BRAUN[SM] INTERTEC

Braun Intertec Environmental, Inc.
1345 Northland Drive
Mendota Heights, Minnesota 55120-1141
612-683-8700 Fax: 683-8888

Engineers and Scientists Serving the Built and Natural Environments

October 23, 1992

Project No. CMJX-92-0294

Ms. Cheryl Zimmerman
Norwest Bank Minnesota, N.A.
Norwest Center
6th and Marquette
Minneapolis, MN 55479

Dear Ms. Zimmerman:

Re: Phase II Environmental Property Assessment Addendum, Commerce Building, 8200 Humboldt Avenue South, Bloomington, Minnesota

In accordance with the verbal authorization received from Mr. Gary Letchko, a representative of Norwest Bank Minnesota, N.A., Braun Intertec Environmental, Inc. (Braun Intertec) conducted a phase II environmental property assessment at 8200 Humboldt Avenue South, Bloomington, Minnesota (***Site***). A ***Site*** Location Map is attached.

The objective of this assessment was to further evaluate the magnitude and extent of fuel oil contamination previously identified during this evaluation.

Project Background

Braun Intertec previously completed three shallow hand-held power auger borings (labelled PAB-1 through PAB-3) adjacent to the existing 1,000-gallon underground fuel oil storage tank. Chemical analysis was conducted on the soil samples for the presence of total hydrocarbons (THC) as fuel oil and benzene, ethyl benzene, toluene, and xylenes (BETX). The results of the analyses indicated that THC as fuel oil was present at a concentration of 15 parts per million (ppm) in the soil sample collected from PAB-3 at a depth of 7 feet. Neither THC as fuel oil nor BETX were detected in the soil samples collected from PAB-1 and PAB-2. As requested by Norwest and in accordance with Minnesota Pollution Control Agency (MPCA) reporting requirements, Braun Intertec reported the release to the MPCA on August 18, 1992. Based on the results of this investigation, a discussion of the results with the MPCA project manager, Edwin Balcos, and in an effort to obtain a "closure" letter for the ***Site*** from the MPCA, Braun Intertec completed the following additional soils evaluation.

Soils Evaluation

On September 16, 1992, Braun Intertec completed one standard penetration test soil boring (ST-1) at the ***Site***. Soil boring ST-1 was completed approximately 5 feet west of PAB-3. A Soil Boring Location Map is attached.

The penetration test boring was conducted with a truck-mounted core and auger drill unit. All down-hole equipment was steam-cleaned prior to its use at the ***Site***. Sampling for the

boring was conducted in accordance with ASTM D 1586 "Penetration Test and Split-Barrel Sampling of Soils." Using this method, we advanced the bore hole with the hollow-stem auger to the desired test depth. Then a 140-pound hammer falling 30 inches drove a standard, 2-inch OD, split-barrel sampler a total penetration of 1 1/2 feet below the tip of the hollow-stem auger. The blows for the last foot of penetration were recorded and used as index of soil strength characteristics. Samples were collected at 2 1/2-foot vertical intervals to the termination depth of the boring (25 feet). A soil boring log is attached.

General ***Site*** lithology consist of approximately 5 feet of silty sand with gravel fill underlain by poorly-graded sand with silt and gravel to the termination depth of the boring. Waterbearing soils were not encountered.

The soil samples retrieved from the split-barrel sampler were screened in the field by an environmental technician for staining and other apparent signs of contamination. In addition, the soil samples were screened for the presence of organic vapors with a photoionization detector (PID). The PID was equipped with a 10.2 electron volt lamp and calibrated to a benzene standard. The PID was used to test fresh surfaces of soil retrieved in the split-barrel sampler and to perform jar-headspace analyses. Organic vapors were not detected in the soil samples collected from soil boring ST-1. Additionally, no petroleum odors or petroleum-staining were noted. An organic vapor field data sheet is attached.

Two soil samples were also collected from soil boring ST-1 for laboratory chemical analysis. One soil sample was collected from 10 feet below land surface (bls) and the other soil sample was collected from the bottom of the boring (25 feet bls).

The soil samples were collected by an environmental technician and placed in laboratory-supplied bottles that were subsequently sealed with Teflon®-lined screw caps. The bottles were then labeled and transported under refrigerated conditions to the Braun Intertec laboratory using Braun Intertec chain-of-custody procedures. The samples were chemically analyzed for the presence of THC as fuel oil and BETX.

The results of the chemical analysis did not detect THC as fuel oil or BETX in either of the two samples collected from ST-1. The complete soil chemistry report is attached.

Conclusions

Based on the results of our phase II environmental property assessment and this additional investigation,, it is our professional opinion that the fuel oil-contaminated soils detected in PAB-3 are very limited in extent and the groundwater at the ***Site*** does not appear to have been contaminated as a result of the fuel oil release. Therefore, we do not believe that further investigation of the ***Site*** is warranted.

