

Peer Engineering, Inc.
7615 Golden Triangle Dr., Suite N
Eden Prairie, MN 55344
(952) 831-3341 Fax (952) 831-4552



Mark Koplitz
Petroleum Brownfields Program
Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

July 31, 2006
VIA REGULAR MAIL

RE: Excavation Report - 11/16/06 Diesel Fuel Spill
Hiawatha Business Center
2020 East 28th Street
Minneapolis, Minnesota (the Property)
MPCA Spill #64562

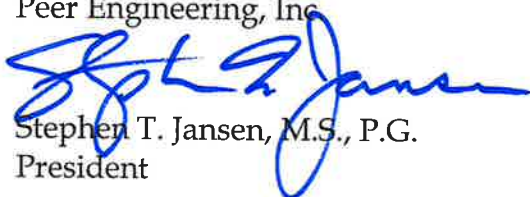


Dear Mark:

Peer Engineering, Inc. (**Peer**), on behalf of Ryan Companies US, Inc. (**Ryan**) and 2800 Hiawatha, LLC, is submitting the enclosed General Excavation Report Work Sheet (the **Excavation Report**) dated July 20, 2006 for the Property. The Excavation Report documents the cleanup of a diesel fuel spill (the **Diesel Fuel Spill**) from a broken fuel line on a portable generator which occurred at the Property on November 16, 2005, during completion of development activities. The Diesel Fuel Spill was cleaned up on November 17, 2006. The Excavation Report was included in Appendix J of the July 21, 2006 Development Response Action Implementation Report (the **DRAP Implementation Report**) which was recently submitted to the MPCA Petroleum Brownfields Program (**MPCA Leak ID #9035**). As indicated in the DRAP Implementation Report, Ryan is herein requesting a formal closure/no further action letter for that Diesel Fuel Spill from the Petroleum Brownfields Program.

If you have any questions regarding the Excavation Report, please contact me at 952-831-3341 or Marie McCallum with Ryan at 612-492-4331.

Sincerely,
Peer Engineering, Inc.



Stephen T. Jansen, M.S., P.G.
President

Enclosure

pc: Marie McCallum, Ryan



Petroleum Remediation Program
Minnesota Pollution Control Agency

http://www.pca.state.mn.us/programs/lust_p.html

General Excavation Report Worksheet

Guidance Document 3-02

Complete the worksheet below to document excavation and treatment of petroleum contaminated soil removed **prior to** a Site Investigation and/or during tank removals and/or upgrades. If soil is excavated as an MPCA-approved corrective action **after** a Site Investigation is conducted, complete Guidance Document 3-02a *Corrective Action Excavation Report Worksheet*. Conduct excavations in accordance with Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*. Please type or print clearly. Do not revise or delete text or questions from this report form.

The excavation worksheet 3-02 deadline is 10 months from the date of receipt of the MPCA "Petroleum Storage Tank Release Investigation and Corrective Action" letter. MPCA staff may establish a shorter deadline for high priority sites.

PART I: BACKGROUND

A. Site: **Hiawatha Business Center – MPCA Spill #64562**
Street: **2020 East 28th Street**
City, Zip: **Minneapolis, 55407**
County: **Hennepin**
Site location (UTM required): **See Attachment 1 SW ¼, Sec. 36, T.29, R.24**

B. Tank Owner/Operator*: **Ryan Companies US, Inc. (Ryan)**

Mailing Address: **50 South 10th Street, Suite 300**
Street/Box: **Same**
City, Zip: **Minneapolis, 55403**
Telephone: **612-492-3331**

***Note: petroleum release was from a broken fuel line on a portable generator owned by Ryan, not a storage tank.**

C. Excavating Contractor: **Carl Bolander & Sons**
Contact: **Tim Gillen**
Telephone: **612-224-6299**
Tank Contractor Certification Number: **0089**

D. Consultant: **Peer Engineering, Inc.**
Contact: **Stephen Jansen**
Street/Box: **7615 Golden Triangle Drive, Suite N**
City, Zip: **Eden Prairie 55344**
Telephone: **952-831-3341**

E. Others on-site during site work (e.g., fire marshal, local officials, MPCA staff, etc.):
Not applicable (NA)

F. Site Location Information: Attach Guidance Document 1-03a *Spatial Data Reporting Form* if it has not already been submitted or will not be submitted as part of Guidance Document 4-06 *Investigation Report Form*. **See Attachment 1**

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

PART II: DATES

A. Date release reported to MPCA: **November 16, 2005**

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

Work Performed

Date

Excavation of petroleum (diesel fuel) contaminated soil from the spill area, backfilling of the excavation and transportation/disposal of the contaminated soil at the SKB Industrial Waste Containment Facility (SKB) in Rosemount, Minnesota. No tank or piping present, release was from a portable generator.

