Wally McCarthy's Oldsmobile
TWIN CITIES
Aurora

1900 WEST 78th STREET, RICHFIELD, MINNESOTA 55423 • PHONE 612-869-1414
FAX # 612-869-7962

April 6, 2000

Mr. James McCann
Project Manager
Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Re: ***LSI***
Site: Wally McCarthy's Oldsmobile, 1900 West 78th Street, Richfield, MN 55423
Site ID#: LEAK00012876

Dear Mr. McCann:

Thank you for your response letter dated February 23, 2000, regarding the above site I.D.

Your letter gives us instructions to perform a full LSI at the site of our removed gas tanks, #5 & #6. When our gas tanks were removed, all of the field data was negative at the gas tank locations; however, there was contamination detected immediately beneath the gas dispensing pump which was located some thirty to forty feet east of the tanks themselves.

Perhaps I'm over reading your letter and concluding something in error, and what you are instructing us to do is a full LSI at the gas dispensing pump.

If this is the case, please refer to our previous communication where we provided you with a soil boring to ground water at the location of the gas pump.

I'll follow-up this letter with a phone call to you next week to confirm and clarify.

Sincerely,

Richard T. Kinsey
Service Operations Manager

Minnesota Pollution Control Agency

February 23, 2000

RECEIVED FEB 25 2000

Mr. Richard T. Kinsey
Wally McCarthy's Oldsmobile
1900 West 78th Street
Richfield, MN 55423

RE: Request For Additional Work
Site: Wally McCarthy Oldsmobile, 1900 West 78th Street, Richfield
Site ID#: LEAK00012876

Dear Mr. Kinsey:

The Minnesota Pollution Control Agency (MPCA) Site Remediation Section staff has reviewed the "Excavation Report Worksheet" and additional information, dated December 6, 1999. Based upon the information provided in the report, it has been determined that additional work is required at the above-referenced property. Specifically, the following activities should be conducted at the site:

1. Conduct a full LSI. This should include an assessment of potential vapor impacts and full definition of the release from gasoline tanks #5 & #6.

The MPCA staff request that the work be completed within 6 months of the date of this letter. Failure to meet this deadline in a timely manner may result in reductions in Petrofund reimbursement or lead to MPCA enforcement actions.

If you have any questions regarding this letter, please contact me at 651/297-8318. If you are calling long distance, you may reach the MPCA by calling 1-800-657-3864.

Sincerely,

James McCann

James McCann
Project Manager
Site Remediation Section
Metro Division

JMC:tf

cc: Jon Pollock, Meisch and Associates

7650 Currell Boulevard, Suite 300C
Woodbury, Minnesota 55125
(651) 730-9401

MEISCH & ASSOCIATES, Ltd.
Environmental Consultants

FACSIMILE TRANSMITTAL

TO: Dick Kinsey
Wally McCarthys
612 369-7962

DATE: 10/14/99
PROJECT: Limited Phase II
JOB TITLE: _____

Number of pages including cover sheet 3

Please call (651) 730-9401 if you did not receive the number of pages listed above.

These items are transmitted:

___ for approval
___ for review and comment
X for your records
___ as requested

Rowena's fax # 313 556-0803

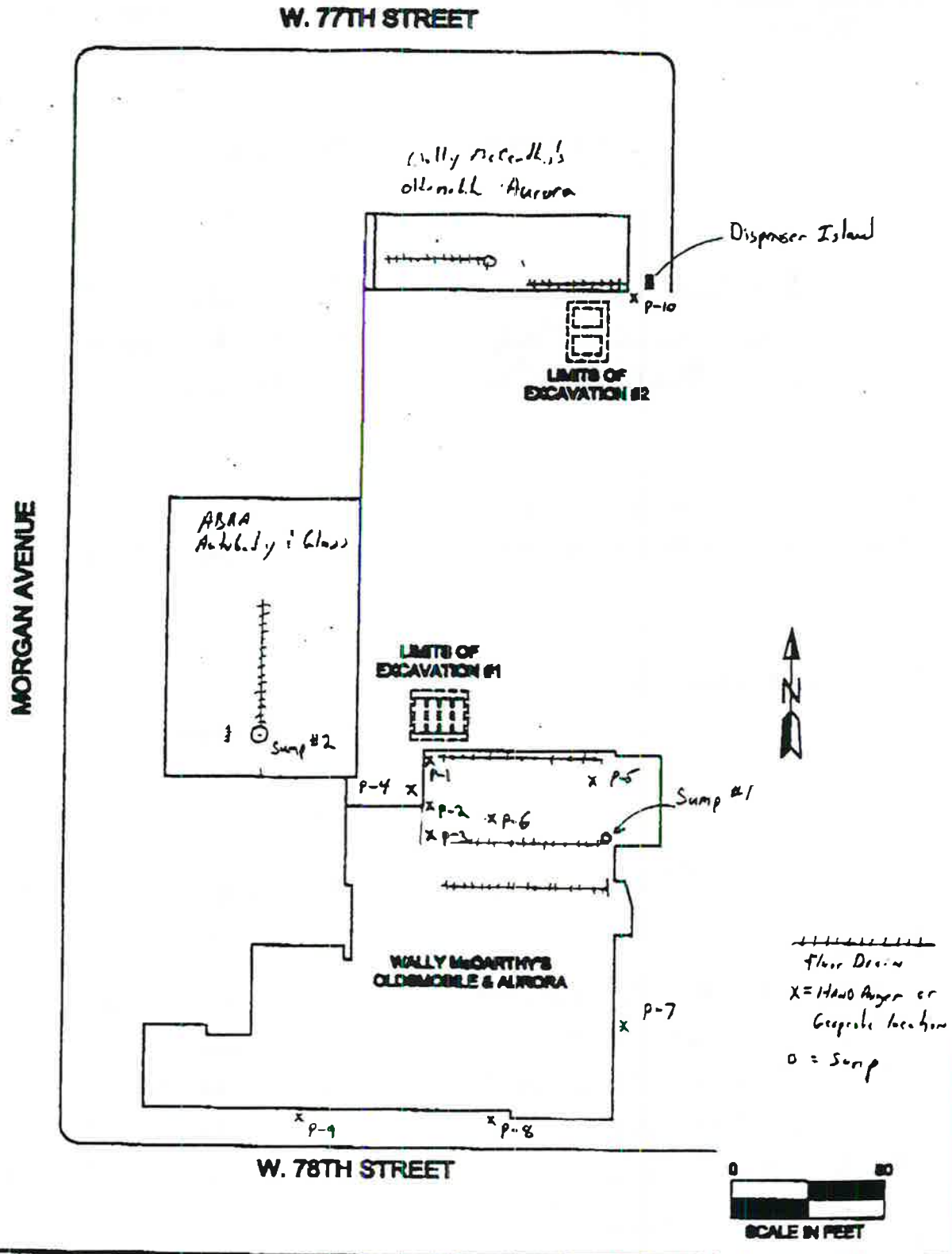
Remarks

Here are 2 of the 3 items Rowena ADamowski was requesting:
#1 Site map with probe locations
#2 lab data sheet for probe P5
#3 Soil analytical Data we won't have for two weeks

By: David J Meisch

cc: _____

Original to follow in the mail Yes___ No X



MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS	FIGURE 2 SITE PLAN		
PROJECT NAME: WALLY McCARTHY'S OLDSMOBILE & AURORA 1999 WEST 78TH STREET RICHFIELD, MN	DATE 3/95	FILENAME MCCARTH_SITE	

SPECTRUM
301 West County Road E2 • St. Paul, MN 55112-6859
651.633.0101 • FAX 651.633.1402
www.spectrum-labs.com

LABORATORY ANALYSIS REPORT

DATE:	October 14, 1999	**PAGE:**	2 Of 7
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/12/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		27633-2
		Sample ID.:		P-5
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	Detector	% Recovery
1-Chloro-4-Fluorobenzene	PID	92.6%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

7650 Currell Boulevard, Suite 300C
Woodbury, Minnesota 55125
(651) 730-9401

MEISCH & ASSOCIATES, Ltd.
Environmental Consultants

October 14, 1999

Mr. Dick Kinsey
Wally McCarthy's Oldsmobile
1900 West 78th Street
Richfield, Minnesota 55423

Subject: Potential Future Environmental Costs Associated with the Burton Lindahl and Wally McCarthy Properties Located at 7725 Morgan Avenue South and 1900 West 78th Street, Richfield, Minnesota

Dear Mr. Kinsey:

Meisch & Associates Ltd., (Meisch & Associates) has been retained by Wally McCarthy's Oldsmobile & Aurora to perform environmental site assessment activities. To date, Meisch & Associates has performed a Phase I Environmental Site Assessment of the subject site; removed six underground petroleum storage tanks and conducted a Limited Phase II Environmental Site Assessment of former tank basins, hydraulic hoists and service center line drains. Based on the data collected, it is Meisch & Associates' professional opinion that future potential environmental assessment and remediation costs related to soil and groundwater impacts for the subject site will not exceed $40,000.00. Up to ninety percent of these costs are eligible for Petrofund reimbursement. Enclosed are laboratory data sheets for seven Geoprobe groundwater samples collected at the subject site. These analyses indicate that significant hydrocarbon impacts are not present in the shallow groundwater. Hydrocarbon impacts to soil and within the floor drains were observed, however, these impacts do not appear to extend to great depth. Shallow groundwater is present at a depth of approximately twenty-three feet below ground surface.

If you have any questions regarding the information provided in this letter, please call me at (651) 730-9401.

Respectfully,

Meisch & Associates, Ltd.

Paul G. Meisch
Senior Hydrogeologist

Enclosure

SPECTRUM LABS INC
301 West County Road E2 • St. Paul, MN 55112-6859
651.633.0101 • FAX 651.633.1402
www.spectrum-labs.com

LABORATORY ANALYSIS REPORT

DATE:	October 14, 1999	**PAGE:**	7 Of 7
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/12/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

			Sample No.:	27633-7
			Sample ID.:	P-10
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	97.8%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

This report has been reviewed by me for technical accuracy and completeness. The analyses were performed using EPA or other approved methodologies and the results were reported on an "as received" basis unless otherwise noted. The results reported relate only to the items tested. Please contact me if you have any questions or comments regarding this report. Spectrum Labs, Inc. appreciates the opportunity to provide this analytical service for you.

Report Submitted By,

TLH for LJ

Lon Jones
Organics Supervisor

TLH:wmc
ma286-1

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LABORATORY ANALYSIS REPORT

DATE:	October 14, 1999	**PAGE:**	6 Of 7
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/12/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		27633-6
		Sample ID.:		P-9
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	Detector	% Recovery
1-Chloro-4-Fluorobenzene	PID	97.6%

* means Coeluting Compounds
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PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

			Sample No.:	27633-5
			Sample ID.:	P-8
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	96.8%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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DATE:	October 14, 1999	PAGE:	4 Of 7
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CONTACT:	Paul Meisch	PROJECT DESCP:	Wally McCarthy

		Sample No.:		27633-4
		Sample ID.:		P-7
ANALYSIS	UNITS	MDL	PQL	RESULT
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	11
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	Detector	% Recovery
1-Chloro-4-Fluorobenzene	PID	96.2%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		27633-3
		Sample ID.:		P-6
ANALYSIS	UNITS	MDL	PQL	RESULT
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	Detector	% Recovery
1-Chloro-4-Fluorobenzene	PID	97.3%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		27633-1
		Sample ID.:		P-4
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	98.3%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

PHASE I ENVIRONMENTAL SITE ASSESSMENT
BURTON LINDAHL & WALLY McCARTHY PROPERTIES
1900 W. 78TH ST. AND 7725 MORGAN AVE. S.
RICHFIELD, MINNESOTA

Prepared for:

WALLY McCARTHY'S OLDSMOBILE & AURORA
1900 West 78th Street
Richfield, Minnesota 55423

Prepared by:

MEISCH & ASSOCIATES, Ltd.
7650 Currell Boulevard, Suite 300C
Woodbury, Minnesota 55125

October 14, 1999

This Report is Privileged and Confidential

MEISCH & ASSOCIATES, Ltd.
Environmental Consultants

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<u>Appendix</u>

1.0 INTRODUCTION

1.1 Project Objective

The purpose of this Phase I Environmental Site Assessment (ESA) was to assist Wally McCarthy's Oldsmobile and Aurora in identifying the presence of potentially hazardous materials at its automobile dealership and service center located at 1900 West 78th Street, Richfield, Minnesota (Figure 1).

The legal description of the subject site is as follows:

All of Tract "L" and that part of Tract "K", Registered Land Survey No. 800, Files of Registrar of Titles, lying East of a line described as follows: Beginning at a point on the South line of said Tract "K", Forty-seven Hundredths (0.47) feet West of the Southeast corner thereof, thence running North to a point on the North line of said Tract "K", Fifty-four Hundredths (0.54) feet West of the Northeast corner thereof and there terminating and all that part of the South ½ of the West 5 acres of the Southeast ¼ of the Southwest ¼ of Section 33, Township 28 North, Range 24 West, lying South of the North line of said Tract "L", Registered Land Survey No. 800 extended Easterly, except that part of the West 6 feet of Tract "L" lying North of the South line of Tract "M" (Registered Land Survey No. 800, files of Registrar of Titles, County of Hennepin) extended easterly.

Tract B, Registered Land Survey No. 1037, Files of Registrar of Titles, County of Hennepin.

That part of Tract D lying South of the following described line: Beginning at a point in the East line of said tract D, distant 265.19 feet South of the Northeast corner thereof, thence running West parallel with the North line of said Tract D to a point in the West line of said Tract D and there terminating, Registered Land Survey No. 618 Files of Registrar of Titles, County of Hennepin.

That part of the following described property lying South of the following described line: Beginning at a point in the East Line of Tract D, Registered Land Survey No. 618 distant 265.19 feet South of the Northeast corner thereof, thence running West parallel with the North line of said Tract D and its Westerly extension thereof to a point in the East line of the West 5 acres of said Southeast ¼ of the Southwest ¼ of Section 33, Township 28, Range 24, and there terminating.

That part of the Southwest ¼ of Section 33, Township 28 North of Range 24, West of the Fourth Principal Meridian, described as follows: Beginning at the Southeast corner of the West 5 acres of the Southeast ¼ of the Southwest ¼ of said Section 33; thence North along the East line of said West 5 acres, a distance of 656.1 feet more or less, to the North line of the South ½ of said Southeast ¼ of the Southwest ¼; thence East along said North line 79.5

feet; thence South parallel with the West line of the said Southeast ¼ of the Southwest ¼ to the South line of said Section 33; thence West along said South line 79.5 feet to the point of beginning, according to the Government survey thereof.

The subject property is partly owned by Burton Lindahl and partly owned by Wally McCarthy. Per information provided by Dick Kinsey, the Service Manager for the dealership, the boundaries of the Lindahl and McCarthy properties are delineated on Figure 2.

1.2 Scope of Services

The scope of services performed for the ESA included the following:

- A review of aerial photographs of the site and site vicinity to estimate historical land use and development.
- Review of Federal and State listings concerning hazardous materials storage, generation and disposal, including active and inactive landfills and associated permits.
- Interviews with select individuals familiar with the subject site.
- Completion of a site inspection and reconnaissance of the subject property to collect current information regarding the presence of potentially hazardous materials.
- Preparation of this report.

1.3 Setting

The subject property consists of a parcel which is slightly larger than five and 1/2 acres and is situated along the axis road (West 78th Street) north of Interstate Highway 494 between Morgan Avenue and Knox Avenue (Figure 2). The nearest body of surface water to the subject site is Wood Lake located approximately two thousand feet northeast of the site. Regionally, topography in the vicinity of the site is flat.

2.0 BACKGROUND INFORMATION

2.1 Aerial Photograph Interpretation

Aerial photographs were reviewed to identify historical land development and historical uses which may have potentially generated hazardous materials or impacted the site. Aerial photographs from 1937 to 1997 were viewed in the imagery room of the University of Minnesota Library. The reference section of this report lists the aerial photographs reviewed. Reproductions of aerial photographs taken in 1937, 1945, 1956, 1966, 1978, 1987, and 1997 are supplied in Appendix A.

The 1937 aerial photograph reveals that the region surrounding the subject site was undeveloped land and farmland. Native vegetation and trees are present at the subject site. A depression appears to be present on the subject site that likely ponded surface water. Row crops appear to be present north, south and west of the subject site. A north to south highway overpass and the intersection of two paved roads are present southeast of the site.

The 1945 aerial photograph reveals that the subject site had been graded, and row crops appear to be present. Agricultural land appears to surround the subject site. The interchange located southeast of the subject site appears to be upgraded, and the overpass is now running east to west. Both roads, which will eventually become Interstate Highways 494 and 35W, now appear to have medians.

The 1956 aerial photograph reveals that a building or two adjacent buildings are now present on the subject site. Knox Avenue and 77th Street appear to be under construction as is the intersection between Interstates 494 and 35W. Regionally, urban single family home construction has developed all around the subject site, however, the immediate vicinity of the subject site has yet to undergo development. A few single family homes are present across 77th Street, north of the subject site.

The 1966 aerial photograph reveals that an eastern addition has been added onto the existing structure at the subject site. Automobiles are present north and east of the structure suggesting that the dealership is in full operation. Residential and commercial development has surrounded the subject site, and all streets are present in their current configuration. Buildings along the east side of Morgan Avenue are present adjacent to the subject site. Commercial buildings are present to the east, south and west of the subject site.

The 1978 aerial photograph reveals much the same configuration of structures as the 1966 aerial photograph suggesting that significant redevelopment has not occurred. However, a few small commercial structures have been constructed northeast of the subject site.

The 1987 aerial photograph reveals that two new commercial buildings have been constructed immediately north of the subject site.

The 1997 aerial photograph reveals the subject site and site vicinity in its present configuration. All existing buildings on and around the subject site are seen. A new building is present east of the subject site.

2.2 Historical Use

Information regarding historical use of the site was obtained by interviewing Mr. Burton Lindahl and Mr. Dick Kinsey. Mr. Lindahl has been the property owner of the subject site since 1959. Mr. Kinsey is the Service Operations Manager for Wally McCarthy's Oldsmobile and has been directly associated with the automobile dealership and service center for the past 30 years

According to Mr. Lindahl, the existing structure located on the subject property was constructed in phases beginning in the mid 1950s. He purchased the original building at the southwest corner of the property in 1959 and utilized the building as an automobile dealership. Prior to purchase, this building was used as an automobile service garage. Additions were added to the original structure in 1959, 1960 and 1990. From 1959 to the present date, the subject site has been utilized as an automobile dealership and service center.

The subject building is a single story, slab on grade, brick and block building with approximately 38,000 square feet of floor space. Although no specific information is available, it is thought that the property was originally dependent upon a private water well and a septic system.

According to Mr. Kinsey, there were two 6,000 gallon gasoline underground storage tanks located near the northeast corner of the service department which were excavated, reconditioned and moved approximately 200 feet north across the parking lot. These tanks, and four other tanks (one 4,000 and three 2,000 gallon tanks) were removed on August 17 and 18, 1999 (Figure 2). A Tank Excavation Report detailing the removal is provided in Appendix B. Additionally, a site plan provided by Mr. Kinsey indicates that fuel tanks (reportedly two 265 gallon fuel oil above ground storage tanks) were formerly located near the northwest corner of the building. No spray painting operations were conducted by the dealership.

According to Mr. Lindahl and Mr. Kinsey, there has never been a significant release of hazardous materials at the subject site. Mr. Kinsey also stated that there are no underground storage tanks presently on the premises.

2.3 Current Use

As it has for the past 40 years, the subject site continues to be used as an automobile dealership and service center.

3.0 FEDERAL AND STATE AGENCIES ENVIRONMENTAL LISTINGS

BBL, an environmental information retrieval service, was retained by Meisch & Associates, Ltd. (Meisch & Associates) to provide regulatory records listings for sites of environmental concern within a one mile radius of the subject site (Appendix C). The following Federal and State Listings were reviewed:

- National Priority List
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
- No Further Remedial Action Planned Sites (CERCLIS)
- Federal Facilities
- Emergency Response Notification System
- Site Enforcement Tracking System
- Resource Conservation and Recovery Act Violators List
- Leaking Underground Storage Tanks (LUST)
- Voluntary Investigation and Cleanup (VIC) Program Sites
- Solid Waste Landfills

Regulatory records listings for operating permits within a half mile radius of the subject site were identified. Regulatory listings for underground storage tank permits within a one mile radius of the subject site were identified. The following operating permit listings were reviewed:

- Resource Conservation and Recovery Act - Generators
- Resource Conservation and Recovery Act - Treatment , Storage & Disposal Facilities
- Superfund Amendments and Reauthorization Act Title III, section 313
- Nuclear Regulatory Commission Licenses
- PCB Waste Handlers Database
- Permit Compliance System
- AIRS Facility System
- Section Seven Tracking System
- FIFRA/TSCA Tracking System
- Enforcement Docket System/Consent Decree Tracking System
- Criminal Docket System
- Federal Facilities Information System
- Chemicals in Commerce Information System
- FINDS EPA Facility Index System
- Underground Storage Tanks

The subject site located at 1900 West 78th Street was not identified as an environmental concern by BBL but was recently identified as a leaking underground storage tank site following the tank and dispenser removal in August 1999 (MPCA Leak No. 12876). The subject site was listed by BBL as having operating permits for Resource Conservation and

Recovery Act - Small Generators Permit, and for underground storage tanks. However, the underground storage tank permit is no longer active since the removal of the six underground storage tanks on August 17 and 18, 1999.

A total of twenty-five sites were identified by BBL to be of environmental concern within a one mile radius of the subject site. Sites identified by BBL within a quarter mile radius of the subject site include:

- Walser Buick, 2100 West 78th Street - LUST Site
- Southtown Freeway Toyota, 1750 West 80th Street - LUST Site
- Mobil Southtown Service, 7744 Penn Avenue South - LUST Site
- Century Court Apartments West, 7710 Penn Avenue South - LUST Site
- Wave Car Wash, 2151 West 80th Street - LUST Site
- Century Court Apartments West, 7720 Penn Avenue South - LUST Site
- Century Court Apartments West, 7620 Penn Avenue South - LUST Site

A total of thirty-one sites were identified by BBL as having operating permits within a half mile radius of the subject site. Approximately half of these sites were listed as RCRA sites, and the remaining were listed as LUST sites. The RCRA sites notified the Environmental Protection Agency (EPA) or an equivalent state agency that they generate hazardous waste. Other listings within a half mile radius of the subject site included one FIFRA/TSCA tracking system listing and one SARA Title III listing.

Federal and State agencies issue operating permits in an effort to regulate the storage, handling and disposal of hazardous materials. The possession of an operating permit does not signify that an environmental release has occurred nor that adverse environmental impacts exist at permitted sites. Specific information regarding the sites identified as having operating permits is provided in Appendix C.

Sanborn Fire Insurance Maps are not available for the subject site.

4.0 SITE INSPECTION

On September 28, 1999, Meisch & Associates conducted a site inspection to identify potential environmental concerns associated with the subject property. Photographs taken during the site inspection are provided in Appendix D.

The subject property consists of a parcel which is slightly larger than five acres and is situated along the axis road (West 78th Street) north of Interstate Highway 494 between Morgan Avenue and Knox Avenue. The nearest body of surface water to the subject site is Wood Lake located approximately two thousand feet northeast of the site. Regionally, topography in the vicinity of the site is flat. A building occupies the southwest corner of the subject property. The subject building has approximately 38,000 square feet of interior space. The majority of this space is utilized for displaying and servicing of automobiles.

Neighboring properties consist of Walser Buick, Abra Auto Body and Glass, Former Canine College, Former Coffee Roaster, and Repro Print Shop to the west; Wally McCarthy's Oldsmobile Service Garage, single family homes, Outdoor Again Consignment Equipment, Iowa Paint, and a Municipal Pump House to the north; Galyan's Trading Company Store to the east; and West 78th Street and Interstate Highway 494 to the south.

A groundwater supply well is present near the northwest corner of the building. Hydraulic lifts are located along the northern wall of the service center. No evidence of existing underground storage tanks, such as vent pipes or fill ports, was observed during the inspection. Line drains are present in the service area.

General items of environmental concern identified during the site inspection included the apparent presence of lead based paint, fluorescent light bulbs potentially containing mercury, fluorescent light bulb ballasts potentially containing polychlorinated biphenyls (PCBs), the storage of potentially hazardous materials including hydraulic fluids, lubricating oils, solvents, waste oil, radiator fluid and other miscellaneous automotive service products and byproducts. The site inspection also revealed the presence of materials potentially containing asbestos. A survey of lead based paints, fluorescent light bulbs and ballasts, asbestos and radon gas was beyond the scope of this investigation.

Specific items of environmental concern identified during the site inspection included:

- Potentially abandoned or removed underground storage tanks and dispensers.
- Oil stained concrete floor in the service area. Oil stained concrete near hydraulic lifts and above ground storage tanks in the service area.
- Presence of floor drains in the service area potentially discharging to the sanitary sewer.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Meisch & Associates has performed this Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from, this practice are described in Section 4.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property other than the following:

- Former tank basins and dispenser island identified in the Tank Removal Report and previously abandoned underground storage tanks.

- Oil stained concrete floor in the service area. Oil stained concrete near hydraulic lifts and above ground storage tanks in the service area.

- Presence of floor drains in the service area potentially discharging to the sanitary sewer.

- Thermal system insulation which may potentially contain asbestos which appears to be friable and in damaged condition.

Proper management, handling and disposal of the stored hazardous materials is necessary to minimize environmental concerns. Friable asbestos materials should be identified and removed or sealed to prevent exposure. Because of the presence of mercury, current environmental regulations define fluorescent light bulbs as a hazardous waste. Therefore, upon disposal, these light bulbs should be managed as a hazardous waste. Older fluorescent light bulb ballasts may contain PCBs. Therefore, the fluorescent light bulbs should be evaluated for potential management as PCB contained equipment.

The historic use of the subject site as an automobile dealership and service center has resulted in potential environmental impacts to the subject site. Based on the data cited in this report, it is Meisch and Associates' opinion that additional investigations should be conducted to further identify and quantify these potential impacts. These additional investigations should include:

- Phase II Environmental Site Assessment of potential hydrocarbon impacts associated with the former pump island and dispenser to determine the extent and magnitude of the hydrocarbon release reported to the Minnesota Pollution Control Agency on August 18, 1999. Elevated hydrocarbon impacts were observed below the dispenser during tank removal activities on August 18, 1999.

6.0 STANDARD OF CARE

This Phase I ESA is not a comprehensive site characterization and should not be construed as such. The findings of this report are based on a review of documents, interviews with knowledgeable individuals and a site inspection. No quantitative data have been collected in this assessment to determine whether the subject site has been impacted with hazardous materials.

This report should only be deemed conclusive with respect to the information obtained. Meisch & Associates does not warrant that this assessment will provide a legal defense for or satisfy the mandates of an environmental regulation or law. No warranty, expressed or implied, is made. All services were provided in general accordance with the accepted professional standards of care which existed at the time the investigation was performed.

