

Phase I Environmental Site Assessment

Former Speedway Gas Station
3744 Chicago Avenue South
Minneapolis, Minnesota

Prepared For

The City of Minneapolis



May 10, 2023

Project B2208959

Ms. Rebecca Parrell, Project Supervisor
City of Minneapolis – Community Planning and Economic Development
505 4th Ave S, Suite 320
Minneapolis, MN 55415

Re: Phase I Environmental Site Assessment
Former Speedway Gas Station
3744 Chicago Avenue South
Minneapolis, Minnesota

Dear Ms. Parrell:

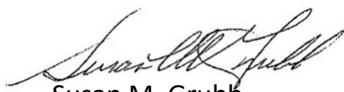
In accordance with your written authorization, Braun Intertec Corporation conducted a Phase I Environmental Site Assessment (ESA) of the above-referenced property (Site). The objective of the Phase I ESA was to identify recognized environmental conditions in connection with the Site and to assist in satisfying All Appropriate Inquiries (AAI) standards and practices. The Phase I ESA was conducted in general conformance with the scope and limitations of ASTM International (ASTM) Practice E1527-13 and 40 Code of Federal Regulations (CFR) Part 312. This assessment also incorporates procedures that meet the protocols established in the recently issued ASTM E1527-21 (refer to Section 1.1 for discussion).

The Phase I ESA was prepared on behalf of, and for use by City of Minneapolis - Community Planning and Economic Development. No other party has a right to rely on the contents of the Phase I ESA without written authorization by Braun Intertec. The Phase I ESA was prepared in association with the sale, purchase, refinance, redevelopment of the Site. Please refer to the attached report for the scope, methods and conclusions of our assessment.

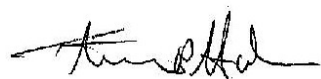
We appreciate the opportunity to provide professional services to you for this project. If you have any questions regarding the attached report, please contact Susan Grubb at 651.900.4885 or sugrubb@braunintertec.com.

Sincerely,

BRAUN INTERTEC CORPORATION



Susan M. Grubb
Senior Scientist



Timothy P. Huber
Senior Scientist

Attachment: Phase I Environmental Site Assessment Report

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Executive Summary

Braun Intertec Corporation conducted a Phase I Environmental Site Assessment (ESA) of the former Speedway Gas Station, 3744 Chicago Avenue South (George Perry Floyd Jr. Place), Minneapolis, MN 55407 (Subject Property, hereafter referred to as Site) in general conformance with the scope and limitations of ASTM International (ASTM) Practice E1527-13 and 40 Code of Federal Regulations (CFR) Part 312. This assessment also incorporates procedures that meet the protocols established in the recently issued ASTM E1527-21 (refer to Section 1.1 for discussion). The Site is bounded to the north by a narrow alley, to the east by Chicago Avenue South/George Perry Floyd Jr. Place, to the south by East 38th Street, and to the west by a commercial office building property.

Site Exterior

The 3744 Chicago Avenue South Site is a 0.31 acre parcel with a single-story, 2,400-square foot slab-on-grade former Speedway gas station/convenience store building that constructed in 1975, a pump canopy, three underground fuel storage tanks. Several temporary structures were constructed at the Site in 2020 by the local community. The front windows and doors of the former gas station building are boarded up with plywood and members of the local community have painted it with portraits and other art. The overhang above the front doors has also been painted over with the label “People’s Way.” Utilities observed at the Site include electricity, natural gas, and municipal water and sewer service, and US Internet.

A concrete sidewalk apron is located along the east side of the building. The areas to the east, southeast, and south of the building and sidewalk apron are paved with asphaltic concrete. A free-standing pump canopy and two gas pump islands are located to the southeast of the building. The gas pumps were inoperable at the time of the Site reconnaissance; however, three 10,000-gallon “temporarily closed” E-10 unleaded gasoline (10% ethanol/90% gasoline) underground storage tanks (USTs) associated with the former gas station building remain at the Site.

In addition to the structures associated with former gas station, several temporary structures without foundations have been constructed at the Site by members of the local community. These include a small shed at the northeast corner of the Site used as a community library, a roofless plywood structure along the north side of the property to house a community garden of potted plants, and two wooden sheds located to the south of the former gas station building. Two portable bathroom units are situated to the east of the sheds.

The southwest corner of the site is bounded by a chain link fence. The north side of the parking lot is bounded by a chain link fence mounted on top of a concrete block retaining wall. There is also a short section of wooden fence near the northwest corner of the Site.

A narrow alley is located along the west side of the Site. The north entrance to the alley is “secured” with a locked chain link fence, however, the hinges of the gate are broken and significant amounts of trash and debris have been dumped both inside the alley and outside the gate. There is no gate on the south end of the alley.

The surface of the areas adjacent to the north, south, and west sides of the building are covered with landscape fabric and gravel to suppress weeds. To the north of the building two small trees and scattered weeds have grown up through the gravel. A substantial amount of solid waste has also been disposed of in the areas along the north and west sides of the gas station building. Waste materials observed in these areas included a box spring, building materials (wood, plywood, chip board, foam board, gypsum board, fiberglass insulation, etc.), scrap metal, a garden hose, clothing and shoes, a wooden pallet, broken furniture (couches, chairs, a television, etc.), carpeting, cardboard boxes, small appliances, plastic, and other trash.

Equipment located on the roof of the building included four HVAC units, five satellite dishes with cement blocks set in their bases to secure them in place, one palletted “Climate Control” unit, roof vents, downspouts to direct runoff to the alley on the west side of the building, a one roof hatch.

Building Interior

At the time of the April 18, 2023 site reconnaissance, there was an active water leak inside the building, near the south entrance. Interior areas of the building included a large convenience store area at the north side of the building, a small utility room at the southeast corner of the building, a storage room along the south wall of the building that is accessed through the utility room, a hallway from the south entrance of the building to the convenience store area, a janitor’s closet at the southwest corner of the building, and a small restroom to the north of the janitor’s closet.

All of the interior areas of the building had been vandalized. The glass doors of coolers in the convenience store area had been smashed, one of the building windows and the front doors of the building were also broken. Most of the building interior surfaces have been damaged, and many of the store display racks and fixtures have been damaged or demolished. The water heater for the building has been removed from the janitor’s closet and stowed in the convenience store area. A large pile of damaged and disassembled sales display components is located in the northwest corner of the building and a large pile of trash and debris is situated in the southwest area of the convenience store.

The convenience store area appears to have been recently inhabited by members of the local unhoused community. A queen sized sleigh bed with a mattress, box, spring, and bed linens, a cot and sleeping bag, a sectional couch, three upholstered chairs, and a television set are located in the convenience store area. While Braun Intertec was conducting the site reconnaissance, City of Minneapolis maintenance personnel were working on securing the roof hatch that had been used for unauthorized access the interior of the building.

Bathroom fixtures had been smashed and fiberglass laminate sheets had been torn from the walls. Metal sinks, shelving, ceiling panels, and other fixtures in the south storage room had been torn out or dismantled. The west and north walls of the south storage room had been torn out, and trash and debris were piled on the floor of the room. Some of the fixtures from the south storage room had been wedged into the small utility room.

Site History

The Site consisted of five undeveloped city lots (Lots 8 to 12) until 1912, when a 120-square foot office building was constructed at the 3756 Chicago Avenue South former Site address.

The approximately 100-year history of near-continuous use of the Site as a gas station and automobile repair shop began in 1921, when the 1912 office building was removed and a 580-square foot gas station building was constructed at the Site. No tank records were found for the 1921 gas station.

In 1933 Weatherby Ice is identified as the business occupying 738 Chicago Avenue South former Site address.

A Standard Oil Company gas station operated at the 3756 Chicago Avenue South former Site address from 1930 to 1935. A new 647-square foot Standard Oil Co. gas station building was constructed at the 736 East 38th Street former Site address in 1936, replacing the 1921 gas station building. Six 1,000-gallon tanks and four 100-gallon tanks were also installed at the Site in 1936. A 444-square foot addition was constructed on the north side of the gas station building in 1938.

The gas station at the 736 East 38th Street former Site address operated as the E. I. Walling Service Station in 1940, as the Michael J. Spielmann filling station in 1946, and as the Spielmann filling station in 1950. Five 1,000-gallon tanks and one 100-gallon tank were removed from the Site in 1954; it is unclear when the remaining 1,000-gallon tank and three 100-gallon tanks were removed from the Site. A 481-square foot addition to the gas station building was constructed in 1955.

From 1955 to 1966, a Spielmann Brothers Standard Service Station is identified at the 736 East 38th Street former Site address. Tanks installed at the Site in 1954 included two 3,000-gallon gasoline tanks and two 2,000-gallon gasoline tanks installed 14 feet from the sidewalk between the two fuel pumps, one 1,000-gallon drain oil tank installed along the north side of the gas station building, and three 100-gallon white gas and naphtha tanks installed along the west side of the building. All of these tanks were removed in 1965.

In 1965, the gas station building (constructed in 1954) was removed and replaced with a new 1,827-square foot gas station building.

There is a gap in available tank records between for the Site between 1965 and 1977; however, a Chicago Standard Service Station was located at the 736 East 38th Street former Site address in 1970 and a permit was issued by the city of Minneapolis to “wreck” the building in 1975.

A 7-Eleven gas station/convenience store building was constructed at the Site in 1975 and one 10,000-gallon gasoline UST and one 6,000-gallon unleaded gasoline UST were installed at the site.

In 1987, the site began operating as a SuperAmerica gas station and the tanks that were installed in 1977 were removed. A large pump island canopy was constructed to the southeast of the building and three E-10 (10% ethanol/90% gasoline) USTs were installed at the Site.

In 2018, the gas station at the Site was re-branded as a Speedway gas station following the merger of SuperAmerica with Marathon Petroleum. The site operated as a Speedway gas station from 2018 until it closed in May of 2020.

In September of 2020, the city of Minneapolis named the two-block section of Chicago Avenue South from East 37th Street to East 39th Street as George Perry Floyd Jr. Place and renamed it “George Perry Floyd Square in a ceremony on May 25, 2022.

Petroleum Releases

Regulatory database listings and previous environmental documents for the Site describe two unleaded gasoline releases and on gasoline spill at the Site:

A leak of unleaded gasoline was reported at the Site on December 20, 1994, when a hose broke and back pressure caused fuel to “shoot out” of the hose during filter replacement. A remedial investigation report prepared for the release (MPCA Leak ID#00008129) reported that no contamination was encountered within a depth of 30 feet below the ground surface and that the laboratory results for all of the soil samples were below the laboratory indicated quantification limits. The MPCA granted site closure for this release on June 6, 1995.

A release of unleaded gasoline from a leak at a submersible pump pit was reported on August 7, 2004. The leak caused gasoline to fill the manhole and run down the adjacent alley to the north of the Site and along the street curb. Sorbent materials were applied to the spill. The December 1, 2004 Request for Site Closure letter submitted to the MPCA for this release indicated that four soil borings were advanced next to the UST basin to evaluate the impacts to soil and groundwater at the Site from the release. Groundwater was not encountered in the soil borings and the laboratory analytical results for soil from the soil borings indicated that no gasoline range organics (GRO), benzene, toluene, ethylbenzene, and xylenes (BTEX), methyl tert butyl ether (MTBE), GRO, BTEX, or MTBE was detected above the laboratory indicated quantification limits. The Request for Site Closure Letter concluded that the petroleum impacts were confined to the surface and contained before impacting the subsurface.

The Request for Site Closure also refers to the presence of former observation wells adjacent to the tank basin that had been grouted prior to 2004; it is presumed that the wells were associated with the 1994 gasoline release.

A spill of 5 gallons of leaded gasoline was reported at the Site on October 21, 1996, when the fuel tank/line of a customer's vehicle leaked and gas spilled out of the bottom of the tank. Minneapolis Fire Department and store personnel applied "Floordri" absorbent material to recover the spilled gasoline.

Fuel Tanks

The status of the three 10,000-gallon E-10 (10% ethanol) unleaded gasoline USTs at the site is identified in the MPCA tanks database as "temporarily closed". No documentation has been located to suggest that the fuel that was in the USTs in 2020 has been removed from the site. The continued storage of up to 30,000 gallons of unleaded gasoline at the Site in an unmonitored setting represents a REC.

Site Observations

A significant volume of trash and debris was observed to have been dumped both within the gas station building, and outside the building along the north and west sides of the Site. The volume of materials dumped in the alley to the west of the site was sufficient to make the alley impassible. A substantial amount of solid waste has also been disposed of in the areas along the north and west sides of the gas station building. Waste materials observed in these areas included a box spring, building materials (wood, plywood, chip board, form board, gypsum board, fiberglass insulation, etc.), scrap metal, a garden hose, clothing and shoes, a wooden pallet, broken furniture (couches, chairs, a television, etc.), carpeting, cardboard boxes, small appliances, plastic, and other trash.

Off-Site Concerns

During the site reconnaissance, a fuel oil fill pipe and a manhole cover were observed along the south wall of the 3736-3740 Chicago Avenue South Building on the adjoining property to the north. No MPCA or building permit records were found for tanks at this property. Property records for the building indicate that the heating source was switched to natural gas many years ago. The former property manager, Ms. Richelle Taylor of Simply Said Real Estate Group, was interviewed concerning the presence of fuel oil tanks in the building; she indicated that she was not aware of any fuel oil tanks currently or historically located within the 3736-3740 Chicago Avenue South building. The former presence of a fuel oil tank at the adjacent property represents a historical REC in connection with the Site.

The Site is located in an area of mixed commercial and residential area use within the City of Minneapolis, with commercial properties concentrated along Chicago Avenue South and East 38th Street, and residential properties concentrated in the surrounding areas. Current businesses at adjacent and nearby commercial properties include food businesses including a grocery store, restaurants, and a coffee shop, community organizations, an art gallery and an arts center, an auto body shop, a salon and a barber shop, a laundromat, and a tobacco shop.

Regulatory database listings and historical data sources identified numerous businesses whose operations would have involved the storage, use, and disposal of petroleum products, solvents, heavy metals such as gas station, automobile repair and maintenance businesses, dry cleaning and laundry businesses, metal fabrication businesses, and paint stores.

This assessment has revealed the following recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the Site.

Recognized Environmental Conditions (RECs)

- Although the gasoline releases and spill documented at the Site in the environmental database listings were minor and did not cause significant impacts to soil or groundwater beneath the Site, the over 100-year history of Site use as a gasoline filling station and automobile repair station, represents a REC.
- Past use of the Site for automotive repair and service businesses likely included processes that involved the use of solvents, petroleum, and other hazardous substances. The manner in which these substances were stored, used, and disposed of is not known. Therefore, the past use of the Site for automotive repair represents a REC due to the potential for past, undocumented releases of petroleum products or other hazardous materials to the soil, soil vapor, and/or groundwater at the Site.

- The three 10,000-gallon “temporarily closed” E-10 (10% ethanol/90% gasoline) unleaded gasoline underground storage tanks (USTs) remaining at the Site in an unmonitored setting represent a REC, due to the potential for damage to the USTs and/or the release of gasoline due to vandalism represents a REC.

