

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Parcel #951005001
Parcel #951021001
Parcel #951023001
Parcel #951037001
Parcel #951039001
Parcel #951133002
Parcel #951053001
Parcel #951055001
Parcel #951149002
Parcel #951135003
Parcel #951151006
Parcel #951401003
Parcel #951403009**

**The Anderson 400
24500 Great River Road**

Princeton, Iowa 52768

**February 6, 2019
Prepared For**

**The Anderson 400
2745 Hidden Valley Trail NE
Solon, Iowa 52333**

Prepared By

**Shive-Hattery, Inc.
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SHIVEHATTERY
ARCHITECTURE+ENGINEERING

CONTENTS

1.	SUMMARY.....	
2.	INTRODUCTION.....	1
3.	SITE DESCRIPTION	2
4.	USER PROVIDED INFORMATION.....	3
5.	RECORDS REVIEW.....	4
6.	INFORMATION FROM SITE RECONNAISSANCE	8
7.	INTERVIEWS ..	11
8.	FINDINGS.....	12
9.	OPINION	13
10.	CONCLUSIONS.....	14
11.	DEVIATIONS ...	15
12.	ADDITIONAL SERVICES	16
13.	REFERENCES.	17
14.	SIGNATURE OF ENVIRONMENTAL PROFESSIONAL	18
15.	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL.....	19

APPENDIX A - SITE LOCATION MAP/SITE PLAN

APPENDIX B – SITE PHOTOGRAPHS

APPENDIX C – HISTORICAL RESEARCH

APPENDIX D – FILE SEARCH

APPENDIX E – ADDITIONAL INFORMATION

1.0 SUMMARY

Shive-Hattery, Inc. was retained to conduct a Phase I Environmental Site Assessment (“ESA”) of, Parcel #951005001, 951021001, 951023001, 951037001, 951039001, 951133002, 951053001, 951055001, 951149002, 951135003, 951151006, 951401003, 951403009, also known as The Anderson 400 or 24500 Great River Road in Princeton, Iowa (known as “Site” throughout the report). Federal, state and local files have been reviewed. Past and present activities at the Site have been discussed with regulatory personnel and other people who are knowledgeable about the Site. This report presents a review of the research activities conducted and conclusions reached regarding the current environmental condition of the Site.

The purpose of this investigation is to identify recognized environmental conditions on the subject property, or in the near vicinity of the subject property, which have the potential to negatively impact the environmental integrity of the subject property. A recognized environmental condition is the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures at the property, or into the ground, groundwater or surface water of the property (ASTM 2013).

Environmental concerns regarding asbestos, radon, lead-based paint, lead in drinking water and wetland habitats are not considered in the scope of this Environmental Site Assessment.

This Phase I Environmental Site Assessment meets the American Society for Testing and Materials (ASTM) Standard E 1527-13 (ASTM 2013).

No Environmental Site Assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. This Environmental Site Assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property (ASTM 2013).

2.00 INTRODUCTION

Shive-Hattery, Inc. was retained to conduct a Phase I Environmental Site Assessment (“ESA”) of Parcel #951005001, 951021001, 951023001, 951037001, 951039001, 951133002, 951053001, 951055001, 951149002, 951135003, 951151006, 951401003, 951403009, also known as The Anderson 400 or 24500 Great River Road in Princeton, Iowa (known as “Site” throughout the report). Federal, state and local files have been reviewed. Past and present activities at the Site have been discussed with regulatory personnel and other people who are knowledgeable about the Site. This report presents a review of the research activities conducted and conclusions reached regarding the current environmental condition of the Site. The services provided for this project consisted of the work tasks described below:

- Conduct a background review of the Site's history, contacts with city, county, state, and federal environmental offices, evaluation of available aerial photography, and interviews with Site owners/operators.
- Perform a visual evaluation of the exterior of the Site and adjacent property for evidence of releases or threat of releases of hazardous substances, fuels, and other environmental concerns.
- Review the regional geology and hydrogeology of the Site vicinity, including records of groundwater contamination. Also review readily available reports of compliance violations and/or contaminant discharges in the Site vicinity, and the proximity of the Site to known environmental conditions or problems.
- Provide a report in general conformance with the scope of limitations of American Society of Testing and Materials (ASTM) Standard 1527-13 summarizing the activities performed, findings of the evaluation, and recommending additional Phase II activity, if appropriate.

3.00 SITE DESCRIPTION

3.10 Location and General Description

The subject property is located on the northwest side of US Highway 67 in Princeton, Scott County, Iowa. The site is identified by the Scott County Assessor's Office Parcel #951005001, 951021001, 951023001, 951037001, 951039001, 951133002, 951053001, 951055001, 951149002, 951135003, 951151006, 951401003, 951403009. A Site Location Map is provided in *Appendix A*.