Report prepared by:

Paul G. Meisch
Environmental Assessor

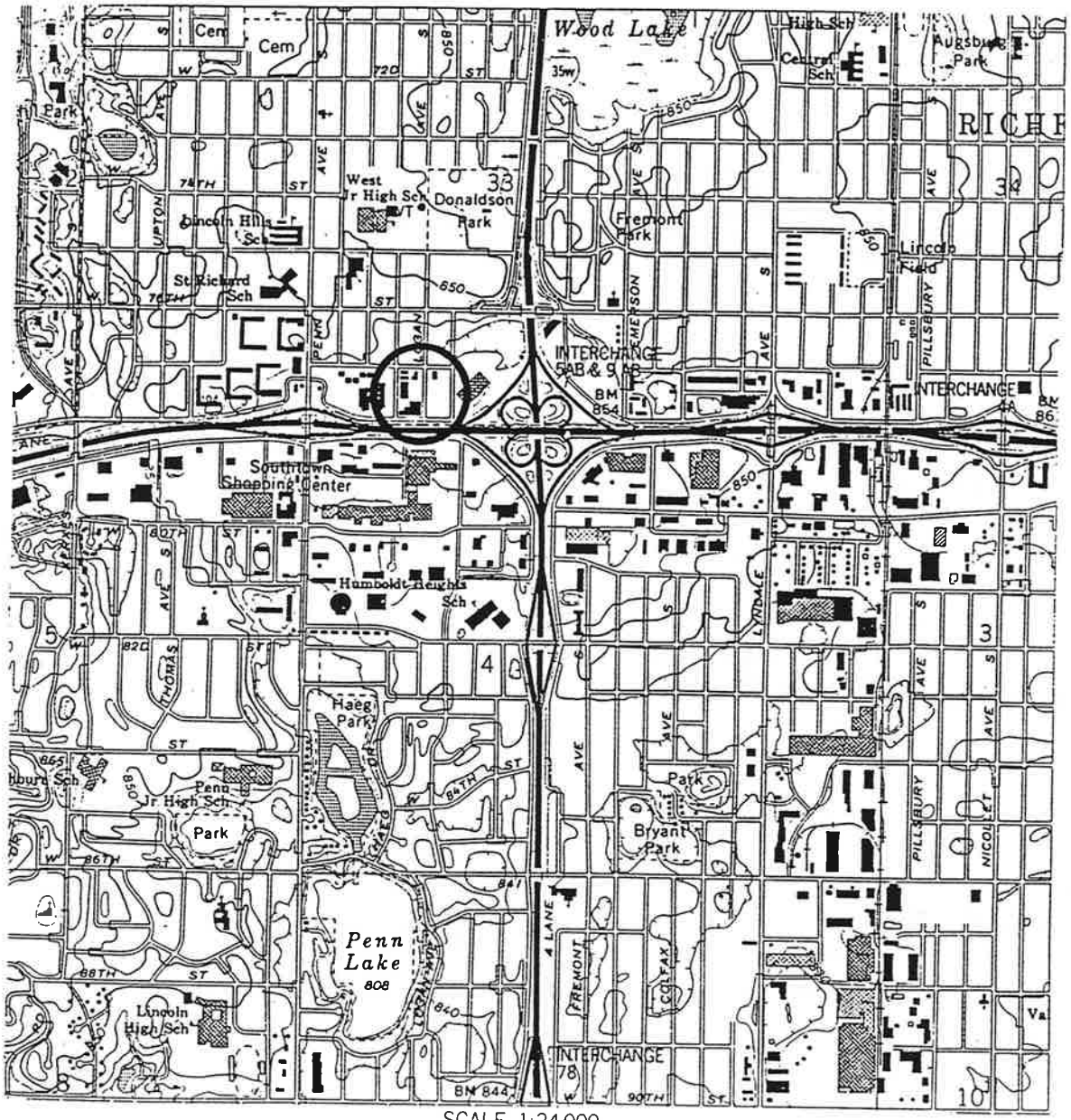
7.0 REFERENCES

Aerial Photobank - University of Minnesota, Minneapolis, Minnesota

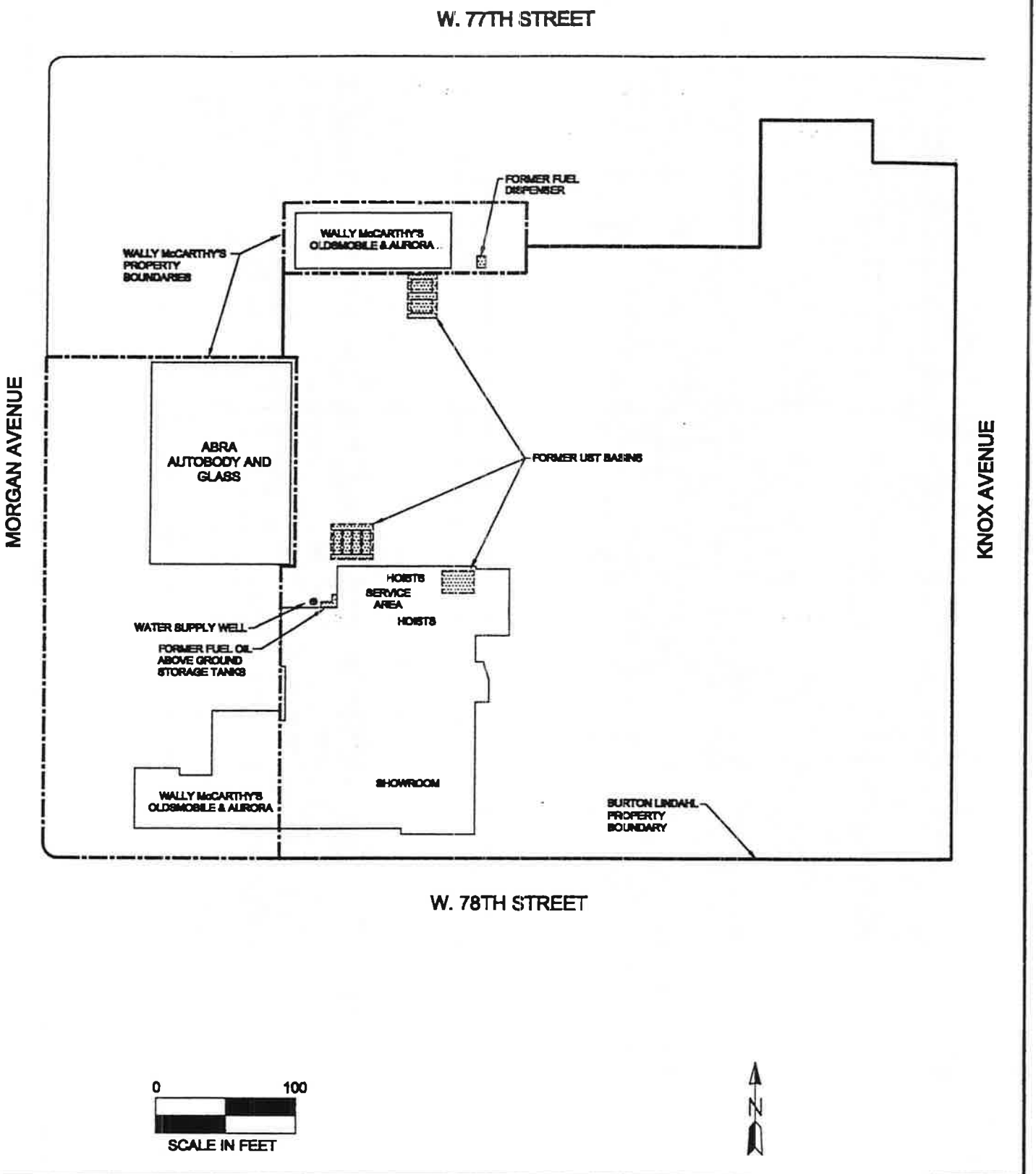
YEAR	AERIAL NO.
1937	WN9-772
1945	A-6-43
1956	HHJ-67
1957	WN-2J-28
1966	Metro 65
1973	DAR-57
1978	K 11 West
1984	GWX-521
1987	J-11 West
1990	Metro 11-J West
1997	Metro 93-05-668W

FIGURES

BLOOMINGTON QUADRANGLE
MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)

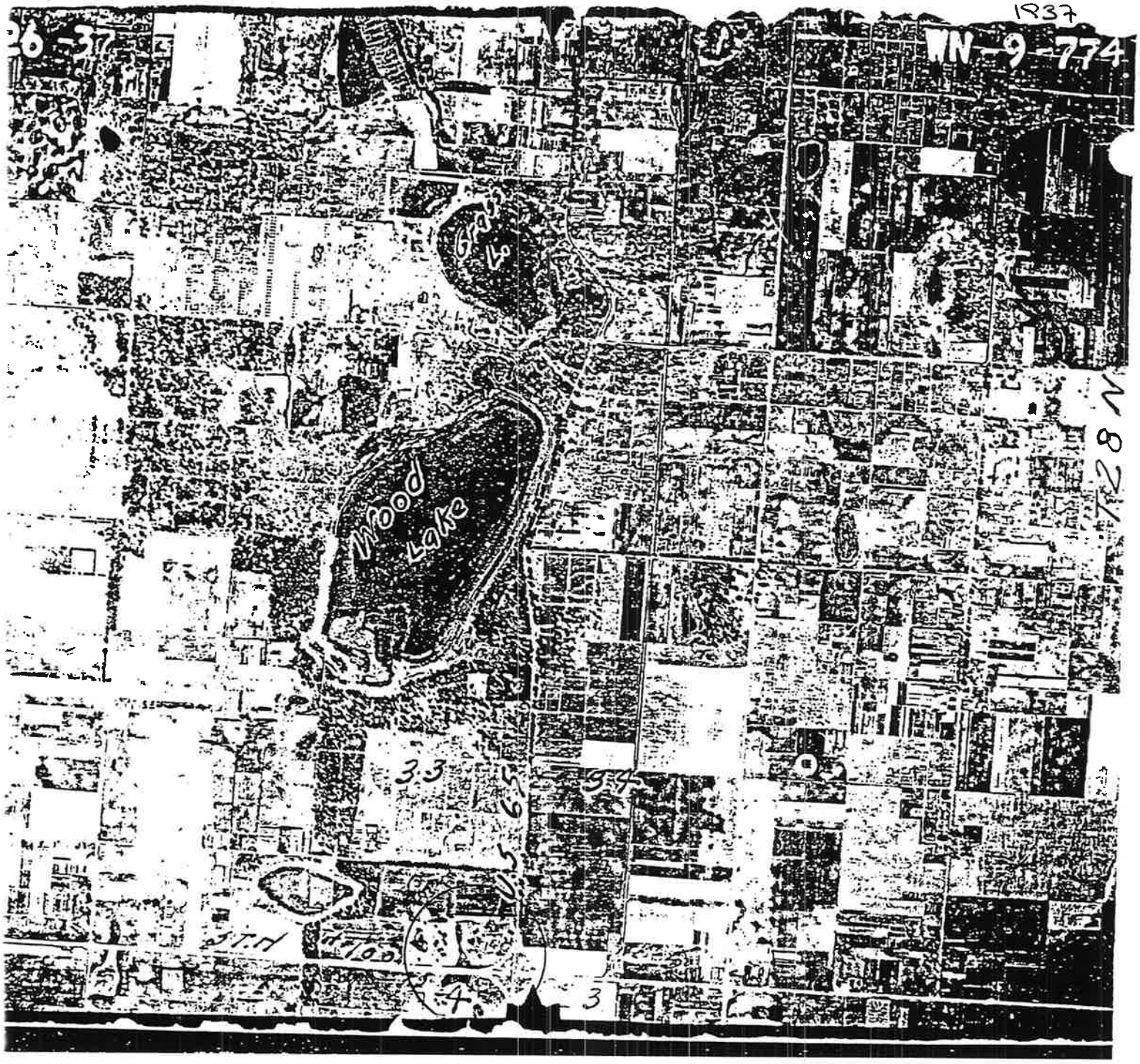


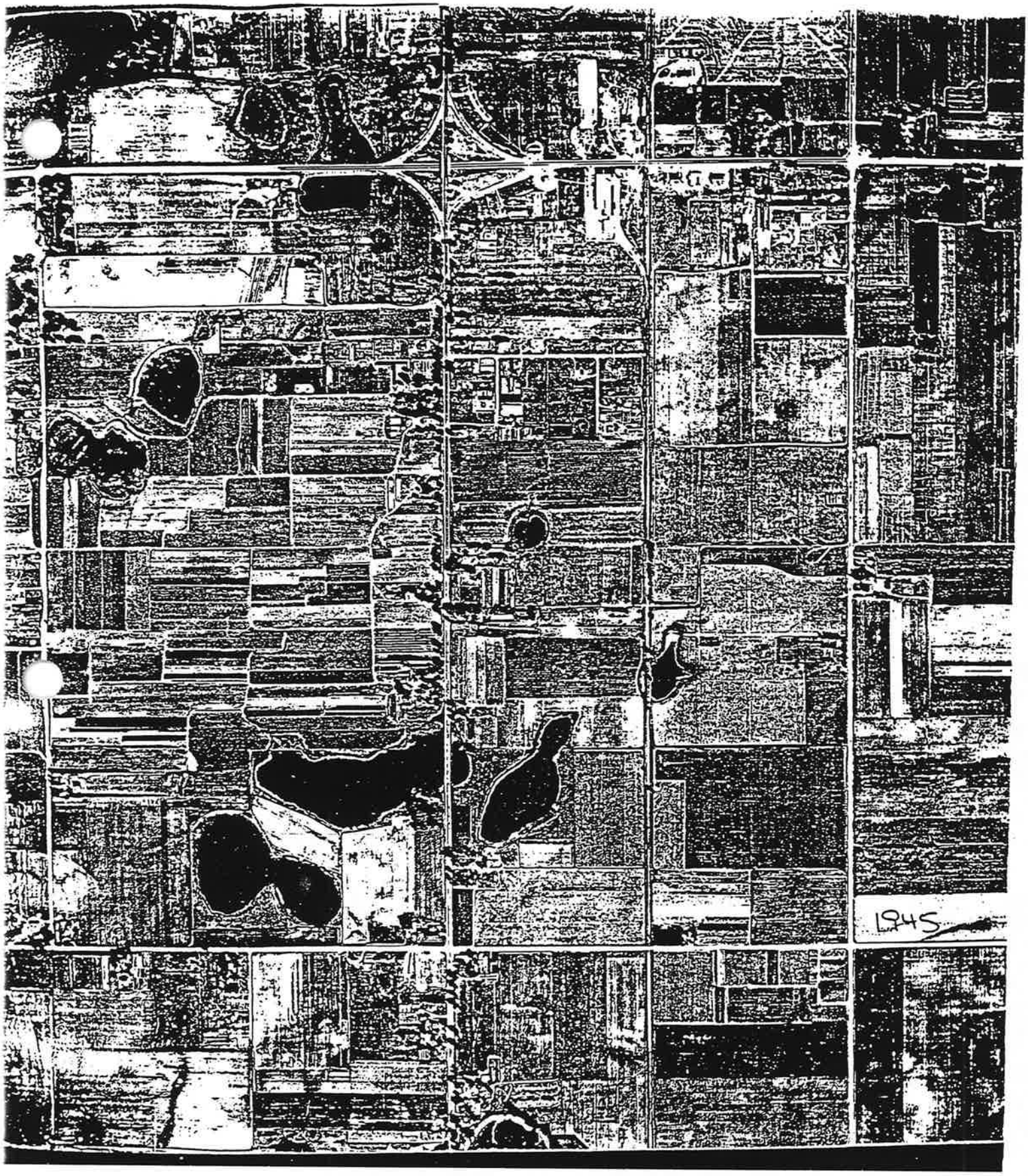
MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS		**FIGURE 1** **SITE LOCATION MAP**	
PROJECT NAME:	**BURTON LINDAHL PROPERTY** 1900 WEST 76TH STREET RICHFIELD, MN	**DATE** 9/99	**FILENAME** BASE



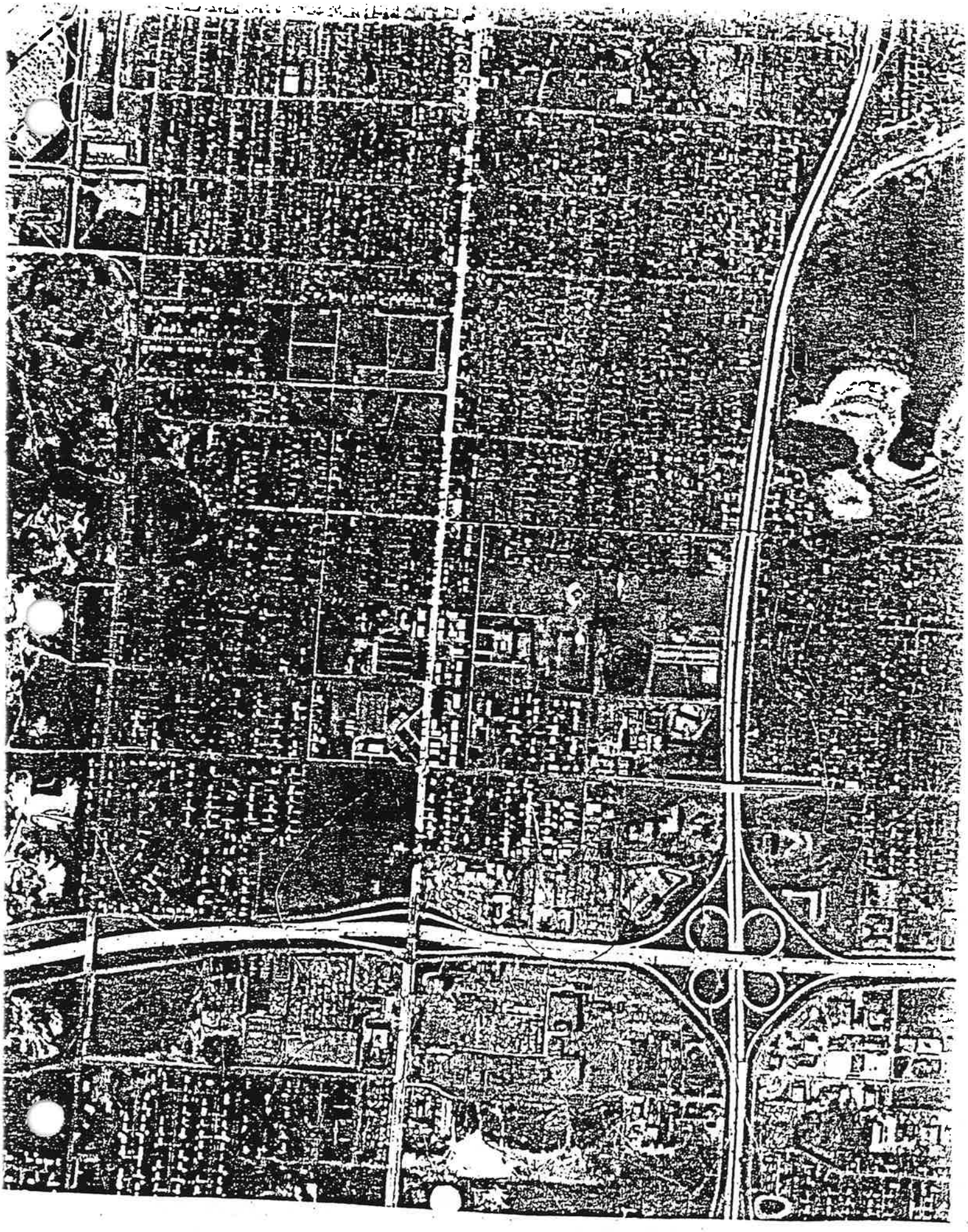
MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS	FIGURE 2 SITE MAP		
PROJECT NAME: WALLY McCARTHY'S OLSMOBILE & AURORA 1900 WEST 78TH STREET RICHFIELD, MN	DATE 9/99	FILENAME MCCARTH_SITE	

APPENDIX A


1937
WN-9-774
Wood Lake
33
94
4
3


1945

1956



1978

2:20

APPENDIX B

Tanks and Emergency Response Section
Minnesota Pollution Control Agency

MPCA

EXCAVATION REPORT WORKSHEET FOR PETROLEUM RELEASE SITES

Fact Sheet #3.7
April 1997

Complete the information below and submit to the Minnesota Pollution Control Agency (MPCA) Tanks and Emergency Response Section to document excavation and treatment of petroleum contaminated soil. Conduct excavations in accordance with "Excavation of Petroleum Contaminated Soil" (fact sheet #3.6). Please attach any available preliminary site investigation reports to this excavation report.

Attach additional pages if necessary. Please type or print clearly.

The excavation reporting deadline is 10 months from the date of receipt of the standard letter. A shorter deadline may be established by MPCA staff for high priority sites.

PART I: BACKGROUND

A. Site: *Wally McCarthy's Oldsmobile & Aurora*
Street: *1900 West 78th Street*
City, Zip: *Richfield, 55423*
County: *Hennepin*

MPCA Site ID#: LEAK00012876

C. Excavating Contractor: *Service West*

Contact: *Mark Griffiths*
Telephone: *612-263-8483*
Tank Contractor Certification Number: *176*

B. Tank Owner/Operator: *Wally McCarthy's Oldsmobile & Aurora*
Mailing Address: *1900 West 78th Street*

Street/Box:
City, Zip: *Richfield, 55423*
Telephone: *612-869-7962*

D. Consultant: *Meisch and Associates, Ltd.*

Contact: *Jon Pollock*
Street/Box: *7650 Currell Blvd. Suite 300C*
City, Zip: *Woodbury, MN 55125*
Telephone: *651-730-9401*

E. Others on-site during site work (e.g., fire marshal, local officials, MPCA staff, etc.):
Mr. Steve Sutter Richfield Fire Department

Note: If person other than tank owner and/or operator is conducting the cleanup, provide name, address, and relationship to site on a separate attached sheet.

PART II: DATES

A. Date release reported to MPCA: *August 18, 1999*

B. Dates site work performed (tanks removed, soil excavation, soil borings, etc.):

Work Performed	Date
Remove Tanks 001, 002, 003, & 004	*August 17, 1999*
Remove Tanks 005 and 006	*August 18, 1999*

PART III: SITE AND RELEASE INFORMATION

A. Describe the land use and pertinent geographic features within 1,000 feet of the site. (i.e. residential property, industrial, wetlands, etc.)

The site is immediately north of 78th Street between Knox and Morgan Avenues. Across 78th Street to the south is interstate 494. The area is mostly made up of commercial properties with some residential properties to the north and east.

Table 1.

B. Provide the following information for <u>all</u> tanks at the site at the time of the release:

Tank #	UST or AST	Capacity (gallons)	Contents (product type)	Age	Status*	Condition of Tank
001	UST	4,000	New Motor Oil	~22	Removed 8/17/99	Good
002	UST	2,000	New Motor Oil	~22	Removed 8/17/99	Good
003	UST	2,000	New Transmission Fluid	~22	Removed 8/17/99	Good
004	UST	650	Used Motor Oil	~22	Removed 8/17/99	Good
005	UST	6,000	Gasoline	~22	Removed 8/18/99	Good
006	UST	6,000	Gasoline	~22	Removed 8/18/99	Good

*Indicate: *removed (date), abandoned in place (date), or currently used*
Notes: Age of tanks is in years

The tanks were situated in two separate tank basins. Tanks 1-4 were removed from one basin. Tanks 5 and 6 were removed from another basin.

C. Describe the status of the other components of the tank system(s), (i.e., piping and dispensers) for those tanks listed above.

There was no dispenser associated with tanks 1-4. There was no evidence of any release from any of the tank lines associated with tanks 1-4. Tanks 5 and 6 were connected to a dispenser. Stained soil and elevated PID readings were detected under the dispenser.

D. Identify and describe the source or suspected source(s) of the release and how the release was discovered.

Stained soil and elevated PID readings were detected under the dispenser associated with tanks 5 and 6.

E. What was the volume of the release? (if known): *Unknown*

F. When did the release occur? (if known): *Unknown*

G. Describe source of on-site drinking water.

The facility is supplied with both municipal water and well water. The well is located west side of the property near the former locations of tanks 1-4.

PART IV: EXCAVATION INFORMATION

A. Dimensions of excavations:

Excavation 1:	Length	32'	Width	25'	Depth 10'
Excavation 2:	Length	31'	Width	21'	Depth 12'

B. Original tank backfill material (sand, gravel, etc.): *Sand*

C. Native soil type (clay, sand, etc.): *Sand*

D. Quantity of contaminated soil removed for treatment (cubic yards): *None*

[Note: If more than 150 cubic yards removed, please attach copy of written approval from MPCA.]

E. Were new tanks installed at the site? (yes/no) If yes, how much soil was excavated to accommodate the installation of the new tanks?

No new tanks were installed.

F. Was ground water encountered or a suspected perched water layer or was there evidence of a seasonally high ground water table (i.e. mottling)? (yes/no) At what depth?

No evidence of groundwater was encountered.

G. If ground water was not encountered during the excavation, what is the expected depth of ground water?

Estimated at 20'

H. If a soil boring was required (Additional investigation is required at sites that have visual or other evidence of contamination remaining in the suspected source area, with sandy or silty sand soil [Unified Soil Classification System/American Society for Testing Materials] and where the water table is within 25 feet of the ground surface. See fact sheet #3.6 "Excavation of Petroleum Contaminated Soil," Part VI Additional Investigation.) describe the soil screening and analytical results. Attach the boring logs and laboratory results to this report.

The release was reported on August 18, 1999. Due to evidence of a release from under the dispenser associated with tanks 5 and 6, a Limited Site Investigation (LSI) will be necessary. The additional information collected from soil borings conducted during the LSI will be included within the LSI Report.

I. If no soil boring was required, explain.

J. If ground water was encountered or if a soil boring was conducted, was there evidence of ground water contamination? (yes/no) Describe this evidence of contamination, e.g., free product (specify thickness), product sheen, ground water in contact with petroleum contaminated soil, water analytical results, etc.

No groundwater was encountered during the excavation of the tanks. Information and data to be collected during the LSI will address any groundwater issues.

[NOTE: If free product was observed, contact MPCA staff immediately as outlined in fact sheet #3.3 "Free Product: Evaluation and Recovery"].

K. Was bedrock encountered in the excavation? (yes/no) At what depth? *No*

L. Were other unique conditions associated with this site? (yes/no) If so, explain.

No unique conditions exist at the site

PART V: SAMPLING INFORMATION

A. Briefly describe the field screening methods used to distinguish contaminated from uncontaminated soil:

Soil was screened using visual and olfactory evidence, as well as a photoionization detector (PID). There was no evidence of a release from either tank basin. However, a release was evident under the dispenser.

B. List all soil vapor headspace analysis results. Indicate all sampling locations using sample codes (with sampling depths in parentheses), e.g. R-1 (2 feet), R-2 (10 feet), etc. "R" stands for "removed." Samples collected at different depths at the same location should be labeled R-1A (2 feet), R-1B (4 feet), R-1C (6 feet), etc. If the sample was collected from the sidewall or bottom after excavation was complete, label it S-1 (for sidewall) or B-1 (for "bottom"). Be sure the sample codes correspond with the site map required in part VI, below.

Excavation 1 (Tanks 1-4):

Sample Code	Soil Type	Reading ppm		Sample Code	Soil Type	Reading ppm
S-1 West	Sand	8		B-1 Tank 1	Sand	2
S-2 South	Sand	14		B-2 Tank 2	Sand	5
S-3 North	Sand	14		B-3 Tank 3	Sand	16
S-4 East	Sand	5		B-4 Tank 4	Sand	3

Excavation 2 (Tanks 5 & 6)

Sample Code	Soil Type	Reading ppm		Sample Code	Soil Type	Reading ppm
S-1 West	Sand	12		B-1 Tank 5	Sand	12
S-2 South	Sand	9		B-2 Tank 6	Sand	10
S-3 East	Sand	8		B-3 Under Dispenser	Sand	170
S-4 North	Sand	10				

C. Was the "removed soil" placed back into the excavation basin? (yes/no)
If no, please complete Part VIII: Soil Treatment Information section. If yes, a Limited Site Investigation is necessary (see fact sheet #3.19, "Soil and Ground Water Investigations Performed During Remedial Investigations").

All soil was returned to the excavations.

D. Briefly describe the soil analytical sampling and handling procedures used:

One soil sample was collected from beneath each tank and the dispenser. The soil was placed in laboratory provided containers and delivered, on ice in a cooler, the same day to the laboratory.

E. List below all soil sample analytical results from bottom and sidewall samples (i.e., soils left in place when excavation is complete). Code the samples with sampling depths in parentheses as follows: sidewall samples S-1 (8 feet), S-2 (4 feet), etc.; bottom samples B-1 (13 feet), B-2 (14 feet), stockpile samples SP-1, etc. Be sure the sample codes correspond to the site map required in part VI. Do not include analyses from the stockpiled soil.

Sample Code	GRO/ DRO ppm	Benzene ppm	Ethyl-benzene ppm	Toluene ppm	Xylene ppm	MTBE ppm
B-1 (10ft)	<8.2 DRO	<0.053	<0.053	<0.053	<0.16	NA
B-2 (10ft)	<8.2 DRO	<0.054	<0.054	<0.054	<0.16	NA
B-3 (10ft)	<8.5 DRO	<0.053	<0.053	<0.053	<0.16	NA
B-4 (9ft)	<7.9 DRO	<0.270	<0.270	<0.270	<0.810	<0.270
B-5 (12ft)	<5.3 GRO	<0.053	<0.053	<0.053	<0.16	<0.21
B-6 (12ft)	<5.4 GRO	<0.054	<0.054	<0.054	<0.16	<0.21
B-7 (3ft)	7.1 GRO	<0.055	<0.055	<0.055	<0.16	<0.22

NA= Not Analyzed

NOTE: ATTACH COPIES OF LABORATORY REPORTS AND CHAIN OF CUSTODY FORMS.

PART VI: FIGURES

Attach the following figures to this report:

1. Site location map.
2. Site map(s) drawn to scale illustrating the following:

   a. Location (or former location) of all present and former tanks, lines, and dispensers;
   b. Location of other structures (buildings, canopies, etc.);
   c. Adjacent city, township, or county roadways;
   d. Final extent and depth of excavation;
   e. Location of soil screening samples (e.g. R-1), soil analytical samples (e.g., S-1 or B-1), and any soil borings (e.g., SB-1). Also, attach all boring logs.
   f. North arrow, bar scale and map legend.
   g. Provide location of any on-site water wells. If on-site water wells exist, please provide well logs and/or construction diagrams.

PART VII: SUMMARY

Briefly summarize evidence indicating whether additional investigation is necessary at the site, as discussed in parts VI and VII of "Excavation of Petroleum Contaminated Soil" (fact sheet #3.6). If no further action is recommended, the MPCA staff will review this report following notification of soil treatment.

Field and laboratory evidence indicates that a release has occurred under the dispenser associated with tanks 5 and 6. The soil at the site is a light brown, medium grained, well sorted sand. In accordance with the parts VI and VII of the "Excavation of Petroleum Contaminated Soil" (fact sheet #3.6), a Limited Site Investigation will need to be conducted.

PART VIII: SOIL TREATMENT INFORMATION

All soil was returned to the excavation

A. Soil treatment method used (thermal, land application, composting, other). If you choose "other" specify treatment method: _____

B. Location of treatment site/facility: _____

C. Date MPCA approved soil treatment (if thermal treatment was used after May 1, 1991, indicate date that the MPCA permitted thermal treatment facility agreed to accept soil):
_____

D. Identify the location of stockpiled contaminated soil:
_____

PART IX: CONSULTANT (OR OTHER) PREPARING THIS REPORT

By signing this document, I/we acknowledge that we are submitting this document on behalf of and as agents of the responsible person or volunteer for this leak site. I/we acknowledge that if information in this document is inaccurate or incomplete, it will delay the completion of remediation and may harm the environment and may result in reduction of reimbursement awards. In addition, I/we acknowledge on behalf of the responsible person or volunteer for this leak site that if this document is determined to contain a false material statement, representation, or certification, or if it omits material information, the responsible person or volunteer may be found to be in violation of Minn. Stat. § 115.075 (1994) or Minn. 7000.0300 (Duty of Candor), and that the responsible person or volunteer may be liable for civil penalties.