Controlled Recognized Environmental Conditions (CRECs)

This assessment has not identified any CRECs in connection with the Site.

Significant Data Gaps

This assessment did not identify any significant data gaps that affected our ability to identify the presence of RECs in connection with the Site.

Additional Considerations

An additional consideration is a condition that does not meet the definition of a REC, CREC, or historical recognized environmental condition (HREC) but, in our opinion, should be brought to the attention of the User. The following additional considerations were identified during the Phase I ESA.

Several structures that historically occupied the Site have been demolished, including a 120 square foot office building (constructed 1912), a 581 square foot gas station building (constructed 1921), a 649 square foot gas station building (constructed 1936, demolished 1965), and an 1,827 square foot gas station building (constructed 1965, demolished 1975). It is unknown if the demolition debris associated with these structures was buried at the Site or hauled away for disposal. There is a potential that buried materials are present at the Site that may require management as solid or hazardous waste if encountered during future earthwork or redevelopment activities. If fill soils, which could include demolition debris and other wastes, are encountered, then additional assessment may be required to evaluate appropriate management and/or disposal requirements.

An asbestos and hazardous materials survey was also performed by Braun Intertec at the same time as the site reconnaissance. The findings of this survey are described in a separate report. If the existing building is to be renovated or demolished, then all of the regulated building materials identified during the survey (e.g., asbestos-containing materials, and regulated wastes) will require special handling, abatement, or disposal prior to commencement of those activities.

A substantial amount of solid waste has also been disposed of in the areas along the north and west sides of the gas station building. Waste materials observed in these areas included a box spring, building materials (wood, plywood, chip board, foam board, gypsum board, fiberglass insulation, etc.), scrap metal, a garden hose, clothing and shoes, a wooden pallet, broken furniture (couches, chairs, a television, etc.), carpeting, cardboard boxes, small appliances, plastic, and other trash. The large volume of trash that has been dumped at the south end of the west alley has made the alley impassible.

1.0 Introduction

Braun Intertec conducted a Phase I Environmental Site Assessment (ESA) of the property located at 3744 Chicago Avenue South (George Perry Floyd Jr. Place), Minneapolis, Minnesota (the Subject Property, hereafter referred to as Site). The Site is 0.31 acres in size and developed with a vacant former Speedway gas station building.

1.1 Purpose

The U.S. Environmental Protection Agency (EPA) All Appropriate Inquiry (AAI) rule allows a user to qualify for certain protections from CERCLA liability for innocent landowners, bona fide prospective purchasers, and contiguous property owners in that it constitutes all appropriate inquiry into prior ownership into prior ownership and use of a property prior to or on the date of property acquisition. The purpose of this Phase I ESA was to identify, to the extent feasible pursuant to the processes defined by ASTM International (ASTM) Standard Practice E1527-13 (ASTM E1527-13), recognized environmental conditions in connection with the Site and to assist in satisfying All Appropriate Inquiries (AAI) standards and practices.

A revised ESA Standard, ASTM E1527-21, was issued in November 2021. The updated standard has not been reviewed and accepted by the U.S. EPA as satisfying the requirements for AAI, and therefore ASTM E1527-13 continues to be the Standard recognized as meeting AAI. Nevertheless, since ASTM E1527-21 represents best industry practices, Braun Intertec has adopted the procedures of that standard in the completion of this assessment. Definitions of common terms associated with ASTM 1527-21 are presented in Appendix A.

A recognized environmental condition (REC) is defined by ASTM E1527-21 as “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.” For the purposes of this definition, “likely” is that which is neither certain nor proved but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

A REC may include a *controlled recognized environmental condition* (CREC) which is defined by ASTM E1527-21 as “a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”

A *historical recognized environmental condition* (HREC) is defined by ASTM E1527-21 as “ a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.”

1.2 Scope of Services

The Phase I ESA was conducted in general conformance with the scope and limitations of ASTM E1527-13 and 40 Code of Federal Regulations (CFR) Part 312. Generally, this scope of services as defined by ASTM E1527-13 included the following.

- Searches for recorded environmental cleanup liens (a User Responsibility).
- Reviews of federal, tribal, state, and local government records.
- A review of readily available historical information; interviews with owners, operators, and occupants (as available).
- Visual reconnaissance of the Site and of adjoining properties.
- Preparation of this report.

1.3 Use of Report

According to the User, the Phase I ESA was conducted in association with the proposed acquisition of the Site.

The Phase I ESA was prepared on behalf of, and for use by, the City of Minneapolis (User) in accordance with the contract between the City of Minneapolis and Braun Intertec, including the Braun Intertec General Conditions. No other party has a right to rely on the contents of the Phase I ESA without written authorization by Braun Intertec, with the exception of Northern Tier Retail LLC (Speedway). All authorized parties are entitled to rely on the report according to Braun Intertec’s contract with the Client and the Access Agreement with Northern Tier Retail LLC (Speedway), and under the same terms, conditions, and circumstances. Please note that our contract with Client may contain a limitation of our total liability. If so, such limitation also applies to all those receiving this permission.

1.4 Limitations, Significant Assumptions, and Exceptions

The scope of work defined by the ASTM E1527-13 (and ASTM E1527-21) is not intended to provide a universal analysis of potential environmental risks and hazards. A Phase I ESA cannot wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

This Phase I ESA included no evaluation of non-ASTM scope considerations such as those listed in ASTM E1527-13, Section 13.1 unless otherwise addressed in this report. These include, but are not limited to, asbestos-containing materials (ACM), radon, indoor air quality, mold or microbial growth conditions, lead-based paint (LBP), lead in drinking water, or wetlands. A complete evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that addressed by this scope of work. Vapor migration in the subsurface is described by ASTM E2600; however, ASTM E1527-13 does not require application of the E2600 standard to achieve compliance with all appropriate inquiries. An ASTM E2600-15 vapor encroachment screen is not within the scope of this Phase I ESA and will not be conducted unless specifically requested by the User. However, vapors present or likely present from hazardous substances or petroleum products are considered no differently than hazardous substances or petroleum products present or likely present as a result of a release to the environment. The determination of whether a VEC actually exists may require additional information or evaluation that is beyond the scope of a Phase I ESA.

Observations made regarding the layout of the Site and surrounding properties were true at the time of this assessment. Although these features are described using present tense, many described features are not permanent and may change over time.

No significant assumptions were made for this assessment. The findings of this Phase I ESA are based solely upon evaluation of information from the sources referenced within this report. The information obtained from records review is limited to that which is reasonably ascertainable, as defined by ASTM E1527-13. Information obtained from businesses or individuals is limited to that which is voluntarily disclosed. The identification of conditions that could affect the Site may be limited by the availability and accuracy of information provided by governmental and private sources. To the extent practical, the accuracy of information obtained has been verified. The information presented in this report is based upon records that are currently available and upon the conditions that existed at the time of our visual reconnaissance of the Site. Limiting conditions, if any, present at the time observations of the Site were made are detailed in Section 5.1.

1.5 Viability

Subject to Section 4.6 (*Continued Viability of ESA*) and Section 6 (*User's Responsibilities*) of ASTM E1527-13, an environmental site assessment meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the Site may be used provided that the following components of the inquiries were updated within 180 days of the date of purchase or the date of the intended transaction; the 180-day period shall commence from the completion of any of these components, whichever is first:

- Interviews with owners, operators, and occupants;
- Searches for recorded environmental cleanup liens (a User Responsibility);
- Reviews of federal, tribal, state, and local government records;
- Visual reconnaissance of the Site and of adjoining properties; and
- The declaration by the environmental professional responsible for the assessment or update.

2.0 User Provided Information

The purpose of this section is to describe tasks to be performed by the “User.” The “User” as defined by ASTM E1527-13, is “the party seeking to use ASTM E1527-13 to complete an environmental site assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.”

Statute 40 CFR 312 allows (but does not mandate) the User performing AAI to conduct inquiries or activities that may include searches for environmental liens, assessments of any specialized knowledge on the part of the User, an assessment of commonly known or reasonably ascertainable information

about the Site, and an assessment of the relationship of the purchase price to fair market value. However, if the User performing AAI conducts one or more of these inquiries and/or activities, the rule allows (but does not mandate) that the User may communicate information gathered from these inquiries and/or activities to their Environmental Professional (EP) to identify a possible REC.

Braun Intertec provided a User Questionnaire to the Client to communicate information gathered from these inquiries and/or activities to the EP (Appendix B). As indicated in our contract, if multiple Users are requesting reliance on the Phase I ESA, the Client was responsible for forwarding a copy of the questionnaire to all appropriate entities (collectively the User).

User-supplied information is discussed in the following sections.

2.1 Environmental Liens

An environmental lien is a charge, security, or encumbrance, upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property.

The User indicated that no environmental liens were identified in the O & E report for the Site.

2.2 Activity and Use Limitations

Activity and Use Limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a site or facility intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances or petroleum products in environmental media.

The User indicated that no environmental liens were identified in the Owners & Encumbrance (O & E) report for the Site.

2.3 Specialized Knowledge

Specialized environmental knowledge includes any information and/or experience related to the Site or nearby properties that is material to identifying RECs in connection with the Site.

The User did not have specialized knowledge or experience regarding the Site or nearby properties.

2.4 Valuation Reduction for Environmental Issues

Valuation reduction for environmental issues includes the relationship of the purchase price to the fair market value of the property.

The user reported, “The City of Minneapolis received a fee simple market value of \$620,000 for the property, as if the property has ‘no environmental concerns such as PCBs, toxic and hazardous soil or groundwater contamination exist upon the subject.’ The City of Minneapolis understands this will be an ‘as-is’ sale there are likely to be contaminants on the property.”

2.5 Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonably ascertainable information includes information about the Site that is generally known to the public within the local community where the Site is located, and that is material to the identification of RECs in connection with the Site.

The User provided a Phase I Environmental Site Assessment dated November 3, 2010 that was prepared for ACON Investments, Washington D.C. and Realty Income Corporation, Escondido, California (the current Site owner). The 2010 Phase I report identified the on-site storage of petroleum products as a recognized environmental conditions, but indicated that further environmental investigation of the Site was not warranted at that time.

2.6 Degree of Obviousness

The User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the Site and the ability to detect releases or threatened releases by appropriate investigation.

The User indicated that “The property has been used as a gas station since the 1930’s. The City of Minneapolis believes that this is an obvious indicator that there is the likely presence of contamination at the property.”

2.7 Other

The User indicated that the Site is currently being used for a “Memorial, community gathering, gardening” place, and the City of Minneapolis plans the reuse of the property “most likely for community healing use.”

3.0 Site Location and Description

A description of the Site location was obtained through a review of user provided information, observations of Site use and improvements as evident at the time of observations of the Site, and/or through review of available documents and online sources.

3.1 Site Location

A Site Location Map is attached as Figure 1. Information regarding the Site obtained from the Hennepin County website is attached in Appendix C. Relevant Site information obtained from the county website and from other sources is summarized below.

| | |
|--|--|
| Address*: | 3744 Chicago Avenue South |
| City: | Minneapolis |
| County: | Hennepin |
| State: | Minnesota |
| Property Identification Number: | 02.028.24.33.0020 |
| Construction Year: | 1975 |
| Owner: | Realty Income Properties 3 LLC, Escondido CA 92025 |
| Tenant: | Northern Tier Retail LLC (Speedway). |
| Latitude: | 44.934 North |
| Longitude: | -93.263 West |
| Size: | 0.31 acre/13,982 square feet |

*Historical Site addresses include 734, 736, and 738 East 38th Street, and 3756 Chicago Avenue South.

3.2 Site Description and Use

3.2.1 Site Exterior Areas

The Site is a 0.31 acre parcel with a single-story, 2,400-square foot slab-on-grade former Speedway gas station building that was constructed in 1975. The station closed in May of 2020. A concrete sidewalk apron is located along the east side of the building. A free-standing pump canopy and two pump islands are located to the southeast of the building. The gas pumps were inoperable at the time of the Site reconnaissance; however, three temporarily closed” E-10 (10% ethanol/90% gasoline underground storage tanks (USTs) associated with the former gas station building remain at the Site. The three USTs are located to the north of the pump canopy, near the northeast corner of the Site. Three vent pipes for the USTs are mounted on the north side of the former gas station/convenience store building. A former Speedway gas station sign is situated at the southeast corner of the Site.

The areas to the east, southeast, and south of the building and sidewalk apron are paved with asphaltic concrete, with peripheral areas covered with landscape fabric and gravel to suppress weeds. Raised flower and vegetable beds have been constructed and planted in these areas by community members.

The site is currently used as a community gathering place, with a fire pit and benches set up under the pump island canopy between the two pump islands. The plywood covering the windows and doors on the east side of the former convenience store building have been covered by community members with artwork memorializing George Perry Floyd Jr. and others. The overhang about the front entrance identifies the Site as “Peoples Way.”

Vehicles access the Site from Chicago Avenue South/George Perry Floyd Jr. Place to the east and from East 38th Street to the south of the Site. A memorial sculpture honoring George Perry Floyd Jr. now occupies the center of the intersection of Chicago Avenue South/George Perry Floyd Jr. Place and East 38th Street. The Site is bounded to the north by a narrow alley.

The gas station building is situated along the western edge of the Site. Equipment located on the roof of the building included four HVAC units, five satellite dishes with cement blocks set in their bases to secure them in place, one palletted “Climate Control” unit, roof vents, downspouts that direct stormwater to the alley on the west side of the building, and one roof hatch. Utilities at the Site include electricity, natural gas, and municipal water and sewer service, and US Internet.

In addition to the structures associated with former gas station, several temporary structures without foundations have been constructed at the Site by members of the local community. These include a small shed at the northeast corner of the Site used as a library, a roofless plywood/metal/fabric structure and a metal greenhouse frame along the northern edge of the property to house a community garden of potted plants, and two wooden to the south of the former gas station building. The sheds at the northeast corner and the southwest area of the property were locked and inaccessible at the time of the September 22, 2022 site reconnaissance. During the April 18, 2023 site reconnaissance, the door to the small shed at the southwest corner of the Site was open; the contents of the shed included a large pile of debris including fiberglass insulation, plastic sheeting, pegboard panels, window panels, cardboard boxes, and trash. Two portable bathroom units are situated along the southern edge of the Site, to the east of the two sheds.

The Metro Transit buses no longer stop at the bus shelters along the southern edge of the Site and along East 38th Street to the south of the site. The local community has converted the bus shelters to drop-off locations where clothing and other items can be donated for distribution to community members in need.

The southwest area of the site is bounded by a chain link fence. The north side of the parking lot are bounded by a chain link fence on top of a concrete block retaining wall. A short section of wooden fence is located near the northwest corner of the Site. The areas adjacent to the north, west, and south sides of the building are surfaced with landscape fabric and gravel to suppress weeds; two small trees and scattered weeds have grown up through the gravel.