Upon your request, the results of this assessment will be submitted to the Minnesota Pollution Control Agency (MPCA) for their review.

We appreciate this opportunity to provide our professional services to you for this project. If you have any questions regarding the results of this assessment, please call Tony LaBarre at (612) 683-8729 or Jon Carlson at (612) 683-8760.

Sincerely,

Anthony R. LaBarre
Environmental Geologist/Project Manager

Jon A. Carlson
Supervisor, Environmental Property Assessments

Attachments: Site Location Map
Soil Boring Location Map
Organic Vapor Field Data Sheet
Laboratory Chemical Results

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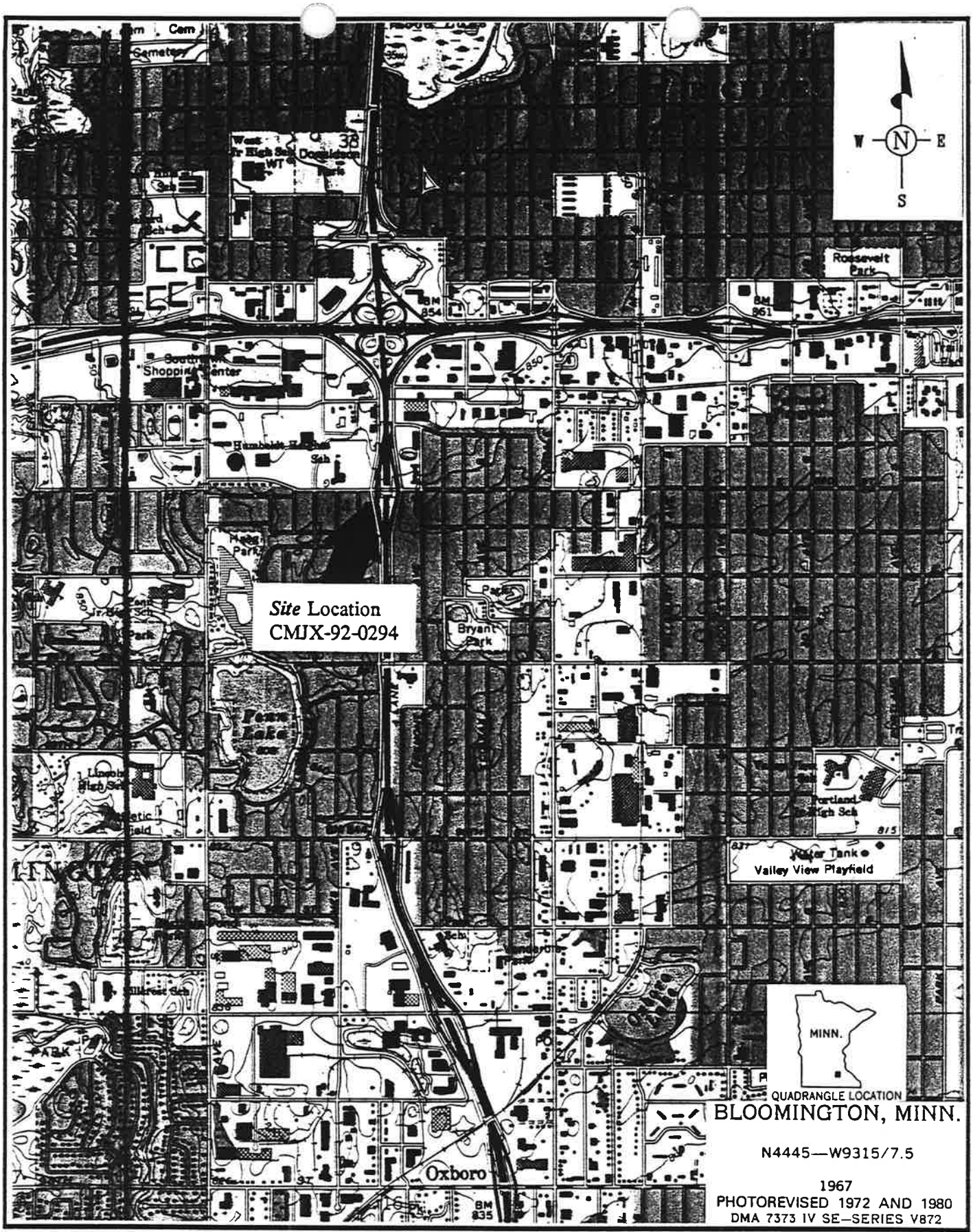

BLOOMINGTON, MINN.