November 17, 2005

PART III: SITE AND RELEASE INFORMATION

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

B. Provide the following information for all tanks removed and any remaining at the site: **NA; the petroleum release was from a broken fuel line on a portable generator, not a storage tank.**

Table 1.

Tank #	UST or AST	Capacity (gallons)	Contents (product type)	Year installed	Tank Status*	Condition of Tank
NA	NA	NA	NA	NA	NA	NA

*Indicate: *removed (date), abandoned in place (date), or currently used, upgraded tank, installation of new tank.*

Notes:

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

D. Identify and describe the source(s) or suspected source(s) of the release or contamination encountered, and how the release or contamination was discovered. **The release occurred from a broken fuel line on a portable generator and was discovered at the Property on November 16, 2005 by construction workers.**

E. Identify any surface soil contamination. **The release resulted from a surface spill of diesel fuel which impacted an area of unpaved ground surface approximately five feet in diameter beneath the generator.**

F. What was the volume of the release? (if known): **Approximately 15 gallons.**

G. Historic contamination present (unknown origin?) (Yes or No): **There are two historic petroleum releases (the Petroleum Releases) associated with the Property which were "closed" by the MPCA (MPCA Leak #1583 and Leak #9035). There was an ag-chemical release (the Ag-Chem Release) associated with the Property (MDA #95-0100B) related to arsenic and lead impacts to soil and ground water from a former agricultural chemical manufacturing business. The Minnesota Department of Agriculture (MDA), the lead agency addressing the Ag-Chem Release, required CMC, of former owner of the Property, and U.S. Borax, Inc. (U.S. Borax), a former tenant of the Property, to complete remediation activities of the Ag-Chem Release in 2004/2005 the Property by 2800 Hiawatha, LLC between August and November 2005 as part of development response actions under a Development Response Action Plan approved by the MPCA Petroleum Brownfields Program, MPCA VIC Program and MDA AgVIC Program.**

H. When did the release occur? (if known): **November 16, 2005.**

I. Describe source of on-site drinking water. **The Property is serviced by the City water supply.**

PART IV: EXCAVATION INFORMATION

A. Dimensions of excavation(s): **Length 5 feet Width 5 feet Depth 2.5 feet**

B. Original tank backfill material (sand, gravel, etc.), if applicable: **NA.**

C. Native soil type (clay, sand, etc.): **Sand; note the ground surface at the spill area consisted of approximately six inches of Class V gravel.**

D. Quantity of contaminated soil removed for treatment (cubic yards): **3.1 cubic yards.**
(Indicate on the site map where the petroleum contaminated soil was excavated). **See Figure 2 attached.**

How many cubic yards of the removed soil was petroleum saturated? **Zero.**
(Indicate on the site map where the petroleum saturated soil was excavated)

[**Note:** If the volume removed is more than allowed in Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*, please document MPCA staff approval.]

E. Were new tanks and/or piping and dispensers installed? (yes/no) If yes, what volume of contaminated soil was excavated to accommodate the installation of the new tanks and piping? **NA.**

- F. If contaminated soil was removed to accommodate the installation of new tanks and/or piping, show your calculations for the amount of soil removal allowed using Table 3 in Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*.
NA.
- G. Was ground water encountered or a suspected perched water layer or was there evidence of a seasonally high ground water table (i.e. mottling)? (yes/**No**) At what depth? **NA.**
- H. If ground water was not encountered during the excavation, what is the expected depth of ground water? **Documented to be 27 feet below ground surface (bgs).**
- I. Additional investigation to determine the need for a Limited Site Investigation is necessary at sites with sandy or silty sandy soil, a water table within 25 feet of the ground surface, and visual or other evidence of soil remaining contamination. See Table 2 in Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*. If a soil boring is necessary, describe the soil screening and analytical results. Attach the boring logs and laboratory results to this report. **NA.**
- J. If no soil boring was performed, explain.

