

Preferred Id: 12493

Interest Name: HOLIDAY INN I 94 EAST

Address: 2201 BURNS AVE

City: ST. PAUL

State: MN

Zip: 55119

Phone:

Interest Remarks

Phase II discovered PCS. Former gas station, tanks removed appr 15 years ago. 10-16' sandy clay, 16-25' sand saturated with water. Municipal, ground water at 16', state FREE PRODUCT but not on water table instead in pockets of clay, PID pegged at 2000. (SHV)

01/14/00 CLM talked with the consultant and approved a deadline extension to 5/1/2000.

3/6/00 SHV: Spoke with Steve Voss, consultant. During geoprobes 92 were clean but consultant feels there is something wrong with those), one probe detected free product 0.05" thick. Steve wanted to know if he should recover. I stated yes, and he should follow up with the PM, Chris McLain.

07/28/00; John Kaehler

Review of RI dated July 2000. No free product ever present. Just some type of mistake. Release over 20 years old and site no longer a service station. High levels present but risks minimal. Consultant recommending active remediation but with age, small plume, and little risk will close the site. Will discuss with Chris McLain.

Department of Public Safety - Division of Emergency
Management 444 Cedar St. Suite 223 St. Paul, MN 55101

MINNESOTA DUTY OFFICER HAZARDOUS MATERIAL INCIDENT REPORT: TANKS

Report #: 1807 Report Date: 3/16/99 Report Time: 12:20 DO#: 18

Caller Information:

Name: Steven Voss
Company: Conestoga Rovers & Assoc.
Address: 1807 Old Highway 8, suite 104
Name: Chris Carlstead, Jr.
Company: M^D Inn, Inc.
Address: 17100 South Halstad Street

Responsible Party/Property Owner:

City: New Brighton State MN Harvey State IL
Phone: (651) 639-0913 Zip: 55112- Phone: Zip: 60426-
Alt. Phone: Alt. Phone:

Site Location:

Site Name: Holiday Inn I-94 East
Site Address: 2201 Burns Avenue
Site City: ST. PAUL

Site County: RAMSEY Site Zip:
Site Information:
Discovery Date: 3/16/99 Discovery Time: 11:00 Previously Reported Site?: No Leak #: 0

Tank Information:

Native Soil Type: mixed fill clay/sand Surface Water Nearby?: no
Monitoring Wells on Site?:
Contaminated Soil Excavated?: Quantity: Site Water Source: Municipal
Ground Water Encountered?: Yes Depth to Ground Water: 16 feet Able to dig out Contamination?:
Free Product Found?: Yes Stained Soils: Petroleum Odors?: Yes
Highest Vapor Reading: 2000 pid - pegged meter Analytical Results:
If this incident involves an A.S.T. is there secondary containment around the tank?: Type:
Narrative: Phase 2 assessment - At least 15 years since tank pulled used to be a gas station prior to being redeveloped as a hotel site. Did geoprobes of soil only so don't know if product in water. Pockets of product in clay.

Soil 10-16 feet is sandy clay, non-confining. 16-25 feet sand saturated with water.

ANY QUESTIONS PLEASE CONTACT THE MINNESOTA DUTY OFFICER AT 651-649-5451 OR 800-422-0798

Agencies Notified:
MPCA Metro

MPCA Project
Manager:

CLM

Leak Number:

12493

Who Took: _____

PM: _____

Priority: _____ High
Action _____
No action _____

Action: _____ Advise _____
Visit by _____
State money spent _____
File _____
No File _____

REMARKS:

PM: _____

REMARKS:

Copy To? _____

Send Packet? _____

- _____ Disposal Packet
- _____ Reporting Packet
- ~~REM~~ Spill Bill Packet
- _____ VIC Packet
- _____ VPIC Packet
- _____ Other _____

Quickie Closure:(circle one)

Why Closed:

- 1--Referred to LEAKS
- ~~2~~--Referred to RCRA
- 3--Referred to AQ
- 4--Referred to WQ
- ~~5~~--Referred to VIC

- 6--Referred to local/county
- 7--Referred to Region
- 8--Referred to GWSW
- 9--Response Completed

- 10--No Response Necessary
- 11--Closed for other reasons (see remarks)
- 12--AG Lead

Quickie Spill # _____

~~WWSW~~ QIC

1-R

Send Packet



Minnesota Pollution Control Agency

August 4, 2000

Mr. Chris Calstead, Jr.
MB Inn, Inc.
17100 South Halstad Street
Harvey, Illinois 60426

RE: Petroleum Tank Release Site File Closure
Site: Holiday Inn, 2201 Burns Avenue, St. Paul
Site ID#: LEAK00012493

Dear Mr. Calstead Jr.:

We are pleased to let you know that the Minnesota Pollution Control Agency (MPCA) staff has determined that your investigation and/or cleanup has adequately addressed the petroleum tank release at the site listed above. Based on the information provided, the MPCA staff has closed the release site file.

Closure of the file means that the MPCA staff does not require any additional investigation and/or cleanup work at this time or in the foreseeable future. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from this site. However, the MPCA staff has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information or changing regulatory requirements make additional work necessary. If you or other parties discover additional contamination (either petroleum or nonpetroleum) that was not previously reported to the MPCA, Minnesota law requires that the MPCA be immediately notified.

You should understand that this letter does not release any party from liability for the petroleum contamination under Minn. Stat. ch. 115C (Supp. 1997) or any other applicable state or federal law. In addition, this letter does not release any party from liability for nonpetroleum contamination, if present, under Minn. Stat. ch. 115B (1996), the Minnesota Superfund Law.

The monitoring wells for this site should be abandoned in accordance with the Minnesota Department of Health Well Code, Chapter 4725. If you choose to keep the monitoring wells, the Minnesota Department of Health will continue to assess a maintenance fee for each well.

