

G, P & W, LLC
Central Bank



**Phase I Environmental
Site Assessment**

**3601 Hiawatha Avenue South
Minneapolis, Minnesota**



REPORT

STS Consultants Ltd.
Consulting Engineers



May 12, 1994

Mr. Kenneth Plunkett
G, P & W, LLC
3601 Hiawatha Avenue South
Minneapolis, MN 55406

Mr. Jerry Hentges
Central Bank
The Colonnade
5500 Wayzata Boulevard
Golden Valley, MN 55416

STS Project 96058-XA

Re: Phase I Environmental Site Assessment - 3601 Hiawatha Avenue South in Minneapolis, MN

Dear Sirs:


STS Consultants, Ltd. has completed the Phase I Environmental Site Assessment for the above-referenced property. The work was performed pursuant to authorization of STS Proposal P-5414 by Mr. Kenneth Plunkett of G, P & W, LLC on April 22, 1994. The proposal was also signed by Mr. Jerry Hentges of Central Bank on April 26, 1994.

The purpose of the Phase I ESA was to evaluate the potential for contamination to have occurred on the site. The results of the Phase I ESA indicated potential for on-site impacts from subsurface components of elevator and automobile hydraulic lifts. Contamination of groundwater by petroleum below the site from an off-site source is known to exist.

We appreciate having the opportunity to be of assistance to you on this project. If you have any questions or require further assistance, please feel free to contact us at 559-1900.

Sincerely,

STS CONSULTANTS, LTD.


Gary J. Rathbun
Senior Soil Scientist


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GJR/dn
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APPENDIX

**Phase I Environmental Site Assessment -
3601 Hiawatha Avenue South
in Minneapolis, Minnesota**

1.0 SCOPE OF WORK

The scope of work for the Phase I Environmental Site Assessment (ESA) consisted of site observations, contact with local authorities and review of readily available historical information. The work was conducted in accordance with ASTM Practice E 1527-93. The following list summarizes the information reviewed and the agencies contacted.

1.1 Visual Reconnaissance

A visual reconnaissance of the property was performed to observe site conditions present at the time of the site walk-over. The site walk-over included a walk-through of the on-site building.

1.2 Geologic Conditions

The general geologic conditions of the area were reviewed. Subsurface soil conditions and general groundwater flow direction can be indicated with this information.

1.3 Aerial Photographs

A review of historical aerial photographs was conducted to observe prior land uses at the site. Potential sources of contamination may be identified in this manner.

1.4 City Directories

Polk city directories for each published year between 1930 through 1990 were reviewed at the Minneapolis Public Library in Minneapolis, Minnesota.

1.5 Sanborn Fire Insurance Maps

Sanborn fire insurance maps from 1912 and 1943 for the subject property and immediately adjacent properties were reviewed at the Wilson Library of the University of Minnesota in Minneapolis.

1.6 Contact With the City of Minneapolis

The City of Minneapolis Pollution Control Department was contacted for information regarding incidents of environmental concern which may have occurred on the subject property and adjacent properties.

1.7 Requested State Agency File Review

The Minnesota Pollution Control Agency (MPCA) was requested to review applicable lists of waste site reports, hazardous waste generators and leaking tanks and spills within a one mile radius of the site. The National Priorities List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Permanent List of Priorities (PLP) and other lists were included in the MPCA review.

1.8 Review of Environmental Reports

The Remedial Investigation/Corrective Action Design report for the Carson Pirie Scott Warehouse at 3601 Hiawatha Avenue (STS Project 94810-XG dated December 16, 1992) was reviewed. The RI/CAD report addressed release of petroleum products associated with former underground storage tanks at 3601 Hiawatha Avenue. P. A. Bergner & Co. (on behalf of Carson Pirie Scott) permitted STS to release publicly available information associated with the warehouse leaksite for this report.

A portion of a WW Engineering and Science (WWES) report regarding the ADM Milling Company petroleum leaksite immediately north of the subject property was reviewed as part of the RI/CAD. The results of the WWES report were summarized in the RI/CAD report and are referenced in this report.

2.0 SITE DESCRIPTION

The subject property consists of an approximately three acre parcel developed with an approximately 100,000 square foot two-story warehouse building located in the northeast quadrant of the intersection of Hiawatha Avenue South and 37th Street in Minneapolis, Minnesota, see Figure 1, Appendix. The subject property is within an area developed with grain elevators and mills to the north, east and south (see photograph 1, Appendix) and commercial/residential to the west. The area is served by public utilities.