N4445—W9315/7.5

1967
PHOTOREVISED 1972 AND 1980
DMA 7373 IV SE—SERIES V872

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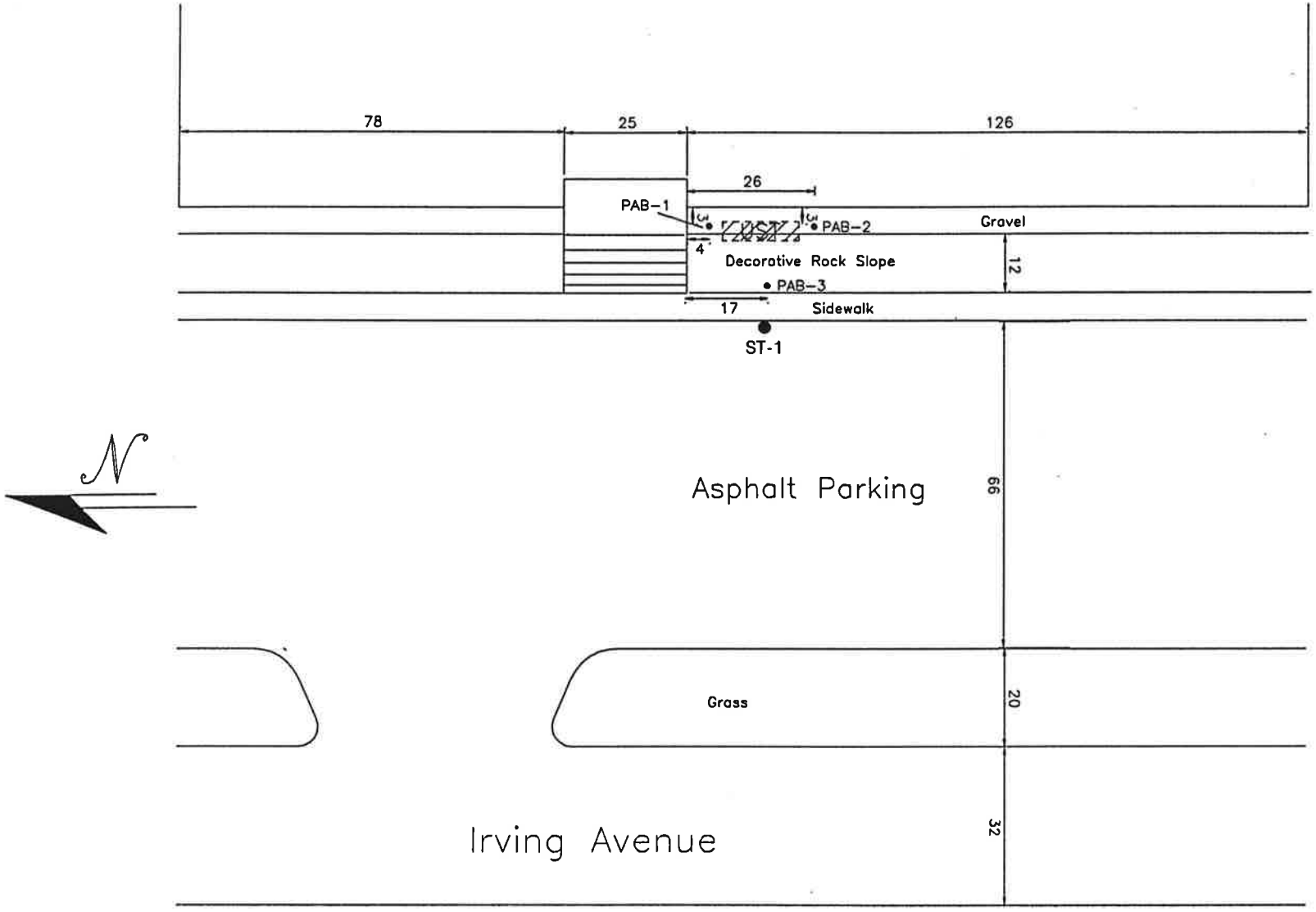
Site Location Map
Phase II Environmental Audit
The Commerce Building
8200 Humboldt Avenue South
Bloomington, Minnesota

INT		DATE	SHEET
DRAWN BY:	SAK	8-18-92	
APP'D BY:			OF
JOB No.	CMJX-92-0294		
DWG.No.		FIGURE#	
SCALE	1:24,000		

Commerce Building



BRAUN INTERTEC

Site Sketch
Phase II Environmental Audit
The Commerce Building
8200 Humboldt Avenue South
Bloomington, Minnesota

INT	DATE	SHEET
DRAWN BY: DJD	8-18-92	1
APP'D BY:		OF
JOB NO. CMJX-92-0294		1
DWG. NO. 1	FIGURE NO.	1
SCALE		

LOG OF BORING

PROJECT: **CMJX-92-0294**
ENVIRONMENTAL SUBSURFACE EVALUATION

The Commerce Building
8200 Humboldt Avenue S.
Bloomington, Minnesota

BORING: **ST-1**

LOCATION:
See attached sketch.