The site is bounded to the west by a narrow alley. The north entrance to the alley is “secured” with a locked chain link fence, however, the hinges of the gate are broken and significant amounts of trash and debris have been dumped both inside the alley and outside the gate. There is no gate on the south end of the alley. A substantial amount of solid waste has also been disposed of in the areas along the north and west sides of the gas station building. Waste materials observed in these areas included a box spring, building materials (wood, plywood, chip board, foam board, gypsum board, fiberglass insulation, etc.), scrap metal, a garden hose, clothing and shoes, a wooden pallet, broken furniture (couches, chairs, a television, etc.), carpeting, cardboard boxes, small appliances, plastic, and other trash. The large volume of solid waste deposited at the south end of the alley has made it impassible.

3.2.2 Gas Station/Convenience Store Building Interior Spaces

The interior areas of the building include a large convenience store area at the north side of the building, a small utility room at the southeast corner of the building, a storage room along the south wall of the building that is accessed through the utility room, and a hallway from the south entrance of the building to the convenience store area, a janitor’s closet at the southwest corner of the building, and a restroom to the north of the janitor’s closet. At the time of the April 18, 2023 site reconnaissance, there was an active water leak inside the building, near the south entrance.

The front doors and one of the front windows are covered with plywood to secure the building. All of the interior areas of the building have been vandalized. The glass doors of coolers in the convenience store area have been smashed. Most of the building interior surfaces have been damaged, and many of the store display racks and fixtures have been damaged or demolished. The water heater for the building was removed from the janitor’s closet and stowed in the convenience store area. A large pile of damaged and disassembled store display racks was deposited in the northwest corner of the building and a large pile of trash and debris was located in the southwest area of the convenience store.

The convenience store area appears to have been recently inhabited; a queen sized sleigh bed with mattress, box, spring, and bed linens, a cot and sleeping bag, a sectional couch, three upholstered chairs, and a television set have been staged within the convenience store area. While Braun Intertec was conducting the Site reconnaissance, City of Minneapolis maintenance personnel were working on securing the roof hatch that had been used for unauthorized access to the interior of the building.

The bathroom fixtures had been smashed and the fiberglass laminate panels had been torn from the walls in many places. Sinks, shelving, ceiling panels, and other fixtures in the south storage room have been torn out or dismantled, the west and north walls of the room have been torn out, and trash and debris has been piled on the floor of the room. Some of the fixtures from the south storage room have been moved to the small utility room.

3.3 Current Uses of the Adjoining Properties

Information regarding the adjoining properties was obtained from observations made at the time of the site reconnaissance and/or through review of available documents and online sources. The area was toured by foot and automobile from the public rights-of-way. The Site area contains a mixture of commercial and residential properties, with businesses concentrated along Chicago Avenue South and East 38th Street. The adjoining properties surrounding the Site include:

| Direction | Property Use |
|-----------|---|
| North | <p>The adjoining property to the north of the Site contains two street-level tenant spaces including the Onyx Coffeehouse (3740 Chicago Avenue South) and a vacant former event center venue and a vacant basement level tenant space (3736 Chicago Avenue South). The second floor of the building (3738 Chicago Avenue South) contains four small residential apartments.</p> <p>Clemons Conscious Salon (3741 Chicago Avenue South, Unit A) is located at adjoining parcel to the northeast of the Site.</p> |
| East | <p>The commercial businesses on the adjoining properties to the east of the Site include Cup Foods and Pawn Shop (3757 Chicago Avenue South), Chicago Avenue South Fire Arts Center (3753 Chicago Avenue South), and Menthol Tobacco Shop (3759 Chicago Avenue South #2).</p> <p>The adjoining property to the southeast of the site contains a restaurant (805 East 38th Street).</p> |
| South | <p>The adjoining property to the south of the Site is the Site of Worldwide Outreach for Christ (3808 Chicago Avenue South). The adjoining properties to the southwest are residential.</p> |
| West | <p>The adjoining property to the west of the Site contains a small commercial office building (730 East 38th Street) with tenants including Satori Integrated Physical Therapy and Caval Services. The adjoining property to the northwest of the Site contains a small residential apartment building.</p> |

4.0 Records Review

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the Site. References identifying published sources and Client- or User-provided reports relied upon in preparation of this Phase I ESA are provided in Appendix D.

4.1 Physical Setting

The purpose of the physical setting review is to provide information about the physical setting of the Site in order to aid in the evaluation of both physical characteristics of the Site and additional attribute data, which is useful in assessing the impact of migration of contaminants and the subsequent impact on soils and/or groundwater.

4.1.1 Topography

Surface elevations at the Site range from approximately 850 to 855 feet above mean sea level, according to the United States Geologic Survey (USGS) Minneapolis South 7.5-minute quadrangle. The Site is generally level, however the northwestern corner of the Site slopes northward toward the adjacent alley.

4.1.2 Soil

The United States Department of Agriculture (USDA) National Resource Conservation Service (NRCS) website was reviewed to obtain soil information for the Site. According to the NRCS, the soil at the Site consists of loamy sand Urban Land - Hubbard Complex soils. Urban land consists of areas that have been altered by human development or covered by buildings, roadways, parking lots or structures such that classification of the original soil is no longer feasible. Hubbard Complex loamy sand soils formed in sandy glacial outwash on outwash plains, valley trains, and stream terraces. Hubbard Complex soil has a high permeability and is excessively drained and.

4.1.3 Geology

The unconsolidated sediment in the Site vicinity consists of Pleistocene age Des Moines Lobe and Grantsburg sublobe glacial outwash deposits of sand, loamy sand, and gravel (Patterson, 1992).

The uppermost bedrock unit in the vicinity of the Site consists of the Middle Ordovician Platteville and Glenwood Formations (Olson and Bloomgren, 1989). The Platteville Formation is described as fine-grained limestone containing thin shale partings near the top and base, underlain by the green, sandy shale of the Glenwood Formation. The depth to bedrock in the Site vicinity is approximately 50 to 100 feet below land surface (Bloomgren, Cleland, and Olson, 1989).

4.1.4 Hydrogeology

The depth to groundwater in the vicinity of the Site is expected to lie within 50 feet below ground surface. According to published geologic information, the regional groundwater flow direction within the unconsolidated deposits in the Site vicinity is generally to the southeast toward the Mississippi River (Kanivetsky, 1989). However, the local direction of groundwater flow may vary seasonally and may be affected by nearby streams, lakes, wells, and/or wetlands.

The Site-specific groundwater flow direction was not determined through direct measurement during this Phase I ESA. Additional field investigation, beyond the Scope of Services of this Phase I ESA, would be required to determine this information.

4.2 Regulatory Database Review

We obtained regulatory database information pertaining to the Site and surrounding area from Environmental Data Resources, Inc. (EDR). The EDR report is a compilation of records of facilities that are included on current federal and state environmental regulatory databases. The databases were searched based on the specified minimum search distances from the Site as established by ASTM E1527-13.

The EDR report also includes a description, source reference, date of acquisition, and the specified approximate minimum search distance criteria for each database and list. A copy of the EDR report is attached in Appendix E.

We reviewed the EDR report to identify records that indicate known or potential RECs on the Site and/or surrounding area and to evaluate the likelihood for those RECs to impact the Site based upon their distance, topographic position relative to the Site, and the documented presence of contaminant releases that have not been remediated to the satisfaction of regulatory authorities. In addition to the ASTM standard environmental records reviewed, EDR provides listings based upon review of supplemental federal, state and local records (where available), and on exclusive or proprietary databases. Where those databases yielded relevant environmental information regarding environmental conditions at or near the Site, they have been included in the discussion below.

4.2.1 Site

Based on a review of the EDR report, the Site is listed on the following databases:

RCRA Generator/SQG

- **SuperAmerica #4382, 3744 Chicago Avenue South, Minneapolis MAP ID #A1 to A9** The Site is listed on the Resource Conservation and Recovery Act (RCRA) - Very Small Quantity Generator (VSQG) database. Waste streams identified for the facility included D000 (not defined), D001 (ignitable waste) and D0018 (benzene). Identification of the Site on RCRA-VSQG database indicates that the Site is required to register hazardous waste activity under RCRA and does not imply that a release has occurred at this site.

AST/UST Listings

- **SSA 4832/SuperAmerica #4382/Speedway 4382, 3744 Chicago Avenue South, Minneapolis MAP ID #A1 to A9** The Site is listed on the State database of Underground Storage Tanks (USTs). Five USTs are registered at the site including:
 - Three 10,000-gallon E-10 (10% ethanol/90% gasoline) USTs installed and registered on August 17, 1987. The status of these USTs was changed to “temporarily closed” on May 27, 2020.
 - One removed 10,000-gallon alcohol blend gasoline UST. The dates of installation and registration are not provided*.
 - One removed 6,000-gallon alcohol blend gasoline UST. The dates of installation and registration are not provided*.

*Although the MPCA database does not provide the dates of installation and registration for these USTs, Minneapolis Fire Department records indicate that they were installed in 1977 and removed in 1987.

LUST Listings - an inventory of reported leaking petroleum storage tank incidents, the Site Remediation Section (SRS) database, and the Minnesota Enforcement Log (ENF) databases:

- **SSA 4832/SuperAmerica #4382/Speedway 4382, 3744 Chicago Avenue South, Minneapolis MAP ID #A1 to A9** The Site is listed on the database of Leaking Underground Storage Tanks (LUST) because of two reported LUST incidents at the Site. A leak of unleaded gasoline was reported at the Site on December 20, 1994, when a hose broke and back pressure caused fuel to “shoot out” of the hose during filter replacement. The MPCA granted site closure for this release on June 6, 1995. A second release of unleaded gasoline from a leak at a submersible pump pit was reported on August 7, 2004. The leak caused gasoline to run onto the concrete and into a nearby sewer inlet. The MPCA granted complete site closure for the release on March 25, 2005. No contamination of groundwater was reported in association with these LUST incidents.

SPILLS Listings

- **SSA 4832/SuperAmerica #4382/Speedway 4382, 3744 Chicago Avenue South, Minneapolis MAP ID #A1 to A9** A release of 5 gallons of leaded gasoline was reported at the Site on October 21, 1996, when a customer had a leak in the fuel tank/line on their vehicle and gas spilled out of the bottom of the tank. Minneapolis Fire Department and store personnel applied “Floordri” absorbent material to recover the spilled gasoline.

Other Non-ASTM Databases (Historical Auto)

The addresses shown below are historical addresses for the Site.

- **3756 Chicago Avenue South, Map ID #A11.** The Site was identified on the EDR Historical Automobile (Historical Auto) proprietary database as a gasoline and oil service station in 1940 (Eldred Walling, proprietor) and in 1946 and 1955 (Spielmann Brothers, proprietors).
- **Chicago Standard Service Station, 736 E. 38th Street, Map ID #A13** The Site was identified on the Historical Auto proprietary database as Spielmann Brothers Standard Service Station in 1955 and 1966, as Chicago Standard Service Station in 1970, and as a gasoline service station (Henry Roundtree, proprietor) in 1972 and 1973.

4.2.2 Adjoining Properties

Based on the EDR report, the following facilities were identified on properties that adjoin the Site:

Resource Conservation and Recovery Act (RCRA) Non-Generator/No Longer Regulated (NLR)

- **Wreck Brothers Auto Inc. – MPLS, 3749 Chicago Avenue South, Map ID #A16 and A17** The Wreck Brothers facility is on an adjoining property to the east of the Site. The NLR database listing indicates that the facility is not required to register their hazardous waste activity under RCRA. Listing in the RCRA-NLR database does not imply that a release has occurred at this site. No RCRA violations have been reported for this site.

Other Non-ASTM Databases (Historical Auto)

- **A and C Auto Clean Up South, 3738 Chicago Avenue South, Map ID #A10.** The A and C Auto Cleanup facility was identified on the Historical Auto proprietary database at the adjoining property to the north of the Site in 1985.

- **Former Automobile Garage, 3736 Chicago Avenue South, Map ID #A14.** This former automobile garage facility was identified on the Historical Auto proprietary database at the adjoining property to the north of the Site as an automobile garage in 1935 (“N E Edwards Henry J Rear”, proprietor).
- **Former Automobile Garage/Repair Facility, 3745 Chicago Avenue South, Map ID #A15.** This former automobile garage/repair facility was identified on the Historical Auto proprietary database at the adjoining property to the northeast of the Site from 1930 through 1987. The site is listed as Perry Aronson Automobile garage (1930), Lea Brooks Auto Service (1940), Benjamin A. Brooks automobile garage (1940), Schafer and Peterson Auto Service (1950), Jim’s Automatic Transmission (1960), Don’s Auto Body (1970-1973), and Jim’s Radiator Service (1970, and 1975-1987).
- **735 East 38th Street, Map ID #A18.** The 735 East 38th Street property was identified on the EDR Hist Auto proprietary database at the adjoining property to the southwest of the Site from 1930 through 1955. The property is listed as Robert Johnson Oil Co. gas station (1930), Walter C. Marohn gas station (1935 and 1940), and Niells Texaco Station(1950-1955).

Other Non-ASTM Databases (Historical Cleaners)

- **Liberty Cleaning and Dyeing Co., 732 E. 38th Map ID #A13.** The Site was identified on the EDR Historical Cleaners (Historical Cleaners) proprietary database at the adjoining property to the west of the Site in 1946, 1950, and 1955.
- **Chicago Avenue Laundromat, 3803 Chicago Avenue South, Map ID #A19.** This former laundromat business was identified on the Historical Cleaners proprietary database at the adjoining property to the southeast of the Site in 1946, 1950, and 1955. The facility is identified as the Chicago Avenue Laundromat self-serve laundry from 1960 to 1970.

4.2.3 Surrounding Area

We reviewed the EDR report for facilities located beyond adjoining properties that may indicate a release or likely release of hazardous substances and/or petroleum products that may impact the Site. Based on factors that include the nature of the database listing, regulatory status, distance from the Site, and location relative to the regional groundwater flow direction, as referenced in Section 4.1, the following facilities were identified:

Leaking Underground Storage Tank (LUST) Listings - an inventory of reported leaking petroleum storage tank incidents, the Site Remediation Section (SRS) database and the Minnesota Enforcement Log (ENF) databases

- **Mill City Auto Body, 3718 Chicago Avenue South, Map ID #C22 and #C23** A release of “diesel gasoline, type unknown” was discovered at the facility on December 1, 2010. A Limited Site Investigation of the property revealed impacts to groundwater from the release. The MPCA requested additional investigation work at the property in 2011. A closure letter was issued on November 1, 2021. This property is also listed RCRA-Very Small Quantity-Generator (VSQG) database. Waste streams identified for the facility included D000 (not defined), D001 (ignitable waste) and D002 (corrosive waste). Identification of the facility on the RCRA-VSQG database indicates that the facility is required to register their hazardous waste activity under RCRA. No RCRA violations have been reported for this property. This property is also identified in the Historical Auto proprietary database as an automobile repair garage from 1930 through 2009. This property is located approximately 852 feet to the north of the Site.
- **JR Import Service Inc., 3700 Chicago Avenue South, Map ID #C33 (also C29, C30, C31, and C32)** A release of fuel oil # 1 and #2, and “gasoline type unknown” was discovered at this property on March 25, 2003. A Limited Site Investigation of the property revealed impacts to groundwater from the release. Approximately 23,360 cubic yards of contaminated soil were excavated from the site. The MPCA issued a closure letter for the site on April 27, 2005. The USTs registered at this property include one removed 511-gallon fuel oil UST and one removed 528-gallon “unregulated” UST. The property is identified in the Historical Cleaners proprietary database as William S. George cleaners and dyers (1925) and clothes pressers and cleaners (1930) and is identified on the Historical Auto proprietary database from 1940 through 2007; historical automotive businesses at the property include Raymond G. Houle gas station (1940, 1946), Raymond G. Hein gas station (1950), Rays Super Service Gas station (1955), B and L Service gas station (1960), Woodrow Wilson/Woody’s gas station (1966-1985), J R Import service general automotive repair shop (1987-1989), B&B Mobil (1991-1993), Key Auto Shop (1993-1994), and Mobil Auto Service/Black and White Auto Service (1994-2007). Black Hawk Auto is identified at this property as a non-generator of hazardous waste under waste codes D001 (ignitable waste), D002 (corrosive waste), and D008 (lead). The JR Import Service Inc. business is identified as a very small quantity generator of hazardous waste with waste codes D000 and D001; No RCRA Violations were reported for this business. The 3700 Chicago Avenue South property is located approximately 455 feet to the north of the Site.

