Block 30-3rd Street S., Lots 156 - 167, Auditors Subdivision #137

Phase I Environmental Site Assessment

The City of Minneapolis
Department of Public Works

SEH No. A-MPLS00512.00

February 7, 2005

Phase I Environmental Site Assessment
Block 30-3rd Street S., Lots 156 - 167, Auditors Subdivision #137
The City of Minneapolis

SEH No. A-MPLS00512.00

February 7, 2005

Andrew Roman
Environmental Scientist

Note: This document has been printed on recycled paper.

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-5196
651.490.2000

Executive Summary

Short Elliott Hendrickson Inc. (SEH®) was retained by The City of Minneapolis Department of Public Works (Client) to conduct a Phase I Environmental Site Assessment (ESA) of Block 30-3rd Street S, Lots 156-167, Auditors Subdivision # 137 in Minneapolis, Minnesota (hereinafter referred to as the **subject property or site**).

A limited file search was conducted by Environmental FirstSearch (FirstSearch) and reviewed and summarized by SEH. The sites identified in the file search are properties that are currently regulated or on record with state and federal environmental agencies.

Through site reconnaissance, aerial photographs, fire insurance maps, city directories, county well logs topographic maps, and interviews, SEH reviewed the history of the subject property and the surrounding properties to identify past uses and potential recognized environmental conditions (RECs). SEH also reviewed documents associated with the physiography of the subject property.

Based on the information and data collected and compiled during the completion of this ESA, SEH provides the following findings, opinions, and conclusions:

- The Subject property is listed as a closed LUST site (ID #745) with the Minnesota Pollution Control Agency (MPCA). This is due to a leaking fuel oil tank associated with the Nicollet Hotel, that has since been removed. The site can be classified as an REC as it is likely that soil fill was brought onto the subject property during LUST removal and contaminated soil removal. Some soil contamination and/or groundwater impacts may remain on site.
- In the 1952 Sanborn Map a "Filling Station" was listed in the southwest portion of the subject property. This is classified as a HREC on the subject property because of possible spills or leaks that may have been associated with the fuel system.
- The Nicollet Hotel was listed as a RCRA very small quantity hazardous waste generator (RCRAGN).
- Due to the location in a heavily urbanized area and long history as a commercial property, there are many RECs that may have impacted the subject property. Including the four (4) ERNS sites, twenty-one (21) State VIC Sites, eight (8) Spill Sites, and twenty-three (23) LUST sites located either up gradient or side-gradient of the subject property.

Table of Contents

Letter of Transmittal
Certification Page
Executive Summary
Table of Contents

Page

1.0 Introduction 1
1.1 Purpose and Scope 1
1.2 Limitations and Exceptions 2
1.3 User Reliance 2
1.4 Resources 2
1.5 Definitions 2
2.0 Site Reconnaissance 3
2.1 Methodology and Limiting Conditions 3
2.2 General Site Setting 3
2.2.1 Observed Uses of the Subject Property 3
2.2.2 Observed Uses of Adjacent Properties and Surrounding Areas 3
2.2.3 Topographic Conditions 4
2.2.4 Structures and Roads 4
2.2.5 Potable Water Supply and Sewage Disposal System 4
2.2.6 Pipelines and Utilities 4
2.2.7 Storage Tanks 4
2.2.8 Pools of Liquid 4
2.2.9 Odors 4
2.2.10 Drums and Containers 4
2.2.11 Hazardous Substances and Petroleum Products in Connection with Identified Uses 4
2.2.12 Polychlorinated Biphenyls (PCBs) 5
2.3 Exterior Observations 5
2.3.1 Stained Soil or Pavement 5
2.3.2 Vegetation 5
2.3.3 Wetlands and Surface Waters 5
2.3.4 Pits, Ponds, or Lagoons 5
2.3.5 Solid Waste 5
2.3.6 Waste Water 5
2.3.7 Wells 5
2.3.8 Septic Systems 6
2.4 Interior Observations 6
2.4.1 Heating/Cooling 6
2.4.2 Stains or Corrosion 6
2.4.3 Drains and Sumps 6

Table of Contents (Continued)