DATE: **9/16/92**

SCALE: **1" = 4'**

Elev.	Depth	ASTM Symbol	Description of Materials (ASTM D2488)	BPF	WL	Tests or Notes
	0.0					
	0.2		2" Bituminous			
	0.8		8" Aggregate base			
			FILL: SILTY SAND with GRAVEL, with organic fibers, dark brown to brown, moist.	11		
	5.0			13		
		SP SM	POORLY GRADED SAND with SILT and GRAVEL, brown, wet to moist, loose. (Glacial Outwash)	4		
				9		
	12.0					
		SP	POORLY GRADED SAND with GRAVEL, laminated and cross-bedded, light brown, moist to wet, medium dense to loose. (Glacial Outwash)	6		
				12		
				10		
				7		
				16		
	23.0					
		SP	POORLY GRADED SAND with GRAVEL, laminated, cross-bedded, light brown, wet, medium dense. (Glacial Outwash)	19		
	25.5					
			END OF BORING Water not observed with 25 feet of hollow-stem auger in the ground. Water not observed to cave-in depth of 19 feet.			

LOG OF BORING

PROJECT: **CMJX-92-0294** **ENVIRONMENTAL SUBSURFACE EVALUATION** **The Commerce Building** **8200 Humboldt Avenue S.** **Bloomington, Minnesota**	BORING: **ST-1 (cont.)** LOCATION: **See attached sketch.** DATE: **9/16/92** SCALE: **1" = 4'**

Elev.	Depth	ASTM Symbol	Description of Materials (ASTM D2488)	BPF	WL	Tests or Notes
			Boring backfilled with cuttings and bentonite.			

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Organic Vapor Field Data Sheet

Boring Identification: ST-1 ***Project No.:*** CMJX-92-0294 ***Date:*** 9-16-92

Weather Conditions: 71°, clear, calm

Field Personnel: Robert Frykman

Auger Steam Cleaned: ***Yes*** X ***No***

Sampler Cleaned Between Samples: ***Yes*** X ***No***

Method: TSP

Detector: ***OVA:*** ***HNu:*** ***10.2eV*** X
OVM: ***11.7eV***

Calibration: ***Gas:*** 23 ppm benzene
Date: 9-23-92

Depth (feet)	Auger (ppm)	Split Spoon (ppm)	Headspace (ppm)	Notes/Geology
2.5	-	0	0	Silty sand, brown
5.0	-	0	0	Silty sand, brown
7.5	-	0	0	Silty sand, brown
10.0	-	0	0	Silty sand, brown
12.5	-	0	0	Silty sand, brown
15.0	-	0	0	Poorly graded sand, light brown
17.5	-	0	0	Poorly graded sand, light brown
20.0	-	0	0	Poorly graded sand, light brown
22.5	-	0	0	Poorly graded sand, light brown
25.0	-	0	0	Poorly graded sand, light brown

BRAUN℠
INTERTEC

Memorandum

To: LaBarre

From: Wagner

Re: CMJX-92-0294/92-2188

Date: September 29, 1992

We have completed the analyses of the Commerce Building samples delivered to our laboratory on September 16, 1992. All analyses were performed by EPA or other recognized standard procedures. The results of our analyses are on the attached report.

If you have any questions or if we can be of further service, please feel free to contact us at your convenience.

BRAUN INTERTEC

Braun Intertec Environmental, Inc.
6875 Washington Avenue South
P.O. Box 39108
Minneapolis, Minnesota 55439-0108
612-941-5600 Fax: 942-4844

Engineers and Scientists Serving the Built and Natural Environments

September 29, 1992

Project No. CMJX-92-0294
Report No. 92-2188

Re: Commerce Building
8200 Humbolt Avenue South
Bloomington, MN

Braun Intertec Environmental, Inc. (Braun Intertec) received the following samples on September 16, 1992 for chemical analyses.

Braun Intertec I.D.	Client Sample I.D.	Sample Matrix
92-2188-01	ST #1 10'	Solid
92-2188-02	ST #1 25'	Solid

Results

Analytical results are summarized on the following laboratory report.

Methodology

The samples were analyzed following Braun Intertec standard operating procedures based on the methods listed below.

Parameters	Method	Date Analyzed
BETX/THCs	SW 846 8020/8015	09/21/92

Commerce Building
8200 Humbolt Avenue South

Minneapolis, MN

PROJECT: CMJX-92-0294
COLLECTED: Braun Intertec
RECEIVED: 16-SEP-92

PARAMETER	Braun Intertec ID: / Client ID: / Matrix: / Collect Date:	92-2188-01 ST #1 10' Solid 16-SEP-92		92-2188-02 ST #1 25' Solid 16-SEP-92	
Benzene		<0.3	mg/Kg	<0.3	mg/Kg
Toluene		<0.3	mg/Kg	<0.3	mg/Kg
Ethyl Benzene		<0.3	mg/Kg	<0.3	mg/Kg
Xylenes (Total)		<0.3	mg/Kg	<0.3	mg/Kg
Total Hydrocarbons As Gasoline		<1.0	mg/Kg	<1.0	mg/Kg
Total Hydrocarbons As Fuel Oil		<1.0	mg/Kg	<1.0	mg/Kg

< = less than: compound not detected at or above indicated detection limit
- = Analysis not required

Quality control data reviewed: UKO

Discussion

Routine Braun Intertec QA/QC was followed. No anomalies were encountered in the analysis of these samples.