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 that may provide partial reimbursement for petroleum tank release cleanup costs. This fund is administered by the Department of Commerce Petro Board. Specific eligibility rules are available from the Petro Board at 651-297-1119 or 1-800-638-0418.

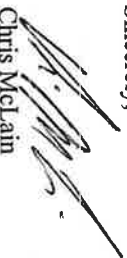
If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present. If petroleum contamination is encountered during future development work, the MPCA staff should be notified immediately.

For specific information regarding petroleum contamination that may remain at this leak site, please call the Leaking Underground Storage Tank File Request Program at 651/297-8499. The MPCA fact sheet *Request to Bill for Services Performed* must be completed prior to arranging a time for file review.

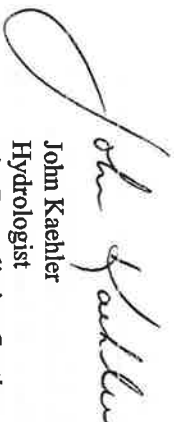
Mr. Chris Calstead, Jr
Page 2
August 4, 2000

Thank you for your response to this petroleum tank release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please call Chris McLain at 651/297-8580 or John Kaehler at 651/297-8575.

Sincerely,



Chris McLain
Project Manager
Site Remediation Section
Metro District - St. Paul Office



John Kaehler
Hydrologist
Site Remediation Section
Metro District - St. Paul Office

CLM:JK:tf

cc: Tim Fuller, St. Paul Fire Chief
Fred Owusu, St. Paul City Clerk
Larry Carlson, Ramsey County Solid Waste Officer
Steven Voss, CRA, St. Paul
Mark Hoffman, Minnesota Department of Health
Minnesota Department of Commerce Petrofund Staff



CONESTOGA-ROVERS & ASSOCIATES
1601 Old Highway 8, Suite #114
St. Paul, Minnesota 55112

TELEPHONE: (651) 639-0913

FACSIMILE: (651) 639-0923

FACSIMILE

DATE: April 20, 2000 **REFERENCE NO.:** 113311-72
TO: Mr. Chris McLain **FACSIMILE NO.:** 651-296-9707
FROM: Steven Voss

Total Pages (Including Cover Page) 4

Facsimile is Receiver's Original

Original Will Follow By:

- Mail
- Overnight Courier
- Hand Delivery

MESSAGE

Thank you.

CRA

Conestoga-Rovers & Associates
1801 Old Highway 8, Suite #114
St. Paul, Minnesota 55112
(651) 639-0913 Office (651) 639-0923 Fax

April 20, 2000

Reference No. 13311-72

Mr. Chris McLain
MINNESOTA POLLUTION CONTROL AGENCY
Metro Site Remediation Section
520 Lafayette Road
St. Paul, Minnesota 55155-4194

Dear Mr. McLain:

Re: Free Product Recovery Report
Leak Site No. 12493
Holiday Inn - I-94 East
St. Paul, Minnesota

Please find enclosed a copy of the Free Product Recovery Report Worksheet for Leak No. 12493, Holiday Inn - St. Paul, St. Paul, Minnesota. As the report states, the initial indication was the possible presence of free product in groundwater was based on field determination using an oil/water interface probe.

CRA sampled the well the following day and did not find an indication of free product on the groundwater table. Subsequently, no additional product recovery was attempted.

Should have any questions regarding this invoice, please do not hesitate to call.

Sincerely,

CONESTOGA-ROVERS & ASSOCIATES

Steven R. Voss

SRV/jmw/3

c.c. Chris Carlstead; MB Hotel Properties, Inc.
Christina Loundy; Pipcr, Marbury, Rudnick & Wolfe
Ron Frehner; CRA

13311



FREE PRODUCT RECOVERY REPORT WORKSHEET

Fact Sheet 3.4

April 1996

The completion and submittal of this worksheet fulfills the federal (U.S. Environmental Protection Agency) requirement to report to the Minnesota Pollution Control Agency (MPCA) regarding interim product recovery actions within 45 days of free product discovery. For further information on your obligations regarding free product, consult fact sheet 3.3 "Free Product: Evaluation and Recovery."

LEAK # 12493name: Holiday Inn - I-94 EastSite Holiday InnLocation: Burns Rd on Mc Kean Rd
St. Paul, MN

- Free product discovery date: 3/6/00
discovery time: 4:25 PM
- You are required to report free product within 24 hours of discovery** by calling the State Duty Officer at 612/649-5451 or 1-800/422-4798.
Call date: 3/6/00
Call time: 4:55 PM
Contact person: DUTY OFFICER
- Circumstances of free product discovery (e.g., underground storage tank removal, during routine monitoring well sampling, etc.).
INITIAL TESTING OF NEW MONITORING WELL INSTALLATIONS.
- Product type: SUSPECTED GASOLINE
- Free product thickness: 0.05"

Page 2
April 1993

If the thickness is greater than 0.1 foot, you are required to recover it and submit the worksheet for MPCA review as part of the "Remedial Investigation Report Form" fact sheet 3.24 within 90 days of product discovery date.

Free Product Recovery Report Worksheet

Page 2

April 1996

6. If product thickness is less than 0.1 foot or if an automated free product recovery system is required but not yet installed, describe the method of interim free product recovery.

BAILER - STARTED 3/6/00

7. Volume recovered: 0

date: 3/6/00

*NO FREE USIBLCE SHEET OR LAYER
NOTICES ON PUMPED WATER.*

8. Relevant observations concerning recharge rate of free product or expected volume present:

*REEXAMINATION WAS CONDUCTED ON MARCH 7, 2000 WITH NO USIBLCE
SHEETS ON WATER. OIL/WATER INTERFACE PROBE DID NOT INDICATE
A OIL LAYER WAS PRESENT.*

9. Obvious nearby receptors, including basements, utilities, water wells, etc.

N/A

10. Person preparing this report: STEVEN Voss

date: 3/7/00

Send this Free Product Recovery Report to:

(Project Manager)
Minnesota Pollution Control Agency
Tanks and Emergency Response Section
520 Lafayette Road North
St. Paul, Minnesota 55155

Page 3

April 1993

Upon request, this document can be made available in other formats, including Braille, large print and audio tape. TTY users call 612/282-5332 or Greater Minnesota 1-800/657-3864 (voice/TTY).

