



Minnesota Pollution Control Agency

September 27, 1993

Mr. Quang Tran
P.A. Bergner & Company
331 West Wisconsin Avenue
Milwaukee, Wisconsin 53203

Dear Mr. Tran:

RE: Petroleum Tank Release Site Closure
Site: Carson Pirie Scott Warehouse, 3601 Hiawatha Avenue, Minneapolis
Site ID#: LEAK00000916

The Minnesota Pollution Control Agency (MPCA) staff has determined that the investigation and cleanup performed in response to the petroleum tank release at the site referenced above has adequately addressed the petroleum contamination, and therefore the file regarding this release will be closed.

On January 5, 1989, a petroleum tank release was reported to the MPCA. Since then the following corrective action has been taken in response to the release:

1. One 10,000 gallon underground diesel storage tank was removed from the site, and one 14,000 gallon underground fuel oil storage tank located beneath the building was closed in place by filling it with concrete.
2. No petroleum contaminated soil was excavated.
3. Nine hand auger borings were conducted inside of the building, and five power auger borings were advanced outside of the building. The borings were screened for organic vapors using a photoionization detector and samples were collected for laboratory analysis. Soil borings indicate that soil contamination is limited to the tank basins.
4. Four of the soil borings were completed as ground water monitoring wells. The monitoring wells were sampled three to four times, and analyzed for benzene, ethyl benzene, toluene, xylenes (BETX), total petroleum hydrocarbons, and volatile organic compounds. No BETX compounds were detected at concentrations greater than the Minnesota Department of Health Recommended Allowable Limits (RALs). The only petroleum related compound to be detected at concentrations greater than the RALs was naphthalene, which was detected in MW-4 at concentrations of 78 parts per billion (ppb) and 34 ppb (RAL=30 ppb).

Mr. Quang Tran

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Based on the currently available information, we concur with the conclusions of STS that these actions have adequately addressed the petroleum tank release. Therefore, MPCA staff does not intend to require any more investigation or cleanup work in response to this release. However, the MPCA reserves the right to reopen this file and require additional work if in the future more work is determined to be necessary, and this letter does not release any party from liability for this contamination.

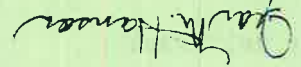
In addition, due to the contaminated soil that remains on site, future site development may encounter contamination. Petroleum contaminated soil that is to be removed for construction or other purposes must be handled and treated in accordance with MPCA Tanks and Spills Section fact sheets.

The abandonment of monitoring wells on site must be done in accordance with the Minnesota Department of Health water well construction code.

Because you performed the requested work, the state may reimburse you for a major portion of your costs. The Petroleum Tank Release Cleanup Act establishes a fund which in certain circumstances provides partial reimbursement for petroleum tank release cleanup costs. This fund is administered by the Petro Board. More specific eligibility rules are available from the Petro Board (612/297-1119 or 612/297-4203).

If you have any questions regarding this correspondence, please contact site hydrogeologist David Fawcett at 612/297-8591 or site project manager Jean Hanson at 612/297-8595.

Sincerely,



Jean M. Hanson

Project Leader

Cleanup Unit II

Tanks and Spills Section

David J. Fawcett

Hydrogeologist

Cleanup Unit II

Tanks and Spills Section

JMH:DJF:nh

cc: Al Paulson, STS Consultants, Ltd., Minneapolis

Karen Nordby, Pollution Control Division, Minneapolis

Tom Dickinson, Fire Chief, Minneapolis

Lois Cheesaboro, Hennepin County Department of Environmental Management,

Minneapolis



Minnesota Pollution Control Agency

July 6, 1994

G,P,& W, LLC
3601 Hiawatha Avenue
Minneapolis, Minnesota 55406

Environmental Warehouse, Inc.
3601 Hiawatha Avenue
Minneapolis, Minnesota 55406

Jerry Hentges
Central Bank
5500 Wayzata Boulevard
Golden Valley, Minnesota 55416

Re: Regulatory Status

Site: Carson Pirie Scott and Company Warehouse, 3601 Hiawatha Avenue
South, Minneapolis, Hennepin County

MPCA Leaksite ID #: LEAK00000916

Property Transfer ID#: TS-PT1039

Dear Sir/Madam:

The file pertaining to the petroleum storage tank release at the referenced property (Site) was closed on September 27, 1993. The Minnesota Pollution Control Agency (MPCA) still maintains a file closure status for the Site. As of the date of this letter, the MPCA is not aware of any information which would change the Site's file closure status. The MPCA's review has included, through the filing of the March 11, 1994, Annual Progress Report, the file for Leaksite #2486, ADM Milling Co., concerning land which is located immediately north and adjacent to the Site. A copy of the file closure letter for the Site is attached to this correspondence.

At the time of the file closure, ground water chemical analytical results submitted to the MPCA indicated that the petroleum compounds benzene, ethyl benzene, toluene, and total xylenes (BETX) were not detected in ground water at the Site in concentrations greater than the Minnesota Department of Health's Recommended Allowable Limits (RALs) for Safe Drinking Water. At the time of the file closure, the RAL was used as an action level for initiating possible ground water remediation at petroleum storage tank release sites. Naphthalene was detected in one ground water monitoring well located near the source area at the Site at a concentration of 34 micrograms per liter (ug/L) which exceeds the RAL of 30 ug/L. However, MPCA staff concluded that additional remedial efforts would not be warranted at the Site and the file was closed.

This letter represents the views of the MPCA. It should not be construed as releasing any person from liability under state or federal laws. If you have questions concerning your particular situation, the MPCA recommends that you discuss your concerns with legal counsel.

520 Lafayette Rd. N.; St. Paul, MN 55155-4194; (612) 296-6300 (voice); (612) 282-5332 (TTY)

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G, P, & W. LLC, Jerry Hentges, and Environmental Warehouse, Inc.

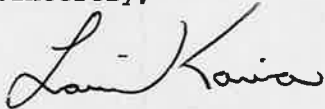
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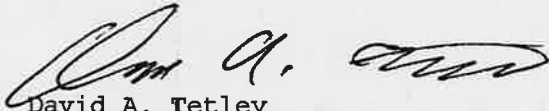
Since you requested assistance from the MPCA, Tanks and Spills Section, Property Transfer Technical Assistance staff, you will be billed for the time spent by staff to issue the requested letter. This is in accordance with Minn. Stat. § 115C.03, subd. 9 (1992) which requires that the person requesting assistance from the MPCA shall pay the agency for work performed in accordance with this program. Reimbursements collected will be deposited in the Minnesota Environmental Fund.

If you have any questions pertaining to this letter, please call Laura Kania at 612/297-8500.

Sincerely,



Lauralin M. Kania
Pollution Control Specialist
Property Transfer Technical Assistance
Tanks and Spills Section



David A. Tetley
Hydrogeologist
Property Transfer Technical Assistance
Tanks and Spills Section

LK:DT:tf

Enclosures

cc: Mr. Robert M. Rosenberg, Robert Merrill Rosenberg, P.A.
Mr. George C. Carlis, ESQ., Carson Pirie Scott Department Stores, Inc.,