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**Phase I Environmental Site Assessment**

**Former Wheeling Corrugating Company  
340 27<sup>th</sup> Avenue Northeast  
Minneapolis, Minnesota 55418**

**Date: May 24, 2010**

**For: City of Minneapolis, Minnesota**

URS Project No. 31810793

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URS Corporation (URS) was retained by the City of Minneapolis, Minnesota (City of Minneapolis) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 340 27<sup>th</sup> Avenue Northeast, Hennepin County, Minnesota (Subject Property). The purpose of this ESA was to evaluate whether current or historical activities on or near the Subject Property may have resulted in significant impacts by hazardous substances or petroleum products, also known as recognized environmental conditions (RECs).

The ESA was conducted in accordance with ASTM Standard E 1527-05 and URS' proposal dated March 31, 2010. The City of Minneapolis authorized the work on May 13, 2010.

The Subject Property encompasses an area of 6.56 acres, and is developed with a one-story 85,141 square foot warehouse/manufacturing building with office space. The Subject Property was unoccupied at the time of the site reconnaissance. Historically the site was utilized by Wheeling Corrugating Company to manufacture galvanized and painted corrugated steel roofing and siding building materials from 1956 until 2009. Prior to 1956 the facility was undeveloped with the exception of a rail spur and road which historically crossed the property. Historically four USTs were located on the Subject Property. The tanks ranged in size from 560-gallons to 5,000-gallons and included gasoline and fuel oil.

Chemicals are primarily stored along the west wall of the former fabricating area and include various oils and lubricants. *De minimis* oily staining was observed on the concrete floor in various areas throughout the Subject Property. Historically four USTs were removed from the Subject Property and no associated leaks were reported.

A manhole was observed along the north wall of the former raw materials storage area. The manhole could not be accessed during the site reconnaissance and the site contact was not aware of its use.

Two pits were observed in the former fabricating area. The northern pit was approximately one foot deep and the southern pit ranged between approximately two and four feet deep. It is suspected these pits were associated with coiling machines formerly utilized on the Subject Property. Pools of oily liquid and sediment were observed at the base of both pits.

The Subject Property is located within an area that primarily consists of industrial, residential and commercial land. Two monitoring wells are located on adjacent property to the west and associated with an adjacent remediation site.

URS has performed a Phase I ESA in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Practice E 1527-05 at 340 27<sup>th</sup> Avenue Northeast, Hennepin County, Minnesota, the Subject Property. Any exceptions to, or deletions from, this practice are described in **Section 1.5** of this report. This ESA has revealed evidence of three RECs and two environmental concerns in connection with the Subject Property. In addition, one finding is currently identified as a data gap in the report.

- Soil and groundwater releases to upgradient properties are considered a **REC** to the Subject Property.

- Oily liquid and sediment observed in two on-site subsurface pits are considered a **REC** to the Subject Property.
- A manhole was located in the hallway of the former raw materials storage area. The use of the manhole is unknown. This finding is identified as a data gap.

An asbestos, lead and mold assessment was not included in this Phase I ESA; however, the following environmental concerns were identified and upon further investigation may be presented as RECs to the Subject Property.

- Based on the age of development there is a high probability painted surfaces on the property contain lead. URS recommends testing painted surfaces for lead content prior to remodeling, repairs, or demolition activity. If found, appropriate paint disposal requirements and worker safety issues should be determined prior to proceeding with the planned activity.
- Asbestos was not evaluated during the site reconnaissance, however, based on age of building, it is a probability. URS recommends conducting a comprehensive asbestos survey prior to occupancy and demolition or renovation activities.

Presented in this report are the results of a Phase I Environmental Site Assessment (Phase I ESA) conducted by URS Corporation (URS) of a property located at 340 27<sup>th</sup> Avenue Northeast, Minneapolis, Hennepin County, Minnesota (Subject Property). This ESA was accomplished by, and limited to, a reconnaissance of the site, a drive-by survey of the site vicinity, and review of agency databases and other reasonably ascertainable information regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the Subject Property.

### 1.1 ASTM STANDARD AND ALL APPROPRIATE INQUIRY

The format and content of this Phase I ESA Report of the Subject Property are in general accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process E-1527-05 and the United States Environmental Protection Agency's (USEPA) standards for All Appropriate Inquiries (AAI).

#### 1.1.1 ASTM Standard

The ASTM Standard E-1527-05 was established and updated to reflect industry requirements brought about by the "All Appropriate Inquiry" obligations under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, a.k.a. the Superfund Law), as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA); the Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996 (Lender Liability Amendments); and Small Business Liability Relief and Brownfields Revitalization Act of 2001 (Brownfields Amendments).

The goal of the ASTM Standard is to identify Recognized Environmental Conditions (RECs). By definition under ASTM designation E-1527-05, the term "recognized environmental condition" is defined as 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, groundwater or surface water of 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 threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs.

#### 1.1.2 All Appropriate Inquiry Standards

The USEPA Rule on AAI was developed to establish landowner liability protections to property owners under CERCLA as innocent landowners, bona fide prospective purchasers, and/or contiguous property owners. The AAI Rule expands the records review requirements by increasing the search distances beyond the recently superseded ASTM Standard E 1527-00, incorporating mandatory searches for engineering and institutional controls, and mandatory review of local government and tribal records. The records review also requires a search of reasonable ascertainable land title and lien records to identify environmental liens or activity and use limitations, if any, which are recorded against the property. The historical sources review requires that a search of the property to go as far back in history as it can be shown that the

property contained structures or was first used for residential, agricultural, commercial, industrial, or governmental purposes. Data gaps identified for the property will be identified and their significance reported. The AAI Rule also requires taking into account commonly known or reasonably ascertainable information within a local community. AAI requires that inquiries be conducted by an environmental professional, which is specifically defined within the AAI. The Phase I ESA will remain valid for 180 days. However, if additional environmental inquiry is more than one year old from the date of the property purchase, all components must be conducted again; an update will not be valid.

### 1.2 PURPOSE

The purpose of this Phase I ESA was to review past and present land use practices and site conditions to assess potential environmental impacts and to identify RECs in connection with the Subject Property.