Name and Title: Signature: Date signed:

Paul G. Meisch
Hydrogeologist

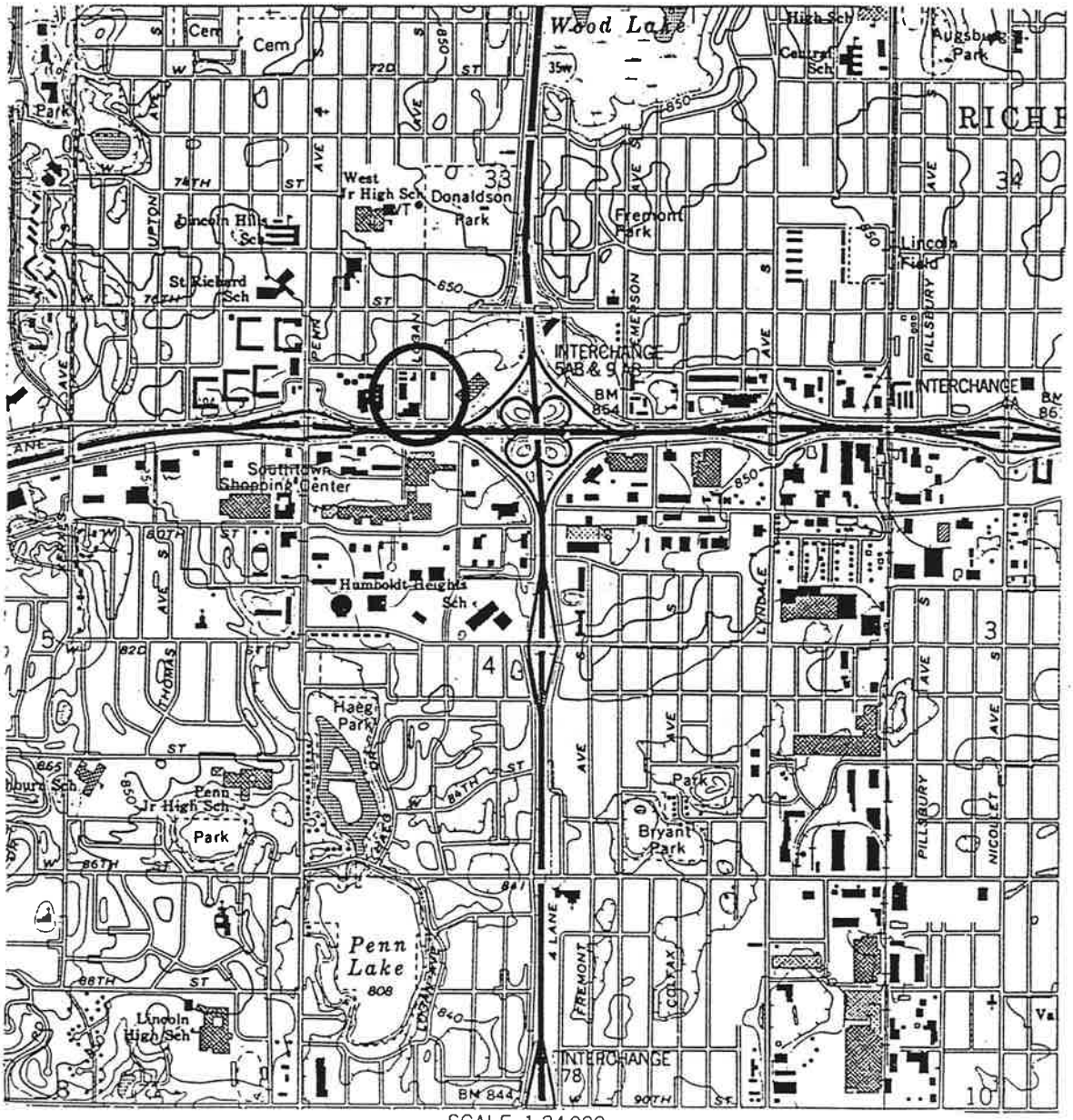
9/20/99

Company and mailing address:

Meisch and Associates, Ltd.
7650 Currell Blvd. Suite 300C
Woodbury, MN 55125
651-730-9401

Fax 651-730-9401

BLOOMINGTON QUADRANGLE
MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)



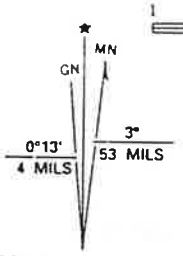
SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

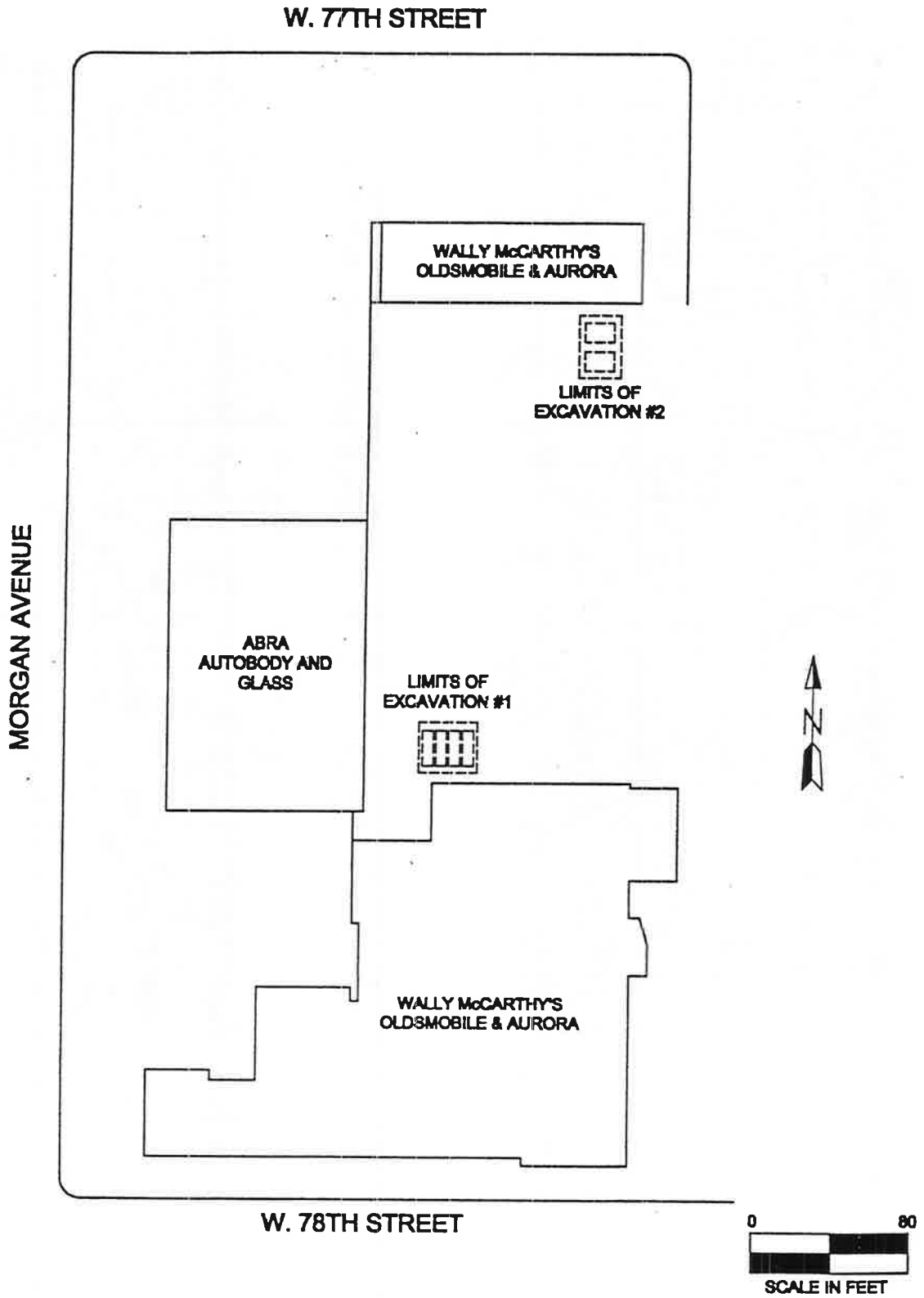
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1993 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

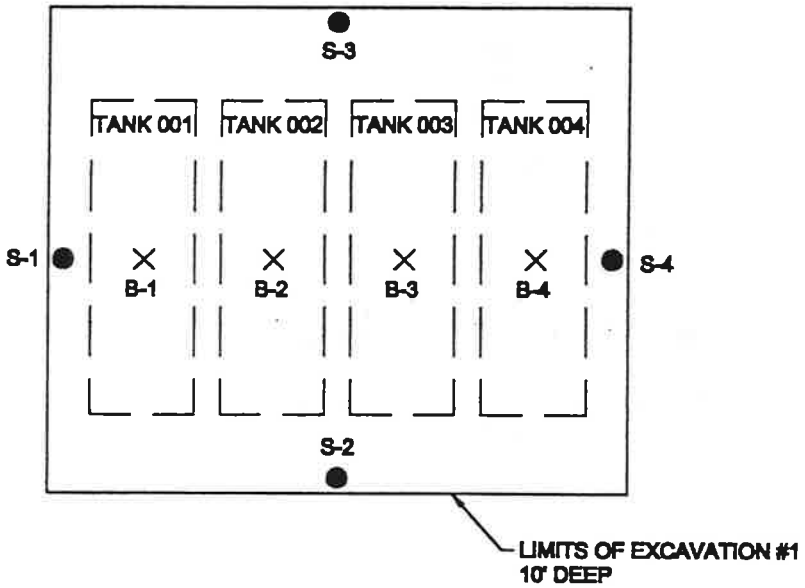
QUADRANGLE LOCATION

MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS		**FIGURE 1** **SITE LOCATION MAP**	
PROJECT NAME:	**WALLY McCARTHY'S OLDSMOBILE & AURORA** 1900 WEST 76TH STREET RICHFIELD, MN	**DATE** 9/99	**FILENAME** BASE



MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS	FIGURE 2 SITE PLAN

PROJECT NAME:	WALLY McCARTHY'S OLDSMOBILE & AURORA 1900 WEST 78TH STREET RICHFIELD, MN	DATE 9/99	FILENAME MCCARTH_SITE	

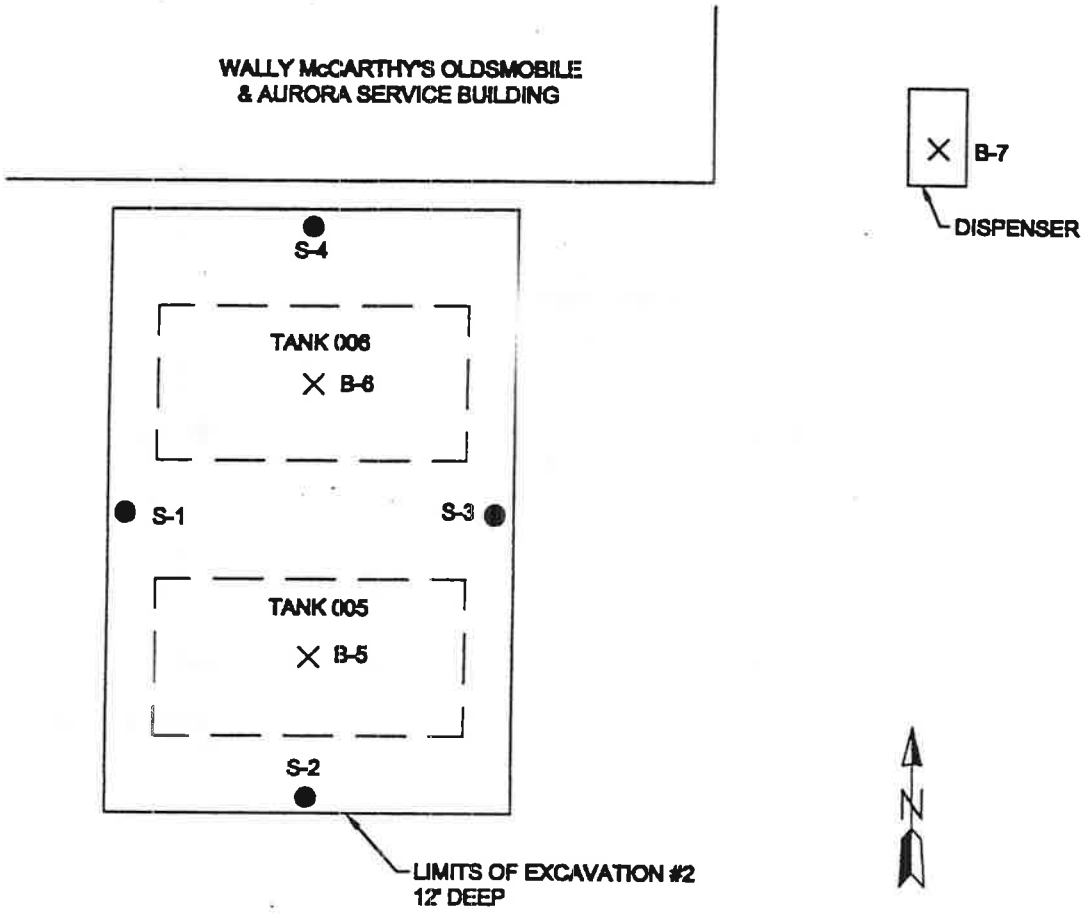


LEGEND

- BOTTOM OF EXCAVATION SOIL SAMPLE
- SIDE WALL SOIL SAMPLE

MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS	FIGURE 3 TANK EXCAVATION #1 SOIL SAMPLING LOCATIONS

PROJECT NAME:	DATE	FILENAME	
WALLY McCARTHY'S OLDSMOBILE & AURORA 1900 WEST 76TH STREET RICHFIELD, MN	9/99	EXCAV_1	



MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS	FIGURE 4 TANK EXCAVATION #2 SOIL SAMPLING LOCATIONS		
PROJECT NAME: WALLY McCARTHY'S OLDSMOBILE & AURORA 1900 WEST 76TH STREET RICHFIELD, MN		DATE 9/99	FILENAME EXCAV_2

APPENDIX C

Minnesota Pollution Control Agency

August 26, 1999

Mr. Dick Kinsey
Wally McCarthy Oldsmobile
1900 West 78th Street
Richfield, MN 55423

RE: Petroleum Storage Tank Release Investigation and Corrective Action
Site: Wally McCarthy Oldsmobile, 1900 West 78th Street, Richfield
Site ID#: LEAK00012876

Dear :

Notice of Release

The Minnesota Pollution Control Agency (MPCA) has been informed that a release of petroleum has occurred from storage tank facilities which you own and/or operate. We appreciate your timely notification so this site can be handled in an efficient manner.

Legal Obligations

Federal and state laws require that persons legally responsible for storage tank releases notify the MPCA of the release, investigate the release and, if necessary, clean up the release. A person is considered legally responsible for a tank release if the person owned or operated the tank either during or after the release, unless specifically exempted under the law. If you believe that you are not legally responsible for this storage tank release, please contact the project manager listed below.

If you are not legally responsible for the release, but hold legal or equitable title to the property where the release occurred, you may volunteer to take corrective action. Responsible persons and volunteers who take corrective action may be eligible for reimbursement for a major portion of the costs of corrective action. The legislature has established the Petroleum Tank Release Cleanup Account to reimburse responsible persons and volunteers. The account is administered by the Petro Board which is part of the Minnesota Department of Commerce. Final decisions regarding the amount of reimbursement are made by the Petro Board. All questions about eligibility and reimbursement should be directed to the Petrofund staff at (651) 297-1119 or (651) 297-4203.

Request to Take Corrective Action

The MPCA staff requests that you take steps to investigate and, if necessary, clean up the release in accordance with the enclosed MPCA fact sheets. The site investigation must fully define the extent and magnitude of the soil and/or ground water contamination caused by the release. A report (excavation report and/or remedial investigation/corrective action design (RI/CAD)) which details the results of the investigation or concludes that excavation was sufficient to clean up the release must be submitted to this office within 10 months of the date of this letter. Please refer to MPCA fact sheets for information pertaining to the amount of work needed at the petroleum release site(s).

Sites with free product (free-floating petroleum), drinking water supply impacts, surface water impacts, indoor vapor impacts, fire or explosion hazards, or ground water impacts which pose a significant threat to public health or the environment, are considered high priority for staff review. If one or more of these situations apply to your site, an RI/CAD report must be submitted within 90 days. In addition, if you know or discover that there is free-product from a well, excavation, or borehole, you must notify the MPCA within 24 hours and IMMEDIATELY begin interim free product recovery.

If you have not already done so, the MPCA recommends that you hire a qualified consulting firm registered with the Petrofund staff that has experience in conducting petroleum release site investigations and in proposing and implementing appropriate corrective actions. A list of registered contractors and consultants is available from the Petrofund staff. The MPCA reserves the right to reject proposed corrective actions if the requirements of the site investigation have not been fulfilled. Please note that, under Minn. R. 2890 (Supp. 1997), you must solicit a minimum of two competitive proposals on a form prescribed by the Petro Board to ensure that the consulting costs are reasonable. Questions about bidding requirements should be directed to Petrofund staff.

Required Response

MPCA staff requests a response to this letter within 30 days. Please tell us whether you intend to proceed with the requested work. If you do not respond within this time frame, the MPCA staff will assume that you do not intend to comply, in which case the MPCA Commissioner may order you to take corrective action. Failure to cooperate with the MPCA in a timely manner may result in reduced reimbursement from the Petro Board. See Minn. R. 2890 (Supp. 1997). The enclosed fact sheets will provide you with the information necessary to complete a successful investigation and cleanup. If you have any questions concerning this letter or need additional information, please contact me at (651) 297-8318. Please reference the above LEAK # in all correspondence. If you are calling long distance, you may reach the MPCA St. Paul office by calling (1-800) 657-3864.

Sincerely,

Lynette Kostlicky

for James McCann
Project Manager
Site Remediation Section
Metro District

JMC:lek

Enclosures

cc: Thomas P. Ferber, City Clerk, Richfield
Dan Scott, Fire Chief, Richfield
John Pollack, Leisch Associates, Plymouth
Greg Lie, Hennepin County Solid Waste Officer

BBL

ENVIRONMENTAL RECORD SEARCH

for the site

BURT LINDAHL PROPERTY

1900 W 78TH ST, RICHFIELD

performed for

MEISCH & ASSOCIATES, LTD

09-25-1999

MEIS3316

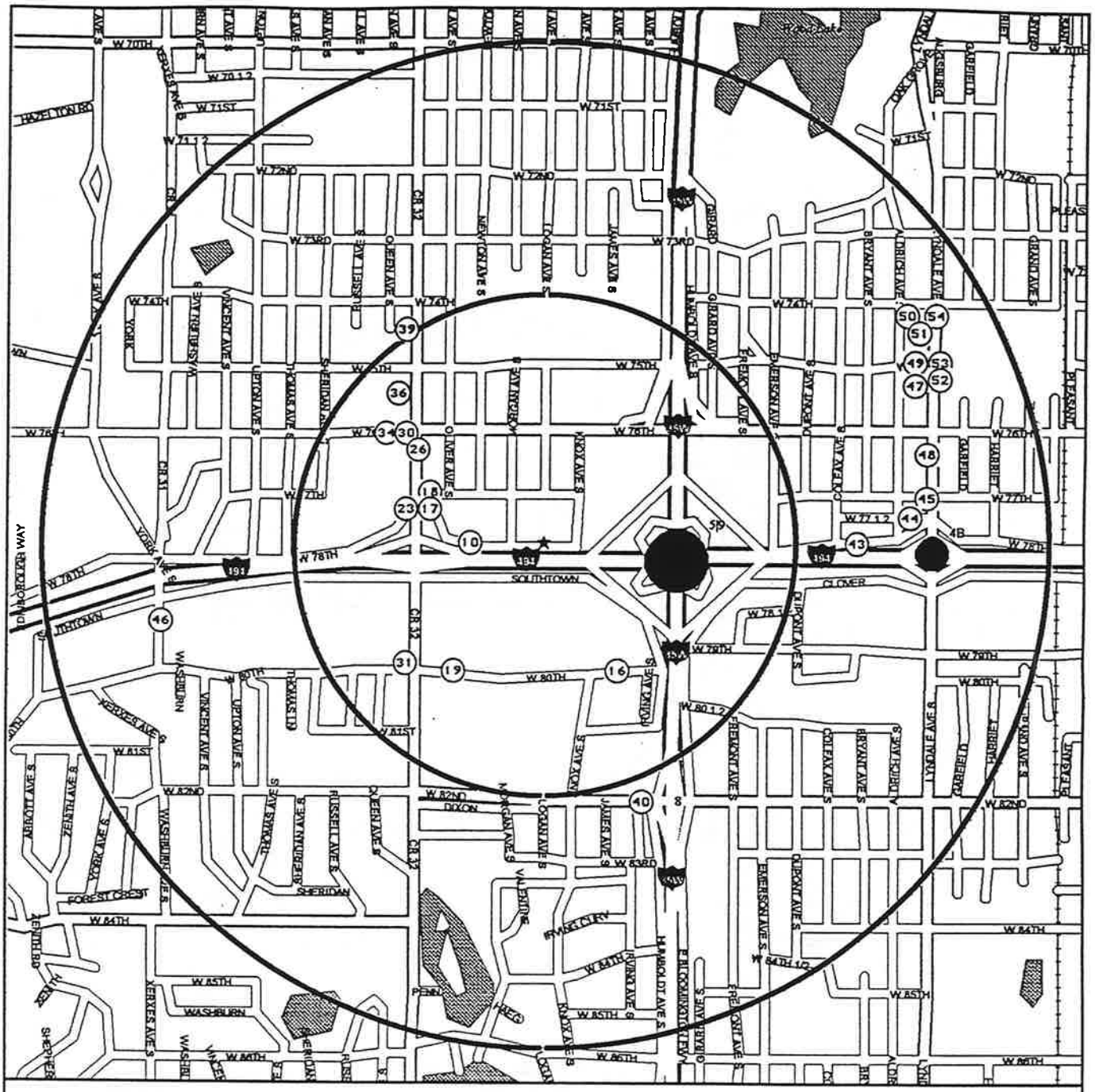
444 S Cedros Avenue Suite 200, Solana Beach CA 92075 Tel: 619 793-0641

INTRODUCTION

This document, prepared on the request of MEISCH & ASSOCIATES, LTD, reports the findings of BBL's investigation of environmental concerns in the vicinity of 1900 W 78th St, Richfield. It is divided in the following segments:

- Map - showing the location of the identified sites relative to the subject site. A total of 54 separate sites were identified.
- Summary - listing the identified sites by street names.
- Final Report - describing the sources investigated and the resulting findings:

- Fire Insurance Map review - describing the area of the subject site.



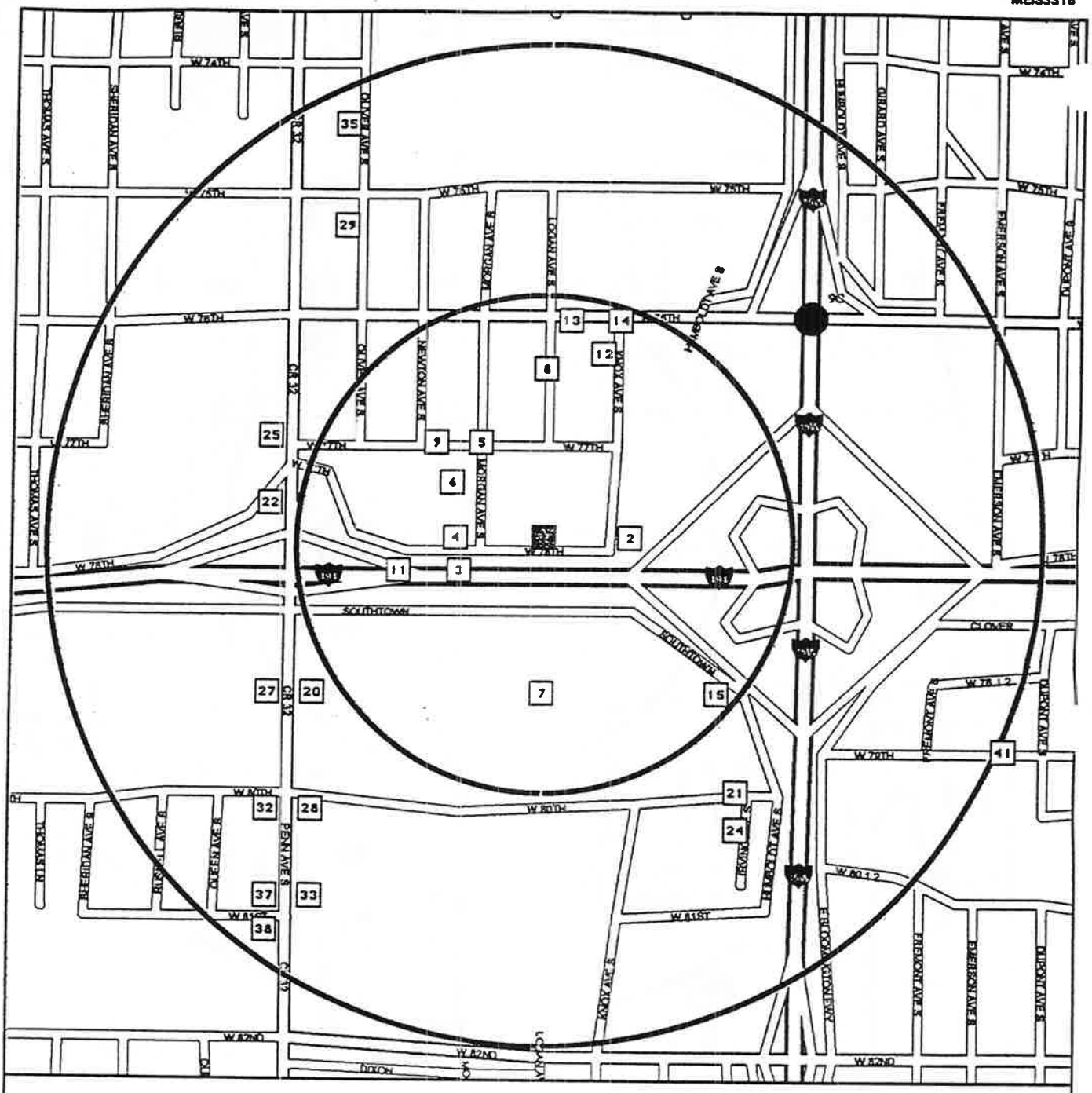
○ ENVIRONMENTAL CONCERNS - HIGH PRIORITY

○ ENVIRONMENTAL CONCERNS

▢ ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'

▢ OPERATING PERMITS ONLY

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH KNOWN ENVIRONMENTAL CONCERNS IN THE VICINITY OF SUBJECT SITE AT 1900 W 78TH ST, RICHFIELD



- ENVIRONMENTAL CONCERNS - HIGH PRIORITY
- ENVIRONMENTAL CONCERNS
- ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'
- OPERATING PERMITS ONLY

3.2 inches to 1/2 mile

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH OPERATING PERMITS ONLY WITHIN HALF A MILE OF SUBJECT SITE AT 1900 W 78TH ST, RICHFIELD

1. MCCARTHYS WALLY OLDSMOBILE
2. NAEGELE OUTDOOR ADVERTISING CO
3. PARKING LOT
4. WALSER IMPORTS
5. REPRO PRINTING INC
6. O DONNELL CLEANERS INC
7. SOUTHTOWN CINEMA
8. OLSEN TOOL AND PLASTICS INC
9. ABRA AUTO BODY AND GLASS
10. WALSER BUICK
11. GOODYEAR ASC
12. BARREL FINISH INC
13. FOUNTAINHEAD
14. EXCELLENCE AUTO SVC
15. HAROLD CHEVROLET INC
16. SOUTHTOWN FREEWAY TOYOTA
17. UNO VEN 76 SOUTHTOWN GREEN BRO
18. CENTURY COURT APARTMENT WEST
19. WAVE CAR WASH
20. SOUTHTOWN TIRE CTR
21. SATURN OF BLOOMINGTON
22. WALSER BUICK ISUZU
23. CENTURY COURT WEST
24. INFINITY OF BLOOMINGTON
25. CENTURY COURT WEST
26. CENTURY COURT WEST
27. UNOCAL (CLOSED)
28. FREEWAY DODGE INC
29. WOODLAKE LUTHERAN CHURCH
30. CENTURY COURT WEST
31. SOUTHTOWN SPUR
32. BLOOMINGTON CHRYSLER PLYMOUTH
33. GAWLLK JR JOHN A DDS
34. CENTURY COURT WEST
35. RICHFIELD JUNIOR HIGH SCHOOL
36. CHURCH OF SAINT RICHARD
37. LENFER TRANSMISSION
38. BLOOMINGTON LAKE CLN SOUTHTOWN
39. LINCOLN HILLS ELEMENTARY SCHOO
40. THE COMMERCE BUILDING
41. PRINTING SOLUTIONS
42. DLM CO INC
43. RICHFIELD MITSUBISHI
44. TWIN CITY TIRE
45. CONOCO
46. NORTHWESTERN FINANCIAL CENTER
47. AMOCO #5358
48. TOTAL PETROLEUM
49. CENTURY COURT APARTMENTS SOUTH
50. CENTURY COURT APARTMENTS SOUTH
51. CENTURY COURT APARTMENT SOUTH
52. CENTURY COURT APARTMENT SOUTH
53. CENTURY COURT APARTMENT SOUTH
54. CENTURY COURT APARTMENTS SOUTH

INDEX OF SITES LISTED BY MAP NUMBERS

ENVIRONMENTAL RECORDS SEARCH

SUMMARY

ENVIRONMENTAL RECORDS SEARCH FOR
BURT LINDAHL PROPERTY
1900 W 78TH ST, RICHFIELD

Page: 1
Job : MEIS3316
Date: 09-25-1999

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
ENVIRONMENTAL CONCERNS, WITHIN 1/4 MILE OF THE SUBJECT SITE							
2100 W 78TH ST	MINNEAPOLIS	WALSER BUICK	LUST		4	10	W
		WALSER BUICK INC	UST		15		
		WALSER BUICK INC	RCRA	S	9		
1750 W 80TH ST	BLOOMINGTON	SOUTHTOWN FREEWAY TOYOTA	LUST		5	16	SE
		SOUTHTOWN FREEWAY TOYOTA	UST		16		
		SOUTHTOWN FREEWAY TOYOTA	RCRA	S	9		
7744 PENN AVE S	RICHFIELD	MOBIL SOUTHTOWN SERVICE	LUST		7	17	W
		UNO VEN 76 SOUTHTOWN GREEN BRO	RCRA		10		
		SOUTH TOWN SERVICE	UST		17		
7710 PENN AVE S	RICHFIELD	CENTURY COURT APARTMENT WEST	LUST		7	18	W
		CENTURY COURT WEST	UST		17		
2151 W 80TH ST	BLOOMINGTON	WAVE CAR WASH	LUST		5	19	SW
		D/B/A WAVE EXPRESS SOUTH HENN	UST		16		
7720 PENN AVE S	RICHFIELD	CENTURY COURT APARTMENT WEST	LUST		7	23	W
		CENTURY COURT WEST	UST		17		
7620 PENN AVE S	RICHFIELD	CENTURY COURT APARTMENTS WEST	LUST		7	26	NW
		CENTURY COURT WEST	UST		17		
ENVIRONMENTAL CONCERNS, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE							
7600 PENN AVE S	RICHFIELD	CENTURY COURT APARTMENTS WEST	LUST		6	30	NW
		CENTURY COURT WEST	UST		17		
7999 PENN AVE S	BLOOMINGTON	SOUTHTOWN SPUR STATION	LUST		7	31	SW
		SOUTHTOWN SPUR	RCRA		10		
		JIFFY LUBE	UST		18		
		SOUTHTOWN SPUR	UST		18		
7610 PENN AVE S	RICHFIELD	CENTURY COURT APARTMENTS WEST	LUST		6	34	NW
		CENTURY COURT WEST	UST		17		
7540 PENN AVE S	RICHFIELD	CHURCH OF SAINT RICHARD	LUST		6	36	NW
		CHURCH OF SAINT RICHARD	UST		16		
7440 PENN AVE S	RICHFIELD	LINCOLN HILLS ELEMENTARY SCHOO	LUST		6	39	NW
		LINCOLN HILLS ELEMENTARY SCHOO	UST		16		
8200 HUMBOLDT AVE S	BLOOMINGTON	COMMERCE BLDG	LUST		5	40	SE
		THE COMMERCE BUILDING	UST		16		
ENVIRONMENTAL CONCERNS, WITHIN 1/2 - 3/4 MILE OF THE SUBJECT SITE							
920 W 78TH ST	RICHFIELD	RICHFIELD MITSUBISHI	LUST		4	43	E
ENVIRONMENTAL CONCERNS, WITHIN 3/4 - 1 MILE OF THE SUBJECT SITE							
719 W 77TH 1/2 ST	MINNEAPOLIS	TWIN CITY TIRE	SETS		3	44	E
7700 LYNDALE AVE S	RICHFIELD	CONOCO	LUST		6	45	E
7900 XERXES AVE S	BLOOMINGTON	NORTHWESTERN FINANCIAL CENTER	LUST		7	46	W
7544 LYNDALE AVE S	RICHFIELD	AMOCO #5358	LUST		6	47	E
7645 LYNDALE AVE S	RICHFIELD	TOTAL PETROLEUM	LUST		6	48	E
7515 LYNDALE AVE S	RICHFIELD	CENTURY COURT APARTMENTS SOUTH	LUST		5	49	E
7435 LYNDALE AVE S	RICHFIELD	CENTURY COURT APARTMENTS SOUTH	LUST		5	50	NE
7445 LYNDALE AVE S	RICHFIELD	CENTURY COURT APARTMENT SOUTH	LUST		5	51	E
7521 LYNDALE AVE S	RICHFIELD	CENTURY COURT APARTMENT SOUTH	LUST		6	52	E
7501 LYNDALE AVE S	RICHFIELD	CENTURY COURT APARTMENT SOUTH	LUST		5	53	E
7431 LYNDALE AVE S	RICHFIELD	CENTURY COURT APARTMENTS SOUTH	LUST		5	54	NE