3.0 PHASE I ENVIRONMENTAL SITE ASSESSMENT RESULTS

The remaining portions of this report discuss the findings of each of the items reviewed for our scope of work. The opinion developed through these findings relative to potential contamination is provided in the Conclusions/Recommendations section of this report.

3.1 Visual Reconnaissance of the Property

A visual reconnaissance of the property was performed by STS personnel on May 2, 1994. Mr. Kenneth Plunkett, President of Environmental Warehouse, Inc. which operates the facility, accompanied STS personnel during the building walk-through. Environmental Warehouse rents the majority of the warehouse space to various businesses for storage of dry goods. Fifty-five gallon drums of non-hazardous and food grade liquids, according to Mr. Plunkett, are stored in various areas of the facility, see photograph 2. Flammable materials are stored in a room at the northeast corner of the building on the first floor, see photographs 3 and 4. The flammables room was recently remodeled for storage of flammable materials per City of Minneapolis Fire Department requirements according to Mr. Tom Tibbitts, Environmental Warehouse Dock Manager. A room immediately south of the flammables room was remodeled for the storage of oxidizers. According to Mr. Plunkett, no permits are required for the storage of the types of liquids handled at Environmental Warehouse. Liquids remain in unopened drums during storage at the warehouse. No stains on the concrete floor indicative of spills of hazardous materials were observed in storage areas of the warehouse.

Three subsurface hydraulic cylinders associated with two freight elevators and one automobile lift were observed in the building. Staining on the concrete surface around the hydraulic cylinders was observed at the base of each elevator shaft, see representative photograph 5. Mr. Tibbitts indicated that minimal amounts of hydraulic fluid were added to the hydraulic systems of the

elevators during recent servicing. The automobile lift is located near the northwest corner of the building, see photograph 6. According to Mr. Plunkett, the lift is operable.

The boiler for heating the building is fueled by natural gas. The service is "firm gas". No alternate fuel source is maintained. The former fuel oil underground storage tank used for reserve fuel supply was abandoned in-place in December 1989.

Suspected asbestos containing materials (ACMs) comprise the boiler lagging and pipe insulation in the boiler room, see photograph 7. The lagging and pipe insulation materials appear to be in generally good condition except for exposed ends of pipe insulation where the suspected ACMs appeared to be friable. In addition, distribution piping throughout the building appeared to be insulated with suspected ACMs, see photograph 8.

Other suspected ACMs in the building include floor tiles and/or adhesives associated with floor tiles in the bathrooms and office spaces and suspended ceiling tiles in these spaces. No observations for suspected ACMs were made above the suspended ceilings or other areas which were not readily accessible or observable.

No stains on the ground surface indicative of release of hazardous materials were observed during the walk-over around the building. Potential exists for spills to have occurred from locomotive fuel tanks and/or tanker cars along the railroad tracks on the east side of the building. No monitoring wells were observed in the vicinity of the railroad tracks.

A new concrete slab at the northwest corner of the building, see photograph 9, was constructed over the location of a former diesel fuel UST. No reportable release of diesel fuel was identified during removal of the UST. However, groundwater impacts associated with an up-gradient petroleum release site were identified (see Section 3.8 of this report).

A monitoring well, associated with the ADM Milling Company (ADM) petroleum release site immediately north of the subject property, is located near the north property line, see photograph 10. Other monitoring wells associated with the ADM release site are located on the ADM property and west across Hiawatha Avenue from the ADM site. The petroleum release at the ADM site is discussed in Section 3.8 of this report.

One pad mounted electrical transformer was observed approximately midway along the west side of the building. Ms. Denise Zurn of Northern States Power Company was contacted for information regarding the PCB status of the transformers. Ms. Zurn indicated that the transformer was classified as "non-PCB".

3.2 General Geologic Conditions

Soils at the site generally consist of clayey fill soils over sandy natural soils (Remedial Investigation/Corrective Action Design Report, STS Project 94810-XG, December 16, 1992). The sandy natural soils are associated with middle terrace deposits of the Mississippi River (Geologic Atlas of Hennepin County, Minnesota, Surficial Geology Plate, Minnesota Geological Survey, 1989). The du Chien group dolostone bedrock underlies the terrace deposits at a depth of less than 50 feet. (Geologic Atlas of Hennepin County, Minnesota, Bedrock Geology Plate and Depth to Bedrock and Bedrock Topography Plate, Minnesota Geological Survey, 1989).