- **Park 15 LLC Property, 3801 Park Avenue, Map ID #C26 (also C29, C30, C31, and C32)** A petroleum release was discovered at the property on May 4, 2016. Two USTs registered at the property, a 700-gallon fuel oil #2 tank and a 56-gallon used or waste oil UST, were removed on May 22, 2017 and the MPCA granted closure of the release on July 5, 2017. This property is also identified in the Historical Auto proprietary as a gas station from 1940 through 1972. This property is located approximately 426 feet to the west southwest of the Site.
- **Vacant Building, 3641 Chicago Avenue South, Map ID #F42** A release of hydraulic fluid was discovered at the vacant property on June 26, 2000. A remedial investigation was performed at the property and approximately 53 cubic yards of contaminated soil were removed from the property for thermal treatment. The MPCA issued a closure letter for the release on September 3, 2001. This property is located approximately 901 feet to the north of the Site.
- **Holiday Stationstore #41, 1024 East 38th Street, , Map ID #43** A release of gasoline was discovered at the property on June 25, 1991. A remedial investigation was completed for the release and approximately 73 cubic yards of contaminated soil were removed from the property for thermal treatment. The MPCA issued a closure letter for the release on August 17, 1992. The three USTs registered at the property include one removed 3,000-gallon gasoline UST and two removed 10,000-gallon gasoline USTs. The USTs were installed in 1964, registered in 1986, and removed in 1991. The Holiday Station Store property is located approximately 928 feet to the east of the Site.
- **Curtis Hotel (Former), 3621 Park Avenue, Map ID #H44** A petroleum release was discovered at the property on July 10, 1987 and a Corrective Action Design for the property was submitted to the MPCA for review. The MPCA granted closure for the release on October 14, 1987. The former Curtis Hotel property is located approximately 1,024 feet to the north northwest of the Site.
- **Comets, 2649 Park Ave S, Map ID #H45** A release of fuel oil #1 and #2 was discovered at the property on May 21, 1991. Approximately 33 cubic yards of contaminated soil were removed from the property for thermal treatment. The MPCA issued a closure letter for the release on October 30, 1991. The former Comets property is located approximately 1,028 feet to the west northwest of the Site.

- **Amoco No. 257, 3801 Portland Ave. So, Map ID #46** A release of diesel fuel and “gasoline type unknown” was discovered at the property on June 29, 2009 during the removal of USTs. A Limited Site Investigation/Phase II Investigation of the property completed in September of 2014 revealed that the release had impacted groundwater. The MPCA granted closure for the release on November 14, 2014. The property file was referred to the EPA for Pre-CERCLA Screening on March 10, 2015 and the EPA granted closure for the gasoline release at the property on May 25, 2016. The Amoco No. 257 property is located approximately 1,222 feet to the west of the Site.
- **Friendship Store, 38th Street & Clinton Avenue, Map ID #Q85, #Q86, and #Q87** The Friendship Store property is listed in the LUST, BROWNFIELDS, VIC , SRS, and VAPOR databases. The Friendship Store enrolled in the VIC program on March 10, 2014 due to documented contamination of groundwater by tetrachloroethylene (LCE) above the Minnesota Department of Health Risk Limit. The MPCA issued No Association Determination Letters for this site on March 10 , 2014 and April 23, 2014. The MPA issued a closure letter for the release on March 24, 2014. One removed 4,000-gallon fuel oil UST and one removed 1,500 fuel oil UST are registered at the property. A release of fuel oil #1 and #2 was reported at the property on September 18, 2014. A Limited Site Investigation was submitted to the MPCA for review on December 12, 2014 and the MPCA issued a closure letter for the release on December 12, 2015. The Friendship Store site is located approximately 0.5 mile to the west of the Site.

Voluntary Investigation and Cleanup (VIC), MPCA Petroleum Brownfields Program (Brownfields), and Site Remediation Section (SRS) Listings

- **Minneapolis Urban League Property, 411 D. 38th St, Map ID #152** A release of “gasoline - type unknown” was discovered at the property on May 15, 2016. A Phase II Investigation of the property revealed that the release had impacted groundwater. The MPCA granted closure for the release on October 13, 2016. The Minneapolis Urban League property is located approximately 0.3 mile to the west of the Site.
- **Towering Pines, 3452 Chicago, Map ID #P78** The Towering Pines property is identified in the State Hazardous Waste Site (SHWS) and Site Remediation Section (SRS) databases as a de-listed state Superfund site. An industrial printer occupied the 3452 Chicago Avenue property from the early 1940s through 2017 and wastes produced during this interval included spent ink sludges and printing solvents. The identified release consists of PAHs, lead, mercury, and TCE in soil and PCE, TCE, and other non-petroleum VOCs in soil vapor, including benzene, ethylbenzene, naphthalene, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene. The Towering pines property is located approximately 0.4 mile to the north of the Site.

Other Non-ASTM Databases (Historical Auto)

- **816 East 38th Street, Map ID #B21.** The Property was identified in the Historical Auto proprietary database approximately 200 feet to the east of the Site as an automobile repairing and service station in 1935.
- **Millennium Auto/Sparks Auto Electric, 3701 Chicago Avenue South, Map ID# E34** The property was identified on the Historical Auto proprietary database approximately 475 feet to the north northeast of the Site as a gas station and automotive repair shop from 1935 to 2014.
- **811 East 37th Street, Map ID #E35.** The 811 East 37th Street property was identified in the Historical Auto proprietary database as Fred K Fredericks automobile garage in 1930 and 1935. The property is located approximately 543 feet to the north northeast of the Site.

Other Non-ASTM Databases (Historical Cleaners)

- **Liberty Dye House Co., 3649 Chicago Avenue South Map ID #E36.** The property was identified in the Historical Cleaners proprietary database as cleaner and dyer of garments, curtain, and draperies from 1925 to 1970. The property is located approximately 580 feet to the north northeast of the Site.

4.2.4 Unmapped Sites

The EDR report includes a list of unmappable sites, which could not be located because of poor or inadequate address information. No unmappable sites were identified in the vicinity of the Site.

4.2.5 Additional Environmental Record Sources

To enhance and supplement the regulatory database report, we requested reasonably ascertainable local city, county or state records to identify information relevant to the identification of potential RECs at the Site.

State Regulatory Websites

The Minnesota Department of Agriculture (MDA) "What's In My Neighborhood" agricultural Interactive mapping website and the MPCA "What's In My Neighborhood" website were accessed to evaluate whether they contain regulatory listings for the Site, adjoining properties, or surrounding properties that would be of environmental concern, but were not identified in the regulatory database report.

No facilities on the state regulatory websites were identified that were not already listed in the EDR report discussed in Section 4.2.

County Information

Copies of building permits for the Site from 1889 through 1975 were obtained from the collection of property permit cards for the city of Minneapolis retained by Hennepin County Public Library. This information for the Site is summarized in section 4.3.5 of this report and copies of the property permit cards are provided in Appendix F.

City Information

Braun Intertec requested Site-specific information of environmental relevance from the City of Minneapolis. The responses are discussed below, and copies of relevant information are provided in Appendix F.

City of Minneapolis Fire Department

Braun Intertec requested information from the City of Minneapolis Fire Department regarding the Site. The City of Minneapolis Fire Department tank records for the Site include the following tanks:

| Tank Volume (Gallons) | Tanks (Quantity) | Tank (Contents) | Installed (Date) | Removed (Date) | Owner | Address |
|-----------------------|------------------|-----------------------|------------------|-------------------|------------------|-----------------|
| 1,000 ¹ | 5 | Not listed | 11/24/1936 | 07/02/1954 | Standard Oil Co. | 736 E. 38th St. |
| 100 ¹ | 3 | Not listed | 11/24/1936 | 07/02/1954 | Standard Oil Co. | 736 E. 38th St. |
| 3,000 ² | 2 | Gasoline | 08/31/1954 | 09/14/1965 | Standard Oil Co. | 736 E. 38th St. |
| 2,000 ² | 2 | Gasoline | 08/31/1954 | 09/14/1965 | Standard Oil Co. | 736 E. 38th St. |
| 1,000 ³ | 1 | Drain Oil | 08/31/1954 | 09/14/1965 | Standard Oil Co. | 736 E. 38th St. |
| 100 ⁴ | 3 | White Gas and Naphtha | 08/31/1954 | 09/14/1965 | Standard Oil Co. | 736 E. 38th St. |
| 10,000 ⁵ | 1 | Gasoline | 09/09/1977 | 1987 ⁶ | Southland Corp. | 3744 Chicago |
| 6,000 ⁵ | 1 | Unleaded Gasoline | 09/09/1977 | 1987 | Southland Corp. | 3744 Chicago |

¹The tanks were located 36 feet from the sidewalk and the pumps were located 16 feet from the sidewalk.

²The gasoline tanks were located 14 feet from the sidewalk, between the two fuel pumps.

³The drain oil tank was located between along the north side of the gas station building.

⁴The white gas and naphtha tanks were located to the rear (west) of the gas station building and were equipped with two hand pumps.

⁵The locations of the tanks were not provided.

⁶The removal date was obtained from MPCA tank records.

A copy of the Minneapolis Fire Department information is provided in Appendix F.

City of Minneapolis Health Department

Braun Intertec requested information from the City of Minneapolis Health Department regarding information about the Site. Braun Intertec has not received a response to the information request, but will notify the User if information that would change the conclusions of this report is received.

Well Databases

The Minnesota Geological Survey (MGS) maintains the Minnesota Well Index (MWI), which is a limited database of water well records; but not all private water wells are listed in the database. The MWI was accessed through the Minnesota Department of Health (MDH) website. In addition, the MDH maintains a database of water well records disclosed and registered during real estate property transactions, the Well Disclosure Certificate database, within their Well Management Section that may contain well records not listed in the MWI. Our review of these sources did not identify any well records for the Site.

4.2.6 Regulatory Agency File and Records Review

The purpose of the regulatory file review is to obtain sufficient information to assist in determining if a REC, HREC, CREC, or a *de minimis* condition exists at the Site in connection with a regulatory report listing.

Although the Site was identified in the regulatory report, based on our review of the database listing(s) and documents provided by the USER and MPCA Site file documents available online, it is our opinion that a regulatory agency file and records review is not warranted because sufficient documentation has been obtained to evaluate the environmental conditions at the Site. The following documents obtained from the MPCA's online WIMN database are provided in Appendix F:

- ***Phase I Environmental Site Assessment, SuperAmerica No. 4382, 3744 Chicago Avenue, Minneapolis, Minnesota, issued November 3, 2010 for ACON Investments by Giles Engineering Associates, Inc. (Project No. 1E-1008084), dated November 3, 2010 (2010 Phase I ESA)***
- ***Minnesota Duty Officer Hazardous Materials Incident Report dated August 7, 2004***
- ***Minnesota Pollution Control Agency Petroleum Tank Release Site File Closure Letter dated March 30, 2005 for SSA 4382, 377 (sic) Chicago Avenue S., Minneapolis, Site ID# LEAK00015802***
- ***Minnesota Pollution Control Agency Storage Tank Release Investigation letter dated August 19, 2004.***

- ***Email to Mr. Jim McCann (MPCA Project Manager) from Scott Fleming (ATC Associates Inc.), dated August 5, 2004***
- ***MPCA Storage Tank Release Investigation and Corrective Action Letter from Jim McCann dated August 19, 2004***
- ***MPCA Email from Jim McCann dated August 25, 2022***
- ***MPCA Email from Jim McCann dated August 26, 2022***
- ***MPCA Emergency Response Bid Waiver dated August 25, 2004***
- ***ATC Request for Site Closure letter dated December 14, 2004.***

4.3 Historical Use Information Review

The objective of compiling and analyzing historical property information is to develop a history of the previous uses of the Site, adjoining properties, and the surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the Site.

The following table summarizes the historical information reviewed. Details regarding the information reviewed are provided in the sections below.

| Historical Source | Provided By | Years Available |
|---------------------|-------------|--|
| Fire Insurance Maps | EDR | 1912, 1950, 1952, 1965, and 1968 |
| Topographic Maps | EDR | 1896, 1901, 1951/1952, 1958, 1967, 1972, 1977, 1993, 2013, 2016, and 2019 |
| Aerial Photographs | EDR | 1937, 1940, 1947, 1957, 1966, 1972, 1978, 1984, 1987, 1991, 1997, 2010, 2013, and 2017 |
| City Directories | EDR | 1920, 1925, 1930, 1935, 1940, 1946, 1950, 1955, 1957, 1960, 1962, 1966, 1970, 1971, 1975, 1976, 1979, 1985, 1988, 1989, 1993, and 1994 |

4.3.1 Fire Insurance Maps

Historical maps produced by private fire insurance map companies may be useful to indicate uses of the Site and nearby properties at specified dates. The information noted on the maps commonly includes uses of individual structures, locations of fuel and/or chemical storage tanks, and storage of other potentially toxic substances. According to EDR, historical fire insurance map coverage is available for the Site for the years 1912, 1950, 1952, 1965, and 1968. Copies of the historical fire insurance maps are provided in Appendix G.

Site

In 1912, the Site consisted of five undeveloped city lots. The Site was bordered to the north by an alley, to the east by Chicago Avenue South, to the south by East 38th Street, and to the west by a residential parcel. In the 1950 map, the Site is a gas station with six underground storage tanks in the northeast quadrant of the site. An addition was constructed on the north side of the gas station building between 1952 and 1965. No tanks are depicted at the gas station in the 1965 or 1968 maps.