3.0 User Provided Information 6

4.0 Records Review 6

4.1 Standard Environmental Record Sources (FirstSearch File Search) 6

4.1.1 Federal and State Databases 6

4.1.2 NPL Sites 7

4.1.3 CERCLA (Active and NFRAP Archive) Sites 7

4.1.4 RCRA TSD 8

4.1.5 RCRA CORRACTS 8

4.1.6 RCRAGN Sites 8

4.1.7 ERNS Sites 9

4.1.8 State Sites 9

4.1.9 Spills Sites 10

4.1.10 SWL Sites 10

4.1.11 Underground and Aboveground Storage Tank Sites 10

4.1.12 Leaking Underground Storage Tank Sites 11

4.1.13 Non-Geocoded Sites 11

4.2 Additional Environmental Record Sources 12

5.0 Physical Setting 12

5.1 Geology 12

5.2 Hydrogeology 12

5.3 Soils 12

5.4 Protected Waters and Wetlands 12

5.5 Historical Use Information 13

5.5.1 Aerial Photographs 13

5.5.1.1 1937 Photograph 13

5.5.1.2 1940 Photograph 13

5.5.1.3 1945 Photograph 13

5.5.1.4 1957 Photograph 13

5.5.1.5 1964 Photograph 13

5.5.1.6 1992 Photograph 14

5.5.1.7 2000 Photograph 14

5.5.1.8 2003 Photograph 14

5.5.2 Fire Insurance Maps 14

5.5.3 Zoning/Land Use Records 15

5.5.4 Topographic Maps 15

5.5.5 Wells 15

6.0 Interviews 15

7.0 Findings and Opinions 15

8.0 Conclusions 16

Table of Contents (Continued)

9.0 Deviations.....16

References.....17

List of Figures

Figure 1 – Site Location Map

List of Appendices

Appendix A Subject Property Photographs
Appendix B Environmental FirstSearch Database Report
Appendix C Map of Flood-Prone Areas
Appendix D Protected Waters
Appendix E Wetlands Map
Appendix F Aerial Photographs
Appendix G Fire Insurance Maps
Appendix H Topographic Maps
Appendix I Well Search Data

Block 30-3rd Street S., Lots 156 - 167, Auditors Subdivision #137

Phase I Environmental Site Assessment

Prepared for

1.0 Introduction

Short Elliott Hendrickson Inc. (SEH®) was retained by The City of Minneapolis, Department of Public Works (Client) to conduct a Phase I Environmental Site Assessment (ESA) of Block 30-3rd Street S, Lots 156-167, Auditors Subdivision #137 in Minneapolis, Hennepin County, Minnesota (Hereinafter referred to as the **subject property or site)**. The subject property is depicted in Figure 1, "Site Location Map" and Figure 2, "Site Map".

1.1 Purpose and Scope

The purpose of an ESA is to collect and review factual information to determine whether it is known or suspected that recognized environmental conditions (RECs) exist on or near the subject property. This ESA was completed in general accordance with ASTM Standard Method E 1527-00 and consisted of the four following general tasks:

- Conducted records review which included obtaining and reviewing reasonably ascertainable records from standard sources (including government records, physical setting sources, and historical use records) that assisted in identifying RECs in connection with the subject property.
- Performed site reconnaissance which included visual and physical observation of the subject property in order to obtain information which may indicate the likelihood of identifying RECs in connection with the subject property.
- Conducted interviews to obtain information indicating RECs in connection with the subject property.
- Prepared a technical report that summarized the findings of the records review, site reconnaissance and interviews. Evidence of RECs identified during performance of the Phase I ESA is described in this report.

1.2 Limitations and Exceptions

This ESA was completed in general accordance with ASTM E 1527-00, *Standard Practice for Environmental Assessments.* The findings and conclusions of this report are not scientific certainties, but probabilities based on professional judgment regarding the significance and accuracy of the collected data. When reasonably ascertainable, environmental data was obtained and reviewed. However, the accuracy of the sources and collected data is not the reasonability of SEH.

When an ESA is completed without subsurface exploration or chemical analyses of the soil and/or groundwater at the site, no statement of scientific certainty can be made regarding the environmental or subsurface conditions resulting from either onsite or offsite pollutant sources. The possibility always exists for contaminants to migrate from one property to another via surface water, groundwater or soil. The ability to accurately assess the environmental risk associated with the transport of pollutants through these media to the site is beyond the scope of this ESA.

The SEH professional's ability to observe stained soils or pavement during the site reconnaissance was limited due to small amounts of ice and snow on the subject property during the site reconnaissance.

A chain-of-title search was outside the scope of this project.

1.3 User Reliance

This report is solely for the use of the City of Minneapolis. Any reliance on this report by any other party shall be at such party's sole risk, unless that party has written authorization from SEH and The City of Minneapolis.

1.4 Resources

The following resources were utilized in performing this ESA:

- United States Environmental Protection Agency (U.S. EPA)
- United States Department of the Interior (USDI)
- United States Natural Resources Conservation Service (NRCS)
- United States Geologic Survey (USGS)
- Minnesota Department of Natural Resources (MDNR)
- Minnesota Pollution Control Agency (MPCA)
- Minnesota History Center
- City of Minneapolis , Minnesota
- University of Minnesota, Wilson Library
- Environmental FirstSearch (FirstSearch)

1.5 Definitions

Recognized Environmental Condition (REC) - By ASTM definition, REC means "the 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 on the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and conditions that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

Historic Recognized Environmental Condition (HREC) - By ASTM definition, HREC means "an environmental condition which would have been considered a REC in the past, but which may or may not be considered a REC currently."