OPERATING PERMITS ONLY FOR
BURT LINDAHL PROPERTY
1900 W 78TH ST, RICHFIELD

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
OPERATING PERMITS ONLY, WITHIN 1/4 MILE OF THE SUBJECT SITE							
1900 W 78TH ST	RICHFIELD	MCCARTHYS WALLY OLDSMOBILE	RCRA	S	8	1	
		WALLY MCCARTHYS OLDSMOBILE INC	UST		15		
1700 W 78TH ST	RICHFIELD	NAEGELE OUTDOOR ADVERTISING CO	UST		15	2	E
		NAEGELE OUTDOOR ADVERTISING	RCRA	S	8		
2016 W 78TH ST	RICHFIELD	PARKING LOT	UST		15	3	W
2000 W 78TH ST	RICHFIELD	WALSER IMPORTS	RCRA	S	8	4	W
7701 MORGAN AVE S	RICHFIELD	REPRO PRINTING INC	RCRA	S	10	5	NW
7748 MORGAN AVE S	RICHFIELD	O DONNELL CLEANERS INC	RCRA	S	10	6	NW
7801 SOUTHTOWN CENTER	BLOOMINGTON	SOUTHTOWN CINEMA	UST		18	7	S
7831 SOUTHTOWN CENTER	BLOOMINGTON	SOUTHTOWN MONTGOMERY WARD	UST		18	7	S
		MONTGOMERY WARD NO 1190	FIFRA		14		
		MONTGOMERY WARD NO 1190	RCRA	S	11		
7925 SOUTHTOWN CENTER	BLOOMINGTON	WHITE WAY CLEANERS AND LAUNDER	RCRA	S	12	7	S
7939 SOUTHTOWN CENTER	BLOOMINGTON	PROEX ONE HOUR PHOTO	RCRA		12	7	S
7645 LOGAN AVE S	RICHFIELD	OLSEN TOOL AND PLASTICS INC	RCRA		10	8	N
7725 MORGAN AVE S	RICHFIELD	ABRA AUTO BODY AND GLASS	RCRA	S	10	9	NW
2115 W 78TH ST	BLOOMINGTON	GOODYEAR ASC	UST		15	11	W
7630 KNOX AVE S	MINNEAPOLIS	BARREL FINISH INC	RCRA	L	9	12	NE
		BARREL FINISH INC.	SARA		13		
7811 KNOX AVE S	RICHFIELD	FOUNTAINHEAD	UST		16	13	N
7608 KNOX AVE S	RICHFIELD	EXCELLENCE AUTO SVC	RCRA		9	14	NE
1601 SOUTHTOWN DR	BLOOMINGTON	HAROLD CHEVROLET INC	UST		19	15	SE
		HAROLD CHEVROLET INC	RCRA	L	12		
7901 PENN AVE S	BLOOMINGTON	SOUTHTOWN TIRE CTR	RCRA	S	10	20	SW
		SOUTHTOWN TIRE CENTER	UST		18		
1701 W 80TH ST	BLOOMINGTON	SATURN OF BLOOMINGTON	RCRA		9	21	SE
		HYUNDAI HAROLD	UST		15		
7745 PENN AVE S	RICHFIELD	WALSER BUICK ISUZU	UST		17	22	W
7700 PENN AVE S	RICHFIELD	CENTURY COURT WEST	UST		17	25	W
7900 PENN AVE S	BLOOMINGTON	UNOCAL (CLOSED)	UST		17	27	W
OPERATING PERMITS ONLY, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE							
8030 HUMBOLDT AVE S	BLOOMINGTON	INFINITY OF BLOOMINGTON	RCRA		9	24	SE
		INFINITY OF BLOOMINGTON	UST		16		
8011 PENN AVE S	BLOOMINGTON	FREEWAY DODGE INC	RCRA	S	11	28	SW
		FREEWAY DODGE	UST		18		
7525 OLIVER AVE S	RICHFIELD	WOODLAKE LUTHERAN CHURCH	UST		16	29	NW
8000 PENN AVE S	BLOOMINGTON	BLOOMINGTON CHRYSLER PLYMOUTH	RCRA	S	11	32	SW
		BLOOMINGTON CHRYSLER PLYMOUTH	UST		18		
8100 PENN AVE S, 172	BLOOMINGTON	GAWLIK JR JOHN A DDS	RCRA		11	33	SW
7461 OLIVER AVE S	RICHFIELD	RICHFIELD JUNIOR HIGH SCHOOL	UST		16	35	NW
8099 PENN AVE S	BLOOMINGTON	LENFER TRANSMISSION	RCRA		11	37	SW
		REIDS LARRY BLOOMINGTON CHRYS	RCRA		11		
		PENN AUTO PLAZA AMC/JEEP INC	UST		18		
		PENN AUTO PLAZA	UST		18		
8120 PENN AVE S, NO 451	BLOOMINGTON	BLOOMINGTON LAKE CLN SOUTHTOWN	RCRA	S	11	38	SW
8120 PENN AVE S,B	BLOOMINGTON	SOUTHTOWN OFFICE PARK	RCRA	S	11	38	SW
OPERATING PERMITS ONLY, WITHIN 1/2 - 3/4 MILE OF THE SUBJECT SITE							
1022 W 80TH ST	RICHFIELD	PRINTING SOLUTIONS	RCRA	S	9	41	E
921 W 80TH ST	BLOOMINGTON	DLM CO INC	UST		15	42	E

REFERENCED SOURCES

Job : MEIS3316
Date: 09-25-1999

FEDERAL SOURCES

NPL NATIONAL PRIORITY LIST (02/01/99)

CERCLA CERCLIS (07/99)

NFRAP NFRAP (07/99)

FedFac FEDERAL FACILITIES (07/99)

ERNS EMERGENCY RESPONSE NOTIFICATION SYSTEM (1989-1998)

SETS SITE ENFORCEMENT TRACKING SYSTEM (05/21/99)

CDETS ENFORCEMENT DOCKET SYSTEM (DOCKET/CDETS)

CD C-DOCKET (02/99)

RV RCRA VIOLATORS LIST (07/99)

MINNESOTA STATE SOURCES

SF MINNESOTA STATE SUPERFUND

VP VOLUNTARY INVESTIGATION & CLEANUP PROGRAM

LUST LEAKING UNDERGROUND STORAGE TANKS

LF SOUD WASTE LANDFILLS

OPERATING PERMITS

RCRA RCRA GENERATORS (07/99)

L	Large Generator	T	Transporter	S	Small Generator

TSD RCRA - TSD FACILITIES (07/99)

I	Incinerator	D	Land Disposal	T	Storage/Treatment

SARA SARA TITLE III,SECTION 313 (TRIS) (07/99)

Nucl NUCLEAR REGULATORY COMMISSION LICENSEES (07/99)

PCB PCB WASTE HANDLERS DATABASE (07/99)

PCS PERMIT COMPLIANCE SYSTEM (PCS) (07/99)

AFS AIRS FACILITY SYSTEM (AFS) (01/98)

PE SECTION SEVEN TRACKING SYSTEM (07/99)

FIFRA FIFRA/TSCA TRACKING SYSTEM (07/99)

FIFS FEDERAL FACILITIES INFORMATION SYSTEM (FFIS) (07/99)

CICIS CHEMICALS IN COMMERCE INFORMATION SYSTEM (07/99)

FN FINDS EPA FACILITY INDEX SYSTEM (07/99)

UST UNDERGROUND STORAGE TANKS

ENVIRONMENTAL RECORDS SEARCH

LISTED BY SOURCE

INTRODUCTION

BBL has used its best effort but makes no claims as to the completeness or accuracy of the referenced government sources or the completeness of the search. Our records are frequently updated but only as current as their publishing date and may not represent the entire field of known or potential hazardous waste or contaminated sites. To ensure complete coverage of the subject property and surrounding area, sites may be included in the list if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information in our sources. For additional information call 619 793-0641.

The following government sources have been searched for sites within one mile radius, unless otherwise stated, of the subject location.

FEDERAL SOURCES

NPL National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS is a database used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

Using the National Oil and hazardous Substance Pollution Contingency Plan(National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

The EPA and state agencies seek to identify potentially responsible parties(PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

No listings within 1 mile radius of the subject site.

NFRAP No Further Remedial Action Planned sites (CERCLIS)

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

No listings within 1 mile radius of the subject site.

FEDFAC Federal Facilities

As part of the CERCLA program, federal facilities with known or suspected environmental problems, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court order.

No listings within 1 mile radius of the subject site.

ERNS Emergency Response Notification System

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center.

There are primarily five Federal statutes that require release reporting the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

No listings within half of a mile radius of the subject site.

SETS Site Enforcement Tracking System (SETS)

When expanding Superfund monies at a CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) Site, EPA must conduct a search to identify parties with potential financial responsibility for remediation of uncontrolled hazardous waste sites. EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

Site:	TWIN CITY TIRE	
Address:	719 W 77TH 1/2 ST	
City:	MINNEAPOLIS	
Map Loc:	44 - within 3/4 - 1 mile E of the subject	
Status:	MND022949192 UNION SCRAP IRON METAL	notice date 4/20/90

DO Enforcement Docket System (DOCKET)/Consent Decree Tracking System (CDETS)

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

No listings within half of a mile radius of the subject site.

CD Criminal Docket System (C-DOCKET)

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental statues and tracks enforcement actions from the initial stages of investigations through conclusion.

No listings within half of a mile radius of the subject site.

RCRA RCRA Violators List (CORRACTS)

The Resource Conservation and Recovery Act of 1976 provides for "cradle to grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS)

If enforcement is required, it is typically delegated to a state agency.

No listings within 1 mile radius of the subject site.

MINNESOTA STATE SOURCES

SF Minnesota State Superfund

The Minnesota Pollution Control Agency maintains a State Superfund list and is reported as part CERCLIS.

No listings within 1 mile radius of the subject site.

VP Voluntary Cleanup & Investigation Program (VIC)

Under the Land Recycling Act of 1992, persons who are not otherwise responsible for a contamination problem may be eligible for future liability protectioin when they voluntarily undertake an investigation and, if necessary, cleanup action approved by the MPCA through the VIC Program. This process allows proerety transactions to move forward quickly, but it also helps promote redevelopment of contaminated property, mitigate health or environmental risks posed by wastes on these properties.

No listings within 1 mile radius of the subject site.

LT Leaking Underground Storage Tanks

The Minnesota Pollution Control Agency, Underground Storage Section tracks suspected and confirmed releases for storage tanks, primarily from tanks regulated by Title 40 of the Code of Federal Regulations (CFR) Part280.

Site: RICHFIELD MITSUBISHI
Address: 920 W 78TH ST
City: RICHFIELD
Map Loc: 43 - within 1/2 - 3/4 mile E of the subject
Status: --

Site: WALSER BUICK
Address: 2100 W 78TH ST
City: MINNEAPOLIS
Map Loc: 10 - within 1/4 mile W of the subject
Status: --

Site: SOUTHTOWN FREEWAY TOYOTA
Address: 1750 W 80TH ST
City: BLOOMINGTON
Map Loc: 16 - within 1/4 mile SE of the subject
Status: --

Site: WAVE CAR WASH
Address: 2151 W 80TH ST
City: BLOOMINGTON
Map Loc: 19 - within 1/4 mile SW of the subject
Status: --

Site: COMMERCE BLDG
Address: 8200 HUMBOLDT AVE S
City: BLOOMINGTON
Map Loc: 40 - within 1/4 - 1/2 mile SE of the subject
Status: --

Site: CENTURY COURT APARTMENTS SOUTH
Address: 7431 LYNDALE AVE S
City: RICHFIELD
Map Loc: 54 - within 3/4 - 1 mile NE of the subject
Status: --

Site: CENTURY COURT APARTMENTS SOUTH
Address: 7435 LYNDALE AVE S
City: RICHFIELD
Map Loc: 50 - within 3/4 - 1 mile NE of the subject
Status: --

Site: CENTURY COURT APARTMENT SOUTH
Address: 7445 LYNDALE AVE S
City: RICHFIELD
Map Loc: 51 - within 3/4 - 1 mile E of the subject
Status: --

Site: CENTURY COURT APARTMENT SOUTH
Address: 7501 LYNDALE AVE S
City: RICHFIELD
Map Loc: 53 - within 3/4 - 1 mile E of the subject
Status: --

Site: CENTURY COURT APARTMENTS SOUTH
Address: 7515 LYNDALE AVE S
City: RICHFIELD
Map Loc: 49 - within 3/4 - 1 mile E of the subject
Status: --

Site: CENTURY COURT APARTMENT SOUTH
Address: 7521 LYNDALE AVE S
City: RICHFIELD
Map Loc: 52 - within 3/4 - 1 mile E of the subject
Status: --

Site: AMOCO #5358
Address: 7544 LYNDALE AVE S
City: RICHFIELD
Map Loc: 47 - within 3/4 - 1 mile E of the subject
Status: --

Site: TOTAL PETROLEUM
Address: 7645 LYNDALE AVE S
City: RICHFIELD
Map Loc: 48 - within 3/4 - 1 mile E of the subject
Status: --

Site: CONOCO
Address: 7700 LYNDALE AVE S
City: RICHFIELD
Map Loc: 45 - within 3/4 - 1 mile E of the subject
Status: --

Site: LINCOLN HILLS ELEMENTARY SCHOO
Address: 7440 PENN AVE S
City: RICHFIELD
Map Loc: 39 - within 1/4 - 1/2 mile NW of the subject
Status: --

Site: CHURCH OF SAINT RICHARD
Address: 7540 PENN AVE S
City: RICHFIELD
Map Loc: 36 - within 1/4 - 1/2 mile NW of the subject
Status: --

Site: CENTURY COURT APARTMENTS WEST
Address: 7600 PENN AVE S
City: RICHFIELD
Map Loc: 30 - within 1/4 - 1/2 mile NW of the subject
Status: --

Site: CENTURY COURT APARTMENTS WEST
Address: 7610 PENN AVE S
City: RICHFIELD
Map Loc: 34 - within 1/4 - 1/2 mile NW of the subject
Status: --

Site: CENTURY COURT APARTMENTS WEST
Address: 7620 PENN AVE S
City: RICHFIELD
Map Loc: 26 - within 1/4 mile NW of the subject
Status: --

Site: CENTURY COURT APARTMENT WEST
Address: 7710 PENN AVE S
City: RICHFIELD
Map Loc: 18 - within 1/4 mile W of the subject
Status: --

Site: CENTURY COURT APARTMENT WEST
Address: 7720 PENN AVE S
City: RICHFIELD
Map Loc: 23 - within 1/4 mile W of the subject
Status: --

Site: MOBIL SOUTHTOWN SERVICE
Address: 7744 PENN AVE S
City: RICHFIELD
Map Loc: 17 - within 1/4 mile W of the subject
Status: --

Site: SOUTHTOWN SPUR STATION
Address: 7999 PENN AVE S
City: BLOOMINGTON
Map Loc: 31 - within 1/4 - 1/2 mile SW of the subject
Status: --

Site: NORTHWESTERN FINANCIAL CENTER
Address: 7900 XERXES AVE S
City: BLOOMINGTON
Map Loc: 46 - within 3/4 - 1 mile W of the subject
Status: --

LF Solid Waste Landfills

The Minnesota Pollution Control Agency, Ground water and Solid Waste Division, Solid Waste Section maintains a list of permitted public, private and federal landfills.

In addition, beginning in June 1994, Minnesota undertook a program, the Landfill Cleanup Act of the 1994 Legislature, for cleaning up and providing long term care for 106 closed, permitted, mixed municipal solid waste landfills, whose traditional method of cleanup until this time involved Superfund.

No listings within 1 mile radius of the subject site.

OPERATING PERMITS

Various agencies issue operating permits or regulate the handling, movements, storage and disposal of hazardous materials and require mandatory reporting. The inclusion in this section does not imply that an environmental problem exists presently or has in the past.

The sources referenced below have been searched within half a mile radius,unless otherwise stated, of the subject site.

RCRA-G Resource Conservation and Recovery Information System - Generators

The Environmental Protection Agency regulates generators of hazardous material thrcugh the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Forr (EPA Form 8700-12) or a state equivalent form. The notification form provides basic identification information and specific waste activities.

Status Codes: L - Generators who generate at least 1000 kg/mo of non-acutely hazardous waste (or 1 kg/mo of acutely hazardous waste).
S - Generators who gene-ate 100 kg/mo but less than 1000 kg/mo of non-acutely hazardous w
T - Transporter.

Site: NAEGELE OUTDOOR ADVERTISING
Address: 1700 W 78TH ST
City: RICHFIELD
Map Loc: 2 - within 1/4 mile E of the subject
Status: S - Small Generator
Permit id#: MND006207260

Site: MCCARTHYS WALLY OLDSMOBILE
Address: 1900 W 78TH ST
City: RICHFIELD
Map Loc: 1 - the subject site
Status: S - Small Generator
Permit id#: MND022914642
SIC Codes: 5511

Site: WALSER IMPORTS
Address: 2000 W 78TH ST
City: RICHFIELD
Map Loc: 4 - within 1/4 mile W of the subject
Status: S - Small Generator
Permit id#: MND982607145

SIC Codes: 5511

Site: WALSER BUICK INC
Address: 2100 W 78TH ST
City: RICHFIELD
Map Loc: 10 - within 1/4 mile W of the subject
Status: S - Small Generator
Permit id#: MND080241102
SIC Codes: 5511

Site: PRINTING SOLUTIONS
Address: 1022 W 80TH ST
City: RICHFIELD
Map Loc: 41 - within 1/2 - 3/4 mile E of the subject
Status: S - Small Generator
Permit id#: MND982624538

Site: SATURN OF BLOOMINGTON
Address: 1701 W 80TH ST
City: BLOOMINGTON
Map Loc: 21 - within 1/4 mile SE of the subject
Status: Permit id#: MND982650095

Site: SOUTHTOWN FREEWAY TOYOTA
Address: 1750 W 80TH ST
City: BLOOMINGTON
Map Loc: 16 - within 1/4 mile SE of the subject
Status: S - Small Generator
Permit id#: MND057603631
SIC Codes: 5511 7538

Site: INFINITY OF BLOOMINGTON
Address: 8030 HUMBOLDT AVE S
City: BLOOMINGTON
Map Loc: 24 - within 1/4 - 1/2 mile SE of the subject
Status: Permit id#: MND156978082

Site: EXCELLENCE AUTO SVC
Address: 7608 KNOX AVE S
City: RICHFIELD
Map Loc: 14 - within 1/4 mile NE of the subject
Status: Permit id#: MND985702406
SIC Codes: 7538

Site: BARREL FINISH INC
Address: 7630 KNOX AVE S
City: MINNEAPOLIS
Map Loc: 12 - within 1/4 mile NE of the subject
Status: L - Large Generator
Permit id#: MND006260053
SIC Codes: 3471

WASTE GENERATED:
ION EXCHANGE CANISTERS? CONTAINING ZINC CONTAMINATED ????? USED FOR ION EXCHANGE RECOVERY OF ZINC 3150 gal
WASTE FILTERS AND SLUDGE FROM PLATING TANKS CONTAINING ZINC AND CHROME 1500 lbs
WASTE ACIDIC HCL SOLUTION CONTAINING HYDROCHLORIC ACID USED TO PICKLE PARTS PRIOR TO ZINC PLATING 23360 gal
ACIDIC CHROMETING? SOLUTION CONTAINING CHROMIC ACID USED TO TREAT PARTS AFTER ZONE?

PLATING 35700 gal

ENFORCEMENT HISTORY:
- 07/05/90 Initial 3008(a) Compliance order.

Site: OLSEN TOOL AND PLASTICS INC
Address: 7645 LOGAN AVE S
City: RICHFIELD
Map Loc: 8 - within 1/4 mile N of the subject
Status: Permit id#: MND985682772

Site: REPRO PRINTING INC
Address: 7701 MORGAN AVE S
City: RICHFIELD
Map Loc: 5 - within 1/4 mile NW of the subject
Status: S - Small Generator
Permit id#: MND055473060
SIC Codes: 2752

Site: ABRA AUTO BODY AND GLASS
Address: 7725 MORGAN AVE S
City: RICHFIELD
Map Loc: 9 - within 1/4 mile NW of the subject
Status: S - Small Generator
Permit id#: MND985741362

Site: O DONNELL CLEANERS INC
Address: 7748 MORGAN AVE S
City: RICHFIELD
Map Loc: 6 - within 1/4 mile NW of the subject
Status: S - Small Generator
Permit id#: MND981200017

Site: UNO VEN 76 SOUTHTOWN GREEN BRO
Address: 7744 PENN AVE S
City: RICHFIELD
Map Loc: 17 - within 1/4 mile W of the subject
Status: Permit id#: MND985707561

Site: SOUTHTOWN TIRE CTR
Address: 7901 PENN AVE S
City: BLOOMINGTON
Map Loc: 20 - within 1/4 mile SW of the subject
Status: S - Small Generator
Permit id#: MND022942122
SIC Codes: 5541 7538 5531

Site: SOUTHTOWN SPUR
Address: 7999 PENN AVE S
City: BLOOMINGTON
Map Loc: 31 - within 1/4 - 1/2 mile SW of the subject
Status: Permit id#: MND981800899

Site: BLOOMINGTON CHRYSLER PLYMOUTH
Address: 8000 PENN AVE S
City: BLOOMINGTON
Map Loc: 32 - within 1/4 - 1/2 mile SW of the subject
Status: S - Small Generator
Permit id#: MND066524281
SIC Codes: 5511

Site: FREEWAY DODGE INC
Address: 8011 PENN AVE S
City: BLOOMINGTON
Map Loc: 28 - within 1/4 - 1/2 mile SW of the subject
Status: S - Small Generator
Permit id#: MND022895171
SIC Codes: 5511 7532

Site: LENFER TRANSMISSION
Address: 8099 PENN AVE S
City: BLOOMINGTON
Map Loc: 37 - within 1/4 - 1/2 mile SW of the subject
Status: Permit id#: MN0000378216

Site: REIDS LARRY BLOOMINGTON CHRYS
Address: 8099 PENN AVE S
City: BLOOMINGTON
Map Loc: 37 - within 1/4 - 1/2 mile SW of the subject
Status: Permit id#: MND048161269

Site: GAWLLK JR JOHN A DDS
Address: 8100 PENN AVE S, 172
City: BLOOMINGTON
Map Loc: 33 - within 1/4 - 1/2 mile SW of the subject
Status: Permit id#: MND985720663

Site: BLOOMINGTON LAKE CLN SOUTHTOWN
Address: 8120 PENN AVE S, NO 451
City: BLOOMINGTON
Map Loc: 38 - within 1/4 - 1/2 mile SW of the subject
Status: S - Small Generator
Permit id#: MND981960917

Site: SOUTHTOWN OFFICE PARK
Address: 8120 PENN AVE S,B
City: BLOOMINGTON
Map Loc: 38 - within 1/4 - 1/2 mile SW of the subject
Status: S - Small Generator
Permit id#: MND982425308

Site: MONTGOMERY WARD NO 1190
Address: 7831 SOUTHTOWN CENTER
City: BLOOMINGTON
Map Loc: 7 - within 1/4 mile S of the subject
Status: S - Small Generator
Permit id#: MND149836405

Site: WHITE WAY CLEANERS AND LAUNDER
Address: 7925 SOUTHTOWN CENTER
City: BLOOMINGTON
Map Loc: 7 - within 1/4 mile S of the subject
Status: S - Small Generator
Permit id#: MND981096993

Site: PROEX ONE HOUR PHOTO
Address: 7939 SOUTHTOWN CENTER
City: BLOOMINGTON
Map Loc: 7 - within 1/4 mile S of the subject
Status: Permit id#: MND982420374

Site: HAROLD CHEVROLET INC
Address: 1601 SOUTHTOWN DR
City: BLOOMINGTON
Map Loc: 15 - within 1/4 mile SE of the subject
Status: L - Large Generator
Permit id#: MND022901011
SIC Codes: 5511

RCRA-D Resource Conservation and Recovery Information System - Treatment, Storage & Disposal

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardou material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are requirec to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

Status Codes:	I	Incinerator
	T	Storage/Treatment facility other than Incinerator
	D	Land Disposal Facility

No listings within 1 mile radius of the subject site.

SARA SARA Title III,section 313 (TRIS)

Title III of the Superfund Amendments and Reauthorization Act,Section 313, also known as Emergency Planning and Community Right-to-Know Act of 1986 requires owners or operators of facilities with more than 10 employees and are listed under Standard Industrial Classification(SIC) Codes 20 through 39 to report the manufacturing, processing or use of more than a threshold of certain chemical or chemical categories listed under section 313. This data base is also known as Toxic Release Information System (TRIS).

Below summary information for the last five year period is reported grouping the releases into air, water, underground injection, land, public offsite treatment (potw) and transportation offsite.

Site: BARREL FINISH INC.
Address: 7630 KNOX AVE S
City: RICHFIELD
Map Loc: 12 - within 1/4 mile NE of the subject
Status: HYDROCHLORIC ACID air: 1500 tran: 281463

NC Nuclear Regulatory Commission Licensees

The Nuclear Regulatory Commission, Office of Nuclear Material Safety and Safeguards has been mandated (10 CFR Ch 1.42) to protect the public health and safety, the common defense and security, and the environment by licensing, inspection, and environmental impact assessment for all nuclear facilities and activities, and for the import and export of special nuclear material.

No listings within half of a mile radius of the subject site.

PCB PCB Waste Handlers Database

The U.S. Environmental Protection Agency tracks generators, transporters, commercial stores and/or brokers and disposers of PCB's in accordance with the Toxic Substance Control Act.

No listings within half of a mile radius of the subject site.

PCS Permit Compliance System

PCS is a database which contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS was developed by The U.S. Environmental Protection Agency to meet the information needs of the NPDES program under the Clean Water Act. PCS tracks permit, compliance, and enforcement states of NPDES facilities.

No listings within half of a mile radius of the subject site.

AFS AIRS Facility System

AFS contains emissions and compliance data on air pollution point sources tracked by the U.S. EPA and state and local environmental regulatory agencies. There are seven "criteria pollutants" for which data must be reported to EPA and stored in AIRS: PM10 (particulate matters less than 10 microns in size), carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, reactive volatile organic compounds (VOC), and ozone.

AFS replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aeromatic Data (SAROAD).

No listings within half of a mile radius of the subject site.

PE Section Seven Tracking System (SSTS)

SSTS evolved from the FIFRA and TSCA Enforcement System (FATES). SSTS tracks the registration of all pesticide producing establishments and tracks annually the types and amounts of pesticides, active ingredients, and devices that are produced, sold or distributed each year.

No listings within half of a mile radius of the subject site.

FIFRA FIFRA/TSCA Tracking System/ National Compliance Database (FTTS/NCDB)

NCDB supports implementation of the Federal Insecticide, Funguside and Rodenticide Control Act (FIFRA) and the Toxic Substance Control Act (TSCA).

Site: MONTGOMERY WARD NO 1190
Address: 7831 SOUTHTOWN CENTER
City: BLOOMINGTON
Map Loc: 7 - within 1/4 mile S of the subject
Status: Permit id#: MND149836405

FFIS Federal Facilities Information System (FFIS)

Federal Facilities Information System (FFIS) contains a list of all Treatment Storage and Disposal Facilities (TSDs) owned and operated by federal agencies.

No listings within half of a mile radius of the subject site.

CICIS Chemicals in Commerce Information System (CICIS)

Chemicals in Commerce Information System contains an inventory of chemicals manufactured in commerce or imported for Toxic Substances Control Act regulated commercial purposes. CICIS allows EPA to maintain a comprehensive listing of over 70,000 chemical substances that are manufactured or imported and are regulated under TSCA.

No listings within half of a mile radius of the subject site.

FINDS FINDS EPA Facility Index System

The U.S. Environmental Protection Agency maintains an index system of all facilities which are regulated or have been assigned an identification number for other purposes.

Facilities that have been reported elsewhere in this report will not be included in the listing below.

No listings within half of a mile radius of the subject site.

UT Underground Storage Tanks

The Minnesota Pollution Control Agency, Underground Storage Section issues permits and regulates petroleum storage tanks.