### 1.3 SCOPE OF SERVICES

URS was retained by the City of Minneapolis, Minnesota (City of Minneapolis) to conduct a Phase I ESA of the Subject Property. The Scope of Services for this Phase I ESA was outlined in the URS Proposal dated March 31, 2010, and authorized by a signed Work Order on May 13, 2010. The format and content of this Phase I ESA Report are in general accordance with the ASTM E-1527-05 and AAI. To meet the objective of this Phase I ESA, URS completed the following tasks:

1. Conducted a regulatory database search of known underground storage tanks (USTs); landfills; hazardous waste generation or treatment, storage and disposal facilities; and subsurface contamination in the surrounding area up to within one-mile of the center of the Subject Property (or Subject Property boundaries). The GeoSearch Radius Report is presented in **Appendix A**.
2. Reviewed geologic data for information on physical and hydrogeologic settings of the Subject Property.
3. Conducted an interior and exterior site reconnaissance for obvious evidence of potential contamination such as current hazardous materials storage or use; unusually stained soils, slabs, and pavements; drains, sumps, drums, tanks, and electrical transformers; stressed vegetation; and discarded hazardous materials containers. Photographs taken during the Subject Property reconnaissance are presented in **Appendix B**.
4. Researched Subject Property history by (a) reviewing a chronology of aerial photographs covering the Subject Property and adjoining properties; (b) reviewing historic topographic maps; (c) reviewing historic fire insurance maps and real estate atlases of the Subject Property and vicinity; and (d) reviewing local street directories for the Subject Property and adjoining properties. Copies of pertinent portions of these documents are presented in **Appendices C through F**.
5. Conducted an on-site interview with Mr. Ronald Scholder (Vice President, Cassidy Turley) to inquire about past and present uses of the Subject Property. Mr. Cassidy is the broker for Wheeling Corrugating Company. In addition, URS conducted a phone interview with Mr. Steven Brown (Controller, Wheeling Corrugating Company).

6. Conducted inquiries in person, by telephone, or in writing to the appropriate regulatory agencies for information regarding environmental permits, violations or incidents, and/or the status of enforcement actions at the Subject Property. The Certificate of Title for the Subject Property is provided in **Appendix G**.
7. Reviewed historical environmental documents on the Subject Property as provided by Wheeling Corrugating Company. Copies of these documents are presented in **Appendix H**.
8. Evaluated the information collected and prepared this report summarizing our findings, opinions and conclusions.

### 1.4 USER RELIANCE

This Phase I ESA report has been prepared for use solely by the City of Minneapolis and shall not be relied upon by or transferred to any other party, or used for any other purpose, without the express written authorization of URS, and the City of Minneapolis. This Phase I ESA is valid 180 days from the date of this report.

### 1.5 LIMITATIONS AND EXCEPTIONS

This report and the associated work have been provided in accordance with the principles and practices generally employed by the local environmental consulting profession. This is in lieu of all warranties, expressed or implied.

According to ASTM Practice E 1527-05, Section 6.2, a review of title and judicial records for environmental cleanup or any outstanding lien against the property and any Activity and Use Limitations (AUL) should be conducted for the site as part of the Phase I ESA. In addition, as noted in ASTM Practice E 1527-05, Section 6.5, the user shall consider the relationship of the purchase price of the property (if lower) to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. A preliminary title report for the Subject Property was not provided by the City of Minneapolis, nor was the review of a title report within the scope-of- services. Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

It should be recognized that this study was not intended to be a definitive investigation of potential contamination at the Subject Property and the recommendations provided are not necessarily inclusive of all the possible conditions. This Phase I ESA is not a regulatory compliance audit or an evaluation of the efficiency of the use of any hazardous materials at the Subject Property. Soil and/or groundwater sampling was not undertaken during this investigation. Sampling for asbestos, radon, lead-based paint, and lead in drinking water was also not performed as part of this Phase I ESA. No evaluation for the presence of urea-formaldehyde foam insulation, or other hazardous building materials; methane; industrial hygiene and health and safety; wetlands; ecological resources and endangered species; indoor air quality; mold; drinking water quality; or high voltage power lines is included in this ESA. Given that the Scope of Services for this investigation was limited, it is possible that currently unrecognized contamination may exist at the site.

The conclusions presented in this report are professional opinions based solely upon indicated data described in this report, visual observations of the site and vicinity, and our interpretation of the available historical information and documents reviewed, as described in this report. Unless URS has actual knowledge to the contrary, information obtained from interviews or provided to URS by the client has been assumed to be correct and complete. URS does not assume any liability for information that has been misrepresented to us by others or for items not visible, accessible or present on the Subject Property during the time of the site reconnaissance. The conclusions are intended exclusively for the purpose outlined herein and the site location and project indicated. The Scope of Services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.

Opinions and recommendations presented herein apply to the site conditions existing at the time of our investigation and cannot necessarily apply to site changes of which URS is not aware and has not had the opportunity to evaluate. Changes in the conditions of this property may occur with time due to natural processes or the works of man on the subject site or adjacent properties. Changes in applicable standards may also occur as a result of legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control. Opinions and judgments expressed herein are based on URS' understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

## 2.1 LOCATION

The Subject Property is located at 340 27<sup>th</sup> Avenue Northeast, Minneapolis, Hennepin County, Minnesota (see **Figure 1**, Site Location Map). The Subject Property is identified by Hennepin County as Parcel Identification Number (PIN) 11-029-24-24-0083.

## 2.2 METHODOLOGY AND LIMITING CONDITIONS

URS conducted a site reconnaissance of the Subject Property on May 3, 2010. URS was accompanied during the site reconnaissance by Mr. Ronald Scholder (Vice President, Cassidy Turley). Weather conditions at the time of the site reconnaissance were partly cloudy with a temperature of approximately 60 degrees Fahrenheit. Photographs taken during the site reconnaissance are presented in **Appendix B**.

URS conducted the site reconnaissance by visually observing the Subject Property and structures. The periphery of the Subject Property and adjacent properties were observed by walking (or driving), and were viewed from adjacent public thoroughfares.

## 2.3 GENERAL SITE SETTING

The Subject Property encompasses an area of 6.56 acres, and is developed with a one-story 85,141 square foot warehouse/manufacturing building with office space (see **Figure 2**, Site Detail).

The Subject Building is constructed of concrete block and corrugated steel and rests on a concrete slab. A small storage shed is attached to the east side of the Subject Building.

The Subject Property was unoccupied at the time of the site reconnaissance. Historically the site was utilized by Wheeling Corrugating Company to manufacture galvanized and painted corrugated steel roofing and siding building materials from 1956 until 2009.

The manufacturing building is provided electricity by Xcel Energy and natural gas by Center Point Energy. The City of Minneapolis provides water and sanitary sewer service.