The contaminated soil related to the diesel fuel spill was fully excavated. The analytical testing results for the documentation sample identified as "B1 (2.5)" collected from the base of the excavation did not detect any petroleum constituents at concentrations at or above the laboratory reporting limits. The location of sample B1 is shown on Figure 3 attached. Soil borings or other additional investigation were determined to not be warranted and thus not performed.

- K. If ground water was encountered or if a soil boring was conducted, was there evidence of ground water contamination? (yes/no) Describe this evidence of contamination, e.g., free product (specify thickness), product sheen, ground water in contact with petroleum contaminated soil, water analytical results, etc. **Note:** If you observe free product, contact MPCA staff immediately, as outlined in Guidance Document 2-02 *Free Product: Evaluation and Recovery*.
NA.
- L. Was bedrock encountered in the excavation? (yes/ no) At what depth?
- M. Were other unique conditions associated with this site? (yes/ no) If so, explain.

PART V: SAMPLING INFORMATION

- A. Briefly describe the field screening methods used to distinguish contaminated from uncontaminated soil: **The field screening methods used are included in Attachment 2.**
- B. List soil vapor headspace analysis results collected during excavation of tanks, lines and dispensers, valves, and transfer locations. (i.e., soils left in place when excavation is complete). Code the samples with sampling depths in parentheses as follows: sidewall samples S-1 (8 feet), S-2 (4 feet), etc.; bottom samples B-1 (13 feet), B-2 (14 feet), removed soil R-1 (4 feet), R-1 (8 feet), etc.; stockpile samples SP-1, etc; line samples L-1, L2, etc.; transfer locations T-1 (4 feet), T-1 (8 feet), etc.; dispensers D-1 (4 feet), etc.

Sample Code	Soil Type	Reading ppm	Sample Code	Soil Type	Reading ppm
S-1 (1')	Sand	0	S-4 (2')	Sand	0
S-2 (2')	Sand	0	B-1 (2.5')	Sand	0
S-3 (1')	Sand	0			

C. Was the “removed soil” placed back into the excavation basin? (yes/ no)
 If no, please complete Part VIII: Soil Treatment Information section. If yes, a Limited Site Investigation is necessary (see Guidance Document 4-01 *Soil and Ground Water Assessments Performed during Site Investigations*).

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

Soil analytical sampling and handling procedures are included in Attachment 2.

List below all soil sample analytical results from bottom and side wall samples collected after excavation of tanks, lines and dispensers, valves, and transfer locations (i.e., soils left in place when excavation is complete). Code the samples with sampling depths in parentheses as follows: sidewall samples S-1 (8 feet), S-2 (4 feet), etc.; bottom samples B-1 (13 feet), B-2 (14 feet), removed soil R-1 (4 feet), R-1 (8 feet), etc.; stockpile samples SP-1, etc; line samples L-1, L2, etc.; transfer locations T-1 (4 feet), T-1 (8 feet), etc.; dispensers D-1 (4 feet), etc.;

Sample Code	GRO/ DRO	Benzene mg/kg	Ethyl- benzene mg/kg	Toluene mg/kg	Xylene mg/kg	MTBE mg/kg	Lead mg/kg
B-1 (2.5')	0/<7.7	<0.053	<0.053	<0.053	<0.053	<0.053	NA

Note: Attach copies of laboratory reports and chain of custody forms. See Attachment 3.

PART VI: FIGURES

Figures are included in Attachment 4.

Attach the following figures to this report:

1. Site location map.
2. Site map(s) drawn to scale illustrating the following:
 - a. Location of all present and former tanks, piping, and dispensers;
 - b. Location of surface soil contamination
 - c. Location of other structures (buildings, canopies, etc.);
 - d. Adjacent city, township, or county roadways;
 - e. Dimensions of excavation(s), including contour lines (maximum 2-foot contour intervals) to represent the depths of the final excavation(s);
 - f. Location of soil screening samples (e.g. R-1), soil analytical samples (e.g., S-1 or B-1), and any soil borings (e.g., SB-1). Also, attach all boring logs.

- g. North arrow, bar scale and map legend.
- h. Provide location of any on-site water wells. If on-site water wells exist, please provide well logs and/or construction diagrams.
- i. Locations of new tanks, piping and dispensers, if installed.