We appreciate the opportunity to meet your analytical needs. If you have any questions or need additional information, please call Tom Wagner at (612) 942-4932.

Sincerely,

Thomas P. Wagner
Project Manager

Cynthia Weber
Laboratory Supervisor

tpw/chw:saj

Attachments
Chain of Custody

BRAUN INTERTEC

Chain Of Custody - ECS

Log-In/Report # 92-2188

Page 1 of 1

Site Identification

~~Norwest Bank~~ LHD
Commerce Building
8200 Humbolt Ave South
Bloomington, MN

Project #: PMJX-92-0294

a = soil d = liquid
b = water e = tube or filter
c = solid f = sludge
o = other (specify)

Evidence tape intact? (Check One) Yes ○ No ○ NA ⊘

Project Manager: Tony LaBarre / TPW

Sampled by: RAF

Comments:
Results by 9/22/92
samples activated 9/17/92

Sample No. (Lab Use Only)	Sample Identification	Collection Date	Collection Time	Sample Matrix Code	Bottle type and number: VOA (2 x 40 ml)	Filtered Metals	Unfiltered Metals	General	Cyanide	Oil and Grease	Nutrients	Tubes	Whirl Pak	Other	See attached sheet:	Analysis/ Remarks
92-2188-01	ST#1 10'	9-16-92	10:55	a	1											BETX, THC ~~HOLD~~ LHD
-02	ST#1 25'	9-16-92	11:15	a	1											BETX, THC ~~HOLD~~ LHD

Relinquished by:	Date:	Time:	Received by:	Relinquished by:	Date:	Time:	Received by:
[signature]	9-11-92	11:57					
Relinquished by:	Date:	Time:	Received by:	Received for laboratory by:	Date:	Time:	
				[signature]	9/16/92	11:57	

5539

BRAUN INTERTEC

Braun Intertec Environmental, Inc.
1345 Northland Drive
Mendota Heights, Minnesota 55120-1141
612-683-8700 Fax: 683-8888

Engineers and Scientists Serving the Built and Natural Environments

August 18, 1992

Project No. CMJX-92-0294

Ms. Cheryl Zimmerman
Norwest Bank Minnesota, N.A.
Norwest Center
6th and Marquette
Minneapolis, MN 55479

Dear Ms. Zimmerman:

Re: Phase II Environmental Property Assessment, Commerce Building, 8200 Humboldt Avenue South, Bloomington, Minnesota.

In accordance with the written authorization received from Ms. Cheryl Zimmerman and Ms. Judith A. Owen, representatives of Norwest Bank Minnesota, N.A., on August 3, 1992, Braun Intertec Environmental, Inc. (Braun Intertec) conducted a Phase II environmental property assessment at the referenced facility (***Site***). The objective of this assessment was to evaluate whether the soils in the vicinity of an underground storage tank at the ***Site*** were contaminated with fuel oil associate with the tank.

This investigation involved the completion of three shallow hand-held power auger borings (labeled PAB-1 through PAB-3) adjacent to the 1,000-gallon underground fuel oil storage tank. A Soil Boring Location Map is attached. Power-auger borings PAB-1 and PAB-2 were completed to 10 feet below land surface (bls) at either end of the tank. Power-auger boring PAB-3 was completed to 7 feet bls, approximately 7 feet west of the tank at the base of a slope. Samples were collected at 3-feet vertical intervals to the termination depth of the borings and new sampling tubes were used for each sampling interval to prevent possible cross-contamination.

Soil samples were screened in the field with a photoionization detector (PID) to evaluate the soils encountered for the presence of organic vapors using the jar headspace method recommended by the Minnesota Pollution Control Agency (MPCA). The soils were also evaluated for notable petroleum odors and staining. Organic vapors were not detected in the three power-auger borings. Additionally, no petroleum odors or petroleum staining were noted. Soil samples were also collected from the bottom of the three power-auger borings for laboratory chemical analysis.

The soil samples were collected by an environmental geologist and placed in laboratory-supplied bottles that were subsequently sealed with Teflon®-lined screw caps. The bottles were then labeled and transported under refrigerated conditions to the Braun Intertec laboratory using Braun Intertec chain-of-custody procedures. The samples were chemically analyzed for the presence of total hydrocarbons (THC) as fuel oil and benzene, ethyl benzene, toluene and xylenes (BETX).

The results of the chemical analyses indicated THC as fuel oil was present at a concentration of 15 parts per million in the sample collected from PAB-3. Neither THC as fuel oil nor BETX were detected in the soil samples collected from PAB-1 and PAB-2.