Printed on recycled paper containing at least 10 percent fibers from paper recycled by consumers.



Construction Resources & Associates
1801 Old Highway 8, Suite #114
St. Paul, Minnesota 55112
(651) 639-0913 Office (651) 639-0923 Fax

JAN 31 2000

January 24, 2000

MPCA, Metro District
Site Remediation

Reference No. 13311-51

Mr. Chris McLain
MINNESOTA POLLUTION CONTROL AGENCY
Metro Site Remediation Section
520 Lafayette Road
St. Paul, Minnesota 55155-4194

Dear Mr. McLain:

Re: Extension of CAD Submittal Date
Leak Site No. 12493
Holiday Inn - I-94 East
St. Paul, Minnesota

As follow-up to our telephone conversation of January 14, 2000, this letter documents the agency's approval of the requested extension for submittal of the Corrective Action Design report to May 1, 2000 for the above noted leak site. Please contact us if this is not your understanding of our conversation.

Should have any questions regarding this invoice, please do not hesitate to call.

Sincerely,

CONESTOGA-ROVERS & ASSOCIATES

Steven R. Voss

SRV/jd/2

c.c.

Chris Carlstead; MB Hotel Properties, Inc.
Christina Loundy; Piper, Marbury, Rudnick & Wolfe
Ron Frehner; CRA

January 24, 2000

Reference No. 13311-51

- 2 -

b.c.c. Steven Voss; CRA

MAY 04 1999

April 29, 1999

MPCA, Metro District
Site Remediation

Reference No. 13311-01

Mr. Chris McLain
MINNESOTA POLLUTION CONTROL AGENCY
Metro Site Remediation Section
520 Lafayette Road
St. Paul, Minnesota 55155-4194

ORIGINAL -
THIS DOCUMENT PREVIOUSLY
TRANSMITTED BY TELECOPIER

Dear Mr. McLain:

Re: Notification of Actions Taken
Petroleum Tank Release Investigation and Corrective Action
Leak ID# 12493
Holiday Inn - I-94 East
St. Paul, Minnesota

In response to your letter to Mr. Chris Carlstead of MB Inn, Inc. (MB Inn), dated March 31, 1999, Conestoga-Rovers & Associates (CRA), on behalf of MB Inn, are notifying you that an additional site investigation of the release is planned to be conducted within the next few weeks at the Holiday Inn - St. Paul site. This work will be conducted to further investigate the extent and magnitude of the petroleum contamination discovered on March 16, 1999 during a Phase II Investigation at the site.

Please note that, although this release has been reported to MPCA by MB Inn, Inc., the release is likely from a former gasoline filling station operation which predates the development to the present use as a hotel some 15 years ago and ownership by MB Inn, Inc. MB Inn, Inc. is voluntarily complying with MPCA regulations regarding release reporting and Site investigation.

Should you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

CONESTOGA-ROVERS & ASSOCIATES



Steven R. Voss

SRV/br/1

c.c. Chris Carlstead; MB Inn, Inc.
Christina Loundy; Rudnick & Wolfe
Ron Frehner; CRA



CONESTOGA-ROVERS & ASSOCIATES
1801 Old Highway 8, Suite #114
St. Paul, Minnesota 55112

TELEPHONE: (651) 639-0913

FACSIMILE: (651) 639-0923

FACSIMILE

DATE: April 29, 1999 **REFERENCE NO.:** 13311
TO: Chris McLain; MP/CA **FACSIMILE NO.:**
FROM: Steven Voss

Total Pages (Including Cover Page) 2

Facsimile is Receiver's Original

Original Will Follow By:

- Mail
- Overnight Courier
- Hand Delivery

MESSAGE

CRA

CONESTOGA-ROVERS & ASSOCIATES
1801 Old Highway 8, Suite #114
St. Paul, Minnesota 55112
(651) 639-0913 Office (651) 639-0923 Fax

April 29, 1999

Reference No. 13311-01

Mr. Chris McLain
MINNESOTA POLLUTION CONTROL AGENCY
Metro Site Remediation Section
520 Lafayette Road
St. Paul, Minnesota 55155-4194

Dear Mr. McLain:

Re: Notification of Actions Taken
Petroleum Tank Release Investigation and Corrective Action
Leak ID# 12493
Holiday Inn - I-94 East
St. Paul, Minnesota

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Should you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

CONESTOGA-ROVERS & ASSOCIATES



Steven R. Voss

SRV/br/1

c.c. Chris Carlstead; MB Inn, Inc.
Christina Lounny; Rudnick & Wolfe
Ron Frehner; CRA



Minnesota Pollution Control Agency

March 31, 1999

Mr. Chris Calstead, Jr.
MB Inn, Inc.
17100 South Halstad Street
Harvey, Illinois 60426

RE: Petroleum Storage Tank Release Investigation and Corrective Action
Site: Holiday Inn, 2201 Burns Avenue, St. Paul
Site ID#: LEAK00012493

Dear Mr. Calstead Jr.:

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).