2.0 Site Reconnaissance

Site reconnaissance of the subject property and adjacent properties was conducted by SEH on December 28, 2004 to obtain information indicating the potential of RECs associated with the subject property.

2.1 Methodology and Limiting Conditions

Site observation included a site visit and visually and physically observing the subject property and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

2.2 General Site Setting

The subject property is located on Block 30-3rd Street S, Lots 156-167 in the City of Minneapolis. The subject property is currently being used as a paved city parking lot. A small kiosk and storage shed for the lot attendant are located at the center of the property. At the southwest corner of the subject property is a covered Metropolitan Council Public Transit (MTC) bus shelter. The subject property is bounded by South 3rd Street to the south, Hennepin Ave to the west, Washington Avenue to the north, and Nicollet Mall Avenue to the east. Photographs of the subject property are included as *Appendix A*, "Subject Property Photographs".

2.2.1 Observed Uses of the Subject Property

The subject property is currently used as a surface parking lot.

2.2.2 Observed Uses of Adjacent Properties and Surrounding Areas

The properties adjacent to and surrounding the subject property are primarily city streets, businesses, and asphalt parking areas. Streets along the subject property are Nicollet Mall Avenue to the east, Hennepin Avenue to the west, 3rd Street to the South and Washington Avenue to the north. The businesses adjacent to the subject property are the Etna Insurance Building to the north across Washington Avenue, The new Minneapolis Library (Under Construction) to the south across 3rd Street. To the east of the subject property across Nicollet Mall Avenue lies the Cancer Survivors Memorial Garden and the Old Federal Reserve Bank Building. Adjacent to the west across Hennepin Avenue lies the Dolphin Staffing Company and the old U.S. Food and Drug Administration building. Other observed businesses in the area surrounding the subject property included a car dealership,

condominiums, and parking lots. Figure 1 depicts the subject property and the surrounding properties.

2.2.3 Topographic Conditions

The subject property and adjacent properties are flat with no noticeable slopes.

2.2.4 Structures and Roads

Two (2) structures were observed on the subject property. The first structure is a kiosk to shelter the parking lot attendants, it is approximately 4'x 8' in size. The kiosk is located at the center of the property. The 2nd structure is a covered bus shelter for the MTC. This structure is located in the southwest corner of the subject property.

2.2.5 Potable Water Supply and Sewage Disposal System

At the time of the site reconnaissance, no potable water supply or sewage disposal was observed on the subject property, as it is a parking lot. The buildings adjacent to the subject property are assumed due to location, to have water and sewage provided by the city of Minneapolis.

2.2.6 Pipelines and Utilities

At the time of the site reconnaissance no aboveground pipelines were observed on or adjacent to the subject property during the site reconnaissance. However, evidence of underground utilities (gas and telephone) was observed on the subject property. Aboveground power lines were observed along the eastern portion of the subject property extending north/south.

2.2.7 Storage Tanks

At the time of the site no underground or aboveground storage tanks were observed on or adjacent to the subject property.

2.2.8 Pools of Liquid

At the time of the site reconnaissance no standing surface water, pools of liquid, or sumps containing liquids were observed on or adjacent to the subject property. However, due to the weather any liquids may have been frozen or covered by snow.

2.2.9 Odors

At the time of the site reconnaissance no odors were noted on or directly adjacent to the subject property.

2.2.10 Drums and Containers

At the time of the site reconnaissance two (2) five gallon buckets were observed in the storage shed that contained rock salt. No other drums or containers were observed on or adjacent to the subject property.

2.2.11 Hazardous Substances and Petroleum Products in Connection with Identified Uses

At the time of the site reconnaissance no hazardous substances or petroleum products were observed on or adjacent to the subject property.

2.2.12 Polychlorinated Biphenyls (PCBs)

At the time of the site reconnaissance no transformers were observed on the subject or adjacent properties. Four (4) control cabinets for the signal lights were observed on the sidewalk bordering the subject property.

2.3 Exterior Observations

2.3.1 Stained Soil or Pavement

The ground surface at the subject property consists of an asphalt parking lot. Due to small amounts of snow and ice on the ground at the time of the site reconnaissance, it was difficult to observe stained soils or pavement on the subject property. However, from what could be observed, no noticeable soil staining was located on the subject property or on adjacent properties.

2.3.2 Vegetation

A five (5) foot wide boulevard was observed separating the sidewalk from the asphalt parking area, on all sides of the subject property. This boulevard consisted of landscaped grasses with a few mature trees. No noticeable stressed vegetation from spills or leaks was observed on or adjacent to the subject property during the site reconnaissance.

