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PHASE I ENVIRONMENTAL SITE ASSESSMENT

Kmart Site

10 Lake Street West
Minneapolis, Minnesota

AET Project No. 03-06008

Date:

May 5, 2016

Prepared for:

City of Minneapolis
Community Planning and Economic Development
105 5th Avenue South – Suite 200
Minneapolis, Minnesota 55401-2534





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105 5th Avenue South – Suite 200
Minneapolis, Minnesota 55401-2534

Attn: Mr. Abdulkadir Jama, Engineer, CPPM
Submitted via Email: Abdulkadir.Jama@minneapolismn.gov
Rebecca.Parrell@minneapolismn.gov

RE: Phase I Environmental Site Assessment
Kmart Site
10 Lake Street West
Minneapolis, Minnesota
AET Project No. 03-06008

Dear Mr. Jama:

American Engineering Testing, Inc. has completed Phase I Environmental Site Assessment Services at the Kmart Site at 10 Lake Street West in Minneapolis, Minnesota. This Phase I Environmental Site Assessment was done in accordance with our proposal no. 03-06008.

We appreciate the opportunity to service you on this project. If you have any questions regarding the information presented in this Phase I Environmental Site Assessment report, or if we may be of additional Service, please contact me.

Sincerely,
American Engineering Testing, Inc.

A handwritten signature in black ink that reads "Charles W. Bisek".

Charles W. Bisek
Senior Environmental Scientist

Phone: (651) 659-1350
E-mail: cbisek@amengtest.com



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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
KMART SITE
10 LAKE STREET WEST
MINNEAPOLIS, MINNESOTA**

AET PROJECT NO. 03-06008

EXECUTIVE SUMMARY

In accordance with proposal no. 03-06008.1, American Engineering Testing, Inc. (AET) performed a Phase I Environmental Site Assessment of the Kmart Site located at 10 Lake Street West in Minneapolis, Hennepin County, Minnesota (hereafter referred to as the Site). Services were performed in accordance with the scope and limitations of the Standards and Practices of the United States Environmental Protection Agency's All Appropriate Inquiries rule (40 CFR Part 312, December 30, 2013) and the American Society for Testing Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – ASTM E1527-13 for the exclusive use of the City of Minneapolis Office of Community Planning and Economic Development.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, except for the following:

- Nearby up gradient VIC and Brownfield sites with groundwater and soil gas contamination
- Businesses that formerly occupied the Site and adjoining properties that included the following: coal storage; manufacturing; engraving; plating; printing; cleaners and launderers; filling/service stations; garages and auto/motorcycle/trailer repair; auto body, painting, and repair; undertaker; battery services; soap production, chemical and pharmaceutical manufacturing and packaging; furs/furriers; machine shops; steel casting and heating/boilermakers manufacturers; refrigeration; laboratories; tire and rubber businesses; paint manufacturing and packaging; and woolen mills.
- Former storage tanks and the possible presence of remnants and debris associated with former structures at the Site.

AET was not granted access to the Site, nor did AET interview owner or occupant representatives of the Site. AET considers the lack of access to the Site, nor being allowed to interview the owner or occupant representative's significant data gaps.

AET recommends that a Site reconnaissance be conducted after CPED is granted right of access to the Site. Also, AET recommends that Site owner and occupant contact information be provided and that AET interview these representatives. After completing the Site reconnaissance and interviews, AET will evaluate the significance of the data gaps.

In order to determine if the RECs identified by this Phase I ESA have resulted in subsurface impacts to the Site, AET recommends that a Phase II ESA be performed. The Phase II ESA will likely include collecting and analyzing soil, groundwater, and/or soil gas samples at the Site.

1.0 INTRODUCTION

1.1 Purpose and Methodology

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify, to the extent reasonable pursuant to the methodology prescribed below, recognized environmental conditions (RECs) in connection with the Kmart Site located at 10 Lake Street West in Minneapolis, Minnesota (hereafter referred to as the Site). American Engineering Testing, Inc. (AET) understands or assumes this Phase I ESA is being performed as part of the City of Minneapolis Office of Community Planning and Economic Development (CPED) due diligence process to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability.

This Phase I ESA was conducted in accordance with the United States Environmental Protection Agency's (USEPA's) All Appropriate Inquiries (AAI) rule (40 CFR Part 312), December 30, 2013 and the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – ASTM E 1527-13.

A list of the acronyms and abbreviations and definitions of common terms used in this report is included as Appendix A.

1.2 Scope of Services

The scope of this Phase I ESA was defined in AET's proposal no. 03-06008.1 which CPED authorized in Notice to Proceed No. 13 issued on April 14, 2016. The scope of services included the following items:

- Review reasonably ascertainable and readily available records and historical use information to help identify RECs in connection with the Site.
- Perform a reconnaissance of the Site to obtain information indicating the likelihood of identifying RECs in connection with the Site.
- Interview the Site owner's representative and request an update to the previous city records reviewed to obtain information indicating RECs in connection with the Site.
- Interpret information collected in conjunction with performing the records review, Site reconnaissance, interviews, and present the results in a written report.

1.3 Limitations and Exceptions of Assessment

Although the current USEPA's AAI rule and the ASTM practice standard for this service have been followed, the scope of services followed in conducting this Phase I ESA is not exhaustive and there may be localized contamination on the Site AET cannot ascertain and is not responsible for given the scope of services. Such contamination could be related to disposal of contaminants not reported to appropriate government agencies, not made known to AET or not reasonably observable at the time of AET's Site visit.

The services performed by AET have been conducted in a manner consistent with the level of skill and care ordinarily exercised by other members of the profession currently practicing in this area. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Site.

AET was not granted access to the Site, nor did AET interview owner or occupant representatives of the Site.