PART VII: CONCLUSIONS AND RECOMMENDATIONS

Recommendation for site: site closure
 additional investigation

Justify the recommendations for the site. If no further action is necessary, the MPCA staff will review this report following notification of soil treatment.

Environmental monitoring (i.e. PID screening) and documentation sampling results have demonstrated that all contaminated soil from Spill #64562 was excavated. The contaminated soil has been transported off-site and disposed at SKB as industrial waste. Peer subsequently notified the MPCA Petroleum Brownfields Project Manager of the completed cleanup. Based on Peer's notification to the MPCA of the cleanup actions taken in response to the release, the MPCA has listed Spill #64562 as "closed" on the MN SPILLS Database. It is herein requested that the MPCA Petroleum Brownfields Program issue a formal File Closure/No Further Action letter to 2800 Hiawatha, LLC for Spill #64562 following review and approval of this Excavation Report.

PART VIII: SOIL TREATMENT INFORMATION

- A. Soil treatment method used (thermal, land application, composting, other). If you choose "other" specify treatment method: **The contaminated soil was disposed of at SKB as industrial waste (see Attachment 5 for the disposal documentation).**
- B. Location of treatment site/facility: **SKB Rosemount Industrial Waste Facility
13425 Courthouse Blvd
Rosemount, MN 55068**
- C. Date MPCA approved soil treatment (if thermal treatment was used, indicate date that the MPCA-permitted thermal treatment facility agreed to accept soil): **November 17, 2005**
- D. Identify the location of stockpiled contaminated soil:
NA

PART IX: CONSULTANT (OR OTHER) PREPARING THIS REPORT

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

Minn. 7000.0300 (Duty of Candor), and that the responsible person or volunteer may be liable for civil penalties.


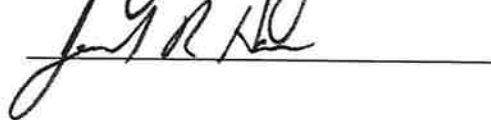
MPCA staff are instructed to reject unsigned excavation reports or if the report form has been altered.

Name and Title:

Signature:

Date signed:

Stephen T. Jansen P.G.
President

7/20/06

Jeremiah R. Hansen
Environmental Geologist

7/20/06

Company and mailing address:

Peer Engineering, Inc.
7615 Golden Triangle Drive, Suite N
Eden Prairie, MN 55344
Phone: 952-831-3341; Fax: 952-831-4552

If additional investigation is not necessary, please mail this form and all necessary attachments to the MPCA project manager. If additional investigation is necessary, include this form as an appendix to Guidance Document 4-06 *Investigation Report Form*. **MPCA staff will not review excavation reports indicating a limited site investigation is necessary unless the limited site investigation has been completed.**