2.3.3 Wetlands and Surface Waters

SEH did not conduct a formal wetland delineation of the subject property or properties adjacent to the subject property as part of this Phase I ESA. No surface waters were observed on or immediately adjacent to the subject property. Please refer to Section 4.3.6 for more information regarding wetlands and protected waters.

2.3.4 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on or adjacent to the subject property during the site reconnaissance.

2.3.5 Solid Waste

No areas of fill, grading, mounds, or depressions suggesting trash or other solid waste disposal were observed on or adjacent to the subject property during the site reconnaissance.

Eleven (11) trash cans were observed on the sidewalk bordering the subject property. No spills or leaking was observed from the trash cans..

2.3.6 Waste Water

At site reconnaissance no discharges of waste water into drains, ditches, or streams were observed on the subject property. However city storm drains were observed along the surrounding streets.

2.3.7 Wells

At the time of the site reconnaissance no wells were observed on or adjacent to the subject property. Based on the age and history of the area, it is possible that domestic or public supply wells were historically present on and/or adjacent to the subject property. Please refer to Section 4.4.6 for additional information regarding wells in the vicinity of the subject property.

2.3.8 Septic Systems

At the time of the site reconnaissance no evidence of a septic system was observed on or adjacent to the subject property.

2.4 Interior Observations

Two (2) structures were observed on the subject property during the site reconnaissance. The buildings are identified as Building #1 a kiosk for parking lot attendants located in center of the subject property. Building #2 a covered waiting shelter with benches is located on the southwest corner of the subject property.

2.4.1 Heating/Cooling

At the time of the site reconnaissance a wall mounted air conditioner/heater was observed attached to the kiosk.

2.4.2 Stains or Corrosion

At the time of the site reconnaissance no staining or corrosion was observed in or around the structures.

2.4.3 Drains and Sumps

At the time of the site reconnaissance no drains or sumps were observed in or near the subject property structures.

3.0 User Provided Information

Title records, environmental liens/activity, use limitations, specialized knowledge, valuation reduction for environmental issues, etc. were not provided to SEH by the City of Minneapolis Department of Public Works for this report.

4.0 Records Review

4.1 Standard Environmental Record Sources (FirstSearch File Search)

A limited file search was conducted as part of this ESA. Environmental FirstSearch (FirstSearch) completed the file search. The limited file search included a review of reasonably ascertainable databases of properties that are on federal and/or state records within specified search radii. (See Section 4.1.1 below for the federal/state databases reviewed.) These properties may have had a known or suspected release or spill of chemicals, or have been identified as storing hazardous waste, hazardous materials, and/or other potential pollutants. This search did not include a comprehensive, exhaustive review of all records.

Information obtained from the limited file search (dated December 21, 2004) may indicate whether there has been a release or threatened release of a hazardous substance, pollutant, contaminant or regulated chemical on or near the subject property that would affect or degrade the soils, surface waters, or groundwater within the limits of the subject property.

4.1.1 Federal and State Databases

The following federal and state databases were searched in preparing the FirstSearch report:

1. National Priority List (NPL);
2. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) - Active and No Further Remedial Action Planned (NFRAP) Archived sites;
3. Resource Conservation and Recovery Information System (RCRIS)-Treatment, Storage, and Disposal (TSD) sites;
4. Corrective Action Report (CORRACTS);
5. RCRIS-Large and Small Quantity Generator (RCRAGN) sites;
6. Emergency Response Notification System (ERNS);
7. MPCA Voluntary Investigation and Cleanup (VIC) Program (STATE SITES) sites;
8. MPCA Spills Database (SPILLS);
9. Permitted Solid Waste Management Facilities (SWL);
10. MPCA Superfund/Permanent List of Priorities and de-listed Permanent List of Priorities (OTHER);
11. MPCA Registered Underground Storage Tank (UST) and Aboveground Storage Tank (AST) sites; and
12. Leaking Underground Storage Tank (LUST) site;

A description of these sources and databases is included in the FirstSearch report, provided as Appendix C, "Environmental FirstSearch Database Report". The FirstSearch report includes a written summary of the file search and provides maps of identified sites within the specific areas.

SEH reviewed the file search results to identify properties within the subject property search radii. Based on the large number of identified sites, SEH did not reproduce the detailed site information within the report text. The detailed information can be found in the FirstSearch report included as Appendix C. Additional information regarding some of the sites identified within the search radii may have been obtained during the historical review and/or interviews completed for this ESA. (Note: distances and directions of the identified sites listed in the following sections are taken from the FirstSearch database report.) Please see the FirstSearch Radius map(s) for approximate locations of the identified sites.

4.1.2 NPL Sites

The National Priority List (NPL) is a database maintained by the EPA and includes the nation's most dangerous sites of uncontrolled or hazardous waste that require cleanup. These sites are also known as Superfund sites and are scored according to the hazardous ranking system. No NPL sites or proposed NPL sites were identified within one mile of the subject property.