Adjoining Properties

1912

In 1912, the adjoining property to the north was developed with a small office building (3734 Chicago Avenue South) and an unlabeled structure. A commercial building with three shops (3755 and 3757 Chicago Avenue South and 804/810 East 38th Street) and a small outbuilding are depicted on the adjoining property to the east. The adjoining property to the southeast contained a shop building (3801 Chicago Avenue South) and an outbuilding along the alley. The adjoining parcels to the south and southwest were undeveloped lots. A small house was located to the west of the Site at 726 East 38th Street. The adjoining property to the west was developed with a house and a small shed.

1950 - 1952

The adjoining property to the north of the Site was redeveloped between 1915 and 1950 with a large 2-story commercial building with a shop (3740 Chicago Avenue South), a restaurant (3736 Chicago Avenue South), and a tin shop in the basement at the west end of the building. The adjoining parcel to the northeast was a parking garage with a capacity of 22 cars (3745 Chicago Avenue South).

The three adjoining properties to the east of the Site contained a movie theater (3747-3749 Chicago Avenue South), a commercial building with two shops (3751 and 3753 Chicago Avenue South), a commercial building with a drug store (3757 Chicago Avenue South) and commercial shops (3755 Chicago Avenue South, 804 East 38th Street, and 806 East 38th Street), and a commercial building with a shop (801 East 38th Street) and a restaurant (812 East 38th Street).

Two additions were constructed on the building to the southeast of the Site, which contains three shops (3801 Chicago Avenue South, 3803 Chicago Avenue South, and 805 East 38th Street).

The adjoining parcel to the south was a gas station with two gas tanks to the east of the building. The parcel to the southwest was a residential parcel with a house and garage.

The adjoining parcel to the west was developed with a small shop building. The adjoining parcel to the northwest contained an apartment building (3735-3737 Columbus Avenue South).

1965 -1968

The adjoining property to the north of the Site contained a retail paint shop (3740 Chicago Avenue South), a restaurant (3736 Chicago Avenue South), and a tin shop in the basement at the west end of the building. The adjoining parcel to the northeast was an automobile repair shop (3745 Chicago Avenue South).

The adjoining properties to the east of the Site included a meeting hall (3747 - 3749 Chicago Avenue South), a commercial building containing two shops (3751 and 3753 Chicago Avenue South), a commercial building containing a restaurant (3751/3753 Chicago Avenue South) and commercial shops (3755 and 3757 Chicago Avenue South and 804 - 806 East 38th Street), and a commercial building containing a two shops (810 and 812 East 38th Street).

One addition was constructed on the building to the southeast of the Site, which included three shops (3801 Chicago Avenue South, 3803 Chicago Avenue South, and 805 East 38th Street) and a bakery (3805 Chicago Avenue South).

The former gas station building at the adjoining parcel to south was identified as a shop (735 38th Street East) and the gas tanks were no longer depicted. The parcel to the southwest of the site included a house (the first story used as a residence and the second story used as an office) and a small garage.

The adjoining parcel to the west of the Site contained a small shop building (732 East 38th Street). The adjoining parcel to the northwest contained an apartment building (3735 - 3737 Columbus Avenue South).

4.3.2 Topographic Maps

Topographic maps provide a detailed record of a land area, giving geographic positions and elevations for both natural and man-made features such as pipelines, power lines, and many types of buildings. Maps published after 2009 typically do not include detail related to man-made features. Copies of the historical topographic maps are attached in Appendix H. The following is a summary of the information reviewed.

Site

The Site is situated at an elevation of approximately 850 to 856 feet above sea level at approximately 44.93 degrees north latitude and -93.26 west longitude.

The Site was developed as a commercial lot before 1951. In 1951, the property was bounded to the north by an alley, to the east by Chicago Avenue South/George Perry Floyd Jr. Place, and to the south by East 38th Street. The property to the west was developed with a commercial office building in the 1960's.

The 2013 to 2019 topographic maps only show topography, roads, waterways, and other similar features; therefore, buildings or areas of development are not depicted on these maps.

4.3.3 Aerial Photographs

Aerial photographs, frequently dating back to the 1930s or 1940s, provide a visual record of land use and land cover conditions. Copies of the historical aerial photographs are attached in Appendix I. The following is a summary of the information reviewed.

Site

The Site was developed prior to 1937. In the 1937 aerial photograph, the Site contains a small gas station building. Additions were constructed on the north side of the gas station building between 1937 and 1940 and between 1940 and 1947. In 1957 there were no buildings at the Site. Between 1957 and 1966, a larger gas station building was constructed in the northwest corner of the Site, with a larger pump island to the southeast of the building. No buildings are depicted at the Site in the 1972 aerial photograph. The current building is depicted along the west side of the Site in the 1978 aerial photograph, with two small pump islands to the east of the building. A large pump island canopy is depicted to the southeast of the building in the 1991 through 2017 aerial photographs.

Adjoining Properties

In the 1937 through 1957 aerial photographs, the adjoining properties to the north, northeast, southeast, and south of the Site are developed with commercial buildings and the adjoining parcels to the southwest, west, and northwest contain residential buildings. A commercial building is depicted on the adjoining parcel to the west of the Site in the 1966 aerial photograph. The commercial building on the adjoining parcel to the south of the Site was removed between 1972 and 1978 and the property is depicted as a parking lot in the 1987 aerial photograph. The large commercial building on the adjoining parcel to the northeast of the Site was removed between 1978 and 1987.

4.3.4 City Directories

City directories provide a listing by street address of residents, businesses, organizations or institutions for the date of directory publication. The available city directory listings were reviewed to identify past occupants at the Site and surrounding area. City directories for Chicago Avenue South, East 38th Street, Elliot Avenue South, and East 37th Street were reviewed. Copies of the historical city directories are provided in Appendix J. A summary of the relevant information is provided below.

Site

The Site is listed in the city directories for the years 1955 through 2017. Because of the presence of more than one building at the Site in the past and because of address changes over the past nine decades, the Site has been listed in historical city directories as 736 and 738 East 38th Street, 3756 Chicago Avenue South, and 3744 Chicago Avenue South (the current Site Address). A summary of the historical city directory listings is provided below:

| Street Address | Year | Occupant |
|---|--|---|
| 736 East 38th Street (Former address for the Site) | 1955, 1960, 1966 | Spielmann Brothers Standard service gas station |
| | 1970 | Chicago Standard service station |
| 738 East 38th Street (former address for the Site) | 1933 | Weatherby Ice |
| 3756 Chicago Avenue South (former address for the Site) | 1930, 1935 | Standard Oil Co. filling station |
| | 1940 | E. I. Walling service station |
| | 1946 | Michael J. Spielmann filling station |
| | 1950 | Spielmann Brothers filling station |
| 3744 Chicago Avenue (<i>Current address for the Site, not used for the Site prior to 1968.</i>) | 1979, 1985, 1989 | 7-Eleven Store |
| | 1993, 1994, 1999, 2004, 2005, 2009, 2014, and 2017 | SuperAmerica |
| | 2005 | Speedway SuperAmerica |
| | 2014, 2017 | HOMESMART, Wells Fargo ATM |

Adjoining Properties

City directory listings for adjoining properties including gas stations, automobile repair businesses, dry cleaners, manufacturing businesses, retail businesses, etc. are summarized below:

| Street Address | Direction | Year | Occupant |
|-------------------|-----------|------------------------|----------------------------|
| 3736 Chicago Ave. | North | 1920 | Ole K. Winge metalworker |
| | | 1925 | Louis Odegard tin shop |
| | | 1930 | Bloomington Sheet Metal |
| | | 1935 | restaurant, residential |
| | | 1940 | restaurant |
| | | 1946 | Willard S Tuttle beverages |
| | | 1950, 1955, 1966, 1970 | The Pastime Tavern |
| | | 1975 | Silver Fox Inn |
| | | 1979 | The Acting Co. theater |
| | | 1989-1993 | Vacant |

| Street Address | Direction | Year | Occupant |
|-------------------|--|------------|--|
| 3740 Chicago Ave. | North | 1930 | Leonard R. Ellis hardware |
| | | 1935 | Mrs. Ann T. Grono beauty shop Louis H. Skolnick painter and hardware |
| | | 1940 | Louis Skolnick Hardware, Gust M Arneson Sheet metal works |
| | | 1946, 1950 | Arneson sheet metal works, Chicago Hardware & Paint, Mrs. Laura E. Sermon, George L. Shardlow |
| | | 1955 | Chicago Hardware & Paint, George L. Shardlow |
| | | 1960 | Chicago Hardware & Paint Co., Chicago Avenue Window Shade Co. |
| | | 1966 | Chicago Hardware & Paint Co., Chicago Avenue Window Shade Co., Bahneman Co. contractors |
| | | 1970 | Richards Plumbing Co. |
| | | 1975 | vacant |
| | | 2014 | Blue Ox Coffee Company |
| | | 2017 | Blue Ox Coffee Company, Black Eye Roasting Co. |
| 3742 Chicago Av. | North | 1946-1960 | Norblom Plumbing & Heating |
| | | 1966 | George E Bartholomew |
| 3744 Chicago Ave. | North | 1955, 1960 | Arneson's Sheet Metal Works (<i>Note: this address was for the basement tenant space of the adjacent building likely to the north of the Site through at least 1968</i>) |
| 3745 Chicago Ave. | Northeast | 1920 | Chicago Garage, Chicago Great Western Railroad City Ticket Office |
| | | 1925, 1930 | Perry Aronson garage |
| | | 1935 | Brooks Lea Auto Service |
| | | 1940 | Benjamin A. Brooks garage, Frank W Brown barber |
| | | 1946 | Johnson Auto Service |
| | | 1950 | Schafer & Peterson auto service |
| | | 1955 | Economy Furniture Warehouse |
| | | 1960 | Jim's Automatic Transmission & General Repair Service |
| | | 1966 | Raus Auto Body Shop |
| | | 1970 | Jim's Radiator Service, Don's Auto Body Shop |
| | | 1979 | Ron's Auto Body Shop, Jim's Radiator Service |
| 1985 | Wreck Brothers Auto Body Repairs, Jim's Radiator Service | | |
| 3747 Chicago Ave. | East | 1920 | Nokomis Theater |
| 3749 Chicago Ave. | East | 1930-1950 | Nokomis Theater |
| | | 1955-1960 | Mautz Paint & Varnish Co. |
| | | 1966 | Veterans World War I Hall |
| | | 1970 | Veterans World War I Hall, Mill City Barracks Hall |
| | | 1975-1985 | Del Nelsons Furniture Warehouse, Del Nelsons Mattress liquidators Warehouse |
| | | 1989-2005 | Wreck Brothers Auto Body |

| Street Address | Direction | Year | Occupant |
|-------------------|-----------|-----------|--|
| 3751 Chicago Ave. | East | 1920 | EE Atkinson & Co. , Ida M. Miller conf. |
| | | 1930 | Arthur W. Fireld circulating library, Leonard A. Stromberg, gift shop |
| | | 1935 | Diana Candy Kitchen |
| | | 1940-1946 | Mrs. Agnes M. Massahos candy/confectioner |
| 3753 Chicago Ave. | East | 1920 | Sexton C. Anderson, jeweler |
| | | 1925 | Anton Justad & Co., Joseph Justad dry goods |
| | | 1930 | John C. Meyer meats |
| | | 1940-1946 | Mrs. Agnes M. Massahos candy/confectioner |
| | | 1950-1955 | Diana Candy Kitchen |
| | | 1960 | Al's Watch & Gift Shop |
| | | 2014 | Samir Abumay Yaleh |
| 3755 Chicago Ave. | East | 1920 | Joseph W. Strom grocer |
| | | 1925 | C Walter grocer, Bertha Strom inspector Munsingwear |
| | | 1930-1955 | Egekvist Bakeries, Inc. |
| | | 1966-1970 | Al's Watch & Gift Shop |
| | | 1979-1985 | Wilharm Pharmacy |
| | | 1989 | H&F Discount |
| 3757 Chicago Ave. | East | 1920 | Chicago Avenue Pharmacy/Erwin Oredson Proprietor, Chicago Burlington & Quincy Railroad Co. Ticket Office |
| | | 1925 | Chicago Avenue Pharmacy/Erwin Oredson Proprietor, Colfax Burlington & Quincy Railroad Co. Ticket Office, Edwin Nelson physician |
| | | 1930 | Erwin Oredson Drugs, Karl Thiege physician, William H Lemieux dentist, Mrs. Anna M. Gerney, Lawrence W. Wasbatten dentist, Mrs. Beulah Martin, Lewis W. Klove, physician |
| | | 1935 | Chicago Avenue Pharmacy, Leonard F. Johnston, William H. Lemieux dentist, Robert M. Plasch osteopath, Primrose beauty shop, Frank Suchan barber, Lawrence W. Wasbatten dentist |
| | | 1940 | Wilharm Rexall Pharmacies Store No. 3, Emil W. Johnson physician, Robert M Plasch osteopath, Erma V. Sheets beauty shop, Knute Shervey shoe rebuilder, Wilharm |
| | | 1946 | Wilharm Rexall Pharmacies Store No. 3, Erma V. Savage beauty shop, Charles J. Basford, Helen M. Biler, William J. Savage, Delph T. Stromgren physician, J Alden Roberts, Dentist |
| | | 1950 | William J. Savage, American Beauty Studio beauty shop, John W. Gais, Charles J. Basford, Wilharm Pharmacies Store No. 3, Delph T Stromgren physician, Roberts J. Alden dentist |
| | | 1955 | Bernice M. Lanone, Wilharm Pharmacies Store No. 3, Delph T. Stromgren physician, Alden J Roberts dentist, John E. Bjorklund, Jacks Shoe Repair Shop, American Beauty Studio, John J. Gais |

| Street Address | Direction | Year | Occupant |
|------------------------|-----------|------------------------------|--|
| 3757 Chicago Ave. | East | 1960 | Wilharm Pharmacies |
| | | 1966 | Wilharm pharmacies, Alden J. Roberts dentist, Delph T. Stromgren physician, Universal Systems Inc. money orders, Marlene Peterson, Mrs., Dee Shirmek, David A. Gustafson |
| | | 1970 | Delph T. Stromgren physician, John A. Roberts, Wallace F. Stevens |
| | | 1979 | Delph T. Stromgren physician, John A. Roberts, Wallace F. Stevens, J. Van Slyke, Peter M Hauer, apartments |
| | | 1985 | Heritage Music Center musical instruments |
| | | 1989 | Vacant |
| | | 1993 | Not verified |
| | | 1999 | Katrin's clothing, Theresa Day, Ivra Wright |
| | | 2004-2017 | Residential apartments |
| 3757-3759 Chicago Ave. | East | 1930 | East 38th Intersects, barber, Christian J Scheurer |
| | | 1960 | Alden J Roberts, dentist, Delph T Stromgren, physician, Interstate Credit Bureau, Inc., Universal Systems, Inc. |
| | | 1960-1985 | Wilharm Pharmacy |
| | | 1993-2017 | Cup Foods |
| | | 2104-2107 | Locks & Locksmith Service |
| 3767 Chicago Ave. | East | 1975 | Delph T. Stromgren, physician, John A. Roberts, Dentist, JM Hansen, Arnold Graupmann |
| 3769 Chicago Ave. | East | 1975 | Wilharm Pharmacy |
| 804 East 38th Street | East | 1935, 1940, 1950 | Barber shop and/or beauty shop |
| | | 1955 | Vacant |
| | | 1960 | Olmstead Barber Shop Diamond Investment Co. |
| 806 East 38th Street | East | 1930, 1935 | Knute Shervey shoes |
| | | 1940, 1946, 1950, 1955, 1960 | Barber shop |
| 3801 Chicago Ave. | Southeast | 1920-1950 | Grocery store |
| | | 1960 | The Gift Box, Roswell Schwandt |
| | | 1966 | Vacant |
| | | 1970 | Faith M. Paulson, Mrs. Lilian H. Rens, Delbert Zangel, Top Drawer Dress Shops, Dry Cleaning |
| | | 1975 | Gordon's Merchandise Mart |
| | | 1979 | Minneapolis Girls Club, Inc., Kenneth Prestegard, Kathy K. Viltz |
| | | 1985 | New Breed Clothing Store, Jerry Johnson |
| | | 1989-1999 | Tom's Used Furniture |