The Subject Property is located within an area that primarily consists of industrial, residential and commercial land within the City of Minneapolis, Hennepin County, Minnesota. More specifically, the adjoining land uses are as follows:

North: 27<sup>th</sup> Avenue Northeast borders the Subject Property to the north and is followed by Bemistape at 2705 University Avenue Northeast. Bemistape supplies sewing tape and thread closures for open-mouth multiwall and textile bags.

West: Vacant land and residential homes border the west side of the Subject Property and are followed by University Avenue Northeast. A car wash, gas station, muffler shop, and residential homes abut the west side of University Avenue Northeast.

South: 26<sup>th</sup> Avenue Northeast borders the Subject Property to the south and is followed by single and multi-family residential homes.

East: Burlington Northern Railroad tracks border the Subject Property to the east. Acorn Mini Storage at 2547 5<sup>th</sup> Street Northeast is located east and adjacent to the south portion of the Subject Property.

## **2.4 INTERIOR AND EXTERIOR OBSERVATIONS**

### **2.4.1 Hazardous Substances and Petroleum Products**

Eight 55-gallon drums of various hazardous substances and petroleum products were observed along the west wall of the former fabricating area. Drums included synthetic lubricant, mobile oil, mineral spirits, ZEP Hazardous Waste, steel shield 7200, used oil filters, and used organic floor dry. In addition, one 30-gallon container of absorbent floor dry and nine 5-gallon buckets of various oils were observed in this area. Oily staining was observed to the concrete floor beneath the storage area.

In addition, two 5-gallon buckets of oil were observed along the north wall of the former raw materials area. Several five-gallon buckets of paint were observed in the boiler room. Several 55-gallon unlabelled drums and one 5-gallon bucket of synthetic lubricant were located in the northeast corner of the Subject building. Heavy staining was observed to the concrete floor beneath the 5-gallon bucket of synthetic lubricant.

### **2.4.2 Storage Tanks**

No ASTs or evidence of USTs were observed on the Subject Property at the time of the Site Reconnaissance. Historic documents indicate four USTs were removed from the Subject Property. Further details are provided in **Section 4.2**.

### **2.4.3 Odors**

No odors were noted on the Subject Property at the time of the site reconnaissance.

### **2.4.4 Pools of Liquid**

Two pits were observed in the former fabricating area. The northern pit was approximately 1 foot deep and the southern pit ranged between approximately two and four feet deep. It is suspected these pits were associated with coiling machines formerly utilized on the Subject Property. Pools of oily liquid and sediment were observed at the base of both pits.

### **2.4.5 Drums and Containers**

See **Section 2.4.1** for discussion on drums and containers observed on the Subject Property.

### **2.4.6 Unidentified Substance Containers**

Eight unlabelled 55-gallon drums were observed along the northeast interior portion of the Subject Building.

## **2.4.7 PCB-Containing Equipment**

A pad-mounted transformer was observed along the west side of the manufacturing building. No signs of leaks or spills associated with the pad-mounted transformer were observed. Historic documents indicate in 1987, the local utility company removed and replaced the only liquid-filled transformers at the Subject Property.

## **2.4.8 Emergency Generators**

Emergency generators were not observed on the Subject Property at the time of the site reconnaissance.

## **2.4.9 Pits, Ponds, And Lagoons**

No exterior pits, ponds or lagoons were reported or observed on the Subject Property.

## **2.4.10 Stained Soil or Pavement**

Stained soil or pavement was not observed on the Subject Property at the time of the site reconnaissance.

## **2.4.11 Stressed Vegetation**

Stressed vegetation was not observed on the Subject Property at the time of the site reconnaissance.

## **2.4.12 Solid Waste**

Three trash dumpsters were observed along the east exterior side of the dock. Waste Management reportedly disposes of solid waste generated from the Subject Property. Storage of solid waste appeared appropriate and does not present an environmental concern to the Subject Property.

## **2.4.13 Wastewater and Storm Water**

Sanitary wastewater generated from the facility is discharged to the City of Minneapolis sanitary sewer system. Historic reports indicate process wastewater was not generated at the facility.

Stormwater generated on the Subject Property generally appears to discharge to the municipal stormwater sewer system via on-site catchbasins.

## **2.4.14 Wells/Other Subsurface Excavations**

No wells were reported or observed on the Subject Property. Two monitoring wells were identified in the field located adjacent and west of the Subject Property, along the east side of University Avenue. Further details are provided in **Section 4.3**.

## **2.4.15 Septic Systems**

No septic systems were reported or observed on the Subject Property. Reportedly the City of Minneapolis has provided sanitary sewer service to the facility since development in 1956.

## 2.4.16 Heating

A natural gas-fired boiler provides heat service to the facility. Historically heat was supplied to the facility by an oil-filled boiler from 1956 until 1987.

## 2.4.17 Stains or Corrosion

Oily staining was observed to the concrete floors throughout the Subject Property. More specifically oily staining was observed to the following areas:

- Concrete floor along the east end of the former raw materials storage area;
- Concrete floor beneath the air compressor along the north wall of the former raw material storage area;
- Concrete floor along the west wall of the former fabricating area where various oils are stored and in the location of former manufacturing equipment;
- Concrete floor beneath a 5-gallon container of synthetic lubricant located in the northeast corner of the Subject Building;
- Concrete floor in the boiler room, a floor drain is located in the room;
- Concrete floor of the single truck bay; and
- Concrete floor of the double truck bay;

## 2.4.18 Drains and Sumps

Floor drains were observed in the restrooms and boiler room but not in the manufacturing or warehouse areas.

A manhole was observed along the north wall of the former raw materials storage area. The manhole could not be accessed during the site reconnaissance and the site contact was not aware of its use.

## 2.4.19 Asbestos Containing Materials

Asbestos containing materials (ACM) were not evaluated during the site reconnaissance. Based on the original construction date of the Subject Building (1956), it is possible for ACM to be present. Suspect ACMs observed during the site visit included drywall, joint compound, vinyl floor tile and boiler room piping.

Historic reports supplied by Wheeling Corrugating Company, provide the results asbestos analysis' conducted in 1992 and 1994. See Section 4.2 for further details regarding the investigations.

## 2.4.20 Lead-Based Paint

Since structures on the property were developed prior to 1977, and predate when the Consumer Products Safety Commission limited the amount of lead in most paints, there is a high probability painted surfaces contain lead. Sampling and analysis of the paint to confirm or refute the presence of lead were outside the scope of this ESA.

This section describes information and documents provided to URS by the City of Minneapolis, property owner, and the Subject Property contacts.

### **3.1 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

URS obtained the Certificate of Title (1111901) for the Subject Property through the Hennepin County Office of the Recorder. A review of the Certificate of Title indicated the Subject Property is not subject to any environmental liens or activities and use limitations. A copy of the Certificate of Title is presented in **Appendix G**.