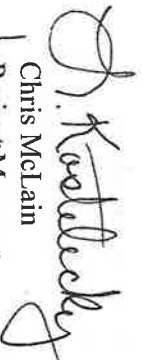
Sites with free product (free-floating petroleum), drinking water supply impacts, surface water impacts, indoor vapor impacts, fire or explosion hazards, or ground water impacts which pose a significant threat to public health or the environment, are considered high priority for staff review. If one 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) 297-8580. 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,


Chris McLain
Project Manager
Metro Site Remediation Section

CM:lek

Enclosures

cc: Fred Owusu, City Clerk, St. Paul
Steven Voss, Conestoga Rovers and Associates, New Brighton
Zack Hansen, Ramsey County Solid Waste Officer
Steve Zaccard, Fire Chief, St. Paul

XII. CERTIFICATION PAGE* (see Application Guide)

APPLICANT SIGNATURE and NOTARIZATION (SIGNATURE AND NOTARIZATION REQUIRED)

If information contained in this application changes in any material way after this application is submitted to the Petrofund, I will immediately notify the Petrofund in writing of those changes.

I understand that the information used to support this application is subject to audit by the Minnesota Pollution Control Agency and the Minnesota Department of Commerce.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

I certify that if I have submitted invoices for costs that I have incurred but that remain unpaid, I will pay those invoices within 30 days of receipt of reimbursement from the board. I understand that if I fail to do so, the board may demand return of all or a part of reimbursement paid to me and that if I fail to comply with the board's demand, that the board may recover the reimbursement, plus administrative and legal expenses in a civil action in district court. I understand that I may also be subject to a civil penalty.

I further certify that I am authorized to sign and submit this application on behalf of Montclair Hotel Investors, Inc.
Corporation / Partnership / Municipality / Public Agency

Signature [Handwritten Signature]

Name (print/type) Scott Warren

Title V.P. OPERATIONS

Date Signed 11/8/04

NOTARIZATION

Subscribed and sworn to before me this 8 day

of November, 2004.

Notary Public [Handwritten Signature]



CONSULTANT SIGNATURE (SIGNATURE REQUIRED)†

I, Steven R. Voss, confirm that all costs claimed by Conestoga-Rovers & Associates as a part of this
(individual name) (Consultant company)

application are a true and accurate account of services performed. I further confirm that no costs included in this application that were invoiced by my consulting company are ineligible as listed in Minnesota Rules, Chapter 2890.

Consultant Signature [Handwritten Signature] / Project Manager
Title _____ Date _____

†Duplicate this section if more than one consultant signature is required.

APPLICATION PREPARER'S SIGNATURE (SIGNATURE REQUIRED)

Preparer's Signature [Handwritten Signature] / Engineer
Title _____ Date 11-5-04

*NOTE: SUBMIT CERTIFICATION PAGE CONTAINING ORIGINAL SIGNATURES.

Please send this application and accompanying documents to:

MINNESOTA DEPARTMENT OF COMMERCE – PETROFUND

85 SEVENTH PLACE EAST, SUITE 500

ST. PAUL, MN 55101-2198

(651) 297-1119 / (651) 297-4203 / 800-638-0418

This application is effective **JULY 14, 2004 – JUNE 30, 2005**

ATTACHMENT A STANDARDIZED INVOICE SUMMARY (CURRENT RULES)

Please use this attachment for costs you are submitting for reimbursement that are subject to the current rules.

For each standardized invoice form you are submitting with this application, enter the total invoice amount on the corresponding line in the box below. Add the numbers on each line, subtract the amount of insurance reimbursement you have received, and multiply the resulting total by the appropriate reimbursement rate.

COST SUMMARY

<i>Tank in Transport Release: Use Tank in Transport Release Attachment</i>	\$ _____
Excavation and Soil Disposal Oversight Before Investigation	\$ _____
Limited Site Investigation or Full Remedial Investigation	\$ <u>4761.75</u>
Active Remediation—initial field testing.....	\$ _____
Active Remediation—site-specific system design.....	\$ _____
Active Remediation—system Installation, start-up, and operation & maintenance	\$ _____
Active Remediation—system decommissioning.....	\$ _____
Contractor Services	\$ _____
Agricultural Tank Removal	\$ _____
TOTAL ELIGIBLE COSTS	\$ <u>4761.75</u>
Insurance Reimbursement (subtract) - \$(_____)	= \$ <u>4761.75</u>
	58258.08
	x 90%*
TOTAL REIMBURSEMENT REQUEST =	\$ <u>4285.58</u>

* If a different reimbursement rate applies, calculate at that rate. See Application Guide.

ATTACHMENT B STANDARDIZED INVOICE SUMMARY (FORMER RULES)

Please use this attachment for any costs you are submitting for reimbursement that are (1) not subject to the current rules, and (2) associated with work that was performed under a contract you entered into after October 5, 1995.

For each standardized invoice form you are submitting with this application, enter the Grand Total from the Actual Invoice Amount column on the corresponding line in the box below. Add the numbers on each line, subtract the amount of insurance reimbursement you have received, and multiply the resulting total by the appropriate reimbursement rate.

STANDARDIZED INVOICE SUMMARY	
<i>Tank in Transport Release: Use Tank in Transport Release Attachment</i>	
Underground Storage Tank Removal Assessment.....	\$ _____
Initial Site Assessment.....	\$ <u>8,994.75</u>
Additional Site Assessment.....	\$ <u>38,501.59</u>
Remedial Investigation / Corrective Action Design Report	\$ _____
Remedial Design / Maintenance	\$ _____
Contractor Services.....	\$ _____
Agricultural Tank Removal.....	\$ _____
TOTAL ELIGIBLE COSTS	\$ <u>47,496.34</u>
Insurance Reimbursement (subtract) -	\$(_____)
=	= \$ <u>47,496.34</u>
	x 90%*
TOTAL REIMBURSEMENT REQUEST =	\$ <u>42,746.70</u>

* If a different reimbursement rate applies, calculate at that rate. See Application Guide.

X. CONSULTANTS/CONTRACTORS

Complete the following for ALL contractors, subcontractors, consultants, engineering firms, or others who performed corrective actions at this site and whose work is covered by invoices included in this application (see *Application Guide*).