4.1.3 CERCLA (Active and NFRAP Archive) Sites

The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) maintains information on sites nationally identified as hazardous or potentially hazardous which may require action under the Comprehensive Environmental Response,

Compensation, and Liability Act (CERCLA). These sites are currently being investigated or an investigation has been completed regarding the release of hazardous substances. The most serious of this list are transferred to the NPL. No CERCLA Active sites were identified within ½-mile of the subject property.

The CERCLA sites that have been reclassified as No Further Remedial Action Planned (NFRAP) by the EPA are included on the CERCLA NFRAP Archive list. These former CERCLA sites, also known as the CERCLIS Archive, have been delisted because a lack of significant contamination was found. No CERCLA NFRAP sites were identified within ½-mile of the subject property.

4.1.4 RCRA TSD

The EPA's Resource Conservation and Recovery Information System (RCRIS) Program identifies and tracks hazardous waste from the point of generation to the point of disposal under the Resource Conservation and Recovery Act (RCRA). The RCRIS treatment, storage, and disposal (TSD) facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSD facilities are facilities that treat, store and/or dispose of hazardous waste. No RCRA TSD facilities were identified within ½-mile of the subject property.

4.1.5 RCRA CORRACTS

The CORRACTS database includes RCRIS sites with reported corrective action. No RCRA CORRACTS sites were identified within one mile of the subject property.

4.1.6 RCRAGN Sites

RCRIS contains information on hazardous waste handlers regulated by the EPA under RCRA. According to ASTM E1527-00, RCRA generators located at the subject property and adjoining properties need to be identified.

Large quantity generators (LQGs) are facilities that generate at least 1,000 kilograms/month (kg/mo) of non-acutely hazardous waste (or 1 kg/mo of acutely hazardous waste). Three (3) LQG sites were identified within ⅛-mile of the subject property.

Small quantity generators (SQGs) are facilities that generate at least 100 kg/mo but less than 1,000 kg/mo of non-acutely hazardous waste. Twenty-six (26) SQG sites were identified on the SQG database within ⅛-mile of the subject property.

A very small quantity generator (VGN) is a facility that generates less than 100 kg/mo of hazardous waste. Twenty-nine (29) VGN sites were identified within ⅛-mile of the subject property.

The subject property is listed as a VGN. It appears that there have been no violations issued for the subject property in regards to the generation of ignitable wastes (X002).

Information including site name, address, and distance from the subject property for each RCRA GN site is included in Appendix C.

4.1.7 ERNS Sites

The Emergency Response Notification System (ERNS) is a national database that contains specific notification information (site of the spill, the material released, and the medium into which the spill occurred) regarding releases of oil and hazardous substances into the environment. Eleven (11) ERNS sites located at seven (7) different addresses were identified within ⅛-mile of the subject property. Four (4) of the 7 ERNS sites are located either upgradient or side-gradient from the subject property. These 4 sites are listed as follows:

- Northern States Power Company (FirstSearch ID# 67)
- Northern States Power (FirstSearch ID# 70)
- Railyard – Canadian Pacific (FirstSearch ID# 68)
- Sub Basement of Building/Railroad (FirstSearch ID# 4)
- Information regarding the eleven (11) ERNS sites can be found in Appendix C.

4.1.8 State Sites

The MPCA Voluntary Investigation and Cleanup (VIC) Program database lists properties with known or suspected environmental contamination. Seventy-six (76) State sites at sixty-eight (68) different addresses were identified between ¼-mile and 1-mile of the subject property. Of the 68 addresses listed, it appears that twenty-one (21) of them are either upgradient or side-gradient from the subject property. The 21 sites are listed below:

- Parking Lot at 1st Avenue and 6th Street (FirstSearch ID# 9)
- Block E/Block E#2 (FirstSearch ID# 82 and 81)
- Augsburg Fortress Publishing (FirstSearch ID# 75)
- Great River Development (FirstSearch ID# 96)
- Hawthorne Transportation (FirstSearch ID# 17)
- Opus – Minneapolis (FirstSearch ID# 117)
- Target – Minneapolis (FirstSearch ID# 59)
- Crown Hydro Plant (FirstSearch ID# 89)
- Mill Ruins Park (FirstSearch ID# 102)
- North Star Woolen Mill (FirstSearch ID# 113)
- Fisher Tire & Auto (FirstSearch ID# 93)
- Currie Construction Site (FirstSearch ID# 90)
- Royalston Avenue Bridge Construction (FirstSearch ID# 121)
- Minneapolis Campus South Block (FirstSearch ID# 105)
- CVS – 1201 Hennepin (FirstSearch ID# 91)

- 1201 Marquette Avenue Site (FirstSearch ID# 71)
- Grant Park Residences (FirstSearch ID# 95)
- Xcel Energy – Chestnut HW Storage (FirstSearch ID# 3)
- Industry Square Redevelopment (FirstSearch ID#100)
- Minneapolis Convention Center-Expansion (FirstSearch ID# 106)
- Corporate Express Building (FirstSearch ID# 85)
- Detailed information regarding all 76 State sites can be found in Appendix C.