Groundwater flow direction in the water table system below the site is generally to the east in the direction of the Mississippi River (Geologic Atlas of Hennepin County, Minnesota, Quaternary Hydrogeology Plate, Minnesota Geological Survey, 1989). Local variations in groundwater flow direction may occur due to influences from subsurface stratification, water withdrawal by wells, sewer lines or other factors. The RI/CAD report indicated groundwater flow direction to the south/southeast below the site. The sensitivity of the groundwater system to pollution is rated as

high based on the presence of the water table in sandy deposits (Geologic Atlas of Hennepin County, Minnesota, Sensitivity of Groundwater Systems to Pollution Plate, Minnesota Geological Survey, 1989).

3.3 Aerial Photographs

Aerial photographs from 1937, 1940, 1945, 1953, 1957, 1980, and 1987 were reviewed at Wilson Library of the University of Minnesota in Minneapolis. Aerial photographs from 1951, 1956, 1960, 1962, 1964, 1969, 1971, and 1990 were not available at the time of the review.

The north end of the subject property was in apparent residential or commercial use in the 1937 and 1940 photographs. Apparent bins were located near the northeast corner of the property in the 1937 photograph. The bins may have been associated with the storage of coal (see Section 3.4 of this report). Apparent billboards were observed at the north and south ends of the subject property in the 1945 aerial photograph. Remaining portions of the subject property were undeveloped in the 1937 through 1945 photographs. The subject property contained the building in its apparent same configuration as exists in the 1953 through 1987 photographs.

Surrounding land uses in all of the photographs reviewed included silos to the north, east and south and residential/commercial areas to the west across Hiawatha Avenue.

No indications of dumping or other activities indicative of potential environmental impairment were observed on the photographs reviewed.

3.4 City Directories

Occupant listings for the subject property and adjacent properties along Hiawatha Avenue between 1930 through 1990 are summarized on Table A below.

3601 Hiawatha Ave. S.
 STS Project 96058-XA

TABLE A
Polk City Directory Listings
Phase I Environmental Site Assessment
3601 Hiawatha Avenue, Minneapolis, MN
STS Project 96048-XA

<u>Date</u>	<u>3501</u>	<u>3556</u>	<u>3601</u>	<u>3616</u>	<u>3700</u>	<u>3752</u>	<u>3745</u>
1990	ADM Milling Co.	--	Vacant	--	--	--	Archer-Daniels-Midland (Mill)
1988-89	"	--	Carson Pirie Scott (wholesale furniture)	--	--	--	"
1987	"	--	Donaldsons	--	--	--	"
1985	"	--	"	--	--	--	"
1983	"	--	"	--	--	--	"
1981-82	"	--	"	--	--	--	"
1980	"	--	"	--	--	--	"
1979	"	--	"	--	--	--	"
1978	"	--	"	--	--	--	"
1977	"	--	"	--	--	--	"
1976	"	--	"	--	--	--	"
1975	"	--	"	--	--	--	"
1973-74	"	--	"	--	--	--	"
1972	"	--	"	--	--	--	"
1971	"	--	"	--	--	--	"
1970	"	--	"	--	--	--	"
1969	"	--	"	--	--	--	"
1968	"	--	"	--	--	--	"

3601 Hiawatha Ave. S.
STS Project 96058-XA

TABLE A (continued)

<u>Date</u>	<u>3501</u>	<u>3556</u>	<u>3601</u>	<u>3616</u>	<u>3700</u>	<u>3752</u>	<u>3745</u>
1966-67	ADM Milling Co.	--	Donaldsons	--	Andersons Oil Co. (gas station)	Berts Self Serv (gas station)	Archer-Danields- Midland (Mill)
1964-65	Commander Larabee Milling Co. (subsidiary of ADM)	--	"	--	"	"	"
1962	"	--	"	--	"	"	No Return
1961	"	--	"	--	"	Berts (3748)	Atkinson Milling Co.
1960	"	--	"	--	"	Berts (3740)	"
1959	"	Bert's Pure Oil Service gas station	"	--	"	"	"
1958	"	"	"	--	"	"	"
1957	"	"	"	--	"	Berts (3752)	"
1956	"	Carl's Hiawatha Service Station	No listing	--	"	"	"
"	"	"	"	--	"	"	"
1955	"	"	"	Benny's Drive In Gas Station	"	"	"
1953	"	Hiawatha Service (gas station)	"	Tanker Gas Inc. Sta. No. 19	Gordies Garage (auto repair)	"	"
1952	"	(Illegible)	"	"	"	"	"
1950	"	Carl's One Stop Service	"	"	Gordies Garage Central Oil Supply	"	"
1948	"	Carl Duede (gas station)	"	Lyle & Ray (filling station)	Johnson Auto Repair/Frantz Filling Station	--	"
1946	"	"	"	Gold Star Welding & Garage	Walter Johnson Auto Repair	--	"
1944	"	"	"	Carl Duede (filling station)	Walter Johnson (gas station) (3704)	--	"
1942	"	"	"	"	"	--	"
	Minneapolis Milling Co. (mill)	--	"	"	"	"	"