Site: NAEGELE OUTDOOR ADVERTISING CO
Address: 1700 W 78TH ST
City: RICHFIELD
Map Loc: 2 - within 1/4 mile E of the subject
Status: 3194 HOSP/MED CTR/NURS/CHILDRN

Site: WALLY MCCARTHYS OLDSMOBILE INC
Address: 1900 W 78TH ST
City: RICHFIELD
Map Loc: 1 - the subject site
Status: 2179 VEHICLE/TRLR DLR/CAR RENT

Site: PARKING LOT
Address: 2016 W 78TH ST
City: RICHFIELD
Map Loc: 3 - within 1/4 mile W of the subject
Status: 4121 MALL/OFFICE BLDG/PARK LOT

Site: WALSER BUICK INC
Address: 2100 W 78TH ST
City: RICHFIELD
Map Loc: 10 - within 1/4 mile W of the subject
Status: 2009 VEHICLE/TRLR DLR/CAR RENT

Site: GOODYEAR ASC
Address: 2115 W 78TH ST
City: BLOOMINGTON
Map Loc: 11 - within 1/4 mile W of the subject
Status: 1626 SERVICE STATION/BULK

Site: DLM CO INC
Address: 921 W 80TH ST
City: BLOOMINGTON
Map Loc: 42 - within 1/2 - 3/4 mile E of the subject
Status: 3129 INDUSTRY/MANUFACTURING

Site: HYUNDAI HAROLD
Address: 1701 W 80TH ST
City: BLOOMINGTON
Map Loc: 21 - within 1/4 mile SE of the subject

Status: 12105 VEHICLE/TRLR DLR/CAR RENT

Site: SOUTHTOWN FREEWAY TOYOTA
Address: 1750 W 80TH ST
City: BLOOMINGTON
Map Loc: 16 - within 1/4 mile SE of the subject
Status: 15429 VEHICLE/TRLR DLR/CAR RENT

Site: D/B/A WAVE EXPRESS SOUTH HENN
Address: 2151 W 80TH ST
City: BLOOMINGTON
Map Loc: 19 - within 1/4 mile SW of the subject
Status: 2006 AUTO CARE/AUTO PARTS

Site: INFINITY OF BLOOMINGTON
Address: 8030 HUMBOLDT AVE S
City: MINNEAPOLIS
Map Loc: 24 - within 1/4 - 1/2 mile SE of the subject
Status: 52975 VEHICLE/TRLR DLR/CAR RENT

Site: THE COMMERCE BUILDING
Address: 8200 HUMBOLDT AVE S
City: BLOOMINGTON
Map Loc: 40 - within 1/4 - 1/2 mile SE of the subject
Status: 17306 MALL/OFFICE BLDG/PARK LOT

Site: FOUNTAINHEAD
Address: 7611 KNOX AVE S
City: RICHFIELD
Map Loc: 13 - within 1/4 mile N of the subject
Status: 2210 CONDOMIN/APTS/RES/TRLR CT

Site: RICHFIELD JUNIOR HIGH SCHOOL
Address: 7461 OLIVER AVE S
City: RICHFIELD
Map Loc: 35 - within 1/4 - 1/2 mile NW of the subject
Status: 2494 SCHOOLS/UNIVERSITY/VOTECH

Site: WOODLAKE LUTHERAN CHURCH
Address: 7525 OLIVER AVE S
City: RICHFIELD
Map Loc: 29 - within 1/4 - 1/2 mile NW of the subject
Status: 13934 CHURCH/CEMETARY/SOC SERV

Site: LINCOLN HILLS ELEMENTARY SCHOO
Address: 7440 PENN AVE S
City: RICHFIELD
Map Loc: 39 - within 1/4 - 1/2 mile NW of the subject
Status: 2500 SCHOOLS/UNIVERSITY/VOTECH

Site: CHURCH OF SAINT RICHARD
Address: 7540 PENN AVE S
City: RICHFIELD
Map Loc: 36 - within 1/4 - 1/2 mile NW of the subject

Status: 13870 CHURCH/CEMETARY/SOC SERV

Site: CENTURY COURT WEST
Address: 7600 PENN AVE S
City: RICHFIELD
Map Loc: 30 - within 1/4 - 1/2 mile NW of the subject
Status: 14531 CONDOMIN/APTS/RES/TRLR CT

Site: CENTURY COURT WEST
Address: 7610 PENN AVE S
City: RICHFIELD
Map Loc: 34 - within 1/4 - 1/2 mile NW of the subject
Status: 14532 CONDOMIN/APTS/RES/TRLR CT

Site: CENTURY COURT WEST
Address: 7620 PENN AVE S
City: RICHFIELD
Map Loc: 26 - within 1/4 mile NW of the subject
Status: 14533 CONDOMIN/APTS/RES/TRLR CT

Site: CENTURY COURT WEST
Address: 7700 PENN AVE S
City: RICHFIELD
Map Loc: 25 - within 1/4 mile W of the subject
Status: 14543 CONDOMIN/APTS/RES/TRLR CT

Site: CENTURY COURT WEST
Address: 7710 PENN AVE S
City: RICHFIELD
Map Loc: 18 - within 1/4 mile W of the subject
Status: 14544 CONDOMIN/APTS/RES/TRLR CT

Site: CENTURY COURT WEST
Address: 7720 PENN AVE S
City: RICHFIELD
Map Loc: 23 - within 1/4 mile W of the subject
Status: 14545 CONDOMIN/APTS/RES/TRLR CT

Site: SOUTH TOWN SERVICE
Address: 7744 PENN AVE S
City: RICHFIELD
Map Loc: 17 - within 1/4 mile W of the subject
Status: 2427 SERVICE STATION/BULK

Site: WALSER BUICK ISUZU
Address: 7745 PENN AVE S
City: RICHFIELD
Map Loc: 22 - within 1/4 mile W of the subject
Status: 3004 VEHICLE/TRLR DLR/CAR RENT

Site: UNOCAL (CLOSED)
Address: 7900 PENN AVE S
City: BLOOMINGTON
Map Loc: 27 - within 1/4 mile W of the subject

Status: 11309 SERVICE STATION/BULK

Site: SOUTHTOWN TIRE CENTER
Address: 7901 PENN AVE S
City: BLOOMINGTON
Map Loc: 20 - within 1/4 mile SW of the subject
Status: 2601 SERVICE STATION/BULK

Site: JIFFY LUBE
Address: 7999 PENN AVE S
City: BLOOMINGTON
Map Loc: 31 - within 1/4 - 1/2 mile SW of the subject
Status: 54646 AUTO CARE/AUTO PARTS

Site: SOUTHTOWN SPUR
Address: 7999 PENN AVE S
City: BLOOMINGTON
Map Loc: 31 - within 1/4 - 1/2 mile SW of the subject
Status: 12265 SERVICE STATION/BULK

Site: BLOOMINGTON CHRYSLER PLYMOUTH
Address: 8000 PENN AVE S
City: BLOOMINGTON
Map Loc: 32 - within 1/4 - 1/2 mile SW of the subject
Status: 3252 VEHICLE/TRLR DLR/CAR RENT

Site: FREEWAY DODGE
Address: 8011 PENN AVE S
City: BLOOMINGTON
Map Loc: 28 - within 1/4 - 1/2 mile SW of the subject
Status: 2874 VEHICLE/TRLR DLR/CAR RENT

Site: PENN AUTO PLAZA AMC/JEEP INC
Address: 8099 PENN AVE S
City: BLOOMINGTON
Map Loc: 37 - within 1/4 - 1/2 mile SW of the subject
Status: 2720 VEHICLE/TRLR DLR/CAR RENT

Site: PENN AUTO PLAZA
Address: 8099 PENN AVE S
City: BLOOMINGTON
Map Loc: 37 - within 1/4 - 1/2 mile SW of the subject
Status: 51722 VEHICLE/TRLR DLR/CAR RENT

Site: SOUTHTOWN CINEMA
Address: 7801 SOUTHTOWN CENTER
City: BLOOMINGTON
Map Loc: 7 - within 1/4 mile S of the subject
Status: 15550 ENTERTAIN/RADIO/TV/NEWSPA

Site: SOUTHTOWN MONTGOMERY WARD
Address: 7831 SOUTHTOWN CENTER
City: BLOOMINGTON
Map Loc: 7 - within 1/4 mile S of the subject

Status: 1611 AUTO CARE/AUTO PARTS

Site: HAROLD CHEVROLET INC
Address: 1601 SOUTHTOWN DR
City: BLOOMINGTON
Map Loc: 15 - within 1/4 mile SE of the subject
Status: 3232 VEHICLE/TRLR DLR/CAR RENT

FIRE INSURANCE MAP REVIEW

Fire insurance maps are large-scale maps that depict the commercial, industrial and residential sections of some twelve thousand cities and towns in the United States.

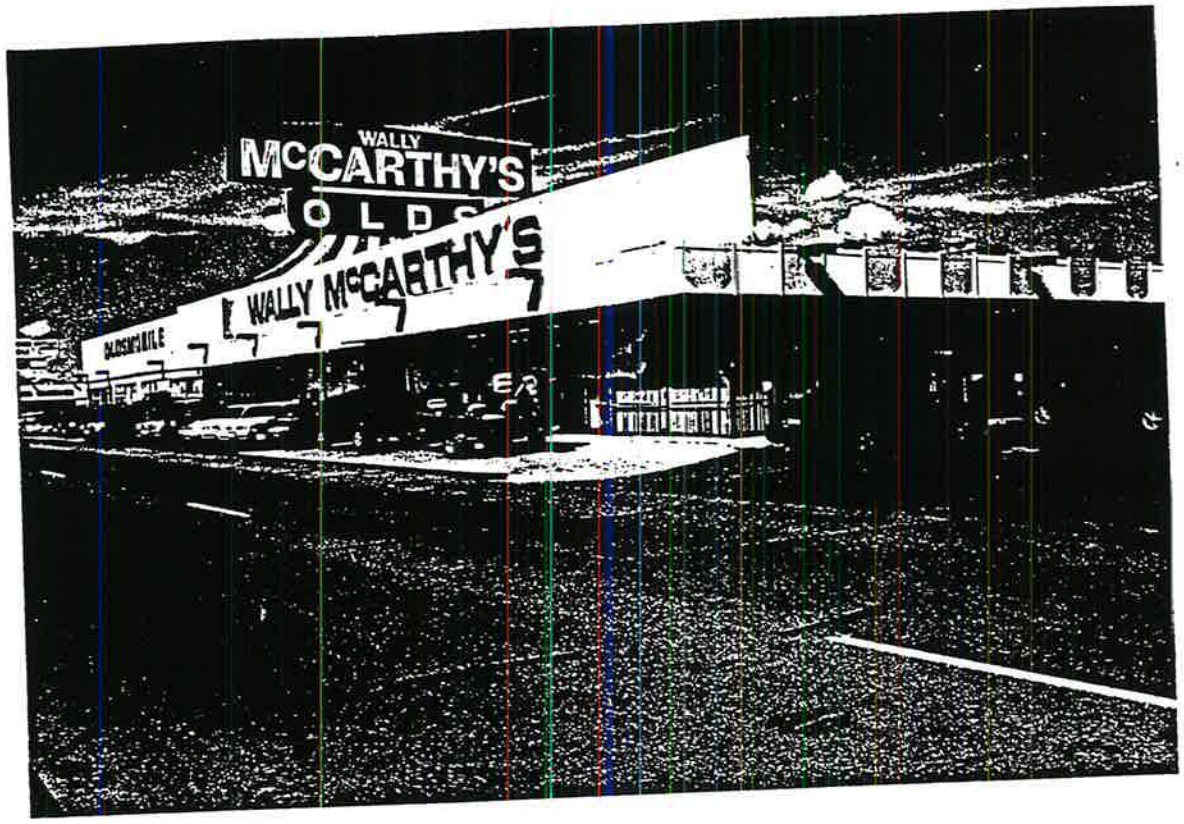
These specialized maps were first prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current and detailed information about the buildings they were insuring. Information relied upon in place of personal examinations of property.

Fire insurance maps show the size, shape and construction of dwellings, commercial buildings and factories, as well as indicate widths and names of streets, property boundaries, and house and block numbers.

The primary benefit of reviewing fire insurance maps is to analyze historical land use of a subject property and its immediate area. In this review, special emphasis is given to the existence and location of fuel storage tanks, flammable or other potentially hazardous substances, as well as the nature of businesses located on site.

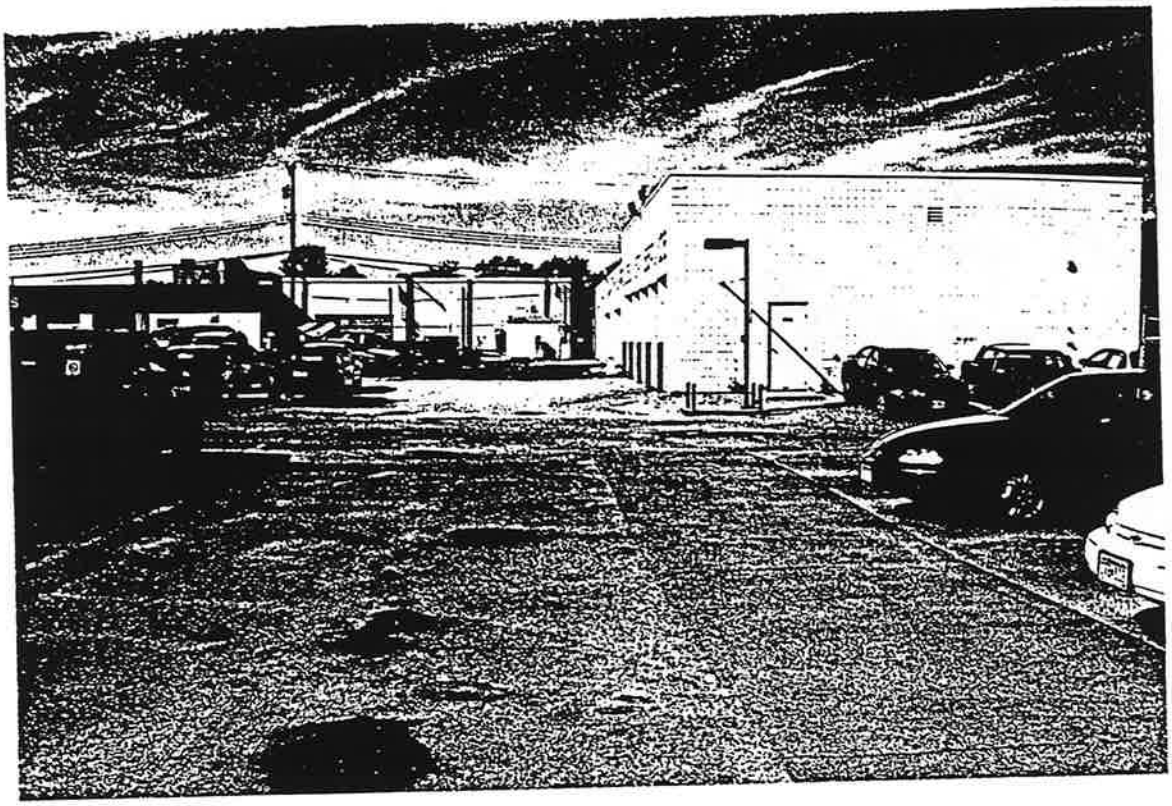
No Fire Insurance Maps are available for the area surrounding the subject site. Lack of coverage of the site indicates an area of little commercial development prior to 1950.

APPENDIX D

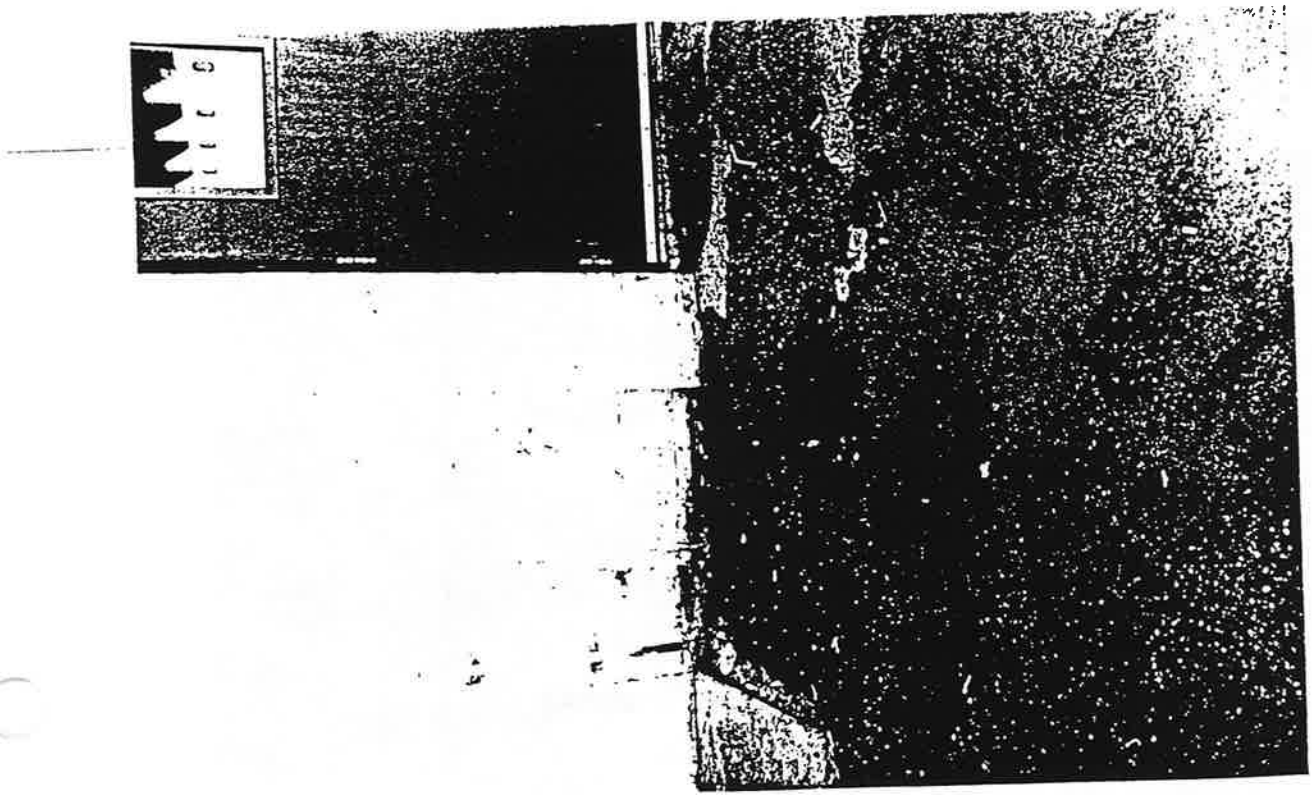


Northwest View of the Subject Site

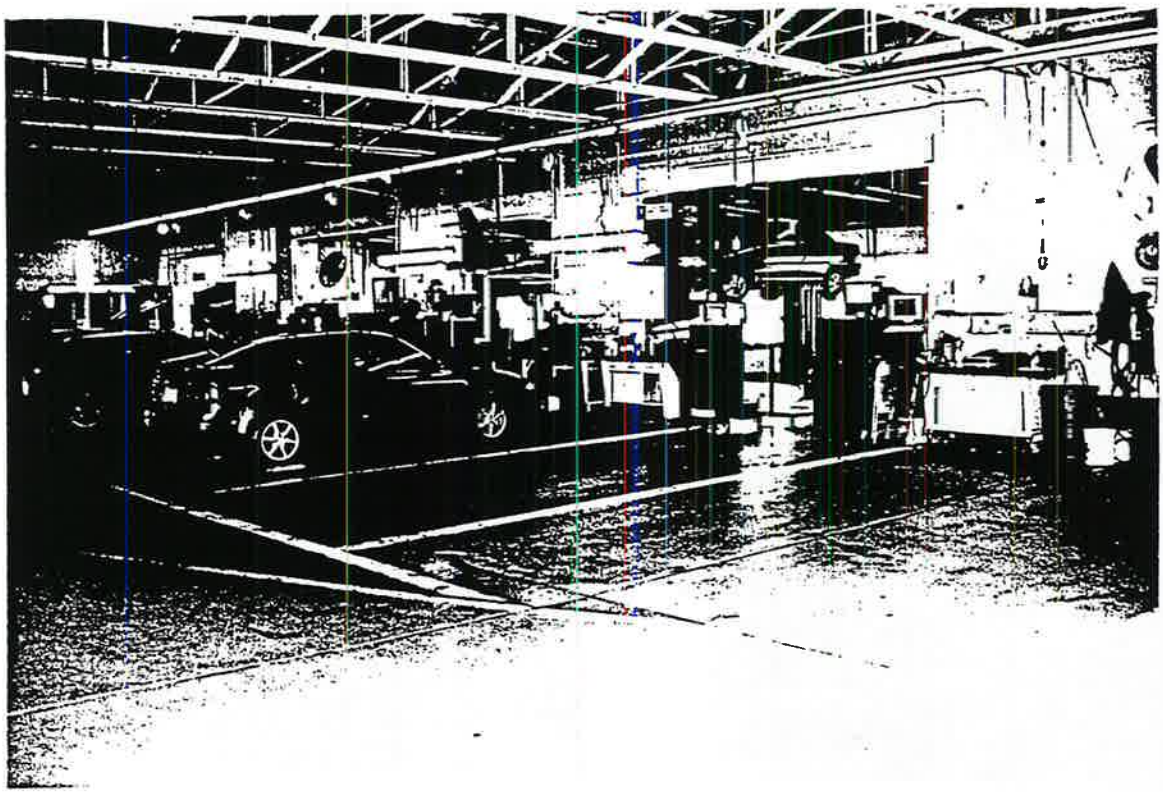
South View of the Subject Site



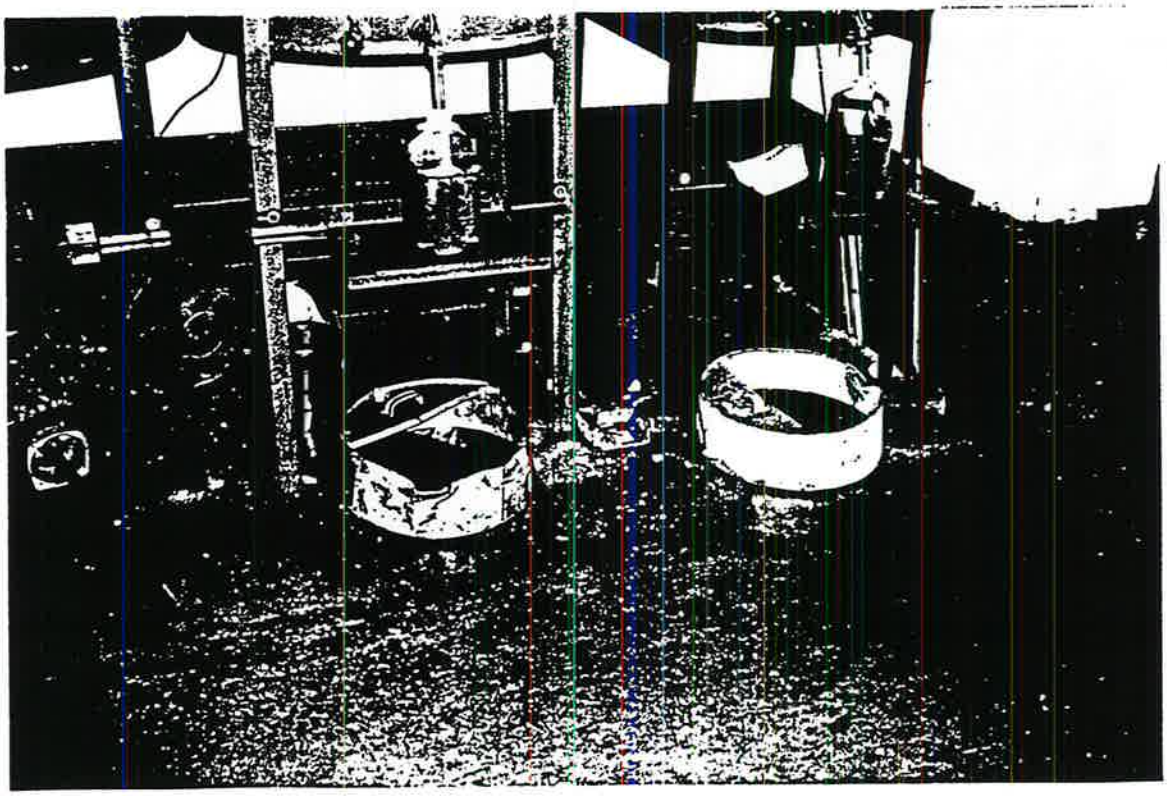
Former USTs and Pump Island Location



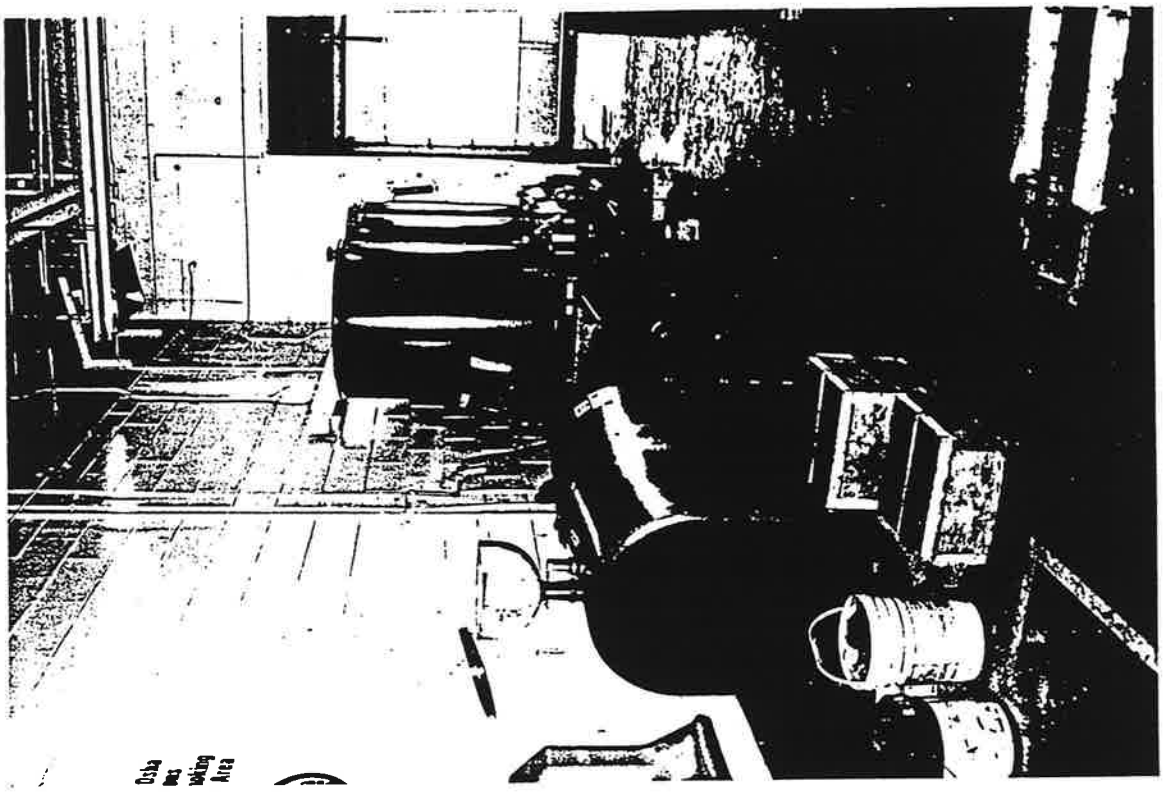
Groundwater Supply Well on Premises



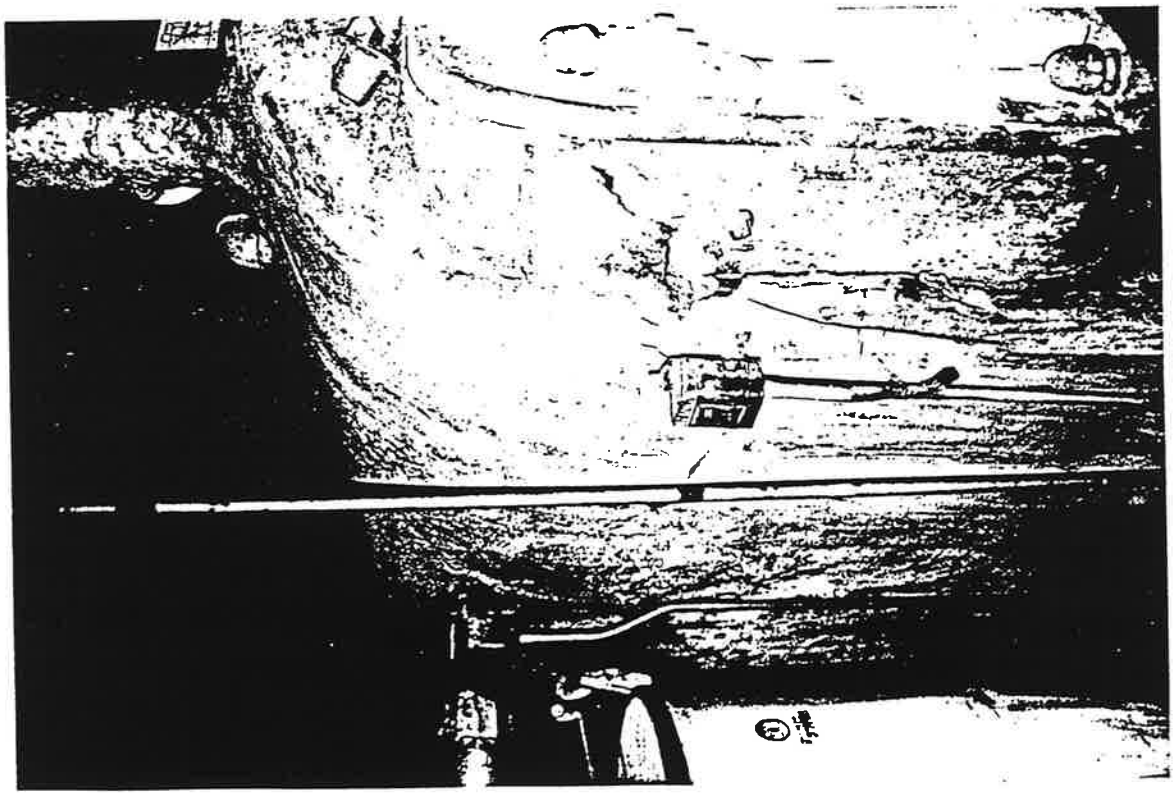
Service Area with Hoists



Hydrocarbon Surface Release on Concrete Slab



Above Ground Storage Tanks



Thermal System Insulation Potentially Containing Asbestos

GENERAL MOTORS ACCEPTANCE CORPORATION

3500 West 80th Street Suite 300 Minneapolis MN 55431

1-800-200-4622

BRANCHES THROUGHOUT THE WORLD

EXECUTIVE OFFICES DETROIT

October 6, 1999

Mr. Dick Kinsey
Wally McCarthy's Oldsmobile, Inc.
1900 West 78th Street
Richfield, MN 55423

RE: Phase I Environmental Assessment
For Wally McCarthy Oldsmobile, Inc.
1900 West 78th Street
Richfield, MN 55423

Dear Mr. Kinsey:

A review of the Phase I Environmental Site Assessment completed by Meisch & Asociates, Ltd., dated September 30, 1999 has identified several areas of concern which are outlined as follows:

Identified Environmental Non-Compliance Issues

Lack of Oil/Water Separator

It is suspected by Meisch & Associates that the floor drains located in the service areas of the subject site discharge directly to the municipal sewer system without interception by an oil/water separator. Service area floor drain discharges typically contain petroleum products, solvents and other chemicals associated with auto service operations. Oil/water separators are utilized to receive service area floor drain discharges and separate free oil and water prior to discharge to the sewer system. Direct discharge of service area floor Drains to the sewer system may be a violation of municipal regulations. This is a potential environmental liability to GMAC.