Site contacts and the City of Minneapolis did not indicate knowledge of environmental liens associated with the subject property, past environmental issues regarding the subject property, or any use limitations affecting the subject property.

### **3.2 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

The City of Minneapolis did not indicate that the property value of the Subject Property has decreased due to environmental issues.

### **3.3 OWNER, SITE MANAGER AND OCCUPANT INFORMATION**

The Subject Property is owned by Wheeling-Pittsburgh Steel Corporation. Wheeling Corrugating Company is a division of Wheeling-Pittsburgh Steel Corporation, and has operated at the Subject Property since development of the current structure in 1956. At the time of the site reconnaissance, operations had ceased and Wheeling Corrugating Company was in the process of closing the facility. Mr. Ronald Scholder (Vice President, Cassidy Turley) provided access and some information on the historic use of the Subject Property. Mr. Scholder is the broker for Wheeling Corrugating Company. In addition, URS conducted a phone interview with Mr. Steven Brown (Controller, Wheeling Corrugating Company). Mr. Brown, located at Wheeling corporate headquarters in West Virginia, provided historic documents on the Subject Property.

### **3.4 REASON FOR CONDUCTING PHASE I ESA**

The City of Minneapolis indicated that this ESA was requested in connection with the acquisition of the Subject Property.

### **3.5 HISTORIC ENVIRONMENTAL DOCUMENTS**

URS reviewed various documents provided by Wheeling. These documents were not provided in their entirety as only portions were available. The provided documents are summarized below and included in **Appendix H**.

A Due Diligence Study Report of Wheeling Minneapolis Facility was conducted in November 1989 by Duncan, Lagnese and Associates, Inc. The report concluded the environmental liabilities associated with the Subject Property are very low. The report indicated a railroad siding once serviced the Subject Property but was since removed. The plant grounds were used for product storage. No process wastewater was generated at the plant and all sanitary

wastewater discharged to the City of Minneapolis. A notification of hazardous waste was filed for D001 (Ignitable) waste. The filing was believed to be for the disposal of contaminated material from the removal of a gasoline tank.

A Site Investigation Report was conducted on the Subject Property in November 1990 by Applied Engineering. The report indicated no significant amount of soil was identified containing contaminants above established State action threshold levels during the removal of two 560-gallon USTs from the Subject Property in September 1990. The USTs contained gasoline and fuel oil, respectively.

A File Review and Environmental Due Diligence Assessments of Wheeling-Pittsburgh Steel Corporation Facilities were conducted in March 1991 by ENSR Consulting and Engineering (ENSR). Available portions of this document did not include the findings and conclusion section. According to the report, the local utility company reportedly removed and replaced the only liquid filled transformers at the Subject Property in 1987. In addition, the report identified several former USTs on the Subject Property.

One 1,000-gallon gasoline UST and one 5,000-gallon fuel oil UST were installed at the Subject Property in 1956. The 1,000-gallon UST was removed in 1986 when two 560-gallon steel USTs were installed. The 5,000-gallon fuel oil UST for the old boiler system was removed in 1987 when the heating system was upgraded. It is not known if any leaks were identified at the time of removal. Reportedly no monitoring wells were installed and no soil testing was performed.

A bulk sample of suspect ACM was collected from the roof ceiling panel and submitted for asbestos analysis in August 1992. Laboratory results indicated the material did not contain any asbestos fibers.

A hazardous waste manifest, sampling worksheet, and sample results letter from Techtron Engineering, Inc., indicate asbestos was removed from furnace ducts on the Subject Property in 1994 and disposed at the McLeod Landfill, Inc. in Glencoe, Minnesota.

A Phase I Environmental Due Diligence Assessment was conducted on the Subject Property in March 2002 by ENSR. The executive summary did not identify any major ASTM scope issues. According to the assessment the Subject Property was historically used to manufacture galvanized and painted corrugated steel roofing and siding building materials since 1956. The manufacturing process consisted of two roll forming lines with multiple die rollers which started in the center of the galvanized or painted coil stock and extend to the outside of the stock. Different rollers were used to produce different profiles on the finished products. The steel coils were preheated before the rollers to prevent cracking of the metal. After running through the rollers, the finished sheets were cut to length. The roofing and siding materials were then shrink-wrapped for shipment.

### 4.1 STANDARD ENVIRONMENTAL RECORDS

A regulatory database search report was prepared for the Subject Property on May 4, 2010 in accordance with the ASTM recommended guidelines, and is presented in **Appendix A**. The report presents the results of a search of federal and state databases, along with a description of each database, that list addresses of sites of known USTs; landfills; hazardous waste generation or treatment, storage and disposal facilities; and known subsurface contamination in the surrounding area up to and within one-mile of the approximate center of the Subject Property.

It should be noted that this information is reported as URS received it from GeoSearch, which in turn reports information as it is provided in various government databases. It is not possible for either URS or GeoSearch to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence.

The goal of reviewing the database report is to identify facilities that have known and documented environmental problems that may negatively impact the Subject Property. Several facilities are identified in multiple databases. No other databases searched listed any sites within ASTM search distances of the Subject Property. The following sites were identified for each database within ASTM search distances.

- 9 Resource Conservation and Recovery Act (RCRA) - Hazardous Waste Generator Facilities (Regulated and Formerly Regulated) within 0.125 miles;
- 1 RCRA Treatment, Storage, and Disposal (TSD) site within 0.5 miles;
- 1 Delisted National Priority List (DNPL) site within 1.0 mile;
- 10 Minnesota Pollution Control Agency (MPCA) – Hazardous Waste Generator Sites (HWGS) within 0.125 miles;
- 5 MPCS –Hazardous Waste Cleanup Sites (HWCS) within 1.0 mile;
- 4 MPCA Water Discharge Permits (WDP) sites within 0.125 miles;
- 1 MPCA State Assessment Site (SAS) within 1.0 mile;
- 1 MPCA Superfund Site Information Listing within 1.0 mile;
- 1 Recycling facility within 0.5 miles;
- 16 MPCA Site Remediation Section (SRS) sites within 0.5 miles;
- 1 RCRA Corrective Action (RCRAC) site within 1.0 mile;
- 1 No Longer Regulated RCRA Corrective Action (NLRRCRAC) site within 0.5 miles;
- 1 No Further Remediation Action Planned (NFRAP) site within 1.0 mile;
- 2 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites within 0.5 miles;
- 1 Federal Brownfield site was identified within 0.5 miles;
- 17 Leaking Underground Storage Tank (LUST)/Leaking Aboveground Storage Tank (LAST) sites within 0.5 miles;

- 11 AST/UST sites within 0.25 miles;
- 12 Voluntary Investigation and Cleanup (VIC) sites within 0.5 miles; and
- 4 AgSpill sites within 0.5 miles.