Landfarm/Compost Site or Thermal Treatment Facility

_____ Petrofund Registration Number _____ County _____
Name of individual or firm N/A
Mailing Address _____ City _____ State _____ Zip _____
Contact Person _____ Phone _____ E-mail Address _____

Consultants/Contractors (ATTACH ADDITIONAL PAGES IF NECESSARY)

_____ Petrofund Registration Number _____
Name of individual or firm _____
Mailing Address _____ See Table 2 _____ City _____ State _____ Zip _____
Contact Person _____ Phone _____ E-mail Address _____

_____ Petrofund Registration Number _____
Name of individual or firm _____
Mailing Address _____ City _____ State _____ Zip _____
Contact Person _____ Phone _____ E-mail Address _____

_____ Petrofund Registration Number _____
Name of individual or firm _____
Mailing Address _____ City _____ State _____ Zip _____
Contact Person _____ Phone _____ E-mail Address _____

_____ Petrofund Registration Number _____
Name of individual or firm _____
Mailing Address _____ City _____ State _____ Zip _____
Contact Person _____ Phone _____ E-mail Address _____

XI. ATTACHMENTS

The following attachments are included with this application (see *Application Guide*):

Either A, B, or C must be included.

Oct. 6, 2003

Check any that apply.

- Attachment A Standardized Invoice Summary (current rules) Agricultural Storage Tank Removal attachment
- Attachment B Standardized Invoice Summary (former rules) Railroad Right-of-Way Bulk Plant attachment
- Attachment C Consultant Proposals Tank in Transport Release attachment
- x Attachment D Contractor Bids
- x Attachment E Invoices

VIII. ELIGIBLE COSTS

3 / 1 / 1999 to 2 / 1 / 2004 Dates of work covered by invoices submitted with this application

- Yes No Does this application contain costs listed as ineligible in Minnesota Rules, Chapter 2890? (see *Application Guide*)
- Yes No Are any of the costs included in this application in dispute? If so, describe the disputed issue(s) on a separate sheet.
- Yes No Are any of the costs included with this application subject to bankruptcy proceedings? If so, please describe the nature of the proceedings on a separate sheet.
- Yes No Has the applicant filed a lawsuit or made a claim against any third party for costs for which the applicant is seeking reimbursement or for any costs associated with this release? If so, attach a separate sheet identifying all third parties and provide copies of all correspondence between the applicant and third parties.
- Yes No Is the applicant aware of any action the applicant committed or of any action committed by a consultant or contractor which may have caused or aggravated the contamination at this site? If so, please explain.

- Yes No Are ongoing corrective action costs expected at this site? If so, explain briefly below.

Type of Work	Approximate Cost
_____	\$ _____
_____	\$ _____
_____	\$ _____

Please provide a chronological description (including dates) of the clean-up activities covered on this application (attach additional sheets if necessary).

See Table 1

- Attach a copy of a site map that shows the former tank basin, the excavation area, and any on-site structures. If new tanks were installed, the map also should show their sizes and location(s). The site map should also identify the location of any soil borings and monitoring wells on the property.

IX. INSURANCE

- A. Yes No Did the applicant have in effect one or more insurance policies at the time of the release?
If "No," skip to question D. If "Yes," proceed to the next question.
- B. Yes No Was a claim filed for coverage of any of the costs for which the applicant is seeking reimbursement in this application? *If "Yes," skip to question C.*

If "No," please explain why no claim was filed. _____
(Skip to question D.)
- C. Yes No Did the insurer agree to cover your claim?

If "Yes":
 - State the amount of benefits received (or to be received), \$ _____
 - Provide a copy of the insurance policy and the insurer's explanation of benefits.
If "No":
 - Provide a copy of the insurance policy and the insurer's letter explaining the reasons for denying your claim.

- D. Yes No Is the applicant aware of any other insurance policy, whether held by the applicant or another person, that could cover any of the eligible costs in this application? If so, please explain. _____

Tank #	Piping Leak Detection (fill out the section applicable to your piping)			Piping Corrosion Protection (select method below)
	Pressurized Piping	Suction Piping		
	Continuous Leak Detection (select method below)	Periodic Leak Detection (select method below)	Check valve located at: <input type="checkbox"/> Tank <input type="checkbox"/> Pump (select method below)	
1			1	1
2			1	1
3			1	1
4			1	1
5			1	1
6				
7				
Continuous method 1. None 2. Automatic flow restrictor 3. Automatic shutoff device 4. Continuous alarm	Periodic method 1. None 2. Annual tightness test 3. Statistical inventory reconciliation (SIR) 4. Electronic line leak detector 5. Interstitial monitoring 6. Groundwater monitoring	Suction leak detection method 1. None 2. Tightness test every 3 years 3. Statistical inventory reconciliation (SIR) 4. Interstitial monitoring 5. Vapor monitoring 6. Groundwater monitoring	Corrosion protection method 1. None 2. Steel with anodes 3. Coated steel with anodes 4. Impressed current 5. Fiberglass or flexible piping	

If piping tightness tests were performed, indicate dates of all tests. None

N/A Identify MPCA-certified tank removal contractor who performed tank excavation

N/A Tank removal contractor's MPCA certification number

Aboveground Storage Tanks

Enter the requested information for (a) all aboveground petroleum storage tanks that were in place at this site at the time the release was discovered, and (b) all aboveground petroleum storage tanks that have been installed at this site since the release was discovered (attach additional sheets if necessary). In describing your secondary containment, specify:

- ♦ the materials used to construct both the base and the walls, including the type and thickness of materials (e.g., 6" compacted clay; 30 mil HDPE; reinforced concrete slab floor/concrete block walls; none)
- ♦ how the material specifications are known (e.g., permeability tests/dates, installation specifications)
- ♦ whether the volume of the secondary containment area is adequate for the contents of the largest tank

Tank #	Contents	Capacity	Date Installed	Date Removed	Description of Secondary Containment			Volume (Yes/No)
					Walls	Base	Verification	
1	NA							
2								
3								
4								
5								
6								
7								

VII. MPCA TANK INFORMATION AND COMPLIANCE

Yes No Have you submitted an underground storage tank audit?