Web pages and phone numbers

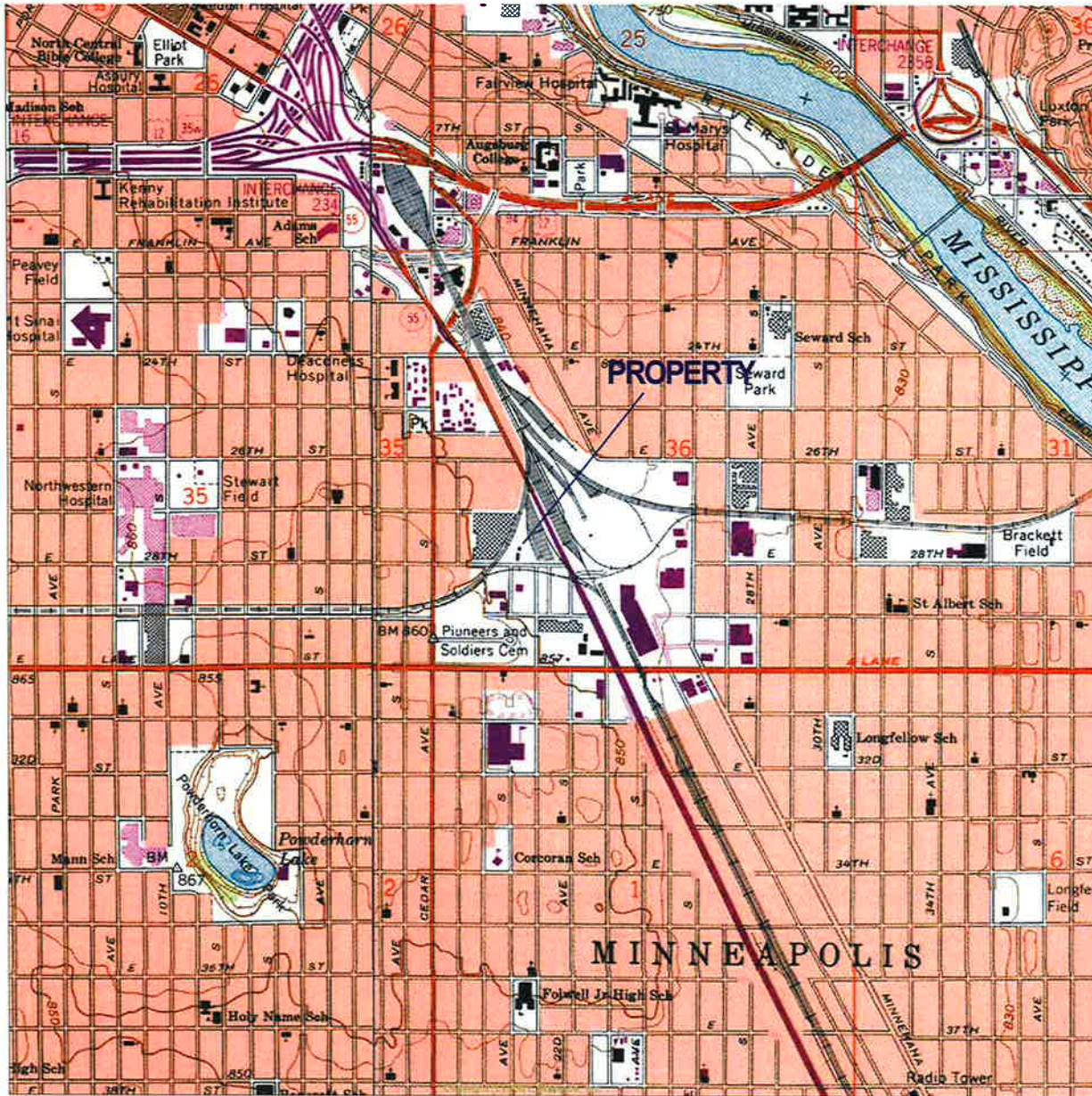
MPCA staff	http://pca.state.mn.us/pca/staff/index.cfm
MPCA toll free	1-800-657-3864
Petroleum Remediation Program web page	http://www.pca.state.mn.us/programs/lust_p.html
MPCA Infor. Request	http://www.pca.state.mn.us/about/inforequest.html
MPCA Petroleum Brownfields Program	http://www.pca.state.mn.us/programs/vpic_p.html
PetroFund Web Page	http://www.state.mn.us/cgi-bin/portal/mn/jsp/content.do?id=-536881377&agency=Commerce
PetroFund Phone	651-297-1119, or 1-800-638-0418
State Duty Officer	651-649-5451 or 1-800-422-0798

Upon request, this document can be made available in other formats, including Braille, large print and audio tape. TTY users call 651/282-5332 or 1-800-657-3864 (voice/TTY).

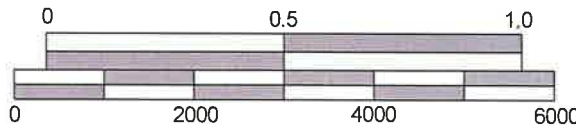
Printed on recycled paper containing at least 10 percent fibers from paper recycled by consumers.