4.1.9 Spills Sites

The MPCA maintains a database which lists all reported spills. The data includes initial cause, initial source, material spilled and quantity. Sixty-one (61) Spills sites at nineteen (19) different addresses were identified within ¼-mile of the subject property. Of these 19 addresses, it appears that eight (8) of the spill sites are located upgradient or side-gradient from the subject property. These sites are listed as follows:

- Ritz Hotel (FirstSearch ID# 141)
- NSP/Xcel Energy (FirstSearch ID# 67)
- US Food Service (FirstSearch ID# 144)
- James Forsythe (FirstSearch ID# 138)
- Western Union Transformer Vault (FirstSearch ID# 145)
- Canadian Pacific Rail (FirstSearch ID# 68)
- United Properties-Wyman Building (FirstSearch ID# 143)
- Canadian Pacific Rail (FirstSearch ID# 4)
- The name, address, and additional site details may be found in the FirstSearch report included as Appendix C.

4.1.10 SWL Sites

The MPCA maintains a database which contains a list of permitted solid waste disposal facilities (SWL) in Minnesota. No SWL sites were identified within ½-mile of the subject property.

4.1.11 Underground and Aboveground Storage Tank Sites

The Minnesota Underground Storage Tank (UST) list includes information on all registered USTs in the State of Minnesota. The Aboveground Storage Tank (AST) database comes from the MPCA AST File and contains registered ASTs in the State of Minnesota. FirstSearch identifies all sites listed in the UST list and AST database as UST sites. Twenty-three (23) registered UST sites were identified in the FirstSearch Report within ¼-mile of the subject property. In addition to the 21 UST sites, twelve (12) AST sites were identified within ¼-mile of the subject property. Four sites identified contained both USTs and ASTs. Of the twenty 23 identified UST and AST sites, eighteen (18) of the sites are located either upgradient or side-gradient from the subject property.

The subject property is identified as a registered tank site. According to the FirstSearch report, the subject property had one 20,0000-gallon UST storing fuel oil at the site. It appears that the tank has been removed.

Details for all of the registered tank site, including the site name, address, distance from the subject property, number of tanks, type of tank(s), size of tank(s), content of tank(s), etc. may be found in the FirstSearch report included as Appendix C.

4.1.12 Leaking Underground Storage Tank Sites

The MPCA maintains a leaking underground storage tank database. The leaking underground storage tank (LUST) listing includes information on reported hazardous materials spills and leaking underground storage tanks located in the State of Minnesota. Fifty-one (51) LUST sites were identified within ½-mile of the subject property. Of the 51 sites, twenty-three (23) were located upgradient or side-gradient from the subject property. With the exception of six (6) listings, all of the LUST sites have received closure from the MPCA. The following list is of the 6 open LUST sites:

- Minneapolis Central Library (FirstSearch ID# 161)
- Gas Spill (FirstSearch ID# 173)
- Family Justice Center (FirstSearch ID# 27)
- CP Rail (FirstSearch ID# 4)
- River Gate Apartments (FirstSearch ID# 165)
- Duffey Paper (FirstSearch ID# 171)

The Minneapolis Central Library, the Family Justice Center, and CP Rail are located either upgradient or side-gradient from the subject property.

The subject property is listed as a closed LUST site. It appears that a leak was reported on October 7, 1988. Approximately 350 cubic yards of soil was excavated from the subject property area and the site was granted closure by the MPCA on February 9, 1989. However, some contaminated soil remains on site.

Additional information for all of the LUST sites, including site name, address, distance from the subject property and the status of the site, are included in the FirstSearch report (Appendix C).

4.1.13 Non-Geocoded Sites

A total of thirteen (13) additional "non-geocoded sites" were identified in the FirstSearch environmental database report. FirstSearch could not specifically locate these sites due to incomplete or inaccurate addresses. The following databases had sites identified in the search criteria (zip code, street name, etc.).

- SPILLS sites – 12
- ERNS site – 1

Based on the address descriptions given in the FirstSearch report, it appears that none of the sites are located on or immediately adjacent to the subject property.

Please refer to the FirstSearch database report included as Appendix C for additional information regarding these sites.

4.2 Additional Environmental Record Sources

No additional environmental record sources were reviewed for the subject property.