Underground Storage Tanks

Enter the requested information for (a) all underground petroleum storage tanks and piping that were in place at this site at the time the release was discovered, and (b) all underground petroleum storage tanks that have been installed at this site since the release was discovered (attach additional sheets if necessary). Refer to the MPCA documents "Do Underground Storage Tank and Piping Requirements Apply to Your Petroleum Tank?" and "What Do You Have to Do?/When Do You Have to Act?" to determine the applicability of leak detection, corrosion protection, and spill/overflow protection requirements. If you are unsure how tank rules apply to your tanks, please call the UST Compliance and Assistance Unit at (651) 297-8679 and tell the receptionist that you have questions about this form.

Tank #	Petroleum Product	Capacity	Tank Material	Date Installed	Date Removed (if applicable)
1	Unspecified	4,000	Unknown	1968	1983
2	Unspecified	10,000	Unknown	1968	1983
3	Unspecified	10,000	Unknown	1968	1983
4	Unspecified	560	Unknown	1968	1983
5	Unspecified	1,000	Unknown	1968	1983
6					
7					

Tank #	Tank Leak Detection (select method below)	Tank Corrosion Protection (select method below)	Spill Bucket (Yes/No)	Overflow Protection (select method below)
1	1	1	No	No
2	1	1	No	No
3	1	1	No	No
4	1	1	No	No
5	1	1	No	No
6				
7				

Leak detection method (select all that apply)	Corrosion protection method	Overflow protection method
1. None 2. Inventory control plus annual tightness testing 3. Inventory control plus tightness testing every 5 years 4. Manual tank gauging 5. Manual tank gauging plus annual tightness testing 6. Manual tank gauging plus tightness testing every 5 years 7. Statistical inventory reconciliation (SIR) 8. Automatic tank gauging 9. Interstitial monitoring 10. Vapor monitoring 11. Ground water monitoring 12. Other (specify): _____	1. None 2. Fiberglass, jacketed steel or composite tank 3. ST-IP 3 tank 4. Anodes installed 5. Impressed current system 6. Lined tank 7. Other (specify): _____	1. None 2. Ball float valve 3. Automatic shutoff 4. Audible alarm 5. Other (specify): _____

If tank tightness tests were performed, indicate dates of all tests. _____ N/A _____

IV. APPLICATION PHASE

Check the appropriate box and complete the information requested for the box checked (see *Application Guide* for further information)

Phase 1 Soil Corrective Action Costs or Remedial Investigation Costs
Date of MPCA soil treatment letter (attach copy)

Phase 2 Installation Costs of MPCA-approved Soil or Groundwater Comprehensive Corrective Action Design System (CAD) or Groundwater Monitoring and System Maintenance Costs
Date of CAD approval letter (attach copy)
8 / 4 / 2000 Date of MPCA site closure letter (attach copy)

V. SOURCE AND CAUSE

What was the source and cause of the petroleum release at this site? (see *Application Guide*)

The former pump island and former USTs 1,2, and 3 are the suspected source of the release.

Tank leakage, likely due to corrosion, is the suspected cause of the release.

How was the release discovered?

During investigation drilling associated with the tanks that were formerly on-site.

If the release was not reported to the MPCA within 24 hours of discovery, state the reason why.

N/A

To the best of your knowledge, list all persons other than the applicant who were owners or operators of the tank during or after the petroleum release.

Based on the Phase I report (Aaron and Wright, June 22, 1998) a service station (McKnight 66 Service Station) operated on the property from 1968 to 1981.

Yes No Did any of the persons listed above incur corrective action costs related to this petroleum release?
If yes, list name(s) and address(es) if known.

VI. COMPETITIVE BIDDING

List all of the written bids and proposals that you obtained for corrective action services at this site (attach additional sheets if necessary). Attach the originals (not copies) of all signed and dated bids and proposals.

	Bidder Selected*	Name	Amount of Bid	Date of Bid	Task
Consultants	<input checked="" type="checkbox"/>	CRA (See Attachment C)	10,162.00	6/19/99	Initial Site Assessment
	<input checked="" type="checkbox"/>	CRA (See Attachment C)	12,004.00	6/19/99	Additional Site Assessment
	<input checked="" type="checkbox"/>	CRA (See Attachment C)	17,918.00	1/25/00	Additional Site Assessment
Contractors	<input checked="" type="checkbox"/>	CRA (See Attachment C)	4,786.00	12/3/03	Limited Site Investigation
	<input type="checkbox"/>	See Attachment D for Contractor Bids			
	<input type="checkbox"/>				

*If the lowest bid or proposal was not selected, explain that decision on a separate sheet.

DO NOT STAPLE OR BIND APPLICATION MATERIALS — CLIP OR RUBBER BAND ONLY

OFFICE USE ONLY
LEAK # 12493 PHASE 2
ENTERED 11-16-04 Mgt

MINNESOTA PETROLEUM TANK RELEASE COMPENSATION BOARD
APPLICATION FOR REIMBURSEMENT
This document is available in alternative formats to individuals with disabilities
by calling 800-638-0418 or 651-296-2860 (TTY).