3601 Hiawatha Ave. S.
 STS Project 96058-XA

TABLE A (continued)

<u>Date</u>	<u>3501</u>	<u>3556</u>	<u>3601</u>	<u>3616</u>	<u>3700</u>	<u>3752</u>	<u>3745</u>
1941	Minneapolis Milling Co. (mill)	--	No listing	--	Walter Johnson gas station (3704)	--	Atkinson Milling Co.
1940	"	--	"	Laurence J. Dechene (filling station)	"	--	"
1939	"	--	"	"	"	--	"
1938	"	--	Vacant	Larry's Station (filling station)	"	--	"
1937	"	--	"	--	"	--	"
1937	"	--	"	--	"	--	"
1936	"	--	Nagel Coal & Fuel Co.	--	"	--	"
1935	"	--	"	--	--	--	"
1934	"	--	"	--	--	--	"
1933	"	--	Dolly M. Bye George S. Collette	--	--	--	"
1932	"	--	"	--	--	--	"
1931	"	--	"	--	--	--	"
1930	"	--	George S. Collette	--	--	--	"
1929	Reverse directories (listings by address) not available						

-- = No listing

The subject property was vacant in 1990, occupied by Carson Pirie Scott wholesale furniture in 1988/1989 and Donaldsons between 1957 through 1987. The city directories had no listings for the subject property between 1939 through 1956. The property was listed as vacant in the 1937 and 1938 directories. Nagel Coal & Fuel Company was listed at the site in the 1934 through 1936 directories. The bins observed in the 1937 aerial photograph (see Section 3.3 of this report) were likely associated coal storage at the Nagel operation. Private individuals are listed for the subject property address in the 1930 through 1933 city directories.

Milling companies were listed at locations north and south of the subject property in all of the city directories reviewed. Several service station operations were listed west across Hiawatha Avenue from the site in directories from the late 1930's through the mid-1960's.

3.5 Sanborn Fire Insurance Maps

The 1912 Sanborn map showed an office and storage area for Security Bridge Company in the northern portion of the site. A tool house and shed associated with Bayne & Hewitt Contractors and an associated storage yard were in the southern portion of the subject property. Land to the north appeared to be vacant. Silos were northeast of the site. Railroad tracks and vacant land were to the east. Northwestern Lumber & Wrecking storage yard was to the south of the site. Residential development was west across Hiawatha Avenue.

The 1943 Sanborn map showed the property as vacant. Property to the north contained a 12,000 gallon fuel oil underground storage tank (UST), a 300 gallon apparent UST and four possible above ground fuel oil tanks. Property to the northeast and east was occupied by silos. Land to the south was vacant. A residential area occupied land west across Hiawatha Avenue from the subject property.

3.6 Contact with the City of Minneapolis

Ms. Karen Nordby, Environmental Inspector with the Environmental Section of the Department of Inspections, was contacted concerning recognized environmental conditions in connection with the subject property. The Department of Inspections provides information only upon receipt of a written request. Information provided consists of copies of building records, oil burner permits, and Fire Department records found for the requested address. No verbal information is provided. The file search fee is \$100 for each requested address.

The verbal contact with the Inspections Department is considered a "reasonable attempt" to interview a local government official about the site per ASTM E 1527-93. No other attempt was made to contact other local officials. According to Ms. Nordby, other officials, including the Fire Department, have been instructed to refer inquiries to the Environmental Section of the Inspections Department.