The findings, opinions, conclusions and recommendations presented in this report are based on AET's understanding of the CPEDs intended use of the Site which includes demolition and re-development at the Site. If the intended use of the Site changes, or if conditions differing from AET's original findings are found, AET should be notified to review these changes and to determine the impact, if any, of the changes on the presented findings, opinions, conclusions and recommendations.

1.4 Reliance

This Phase I ESA has been prepared for the exclusive use of CPED for specific application to the Site.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

Figure 1 shows the location of the Site. We have not been provided a legal description of the Site. Information obtained from the Hennepin County website indicates the Site is in the Boulevard Addition to Minneapolis and describes the Site as follows: *LOTS 1 THRU 9 INCL AND THAT PART OF LOTS 10 AND 20 LYING ELY OF THE WLY 205.27 FT OF BLK 7 FILTEAUS ADDN INCL ADJ VAC ALLEYS ALSO THAT PART OF LOTS 5 6 7 AND 8 LYING ELY OF THE WLY 205.27 FT OF BLK 6 LINDLEY AND LINGENFELTERS ADDN EXCEPT*

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THAT PART OF LOT 5 LYING N OF A LINE RUNNING FROM A PT IN THE E LINE OF LOT 5 DIS 2 FT S FROM NE COR THOF TO A PT IN W LINE OF LOT 12 DIS 3.25 FT S FROM NW COR OF LOT 12 INCL ADJ VAC ELROY ST ALSO LOTS 1 THRU 25 INCL BLK 4 BOULEVARD ADDN INCL ADJ VAC ALLEYS AND INCL S 40 FT OF VAC E 29TH ST ADJ SAID BLK 4 AND INCL ADJ VAC NICOLLET AV. The Site address is 10 Lake Street West. The Site is located in Section 34, Township 29 North, Range 24 West, Hennepin County. The property ID No. of the Site is 34-029-24-43-0141. Figure 2 shows the configuration of the Site.

2.2 Current Site Use

The Site comprises approximately 7.06 acres located in a commercially zoned area of Minneapolis. The Site currently houses a Kmart store and parking lot.

2.3 Current Use of Adjoining Properties

The Site is adjoined as noted below.

North:	Midtown Greenway (a green urban pathway).
East:	1 st Avenue South.
South:	Lake Street West with multifamily residential housing beyond.
West:	Vacated SuperValue store and parking lot. The Kmart store and SuperValue store have a common wall. Blaisdell Avenue North is beyond the SuperValue store.

3.0 USER PROVIDED INFORMATION

As indicated in AET's proposal to CPED, the User will share with AET all available and relevant information pertaining to the Site. AET was not provided with Site specific information.

AET provided CPED with a User Questionnaire and requested the completed Questionnaire be returned to AET. To date, a completed Questionnaire has not been returned to AET.

4.0 RECORDS REVIEW**4.1 Physical Setting**

Spills, leaks, or disposal of hazardous substances or petroleum products at the Site will generally migrate on the surface or in the subsurface via soil, groundwater, and/or vapor. There is also a potential for surface or subsurface contamination in connection with a release to migrate to or from adjoining properties depending on subsurface conditions.

AET reviewed published geologic atlases that include the area of the Site. Surficial soils in the area of the Site are shown as outwash deposits comprised of sand, loamy sand, and gravel. The uppermost bedrock underlying the Site is likely St. Peter Sandstone at a depth of approximately 150 to 200 feet below surface. Groundwater is estimated to be at a depth of 50 feet and most likely flows to the east, northeast, and southeast.

It is important to note that our agreed upon scope of services did not include performing soil borings or rock coring at the Site. Soil borings/rock coring would need to be performed to judge the engineering properties (strength, compressibility, etc.) of soils and rock that underlie the Site and to confirm bedrock formations and depths to the top of bedrock. Also, installation and monitoring of groundwater monitoring wells or piezometers would be required to document current groundwater elevations and localized flow patterns at the Site.

The Minnesota Department of Health maintains a limited database of water well records-the Minnesota Well Index (MWI). Note that not all wells have been entered into the MWI. AET reviewed this database for well logs located at or near the Site. This search identified two wells at the Site. The businesses/addresses associated with these wells include American Theater -16 Lake Street East and Conrad Company - 2923 Nicollet Avenue. Logs of these two wells are included in Appendix B.

4.2 Database Search

Environmental Data Resources, Inc. (EDR) provided Federal, State, Local, and Tribal record information within ASTM-specified minimum search distances of the Site. A copy of their report, dated April 14, 2016, is included in Appendix C. The results of the database searches are discussed below.

4.2.1 Standard Environmental Record Sources for the Site

The current Site address, 10 Lake Street West, is listed in the following ASTM specified databases: Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG); Minnesota Underground Storage Tank (UST).

The EPA ID no. of this generator site is MND985755644. Information provided by Hennepin County indicates the Kmart store has been licensed as a hazardous waste generator since 1999 and that they were a minimal quantity generator from 1999 to 2008, a very small quantity generator from 2008 to 2013, and a large quantity generator since 2013. Information provided by EDR and available on the Minnesota Pollution Control Agency (MPCA) What's in My Neighborhood (WIMN) website indicates the Kmart site has been a licensed generator since

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2008. Information provided by EDR indicates no violations found as of the last biennial reporting year (2013). Based on the above information, we do not consider the Kmart sites status as a hazardous waste generator a suspect REC in connection with the Site.

The Kmart store is also listed in the UST database as having a removed 1,000 gallon UST. The UST was initially installed in 1978 and removed in 1987. The UST was used to store used or waste oil. AET considers the former used or waste oil UST a suspect REC in connection with the Site.