To minimize this potential environmental liability, it is recommended that the compliance status of the service floor drain discharges at this site be verified and that all regulatory violations be corrected.

Recommendations for Additional Assessment

Former Underground Storage Tanks

Six (6) underground storage tank systems (USTs) were removed from the subject site in August, 1999. Based on review of a Minnesota Pollution Control Agency (MPCA) Excavation Report Worksheet for Petroleum Release Sites prepared by Meisch & Associates, it is apparent that there is no significant contamination associated with these tanks. However, significant subsurface contamination was identified in the vicinity of a dispenser island associated with two of the USTs. Additionally, there is record of two additional former UST locations: A former fuel oil UST located northwest of the showroom and a UST basin under the north area of the showroom. The presence of contamination beneath the dispenser island, the potential presence of contamination in the vicinity of the former fuel oil UST and the potential presence of abandoned USTs and/or subsurface contamination beneath the showroom are potential environmental liabilities to GMAC.

To evaluate these potential environmental liabilities, it is recommended that a Phase II ESA be conducted at the site to determine the extent of subsurface contamination in the vicinity of the former dispenser island, to investigate for the potential presence of subsurface contamination in the vicinity of the former fuel oil UST and to investigate for the potential presence of abandoned USTs and associated contamination. It is additionally recommended that corrective action be conducted as necessary to obtain regulatory closure of all USTs at this site.

Below-Grade Hydraulic Lifts

Meisch & Associates mentioned the presence of hydraulic lifts at the subject site. Hydraulic lifts are potential sources for soil and groundwater contamination and are therefore a potential environmental liability to GMAC.

To evaluate this potential environmental liability it is recommended that a Phase II ESA be conducted at the site that includes sampling of the subsurface in the vicinity of each active, inactive and former hydraulic lift location.

Site Development/Housekeeping Issues

Suspect Asbestos and Lead Paint

Based on the age of the building it is suspected that asbestos and lead paint materials exist on the subject site. In good condition, these materials do not present an immediate environmental liability, however, should these materials be damaged, friable, peeling,

chipping, etc. or in the event of renovation or demolition, it is recommended that comprehensive lead paint and asbestos surveys be conducted. All damaged asbestos and lead paint materials or materials subject to renovation or demolition should be abated in accordance with all applicable regulations.

Very truly yours,

Eugene Bjerkebek
Commercial Lending Analyst

ESB:pdh

Tanks and Emergency Response Section
Minnesota Pollution Control Agency

EXCAVATION REPORT WORKSHEET FOR PETROLEUM RELEASE SITES

Fact Sheet #3.7
April 1997

Complete the information below and submit to the Minnesota Pollution Control Agency (MPCA) Tanks and Emergency Response Section to document excavation and treatment of petroleum contaminated soil. Conduct excavations in accordance with "Excavation of Petroleum Contaminated Soil" (fact sheet #3.6). Please attach any available preliminary site investigation reports to this excavation report.

Attach additional pages if necessary. Please type or print clearly.

The excavation reporting deadline is 10 months from the date of receipt of the standard letter. A shorter deadline may be established by MPCA staff for high priority sites.

PART I: BACKGROUND

A. Site: *Wally McCarthy's Oldsmobile & Aurora*
Street: *1900 West 78th Street*
City, Zip: *Richfield, 55423*
County: *Hennepin*

MPCA Site ID#: LEAK00012876

C. Excavating Contractor: *Service West*

Contact: *Mark Griffiths*
Telephone: *612-263-8483*
Tank Contractor Certification Number: *176*

B. Tank Owner/Operator: *Wally McCarthy's Oldsmobile & Aurora*
Mailing Address: *1900 West 78th Street*

Street/Box:
City, Zip: *Richfield, 55423*
Telephone: *612-869-7962* (FAX)
612 869-1414 (PHONE)

D. Consultant: *Meisch and Associates, Ltd.*

Contact: *Jon Pollock*
Street/Box: *7650 Currell Blvd. Suite 300C*
City, Zip: *Woodbury, MN 55125*
Telephone: *651-730-9401*

E. Others on-site during site work (e.g., fire marshal, local officials, MPCA staff, etc.):
Mr. Steve Sutter Richfield Fire Department

Note: If person other than tank owner and/or operator is conducting the cleanup, provide name, address, and relationship to site on a separate attached sheet.

PART II: DATES

A. Date release reported to MPCA: *August 18, 1999*

B. Dates site work performed (tanks removed, soil excavation, soil borings, etc.):

Work Performed	Date
Remove Tanks 001, 002, 003, & 004	*August 17, 1999*
Remove Tanks 005 and 006	*August 18, 1999*

PART III: SITE AND RELEASE INFORMATION

A. Describe the land use and pertinent geographic features within 1,000 feet of the site. (i.e. residential property, industrial, wetlands, etc.)

The site is immediately north of 78th Street between Knox and Morgan Avenues. Across 78th Street to the south is Interstate 494. The area is mostly made up of commercial properties with some residential properties to the north and east.

Table 1.

B. Provide the following information for all tanks at the site at the time of the release:

Tank #	UST or AST	Capacity (gallons)	Contents (product type)	Age	Status*	Condition of Tank
001	UST	4,000	New Motor Oil	~22	Removed 8/17/99	Good
002	UST	2,000	New Motor Oil	~22	Removed 8/17/99	Good
003	UST	2,000	New Transmission Fluid	~22	Removed 8/17/99	Good
004	UST	650	Used Motor Oil	~22	Removed 8/17/99	Good
005	UST	6,000	Gasoline	~22	Removed 8/18/99	Good
006	UST	6,000	Gasoline	~22	Removed 8/18/99	Good

*Indicate: *removed (date), abandoned in place (date), or currently used*
Notes: Age of tanks is in years

The tanks were situated in two separate tank basins. Tanks 1-4 were removed from one basin. Tanks 5 and 6 were removed from another basin.

C. Describe the status of the other components of the tank system(s), (i.e., piping and dispensers) for those tanks listed above.

There was no dispenser associated with tanks 1-4. There was no evidence of any release from any of the tank lines associated with tanks 1-4. Tanks 5 and 6 were connected to a dispenser. Stained soil and elevated PID readings were detected under the dispenser.

D. Identify and describe the source or suspected source(s) of the release and how the release was discovered.

Stained soil and elevated PID readings were detected under the dispenser associated with tanks 5 and 6.

E. What was the volume of the release? (if known): *Unknown*

F. When did the release occur? (if known): *Unknown*

G. Describe source of on-site drinking water.

The facility is supplied with both municipal water and well water. The well is located on the west side of the property near the former locations of tanks 1-4.

PART IV: EXCAVATION INFORMATION

A. Dimensions of excavations:

Excavation 1:	Length	32'	Width	25'	Depth 10'
Excavation 2:	Length	31'	Width	21'	Depth 12'

B. Original tank backfill material (sand, gravel, etc.): *Sand*

C. Native soil type (clay, sand, etc.): *Sand*

D. Quantity of contaminated soil removed for treatment (cubic yards): *None*

[Note: If more than 150 cubic yards removed, please attach copy of written approval from MPCA.]

E. Were new tanks installed at the site? (yes/no) If yes, how much soil was excavated to accommodate the installation of the new tanks?

No new tanks were installed.

F. Was ground water encountered or a suspected perched water layer or was there evidence of a seasonally high ground water table (i.e. mottling)? (yes/no) At what depth?

No evidence of groundwater was encountered.

G. If ground water was not encountered during the excavation, what is the expected depth of ground water?

Estimated at 20'

H. If a soil boring was required (Additional investigation is required at sites that have visual or other evidence of contamination remaining in the suspected source area, with sandy or silty sand soil [Unified Soil Classification System/American Society for Testing Materials] and where the water table is within 25 feet of the ground surface. See fact sheet #3.6 "Excavation of Petroleum Contaminated Soil," Part VI Additional Investigation.) describe the soil screening and analytical results. Attach the boring logs and laboratory results to this report.

The release was reported on August 18, 1999. Due to evidence of a release from under the dispenser associated with tanks 5 and 6, a Limited Site Investigation (LSI) will be necessary. The additional information collected from soil borings conducted during the LSI will be included within the LSI Report.

I. If no soil boring was required, explain.

J. If ground water was encountered or if a soil boring was conducted, was there evidence of ground water contamination? (yes/no) Describe this evidence of contamination, e.g., free product (specify thickness), product sheen, ground water in contact with petroleum contaminated soil, water analytical results, etc.

No groundwater was encountered during the excavation of the tanks. Information and data to be collected during the LSI will address any groundwater issues.

[NOTE: If free product was observed, contact MPCA staff immediately as outlined in fact sheet #3.3 "Free Product: Evaluation and Recovery"].

K. Was bedrock encountered in the excavation? (yes/no) At what depth? *No*

L. Were other unique conditions associated with this site? (yes/no) If so, explain.

No unique conditions exist at the site

PART V: SAMPLING INFORMATION

A. Briefly describe the field screening methods used to distinguish contaminated from uncontaminated soil:

Soil was screened using visual and olfactory evidence, as well as a photoionization detector (PID). There was no evidence of a release from either tank basin. However, a release was evident under the dispenser.

B. List all soil vapor headspace analysis results. Indicate all sampling locations using sample codes (with sampling depths in parentheses), e.g. R-1 (2 feet), R-2 (10 feet), etc. "R" stands for "removed." Samples collected at different depths at the same location should be labeled R-1A (2 feet), R-1B (4 feet), R-1C (6 feet), etc. If the sample was collected from the sidewall or bottom after excavation was complete, label it S-1 (for sidewall) or B-1 (for "bottom"). Be sure the sample codes correspond with the site map required in part VI, below.

Excavation 1 (Tanks 1-4):

Sample Code	Soil Type	Reading ppm		Sample Code	Soil Type	Reading ppm
S-1 West	Sand	8		B-1 Tank 1	Sand	2
S-2 South	Sand	14		B-2 Tank 2	Sand	5
S-3 North	Sand	14		B-3 Tank 3	Sand	16
S-4 East	Sand	5		B-4 Tank 4	Sand	3

Excavation 2 (Tanks 5 & 6)

Sample Code	Soil Type	Reading ppm		Sample Code	Soil Type	Reading ppm
S-1 West	Sand	12		B-1 Tank 5	Sand	12
S-2 South	Sand	9		B-2 Tank 6	Sand	10
S-3 East	Sand	8		B-3 Under Dispenser	Sand	170
S-4 North	Sand	10				

C. Was the "removed soil" placed back into the excavation basin? (yes/no)
If no, please complete Part VIII: Soil Treatment Information section. If yes, a Limited Site Investigation is necessary (see fact sheet #3.19, "Soil and Ground Water Investigations Performed During Remedial Investigations").

All soil was returned to the excavations.

D. Briefly describe the soil analytical sampling and handling procedures used:

One soil sample was collected from beneath each tank and the dispenser. The soil was placed in laboratory provided containers and delivered, on ice in a cooler, the same day to the laboratory.

E. List below all soil sample analytical results from bottom and sidewall samples (i.e., soils left in place when excavation is complete). Code the samples with sampling depths in parentheses as follows: sidewall samples S-1 (8 feet), S-2 (4 feet), etc.; bottom samples B-1 (13 feet), B-2 (14 feet), stockpile samples SP-1, etc. Be sure the sample codes correspond to the site map required in part VI. Do not include analyses from the stockpiled soil.

Sample Code	GRO/ DRO ppm	Benzene ppm	Ethyl-benzene ppm	Toluene ppm	Xylene ppm	MTBE ppm
B-1 (10ft)	<8.2 DRO	<0.053	<0.053	<0.053	<0.16	NA
B-2 (10ft)	<8.2 DRO	<0.054	<0.054	<0.054	<0.16	NA
B-3 (10ft)	<8.5 DRO	<0.053	<0.053	<0.053	<0.16	NA
B-4 (9ft)	<7.9 DRO	<0.270	<0.270	<0.270	<0.810	<0.270
B-5 (12ft)	<5.3 GRO	<0.053	<0.053	<0.053	<0.16	<0.21
B-6 (12ft)	<5.4 GRO	<0.054	<0.054	<0.054	<0.16	<0.21
B-7 (3ft)	7.1 GRO	<0.055	<0.055	<0.055	<0.16	<0.22

NA= Not Analyzed

PART VI: FIGURES

Attach the following figures to this report:

1. Site location map.
2. Site map(s) drawn to scale illustrating the following:

   a. Location (or former location) of all present and former tanks, lines, and dispensers;
   b. Location of other structures (buildings, canopies, etc.);
   c. Adjacent city, township, or county roadways;
   d. Final extent and depth of excavation;
   e. Location of soil screening samples (e.g. R-1), soil analytical samples (e.g., S-1 or B-1), and any soil borings (e.g., SB-1). Also, attach all boring logs.
   f. North arrow, bar scale and map legend.
   g. Provide location of any on-site water wells. If on-site water wells exist, please provide well logs and/or construction diagrams.

PART VII: SUMMARY

Briefly summarize evidence indicating whether additional investigation is necessary at the site, as discussed in parts VI and VII of "Excavation of Petroleum Contaminated Soil" (fact sheet #3.6). If no further action is recommended, the MPCA staff will review this report following notification of soil treatment.

Field and laboratory evidence indicates that a release has occurred under the dispenser associated with tanks 5 and 6. The soil at the site is a light brown, medium grained, well sorted sand. In accordance with the parts VI and VII of the "Excavation of Petroleum Contaminated Soil" (fact sheet #3.6), a Limited Site Investigation will need to be conducted.

PART VIII: SOIL TREATMENT INFORMATION

All soil was returned to the excavation

A. Soil treatment method used (thermal, land application, composting, other). If you choose "other" specify treatment method: _____

B. Location of treatment site/facility: _____

C. Date MPCA approved soil treatment (if thermal treatment was used after May 1, 1991, indicate date that the MPCA permitted thermal treatment facility agreed to accept soil):
_____

D. Identify the location of stockpiled contaminated soil:
_____

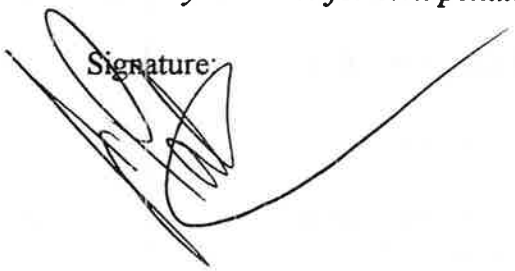
PART IX: CONSULTANT (OR OTHER) PREPARING THIS REPORT

By signing this document, I/we acknowledge that we are submitting this document on behalf of and as agents of the responsible person or volunteer for this leak site. I/we acknowledge that if information in this document is inaccurate or incomplete, it will delay the completion of remediation and may harm the environment and may result in reduction of reimbursement awards. In addition, I/we acknowledge on behalf of the responsible person or volunteer for this leak site that if this document is determined to contain a false material statement, representation, or certification, or if it omits material information, the responsible person or volunteer may be found to be in violation of Minn. Stat. § 115.075 (1994) or Minn. 7000.0300 (Duty of Candor), and that the responsible person or volunteer may be liable for civil penalties.

Name and Title:

Jon Pollock
Hydrogeologist

Signature:



Date signed:

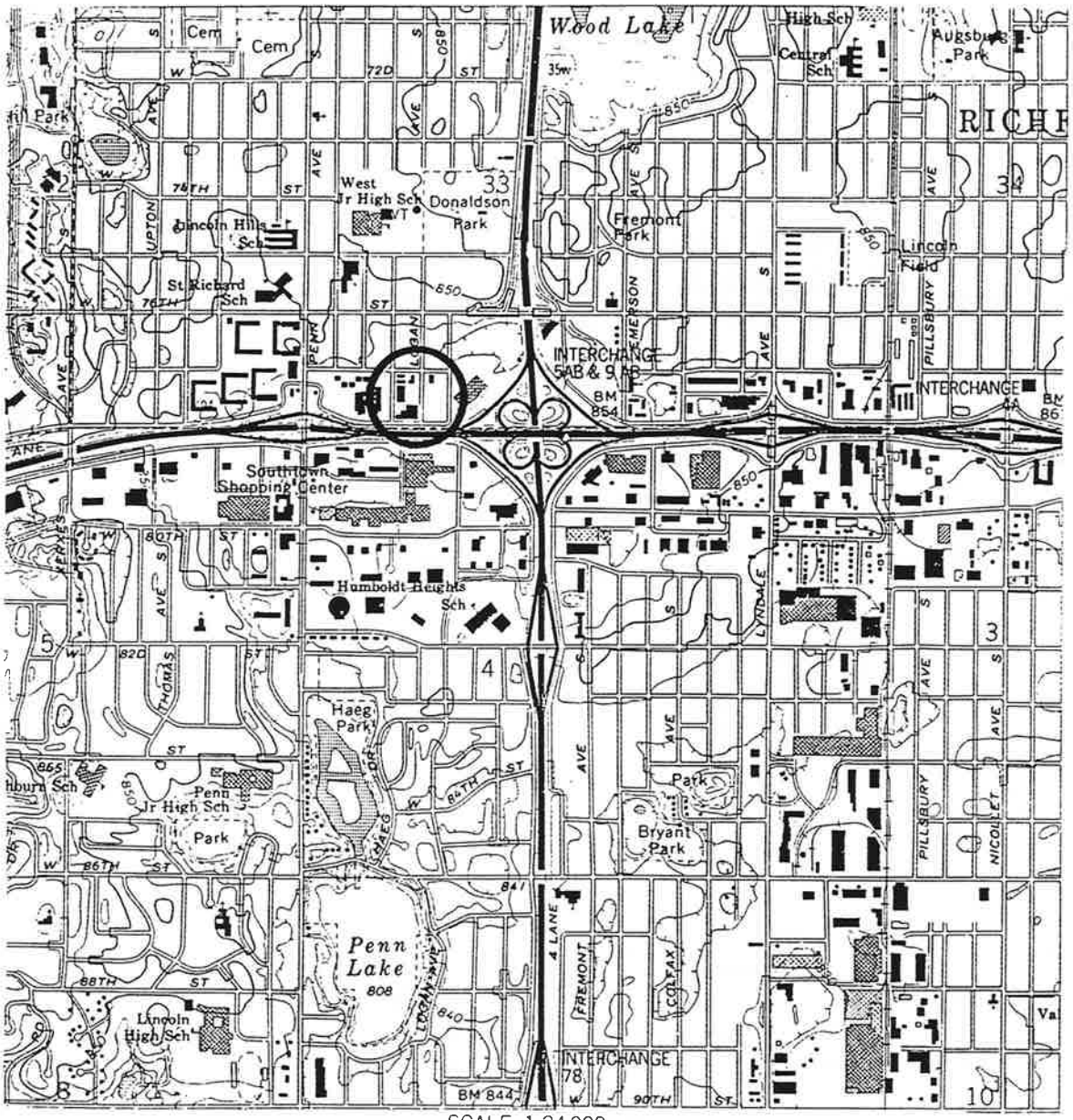
9/20/99

Company and mailing address:

Meisch and Associates, Ltd.
7650 Currell Blvd. Suite 300C
Woodbury, MN 55125
651-730-9401

Fax 651-730-9401

BLOOMINGTON QUADRANGLE
MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)



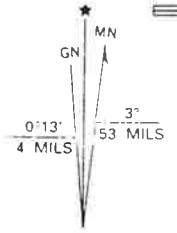
SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

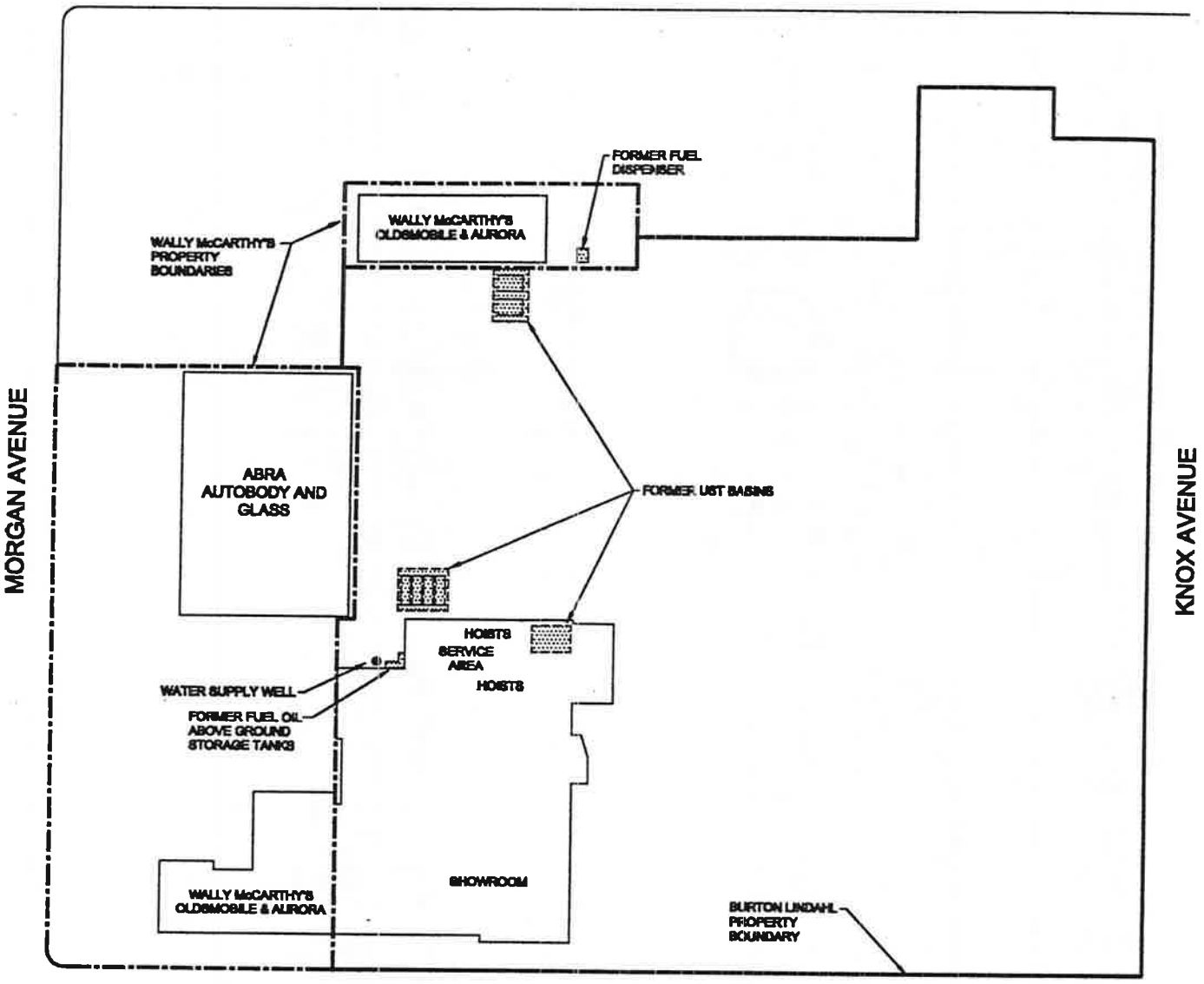
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1993 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

QUADRANGLE LOCATION

MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS	**FIGURE 1** **SITE LOCATION MAP**		
PROJECT NAME: **BURTON LINDAHL PROPERTY** 1900 WEST 78TH STREET RICHFIELD, MN	**DATE** 9/99	**FILENAME** BASE	



MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS	FIGURE 2 SITE MAP		
PROJECT NAME: WALLY McCARTHY'S OLSMOBILE & AURORA 1900 WEST 78TH STREET RICHFIELD, MN	DATE 9/99	FILENAME MCCARTH_SITE	

Pace Analytical

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

August 30, 1999

Mr. Paul Meisch
Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

RE: Pace Project Number: 1017385
Client Project ID: McCarthy

Dear Mr. Meisch:

Enclosed are the results of analyses for sample(s) received on August 17, 1999. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Roxanne Patterson

Roxanne Patterson
Project Manager

Enclosures

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

DATE: 08/30/99

Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

Pace Project Number: 1017385
Client Project ID: McCarthy

Attn: Mr. Paul Meisch
Phone: (651)730-9401

Solid results are reported on a dry weight basis

Pace Sample No: 101458958 Date Collected: 08/17/99 Matrix: Soil
Client Sample ID: SB-1-10' Date Received: 08/17/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
Inorganics Prep							
Percent Moisture		Method:			Prep Method:		
Percent Moisture	4.9	%		08/23/99	jmz		
GC Volatiles							
WI GRO and PVOC, soil		Method: TPH GRO/PVOC WI			Prep Method: TPH GRO/PVOC WI ext		
Benzene	ND	mg/kg	0.053	08/25/99	EKB	71-43-2	
Ethylbenzene	ND	mg/kg	0.053	08/25/99	EKB	100-41-4	
Toluene	ND	mg/kg	0.053	08/25/99	EKB	108-88-3	
Xylene (Total)	ND	mg/kg	0.16	08/25/99	EKB	1330-20-7	
Fluorobenzene (S)	150	%		08/25/99	EKB	462-06-6	1
GC Semivolatiles							
WI DRO in Soil		Method: TPH DRO Wisconsin			Prep Method: TPH DRO WI extracti		
Diesel Range Organic Compounds	ND	mg/kg	8.2	08/26/99	BM1		
n-Triacontane	57	%		08/26/99	BM1	638-68-6	
Date Extracted				08/20/99			

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017385
Client Project ID: McCarthy

Pace Sample No: 101458966 Date Collected: 08/17/99 Matrix: Soil
Client Sample ID: SB-2-10' Date Received: 08/17/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
Inorganics Prep							
Percent Moisture		Method:			Prep Method:		
Percent Moisture	7.9	%		08/23/99	jmz		
GC Volatiles							
WI GRO and PVOC, soil		Method: TPH GRO/PVOC WI			Prep Method: TPH GRO/PVOC WI ext		
Benzene	ND	mg/kg	0.054	08/25/99	EKB	71-43-2	
Ethylbenzene	ND	mg/kg	0.054	08/25/99	EKB	100-41-4	
Toluene	ND	mg/kg	0.054	08/25/99	EKB	108-88-3	
Xylene (Total)	ND	mg/kg	0.16	08/25/99	EKB	1330-20-7	
Fluorobenzene (S)	154	%		08/25/99	EKB	462-06-6	1
GC Semivolatiles							
WI DRO in Soil		Method: TPH DRO Wisconsin			Prep Method: TPH DRO WI extracti		
Diesel Range Organic Compounds	ND	mg/kg	8.2	08/27/99	BM1		
n-Triacontane	54	%		08/27/99	BM1	638-68-6	
Date Extracted				08/20/99			

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017385
Client Project ID: McCarthy

Pace Sample No: 101458974 Date Collected: 08/17/99 Matrix: Soil
Client Sample ID: SB-3-10' Date Received: 08/17/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
Inorganics Prep							
Percent Moisture		Method:			Prep Method:		
Percent Moisture	5.2	%		08/23/99	jmz		
GC Volatiles							
WI GRO and PVOC, soil		Method: TPH GRO/PVOC WI			Prep Method: TPH GRO/PVOC WI ext		
Benzene	ND	mg/kg	0.053	08/25/99	EKB	71-43-2	
Ethylbenzene	ND	mg/kg	0.053	08/25/99	EKB	100-41-4	
Toluene	ND	mg/kg	0.053	08/25/99	EKB	108-88-3	
Xylene (Total)	ND	mg/kg	0.16	08/25/99	EKB	1330-20-7	
Fluorobenzene (S)	152	%		08/25/99	EKB	462-06-6	1
GC Semivolatiles							
WI DRO in Soil		Method: TPH DRO Wisconsin			Prep Method: TPH DRO WI extracti		
Diesel Range Organic Compounds	ND	mg/kg	8.5	08/25/99	BM1		
n-Triacontane	38	%		08/25/99	BM1	638-68-6	2
Date Extracted				08/20/99			

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017385
Client Project ID: McCarthy

Pace Sample No: 101458982 Date Collected: 08/17/99 Matrix: Soil
Client Sample ID: SB-4-9' Date Received: 08/17/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
Inorganics Prep							
Percent Moisture		Method:			Prep Method:		
Percent Moisture	7.8	%		08/23/99	jmz		
GC Semivolatiles							
WI DRO in Soil		Method: TPH DRO Wisconsin			Prep Method: TPH DRO WI extracti		
Diesel Range Organic Compounds	ND	mg/kg	7.9	08/26/99	BM1		
n-Triacontane	56	%		08/26/99	BM1	638-68-6	
Date Extracted				08/20/99			
GC/MS Volatiles							
VOCs by 8260 MEOH EXT.		Method: EPA 8260			Prep Method: EPA 5030 Medium Soi		
Dichlorodifluoromethane	ND	ug/kg	540	08/20/99		75-71-8	
Chloromethane	ND	ug/kg	540	08/20/99		74-87-3	
Vinyl Chloride	ND	ug/kg	540	08/20/99		75-01-4	
Bromomethane	ND	ug/kg	540	08/20/99		74-83-9	
Chloroethane	ND	ug/kg	540	08/20/99		75-00-3	
Trichlorofluoromethane	ND	ug/kg	540	08/20/99		75-69-4	
Methylene Chloride	ND	ug/kg	270	08/20/99		75-09-2	
1,1-Dichloroethene	ND	ug/kg	270	08/20/99		75-35-4	
trans-1,2-Dichloroethene	ND	ug/kg	270	08/20/99		156-60-5	
1,1-Dichloroethane	ND	ug/kg	270	08/20/99		75-34-3	
2,2-Dichloropropane	ND	ug/kg	270	08/20/99		594-20-7	
cis-1,2-Dichloroethene	ND	ug/kg	270	08/20/99		156-59-2	
Chloroform	ND	ug/kg	270	08/20/99		67-66-3	
Bromochloromethane	ND	ug/kg	270	08/20/99		74-97-5	
1,1,1-Trichloroethane	ND	ug/kg	270	08/20/99		71-55-6	
Carbon Tetrachloride	ND	ug/kg	270	08/20/99		56-23-5	
1,1-Dichloropropene	ND	ug/kg	270	08/20/99		563-58-6	
Benzene	ND	ug/kg	270	08/20/99		71-43-2	
1,2-Dichloroethane	ND	ug/kg	270	08/20/99		107-06-2	
Trichloroethene	ND	ug/kg	270	08/20/99		79-01-6	
1,2-Dichloropropane	ND	ug/kg	270	08/20/99		78-87-5	
Bromodichloromethane	ND	ug/kg	270	08/20/99		75-27-4	
Dibromomethane	ND	ug/kg	270	08/20/99		74-95-3	
s-1,3-Dichloropropene	ND	ug/kg	270	08/20/99		10061-02-6	

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017385
Client Project ID: McCarthy