The location of these sites is shown on the radius map accompanying the GeoSearch Radius Report in **Appendix A**. The Subject property was not identified on any of the databases searched by GeoSearch. The following paragraphs summarize the data obtained from the database report. Groundwater flow direction is expected to be south based on findings summarized in **Section 4.3**.

### *RCRA-SQG, LQG, TSD, and No Longer Regulated Sites*

Six RCRA-Small Quantity Generator (SQG) sites, one RCRA Large Quantity Generator (LQG) site, one RCRA TSD site, and two No-Longer Regulated Generator sites were identified up to and within a 0.5 mile radius of the Subject Property.

- Hard Chrome, located approximately 0.11 miles west of the Subject Property at 2631 2<sup>nd</sup> Street Northwest, is identified as a LQG of hazardous waste with several enforcement actions and violations. This facility is also listed in the MPCA Site Remediation Section database for groundwater contamination, see details below.

Based on one or more of the following factors; distance from the subject property, lack of violations and enforcement actions, and generator status; the remaining listings are considered unlikely to have created a REC on the Subject Property.

### *MPCA HWGS*

Ten Hazardous Waste Generator Sites (HWGS) sites are located within a 0.125 mile radius of the Subject Property. Based on one or more of the following factors; distance from the subject property, lack of violations and enforcement actions, and generator status; these listings are considered unlikely to have created a REC on the Subject Property.

### *MPCA HWCS*

Five Hazardous Waste Cleanup Sites (HWCS) are located within a 1.0 mile radius of the Subject Property. Two of these sites do not present an environmental concern to the Subject Property based on the nature of the release as well as the distance and direction from the Subject Property. Details of the remaining three sites are described under other database headings.

### *MPCA WDP Sites*

Four WDP sites are located within a 0.125 mile radius of the Subject Property. Each site is issued an Industrial Stormwater Permit, which requires industrial facilities to properly manage stormwater runoff. Since the listings do not indicate contamination, they do not present a REC to the Subject Property.

### *State Assessment Sites (SAS)*

One SAS is located within a 1.0 mile radius of the Subject Property. Based on the distance and direction from the Subject Property and since an initial assessment did not result in a referral to CERCLIS, Superfund, RCRA Cleanup or VIC database, the listing doesn't pose a threat to human health or the environment or present a REC to the Subject Property.

### *MPCA Site Remediation Section (SRS) Sites*

Sixteen SRS sites are identified within a 0.5-mile radius of the Subject Property. The MPCA is involved in remediation activities through various programs. The SRS database includes remediation sites from the Superfund, VIC, Brownfields, RCRA, Tanks, Landfills, and Emergency Response Programs.

- Hard Chrome, Inc., at 2631 2<sup>nd</sup> Street Northeast, is a metal plating facility and listed in the state RCRA program. Groundwater was contaminated with cadmium and hexavalent chrome as the result of a failed sewer line beneath the site building. The failed portion of the sewer line was removed and replaced. A pump out system was started in May 2003 and as of May 2008 remained operating. A restrictive covenant was filed in June 2007 for soils beneath the building. As of May 2008 the two-acre site remains active.
- Van Waters and Rogers, identified 0.39 miles southwest of the Subject Property at 111 22<sup>nd</sup> Avenue Northeast, is actively listed in the state RCRA program. Large releases of mostly Trichloroethylene (TCE) and Perchloroethylene (PCE) have been identified from former AST storage areas, contaminating both soil and groundwater at the site. Soil vapor systems were installed due to close proximity to residential area. Five monitoring wells were installed in 2007 to determine the extent of contamination from the two acre site. The site is also identified in the CERCLIS and VIC database.

Details of the remaining fourteen sites are described under other database headings including VIC and CERCLIS.

### *RCRA Corrective Action, RCRA No Longer Regulated Corrective Action, and Delisted NPL Sites*

One RCRA Corrective Action site, one RCRA No Longer Regulated Corrective Action site, and one delisted NPL site are located within a 1.0 mile radius of the Subject Property.

- The address 3134 California Street Northeast is located 0.7 miles northwest of the Subject Property and identified in the RCRA Corrective Action and Delisted NPL databases. Industrial coatings, paints, antifreezes, and solvents may have been buried, discharged to surface water, or spilled in several areas of the site. The release was discovered in 1980 and listed to the NPL in 1984. After remediation, the site was delisted from the NPL in February 1999.

### *UST/AST Sites*

Eleven UST/AST sites are located within a 0.25 mile radius of the Subject Property. Two of the listings are located on adjacent properties and described below:

- Automotive Drive Line Service, located at 2626 University Avenue Northeast, located west and adjacent to the Subject Property across University Avenue Northeast, is identified with one active 265-gallon waste oil or used oil AST.
- Bemis Company, located north and adjacent to the Subject Property at 2705 University Avenue Northeast, is identified with one active 4,000-gallon fuel oil UST and two removed 10,000 gallon fuel oil UST.

No releases were identified at these sites; therefore, they do not present a REC to the Subject Property. Releases were identified at four of the UST/AST sites. Further details are provided under the LUST/LAST heading.

The remaining four UST/AST sites are located between 0.16 and 0.22 miles south/southwest and southeast of the Subject Property. These listings are not expected to present an environmental concern to the Subject Property based a combination of the following: the UST is closed/removed, the site is not listed on additional databases indicating a release, the site is not adjacent, and/or the facility is downgradient of the Subject Property.

### *LUST/LAST Sites*

Seventeen LUST/LAST sites are located within a 0.5-mile radius of the Subject Property. None of the listings were adjacent to the Subject Property.

Thirteen of the sites are located between 0.17 and 0.5 miles from the Subject Property and were determined closed by the MPCA indicating no further action is required. These facilities are all located down or cross gradient from the Subject Property based on suspected groundwater flow direction.

One closed LUST site is located approximately 0.24 miles north of the Subject Property at 2901 5<sup>th</sup> Street Northeast under the name Peavy Shoreham Grain. This site is also listed in the AgSpills database.

SuperAmerica located 0.49 miles southwest of the Subject Property at 2430 Marshall Street Northeast, was identified with an open LUST site. Based on the distance and suspected downgradient direction, the unleaded gasoline release does not present a REC to the Subject Property.