4.2.2 Standard Environmental Record Sources for Surrounding Properties

The following table identifies ASTM specified databases that were searched, distances searched, and the number of sites identified within the searched distances.

Regulatory Database	Search Distance (miles)	Federal	State/Tribal Equivalent
NPL	1.0	0	1
NPL (Delisted)	0.5	0	NA
CERCLIS	0.5	0	2
CERCLIS-NFRAP	0.5	2	NA
RCRA CORRACTS	1.0	0	NA
RCRA-TSD	0.5	0	NA
RCRA Generators	Adjoining Properties	2	NA
Landfill/Solid Waste Disposal Sites	0.5	NA	0
Registered Leaking Storage Tanks	0.5	NA	47
Registered Storage Tanks	Adjoining Properties	NA	2
Voluntary Cleanup Sites	0.5	NA	37
Brownfields Sites	0.5	NA	7

NA: Not applicable – this database is not included in the ASTM standard.

EDR identified White Way Cleaners at 113 East 26th Street (one-fourth to one-half mile north-northeast of the Site) and Niehorster Warehouse (aka The Garage) at 2913 Harriet Avenue, (one-fourth to one-half mile west of the Site) as Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)-No Further Remedial Action Planned (NFRAP) sites within one-half mile of the Site. Based on these sites locations relative to the Site and because they both have been removed from the CERCLIS inventory, we do not consider these two CERCLIS-NFRAP sites suspect RECs in connection with the Site.

Nico Products Inc. at 2929 First Avenue S adjoins the east side of the Site and is listed as a large quantity generator (LQG) of hazardous wastes. EDR information indicates this facility has received notices of violations pertaining to its status as a hazardous waste generator. Based on the above information, we consider the adjoining Nico sites status as a LQG of hazardous wastes a suspect REC in connection with the Site.

Hennepin County Family Medical Center at 5 Lake Street West adjoins the south side of the Site and is listed as a conditionally exempt small quantity generator (CESQG) of hazardous wastes. Information provided by EDR indicates no violations pertaining to this CESQG. Based on the above information, we do not consider the adjoining Hennepin County Medical Center sites status as a CESQG of hazardous wastes a suspect REC in connection with the Site.

White Way Cleaners (previously discussed as a CERCLIS-NFRAP site) is listed on the Minnesota Permanent List of Priorities (PLP) list, which is a state equivalent National Priority List (NPL) listing. As previously discussed, based on this site's location relative to the Site, we do not consider this site a suspect REC in connection with the Site.

White Way Cleaners (previously discussed as a CERCLIS-NFRAP and PLP site) and Nico Products (previously discussed as a LQG site) are listed on the Minnesota (MN) State Hazardous Waste Site (SHWS) list which is a state equivalent CERCLIS list. Based on White Way Cleaners location relative to the Site, we do not consider this site a suspect REC in connection with the Site. Because Nico Products adjoins the east Site, we consider this site's listing on the MN SHWS list a suspect REC in connection with the Site.

EDR identified forty-seven leaking storage tank sites within one-half mile of the Site. The sites are listed and described in the appended EDR report. Except for the Four Seasons Car Wash at 2900 Nicollet Avenue and Nico Products Inc. at 2929 First Street South, both which adjoin the Site, we do not consider the leaking storage tank sites suspect RECs in connection with the Site.

The Four Seasons Car Wash and Nico Products Inc. discussed in the previous paragraph are also listed as registered storage tank sites. Based on information provided by EDR or available on the WIMN website, two 17,000 gallon gasoline USTs and one 3,000 gallon fuel oil UST were removed from the Four Seasons Car Wash site and Nico Products Inc. has two active 4,000 gallon ASTs and five active 3,000 gallon ASTs used to store chemicals associated with Nico's plating operations. Because there have been reports of releases or spills associated with storage tanks at both sites, we consider these USTs and ASTs suspect RECs in connection with the Site.

EDR identified thirty-seven Voluntary Investigation and Cleanup (VIC) sites and seven state Brownfields sites within one-half mile of the Site. The VIC and Brownfields sites are listed and described in the appended EDR report. A number of these sites are in relative close proximity and up gradient of the Site. In reviewing information provided in the EDR report, some of the up gradient sites have associated groundwater or soil gas contamination. As such we consider up gradient VIC and Brownfield sites with groundwater and soil gas contamination suspect RECs in connection with the Site.

4.2.3 Orphan Summary and Non-ASTM Specified Databases

EDR also included a list of sites that could not be mapped due to poor or inadequate address information (Orphan Summary) and various non-ASTM specified databases. The Orphan Summary and non-ASTM specified databases and distances searched are listed in the appended EDR report.

Based on our review of the Orphan Summary listing, we did not identify any sites that we consider suspect RECs in connection with the Site.

EDR maintains a non-ASTM specified US Historic Auto Station database. This database includes potential gas stations/filling stations/service stations and may include historic (former) gas stations, garages, body shops, radiator shops, and similar businesses. EDR identified thirty-nine sites in this database at or within approximately one-eighth mile of the Site. EDR also maintains a list of potential dry cleaning establishments that may include dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash and dry, etc. and identified nineteen sites at or within approximately one-eighth mile of the Site. Based on our review of these listings, we consider the sites listed in the US Historic Auto Station and Historic Cleaners listings that occupied or adjoined the Site suspect RECs in connection with the Site.

4.3 Historical Use Information

Historical records were reviewed because past land use is an indication of whether hazardous substances or petroleum products have been used at the Site and adjoining properties and introduced to the subsurface. The historical records were searched for and reviewed, if available, for types of businesses regulated for hazardous substances or petroleum products, evidence of spills, leaks, or disposal, and potential routes of entry to the subsurface.