Pace Sample No: 101458982 Date Collected: 08/17/99 Matrix: Soil
Client Sample ID: SB-4-9' Date Received: 08/17/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
Toluene	ND	ug/kg	270	08/20/99		108-88-3	
cis-1,3-Dichloropropene	ND	ug/kg	270	08/20/99		10061-01-5	
1,1,2-Trichloroethane	ND	ug/kg	270	08/20/99		79-00-5	
Tetrachloroethene	ND	ug/kg	270	08/20/99		127-18-4	
1,3-Dichloropropane	ND	ug/kg	270	08/20/99		142-28-9	
Dibromochloromethane	ND	ug/kg	270	08/20/99		124-48-1	
1,2-Dibromoethane	ND	ug/kg	270	08/20/99		106-93-4	
Chlorobenzene	ND	ug/kg	270	08/20/99		108-90-7	
1,1,1,2-Tetrachloroethane	ND	ug/kg	270	08/20/99		630-20-6	
Ethylbenzene	ND	ug/kg	270	08/20/99		100-41-4	
Xylene (Total)	ND	ug/kg	810	08/20/99		1330-20-7	
Styrene	ND	ug/kg	270	08/20/99		100-42-5	
Bromoform	ND	ug/kg	270	08/20/99		75-25-2	
Isopropylbenzene (Cumene)	ND	ug/kg	270	08/20/99		98-82-8	
1,1,2,2-Tetrachloroethane	ND	ug/kg	270	08/20/99		79-34-5	
Bromobenzene	ND	ug/kg	270	08/20/99		108-86-1	
1,2,3-Trichloropropane	ND	ug/kg	270	08/20/99		96-18-4	
n-Propylbenzene	ND	ug/kg	270	08/20/99		103-65-1	
2-Chlorotoluene	ND	ug/kg	270	08/20/99		95-49-8	
1,3,5-Trimethylbenzene	ND	ug/kg	270	08/20/99		108-67-8	
4-Chlorotoluene	ND	ug/kg	270	08/20/99		106-43-4	
tert-Butylbenzene	ND	ug/kg	270	08/20/99		98-06-6	
1,2,4-Trimethylbenzene	ND	ug/kg	270	08/20/99		95-63-6	
sec-Butylbenzene	ND	ug/kg	270	08/20/99		135-98-8	
p-Isopropyltoluene	ND	ug/kg	270	08/20/99		99-87-6	
1,3-Dichlorobenzene	ND	ug/kg	270	08/20/99		541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	270	08/20/99		106-46-7	
n-Butylbenzene	ND	ug/kg	270	08/20/99		104-51-8	
1,2-Dichlorobenzene	ND	ug/kg	270	08/20/99		95-50-1	
1,2-Dibromo-3-Chloropropane	ND	ug/kg	540	08/20/99		96-12-8	
1,2,4-Trichlorobenzene	ND	ug/kg	270	08/20/99		120-82-1	
Hexachlorobutadiene	ND	ug/kg	270	08/20/99		87-68-3	
Naphthalene	ND	ug/kg	270	08/20/99		91-20-3	
1,2,3-Trichlorobenzene	ND	ug/kg	270	08/20/99		87-61-6	
Acetone	ND	ug/kg	1300	08/20/99		67-64-1	
2-Butanone	ND	ug/kg	1300	08/20/99		78-93-3	
4-Methyl-2-Pentanone	ND	ug/kg	1300	08/20/99		108-10-1	
Methyl-tert-butyl Ether	ND	ug/kg	270	08/20/99		1634-04-4	
Tetrahydrofuran	ND	ug/kg	2700	08/20/99		109-99-9	
Diethyl Ether (Ethyl Ether)	ND	ug/kg	2700	08/20/99		60-29-7	

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017385
Client Project ID: McCarthy

Pace Sample No: 101458982 Date Collected: 08/17/99 Matrix: Soil
Client Sample ID: SB-4-9' Date Received: 08/17/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
Allyl chloride	ND	ug/kg	2700	08/20/99		107-05-1	
Dichlorofluoromethane	ND	ug/kg	270	08/20/99		75-43-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	270	08/20/99		76-13-1	
Dibromofluoromethane (S)	61	%		08/20/99		1868-53-7	
Toluene-d8 (S)	60	%		08/20/99		2037-26-5	3
4-Bromofluorobenzene (S)	63	%		08/20/99		460-00-4	
1,2-Dichloroethane-d4 (S)	59	%		08/20/99		17060-07-0	
Date Prepared				08/19/99			

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
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Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017385
Client Project ID: McCarthy

PARAMETER FOOTNOTES

ND	Not Detected
NC	Not Calculable
PRL	Pace Reporting Limit
(S)	Surrogate
[1]	The surrogate and/or spike recovery was outside acceptance limits.
[2]	Surrogate out of control limits due to sample foaming during extraction.
[3]	Spiked sample recovery is not within control limits.

REPORT OF LABORATORY ANALYSIS

Pace Analytical

Pace Analytical Services, Inc.
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Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

QUALITY CONTROL DATA

Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

Pace Project Number: 1017385
Client Project ID: McCarthy

Attn: Mr. Paul Meisch
Phone: (651)730-9401

QC Batch ID: 28480
Analysis Method:
QC Batch Method:
Analysis Description: Percent Moisture
Associated Pace Samples: 101458958 101458966 101458974 101458982

METHOD BLANK: 101459386
Associated Pace Samples:
101458958 101458966 101458974 101458982

Parameter	Units	Method Blank Result	PRL	Footnotes
Percent Moisture	%	0		

SAMPLE DUPLICATE: 101459394

Parameter	Units	101458958	Dup. Result	RPD	Footnotes
Percent Moisture	%	4.900	4.300	12	

REPORT OF LABORATORY ANALYSIS

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Fax: 612-607-6444

Pace Analytical

QUALITY CONTROL DATA

Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

Pace Project Number: 1017385
Client Project ID: McCarthy

Attn: Mr. Paul Meisch
Phone: (651)730-9401

QC Batch ID: 28579
QC Batch Method: TPH DRO WI extracti
Analysis Method: TPH DRO Wisconsin
Analysis Description: WI DRO in Soil
Associated Pace Samples: 101458958 101458966 101458974 101458982

METHOD BLANK: 101465714
Associated Pace Samples:
101458958 101458966 101458974 101458982

Parameter	Units	Method Blank Result	PRL	Footnotes
Diesel Range Organic Compounds	mg/kg	ND	10	
n-Triacontane	%	83		

LABORATORY CONTROL SAMPLE & LCSD: 101465722 101465730

Parameter	Units	Spike Conc.	LCS Result	Spike % Rec	LCSD Result	Spike Dup % Rec	RPD	Footnotes
Diesel Range Organic Compounds	mg/kg	200	191.2	95.6	183.2	91.6	4	
n-Triacontane				98		87		

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

QUALITY CONTROL DATA

Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

Pace Project Number: 1017385
Client Project ID: McCarthy

Attn: Mr. Paul Meisch
Phone: (651)730-9401

QC Batch ID: 28693
QC Batch Method: EPA 5030 Medium Soi
Analysis Method: EPA 8260
Analysis Description: VOCs by 8260 MEOH EXT.
Associated Pace Samples: 101458982

METHOD BLANK: 101469674
Associated Pace Samples:
101458982

Parameter	Units	Method Blank Result	PRL	Footnotes
Dichlorodifluoromethane	ug/kg	ND	500	
Chloromethane	ug/kg	ND	500	
Vinyl Chloride	ug/kg	ND	500	
Bromomethane	ug/kg	ND	500	
Chloroethane	ug/kg	ND	500	
Trichlorofluoromethane	ug/kg	ND	500	
Methylene Chloride	ug/kg	ND	250	
1,1-Dichloroethene	ug/kg	ND	250	
trans-1,2-Dichloroethene	ug/kg	ND	250	
1,1-Dichloroethane	ug/kg	ND	250	
2,2-Dichloropropane	ug/kg	ND	250	
cis-1,2-Dichloroethene	ug/kg	ND	250	
Chloroform	ug/kg	ND	250	
Bromochloromethane	ug/kg	ND	250	
1,1,1-Trichloroethane	ug/kg	ND	250	
Carbon Tetrachloride	ug/kg	ND	250	
1,1-Dichloropropene	ug/kg	ND	250	
Benzene	ug/kg	ND	250	
1,2-Dichloroethane	ug/kg	ND	250	
Trichloroethene	ug/kg	ND	250	
1,2-Dichloropropane	ug/kg	ND	250	
Bromodichloromethane	ug/kg	ND	250	
Dibromomethane	ug/kg	ND	250	
trans-1,3-Dichloropropene	ug/kg	ND	250	
Toluene	ug/kg	ND	250	

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
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Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

QUALITY CONTROL DATA

Pace Project Number: 1017385
Client Project ID: McCarthy

METHOD BLANK: 101469674
Associated Pace Samples:
101458982

Parameter	Units	Method Blank Result	PRL	Footnotes
cis-1,3-Dichloropropene	ug/kg	ND	250	
1,1,2-Trichloroethane	ug/kg	ND	250	
Tetrachloroethene	ug/kg	ND	250	
1,3-Dichloropropane	ug/kg	ND	250	
Dibromochloromethane	ug/kg	ND	250	
1,2-Dibromoethane	ug/kg	ND	250	
Chlorobenzene	ug/kg	ND	250	
1,1,1,2-Tetrachloroethane	ug/kg	ND	250	
Ethylbenzene	ug/kg	ND	250	
Xylene (Total)	ug/kg	ND	750	
Styrene	ug/kg	ND	250	
Bromoform	ug/kg	ND	250	
Isopropylbenzene (Cumene)	ug/kg	ND	250	
1,1,2,2-Tetrachloroethane	ug/kg	ND	250	
Bromobenzene	ug/kg	ND	250	
1,2,3-Trichloropropane	ug/kg	ND	250	
n-Propylbenzene	ug/kg	ND	250	
2-Chlorotoluene	ug/kg	ND	250	
1,3,5-Trimethylbenzene	ug/kg	ND	250	
4-Chlorotoluene	ug/kg	ND	250	
tert-Butylbenzene	ug/kg	ND	250	
1,2,4-Trimethylbenzene	ug/kg	ND	250	
sec-Butylbenzene	ug/kg	ND	250	
p-Isopropyltoluene	ug/kg	ND	250	
1,3-Dichlorobenzene	ug/kg	ND	250	
1,4-Dichlorobenzene	ug/kg	ND	250	
n-Butylbenzene	ug/kg	ND	250	
1,2-Dichlorobenzene	ug/kg	ND	250	
1,2-Dibromo-3-Chloropropane	ug/kg	ND	500	
1,2,4-Trichlorobenzene	ug/kg	ND	250	
Hexachlorobutadiene	ug/kg	ND	250	
Naphthalene	ug/kg	ND	250	
1,2,3-Trichlorobenzene	ug/kg	ND	250	
Acetone	ug/kg	ND	1200	
2-Butanone	ug/kg	ND	1200	
4-Methyl-2-Pentanone	ug/kg	ND	1200	
Methyl-tert-butyl Ether	ug/kg	ND	250	
Tetrahydrofuran	ug/kg	ND	2500	

REPORT OF LABORATORY ANALYSIS

Pace Analytical

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

QUALITY CONTROL DATA

Pace Project Number: 1017385
Client Project ID: McCarthy

METHOD BLANK: 101469674
Associated Pace Samples:
101458982

Parameter	Units	Method Blank Result	PRL	Footnotes
Diethyl Ether (Ethyl Ether)	ug/kg	ND	2500	
Allyl chloride	ug/kg	ND	2500	
Dichlorofluoromethane	ug/kg	ND	250	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	250	
Dibromofluoromethane (S)	%	93		
Toluene-d8 (S)	%	93		
4-Bromofluorobenzene (S)	%	97		
1,2-Dichloroethane-d4 (S)	%	92		

LABORATORY CONTROL SAMPLE & LCSD: 101469682 101469690

Parameter	Units	Spike Conc.	LCS Result	Spike % Rec	LCSD Result	Spike Dup % Rec	RPD	Footnotes
Dichlorodifluoromethane	ug/kg	1000	506.5	50.7	482.3	48.2	5	1,2
Chloromethane	ug/kg	1000	714.2	71.4	587.9	58.8	19	
Vinyl Chloride	ug/kg	1000	260.3	26.0	247.4	24.7	5	1,2,1,2
Bromomethane	ug/kg	1000	0	0	0	0	0	1,1
Chloroethane	ug/kg	1000	201.0	20.1	203.1	20.3	1	1,2,1,2
Trichlorofluoromethane	ug/kg	1000	795.6	79.6	834.7	83.5	5	
Methylene Chloride	ug/kg	1000	1554	155	1649	165	6	
1,1-Dichloroethene	ug/kg	1000	801.9	80.2	816.1	81.6	2	
trans-1,2-Dichloroethene	ug/kg	1000	737.9	73.8	712.1	71.2	4	
1,1-Dichloroethane	ug/kg	1000	835.1	83.5	821.1	82.1	2	
2,2-Dichloropropane	ug/kg	1000	615.5	61.6	551.1	55.1	11	
cis-1,2-Dichloroethene	ug/kg	1000	931.0	93.1	926.9	92.7	0	
Chloroform	ug/kg	1000	923.8	92.4	901.1	90.1	3	
Bromochloromethane	ug/kg	1000	911.2	91.1	968.5	96.8	6	
1,1,1-Trichloroethane	ug/kg	1000	795.9	79.6	692.6	69.3	14	
Carbon Tetrachloride	ug/kg	1000	662.7	66.3	583.2	58.3	13	
1,1-Dichloropropene	ug/kg	1000	867.0	86.7	797.4	79.7	8	
Benzene	ug/kg	1000	891.3	89.1	850.6	85.1	5	
1,2-Dichloroethane	ug/kg	1000	907.2	90.7	843.8	84.4	7	
Trichloroethene	ug/kg	1000	996.9	99.7	938.6	93.9	6	
1,2-Dichloropropane	ug/kg	1000	940.5	94.1	813.8	81.4	14	
Bromodichloromethane	ug/kg	1000	762.1	76.2	708.3	70.8	7	
Dibromomethane	ug/kg	1000	908.7	90.9	844.8	84.5	7	
trans-1,3-Dichloropropene	ug/kg	1000	1069	107	1019	102	5	

REPORT OF LABORATORY ANALYSIS

Pace Analytical

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414

Tel: 612-607-1700
Fax: 612-607-6444

QUALITY CONTROL DATA

Pace Project Number: 1017385
Client Project ID: McCarthy

LABORATORY CONTROL SAMPLE & LCSD: 101469682 101469690

Parameter	Units	Spike Conc.	LCS Result	Spike % Rec	LCSD Result	Spike Dup % Rec	RPD	Footnotes
Toluene	ug/kg	1000	954.0	95.4	907.4	90.7	5	
cis-1,3-Dichloropropene	ug/kg	1000	915.1	91.5	822.7	82.3	11	
1,1,2-Trichloroethane	ug/kg	1000	976.9	97.7	939.7	94.0	4	
Tetrachloroethene	ug/kg	1000	1204	120	1037	104	14	
1,3-Dichloropropane	ug/kg	1000	1169	117	995.2	99.5	16	
Dibromcchloromethane	ug/kg	1000	792.3	79.2	718.5	71.8	10	
1,2-Dibromoethane	ug/kg	1000	983.1	98.3	918.2	91.8	7	
Chlorobenzene	ug/kg	1000	1007	101	951.7	95.2	6	
1,1,1,2-Tetrachloroethane	ug/kg	1000	866.9	86.7	875.9	87.6	1	
Ethylbenzene	ug/kg	1000	881.1	88.1	973.5	97.4	10	
Xylene (Total)	ug/kg	3000	3203	107	3076	103	4	
Styrene	ug/kg	1000	996.8	99.7	1013	101	1	
Bromoform	ug/kg	1000	693.1	69.3	636.8	63.7	8	
Isopropylbenzene (Cumene)	ug/kg	1000	962.4	96.2	1010	101	5	
1,1,2,2-Tetrachloroethane	ug/kg	1000	1021	102	910.2	91.0	11	
Bromobenzene	ug/kg	1000	1226	123	1120	112	9	
1,2,3-Trichloropropane	ug/kg	1000	1208	121	1112	111	9	
n-Propylbenzene	ug/kg	1000	1067	107	1087	109	2	
2-Chlorotoluene	ug/kg	1000	1066	107	1077	108	1	
1,3,5-Trimethylbenzene	ug/kg	1000	1126	113	1136	114	1	
4-Chlorotoluene	ug/kg	1000	1228	123	1057	106	15	
tert-Butylbenzene	ug/kg	1000	1094	109	1127	113	4	
1,2,4-Trimethylbenzene	ug/kg	1000	1051	105	1109	111	6	
sec-Butylbenzene	ug/kg	1000	1084	108	1174	117	8	
p-Isopropyltoluene	ug/kg	1000	1066	107	1140	114	6	
1,3-Dichlorobenzene	ug/kg	1000	1044	104	1020	102	2	
1,4-Dichlorobenzene	ug/kg	1000	983.8	98.4	993.2	99.3	1	
n-Butylbenzene	ug/kg	1000	1134	113	1242	124	9	
1,2-Dichlorobenzene	ug/kg	1000	1002	100	993.1	99.3	1	
1,2-Dibromo-3-Chloropropane	ug/kg	1000	1462	146	1490	149	2	
1,2,4-Trichlorobenzene	ug/kg	1000	841.7	84.2	897.9	89.8	6	
Hexachlorobutadiene	ug/kg	1000	775.2	77.5	971.6	97.2	23	
Naphthalene	ug/kg	1000	833.1	83.3	786.0	78.6	6	
1,2,3-Trichlorobenzene	ug/kg	1000	784.4	78.4	932.2	93.2	17	
Dibromofluoromethane (S)				93		94		
Toluene-d8 (S)				106		100		
4-Bromofluorobenzene (S)				110		110		
1,2-Dichloroethane-d4 (S)				99		97		3,3

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

QUALITY CONTROL DATA

Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

Pace Project Number: 1017385
Client Project ID: McCarthy

Attn: Mr. Paul Meisch
Phone: (651)730-9401

QC Batch ID: 28998
Analysis Method: TPH GRO/PVOC WI
Associated Pace Samples: 101458958 101458966 101458974

QC Batch Method: TPH GRO/PVOC WI ext
Analysis Description: WI GRO and PVOC, soil

METHOD BLANK: 101478113
Associated Pace Samples:
101458958 101458966 101458974

Parameter	Units	Method Blank Result	PRL	Footnotes
Benzene	mg/kg	ND	0.05	
Ethylbenzene	mg/kg	ND	0.05	
Toluene	mg/kg	ND	0.05	
Xylene (Total)	mg/kg	ND	0.15	
Fluorobenzene (S)	%	119		

LABORATORY CONTROL SAMPLE & LCSD: 101478121 101478139

Parameter	Units	Spike Conc.	LCS Result	Spike % Rec	LCSD Result	Spike Dup % Rec	RPD	Footnotes
Benzene	mg/kg	5.000	5.136	103	5.179	104	1	
Ethylbenzene	mg/kg	5.000	5.262	105	5.293	106	1	
Toluene	mg/kg	5.000	5.461	109	5.499	110	1	
Xylene (Total)	mg/kg	15	12.67	84.5	12.80	85.3	1	
Fluorobenzene (S)				91		87		

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017385
Client Project ID: McCarthy

QUALITY CONTROL DATA PARAMETER FOOTNOTES

Consistent with EPA guidelines unrounded concentrations are displayed and have been used to calculate % Rec and RPD values.

ND	Not Detected
NC	Not Calculable
PRL	Pace Reporting Limit
RPD	Relative Percent Difference
(S)	Surrogate
[1]	Spiked sample recovery is not within control limits.
[2]	Detected but below the PRL; therefore, result is an estimated concentration (CLP J-Flag).
[3]	The results for the light gasses were accepted based on recoveries in the daily calibration verification.

REPORT OF LABORATORY ANALYSIS

Pace Analytical

The Right Chem. The Right Solution®

CHAIN-OF-CUSTODY / Analytical Request Document

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurat

472252

Page: of

To Be Completed by Pace Analytical and Client

Required Client Information: Section A

Company: Meisch: Associates
Address: 7650 Currell Blvd
Suite 300C
Woodbury MN 55125
Phone: 730-9401 Fax: 651-730-9401

Required Client Information: Section B

Report To: Meisch: Associ.
Invoice To:
P.O.
Project Name: McCarthy
Project Number:

Client Information (Check quote/contract):
Requested Due Date: *TAT:

* Under 14 day turnaround subject to laboratory and contractual obligations and may result in a Rush Turnaround Surcharge.
Turn Around Time (TAT) in calender days.

Section C

Quote Reference:
Project Manager:
Project #: 1017385/JM 1017385
Profile #:
Requested Analysis:

Section D Required Client Information:

SAMPLE ID

One character per box.
(A–Z, 0–9 / .–)
Sample IDs MUST BE UNIQUE

Valid Matrix Codes

MATRIX	CODE
WATER	WT
SOIL	SL
OIL	OL
WIPE	WP
AIR	AR
TISSUE	TS
OTHER	OT

ITEM #	SAMPLE ID	MATRIX CODE	DATE COLLECTED (mm / dd / yy)	TIME COLLECTED (mm:hh a/p)	# Containers	Preservatives: Unpreserved	H_2SO_4	HNO_3	HCl	NaOH	$Na_2S_2O_3$	BTEX	DRO	VOCs	RCRA Metals	PCBs	Remarks / Lab ID
1	SB-1-10'	SL	8/17/99									X	X				#458925
2	SB-2-10'	SL	"									X	X		458966		#458953 JM
3	SB-3-10'	SL	"									X	X		458974		#458941
4	SD-4-9'	SL	"										X	X	458987		
5																	
6																	
7																	
8																	
9																	
10																	
11																	
12																	

Sample Condition		Sample Notes	Item No.	Relinquished By / Company	Date	Time	Accepted By / Company	Date	Time
Temp in °C:	1.0			Jon Pollock / Meisch	8/17/99	2215	Bryan / Pace	8/17/99	1425
Received on ICE:	(Y) / N								
Sealed Cooler:	Y / N								
Samples Intact:	Y / N								

Additional Comments:

Analyze SB-4-9' for total RCRA Metals & PCBs only if DRO or VOCs are detected

SAMPLER NAME AND SIGNATURE

PRINT Name of SAMPLER: Jon Pollock

SIGNATURE of SAMPLER:

DATE Signed: (MM / DD / YY) 8/17/99

SEE REVERSE SIDE FOR INSTRUCTIONS

Pace Analytical

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414

Tel: 612-607-1700
Fax: 612-607-6444

August 30, 1999

Mr. Paul Meisch
Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

RE: Pace Project Number: 1017453
Client Project ID: McCarthy

Dear Mr. Meisch:

Enclosed are the results of analyses for sample(s) received on August 18, 1999. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Roxanne Patterson

Roxanne Patterson
Project Manager

Enclosures

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

DATE: 08/30/99

Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

Pace Project Number: 1017453
Client Project ID: McCarthy

Attn: Mr. Paul Meisch
Phone: (651)730-9401

Solid results are reported on a dry weight basis

Pace Sample No: 101463818 Date Collected: 08/18/99 Matrix: Soil
Client Sample ID: SB-5-12 Date Received: 08/18/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
Inorganics Prep							
Percent Moisture		Method:			Prep Method:		
Percent Moisture	5.9	%		08/25/99	jmz		
GC Volatiles							
WI GRO and PVOC, soil		Method: TPH GRO/PVOC WI			Prep Method: TPH GRO/PVOC WI ext		
Benzene	ND	mg/kg	0.053	08/25/99	EKB	71-43-2	
Ethylbenzene	ND	mg/kg	0.053	08/25/99	EKB	100-41-4	
Toluene	ND	mg/kg	0.053	08/25/99	EKB	108-88-3	
Xylene (Total)	ND	mg/kg	0.16	08/25/99	EKB	1330-20-7	
Methyl-tert-butyl Ether	ND	mg/kg	0.21	08/25/99	EKB	1634-04-4	
Gasoline Range Organics	ND	mg/kg	5.3	08/25/99	EKB		
Fluorobenzene (S)	154	%		08/25/99	EKB	462-06-6	1

Pace Sample No: 101463867 Date Collected: 08/18/99 Matrix: Soil
Client Sample ID: SB-6-12 Date Received: 08/18/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
Inorganics Prep							
Percent Moisture		Method:			Prep Method:		
Percent Moisture	6.7	%		08/25/99	jmz		
GC Volatiles							

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017453
Client Project ID: McCarthy

Pace Sample No: 101463867 Date Collected: 08/18/99 Matrix: Soil
Client Sample ID: SB-6-12 Date Received: 08/18/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
WI GRO and PVOC, soil	Method: TPH GRO/PVOC WI				Prep Method: TPH GRO/PVOC WI ext		
Benzene	ND	mg/kg	0.054	08/25/99	EKB	71-43-2	
Ethylbenzene	ND	mg/kg	0.054	08/25/99	EKB	100-41-4	
Toluene	ND	mg/kg	0.054	08/25/99	EKB	108-88-3	
Xylene (Total)	ND	mg/kg	0.16	08/25/99	EKB	1330-20-7	
Methyl-tert-butyl Ether	ND	mg/kg	0.21	08/25/99	EKB	1634-04-4	
Gasoline Range Organics	ND	mg/kg	5.4	08/25/99	EKB		
Fluorobenzene (S)	165	%		08/25/99	EKB	462-06-6	1

Pace Sample No: 101463875 Date Collected: 08/18/99 Matrix: Soil
Client Sample ID: SB-7-3 Date Received: 08/18/99

Parameters	Results	Units	PRL	Analyzed	Analyst	CAS#	Footnotes
Inorganics Prep							
Percent Moisture	Method:				Prep Method:		
Percent Moisture	8.8	%		08/25/99	jmz		
GC Volatiles							
WI GRO and PVOC, soil	Method: TPH GRO/PVOC WI				Prep Method: TPH GRO/PVOC WI ext		
Benzene	ND	mg/kg	0.055	08/25/99	EKB	71-43-2	
Ethylbenzene	ND	mg/kg	0.055	08/25/99	EKB	100-41-4	
Toluene	ND	mg/kg	0.055	08/25/99	EKB	108-88-3	
Xylene (Total)	ND	mg/kg	0.16	08/25/99	EKB	1330-20-7	
Methyl-tert-butyl Ether	ND	mg/kg	0.22	08/25/99	EKB	1634-04-4	
Gasoline Range Organics	7.1	mg/kg	5.5	08/25/99	EKB		
Fluorobenzene (S)	162	%		08/25/99	EKB	462-06-6	1

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017453
Client Project ID: McCarthy

PARAMETER FOOTNOTES

ND	Not Detected
NC	Not Calculable
PRL	Pace Reporting Limit
(S)	Surrogate
[1]	The surrogate and/or spike recovery was outside acceptance limits.

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

QUALITY CONTROL DATA

Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

Pace Project Number: 1017453
Client Project ID: McCarthy

Attn: Mr. Paul Meisch
Phone: (651)730-9401

QC Batch ID: 28605 QC Batch Method:
Analysis Method: Analysis Description: Percent Moisture
Associated Pace Samples: 101463818 101463867 101463875

METHOD BLANK: 101467819
Associated Pace Samples:
101463818 101463867 101463875

Parameter	Units	Method Blank Result	PRL	Footnotes
Percent Moisture	%	0		

SAMPLE DUPLICATE: 101467827

Parameter	Units	101465276	Dup. Result	RPD	Footnotes
Percent Moisture	%	9.600	9.400	2	

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

QUALITY CONTROL DATA

DATE: 08/30/99

Meisch & Associates
7650 Currell Blvd.
Suite # 300C
Woodbury, MN 55125

Pace Project Number: 1017453
Client Project ID: McCarthy

Attn: Mr. Paul Meisch
Phone: (651)730-9401

QC Batch ID: 28998
QC Batch Method: TPH GRO/PVOC WI ext
Analysis Method: TPH GRO/PVOC WI
Analysis Description: WI GRO and PVOC, soil
Associated Pace Samples: 101463818 101463867 101463875

METHOD BLANK: 101478113
Associated Pace Samples:
101463818 101463867 101463875

Parameter	Units	Method Blank Result	PRL	Footnotes
Benzene	mg/kg	ND	0.05	
Ethylbenzene	mg/kg	ND	0.05	
Toluene	mg/kg	ND	0.05	
Xylene (Total)	mg/kg	ND	0.15	
Methyl-tert-butyl Ether	mg/kg	ND	0.2	
Gasoline Range Organics	mg/kg	ND	5	
Fluorobenzene (S)	%	119		

LABORATORY CONTROL SAMPLE & LCSD: 101478121 101478139

Parameter	Units	Spike Conc.	LCS Result	Spike % Rec	LCSD Result	Spike Dup % Rec	RPD	Footnotes
Benzene	mg/kg	5.000	5.136	103	5.179	104	1	
Ethylbenzene	mg/kg	5.000	5.262	105	5.293	106	1	
Toluene	mg/kg	5.000	5.461	109	5.499	110	1	
Xylene (Total)	mg/kg	15	12.67	84.5	12.80	85.3	1	
Methyl-tert-butyl Ether	mg/kg	5.000	4.546	90.9	4.797	95.9	5	
Gasoline Range Organics	mg/kg	50	53.11	106	50.49	101	5	
Fluorobenzene (S)				91		87		

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
1700 Elm Street - Suite 200
Minneapolis, MN 55414
Tel: 612-607-1700
Fax: 612-607-6444

Pace Analytical

Pace Project Number: 1017453
Client Project ID: McCarthy

QUALITY CONTROL DATA PARAMETER FOOTNOTES

Consistent with EPA guidelines unrounded concentrations are displayed and have been used to calculate % Rec and RPD values.

ND	Not Detected
NC	Not Calculable
PRL	Pace Reporting Limit
RPD	Relative Percent Difference
(S)	Surrogate

REPORT OF LABORATORY ANALYSIS

Pace Analytical

The Right Chem..., The Right Solution®

CHAIN-OF-CUSTODY / Analytical Request Document

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.

470780

Page: of

To Be Completed by Pace Analytical and Client

Required Client Information: Section A	Required Client Information: Section B	Section C
Company: Meisch & Assoc	Report To: Paul Meisch	Quote Reference:
Address: 7650 Currell Blvd	Invoice To: Jon Pollock	Project Manager: RPI
Suite 300C	P.O.	Project #: 1017453
Woodbury, MN 55125	Project Name: McCarthy	Profile #:
Phone: (651) 730-9401 Fax: (651) 730-9401	Project Number:	

Client Information (Check quote/contract):
Requested Due Date: *TAT:

* Under 14 day turnaround subject to laboratory and contractual obligations and may result in a Rush Turnaround Surcharge.
Turn Around Time (TAT) in calender days.