3.7 Requested State Agency File Review

The Minnesota Pollution Control Agency (MPCA) file evaluation of EPA and MPCA priority lists of waste facilities found no listings for the subject property. The MPCA identified six sites within a one mile radius of the subject property, see Figure 2, Appendix. None of the MPCA identified waste sites appear to have potential to impact the subject property based on distance and cross-gradient location in estimated groundwater flow direction. (The Burr Properties waste site is located outside of the one mile radius from the subject property based on the given address.)

The MPCA Air Quality Division Quick Look Report indicated an air quality violation by General Mills at 3716 Dight Avenue which is located across the railroad tracks to the southeast of the subject property. The subject property is located upwind in prevailing wind direction from the

General Mills site and was not likely impacted by the air quality violation. The ADM Nokomis Mill and General Mills are listed as Minneapolis air permitted facilities. The two facilities are adjacent to the subject property.

Donaldsons Department Store - Minneapolis at 3601 Hiawatha Avenue South is listed on the MPCA Hazardous Waste Information Management System. Adjacent properties, including the ADM Milling Company facilities at 3501 Hiawatha Avenue and 3745 Hiawatha Avenue, Bob Griebler, Jr. at 3721 Dight Avenue, Schrier Malting at 3600 Dight Avenue, and Terry's Auto Service at 3715 Dight Avenue, are also listed. Listing on the hazardous waste information management system does not necessarily indicate that a release of a hazardous substance has occurred.

The Carson Pirie Scott warehouse at 3601 Hiawatha Avenue South is listed on the MPCA facility list as having two underground storage tanks (ID #1665). The two tanks were a fuel oil UST and a diesel UST. The former diesel UST was removed in 1991. The former fuel oil UST was closed in-place in 1989. Adjacent or nearby facilities, including the ADM Milling facilities at 3501 and 3745 Hiawatha Avenue, and the General Mills Inc. grain elevator at 3716 Dight Avenue, have registered underground storage tanks.

Nine MPCA leaksites were identified within a one-half mile radius of the subject property, see Figure 3, Appendix. The leaksite for the subject property (MPCA ID #916) was listed as closed. Leaksites 4, 5, 6, 8 and 9 are listed as closed. MPCA closure indicates remediation was performed to MPCA requirements at the time of closure. The ADM leaksite (#1) appears to have potential to impact the subject property based on known groundwater flow direction to the south/southeast (see Section 3.8 of this report). The other open leaksites appear less likely to have potential to impact the subject property from the ADM leaksite based on distance.

The subject property was not listed as a spill site on the MPCA spills and leak report log. Schrier Malting (spill date 6/12/89) was listed as a spill site. The potential for impacts to the subject property from the Schrier Malting spill is unknown due to the unknown quantity of fuel oil spilled.

3.8 Review of Environmental Reports

The results of the Remedial Investigation/Corrective Action Design report prepared by STS indicated minor release of petroleum products from the former fuel oil UST and diesel fuel UST on the subject property. The petroleum released from the USTs did not appear to impact groundwater below the subject property. Groundwater impacts identified in monitoring wells at the site and through chemical analysis of soil samples obtained near the soil/groundwater interface near the north end of the subject property indicated that the petroleum release at the ADM Milling site at 3501 Hiawatha Avenue was the likely source of petroleum contamination in groundwater. The MPCA closed the Carson Pirie Scott leaksite at the subject property based on the results of the RI/CAD, see MPCA Closure Letter in Appendix.

Information from a WW Engineering and Science (WWES) report, Project #35023.00, indicated groundwater flow direction below the ADM Milling Company site was to the south towards the subject property. The WWES report was prepared during the winter of 1991-1992. Three rounds of groundwater level measurements consistently showed groundwater flow direction to the south/southeast (parallel with Hiawatha Avenue). Free product was identified intermittently at all four of the monitoring wells associated with the ADM site. Monitoring well MW-3 is located near the boundary between the subject property and the ADM site. Monitoring well MW-3 had depths of free product ranging between 1/4 inch to 8 inches at various times. The WWES report indicates the possibility that groundwater impacts from the ADM contamination plume may exist on the subject property. The WWES report discusses a need to install an additional monitoring well off-site to the south of the ADM property.