ATTACHMENT 4

FIGURES



SCALE IN MILES



SCALE IN FEET



MAP LOCATION



TAKEN FROM:
 ST. PAUL WEST, MN &
 MINNEAPOLIS SOUTH, MN
 7.5 MINUTE SERIES
 TOPOGRAPHIC MAP
 1967 (REVISED 1993)
 UNITED STATES GEOLOGICAL SURVEY

5253.54 Figure 1.5Kf



PROJECT #: 5253.54

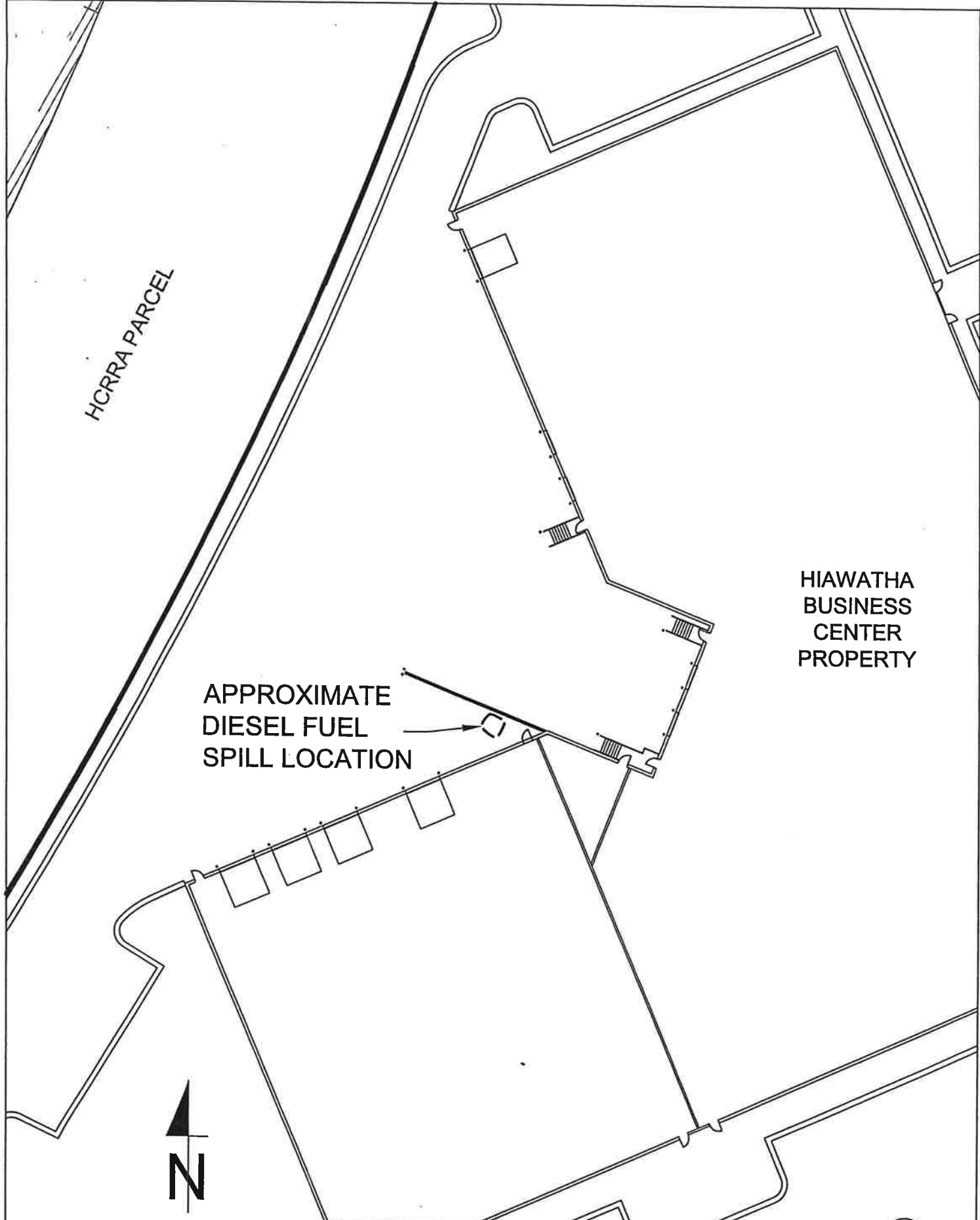
PROPERTY LOCATION

HIAWATHA BUSINESS CENTER
 2020 EAST 28TH STREET
 MINNEAPOLIS, MINNESOTA

JULY 2006

FIGURE

1



HCRRRA PARCEL