I. APPLICANT INFORMATION

Name Mr. Scott Warren Montclair Hotel Investors, Inc.
Mailing Address 2801 Lakeside Drive, Suite 208 State IL Zip 60015
City Bannockburn
E-mail Address swarren@montclairhotels.com
Contact Person (if different from above "Name") Karie Mats
Day Phone 651-639-0913 Ext _____ Fax 651-639-0923
Check One
 Responsible Person Volunteer Other (see Application Guide)
Check One
 Corporation Partnership Individual Municipality State, federal, or other public agency
/ / to / / Dates applicant owned or operated tank(s) [complete if "Responsible Person" box is checked]
/ / to / / Dates applicant owned property [complete if "Volunteer" box is checked]

State of Minnesota
NOV 09 2004
Dept. of Commerce

II. LEAK SITE INFORMATION

MPCA Leak Number 12493 MPCA Project Manager Chris McClain
Tank Facility Name Holiday Inn 194 East
Address 2201 Burns Avenue
City St. Paul MN Zip 55119
Day Phone _____ Ext _____
03 / 16 / 1999 Date petroleum leak detected
03 / 16 / 1999 Date petroleum leak reported to the MPCA
_____ cubic yards Total amount of contaminated soil excavated at this site check 8-4-00

III. MULTIPARTY CHECK REQUEST (if applicable)

If you have requested the issuance of a multiparty check for this application, attach the original request form(s) and list each associated lender, contractor, and consultant below.
Not Applicable (N/A)

This application is effective JULY 14, 2004 – JUNE 30, 2005

Mutair
8-400
2002-02/09/97
6047-14

MINNESOTA POLLUTION CONTROL AGENCY
 COMMISSIONER'S SITE REPORT
 TO THE PETROLEUM TANK RELEASE
 COMPENSATION BOARD

SITE ID#	RELEASE SITE	APPLICANT	REGION
LEAK00012493	Holiday Inn I-94	Montclair Hotel Investors	Metro
LEAK00013163	Former Rock Island & Pacific Railroad Yard	City of Inver Grove Heights	
LEAK00014442	Superamerica Store #4356	Speedway Superamerica LLC	Metro
LEAK00015720	Former Gas Station	City of Harmony	
LEAK00015446	Wheaton Oil Company	Wheaton Oil Bulk Site	3
LEAK00015553	Former Crest Chemical Property	Community First National Bank	3
LEAK00015815	Former Lester Park Service	Jay Pederson	1
LEAK00015826	Richfield 66	Richfield 66	Metro

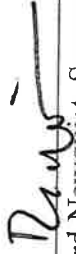
1. Eligibility Determination

I hereby determine that the corrective action described in the application was appropriate in terms of protecting public health, welfare, and the environment and that the applicant is eligible for Petrofund reimbursement, pursuant to Minn. Stat. § 115C.09, subd. 2, items (a) and (c) (2000).

2. Compliance with Applicable Requirements: **ADEQUATE**

Information readily available to the Minnesota Pollution Control Agency staff shows that the applicant has complied with the applicable requirements of Laws 1999, Chapter 203, section 2, to be coded as Minnesota Statutes Section 115C.09, subdivision 3(i)(2000).

The determinations in this report are made solely for the purpose of determining eligibility for reimbursement under Minn. Stat. § 115C.09, subd. 2 (2000) and Laws 1999, Chapter 203, section 2, to be coded as Minnesota Statutes Section 115C.09, subdivision 3(i)(2000). Nothing in this site report releases any person from liability, and the Minnesota Pollution Control Agency does not waive any of its authority to require additional corrective action at the above-referenced site or to enforce other provisions of state law.

Dated: 12-1-04 _____

 Richard Newquist, Supervisor
 Petroleum Remediation Program
 Majors and Remediation Division

Petroleum Tank Release Compliance Checklist

(USE THE FOLLOWING GUIDELINES TO DETERMINE IF THE LEAKING TANK IS IN COMPLIANCE)

SITE NAME Holiday Inn I-94 east

LEAK000 12493

 UNREGULATED TANK(S).....[USTs 110 gallons or less; OR ASTs 500 gallons or less; OR ASTs between 500 – 1,100 gallons if they are greater than 500 feet from surface water; OR residential (for non-commercial purposes) and heating oil ASTs/USTs 1,100 gallons or less; OR farm USTs 1,100 gallons or less; OR any farm AST, regardless of size if used for farming purposes; OR ASTs that are on site for less than 30 days (regardless of size)]

 STATE REGULATED TANKS.....[heating oil USTs with a capacity more than 1,100 gallons OR all ASTs not specified above]

 X **FEDERALLY REGULATED TANKS**.....[all USTs not specified above]

STATUS OF RESPONSIBLE PARTY: Regular Applicant X Limited Use Applicant

UNREGULATED TANKS, STATE TANKS, FEDERAL TANKS

Release Notification: Date release discovered: 3/16/99 Date release reported: 3/16/99

When/how was release discovered? Drilling investigation

Was there environmental damage due to delay? Yes No X

 X Adequate Inadequate Recommend Reduction? Yes No X

Comments:

Cooperation Issues: Yes No X (If Yes, please prepare a narrative to be appended to the CSR).

STATE TANKS, FEDERAL TANKS

Corrosion Protection: Tanks: Yes X No N/A Piping: Yes X No N/A
Applicable for steel piping/steel USTs installed on or after 8/1/85. Steel piping/steel USTs installed before 8/1/85 require corrosion protection no later than 12/22/98. Heating oil USTs installed before 8/1/85 don't ever require corrosion protection. ASTs do not require corrosion protection. VIOLATIONS WHICH OCCURRED BEFORE 12/22/98 SHOULD BE CITED AS INADEQUATE BUT NOT RECOMMENDED FOR REDUCTION.

 X Adequate Inadequate Recommend Reduction? Yes No X

AST Secondary Containment: Yes No N/A X
Applicable only for dikes or other structures that would contain a spill as required by Minn. R. 7151.6400, subp. 1B (Supp. 1998). Does not apply to impervious liners or other AST safeguards. VIOLATION WHICH OCCURRED PRIOR TO 11/1/98 SHOULD BE CITED AS INADEQUATE BUT NOT RECOMMENDED FOR REDUCTION.

 Adequate Inadequate Recommend Reduction? Yes No

FEDERAL TANKS

Spill Prevention: Yes No N/A

Applicable for USTs installed on or after 12/22/88. USTs installed before 12/22/88 require spill prevention by 12/22/98. VIOLATIONS WHICH OCCURRED PRIOR TO 12/22/98 SHOULD BE CITED AS INADEQUATE BUT NOT RECOMMENDED FOR REDUCTION.