4.0 CONCLUSIONS/RECOMMENDATIONS

STS performed a Phase I Environmental Site Assessment for the subject property at 3601 Hiawatha Avenue in Minneapolis, Minnesota, in conformance with the scope and limitations of ASTM Practice E 1527-93. The assessment revealed evidence of recognized environmental conditions in connection with the property as follows:

- Hydraulic cylinders associated with two freight elevators and an automobile lift are located below floor slab level. Potential release of hydraulic oil from the hydraulic ram could impact the subsurface. A Phase II ESA would be required to evaluate potential releases associated with the hydraulic cylinders.
- Groundwater below the subject property was impacted by a known petroleum leaksite at ADM Milling Company adjacent to the north property line of the subject property. The results of an RI/CAD report for the subject property and a report for the ADM Milling Company site indicate that the ADM Milling Company leaksite is the source of petroleum contamination in groundwater below the subject property.
- Suspected asbestos containing materials associated with the boiler and heat distribution system insulation were identified. Sampling of suspected ACMs was not performed nor was the condition of ACMs evaluated.

No indications of dumping or other activities of environmental concern were observed in the aerial photographs reviewed. The Minnesota Pollution Control Agency has closed the Carson Pirie Scott leaksite (the subject property) based on the results of the RI/CAD report. MPCA identified waste sites within a one mile radius of the subject property do not appear to have potential to impact the subject property based on distance and cross-gradient to down-gradient location in estimated groundwater flow direction. MPCA leaksites within a one-half mile radius of the subject property,

3601 Hiawatha Ave. S.
STS Project 96058-XA

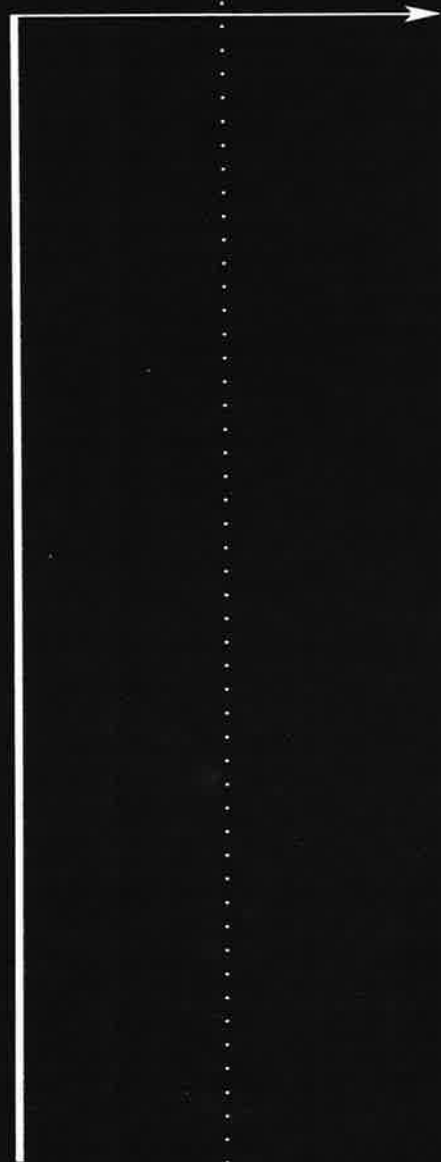
except for the ADM Milling leaksite (see above), do not appear to have potential to impact the subject property based on distance. Historic uses of the property identified through review of city directories did not indicate potential for impacts of environmental concern to the subject property. Land use by service stations west across Hiawatha Avenue from the subject property appear to have slight potential to impact the subject property based on local groundwater flow direction to the south/southeast (parallel with Hiawatha Avenue).

5.0 GENERAL QUALIFICATIONS

The information presented in this report is based on existing environmental reporting guidelines and regulations, available literature and informal discussions with various agencies and personnel. Conclusions presented above are the result of our professional interpretation of the information collected in this study. Environmental conditions and regulations are subject to change and re-interpretation. Many conclusions in the evaluation were based on information from others and readily available information. Therefore, if new information is disclosed or an alteration of the informal verbal information occurs, it could result in the redirection of the conclusions presented in this report. STS Consultants, Ltd. does not "certify" or guarantee that any property is free from environmental impairment.