CP Rail Pumphouse, located at 2800 Central Avenue Northeast, approximately 0.46 miles east of the Subject Property is listed as an open LUST site. Soils were identified to be contaminated with fuel oil 1 and 2. The release was reported in 1997 and no cleanup actions were conducted. Based on the distance and suspected crossgradient direction the listing does not present a REC to the Subject Property.

One LUST/LAST is located approximately 0.23 miles southeast of the Subject Property. No details regarding the listing were reported. Based on the distance and downgradient direction, the listing is not likely to present a REC to the Subject Property.

### *Voluntary Investigation and Cleanup (VIC) Site*

Twelve sites are identified in the MPCA VIC Program within a 0.5 mile radius of the Subject Property. Two of the sites are listed as active and defined below:

- Van Waters and Rogers, identified 0.39 miles southwest of the Subject Property at 111 22<sup>nd</sup> Avenue Northeast, is listed as an inactive VIC (VP11930). Van Waters and Rogers received a “No Association Determination” from the MPCA in October 1999.

- Madison Complex identified 0.46 miles southeast of the Subject Property at 1720 Madison Street Northeast is listed as an active VIC (VP13311). The 1.08 acre site is archived with no further information.

The following three inactive sites are located upgradient of the Subject Property based on suspected groundwater flow direction.

- IFCO ICS, located approximately 0.15 miles northwest of the Subject Property at 215 27<sup>th</sup> Avenue Northeast, is identified in the VIC database (VP15100). The 11.34 acre site is no longer active. Diesel Range Organics (DRO) and Gasoline Range Organics (GRO) were released to the 11.34 acre site. As of August 2007 the status of the site is not active, cleanup is reportedly needed when the soil becomes accessible.
- Distribution Center Warehouse, located approximately 0.33 miles north of the Subject Property at 600 30<sup>th</sup> Avenue Northeast, is listed as an inactive VIC (VP12570). No further details were provided on the 5-acre site.
- Honeywell Columbia Heights, located 0.35 miles north of the Subject Property at 550 30<sup>th</sup> Avenue Northeast, is identified as an inactive VIC (VP1300). No further details were reported.

The remaining seven sites are identified as inactive and either downgradient or crossgradient from the Subject Property. Based on the distance and downgradient direction, these listings do not present a REC to the Subject Property.

### *Federal Brownfields Management System*

One sites was identified in the Federal Brownfields Management System within a 0.5 mile radius of the Subject Property. Based on the distance from the Subject Property, and downgradient direction with respect to groundwater flow, the listing does not present a REC to the Subject Property.

### *CERCLIS and CERCLIS NFRAP Sites*

Two CERCLIS and three NFRAP CERCLIS sites were identified within a 0.5 mile radius of the Subject Property.

- Van Waters and Rogers, identified 0.39 miles southwest of the Subject Property at 111 22<sup>nd</sup> Avenue Northeast, entered the CERCLIS in 1992 and after preliminary assessment in 1992 the site was archived in 1995. The facility was not placed on the NPL.
- Cedar Services, identified 0.35 miles north of the Subject Property at the intersection of 5<sup>th</sup> Street Northeast and 30<sup>th</sup> Avenue Northeast, entered the CERCLIS system in 1987. The listing was archived in 1990 and the 17 acre remediation site is currently managed by the Minnesota Department of Agriculture.
- Dworsky Barrel Burner Site, identified 0.40 miles northeast of the Subject Property is identified at the center of the Shorham Railroad yard. The site entered the CERCLIS program in 1987 and after a preliminary assessment in 1988 was immediately archived. No further information was provided.

### *AgSPILLS Sites*

Four sites are identified in the Minnesota Department of Agriculture's list of reported spill incidents Agricultural Spills Listing within a 0.5 mile radius of the Subject Property.

- Cedar Services, identified 0.35 miles north of the Subject Property at the intersection of 5<sup>th</sup> Street Northeast and 30<sup>th</sup> Avenue Northeast, is listed in the Agricultural Spills database. A comprehensive investigation is currently underway and the contaminants of concern are pesticides.
- 2300 California Street Northeast, identified 0.40 miles southwest of the Subject Property is listed in the Agricultural Spills database. The listing was closed in October 1980. No further information provided.
- CP Rail/McFarland/Dworsky Barrel, identified 0.40 miles northeast of the Subject Property is listed as an active agricultural spill. A comprehensive investigation is underway and the contamination involves pesticides.
- The address 2901 5<sup>th</sup> Street Northeast, identified 0.24 miles north of the Subject Property is listed as a closed AgSpill. (4729) the site was closed in February 1995.

In addition to the facilities identified above, one facility was identified in the RECYCLER database. The listing does not present an environmental concern to the Subject Property.

## **4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES**

In addition to the database list search, URS contacted state and local regulatory agencies to obtain information regarding the environmental condition of the Subject Property.

- URS contacted the City of Minneapolis Environmental Services Department on April 29, 2010. According to Mr. Tom Frame, four USTs were removed from the Subject Property and no associated leaks were identified. In addition two monitoring wells are located on adjacent property to the west and associated with Cedar Services Superfund Site.
- URS conducted a search of the City of Minneapolis Online Property Information Website on April 29, 2010. Building records date back to 1986. Building permits were issued to the Subject Property in 1986, 1988, 1990, 1994, 1996, and 1998. In 2002 an environmental well permit was issued to applicant Traut Hydro Tech for the construction of two monitoring wells (Unique Numbers 686719 and 686720) on the adjacent empty located west of the Subject Property.

## **4.3 PHYSICAL SETTING**

The Subject Property is located on the 1993, Minneapolis North, Minnesota Quadrangle 7.5-minute topographic map (U.S. Geological Survey). Elevation of the Subject Property is approximately 840 feet based on National Geodetic Vertical Elevation datum of 1929 (NGVD). The majority of the Subject Property is relatively flat. Regionally the topography is west toward the Mississippi River, located approximately 2,700 feet west of the Subject Property.

### *Geology*

According to the Geologic Atlas of Hennepin County (University of Minnesota, 1989), the Subject Property is primarily underlain by Middle and Upper terrace deposits of the Pleistocene

age. These deposits are described as a sand, gravelly sand, and loamy sand; overlain by thin deposits of silt, loam, or organic sediment. Terrace sand is less than 10 feet thick in the area of the Subject Property and is underlain with Des Moines lobe till, Superior lobe till, and bedrock.

### *Hydrogeology*

The Groundwater Monitoring Update of Cedar Service Inc. Site (a remediation site located approximately 2,000 feet north of the Subject Property) was utilized to predict hydraulic conditions beneath the Subject Property.