Based on the results of this investigation, it appears that the soils and possibly groundwater beneath the ***Site*** have been contaminated with fuel oil. Upon your request and in accordance with MPCA reporting requirements, Braun Intertec reported the release to the MPCA on August 18, 1992.

Additional work is necessary in order to obtain a "closure" letter for the ***Site*** from the MPCA. Braun Intertec suggests that the results of this investigation be submitted to the MPCA for review. Upon your authorization, Braun Intertec will work with the MPCA to develop an initial scope of work to possibly obtain a "closure" letter. The additional work may involve the removal of the tank or additional soil borings and groundwater monitoring wells. Any additional work which is reimbursable by the Petrofund will require a minimum of two bids. Upon your request, Braun Intertec will submit a cost estimate to conduct additional work at the site.

We appreciate this opportunity to provide our professional services to you for this project. If you have any questions regarding results of this investigation, please call Tony LaBarre at 683-8729 or Jon Carlson at 683-8760.

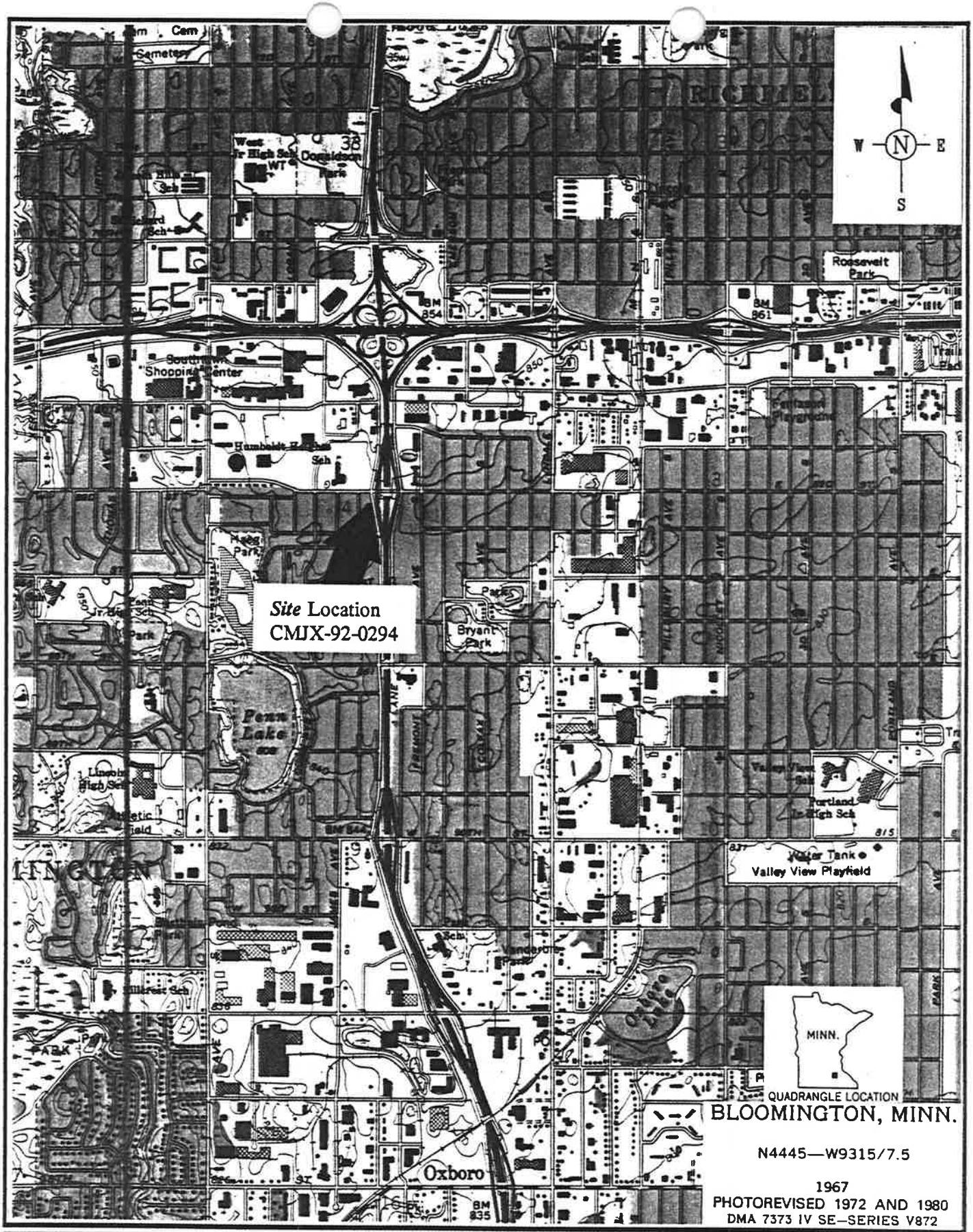
Sincerely,

Anthony R. LaBarre
Environmental Geologist/Project Manager

Jon A. Carlson
Supervisor, Environmental Property Assessments

Attachments: Site Location Map
Hand-held Power Auger Boring Location Map
Laboratory Chemical Results