Section D — Required Client Information:

SAMPLE ID
One character per box.
(A–Z, 0–9 / .–)
Sample IDs MUST BE UNIQUE

Valid Matrix Codes

MATRIX	CODE
WATER	WT
SOIL	SL
OIL	OL
WIPE	WP
AIR	AR
TISSUE	TS
OTHER	OT

ITEM #	SAMPLE ID	MATRIX CODE	DATE COLLECTED (mm / dd / yy)	TIME COLLECTED (mm : hh a/p)	# Containers	Preservatives: Unpreserved	H_2SO_4	HNO_3	HCl	NaOH	$Na_2S_2O_3$	BTEX	MTBE GRO	Remarks / Lab ID
1	SB-5-12	SL	8/18/99	2:30								X	X	1463818
2	SB-6-12	SL	↓	4:15								X	X	1463867
3	SB-7-3	SL	↓	4:50								X	X	1463875
4														
5														
6														
7														
8														
9														
10														
11														
12														

Sample Condition		Sample Notes	Item No.	Relinquished By / Company	Date	Time	Accepted By / Company	Date	Time
Temp in °C:	0			Jason Dowling / Meisch & Assoc	8/18/99	6:10PM	[signature] / Vace	8/18/99	1810
Received on ICE:	(Y) / N								
Sealed Cooler:	Y / (N)								
Samples Intact:	(Y) / N								

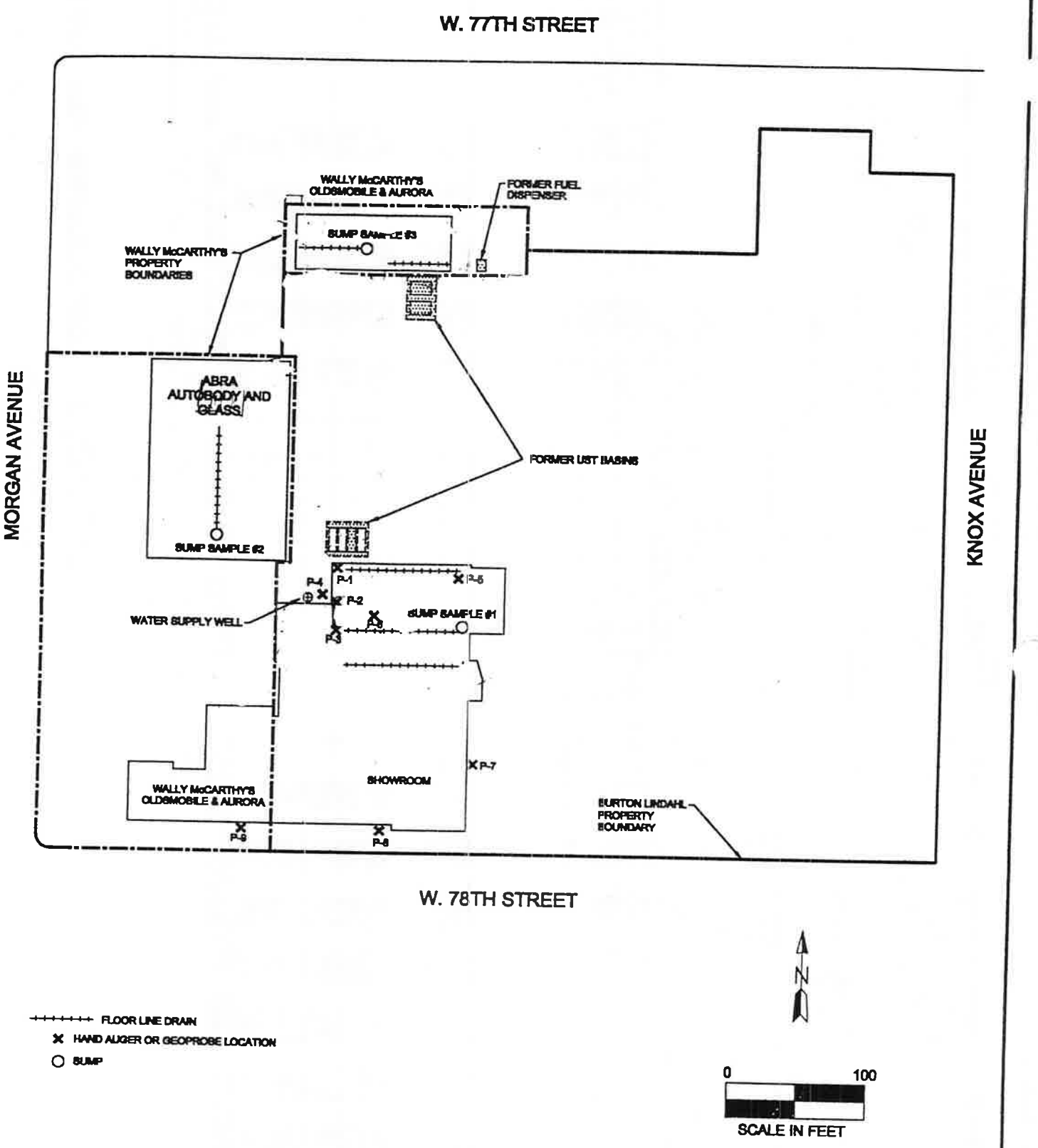
Additional Comments:

SAMPLER NAME AND SIGNATURE

PRINT Name of SAMPLER: Jason Dowling

SIGNATURE of SAMPLER: [signature] DATE Signed: (MM / DD / YY) 8/18/99

SEE REVERSE SIDE FOR INSTRUCTIONS



MEISCH & ASSOCIATES, Ltd. ENVIRONMENTAL CONSULTANTS	FIGURE 3 SOIL BORING LOCATION MAP		
PROJECT NAME: WALLY McCARTHY'S OLSMOBILE & AURORA 1900 WEST 78TH STREET RICHFIELD, MN	DATE 9/99	FILENAME MCCARTH_PRB	

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301 West County Road E2 • St. Paul, MN 55112-6859
651.633.0101 • FAX 651.633.1402
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LABORATORY ANALYSIS REPORT

DATE:	October 29, 1999	**PAGE:**	1 Of 6
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/11/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

				Sample No.:	27634-1
				Sample ID.:	Sump 1
ANALYSIS	**UNITS**	**MDL**	**PQL**		**RESULT**
WIS DNR DRO[d]					
Date Preserved: 10/14/99					
Date Extracted: 10/19,20/99					
Date Analyzed: 10/21,22/99					
Diesel Range Organics[L]	mg/kg	20	100		[o]4600

[d]A dilution was necessary due to levels present; therefore, detection limits were raised.
[L]LCS/LCSD recovery was low for DRO.
[o]Significant peaks detected before DRO window.
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
mg/kg means Milligrams Per Kilogram which is equivalent to Parts Per Million (ppm)

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LABORATORY ANALYSIS REPORT

DATE:	October 29, 1999	**PAGE:**	2 Of 6
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/11/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		27634-2
		Sample ID.:		Sump 1
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO[d]				
Date Analyzed: 10/20,25/99				
Benzene	ug/L	6	20	ND
Toluene	ug/L	6	20	ND
Ethylbenzene	ug/L	6	20	ND
m,p-Xylene*	ug/L	12	20	ND
o-Xylene	ug/L	4	20	[r]10
Gasoline Range Organics	ug/L	200	1000	1300
Surrogate Recovery	**Detector**		**10/20 % Rec**	**10/25 % Rec**
1-Chloro-4-Fluorobenzene	PID		102%	105%

ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
WIS DNR DRO[d]				
Date Extracted: 10/14/99				
Date Analyzed: 10/19/99				
Diesel Range Organics[L]	ug/L	150	500	24,000

[d]A dilution was necessary due to levels present; therefore, detection limits were raised.
[r]Result is above MDL, but below PQL.
[L]LCS/LCSD recovery was low for DRO.
* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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LABORATORY ANALYSIS REPORT

DATE:	October 29, 1999	**PAGE:**	3 Of 6
CLIENT:	Meisch & Associates	**PROJECT NO.:**	101299-200644
	7650 Currell Blvd., Suite 3000	**COLLECTION DATE:**	10/11/99
	Woodbury, MN 55125	**COLLECTED BY:**	Client
		RECEIVED DATE:	10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		**27634-3**
		Sample ID.:		**Sump 2**
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO[d]				
Date Analyzed: 10/20,25/99				
Benzene	ug/L	6	20	ND
Toluene	ug/L	6	20	ND
Ethylbenzene	ug/L	6	20	ND
m,p-Xylene*	ug/L	12	20	ND
o-Xylene	ug/L	4	20	[r]16
Gasoline Range Organics	ug/L	200	1000	200
Surrogate Recovery	**Detector**		**% Recovery**	
1-Chloro-4-Fluorobenzene	PID		[s]77.2%	

ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
WIS DNR DRO[d]				
Date Extracted: 10/14/99				
Date Analyzed: 10/19/99				
Diesel Range Organics[L]	ug/L	600	2000	58,000

[d]A dilution was necessary due to levels present; therefore, detection limits were raised.
[r]Result is above MDL, but below PQL.
[L]LCS/LCSD recovery was low for DRO.
* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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LABORATORY ANALYSIS REPORT

DATE:	October 29, 1999	**PAGE:**	4 Of 6
CLIENT:	Meisch & Associates	**PROJECT NO.:**	101299-200644
	7650 Currell Blvd., Suite 3000	**COLLECTION DATE:**	10/11/99
	Woodbury, MN 55125	**COLLECTED BY:**	Client
		RECEIVED DATE:	10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		**27634-4**
		Sample ID.:		**Sump 3**
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020[d]				
Date Analyzed: 10/20,25/99				
Benzene	ug/L	15	50	ND
Toluene	ug/L	15	50	[r]32
Ethylbenzene	ug/L	15	50	[r]36
m,p-Xylene*	ug/L	30	50	140
o-Xylene	ug/L	10	50	[r]13
Gasoline Range Organics	ug/L	100	500	**

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	[s]140%

ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
WIS DNR DRO[d]				
Date Extracted: 10/14/99				
Date Analyzed: 10/19/99				
Diesel Range Organics[L]	ug/L	300	1000	11,000

[d]A dilution was necessary due to levels present; therefore, detection limits were raised.
[r]Result is above MDL, but below PQL.
[L]LCS/LCSD recovery was low for DRO.
**No GRO data due to sample putting out FID only.
* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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LABORATORY ANALYSIS REPORT

DATE:	October 29, 1999	**PAGE:**	5 Of 6
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/11/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

ANALYSIS	**UNITS**	**Sample No.:** **Sample ID.:** **MDL**	**PQL**	27634-5 P-1-5' **RESULT**
WIS DNR DRO[d]				
Date Preserved: 10/14/99				
Date Extracted: 10/19,20/99				
Date Analyzed: 10/21,22/99				
Diesel Range Organics[L]	mg/kg	100	500	[o]14,000

ANALYSIS	**UNITS**	**Sample No.:** **Sample ID.:** **MDL**	**PQL**	27634-6 P-1-10' **RESULT**
WIS DNR DRO[d]				
Date Preserved: 10/14/99				
Date Extracted: 10/19,20/99				
Date Analyzed: 10/21,22/99				
Diesel Range Organics[L]	mg/kg	20	100	[o]7400

ANALYSIS	**UNITS**	**Sample No.:** **Sample ID.:** **MDL**	**PQL**	27634-7 Floor Drain **RESULT**
WIS DNR DRO[d]				
Date Preserved: 10/14/99				
Date Extracted: 10/19,20/99				
Date Analyzed: 10/21,22/99				
Diesel Range Organics[L]	mg/kg	20	100	[o]5400

[d]A dilution was necessary due to levels present; therefore, detection limits were raised.
[L]LCS/LCSD recovery was low for DRO.
[o]Significant peaks detected before DRO window.
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
mg/kg means Milligrams Per Kilogram which is equivalent to Parts Per Million (ppm)

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LABORATORY ANALYSIS REPORT

DATE:	*October 29, 1999*	***PAGE:***	*6 Of 6*
CLIENT:	*Meisch & Associates* *7650 Currell Blvd., Suite 3000* *Woodbury, MN 55125*	***PROJECT NO.:*** ***COLLECTION DATE:*** ***COLLECTED BY:*** ***RECEIVED DATE:***	*101299-200644* *10/11/99* *Client* *10/12/99*
CONTACT:	*Paul Meisch*	***PROJECT DESCP:***	*Wally McCarthy*

This report has been reviewed by me for technical accuracy and completeness. The analyses were performed using EPA or other approved methodologies and the results were reported on an "as received" basis unless otherwise noted. The results reported relate only to the items tested. Please contact me if you have any questions or comments regarding this report. Spectrum Labs, Inc. appreciates the opportunity to provide this analytical service for you.

Report Submitted By,

Von Jones
Organics Supervisor

TLH:wmc
ma302-1

SPECTRUM LABS INC

301 West County Road E2
New Brighton, MN 55112
(612) 633-0101 FAX (612) 633-1402

CHAIN OF CUSTODY RECORD

Client [illegible]
Address [illegible]
Phone # [illegible]
Fax # [illegible]
Project # Wally McCarthy

Client # 300693
Client Contact Paul Reisch
Spectrum Contact [illegible]
Spectrum Project #
Client P.O.#
DUE DATE

Record Number

Preserved Container Type
A None
B HNO_3
C H_2SO_4
D NaOH
E Organics
F Bacteria
G Other

Spectrum Number	COLLECTION DATE	COLLECTION TIME	SAMPLE I.D. / DESCRIPTION	Number of Containers	MATRIX: WATER	MATRIX: SOIL	MATRIX: OTHER	ANALYSIS REQUIRED: GRO/BTEX	ANALYSIS REQUIRED: DRO	COMMENTS
-	~~[illegible]~~	~~11:2 AM~~	~~Sump 1~~	~~6~~	X	X		X	X	
276341	10/11	[illegible]	Sump 1	2		X			X	
-2	10/11	[illegible]	Sump 1	4	X			X	X	
-3	10/11	11:36	Sump 2	4	X			X	X	
-4	10/11	12:10	Sump 3	4	X			X	X	
-5	10/11	150	P-1-5'	2		X			X	
-6	10/11	200	P-1-10'	2		X			X	
-7	10/11	1:25	Floor Drain 1	2		X			X	
-8	~~10/11~~	~~[illegible]~~	~~P-10-12'~~	~~3~~		X		X		
										CANCELED per John Pecarich 10/13/99 @ 5:50 pm

Sampled By:	Date	Time	Relinquished By:	Date:	Time:	Received By Lab:	Date:	Time:	Cooler Temp:
P	[illegible]	[illegible]	[signature]	10/12	5:25	[signature]	10/12	5:20	ON ICE
Received By:	**Date**	**Time**	**Relinquished By:**	**Date:**	**Time:**	**Received By:**	**Date:**	**Time:**	**pH:**

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LABORATORY ANALYSIS REPORT

DATE:	October 14, 1999	**PAGE:**	1 Of 7
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/12/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

				Sample No.:	27633-1
				Sample ID.:	P-4
ANALYSIS	**UNITS**	**MDL**	**PQL**		**RESULT**
EPA 8020/WIS DNR GRO					
Date Analyzed: 10/13/99					
Benzene	ug/L	3	10		ND
Toluene	ug/L	3	10		ND
Ethylbenzene	ug/L	3	10		ND
m,p-Xylene*	ug/L	6	10		ND
o-Xylene	ug/L	2	10		ND
Gasoline Range Organics	ug/L	20	100		ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	98.3%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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LABORATORY ANALYSIS REPORT

DATE:	October 14, 1999	**PAGE:**	2 Of 7
CLIENT:	Meisch & Associates	**PROJECT NO.:**	101299-200644
	7650 Currell Blvd., Suite 3000	**COLLECTION DATE:**	10/12/99
	Woodbury, MN 55125	**COLLECTED BY:**	Client
		RECEIVED DATE:	10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		**27633-2**
		Sample ID.:		**P-5**
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	92.6%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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LABORATORY ANALYSIS REPORT

DATE:	October 14, 1999	**PAGE:**	3 Of 7
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/12/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		27633-3
		Sample ID.:		P-6
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	97.3%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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LABORATORY ANALYSIS REPORT

DATE:	October 14, 1999	**PAGE:**	4 Of 7
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/12/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		27633-4
		Sample ID.:		P-7
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	11
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	96.2%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

SPECTRUM LABS INC
301 West County Road E2 • St. Paul, MN 55112-6859
651.633.0101 • FAX 651.633.1402
www.spectrum-labs.com

LABORATORY ANALYSIS REPORT

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CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/12/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		**27633-5**
		Sample ID.:		**P-8**
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	96.8%

* means Coeluting Compounds
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ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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CLIENT:	Meisch & Associates	**PROJECT NO.:**	101299-200644
	7650 Currell Blvd., Suite 3000	**COLLECTION DATE:**	10/12/99
	Woodbury, MN 55125	**COLLECTED BY:**	Client
		RECEIVED DATE:	10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		**27633-6**
		Sample ID.:		**P-9**
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	97.6%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

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LABORATORY ANALYSIS REPORT

DATE:	October 14, 1999	**PAGE:**	7 Of 7
CLIENT:	Meisch & Associates 7650 Currell Blvd., Suite 3000 Woodbury, MN 55125	**PROJECT NO.:** **COLLECTION DATE:** **COLLECTED BY:** **RECEIVED DATE:**	101299-200644 10/12/99 Client 10/12/99
CONTACT:	Paul Meisch	**PROJECT DESCP:**	Wally McCarthy

		Sample No.:		27633-7
		Sample ID.:		P-10
ANALYSIS	**UNITS**	**MDL**	**PQL**	**RESULT**
EPA 8020/WIS DNR GRO				
Date Analyzed: 10/13/99				
Benzene	ug/L	3	10	ND
Toluene	ug/L	3	10	ND
Ethylbenzene	ug/L	3	10	ND
m,p-Xylene*	ug/L	6	10	ND
o-Xylene	ug/L	2	10	ND
Gasoline Range Organics	ug/L	20	100	ND

Surrogate Recovery	**Detector**	**% Recovery**
1-Chloro-4-Fluorobenzene	PID	97.8%

* means Coeluting Compounds
ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
ug/L means Micrograms Per Liter which is equivalent to Parts Per Billion (ppb)

This report has been reviewed by me for technical accuracy and completeness. The analyses were performed using EPA or other approved methodologies and the results were reported on an "as received" basis unless otherwise noted. The results reported relate only to the items tested. Please contact me if you have any questions or comments regarding this report. Spectrum Labs, Inc. appreciates the opportunity to provide this analytical service for you.

Report Submitted By,

TLH for LJ

Lon Jones
Organics Supervisor

TLH:wmc
ma286-1

SPECTRUM LABS INC

301 West County Road E2
New Brighton, MN 55112
(612) 633-0101 FAX (612) 633-1402

CHAIN OF CUSTODY RECORD

Client # 24HR Turn Around

Record Number _____

Client Arisch: Associ

Address 7650 Currell Blvd. Suite 300
Woodbury, MN 55125

Phone # 651-730-9401

Fax # 651-730-9401

Project # Wally McCarthy

Client Contact _____

Spectrum Contact _____

Spectrum Project # _____

Client P.O.# _____

DUE DATE _____

Preserved Container Type: A None, B HNO_3, C H_2SO_4, D NaOH, E Organics, F Bacteria, G Other

Spectrum Number	COLLECTION DATE	COLLECTION TIME	SAMPLE I.D. / DESCRIPTION	Number of Containers	MATRIX: WATER	MATRIX: SOIL	MATRIX: OTHER	ANALYSIS REQUIRED: GRO/BTEX	COMMENTS
27633-1	10/12/94	930	P-4	3	X			X	
-2	10/12/94	1040	P-5	3	X			X	
-3	10/12	1200	P-6	3	X			X	
-4	10/12	124	P-7	3	X			X	
-5	10/12	2:15	P-8	3	X			X	
-6	10/12	430	P-9	3	X			X	
-7	10/12	500	P-10	3	X			X	

Sampled By:	Date	Time	Relinquished By:	Date:	Time:	Received By Lab:	Date:	Time:	Cooler Temp:
JD, JP	10/12		Jason Dauly	10/12	5:25	Patrick Lynch	10/12	5:20	ON ICE
Received By:	Date	Time	Relinquished By:	Date:	Time:	Received By:	Date:	Time:	pH:

Appendix E

Property Inspection Photographs

Appendix E
Photographic Log

Northeast Quadrant of I-494 and Penn Avenue
Richfield, Minnesota
April 14, 2000

Photo #	Comments
1-3	Adjacent property to the north and northwest (two churches and residential homes); picture 3 is facing east, along W. 76th Street.
4	Citgo gas station west/southwest adjacent to the Property
5	Fountainhead apartments east/northeast adjacent to the Property
6-9	Residential homes along Oliver, Newton, Morgan, and Logan Avenues, respectively.
10-11	The Diplomat and South Court apartments, respectively
12	Facing north/northeast, businesses along Logan Avenue S.
13	Approximately 6-7 55-gallon drums on pallets southwest of building at 7629-7635 Logan Avenue S.
14	Facing south/southeast, businesses along Logan Avenue S.
15	Facing west/southwest, businesses bordering W. 77th St. between Morgan and Logan Avenues
16	Facing south/southeast, businesses along the east side of Morgan Avenue S.
17-18	Facing north/northwest, businesses along Knox Avenue S.
19	7600 Knox Avenue S.
20	Lift station at the southwest corner of W. 77th Street and Knox Avenue S.
21	The corner of W. 77th St. and Penn, facing south/southeast. Walser used cars, and further south, Walser Truck Center.
22-24	South edge of 2100, 2000/1920, 1920/1900 W. 78th St., respectively.


3


1


4


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7


5


8


9

9

10

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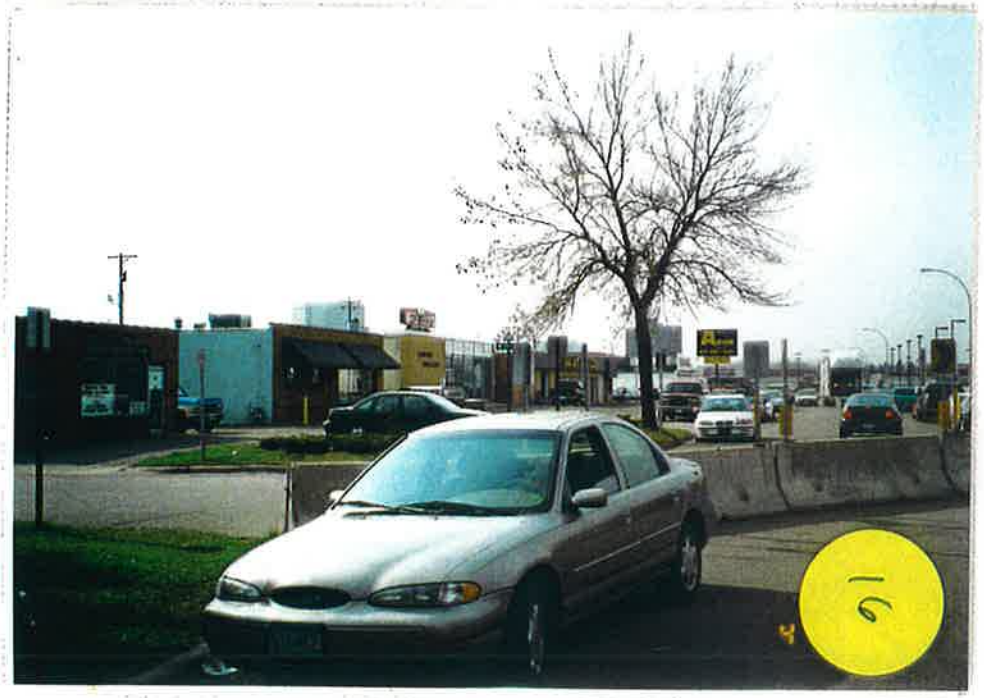
12


15


13


16


14


Tom Thumb
HELP WANTED
19


17


20


18


Used Imports
McCARTHY'S
23


USED CARS
WALSER
21


McCARTHY'S
OLDS
24


22

Appendix F

Signatures and Qualifications

Appendix F

Signatures and Qualifications

Barr performed this Assessment in April 2000 in conformance with the American Society for Testing and Materials (ASTM) Practice E 1527-97, Minnesota Pollution Control Agency (MPCA) Voluntary Investigation and Cleanup (VIC) Program Guidance Document #8, and the applicable requirements for Assessments included as Exhibit "A" of the Master Services Agreement between Opus and Barr, dated July 30, 1999. Special terms, conditions, limitations, and exceptions that apply to the Assessment are described in the pages that follow:

Karlene A. French P.
Environmental Professional, Project Manager

Jessica Fitzpatrick
Environmental Professional

Special Terms and Conditions

This report is prepared for the exclusive use of Opus Northwest, LLC. The purpose of this report is to aid in the environmental assessment of the Property and not to evaluate the structural condition of the buildings or other features of the Property. Except as identified in the Limitation and Exceptions of Assessment section below, no intentional deviations from the Practice were made in preparing this report.

Barr has performed its work in a manner consistent with the care and skill ordinarily exercised by members of the environmental profession under similar budget and time constraints. Within this context, Barr assumes responsibility for its own observations, along with its interpretation of the information gathered. No other warranty is made or intended.

Since Barr was not retained to verify information, Barr assumes no responsibility for the accuracy of information that it obtained from other sources, including, without limitation, regulatory and government agencies, persons knowledgeable about the Property, and vendors of public data. To the extent that Barr does not identify contamination or potential sources of contamination to the Property in this report, Barr's conclusions in the report are not representations that the Property is free of contamination. The Property may have contamination that was not discovered due to the scope of this investigation or other circumstances. Under no circumstances can Barr represent or warrant that hazardous or toxic materials do not exist on the Property.

Limitations and Exceptions of Assessment

Acquisition and review of recorded land title information and information regarding the presence of environmental liens were not within the scope of the Assessment.

Historical documentation dated prior to 1873 was not readily ascertainable for the Property.

Data gaps of greater than five years in historical documentation are present for the following time periods:

1873 to 1898 Property uses did not change during this period.

1901 to 1913 Property uses did not change during this period.

1913 to 1937 Property uses did not change during this period.

1937 to 1945 Property uses did not change during this period.

The Property inspection for this preliminary assessment was conducted on March 9, 2000 from public access points. Onsite inspections and owner interviews will be conducted when access to the Property buildings is granted.

Company Information

Barr provides a wide range of engineering and scientific consulting services. Barr traces its origins to the early 1900s, and was incorporated as an employee-owned firm in 1966. Our company, which is based in Minneapolis, has gained the confidence of clients throughout the upper Midwest and the nation, including industries, utilities, law firms, and all levels of government.

In the past ten years, Barr has acquired A.W. Mathews Engineering, a Hibbing, Minnesota, company providing design services to industry for more than 40 years and Environmental Concepts, Inc., a Jefferson City, Missouri, company providing technical and regulatory services to public and private clients. Barr also has branch offices in Duluth, Minnesota and Ann Arbor, Michigan. In addition, Barr has formalized partnerships with firms in Marquette, Michigan and Walla Walla, Washington. These additions have strengthened our ability to meet the total engineering and environmental needs of our clients. Drawing upon skills in more than two dozen technical areas, our staff are able to form multidisciplinary teams to meet those needs in the areas of :

- Solid and hazardous waste management and site remediation
- Water resources management
- Environmental management
- Air quality
- Process and materials handling
- Facilities and infrastructure engineering
- Information technology

Barr employs approximately 300 engineers, scientists, and support staff in the following disciplines:

Engineering/Design	Science	Support Services
Agricultural	Atmospheric Science	Accounting
Architectural	Biology	Computer Science
Chemical	Biochemistry	Drafting/Graphics
Civil	Chemistry	Field Operations
Electrical	Data QA/QC	Laboratory Operations
Environmental	Epidemiology	Library Science
Geologic	Forestry	Information Management
Geotechnical	Geochemistry	Public Relations
Hydraulic	Geology	Surveying
Hydrologic	Geophysics	Technical Writing
Mechanical	Hydrogeology	Word Processing
Structural	Industrial Hygiene	
Water Resources	Public Health	
	Soil Science	
	Toxicology	

Barr uses a project team approach that matches our expertise with the unique requirements of each project. Directed by an experienced project manager, the teams are created with staff chosen specifically to meet the client's needs in terms of schedule, budget, and technical approach. Overall responsibility for each project is maintained by an officer of the company. Barr uses state-of-the art computer and data processing systems to manage and monitor budgets, staff workloads, and billings for all projects.

Quality control on each project is the responsibility of every member of the project team. Reports, designs, and specifications are prepared to meet the client's requirements. Barr's quality assurance program includes:

- Obtaining clear and complete understanding of the client's needs
- Communication among team members and with the client as work progresses
- Peer review as the work progresses
- Evaluation of completed documents for technical accuracy and cost-effectiveness

Barr has proven its ability to complete complex projects on time, within budget, with a high degree of quality, and with the appropriate technical approach.

Qualifications and Experience—Site Assessments

Barr conducts environmental assessments for a wide variety of clients involved in property and business transactions. Clients include mortgagors, attorneys, developers, and private and public parties interested in selling, purchasing, or redeveloping property.

Barr has specialized in the investigation and design of remedial actions for contaminated sites since the early 1970s. Our company has completed hundreds of site investigations, feasibility studies, and remedial action designs. This experience includes work on most of the larger contaminated sites in Minnesota as well as numerous smaller sites. Barr has been a primary consultant on about two-thirds of the EPA National Priority List sites in Minnesota and has been involved in either a primary or secondary role on about half of the sites listed by the state of Minnesota. Barr's work on virtually all of these sites has been on behalf of potentially responsible parties. We have worked on contaminated sites in many other states as well.

Many projects are initiated by clients who are buying or selling property or who are required to conduct an environmental assessment for financing purposes. Other projects are initiated by clients who suspect that contamination may be present on a site. Still other projects are in response to orders from regulatory agencies. Many of these projects involve a state voluntary cleanup program. Barr works for clients in both the public and private sectors, and clients range from major industries like 3M, Champion International and Northern States Power Company to state and federal agencies such as the U.S. Air Force and the Minnesota Department of Transportation.

Barr has worked on a variety of properties, including:

- Steel and coke manufacturing
- Wood treating
- Petroleum refining
- Manufacturing (paint waste/spent solvents)
- Coal gasification
- Mining and mineral processing
- Petroleum product storage (above and below ground)
- Metal plating
- Scrapyards
- Landfills
- Fly and bottom ash
- Permitted and nonpermitted waste disposal facilities

Barr staff is familiar with a wide range of industrial practices because we provide environmental and waste management consulting to many industries. This means we can realistically assess a property's operational history and likely environmental condition.