5.0 Physical Setting

5.1 Geology

The upper most bedrock at this site is likely the Platteville & Glenwood Formations. The Platteville Formation is a thin to medium-bedded dolomitic limestone and dolomite. The Glenwood Formation is a fissile shale with some sandstone. The combined thickness is 25 to 35 feet. The depth to bedrock is approximately 20 to 60 feet below ground surface. Underlying the Platteville & Glenwood Formations are the St. Peter Sandstone, Prairie Du Chien Group, Jordan Sandstone, St. Lawrence Formation, Franconia Formation, Ironton and Galesville Sandstones, Eau Claire Formation and the Mt. Simon Sandstone. The bedrock in Hennepin County is concealed by unconsolidated Quaternary deposits. Due to the site's proximity to the Mississippi River, The deposits above the bedrock at the site are post glacial terrace deposits of sand, gravelly sand, and loamy sand.

5.2 Hydrogeology

The uppermost bedrock aquifer at this site is the Prairie Du Chien-Jordan Aquifer which generally flows eastward toward the Mississippi River. Flow through this aquifer is primarily intergranular with potential of yields over 2000 gallons per minute. The water table aquifer at the site is likely hydraulically connected to the bedrock aquifer and flows eastward toward the Mississippi River. The water table is likely between 10 and 25 feet below ground surface.

5.3 Soils

The Soil Survey of Hennepin County, shows the site and surrounding downtown properties as unsurveyed. The subject property is located on is a paved parking lot near the center of an urban area, therefore the soil is likely cut and fill material. The site and surrounding properties are nearly 100% covered with impervious materials.

5.4 Protected Waters and Wetlands

According to the 1985 revised 1996 DNR Division of Water, Protected Waters and Wetlands Map for Hennepin County, no designated Protected Waters are located on, or adjacent to, the subject property. The Mississippi River, a listed Protected Water, is located approximately 1,500 feet northeast of the subject property, however. A copy of the Protected Waters and Wetlands Map reviewed for this Section is included in Appendix D.

Review of the U.S. Fish and Wildlife Service National Wetlands Inventory Map (based on aerial photographs from 1974 to 1984), did not indicate wetlands present on, or adjacent to, the subject property. The Mississippi River, however, is located northeast of the property, and is classified as a Type 5 wetland. A copy of the National Wetland Inventory Map reviewed for this section is included in Appendix E.

5.5 Historical Use Information

A historical review of the subject property was conducted through the use of historical aerial photographs, fire insurance maps, county and city records, and topographic maps. The records and documents referenced below were reviewed in order to determine whether or not historical activities along the subject property have the potential to be RECs to the subject property.

5.5.1 Aerial Photographs

Reasonably ascertainable historical aerial photographs showing the subject property and adjacent properties were obtained and reviewed from the University of Minnesota, Wilson Library (1937, 1940, 1945, 1953, 1957 1964, 1992 and 2003). Copies of the photographs are included in Appendix F, "Aerial Photographs".

Due to the scale and quality of the photographs it was difficult to determine minor activities that may have occurred on or near the subject property. However, from what could be identified, the following information was obtained.

5.5.1.1 1937 Photograph

In the 1937 aerial photograph there appears to be six (6) building on the subject property. All the adjacent properties also had buildings on them.

5.5.1.2 1940 Photograph

No changes from the 1937 aerial photograph are evident to the subject or adjacent properties.

5.5.1.3 1945 Photograph

No changes from the 1937 and 1940 aerial photographs are evident to the subject or adjacent properties.

5.5.1.4 1957 Photograph

In the 1957 aerial photograph it appears that the two (2) buildings in the southeast corner have been removed. No changes from the 1937, 1940 and 1957 aerial photographs are evident to the adjacent properties.

5.5.1.5 1964 Photograph

In the aerial photograph dated 1964, all of the buildings have been removed from the subject property. It appears to be a paved parking lot.

The property adjacent to the east appears to be a paved parking lot, as are the properties to the southeast and northeast. The park and portions of Nicollet Mall road north of the subject property have been incorporated into the adjacent property northeast of the subject property. A building covers the area of the former park and Nicollet Avenue.

5.5.1.6 1992 Photograph

In the aerial photograph dated 1992, it appears as though there is construction going on the subject property. However, due to the quality of the photograph the exact condition of the property could not be determined

5.5.1.7 2000 Photograph

In the aerial photograph dated 2000 no changes are evident from the 1992 photograph.

5.5.1.8 2003 Photograph

In the aerial photograph dated 2003 four (4) structures are located on the subject property.

The adjacent property to the south has had the buildings removed and construction appears to be taking place. All other adjacent properties appear as they due at present.

5.5.2 Fire Insurance Maps

SEH visited the Minnesota History Center to obtain copies of available fire insurance maps showing the subject property. Sanborn fire insurance maps were obtained and reviewed for the subject property and surrounding properties for the years (1885, 1912, 1912 (revised 1952), 1961 and 1952 (revised 1969).Copies of the fire insurance maps are included in Appendix G, "Fire Insurance Maps".