ATTACHMENTS

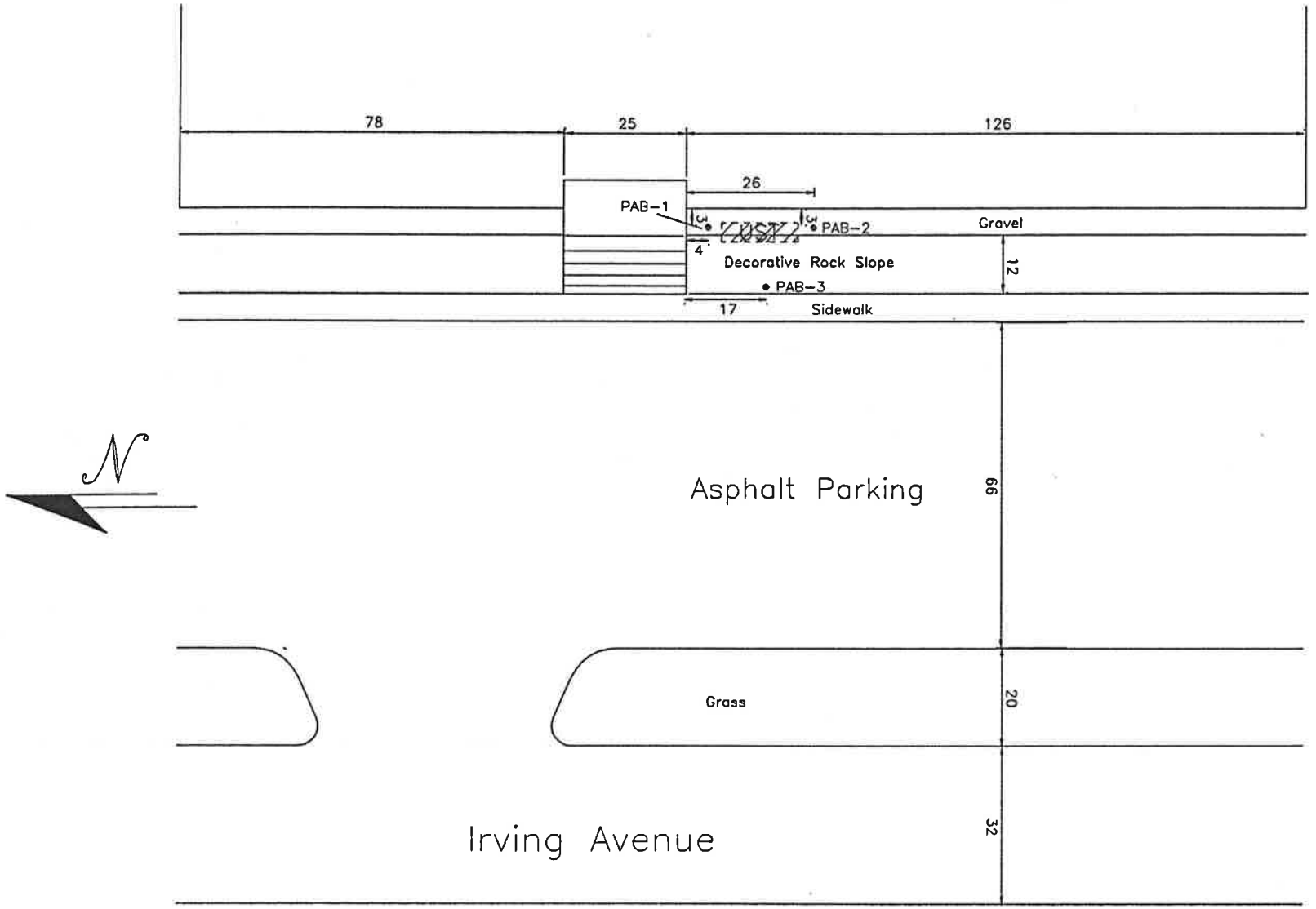


BRAUN INTERTEC

Site Location Map
Phase II Environmental Audit
The Commerce Building
8200 Humboldt Avenue South
Bloomington, Minnesota

INT		DATE	SHEET
DRAWN BY: SAK		8-18-92	
APP'D BY:			OF
JOB No.	CMJX-92-0294		
DWG.No.		FIGURE#	
SCALE	1:24,000		

Commerce Building



BRAUN INTERTEC

Site Sketch
Phase II Environmental Audit
The Commerce Building
8200 Humboldt Avenue South
Bloomington, Minnesota

INT	DATE	SHEET
DRAWN BY: DJD	8-18-92	1
APP'D BY:		OF
JOB NO. CMJX-92-0294		1
DWG. NO. 1	FIGURE NO.	1
SCALE		

BRAUN[SM] INTERTEC

LOG OF BORING

PROJECT: **CMJX-92-0294**
PHASE II ENVIRONMENTAL AUDIT

The Commerce Building
8200 Humboldt Avenue S.
Bloomington, Minnesota

BORING: **PAB-1**

LOCATION:
See attached sketch.