In evaluating historical land use, the hazardous substances or petroleum products are generally inferred from what was typical of the tenant on the Site. The tenants are determined from User provided information, insurance maps, city directories, wells logs, building and fire inspection

records, and interviews or they are inferred from aerial photographs, and/or topographic maps. The routes of entry may be determined from User provided information, fire insurance maps, aerial photographs, and the Site reconnaissance. Releases including the import of fill may be determined from User provided information, aerial photographs, topographic maps, the Site reconnaissance, boring logs, and regulatory data.

The historical records discussed below were provided to AET by EDR or Historical Information Gatherers, Inc. (HIG) or they were obtained via the Google Earth website. The 2014 Google Earth aerial photograph is copyrighted data and therefore it is not included in this report.

4.3.1 Fire Insurance Maps

AET reviewed fire insurance maps (FIM) for the Site and adjoining properties. These are limited by the quality and availability of maps. Maps of occupants and fire hazards, created by insurance companies, were reviewed for land use and the specific use and storage of hazardous substances or petroleum products such as fuels and solvents. The maps were also reviewed for confirmation of street addresses associated with the Site.

4.3.2 City Directories

A City directory (CD) Abstract was provided by EDR. They researched addresses in the CDs (approximately every 5 years) for tenant identification/land use at the Site and adjoining properties.

4.3.3 Aerial Photographs

AET reviewed aerial photographs (APs) that include the Site area. These are limited by the quality and resolution of the photographs. The APs were reviewed for indications of land use, routes of entry such as unpaved areas, and indications of spills, leaks, or disposal such as stains, lack of vegetation, or debris.

4.3.4 Topographic Maps

AET reviewed Minneapolis South, Minnesota, United States Geological Survey (USGS) 7.5 Minute Series Topographic Maps (TMs). These are limited in urban areas because improvements are not always shown. TMs were reviewed for evidence of land use and changes in topography suggesting the import of fill. The review comprised the Site and adjoining properties.

4.3.5 Table of Historical Records Review

The following table provides a summary of our review of the historical records described above. Note that we did not enter all CD and FIM listings, such as dwellings or residences, apartments, and stores in the table.

YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
1885 (FIM)	29½ St (E-W) extends through the west 1/3 of the north part of the Site; Nicollet (N-S) extends through Site; coal, wood and bale shed, store and dwellings north of 29½ St; scattered dwellings and stores along Nicollet; scattered dwellings along 1 st ; dwelling with well in the southwest corner.	CM & SP single set of RR tracks.	1 st Ave S with dwellings beyond.	Lake Street; vacant beyond.	Mostly vacant; sheds, & planning mill north of Elroy.
1890 (FIM)	Similar to previous map except additional stores along Nicollet and dwellings along 1st	Similar to previous FI map.	Similar to previous FI map.	Similar to previous FI map.	Mostly vacant; shed, coal shed and wood storage north of Elroy.

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
1912 (FIM)	Bldgs north of 29½ are part of Holmes & Hallowell Co's coal yard, one of the buildings is labeled paints; additional buildings including stores, dwellings and boarding; the well in the southwest corner is no longer present.	Additional sets of RR tracks	Similar to previous FI map.	Stores and a dance hall.	Coal yard north of Elroy; Lumber company and Flour City Fuel & Transfer south of Elroy.
1920 (CD)	E Jackson Tires (2905); Fowler Elec (2907); Derby Tire & Rubber (2909); htr & boiler mfrs (2948); Columbia Storage Battery (2934); Crucible Steel Casting Co (2928 1 st); McCawley-printer (18E); Johnson-	NL	NL	NL	MN Oil Burner Mfg (24); Twin City Engineering & Pattern and Twin City Engraving (26); Quality Laundry Company (28); Flour City Fuel & Transfer Company (2947).

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	undertaker (12W).				
1924 (FIM)	Private garage, auto repair & coal elevator in the northwest corner; buildings including battery service station, battery station & warehouses, auto repair, garage, stores & dwellings.	Three sets of RR tracks.	Similar to previous FI map.	Stores, bank, dance hall and apartments.	Flour City Fuel & Transfer Company; wood & coal yard north of Elroy.
1925 (CD)	Elec Co (2901); G Frenz-garage (2905); Sing Laud (2909); Mpls Woolen Mills (2915); Flour City Fuel & Trans (2930); National Soap & Chemical Co (2934); boilermaker shop (2936).	NL	A Smith-machine contractors (2907); A Kirverder-cleaning & laundry (2937)	NL	Quality Laundry (28); Flour City Fuel & Transfer (40 & 2947).
1930 (CD)	Fowler Elec Co-batteries (2901); G Frenz-garage (2905); B&H	NL	NL	NL	Western Auto Supply (36).

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	Auto Elec (2911); G Nergren-medicine mfrs (2913); Flour City Fuel & Transfer; Gonja-auto rep (2908 1 st) (2916); Natn'l Soap & Chem Co (2934); Sterling Oil Co (26E).				
1935 (CD)	Fowler Elec Co-batt (2901); Cutlans Machine Shop (2905); G Frenz-auto repair (2907); R Smith-garage (2911); G Nergren-medicine mfrs (2913); Allied labs-vet supplies (2917); Amer Auto Works (2908 1 st); Tweedy Furs (2920 1 st); Press Club Prntg (2942 1 st); Sterling Oil Co (24E).	NL	NL	NL	Albertson-filling sta (2933); Flour City Body Corp (2947); Lake Street Dental Labs (26); Western Auto Stores.