3.20 Site and Vicinity Characteristics

The subject property is located in an agricultural area

To the north is undeveloped/agricultural;

To the northwest is undeveloped/agricultural;

To the west is undeveloped/agricultural;

To the southwest is undeveloped/agricultural;

To the south is undeveloped/agricultural;

To the southeast is undeveloped/agricultural;

To the east is undeveloped/agricultural; and

To the northeast is undeveloped/agricultural.

3.30 Description of Structures and Other Improvements on the Site

Based on visual observations and through additional historical research, the site appears to have been used for agricultural purposes for as long as records were available. The parcel is approximately 400 acres. The site is reported to have a well and septic for the current and former residence on site.

4.00 USER PROVIDED INFORMATION

4.10 User Provided Information for the Site

The following information was requested from the user of this report.

1. Legal, accounting and insurance counseling services that may be necessary.
2. Assist with site access authorization, if necessary.
3. Copies of any prior environmental site assessment reports or information for the property.
4. Contact information for current and previous site owners.
5. Evidence of any environmental liens for the subject site.
6. Documentation of purchase price to fair market value of the property.

To date (2/6/19), the user of this report did not report any environmental liens encumbering the property or that the valuation of the subject property had been reduced for environmental reasons. In addition, a copy of the Environmental Lien Search is included in ***Appendix E***.

5.0 RECORDS REVIEW

5.10 Physical Settings Sources

5.11 U.S. Geological Survey (USGS)

The 2012 USGS 7.5 Minute Series (Topographic) Cordova, Illinois Quadrangle Map was reviewed. Topographic maps depict structural as well as natural surface features and elevated contours. The property of concern is shown as developed land at an approximate elevation of 650 feet.

5.12 Soil Survey

The soil survey of Scott County published by the U.S. Department of Agriculture (USDA) Soil Conservation Services classified the soils as Dockery silt loam which are moderately fine textured, poorly drained soils. These soils are typically partially hydric.

5.13 Groundwater Hydrogeology

The direction of groundwater flow across the Site is important in determining if off-site contamination could impact the properties. The 2012 USGS 7.5 Minute Series (Topographic) Cordova, Illinois Quadrangle Map was used to estimate the groundwater flow gradient. The general topography of the land surrounding the property slopes in a west/southwest direction.

5.14 Groundwater Well Information

Ninety-two wells were identified within the search radius of the subject properties; the search distance is a 1-mile radius of the subject properties.

Please see **Appendix D** for the full well list.

5.20 Historical Use Information

5.21 Aerial Photography

Aerial photographs were available through the EDR File Search from 1938, 1957, 1963, 1969, 1975, 1984, 1994, 2005, 2008, 2011, 2014 and 2017 and were reviewed. Copies of the available aerial photos are included in **Appendix C**. The property appears to be in the available aerials from 1938 thru 2017.

5.22 Fire Insurance Maps

Sanborn Fire Insurance Maps were not available for the subject area. Information is included in **Appendix C**.

5.23 Ownership Review

The following is a limited history of ownership for the Property.

- Current title vested in the Anderson Family Trust. Title was conveyed on December 28, 2001 from Harold B and Margaret L Anderson.
- A copy of that deed is included in **Appendix E**.

5.24 Historic Topographic Maps

Maps from 1893, 1899, 1952, 1970, 1975, and 2012, were available for the property. The property appears to be in an undeveloped area. Copies of the maps are included **Appendix C**.

5.25 City Directory Search

City directories were available for the address of 24500 Great River Road which is part of subject property. The following is quick overview.

2014 - Harold B. Anderson

2010 - Harold B. Anderson

2000 - Not Listed

1995 - Not Listed

1992 - Not Listed

5.26 Building Department Records

Building department records were not available for the site from the EDR File Search.

5.27 Vapor Encroachment Screen

A vapor encroachment worksheet was prepared by EDR using their worksheet method. No sites were noted in the report to be within the search criteria.

5.30 Federal and State Environmental Record Sources

Environmental Data Resources, Inc. of Southport, Connecticut, was retained to provide listings of state and federally regulated sites and/or incidents within the required search radius of the subject property, as specified by ASTM Standard Practice E 1527-13.

General explanations of the lists and results are included in **Appendix D**. The following records were reviewed:

Federal Records	Number of Sites
National Priority List (NPL)	0
Comprehensive Environmental Response Compensation and Liability Act (CERCLIS)	0
Comprehensive Environmental Response Compensation and Liability Act (CERCLIS NFRAP)	0
CORRACTS	0
Resource Conservation and Recovery Information System (RCRIS) Treatment Storage and Disposal Facilities (TSDF)	0
RCRIS - LG Large Quantity Generators	0
RCRIS – SG Small Quantity Generators	0
RCRIS – CESQG Conditionally Exempt Small Quantity Generators	0
RCRIS – Non Generator	0
US Brownfields	0

State & Local Records

Solid Waste Facility/Landfill (SWF/LF)	0
Leaking Underground Storage Tanks (LUST)	1
Registered Underground Storage Tanks (UST)	0
Hist Auto	0
Manufactured Gas Plants (MGP)	0

The subject site did not appear to be listed in the file search. The file search did identify the following records.