The Groundwater Monitoring Update summarized groundwater data collected for the Cedar Services Inc. site and the Shoreham Facility site (a remediation site located adjacent and north to the Subject Property which encompasses the Cedar Services Inc. site). The report indicated very low horizontal hydraulic gradients in the water table zone. Flow in the intermediate zone, between the water table zone and the St. Peter Sandstone (Mudstone zone), has a strong downward component. The hydraulic gradients become more horizontal in the St. Peter Mudstone and underlying Prairie du Chien. The lower St. Peter Mudstone zone and Prairie du Chien exhibit generally southerly groundwater flow. However, groundwater is also effected by regional pumping influences and an upward gradient between the Prairie du Chien and St. Peter Mudstone was identified.

Groundwater Response Action pumping was initiated in December 2007, creating a broad capture area within the St. Peter Mudstone zone and controlling the zone where contamination previously emanated. The two recovery wells are located approximately 500 feet northeast of the Subject Property.

Groundwater elevation levels collected at the monitoring wells located adjacent and west of the Subject Property in March 2009 were 817.20 feet above mean sea level (msl) in the shallow overburden, 817.20 feet above msl in the St. Peter Mudstone zone and 823.86 feet above msl in the Prairie du Chien. Reportedly these water table levels were higher than surrounding levels due to a shallow clay layer and were not used to contour the area wide water table.

Based on the reported groundwater data, it is URS' interpretation that shallow groundwater flow fluctuates in the area surrounding the Subject property and groundwater flow in the lower St. Peter Mudstone zone and Prairie du Chien is generally south.

#### **4.4 HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY AND ADJOINING PROPERTY**

URS utilized historical aerial photographs, topographic maps, fire insurance rate maps, real estate atlases, and city directories provided by HIG to complete the historical information search. Copies of historical data are presented in **Appendices C through F**.

Land use changes over time are summarized in the paragraphs below, and detailed findings of the studies are presented in chronologic order in **Table 1**.

The use of the subject property can be described as undeveloped from the date of the earliest references available (1892) to 1947. A rail spur crossed the property in a curve from north to east until at least 1914 (as shown on the Minneapolis Real Estate Board Atlas); sometime after

this date the rail spur was relocated to the east of the subject property. Available maps and real estate data indicate Territorial Road crossed the property from northwest to southeast, however this road was likely not used as such during the period of the reviewed materials, as it was not discernable in the earliest aerial photographs (1937), nor in subsequent aerial photographs. A remnant of this road's existence is evident in the northwest-to-southeast trending property boundary at the southeast corner. Between 1953 and 1957, a warehouse building was constructed on the site. This building was expanded with the addition of an L-shaped addition between 1984 and 1991.

Adjacent land use to the west was and remains residential, with the addition of a service station and automotive repair shops on University Avenue Northeast dating to 1974. Land use to the north has consistently included rail yard, rail lines and more recently (since 1947) warehouses and manufacturing. Land use to the east was rail yards and a grain elevator until some time between 1993 and 1997 when the elevator and tanks were removed. Between 1997 and 2003, three warehouse or manufacturing buildings were constructed in this location. Land use to the south was residential (single-family homes or apartments after 1962) for the timeframe reviewed.

### 5.1 REVEALED FINDINGS AND OPINIONS

URS identified the following suspect environmental conditions associated with the Subject Property. These environmental conditions may include RECs, historical RECs and *de minimis* conditions. This section also includes URS' professional opinion regarding the impact on the Subject Property of the known or suspect environmental conditions. The opinions include evaluation of the known or suspect environmental conditions and the rationale for concluding that the environmental condition is or is not a REC.

- A railroad siding historically ran through the Subject building. No documentation exists regarding the removal; however, since the railroad siding was used to transport corrugated steel building materials and not hazardous materials, URS does not consider the finding a REC to the Subject Property.
- An environmental database review identified several remediation sites upgradient of the Subject Property. Soil and groundwater contaminated with agricultural chemicals, cadmium, hexavalent chrome, industrial coatings, paints, antifreezes, solvents, DRO, GRO were identified at upgradient properties. Since many of these releases are actively under investigation, the sites are upgradient of the Subject Property, and the extent of contamination toward the Subject Property is unknown, URS considers the findings a **REC** to the Subject Property.
- Chemical storage was observed in various areas of the building, including some unlabelled drums. URS does not consider this finding a REC; however, URS recommends proper management of the various potential hazardous waste/materials.
- Oily liquid and sediment was observed in two subsurface pits located in the former fabrication area. The pits reportedly contained the machines used to unravel coils. The base of the pits appeared to be concrete; however, the integrity was not observed based on the volume of oily liquid and sediment. URS considers this finding a **REC** to the Subject Property.
- Oily staining was observed to the concrete floor in various areas throughout the Subject Property. Based on the *de minimis* nature of the staining, URS does not consider the finding a REC to the Subject Property.
- Four USTs were removed from the Subject Property in 1986, 1987, and 1990. They included one 1,000-gallon UST containing gasoline, one 5,000-gallon UST containing fuel oil, one 560-gallon UST containing fuel oil and one 560-gallon UST containing gasoline. It is not known if any leaks were identified at the time of removal of the 1,000-gallon gasoline and 5,000-gallon fuel oil UST. URS considers this finding a **historical REC** to the Subject Property. Based on the present use of the Subject Property and since the USTs have been removed, URS does not currently consider the finding a REC to the Subject Property.
- A manhole was located in the hallway of the former raw materials storage area. As the use of the manhole is unknown, URS considers the finding a data gap.

An asbestos, lead and mold assessment was not included in this Phase I ESA; however, the following environmental concerns were identified and upon further investigation may be presented as a REC to the Subject Property.

- Based on the age of development there is a high probability painted surfaces on the property contain lead.

- Asbestos was not evaluated during the site reconnaissance, however, based on age of building, it is a probability.

### 5.2 DATA GAPS

URS considers the use of the manhole a data gap. No additional data gaps were identified.

URS has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of 340 27<sup>th</sup> Avenue Northeast, Hennepin County, Minnesota, the Subject Property. Any exceptions to, or deletions from, this practice are described in **Section 1.5** of this report. This assessment has revealed evidence of three RECs and two environmental concerns in connection with the Subject Property. In addition, one finding is currently identified as a data gap in the report.