| Street Address | Direction | Year | Occupant |
|----------------------|---|------------|--|
| 3800 Chicago Ave. | South | 1925 | William Spillious conf. |
| | | 1930-1935 | Earnest L. Goldblatt grocer |
| | | 1935-1946 | Bernard Wolfson Confectioner |
| | | 1950 | No return |
| | | 1955-1960 | Gold Leaf Delicatessen |
| | | 1970 | Dave's Superette grocery |
| 3802 Chicago Ave. | South | 1935-1940 | Earnest L. Goldblatt grocer |
| | | 1950 | Stitch in Time sewing machine rentals |
| | | 1955-1960 | Pilgrim Cleaners & Launderers |
| 3804 Chicago Ave. | South | 1930-1940 | National Tea Co. grocery |
| | | 1946-1970 | Ben Franklin variety store |
| 3806 Chicago Ave. | South | 1975 | Henry F. Ketter |
| 3808 Chicago Ave. | South | 1925 | Leonard R. Ellis hardware |
| | | 1930 | Samuel Chazankin dry goods |
| | | 1935 | Orren A. Fystrom meats |
| | | 1940 | Orren A. Fystrom meats, Thomas C. Stores Sales System Inc. grocery |
| | | 1946 | Orren A. Fystrom meats, Sillman Co grocery |
| | | 1950 | Earl G. Schwartz meats, Sillman Co grocery |
| | | 1955 | Harry's Market grocery, Stillman Co. Food Steres |
| | | 1960 | Electric Maintenance Corp. contractors |
| | | 1966-1985 | Reis Quality TV repairs/sales / Reis Targo TV Inc. |
| 1989-2017 | Outreach for Christ/Worldwide Outreach for Christ Ministries | | |
| 735 East 38th Street | southwest | 1930 | Robert Johnson gas station |
| | | 1935, 1940 | Walter C. Marohn Filling Station |
| | | 1946 | Vacant |
| | | 1950, 1955 | Niel's Texaco Station |
| | | 1960 | HR Toll Co. welding supplies |
| | | 1966, 1970 | Vacant |
| | | 1975-2022 | Not listed |
| 732 East 38th Street | West | 1940 | Liberty Cleaning & Dying Co., Nels Swanson Inc. Fuel & Transfer Co. Jason Christie Office payment agency |
| | | 1946 | Nels Swanson Inc. broker coal Liberty Cleaning & Dying Co. Jason W Christie |
| | | 1950 | Liberty Cleaning & Dying Co., Nels Swanson Inc. Fuel & Transfer Co. Christie Office payment agency Pearl Realty |
| | | 1955 | Liberty Cleaning & Dying Co., Christie Office collections |
| | | 1960 | Christie Office Insurance |

4.3.5 Building Department Records

Building permits can provide information about the development of a property and the structures that were constructed there. Copies of the historical building permit cards are provided in Appendix F of this report.

Site

The following is a summary of Minneapolis Building Department records relevant to each of the Site parcels:

734 East 38th Street (Lot 12)

1931 - “from 3736 Chicago – a metal carrier station” is entered in the permit file.

736 East 38th Street (Lots 8, 9, 10, 11, and 12)

1923 - Permit for an electric “bill board”.

1936 - Permit to construct a 24.5’ x 26.4’ (gasoline) filling station building.

1938 - Permit to construct a 16.3/2’ x 27 ¼’ x 18’ addition.

1955 - Permit to construct a 14.9’ x 32’.3 x 14’ addition.

1965 - Permit to “wreck” a 55’ x 25’ x 12’ 1-story building.

1965 – Permit to excavate and grade the site for construction of a new service station.

3756 Chicago Avenue (later assigned address #3744 Chicago Avenue South)

(Lots 8 and 9 from 1912 to 1953 / Lots 8, 9, 10, 11, and 12 from 1965 to 1975)

1912 - Permit to construct a 10’ x 12’ office building.

1921 - Permit to construct a 20’ x 29’ (gasoline) filling station building.

1965 – Permit to construct a 29’ x 63’ x 11’ – 1-story gas service station.

1975 -Permit to “wreck” a 29’ x 56’ x 11’ building.

In addition to the above-listed building permit card entries, numerous plumbing, electrical, and building permits were issued for the Site building.

Adjoining Properties

The following is a summary of Minneapolis Building Department records for the adjoining parcels to the north and west of the Site.

3734-3740 Chicago Avenue South

1909 - A 16' x 18' lumber was constructed at the property.

1910-1912 – An 18' x 35' storage shed was constructed at the property in 1910 .

1916 - a 22' x 60' concrete building foundation was constructed at the property for the placement of a wood-framed store building that was moved to the location from 1615 Michigan Avenue.

1925 - The buildings at the Site were demolished and replaced with the a 50' x 102.5' brick building containing commercial spaces, apartments, and offices.

732 East 38th Street

1889 - A 16' x 24', 7-room dwelling and a 14' x 16' wood barn were constructed at the property.

1932 – The property permit card contains a reference to electric work on an “ice house” at the property.

1935 - Permit to construct a 21.6' x 36' office/residential structure.

1969 - Permit to “wreck” a 26' x 30' x 10' commercial building.

4.3.6 Previous Environmental Documents

We reviewed the following previous environmental documents provided by the User and obtained online from the MPCA What's in My Neighborhood(WIMN) database:

The following documents were provided to Braun Intertec for review:

- ***Phase I Environmental Site Assessment, SuperAmerica No. 4382, 3744 Chicago Avenue, Minneapolis, Minnesota, issued November 3, 2010 for ACON Investments by Giles Engineering Associates, Inc. (Project No. 1E-1008084), dated November 3, 2010 (2010 Phase I ESA)***
- ***Minnesota Duty Officer Hazardous Materials Incident Report dated August 7, 2004***
- ***Minnesota Pollution Control Agency Petroleum Tank Release Site File Closure Letter dated March 30, 2005 for SSA 4382, 377 (sic) Chicago Avenue S., Minneapolis, Site ID# LEAK00015802***
- ***Minnesota Pollution Control Agency Storage Tank Release Investigation letter dated August 19, 2004.***

- *Email to Mr. Jim McCann (MPCA Project Manager) from Scott Fleming (ATC Associates Inc.), dated August 5, 2004*
- *MPCA Storage Tank Release Investigation and Corrective Action Letter from Jim McCann dated August 19, 2004*
- *MPCA Email from Jim McCann dated August 25, 2022*
- *MPCA Email from Jim McCann dated August 26, 2022*
- *MPCA Emergency Response Bid Waiver dated August 25, 2004*
- *ATC Request for Site Closure letter dated December 14, 2004.*

Copies of the previous environmental documents are attached in Appendix F.

ATC Associates submitted a Request for Site Closure to the MPCA on December 1, 2004. For the August 7, 2004 release of unleaded gasoline at the Site. The Request for Site Closure indicated that “a flex connector associated with one of the underground storage tanks (USTs) failed. Fuel filled the manhole and reached the surface. The spill was contained and did not reach any catch basins.” The MPCA approved the advancement of four soil borings next to the UST basin. Groundwater was not encountered in any of the soil borings. Soil samples for each boring were submitted for laboratory analysis for gasoline range organics (GRO), benzene, toluene, ethylbenzene, and xylenes (BTEX), and methyl tert butyl ether (MTBE). No GRO, BTEX, and MTBE were detected in any of the samples submitted for laboratory.

The 2010 Phase I ESA report identified the on-site storage of petroleum products as a recognized environmental condition (REC), but indicated that further environmental investigation of the Site was not warranted at that time.

4.3.7 Other Historical Resources

No other Historical Resources were reviewed.

4.3.8 Summary of Site History

Based upon the above information sources, the Site consisted of five undeveloped city lots (Lots 8 to 12) until 1912, when a 120-square foot office building was constructed at the 3756 Chicago Avenue former Site address. In 1921, a 580-square foot gas station building was constructed at the Site, replacing the 1912 office building. No tank records were available for the 1921 gas station.

In 1933 Weatherby Ice is identified as the business occupying 738 East 38th Street.

A Standard Oil Company gas station operated at the 3756 Chicago Avenue South Site address from 1930 to 1935. In 1936, a new 647-square foot Standard Oil Co. gas station building was constructed on Lots 9 and 10 (former Site address 736 East 38th Street). Six 1,000-gallon tanks and four 100-gallon tanks were installed at the Site “36 feet from the sidewalk” in 1936. In 1938, a 444-square foot addition was constructed on the north side of the gas station building and a 481-square foot addition was constructed in 1955.

The gas station operated at the 736 East 38th Street former Site address as the E. I. Walling Service Station in 1940, as Michael J. Spielmann filling station in 1946, as Spielmann filling station in 1950, and as Spielmann Brothers Standard Service Station from 1955 to 1966.

Five 1,000-gallon tanks and one 100-gallon tank were removed from the Site in 1954. New tanks, including two 3,000-gallon gasoline tanks and two 2,000-gallon gasoline tanks were installed 14 feet from the sidewalk between the two fuel pumps, one 1,000-gallon drain oil tank installed along the north side of the gas station building, and three 100-gallon white gas and naphtha tanks were installed along the west side of the building.

In 1965 the gas station building and all of the tanks that were installed at the Site in 1954 were removed. A new 1,827-square foot gas station building was constructed in the northwest corner of the Site (Lot 12). Historical city directory listings identify the site as Chicago Standard Service Station in 1970.

There is a gap in available tank records between for the Site between 1965 and 1977; however, historical city directory listings indicate that a Chicago Standard Service Station was located at the former 736 East 38th Street Site address in 1970 and a permit was issued by the city of Minneapolis in 1975 to “wreck” the building.

In 1977, a 7-Eleven gas station/convenience store building was constructed and one 10,000-gallon gasoline UST and one 6,000-gallon unleaded gasoline UST were installed at the Site.

In 1987, the site began operating as a SuperAmerica gas station and the tanks that were installed in 1977 were removed. A large pump island canopy was constructed to the southeast of the building and three E-10 (10% ethanol/90% gasoline) USTs were installed at the Site.

A leak of unleaded gasoline was reported at the Site on December 20, 1994 when a hose broke and back pressure caused fuel to “shoot out” of the hose during filter replacement. A remedial investigation report prepared for the release (MPCA Leak ID#00008129) reported that no contamination was encountered within a depth of 30 feet below the ground surface and the laboratory results for all of the soil samples were below the laboratory indicated quantification limits. The MPCA granted site closure for this release on June 6, 1995.

A spill of 5 gallons of leaded gasoline was reported at the Site on October 21, 1996, when a leak in the fuel tank/line on a customer’s vehicle caused gas to spill out of the bottom of the tank. Minneapolis Fire Department and store personnel applied “Floordri” absorbent material to recover the spilled gasoline.

A leak at a submersible pump pit that resulted in a release of unleaded gasoline was reported at the Site on August 7, 2004. The leak caused gasoline to fill the manhole and run down the adjacent north alley and along the street curb. Sorbent materials were applied to the spill. On August 31, 2004, four soil probes were advanced immediately adjacent to the UST basin to determine the depth to groundwater and the potential for free product in subsurface soils at the Site. The December 14, 2004 Request for Site Closure letter indicates that no elevated organic vapor readings were detected in the soil probes and groundwater was not encountered in any of the soil probes. The analytical results for soil samples were below the laboratory quantification limits for benzene, toluene, ethyl benzene, and total xylenes (BTEX), methyl tert butyl ether (MTBE), and gasoline range organic (GRO) Wisconsin Modified Method. The Request for Site Closure Letter concluded that the petroleum impacts were confined to the surface and contained before impacting the subsurface soil or groundwater. The MPCA granted complete site closure for the release on March 25, 2005.

The Request for Site Closure references the presence of former observation wells adjacent to the tank basin that had been grouted prior to 2004; it is presumed that these wells were associated with the 1994 gasoline release.

In 2018, the gas station at the Site was re-branded as a Speedway gas station due to a corporate name change the following the merger of SuperAmerica with Marathon Petroleum. The site operated as a Speedway gas station from 2018 until it closed in May of 2020.

In September of 2020, the city of Minneapolis named the two-block section of Chicago Avenue South from East 37th Street to East 39th Street as George Perry Floyd Jr. Place and renamed it “George Perry Floyd Square in a ceremony on May 25, 2022.

4.3.9 Summary of Historical Information for Adjoining and Area Properties

The development of the areas adjoining the Site and in the surrounding area began prior in 1889 when a house and barn were constructed on the adjoining parcel to the west.

North

In 1912 the adjoining parcel to the north (3734 Chicago Avenue South) contained a small office and a second unidentified structure (3726/3728 Chicago Avenue South).

By 1950 the area to the north of the site contained a mixture of commercial properties, single family homes, and residential apartments. Commercial properties to the north of the Site included a large commercial building with a first floor shop at (3740 Chicago Avenue South) and a tin shop operating out of the basement, a restaurant (3736 Chicago Avenue South), a multi-tenant commercial building with two shops (3734 and 3730 Chicago Avenue South) and a restaurant (3732 Chicago Avenue South), and an automobile garage (3718-3720 Chicago Avenue South). A commercial building with two shops (3722-3724 Chicago) was constructed between 1952 and 1965.

East

In 1912, a commercial building at the northwest corner Chicago Avenue South and East 38th Street contained three shops (3755 and 3757 Chicago Avenue South and 804/810 East 38th Street). The remaining developed properties to the east of the Site contained small houses. In 1950 commercial properties on the block to the east of the site included a drug store (3757 Chicago), several shops, a restaurant (812 East 38th street), a motion picture theater (3743-3747 Chicago), an automobile garage with two underground gas tanks beneath the street to the northeast of the building (3745 Chicago Avenue South), a bowling pin refinishing shop (3733 Chicago), a plumbing business (3725 Chicago – basement), a Kingdom Hall of Jehovah’s Witnesses (3715 Chicago), and a gas station with two gas tanks (3701 Chicago). Additional commercial buildings were located to the southeast of the Site at 3801, 3805, and 3807 Chicago Avenue South, with several houses located farther to the southeast on that block. By 1950 additional shops had been constructed on the block at 805 East 38th Street and 3807 Chicago Avenue South; the rest of the lots of the block were residential properties.