LUST-

The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the Department of Natural Resources Underground Storage Tank Data list.

A review of the LUST list as provided by EDR has revealed that there is 1 LUST site within approximately 0.50 miles of the subject property. The facility is identified as:

- **Casey's General Store** (500 Highway 67), which is approximately ¼ to ½ mile east/northeast of the subject property. (LUST #9LTH12 - File is listed as No Further Action (NFA) as of 08-15-2008, however the site is listed as having two active tanks.)

5.31 Unplottable Sites

No sites were listed as unplotable in the EDR File Search, meaning the given address from the regulatory agency was too vague to pinpoint on a map.

6.00 INFORMATION FROM SITE RECONNAISSANCE

Visual observation of the subject property was performed on December 26, 2018 by Jennifer Radloff of Shive-Hattery, Inc. Representative photographs taken during the evaluation are provided in **Appendix B**.

6.10 Current Use(s) of the Property

The property is currently used for agricultural purposes. There is an existing residence and several building structures on site which appeared to have been used for farm purposes.

6.11 Past Use(s) of the Property

According to readily available records and interviews, the property was previously used as agricultural throughout the time period of available photos.

6.12 Current Use(s) of Adjoining Property

The adjoining properties to the Subject properties are used for agricultural purposes; for more in depth information please see Section 3.20.

6.13 Past Use(s) of Adjoining Property

The adjoining properties to the Subject properties were used for agricultural purposes.

6.14 Current or Past Use(s) in the Surrounding Area

The adjoining properties to the Subject property are used for agricultural purposes, as stated above.

6.15 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

According to USGS topographic map the general topography of the land surrounding the property appears to slope in an west/southwesterly direction; therefore, the estimated groundwater gradient is in a west/southwesterly direction.

6.16 General Description of Structures and Other Improvements on the Subject Properties

The property has several agricultural buildings on site.

6.17 Description of Roads

Great River Road/Highway 67, which is concrete, is located to the east/northeast, and is the only existing entrance to the site.

6.18 Description of Potable Water Supply

Potable water is currently not available at the subject site. The residence on site is reported to be fed by a well.

6.19 Description of Sewage Disposal System

Sewer is currently not available at the subject site. The residence on site is reported to be served by a septic system.

6.20 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances were visually identified during the site visit on December 26, 2018.

6.21 Storage Tanks

No storage tanks were visually identified during the site visit on December 26, 2018.

6.22 Odors

No strong, pungent, or noxious odors were noted and/or observed during the site visit on December 26, 2018.

6.23 Pools of Liquid

No pools of liquid or seepage were visually identified during the December 26, 2018 site visit.

6.24 Drums

No drums were visually observed during the site visit on December 26, 2018.

6.25 Hazardous Substance and Petroleum Products Containers (Not Necessarily in Connection with Identified Uses)

Please refer to Section 6.20 & 6.21 above.

6.26 Unidentified Substance Containers

Please refer to Section 6.20 & 6.21 above.

6.27 Poly Chloride Biphenyls (PCBs)

Electrical and hydraulic equipment are known to contain PCB's. Overhead transformers were not noted on the subject site.

Interior Observations

6.28 Heating/Cooling

Non applicable as the existing structures on site were not part of this assessment.

6.29 Stains/Corrosion

Non applicable as the existing structures on site were not part of this assessment.

6.30 Drains and Sumps

Non applicable as the existing structures on site were not part of this assessment.

Exterior Observations

6.31 Pits, Ponds, or Lagoons

No pits, ponds or lagoons were visually identified/observed at the subject property.

6.32 Stained Soil or Pavement

No stained soil or pavement was visually observed on the exterior of the subject property on December 26, 2018.

6.33 Stressed Vegetation

During the visual observation of the property, no stressed vegetation was observed.

6.34 Solid Waste

Signs indicating the presence of solid waste disposal on the property were not visually identified/observed during the December 26, 2018 site visit.

6.35 Waste Water

No wastewater or other liquid was visually identified during the site visit at the subject property on December 26, 2018.

6.36 Wells

No wells were visually observed at the subject property, although the onsite residence is reported to be served by a well.

7.00 INTERVIEWS

7.10 City Government Officials

Princeton Fire Department

The Princeton Fire Department conducted a controlled burn to remove structures from the property, fall of 2018. Prior to conducting the burn an asbestos survey and testing was completed. They had no other records of information pertaining to this site.