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
1940 (CD)	Fowler Elec Co-auto repair (2901); G Frenz-auto repair (2907); R Smith-auto repair (2911); Bldrs Serv-paints (2913); Allied labs-vet supplies (2917); Brambilla Gas Sta (2920); Custom Printers (2934); Superior paints (2942); Hooton Auto Repair & Amer Auto Works (2908 1 st); Tweedy Fur Shop (2920 1 st); Press Club Printing (2942 1 st); Wide Awake Cleaners (12E); Sterling Oil Co (24E); Medical Services Lab (12W).	NL	Harriet Millwork (2901).	Swansons Paint Co (11E).	Flour City Body Corp (2945, 47 & 49); Public Oil Co-filling station (2933); Lake Street Dental Labs (26); Western Auto Stores (40).
1940 (AP)	Nicollet (N-S) & Elroy/29th	RR tracks.	1 st followed by large and	Lake St followed by	Elroy (E-W) near the north

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
	(E-W) extend through the Site; gas sta NW of Nicollet & Elroy; larger buildings front Nicollet and Lake; mix of larger and smaller buildings front 1 st .		small buildings.	larger buildings.	end; mostly covered with buildings.

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1946 (CD)	Fowler Elec Co-auto repair (2901); M Pearson-clothes cleaner (2905); G Frenz-auto repair (2907); Beaver Woodcft-cabinet mkrs (2913); Allied labs-vet supplies (2917); Brambilla Gas Sta (2920, 21 & 22); Wicks Auto Repair (2900 1 st); Amer Auto Works (2908 1 st); Tweedy Fur Shop (2920 1 st); Lake St Dental Labs (24E); H Kloss-printer (26E); White Way Cleaners (8E).	NL	Harriet Millwork (2901).	NL	Public Oil Co (2933); Flour City Body Corp (2947); Borden & Robt Brown Tires (24); Siedel Tire & Supply (38, 40 & 42); Western Auto Supply.
1949 (FIM)	Filling sta with gas tanks north of 29½, battery station, restaurants,	Similar to previous FI map.	Dwellings, a store & a cabinet shop across 1 st . other businesses	Similar to previous FI map.	Filling station, auto painting, auto repair, and body shop south of

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
	pool hall theater, dwellings, and auto repair		south of Elroy.		Elroy; land north of Elroy is vacant.
1950 (FIM)	Similar to previous FI map except a dental lab is shown in the southeast corner.	Similar to previous FI map.	Similar to previous FI map.	Similar to previous FI map.	Similar to previous FI map.
1950 (CD)	Fowler Elec Co (2901, 03, 05 & 07); Allied labs- vet supplies (2917); Wicks Auto Serv & Kirks Fuel Service (2900 1 st); Mulin Bros Refrigeration (2904 1 st); D&M Body Shop (2908 1 st); Tweedy- furrier (2920 1 st); Wide Awake Cleaners (12E).	B&J Service- auto rep (7El).	Harriet Millwork (2901).	Mi Oyne Cleaners (15E).	Public Oil Co (2933); Flour City Body Corp (2947); Western Auto Stores (40).
1952 (FIM)	Similar to previous FI map.	Similar to previous FI map.	Similar to previous FI map.	Similar to previous FI map.	Similar to previous FI map.
1952 (TM)	Within a developed area; Elroy St	Within a developed area; RR	1 st Avenue South; within a developed	Lake Street; Nicollet Field south of Lake	Within a developed area; flat;

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
	extends through north part of the Site; surface at about elevation 870.	tracks along the north; surface at about elevation 870.	area; flat; surface at about elevation 870.	& west of Nicollet; developed area east of Nicollet; flat; surface at about elevation 870.	surface at about elevation 870.
1955 (CD)	Fowler Elec Co (2901, 03, 05 & 07); Allied labs-vet supplies (2917); Scarborough-gas sta (2920); Eds Gar-auto repair & Kirks Fuel Serv (2900 1 st); Mulin Bros refrigeration (2904 1 st); Wide Awake Cleaners (12E); Lake St Dental Labs (26E); Kohlbusch & Bessel-machine mfrs (6E).		Harriet Millwork (2901).	NicOLake Laundry (15E); Springer Paint Co (11E); NW Auto Stores (3W).	Lotsberg-auto repair (2933); Western Auto Stores (40).
1960 (CD)	Fowler Elec Co (2901, 03, 05 & 07); Allied labs-vet supplies	Peerless Garage (7El).	NL	NicOLake Laund (15E); Lubrigas of MN (11E).	Johnnys Freeway Service-gas sta (2933); White Way

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
	(2917); Eds Gar-auto repair (2900 1 st); Tweedy-furrier (2920 1 st); Creative Eng-gear mfrs (2942 1 st); Wide Awake Cleaners (12E); Mostads Dry Cleaners (18E); NicOLake Dental labs (2E); Lake St Dental labs (26E).				Cleaners & Laundry & Clean-O-Matic (2935); Western Auto Stores (40).
1963 (FIM)	The filling sta north of 29 ½ is no longer present; buildings at the Site include auto truck body factory, printing, auto repair, paints, dental lab, theater, stores & dwellings.	Similar to previous FI map.	Similar to previous FI map.	Similar to previous FI map.	Filling station still present south of Elroy; auto Service business & part of auto truck body factory w/spray painting area.
1966 (CD)	Fowler Elec Co (2901 & 05); Eds Gar-auto repair (2900 1 st); Midwest Mfrg	NL	Ensign Elec Supply (2901)	NL	Blaisdell Big Discount-gas sta (2933); White Way Cleaners & Laundry