HIAWATHA BUSINESS CENTER PROPERTY

APPROXIMATE DIESEL FUEL SPILL LOCATION



5253.53 excavation report.DWG



PROJECT #: 5253.54

DIESEL FUEL SPILL LOCATION

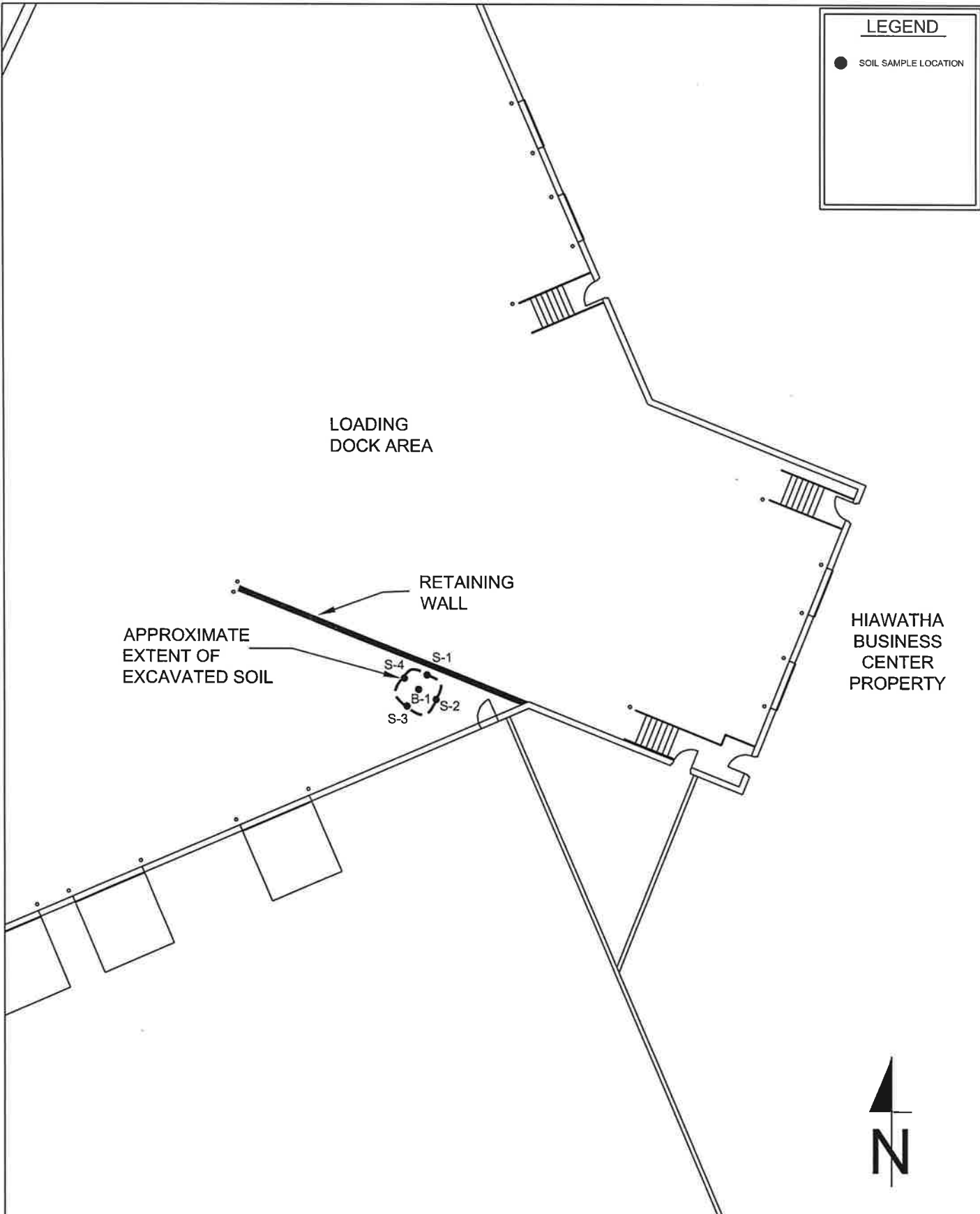
HIAWATHA BUSINESS CENTER
2020 EAST 28TH STREET
MINNEAPOLIS, MINNESOTA

JULY 2006

FIGURE
2

LEGEND

● SOIL SAMPLE LOCATION



SOIL SAMPLE LOCATIONS

JULY 2006

HIAWATHA BUSINESS CENTER
2020 EAST 28TH STREET
MINNEAPOLIS, MINNESOTA

FIGURE
3