South

In 1912, Bethany Presbyterian Chapel and two houses were located on the block to the south of the Site. In 1950 the block to the south of the site contained a gas station with two gas tanks (735 East 38th Street) and two commercial buildings with retail shops (3804-3806 Chicago, 3808 Chicago, and 3810 Chicago). The remaining parcels on the block were developed with residential houses and apartments.

West

In 1912, the adjoining 730 East 38th Street property to the west of the Site (formerly 732 East 38th Street) contained a 384-square foot house and a 224-square foot barn. In 1935 the house and barn were removed and a 778-square foot office/dwelling was constructed at the parcel. Historical businesses identified at the 732 East 38th Street commercial building included Liberty Cleaning and Dying Co. (1940-1955), Nels Swanson Inc. Fuel & Transfer Company (coal) (1940-1950), and Jason Christie Office payment agency/collections/insurance (1940-1960). Between 1968 and 1969 the office/dwelling was removed and a new 780-square foot commercial building was constructed at the property. The property address was changed to 730 East 38th Street after 1969.

5.0 Site Reconnaissance

The objective of the site reconnaissance is to obtain information and make observations to help indicate the likelihood of identifying RECs in connection with the Site. The Site layout is presented on Figure 2, and photographs of the Site are presented in Appendix K.

5.1 Observations, Methodology and Limiting Conditions

Observations made at the time of the Site reconnaissance were conducted by physically traversing and visually observing the exterior aspects of the Site and its improvements. Adjoining properties were visually observed from the Site boundaries or nearby public rights-of-way.

5.2 Site Observations

5.2.1 Site Description

Braun Intertec Environmental Scientists Susan Grubb and Abby Huber visited the Site on September 22, 2022 and were accompanied during the Site reconnaissance by Mr. Erik Hansen (representing city of Minneapolis) and a crew from Northwestern Surveying and Engineering (a contractor for the city of Minneapolis). At the time of the Site reconnaissance, the weather was sunny with a temperature of about 53 degrees Fahrenheit.

The Site is bounded to the north by a paved alley and to the west by a narrow , unpaved alley. Vehicles access the Site from Chicago Avenue South/George Perry Floyd Jr. Place along its eastern boundary and East 38th Street along the southern boundary of the Site.

The Site contains a slab-on-grade former Speedway gas station/convenience store building along the western edge of the Site. The gas station closed in May of 2020 and the windows and doors on the east side of the building were covered with plywood to secure the building. Equipment located on the roof of the building includes four HVAC units, five satellite dishes with cement blocks set in their bases to secure them in place, one palletted “Climate Control” unit, roof vents, downspouts to direct runoff to the alley on the west side of the building, and one roof hatch. Utilities observed at the Site included, electricity, natural gas, municipal water and sewer service, and US Internet. A concrete sidewalk apron is located along the east side of the building.

A free-standing pump canopy and two pump islands are located to the southeast of the building. The gas pumps were inoperable at the time of the Site reconnaissance . Three E-10 (10% ethanol/90% gasoline) USTs are located to the north of the pump canopy, near the northeast corner of the Site. The three vent pipes for the USTs are mounted on the north side of the former gas station/convenience store building.

The areas to the east, southeast, and south of the building and sidewalk apron are paved with asphaltic concrete. Peripheral areas are covered with landscape fabric and gravel to suppress weeds. Raised flower and vegetable beds have been constructed and planted in these areas by community members. A former Speedway gas station sign is situated at the southeast corner of the Site.

The site is currently used as a community gathering place, with a fire pit and benches set up beneath the pump island canopy, between the two pump islands. The plywood covering the windows of the former gas station convenience store building have been painted by community members with artwork memorializing George Perry Floyd Jr. and others. A painted logo on the overhang about the front entrance identifies the Site as “Peoples Way.” The Metro Transit buses no longer stop at the bus shelters along the southern edge of the Site or across East 38th Street to the south of the site; the local community has converted them drop-off locations where clothing and other items can be donated for distribution to community members in need.

In addition to the permanent structures associated with former gas station, several temporary structures without foundations have been constructed at the Site by members of the local community. These include a small shed at the northeast corner of the Site used as a library, a roofless plywood/metal/fabric structure and a metal greenhouse frame along the northern edge of the property that was used to house a community garden of potted plants, and two wooden sheds located at the southwest corner of the Site (south of the former gas station building).

The sheds at the southwest corner of the property were locked and inaccessible at the time of the September 22, 2022 site inspection. However, during the April 18, 2023 site inspection the door to the small shed at the southwest corner of the Site was open, so the interior of the structure could be seen; the shed contained a large pile of building materials and debris including fiberglass insulation, plastic sheeting, pegboard panels, window panels, cardboard boxes, and trash. Two portable bathroom units are situated along the southern edge of the Site to the east of the two sheds.

The areas adjacent to the north and west sides of the building are surfaced with landscape fabric and gravel to suppress weeds. Two small trees are located in the gravel area to the north of the building and scattered weeds have grown up through the gravel.

The area to the south of the building and the southwest corner of the site are bounded by a chain link fence. The north side of the parking lot is bounded by a chain link fence mounted on top of a concrete block retaining wall. A small section of wooden fence is located near the northwest corner of the Site.

The north entrance to the alley on the west side of the building is “secured” with a locked chain link fence, however, the hinges of the gate are broken and a significant amount of trash and debris has been dumped both inside the west alley and outside of the gate. There is no gate on the south end of the west alley. A substantial amount of solid waste has also been disposed of in the areas along the north and west sides of the gas station building. Waste materials observed in these areas included a box spring, building materials (wood, plywood, chip board, form board, gypsum board, fiberglass insulation, etc.), scrap metal, a garden hose, clothing and shoes, a wooden pallet, broken furniture (couches, chairs, a television, etc.), carpeting, cardboard boxes, small appliances, plastic, and other trash. The large volume of trash dumped at the south end of the alley has made it impassible.

The former gas station building was locked and inaccessible at the time of the September 22, 2022 Site reconnaissance. Braun Intertec staff also did not access the temporary structures that had been constructed around the gas station building, due to the sensitive nature of relations with the community.

On April 18, 2023, City of Minneapolis maintenance workers were able to unbolt the south door of the building to enable Braun Intertec’s project team to conduct an assessment of the interior of the former gas station/convenience store building on April 18, 2023. At the time of the interior assessment, there was an active water leak inside the building near the south entrance.

Interior areas of the building include a large convenience store area at the north side of the building, a small utility room at the southeast corner of the building, a storage room along the south wall of the building that is accessed through the utility room, and a hallway from the south entrance of the building to the convenience store area, a janitor’s closet in the southwest corner of the building and a restroom to the north of the janitor’s closet.

The interior areas of the building had been vandalized. The glass doors of coolers in the convenience store area had been smashed and the front doors and one of the large windows were broken. The building interior surfaces were damaged, and many of the store display racks and fixtures were damaged or demolished. The water heater for the building had been removed from the janitor's closet and left in the convenience store area. A large pile of damaged and disassembled sales display components was located in the northwest corner of the building and a large pile of trash and debris was located in the southwest area of the convenience store.

The convenience store area appeared to have been recently inhabited, with a queen-sized sleigh bed with mattress, box, spring and bed linens, a cot and sleeping bag, a sectional couch, three upholstered chairs, and a television set staged inside the convenience store. While Braun Intertec conducted the Site assessment, the City of Minneapolis maintenance personnel secured the roof hatch that was being used to obtain unauthorized access to the interior of the building.

The bathroom fixtures were smashed, the fiberglass laminate panels had been torn from the bathroom walls, and the floor of the bathroom was filled with trash and debris.

The west and north walls of the south storage room had been torn out and sinks,, shelving, ceiling panels, and other fixtures have had been torn out or dismantled. Debris was piled on the floor of the south storage room and some of the fixtures from the south storage room had been relocated to the small utility room.

The City of Minneapolis maintenance personnel secured the side door of the building after Braun Intertec finished the inspection of the building's interior spaces and provided roof access with an extension ladder so that Braun Intertec could inspect the roof of the building and the roof -mounted utilities.

5.2.2 Pits, Ponds, Pools of Liquid, or Lagoons

No indications of pits, ponds, pools of liquid, or lagoons having the potential to contain hazardous substances or petroleum products were observed at the Site or on adjoining properties at the time of the Site reconnaissance.

5.2.3 Stained or Corroded Surfaces

No stained soil, pavement, or interior building surfaces were observed at the time of our reconnaissance, with the exception of very small oil stains located within the parking areas. This staining is considered a *de minimis* condition.

5.2.4 Solid Waste Disposal

Because the gas station closed in 2020, there has not been regular waste disposal service at the site for nearly two years, a substantial amount of solid waste has been disposed of in the areas along the north and west sides of the gas station building. Waste materials observed in these areas included a box spring, building materials (wood, plywood, chip board, form board, gypsum board, fiberglass insulation, etc.), scrap metal, a garden hose, clothing and shoes, a wooden pallet, broken furniture (couches, chairs, a television, etc.), carpeting, cardboard boxes, small appliances, plastic, and other trash.

5.2.5 Stressed Vegetation

Sparse weeds have grown in the gravel surfaced areas of the Site along Chicago Avenue South and East 38th Street, and the area to the north of the gas station building.

Several planters constructed of wood, plywood, and other materials have been placed along the sidewalks adjacent to Chicago Avenue South and East 38th Street. The community planters have been used to grow flowers and herbs.

5.2.6 Hazardous Substances and Petroleum Products

The former gas station closed in May of 2020 and the fuel pumps are currently inoperable. No records were found or provided to indicate that the gasoline has been drained from the USTs at the Site

5.2.7 Storage Tanks

Three “temporarily closed” 10,000-gallon E-10 (10% ethanol/90% gasoline) USTs are located in the northeast quadrant of the Site installed 1987. The presence of three USTs storing gasoline at the site in an unmonitored setting is a REC.

5.2.8 Drums and Unidentified Substance Containers

No drums or unidentified substance containers were observed at the time of the Site reconnaissance.

5.2.9 Odors

No strong, pungent, or noxious odors were noted at the time of the Site reconnaissance.

5.2.10 Potential PCB-Containing Electrical and Hydraulic Equipment

No indication of potential PCB-containing hydraulic equipment was noted at the Site at the time of the reconnaissance. The two pole-mounted electrical transformers near the northwest corner of the property were labeled as non-PCB and appeared to be in good condition with no indications of leaking or staining.

5.2.11 Wastewater Discharges

No process wastewater was observed during the Site reconnaissance. The floor drains observed inside the former gas station building discharge to the municipal sanitary sewer.

5.2.12 Sewage Disposal System

According to the city of Minneapolis Public Works, the Site is connected to municipal sewer services.

5.2.13 Wells

No indications of wells such as monitoring wells, dry wells, irrigation wells, injection wells, abandoned wells, or other non-potable wells were observed at the Site at the time of the reconnaissance. The Minnesota Department of Health Minnesota Well Index does not identify any wells at the Site or in the immediate vicinity of the Site.

5.2.14 Potable Water Supply

The Site is connected to municipal water services. Public water in the area is sourced from the Mississippi River. According to the city of Minneapolis Public Works department, the water main was installed along the 3700 block of Chicago Avenue South in 1890.

5.2.15 Additional On-Site Observations

The former gas station building at the Site is bordered to the east and southeast by paved parking areas. The Site slopes north-northeast toward Chicago Avenue South and the alley to the north of the Site. Stormwater is expected to discharge from the Site via surface flow to these drainage inlets and then flow to sanitary sewer inlets along Chicago Avenue South/George Perry Floyd, Jr. Place and East 38th Street.

Traffic signals are located at the intersection of Chicago Avenue South/George Perry Floyd, Jr. Place and East 38th Street, near the southeast corner of the Site. A US Internet utility access panel was also observed at this location.

5.3 Current and Past Use of Adjoining Properties and Surrounding Area

Information regarding the adjoining area was obtained from observations made at the time of the Site reconnaissance and/or through review of available documents and online sources. The area was traversed on by foot and by automobile from public rights-of-way. The Site area contains a mixture of commercial and residential properties, with businesses concentrated along Chicago Avenue South and East 38th Street. The properties surrounding the Site include:

| Direction | Property Use |
|-----------|--|
| North | <p>The adjoining property to the north of the Site contains two street-level tenant spaces including the Onyx Coffeehouse (3740 Chicago Avenue) and a vacant former event center venue (3736 Chicago South). and a vacant basement tenant space (3736 Chicago Avenue South - basement). The second floor of the building (3738 Chicago Avenue South) contains four small residential apartments.</p> <p>Clemons Conscious Salon (3741 Chicago Avenue South, Unit A) is located at adjoining parcel to the northeast of the Site.</p> |
| East | <p>The commercial businesses on the adjoining properties to the east of the Site include Cup Foods and Pawn Shop (3757 Chicago Avenue South), Chicago Avenue Fire Arts Center (3753 Chicago Avenue South), and Menthol Tobacco Shop (3759 Chicago Avenue South #2,</p> <p>The adjoining property to the southeast of the site a restaurant (805 East 38th Street).</p> |
| South | <p>The Metro Transit buses no longer stop at the bus shelters along the southern edge of the Site and across East 38th Street to the south of the site; the local community has converted them to a clothing donation site and a book donation site.</p> <p>The adjoining property to the south is the Site of Worldwide Outreach for Christ (3808 Chicago Avenue South).</p> |
| West | <p>The adjoining 730 East 38th Street (formerly 732 East 38th Street) property to the west of the Site contains a small commercial office building with tenants including Satori Integrated Physical Therapy and Caval Services. The adjoining property to the northwest contains a small residential apartment building.</p> |

6.0 Interviews

The objective of interviews is to obtain information indicating RECs in connection with the Site. Interviews with past and present owners, operators, and occupants of the property, consisted of questions asked in an attempt to obtain information about current and past uses and conditions of the Site.

6.1 Site Representatives

Ms. Rebecca Parrell, the project Supervisor for the city of Minneapolis coordinated the negotiation of an access agreement with Northern Tier Retail LLC (Speedway), so that Braun Intertec could inspect the interior areas of the gas station building. There is a lease in place on the property between Realty Income Properties 3, LLC (the Site owner) and Northern Tier Retail LLC (tenant/Speedway).

Ms. Parrell provided Braun Intertec with copies of the site documents provided to the city of. Ms. Parrell was aware of the long history Site use as a gas station, the presence of gasoline USTs at the Site, and past gasoline releases at the Site.

6.2 Site Occupants

The former Speedway gas station/convenience store building closed in May of 2020 and the windows and doors were covered with plywood to secure the building. However, at the time of the April 18, 2023 Site reconnaissance, the building was furnished with a queen sized sleigh bed, a cot, a sectional sofa, upholstered chairs, and a television and appeared to have been recently occupied.

The temporary structures at the Site did not appear to be occupied at the time of the Site reconnaissance. However, members of the community had placed benches and a small fire pit between the pump islands under the canopy and were using that area of the Site as a community gathering space. At the time of the April 18, 2023 Site reconnaissance, a man from the community had built a fire in the fire pit.