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
	& Chem Co (2904 1 st); Tweedys Furs (2920 1 st); Lake St Dental Labs (26E).				(2935).
1967 (TM)	Similar to previous TM.	Similar to previous TM.	Similar to previous TM.	Land south of Lake Street is developed.	Similar to previous TM except a building (post office) is present from about the center of the Site.
1968 (FI)	Bldgs at the Site include oil burner repair, printing, electric repair, plumbing & woodworking.	Similar to previous FI map.	Dwellings, a store & auto sales lot across 1 st .	Stores and apts.	Filling station still present south of Elroy; part of Oil Burner repair building.
1969 (AP)	The former gas station NW of Elroy & Nicollet has been replaced with a large building; no other significant changes from the previous AP are apparent.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
1970 (CD)	Geo Auto Serv Cntr (2901); Fowler Elec (2905); Erickson Printing (2934); appliance serv (2936); Eds Garage (2900 1 st); Motorcycle Shop (28E).	Peerless Garage (7El); Oil Burner Service Co (15El).	NL	Equipment Manufacturers (1E).	Ralphs No Star Gas Sta (2933); Ace Auto Upholstery (2935).Zel Co Printing (2941).
1972 (AP)	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.
1972 (TM)	Similar to previous TM.	Similar to previous TM.	Similar to previous TM.	Similar to previous TM.	Similar to previous TM.
1975 (CD)	Custom Trailers-repair (2901); Eds Body Shop (2900 1 st); Body Shop (2908 1 st); WIW Motorcycle Shop (24E) Lake St dental labs (24E).	NL	NL	NL	Kens No Star Gas Sta (2933); Zel & Read Printing (2941).
1977 (TM)	Similar to previous TM.	Similar to previous TM.	Similar to previous TM.	Similar to previous TM.	Similar to previous TM.
1978 (AP)	Elroy & 29 th are no longer present; the existing Kmart store and parking lot are	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Elroy is no longer present; the existing Super Value store and parking lot

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
	present.				are present.
1979 (CD)	Kmart (20W).	NL	NL	NL	Nic O Lake Super Value (30W).
1984 (AP)	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	The buildings south of Lake have been removed; a swag-shaped building is south of the west portion of the Site; a parking lot is south of the east portion of the Site.	Similar to previous AP.
1985 (CD)	Kmart (20W).	NL	Nico Products- plating (2929).	NL	Nic O Lake Super Value (30W).
1987 (AP)	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.
1989 (CD)	Kmart (20W).	NL	Nico Products- plating (2929).	NL	Sullivans Super Value (30W).
1991 (AP)	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.
1993 (TM)	Current bldg. is present; south half is pkg lot.	Similar to previous TM.	Area east of 1 st has been redeveloped.	Large buildings shown south of Lake St.	Current bldg. is present; south half is pkg lot.
1999 (CD)	Car Wash (30E); Kmart (10W).	NL	Nico Products- plating (2929).	NL	Sullivans Super Value (30W).
2005 (CD)	Kmart (10W).	NL	Avtec Finishing Syst & Nico Prod (2929).	NL	Sullivans Super Value (30W).
2005 (AP)	Similar to	Similar to	Similar to	Similar to	Similar to

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YEAR (SOURCE)	Site (Nicollet, Lake & Elroy)	North Adjoining (Elroy/29th)	East Adjoining (1st)	South Adjoining (Lake)	West Adjoining (Blaisdell)
	previous AP.	previous AP.	previous AP.	previous AP.	previous AP.
2008 (CD)	Kmart (10W).	NL	Nico Plating Corp (2929).	NL	Sullivans Super Value (30W).
2008 (AP)	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.
2009 (AP)	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.
2010 (AP)	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.
2013 (CD)	Kmart (10W).	NL	Nico Products- plating (2929).	NL	Sullivans Super Value (30W).
2014 (AP)	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.	Similar to previous AP.

NL: Address(es) not listed in directories or registrant(s) listed as dwellings, residences, apartments, stores, restaurants, doctor or dentist offices, etc.

Based on our review of the historical sources discussed above, we consider the presence of the following former businesses that occupied or adjoined the Site suspect RECs in connection with the Site: coal storage; coal storage; manufacturing; engraving; plating; printing; cleaners and launderers; filling/service stations; garages and auto/motorcycle/trailer repair; auto body, painting, and repair; undertaker; battery services; soap production, chemical and pharmaceutical manufacturing and packaging; furs/furriers; machine shops; steel casting and heating/boilermakers manufacturers; refrigeration; laboratories; tire and rubber businesses; paint manufacturing and packaging; and woolen mills

Although not considered a suspect REC, early fire insurance maps show a well in the southwest corner of the Site. The well is not shown on the 1912 and later fire insurance maps.

4.3.6 Additional Record Sources

AET requested HIG to conduct a file search of Minneapolis Property Records, Building Inspections Department, Fire Department, Tax Assessor, and Environmental Department records for the Site. Documents provided by HIG are included in Appendix B. Pertinent documents relative to the Site that we noted in the information provided by HIG include the following:

- 1922 alterations to an undertaking parlor at 12 West Lake Street.
- 1932 permit to install underground storage tank at 2930 Nicollet Avenue South. The tank was removed in 1959.
- 1938 permit to wreck building at 2908 1st Avenue South.
- 1941 oil burner permit at 12 West Lake Street.
- 1949 oil burner permit at 14-16 East Lake Street.
- 1942 oil burner permit (with an inside 1,000 gallon fuel oil tank) at 14-16 East Lake Street.
- 1944 oil burner permit (with an inside 265 gallon fuel oil tank) at 6-8 East Lake Street.
- 1946 permit to wreck a building at 2936 1st Avenue South.
- 1947 oil burner permit (with two inside 250 gallon fuel oil tanks) at 10-12 East Lake Street.
- 1947 permit to wreck a building at 18-20 East Lake Street.
- 1949 oil burner permit at 14-16 East Lake Street.
- 1950 installation of an oil burner at 2-4 East Lake Street.
- 1950 oil burner permit at 2908 1st Avenue South.
- 1951 motor oil burner permit at 2908 1st Avenue South.
- 1954 oil burner permit (with two inside 265 gallon fuel oil tanks) at 2 East Lake Street.
- 1958 oil burner permit at 10-12 East Lake Street.
- 1958 oil burner permit (with an inside 1,000 gallon fuel oil tank) at 4 East Lake Street.
- 1962 oil burner permit (with two 250 gallon fuel oil tanks) at 12 East Lake Street.
- 1962 installation of an oil burner at 2-4 East Lake Street.
- 1969 oil burner permit at 2-10 West Lake Street.