STS

APPENDIX



APPENDIX

Figure 1 - Site Location Diagram

Figure 2 - MPCA Identified Waste Site

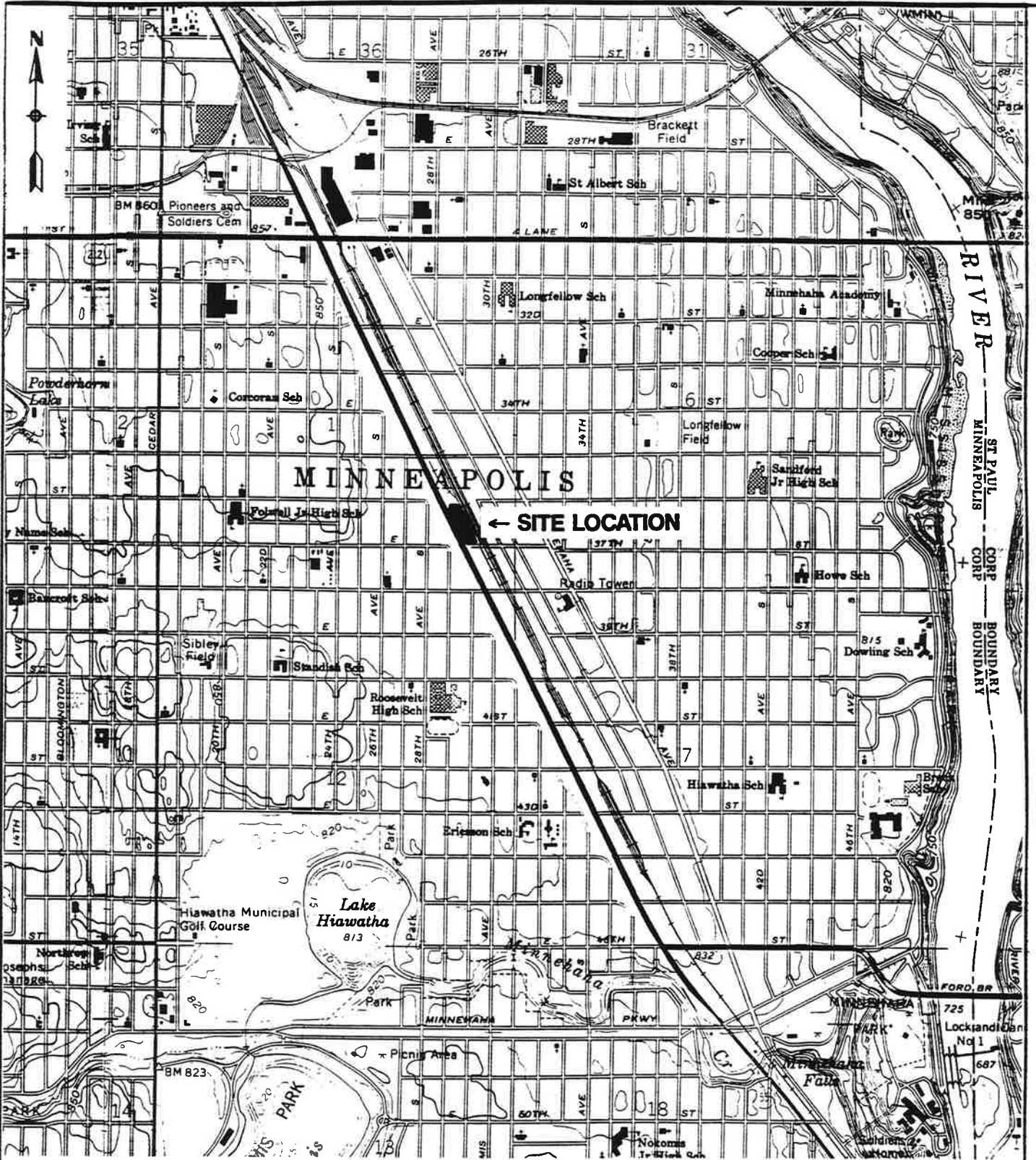
Figure 3 - MPCA Leaksites

MPCA File Evaluation Letter

MPCA Closure Letter

Photographs

Resumes



Base Maps: St. Paul West Quadrangle, 7.5 minute series, US Geological Survey, 1967 (revised 1993)

Minneapolis South Quadrangle, 7.5 minute series, US Geological Survey, 1967 (photorevised 1972)



STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

SITE LOCATION DIAGRAM

Phase I Environmental Site Assessment
3601 Hiawatha Avenue
Minneapolis, Minnesota

DRAWN BY **GJR** *GJR*

CHECKED BY

APPROVED BY **RLD** *RLD*

SCALE **1" = 2000'** FIGURE NO. **1**

STS DRAWING NO. **Proj. 96058-XA**