DATE: **8/6/92**

SCALE: **1" = 4'**

Elev.	Depth	ASTM Symbol	Description of Materials (ASTM D2488)	BPF	WL	Tests or Notes
	0.0		FILL: POORLY GRADED SAND with SILT, fine to medium grained, brown, moist.			
	10.0		END OF BORING Boring then backfilled with cuttings.			

BRAUN INTERTEC

LOG OF BORING

PROJECT: **CMJX-92-0294**
PHASE II ENVIRONMENTAL AUDIT

The Commerce Building
8200 Humboldt Avenue S.
Bloomington, Minnesota

BORING: **PAB-2**

LOCATION:
See attached sketch.

DATE: **8/6/92**

SCALE: **1" = 4'**

Elev.	Depth	ASTM Symbol	Description of Materials (ASTM D2488)	BPF	WL	Tests or Notes
	0.0		FILL: POORLY GRADED SAND with SILT, fine to medium grained, brown, moist.			
	10.0		END OF BORING Boring then backfilled with cuttings.			

BRAUN[SM] INTERTEC

LOG OF BORING

PROJECT: **CMJX-92-0294**
PHASE II ENVIRONMENTAL AUDIT

The Commerce Building
8200 Humboldt Avenue S.
Bloomington, Minnesota

BORING: **PAB-3**

LOCATION:
See attached sketch.

DATE: **8/6/92**

SCALE: **1" = 4'**

Elev.	Depth	ASTM Symbol	Description of Materials (ASTM D2488)	BPF	WL	Tests or Notes
	0.0		FILL: POORLY GRADED SAND with SILT, fine to medium grained, brown, moist to wet.			
	7.0		-waterbearing at 6.5 feet.			
			END OF BORING			
			Boring then backfilled with cuttings.			

BRAUN[SM]
INTERTEC

Memorandum

To: Bakke/LaBarre

From: Wagner

Re: CMJX-92-0294/92-1802

Date: August 18, 1992

We have completed the analyses of the Commerce Building samples delivered to our laboratory on August 7, 1992. All analyses were performed by EPA or other recognized standard procedures. The results of our analyses are on the attached report.

If you have any questions or if we can be of further service, please feel free to contact us at your convenience.

August 18, 1992

Project No. CMJX-92-0294
Report No. 92-1802

Re: Commerce Building
8200 Humboldt
Minneapolis, MN

Braun Intertec Environmental, Inc. (Braun Intertec) received the following samples on August 7, 1992 for chemical analyses.

Braun Intertec I.D.	Client Sample I.D.	Sample Matrix
92-1802-01	PAB-1 10'	Solid
92-1802-02	PAB-2 10'	Solid
92-1802-03	PAB-3 7'	Solid

Results

Analytical results are summarized on the following laboratory report.

Methodology

The samples were analyzed following Braun Intertec standard operating procedures based on the methods listed below.

Parameters	Method	Date Analyzed
BETX/THCs	SW 846 3810	08/07/92

Norwest Bank
Commerce Building
8200 Humboldt
Minneapolis, MN

PROJECT: CMJX-92-0294
COLLECTED: Braun Intertec
RECEIVED: 07-AUG-92

PARAMETER	Braun Intertec ID: / Client ID: / Matrix: / Collect Date:			92-1802-01 PAB-1 10' Solid 06-AUG-92		92-1802-02 PAB-2 10' Solid 06-AUG-92		92-1802-03 PAB-3 7' Solid 06-AUG-92	
Benzene				<0.3	mg/Kg	<0.3	mg/Kg	<0.3	mg/Kg
Toluene				<0.3	mg/Kg	<0.3	mg/Kg	<0.3	mg/Kg
Ethyl Benzene				<0.3	mg/Kg	<0.3	mg/Kg	<0.3	mg/Kg
Xylenes, Total				<0.3	mg/Kg	<0.3	mg/Kg	<0.3	mg/Kg
Total Hydrocarbons as Gasoline				<1.0	mg/Kg	<1.0	mg/Kg	b	
Total Hydrocarbons as Fuel Oil				<1.0	mg/Kg	<1.0	mg/Kg	15	mg/Kg

b = Total Hydrocarbons calculated as fuel oil.

< = less than: compound not detected at or above indicated detection limit
- = Analysis not required

Quality control data reviewed: VRO

Discussion

Routine Braun Intertec QA/QC was followed. No anomalies were encountered in the analysis of these samples.

We appreciate the opportunity to meet your analytical needs. If you have any questions or need additional information, please call Tom Wagner at (612) 942-4932.

Sincerely,

Thomas P. Wagner
Project Manager

Cynthia Weber
Laboratory Supervisor

tpw/chw:prg

Attachments
Chain of Custody