- 1975 permits to wreck a building at 2-8, 10, 12 and 14-22 West Lake Street.
- 1976 application for wrecking permit at 2928 1st Avenue South.
- 1977 permits to wreck buildings at 2-4, 6-8, 10-12½, 16-18, 20 and 26-28 East Lake Street, 2908, 2912-14, 2916, 2920, 2932 and 2936 1st Avenue South

We consider the presence of businesses and residences that previously occupied the Site that used and stored fuel oil or other products at the Site a suspect REC in connection with the Site. In addition, debris or buried remnants of structures that previously occupied the Site may remain below parts of the Site. Building remnants could include items such as asbestos containing materials, PCB containing ballasts, and lead based paint. The presence of such debris or remnants is considered a suspect REC in connection with the Site.

4.3.7 Historical Information Summary

Based on our review of the historical sources discussed above, we consider the former presence of the following businesses that occupied or adjoined the Site a suspect REC in connection with the Site: coal storage; manufacturing; engraving; plating; printing; cleaners and launderers; filling/service stations; garages and auto/motorcycle/trailer repair; auto body, painting, and repair; undertaker; battery services; soap production, chemical and pharmaceutical manufacturing and packaging; furs/furriers; machine shops; steel casting and heating/boilermakers manufacturers; refrigeration; laboratories; tire and rubber businesses; paint manufacturing and packaging; and woolen mills. We also consider the presence of businesses and residences that previously occupied the Site that used and stored fuel oil or other products at the Site a suspect REC in connection with the Site. In addition, we consider buried remnants such as asbestos containing materials, PCB containing ballasts, and lead based paint that were associated with structures that previously occupied the Site and that may remain below parts of the Site a suspect REC in connection with the Site.

5.0 SITE RECONNAISSANCE

AET was not allowed access to the Site.

6.0 INTERVIEWS

AET was not allowed to interview representatives of the current owner and occupant of the Site.

7.0 FINDINGS AND OPINIONS

The following suspect RECs and AET's opinions concerning the suspect RECs are provided below.

- Various VIC and Brownfields sites are in relative close proximity to the Site and in an estimated up gradient direction from the Site. Some of these sites have associated groundwater or soil gas contamination. There is a potential for environmentally impacted groundwater and soil gas from these sites to migrate to the Site. As such, we consider nearby up gradient VIC and Brownfield sites with groundwater and soil gas contamination RECs in connection with the Site.
- The Site and adjoining properties were formerly occupied by businesses including the following: coal storage; manufacturing; engraving; plating; printing; cleaners and launderers; filling/service stations; garages and auto/motorcycle/trailer repair; auto body, painting, and repair; undertaker; battery services; soap production, chemical and pharmaceutical manufacturing and packaging; furs/furriers; machine shops; steel casting and heating/boilermakers manufacturers; refrigeration; laboratories; tire and rubber businesses; paint manufacturing and packaging; and woolen mills. There is a potential for past releases of petroleum products or hazardous substances associated with businesses and structures that previously occupied the Site. Therefore, we consider the potential for such contamination a REC in connection with the Site.
- Structures that previously occupied the Site were demolished/wrecked and storage tanks used to store fuel oil or other products were removed. There is a potential for contamination associated with former storage tanks to exist. Buried remnants associated with former structures such as asbestos containing materials, PCB containing ballasts, and lead based paint may be present at the Site. Therefore, we consider the potential for contamination associated with former storage tanks and the possible presence of remnants associated with former structures a REC in connection with the Site.

8.0 DATA GAPS

AET was not granted access to the Site, nor did AET interview owner or occupant representatives of the Site. AET considers the lack of access to the Site, nor being allowed to interview the owner or occupant representatives significant data gaps.

9.0 CONCLUSIONS

AET has performed a Phase I ESA in conformance with the scope and limitations of the US EPA All Appropriate Inquiries rule (40 CFR Part 312) and ASTM Practice E 1527-13 of the Site. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, except for the following:

- Nearby up gradient VIC and Brownfield sites with groundwater and soil gas contamination
- Businesses that formerly occupied the Site and adjoining properties that included the following: coal storage; manufacturing; engraving; plating; printing; cleaners and launderers; filling/service stations; garages and auto/motorcycle/trailer repair; auto body, painting, and repair; undertaker; battery services; soaps, chemicals, & medicines; furs/furriers; machine shops; casting and heating/boilermakers/manufacturers; refrigeration; laboratories; tire and rubber businesses; paints; and woolen mills.
- Former storage tanks and the possible presence of debris or remnants associated with former structures at the Site.

10.0 RECOMMENDATIONS

AET recommends that a Site reconnaissance be conducted after CPED is granted right of access to the Site. Also, AET recommends that Site owner and occupant contact information be provided and that AET interview these representatives. After completing the Site reconnaissance and interviews, AET will evaluate the significance of the data gaps.

In order to determine if the RECs identified by this Phase I ESA resulted in subsurface contamination at the Site, we recommend a Phase II ESA be performed. The Phase II ESA will likely include collecting and analyzing soil, groundwater, and/or soil gas samples at the Site.