7.20 State Government Officials

Iowa Department of Natural Resources (IDNR)

The IDNR is only able to state if tanks have been removed from facilities, if tanks were active, or if the sites had been given a No Further Action (NFA) status. Therefore they were unable to provide any additional information for this site.

7.30 Owners Representative

Paul Anderson, owner's trustee, was unaware of any environmental concerns at the subject site.

8.00 FINDINGS

We have performed a Phase I Environmental Site Assessment in general conformance with the Scope and Limitations of ASTM Standard Practice E 1527-13 for Parcel #951005001, 951021001, 951023001, 951037001, 951039001, 951133002, 951053001, 951055001, 951149002, 951135003, 951151006, 951401003, 951403009, also known as The Anderson 400 or 24500 Great River Road in Princeton, Iowa (known as "Site" throughout the report). Any exceptions to, or deletions from, this practice are described within the report.

Based on the review of available information and observations made during the Site evaluation, no environmental concerns have been identified at this time.

The conclusions and recommendations stated in this report are based on readily available information. This does not imply that Shive-Hattery, Inc. has obtained all information that exists which may be pertinent to this property.

9.00 OPINION

Based on the review of available information and observations made during the Site evaluation for Parcel #951005001, 951021001, 951023001, 951037001, 951039001, 951133002, 951053001, 951055001, 951149002, 951135003, 951151006, 951401003, 951403009, also known as The Anderson 400 or 24500 Great River Road in Princeton, Iowa (known as "Site" throughout the report), the following is an opinion of the subject property:

- No environmental concerns have been identified at this time. However if any renovation or demolition activities are planned for any of the structures on site they should be sampled and tested for asbestos.

The conclusions and recommendations stated in this report are based on readily available information. The study was not intended to be an exhaustive search for all potential hazards which may exist.

10.00 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in general conformance with the Scope and Limitations of ASTM Standard Practice E 1527-13 for Parcel #951005001, 951021001, 951023001, 951037001, 951039001, 951133002, 951053001, 951055001, 951149002, 951135003, 951151006, 951401003, 951403009, also known as The Anderson 400 or 24500 Great River Road in Princeton, Iowa (known as "Site" throughout the report). Any exceptions to, or deletions from, this practice are described within the report.

Defined by ASTM, a Recognized Environmental Condition (REC) is "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws." The term REC does not include de minimis conditions.

Based on the review of available information and observations made during the Site evaluation, no recognized environmental conditions were noted at the subject property. However if any renovation or demolition activities are planned for any of the structures on site they should be sampled and tested for asbestos.

11.00 DEVIATIONS

Non-applicable

12.00 ADDITIONAL SERVICES

Non-applicable

13.00 REFERENCES

ASTM Designation E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Environmental Data Resources, Inc., EDR Historical Topographic Map report; Inquiry Number 5520134.4, dated December 26, 2018.

Environmental Data Resources, Inc., EDR Historical Sanborn Map report; Inquiry Number 5520134.3, dated December 26, 2018.

Environmental Data Resources, Inc., EDR Aerial Photograph report; Inquiry Number 5520134.12, dated December 27, 2018.

Environmental Data Resources, Inc., The EDR Radius Report with GeoCheck®; Inquiry Number 5520134.2s, dated December 26, 2018.

Environmental Data Resources, Inc., The EDR-City Directory Image Report; Inquiry Number 5520134.5, dated December 26, 2018.

Environmental Data Resources, Inc., The EDR-Environmental Lien & AUL Search Report; Inquiry Number 5520134.7, dated December 27, 2018.

Environmental Data Resources, Inc., The EDR-Property Tax Map Report; Inquiry Number 5520134.6, dated December 26, 2018.

Environmental Data Resources, Inc., The EDR-Vapor Encroachment Screen; Inquiry Number 5520134.6s, dated February 5, 2019.

Environmental Data Resources, Inc., The EDR-Building Permit Report; Inquiry Number 5520134.8, dated December 26, 2018.

USGS Topographic Map, Cordova, Illinois Quadrangle, 7.5-Minute Series, dated 2012.

Scott County, Iowa Soil Survey.

14.00 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Jennifer R. Radloff, REPA #6026
Registered Environmental Property Assessor

15.00 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Registrations & Certifications:

- 40 Hour Hazardous Waste Site Worker
- 8 Hour Hazardous Waste Site Worker Refresher (yearly)
- 24 Hour Asbestos Building Inspector
- 24 Hour Environmental Regulations Course (ERC)
- 8 Hour Environmental Audit Training
- Registered Environmental Property Assessor #6026

Education:

- 1992-1996 University of Iowa, Iowa City B.A. in Geography, concentration in Environmental Science

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APPENDIX A
SITE LOCATION MAP/SITE PLAN



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