Year	Information
1885	Nicollet Hotel was located on the northern portion of the subject property. The southern portion is occupied by stores and offices. The buildings on adjacent properties were listed as stores and hotels
Year	**Information**
1912	A "Tin Shop' and "Sign Painting " shop are located near Hennepin Ave and N. 2nd St, northwest of the subject property.
1952	A parking lot and "Filling Station" now occupy the southwest portion of the subject property. A building with a basement parking garage is located in the southeast portion of the subject property.
1961	The entire southern portion of the subject property is now a paved parking lot. The property adjacent to the south is now occupied by the Minneapolis Public Library.
1969	The property adjacent to the east has had the buildings removed from the southern portion. The northern portion is occupied by the Denver Hotel.

5.5.3 Zoning/Land Use Records

SEH reviewed available property information for the subject property, which is zoned as a Downtown Business District B 4-1. The eastern portion of the property is also listed as the Nicollet Mall Overlay District.

5.5.4 Topographic Maps

The 1998 *Minneapolis South, Minnesota* USGS 15-minute series topographic map, s were obtained from the MGS and reviewed. Due to the subject properties location in an urban area the and historical use as a commercial property, the topography of the site has not varied in the past 50 years.

A copy of each map is included in Appendix I, "Topographic Maps".

5.5.5 Wells

Based on the information gathered from the MGS County Well Index (CWI) for Hennepin County, 94 wells were identified in Section 24 of Township 29 North, Range 22. None of the wells were observed on the subject property. However, it is possible that additional wells are located on and/or immediately adjacent to the subject property. From the information obtained, it was difficult to determine the exact locations of each well. A list of the wells is included in Appendix 2 "Wells"

6.0 Interviews

On January 6, 2005, SEH conducted a telephone interview with Mr. Brian Lokkesmoe former employee with the Minneapolis Public Works Department and was familiar the subject property. The following information was obtained.

- Mr. Lokkkesmoe was not aware of any environmental issues associated with the subject property.
- It was mentioned that the Nicollet Hotel and office buildings on the subject property were demolished about 10 years ago. The site was then purchased by the city and used for a parking lot.

7.0 Findings and Opinions

SEH has completed this Phase I ESA, and based on the information presented above, the following known or suspected RECs, historic RECs (HREC), de minimis conditions or other environmental conditions were identified at the subject property:

- The site can be classified as an REC as it is likely that soil fill was brought onto the subject property during LUST removal and contaminated soil removal. Some soil contamination and/or groundwater impacts may remain on site.
- The subject property can be listed as having a HREC because of a former LUST tank located on the subject property as well as the subject property being listed as a RCRA very small hazardous waste generator (RCRAVGN).
- In the 1952 Sanborn Map a "Filling Station" was listed in the southwest portion of the subject property. This is classified as a HREC on the

subject property because of possible spills or leaks that may have been associated with the fuel system.

8.0 Conclusions

SEH has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of Block 30-3rd Street Lots 156 – 167, auditors subdivision #137 in the City of Minneapolis, Minnesota (the subject property). Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed two (2) HRECs and one (1) REC in connection with the subject property.

Due to the location in a heavily urbanized area and long history as a commercial property, there are many RECs that may have impacted the subject property. Including the four (4) ERNS sites, twenty-one (21) State VIC Sites, eight (8) Spill Sites, and twenty-three (23) LUST sites located either upgradient or side-gradient of the subject property.

9.0 Deviations

No *Significant Assumptions* were made in writing this report and no *Special Terms and/or Conditions* have been arranged above and beyond the scope of services for this ESA. In addition, a formal chain-of-title search of the subject property was not part of the scope of work. Therefore, these sections were deleted from this ESA report.

References

Minnesota Department of Natural Resources Protected Waters Inventory Map, Hennepin County, Section 2, electronic format.

Soil Survey of Hennepin County, Minnesota. United States Department of Agriculture, Soil Conservation Service, 1974.

U.S. Fish and Wildlife Service National Wetland Inventory Map, Minneapolis South, Minnesota Tile, (From 1974-1984 aerial photographs.) electronic format.

U.S. Geological Survey 7.5' Quadrangle Map, 1998. Minneapolis South, Minnesota Quadrangle, Electronic format.

List of Figures

Figure 1 – Site Location Map

Appendix A

Subject Property Photographs

Appendix B

Environmental FirstSearch Database Report

Appendix C

Map of Flood-Prone Areas

Appendix D

Protected Waters

Appendix E

Wetlands Map

Appendix F

Aerial Photographs

Appendix G

Fire Insurance Maps

Appendix H

Topographic Maps

Appendix I

Well Search Data