Adequate Inadequate Recommend Reduction? Yes No

Overfill Protection: Yes No N/A

Applicable for USTs installed on or after 12/22/88. USTs installed before 12/22/88 require spill protection by 12/22/98. VIOLATIONS WHICH OCCURRED PRIOR TO 12/22/98 SHOULD BE CITED AS INADEQUATE BUT NOT RECOMMENDED FOR REDUCTION.

Adequate Inadequate Recommend Reduction? Yes No

Leak Detection: TANKS: Tank Leak Detection:

Yes No N/A

Tank Tightness Testing Yes No N/A

If tank was installed:

Then the leaks detection deadline is:

before 1965 or unknown 12/22/89
 1965-1969 12/22/90
 1970-1974 12/22/91
 1975-1979 12/22/92
 1980-12/22/88 12/22/93

(Tanks installed after 12/22/88 should have leak detection at installation)

PIPING: Pipe leak detection: Yes No N/A

Pipe tightness testing: Yes No N/A

(Applicable for pressurized piping installed after 12/22/88. Pressurized piping installed before 12/22/88 must have leak detection by 12/22/90.)

VIOLATIONS WHICH OCCURRED BEFORE 12/22/93 SHOULD BE CITED AS INADEQUATE BUT NOT RECOMMENDED FOR REDUCTION.

Audit Program: Has the RP entered the audit program? Yes No

If yes, evaluate further to determine if reductions should be waived (for tank violations only). The only time consideration will be given for waiving the tank system violations is when there is **documented** enrollment in the audit program **before** discovering a release at the site.

Adequate Inadequate Recommend Reduction? Yes No

Completed by:



Date: 11/24/04



Conestoga-Rovers & Associates
1801 Old Highway 8, Suite #114
St. Paul, Minnesota 55112
(651) 639-0913 Office (651) 639-0923 Fax

April 20, 2000

Reference No. 13311-72
RECEIVED

APR 25 2000

Mr. Chris McLain
MINNESOTA POLLUTION CONTROL AGENCY
Metro Site Remediation Section
520 Lafayette Road
St. Paul, Minnesota 55155-4194

MPCA, Metro District
Site Remediation

Dear Mr. McLain:

Re: Free Product Recovery Report
Leak Site No. 12493
Holiday Inn - I-94 East
St. Paul, Minnesota

Please find enclosed a copy of the Free Product Recovery Report Worksheet for Leak No. 12493, Holiday Inn - St. Paul, St. Paul, Minnesota. As the report states, the initial indication was the possible presence of free product in groundwater was based on field determination using an oil/water interface probe.

CRA sampled the well the following day and did not find an indication of free product on the groundwater table. Subsequently, no additional product recovery was attempted.

Should have any questions regarding this invoice, please do not hesitate to call.

Sincerely,

CONESTOGA-ROVERS & ASSOCIATES

Steven R. Voss

SRV/jmw/3

c.c. Chris Carlstead; MB Hotel Properties, Inc.
Christina Loundy; Piper, Marbury, Rudnick & Wolfe
Ron Frehner; CRA



Tanks and Emergency Response Section
Minnesota Pollution Control Agency

FREE PRODUCT RECOVERY REPORT WORKSHEET

Fact Sheet 3.4
April 1996

The completion and submittal of this worksheet fulfills the federal (U.S. Environmental Protection Agency) requirement to report to the Minnesota Pollution Control Agency (MPCA) regarding interim product recovery actions within 45 days of free product discovery. For further information on your obligations regarding free product, consult fact sheet 3.3 "Free Product: Evaluation and Recovery."

LEAK # 12493
name: Holiday Inn - I-94 East

Site Holiday Inn

Location: Burns Rd & McKnight Rd
St. Paul, MN

1. Free product discovery date: 3/6/00
discovery time: 4:25 pm
2. **You are required to report free product within 24 hours of discovery** by calling the State Duty Officer at 612/649-5451 or 1-800/422-4798.
Call date: 3/6/00
Call time: 4:55 pm
Contact person: DUTY OFFICER
3. Circumstances of free product discovery (e.g., underground storage tank removal, during routine monitoring well sampling, etc.).
INITIAL TESTING OF NEW MONITORING WELL INSTALLATIONS.
4. Product type: SUSPECTED GASOLINE
5. Free product thickness: 0.05"

If the thickness is greater than 0.1 foot, you are required to recover it and submit the worksheet for MPCA review as part of the "Remedial Investigation Report Form" fact sheet 3.24 within 90 days of product discovery date.

Free Product Recovery Report Worksheet

Page 2

April 1996

6. If product thickness is less than 0.1 foot or if an automated free product recovery system is required but not yet installed, describe the method of interim free product recovery.

BAILER - STARTED 3/6/00

7. Volume recovered: 0
date: 3/6/00

*NO ~~BEE~~ VISIBLE SHEEN OR LAYER
NOTICES ON PUNGES WATER.*

8. Relevant observations concerning recharge rate of free product or expected volume present:

*REEXAMINATION WAS CONDUCTED ON MARCH 7, 2000 WITH NO VISIBLE
SHEEN ON WATER. OIL/WATER INTERFACE PROBE DID NOT INDICATE
A OIL LAYER WAS PRESENT.*

9. Obvious nearby receptors, including basements, utilities, water wells, etc.

N/A

10. Person preparing this report: STEVEN VASS
date: 3/7/00

Send this Free Product Recovery Report to:

(Project Manager)
Minnesota Pollution Control Agency
Tanks and Emergency Response Section
520 Lafayette Road North
St. Paul, Minnesota 55155

Upon request, this document can be made available in other formats, including Braille, large print and audio tape. TTY users call 612/282-5332 or Greater Minnesota 1-800/657-3864 (voice/TTY).

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