- Soil and groundwater releases to upgradient properties are considered a **REC** to the Subject Property.
- Oily liquid and sediment observed in two on-site subsurface pits are considered a **REC** to the Subject Property. URS recommends properly characterizing and disposing of the contaminated liquid and sediment and investigating the integrity of the base of each pit.
- A manhole was located in the hallway of the former raw materials storage area. The use of the manhole is unknown. URS recommends identifying the use of this manhole.

An asbestos, lead and mold assessment was not included in this Phase I ESA; however, the following environmental concerns were identified and upon further investigation may present a REC to the Subject Property.

- Based on the age of development there is a high probability painted surfaces on the property contain lead. URS recommends testing painted surfaces for lead content prior to remodeling, repairs, or demolition activity. If found, appropriate paint disposal requirements and worker safety issues should be determined prior to proceeding with the planned activity.
- Asbestos was not evaluated during the site reconnaissance, however, based on age of building, it is a probability. URS recommends conducting a comprehensive asbestos survey prior to occupancy and demolition or renovation activities.

No deletions or deviations from the ASTM practice were encountered during this ESA other than those described in **Section 1.5**.

No additional services including soil, groundwater, ACM, or lead-based paint sampling were contracted for between The City of Minneapolis and URS.

### Technical Guidance Documents:

ASTM (American Society for Testing and Materials), 2005. *Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process*, Standard E 1527-05, November 2005.

USEPA (United States Environmental Protection Agency), 2005. *Final All Appropriate Inquiries (AAI) Standard*, November 2005.

### Correspondences:

Brown, Steven. Telephone Conversation between Steven Brown (Controller, Wheeling Corrugated Company) and Valerie Anderson (URS), May 13, 2010.

Frame, Tom. Telephone Conversation between Mr. Tom Frame (City of Minneapolis Environmental Services Department) and Valerie Anderson (URS), April 29, 2010.

Scholder, Ronald. Telephone Conversation between Ronald Scholder (Vice President, Cassidy Turley) and Valerie Anderson (URS), May 3, 2010.

### Reports:

GeoSearch, 2010. *GeoSearch Radius Report, 340 27<sup>th</sup> Avenue Northeast, Minneapolis, Minnesota*, Order Number: 7677, May 4, 2010.

Golder Associates, Inc., 2009. *Groundwater Monitoring Update Cedar Service Inc. Site, Minneapolis, Minnesota (MDA Case File: 91-008)*, July 2009.

HIG (Historical Information Gatherers, Inc.), 2010. *Historical Aerial Photographs, 340 27<sup>th</sup> Avenue Northeast, Minneapolis, Minnesota, years 1937, 1940, 1947, 1953, 1957, 1964, 1969, 1979, 1984, 1991, 1997, 2003, and 2009*. HIG Project Number: MBA-2125, May 3, 2010.

HIG, 2010. *Historical City Directories for 6<sup>th</sup> Street Northeast, 26<sup>th</sup> Avenue Northeast, University Avenue Northeast, and 27<sup>th</sup> Avenue Northeast, for the years 1930 through 2007*. HIG Project Number: MBA-2125, May 3, 2010.

HIG, 2010. *Historical Fire Insurance Maps, 340 27<sup>th</sup> Avenue Northeast, Minneapolis, Minnesota, years 1906, 1923, 1930, 1940, 1950, and 1952*. HIG Project Number: MBA-2125, May 3, 2010.

HIG, 2010. *Historical Real Estate Atlas', 340 27<sup>th</sup> Avenue Northeast, Minneapolis, Minnesota, years 1892, 1914, and 1940*. HIG Project Number: MBA-2125, May 3, 2010.

HIG, 2010. *Historical Topographic Maps, 340 27<sup>th</sup> Avenue Northeast, Minneapolis, Minnesota, years 1902, 1952, 1972, 1980, and 1993*. HIG Project Number: MBA-2125, May 3, 2010.

USGS, Quaternary Geologic Map of the Minneapolis-St. Paul Urban Area, Minnesota, Miscellaneous Map Series MAP M-54, Published by University of Minnesota 1985, by Gary Meyer

### Websites:

City of Minneapolis, 2010. City of Minneapolis Online Property Information, Accessed April 29, 2010; [www.ci.minneapolis.mn.us](http://www.ci.minneapolis.mn.us).

Hennepin County, 2010. Hennepin County Online Property Records Search; Accessed May 4, 2010; [www.co.hennepin.mn.us](http://www.co.hennepin.mn.us).

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Valerie Anderson  
Project Manager

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Todd Renville, PG  
Project Manager

This section includes qualification statements of the environmental professionals responsible for conducting the ESA and preparing this report.

The site reconnaissance, interviewing, data analysis and report writing was performed by Ms. Valerie Anderson, Senior Environmental Scientist, of the URS Minneapolis, MN, office. Ms. Anderson holds a BS in Natural Resources Environmental Studies. Ms. Anderson has over 10 years of experience conducting environmental site investigations.

Mr. Tom Bader was the technical reviewer for this Phase I ESA project. Mr. Bader holds a BS degree in Geology and an MS in Management of Technology, and is a licensed Professional Geologist in the State of Wyoming (WY No. 544). Mr. Bader has over 25 years of experience in environmental regulatory compliance, environmental assessments, remediation, and soil and groundwater investigations. He has performed numerous environmental site investigations, characterizations, and assessments.

AST	Above-Ground Storage Tank
AUL	Activity and Use Limitations
ESA	Environmental Site Assessment
HWCS	Hazardous Waste Cleanup Site
LAST	Leaking Aboveground Storage Tank
LQG	Large Quantity Generator (hazardous waste)
LUST	Leaking Underground Storage Tank
MDA	Minnesota Department of Agriculture
MPCA	Minnesota Pollution Control Agency
NFRAP	No Further Remediation Action Planned
NPL	National Priority List
PCBs	Polychlorinated Biphenyls
PIN	Property ID Number
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Concern
SAS	Site Remediation Section
SQG	Small Quantity Generator (hazardous waste)
SRS	Site Remediation Site
TSD	Treatment, Storage and Disposal
UST	Underground Storage Tank
USGS	United States Geological Survey
VIC	Voluntary Investigation and Cleanup
WDP	Water Discharge Permits





# **APPENDIX A**

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## **GeoSearch Radius Report**

**APPENDIX B**  
**Photographic Log**

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## **APPENDIX C**

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### **Historical Aerial Photographs**

## **APPENDIX D**

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### **Historical Topographic Maps**

## **APPENDIX E**

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### **Historical Real Estate Atlas' and Fire Insurance Maps**



**APPENDIX G**  
**Certificate of Title**

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# **APPENDIX H**

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## **Owner Provided Documents**