11.0 REMARKS

MWI records identify two wells at the Site (at 16 Lake Street East and 2923 Nicollet Avenue South). Fire insurance maps show a well in the southwest corner of the Site. Wells no longer in service need to be properly sealed, in accordance with local and State of Minnesota Department of Health (MDH) requirements. AET has not been able to determine whether these wells have been sealed.

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12.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation: E 1527-13, 2013.

Google Earth, <http://www.gosur.com/google-earth>.

Minnesota Department of Health, Minnesota County Well Index (CWI) Online. <http://www.health.state.mn.us/divs/eh/cwi/>.

Minnesota Geological Survey and Minnesota Department of Health, Minnesota County Well Index (CWI) Online. <http://www.health.state.mn.us/divs/eh/cwi/>.

University of Minnesota and Minnesota Geological Survey, Geologic Atlas, Hennepin County Minnesota, Atlas C-4, 1989, Plates 2 (Bedrock Geology), 3 (Surficial Geology), 4 (Depth to Bedrock) 5 Quaternary Hydrogeology.

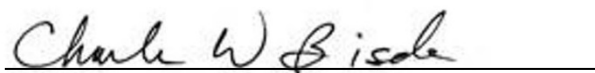
United States Environmental Protection Agency, All Appropriate Inquiries Final Rule (40 CFR Part 312), December 30, 2013.

13.0 QUALIFICATIONS AND RESUMES

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Refer to Appendix F for resumes of the AET personnel associated with this Phase I ESA.

Report Prepared By:



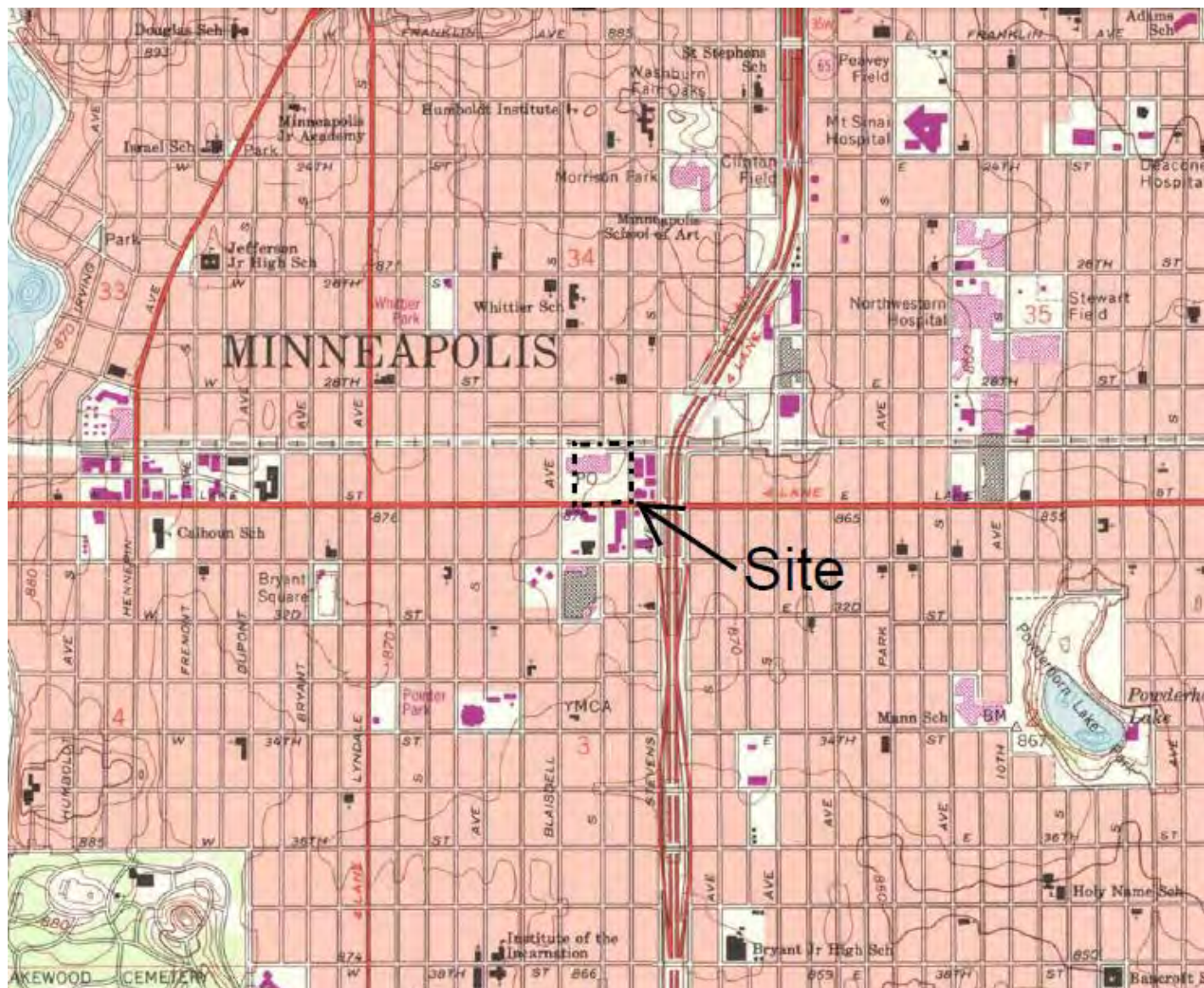
Charles W. Bisek
Senior Environmental Scientist

Report Reviewed By:



Dennis P. McComas, PG
Senior Geologist

Figures



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Scale: None

Figure 1

Site Location Map

Phase I Environmental Site Assessment

Kmart Site

10 Lake Street West
Minneapolis, Minnesota

Date: May 5, 2016

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Scale: Noted

Figure 2

Site Configuration Map

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Kmart Site

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Minneapolis, Minnesota

Date: May 5, 2016

AET Project No. 03-06008