Braun Intertec has been asked not to disturb or interview the community members occupying the Site at the time of the Site reconnaissance.

6.3 Government Officials

Braun Intertec contacted representatives of local government agencies to obtain information relevant to the identification of RECs on the Site. We did not interview local government officials in person; however, we submitted written requests for information via letter or electronic media; information obtained from the inquiry is provided in Section 4.2.5 of this report.

6.4 Others

No additional persons were interviewed as part of the assessment.

7.0 Data Gaps

Data gaps, which result from a lack of or inability to obtain information required by the ASTM Practice despite good faith efforts, may include limiting conditions such as client imposed constraints; physical obstructions that may have limited observations of the Site or surrounding area; physical constraints such as snow, rain or other weather conditions; and data failures which result from a failure to achieve the historical research objectives of developing a history of the previous uses of the Site, the adjoining properties, and the surrounding area.

No data gaps were identified as part of this Phase I ESA with the exception of the following:

- One of the temporary sheds at the Site was locked and inaccessible during both of the Site assessment visits. The interior of this structure was not inspected.
- The Client-imposed a constraint of limited contact with the community members occupying the Site because of the sensitive nature of community relations.
- The Client acted as an intermediary with the current Site owner, Realty Income Properties 3, LLC, and Northern Tier Retail LLC (the tenant/Speedway) to obtain site history information.
- Historical resources were not readily available for 5-year-or-less intervals from the time of the first developed use.

The identified data gaps did not affect the environmental professional's ability to render opinions regarding conditions indicative of a release or threatened release and are unlikely to alter the report findings.

8.0 Findings and Opinions

According to the User, the Phase I ESA was conducted in association with the proposed acquisition of the Site. Opinions expressed herein are influenced by the stated reason for conducting the Phase I ESA. Furthermore, the expressed opinions might not be applicable to alternate reasons for reliance on the content of the Phase I ESA. The findings include identified features, activities, uses, and conditions that may indicate the presence or likely presence of hazardous substances or petroleum products at the Site; and include a discussion of significant data gaps, if any. The following findings are based on the results of our assessment:

8.1 Current and Historical Uses of the Site

The site originally consisted of five city lots that were later combined to form the current Site parcel. Former site addresses for the Site include 734 East 38th Street, 736 East 38th Street, 738 East 38th Street, and 3756 Chicago Avenue South.

8.1.1 Site Structures and Use

Historically, several different buildings were constructed on the Site and later demolished. It is unknown if the demolition debris associated with the buildings was buried on the Site or hauled away for disposal. There is a potential that buried materials are present at the Site that may require management as solid or hazardous waste if encountered during excavation or redevelopment activities. If fill soils, which could include demolition debris and other wastes, are encountered during excavation or redevelopment, then additional assessment of the fill soils may be required to evaluate the appropriate management and/or disposal requirements.

Historical Site structures and uses identified for the Site in city of Minneapolis building permit files and historical city directory listings, and historical fire insurance maps include:

734 East 38th Street (Lot 12)

- 1931 – The historical property permit card includes the following statement “from 3736 Chicago - a metal carrier station” (The 3736 Chicago Avenue South address was located at the adjoining property to the north) “

736 East 38th Street (Lots 8, 9, 10, 11, and 12)

- 1923 – An electric “bill board” was placed at the Site.
- 1936 – A 24.5 x. 26.4 filling station building was constructed at this address. Petroleum storage tanks installed at the Site in 1936 included six 1,000-gallon tanks and four 100-gallon tanks.
- 1938 – An addition to the gas station building was constructed.
- 1954 – Tanks installed at the Site included two 3,000-gallon gasoline tanks, two 2,000-gallon gasoline tanks, one 1,000-gallon drain oil tank, and three 100-gallon white gas and naphtha tanks.
- 1955 – Another addition to the gas station building was constructed.

- 1960 – The building was demolished and the site was excavated and graded for the construction of a new brick gas station building.
- 1970 – The site is identified as a Chicago Standard service station.

738 East 38th Street (presumed to be Lot 11)

- 1933 – Weatherby Ice is identified as the occupant at this address.

3756 Chicago Avenue (Lots 8 and 9 from 1912 to 1953 / Lots 8, 9, 10, 11 and 12 after 1965)

This address was used as a gas station from 1921 through 1975, when the Site address was changed to 3744 Chicago Avenue South.

- 1912 – A 10' x 12' wood-framed office building was constructed.
- 1921 – A 20' x 29' brick filling station building was constructed.
- 1965 – The tanks installed in 1954 were removed from the Site.
- 1965 – A 29' x 63' x 11' 1-story gas service station was constructed at this address.
- 1975 – The gas station building was demolished.

3744 Chicago Avenue South

- 1975 – The current Site building was constructed and operated as a 7-Eleven store until 1987.
- 1977 – Tanks installed at the Site included one 10,000-gallon unleaded gasoline UST and one 6,000-gallon unleaded gasoline UST.
- 1987 – The tanks installed in 1977 were removed from the Site.
- 1987 – Three 10,000-gallon E-10 (10% ethanol/90% gasoline) USTs were installed at the Site.
- 1987 – The Site was leased by SuperAmerica and operated as a SuperAmerica gas station until 2018.
- 2018 – The SuperAmerica gas station was re-branded as a Speedway gas station because of a corporate name change following SuperAmerica's merger with Marathon Petroleum.
- 2020 – The gas station closed.
- Post-2020 – The Site has been used as a community gathering place and memorial for George Perry Floyd Junior and others.

The lack of available tank records between 1965 and 1977 is a data gap; however, because a new gas station building was constructed at the Site in 1965, it can be assumed that there were fuel storage tanks at the Site during this period.

Site Regulatory Database Findings

Current MPCA tank database information identifies five USTs registered at the Site including:

- One removed 10,000-gallon alcohol blend gasoline UST installed in 1977 (Minneapolis Fire Department records indicate that it was removed in 1987).
- One removed 6,000-gallon alcohol blend gasoline UST installed in 1977 (Minneapolis Fire Department records indicate that it was removed in 1987).
- Three "temporarily closed" 10,000-gallon E-10 (10% ethanol/90% gasoline) USTs that were installed and registered in August of 1987. The Speedway gas station closed in May of 2020 and no evidence was encountered or provided to indicate that the gasoline has been removed from the USTs.

The Site was identified in the LUST database under the names SSA 4832, SuperAmerica #4382, and Speedway 4382. Petroleum releases reported at the Site are summarized below:

- A release of unleaded gasoline reported at the Site on December 20, 1994, when a hose broke and back pressure caused fuel to "shoot out" of the hose during filter replacement. A remedial investigation report was prepared for the release (MPCA Leak ID#00008129). Report stated that no contamination was encountered within a depth of 30 feet below the ground surface and that the laboratory results for all of the soil samples were below the laboratory indicated quantification limits. The MPCA granted site closure for this release on June 6, 1995. Because the release did not reach soil or groundwater, this historical gasoline release represents a historical REC.
- A release of unleaded gasoline from a leak in a submersible pump pit was reported on August 7, 2004. The leak caused gasoline to fill the manhole and run down the adjacent alley and along the (Chicago Avenue) curb. Sorbent materials were applied to the spill. On August 31, 2004, four soil probes were advanced immediately adjacent to the UST basin to determine the depth to groundwater and the potential for free product in subsurface soils at the Site. The December 14, 2004 Request for Site Closure letter for the release indicates that no elevated organic vapor readings were detected in the soil probes, and groundwater was not encountered in any of the soil probes. The analytical results for soil samples were below

the laboratory quantification limits for benzene, toluene, ethyl benzene, and total xylenes (BTEX), methyl tert butyl ether (MTBE), and gasoline range organic compounds (GRO). The Request for Site Closure Letter concluded that the petroleum impacts were confined to the surface and were contained before impacting the subsurface. The MPCA issued a closure letter for the release on March 25, 2005. Because no soil or groundwater contamination was reported in association with this release, this release of unleaded gasoline represents a historical REC.

- The Site was identified in the SPILLS database for a release of 5 gallons of leaded gasoline was reported at the Site on October 21, 1996 when the the fuel tank/line of a customer’s vehicle broke and gas spilled out of the bottom of the tank. Minneapolis Fire Department and store personnel applied “Floordri” absorbent material to recover the spilled gasoline. Because the spilled gasoline was contained and absorbed, the historical gasoline spill represents a historical REC.

Site Reconnaissance Summary

- During the site reconnaissance, a substantial amount of solid waste and debris was observed to have been dumped on the ground along the north and west sides of the former gas station building. The large volume of debris in the alley along the west side of the former Speedway gas station building has made the narrow impassible. Waste materials observed in these areas included a box spring, building materials (wood, plywood, chip board, form board, gypsum board, fiberglass insulation, etc.), scrap metal, a garden hose, clothing and shoes, a wooden pallet, broken furniture (couches, chairs, a television, etc.), carpeting, cardboard boxes, small appliances, plastic, and other trash.

Adjacent Properties Findings

- During the site reconnaissance, a fuel oil fill pipe and a manhole access were observed along the south wall of the 3736-3740 Chicago Avenue South Building on the adjoining property to the north. No MPCA or building permit records were found for tanks at this property. Minneapolis building permit records for the property indicate that the heating source was switched to natural gas many years ago, The former property manager, Ms. Richelle Taylor of Simply Said Real Estate Group, was interviewed concerning the presence of fuel oil tanks in the building; she indicated that she was not aware of any fuel oil tanks currently or historically located within the 3736-3740 Chicago Avenue South building. The former presence of a fuel oil tank at the adjacent property represents a historical REC in connection with the Site.

- Regulatory database listings and historical data sources identified numerous businesses whose operations would have involved the storage, use, and disposal of petroleum products, solvents, heavy metals such as gas stations, automobile repair and maintenance businesses, dry cleaning and laundry businesses, metal fabrication businesses, and paint stores. These listings include:
 - Adjacent or nearby historical gas station, automobile repair or maintenance businesses: 3738 Chicago Avenue South (1985), 3736 Chicago Avenue South (1935, 1985), 3745 Chicago Avenue South (1930-1987), 3749 Chicago Avenue South (1989- 2005), 735 East 38th Street (1930-1955, 1965-1968).
 - Adjacent or nearby historical and regulatory data sources identify dry cleaning and laundry facilities at the following adjacent and nearby addresses: 3801 Chicago Avenue (1970), 3802 Chicago Avenue South (1955-1960), 3803 Chicago Avenue South (1946-1970), and 732 East 38th Street (1940-1955).
 - Sheet metal works, tin shops, and metal fabrication facilities at the following addresses 3736 Chicago Avenue South (1920-1930, 1950-1952), 3740 Chicago Avenue South (1946-1950), and 3744 (currently 3736/3740) Chicago Avenue South (1955-1960).
 - Paint and varnish businesses at the following adjacent and nearby addresses: 3740 Chicago Avenue South (1940-1966) and 3749 (Chicago Avenue South (1955-1960).

Significant Data Gaps

No significant data gaps were identified that would affect the environmental professional's ability to render opinions regarding conditions indicative of a release or threatened release or that would alter the report findings.

Additional Considerations

- Historically, several structures that occupied the Site that have since been demolished, including a 120 square foot office building (constructed 1912), a 581 square foot gas station building (constructed 1921), a 649 square foot gas station building (constructed 1936, demolished 1965), and an 1,827 square foot gas station building (constructed 1965, demolished 1975). It is unknown if the demolition debris associated with the structures was buried on the Site or hauled away for disposal. There is a potential that buried materials are present at the Site that may require management as solid or hazardous waste if encountered during future earthwork or redevelopment activities. If fill soils containing demolition debris and other wastes are encountered during renovation or excavation actions at the Site, then

additional assessment may be required to evaluate appropriate management and/or disposal requirements.

- A significant volume of trash and debris was observed to have been dumped both within the gas station building and outside the building, along the north and west sides of the Site. The volume of materials dumped in the alley to the west of the site was sufficient to make the alley impassible. Waste materials observed in these areas included a box spring, building materials (wood, plywood, chip board, form board, gypsum board, fiberglass insulation, etc.), scrap metal, a garden hose, clothing and shoes, a wooden pallet, broken furniture (couches, chairs, a television, etc.), carpeting, cardboard boxes, small appliances, plastic, and other trash.
- An asbestos and hazardous materials survey was also performed by Braun Intertec at the same time as the site reconnaissance. The findings of this survey will be described in a separate report. If the existing building is to be renovated or demolished, then all of the regulated building materials identified during the survey (e.g., asbestos-containing materials, lead-based paint, or regulated wastes) will require special handling, abatement, or disposal prior to commencement of those activities.

9.0 Conclusions

Braun Intertec has performed a Phase I ESA of the Site in general conformance with the scope and limitations of ASTM E1527-13, including the updated procedures outlined in ASTM E1527-21, of the former Speedway gas station located at 3744 Chicago Avenue South, in Minneapolis, Minnesota. Any exceptions to, or deletions from, this practice are described in Section 1.4.

This assessment has revealed the following RECs, CRECs, or significant data gaps in connection with the Site:

Recognized Environmental Conditions (RECs)

- The gasoline releases and spill documented in the environmental database listings were minor and did not cause significant impacts to soil or groundwater beneath the Site, therefore, these releases represent a historical REC.
- The past use at the Site for the past 100 years as a gas station and automobile service business likely included processes that involved the use of petroleum, solvents, and other

hazardous substances. The manner in which these substances were historically stored, used, and disposed is not known. Therefore, the past use of the Site as a gas station and for automotive repair represents a REC due to the potential for past, undocumented releases of petroleum products or other hazardous materials to soil, soil vapor, and/or groundwater. A Phase II Environmental Site Assessment is recommended prior to the initiation of redevelopment or excavation activities at the Site.

- The three 10,000-gallon “temporarily closed” E-10 (10% ethanol/90% gasoline) USTs remaining at the Site in an unmonitored setting represents a REC due to the potential for damage to the USTs and/or release of gasoline due to vandalism by persons at the Site who are not affiliated with the gas station lessee or the property owner. It is recommended that the USTs be emptied and abandoned at the earliest opportunity.

Controlled Recognized Environmental Conditions (CRECs)

This assessment identified no CRECs in connection with the Site.

Significant Data Gaps

This assessment did not identify significant data gaps that affected our ability to identify the presence of RECs in connection with the Site.

Additional Considerations

An additional consideration is a condition that does not meet the definition of a REC, CREC, or historical recognized environmental condition (HREC) but, in our opinion, should be brought to the attention of the User. The following additional consideration(s) were identified during the Phase I ESA.

- Historically, four structures that occupied the Site that have since been demolished, including a 120 square foot office building (constructed 1912), a 581 square foot gas station building (constructed 1921), a 649 square foot gas station building (constructed 1936 and demolished 1965), and an 1,827 square foot gas station building (constructed 1965 and demolished 1975). It is unknown if the demolition debris associated with the structure(s) was buried on the Site or hauled away for disposal. There is a potential that buried materials are present at the Site that may require management as solid or hazardous waste if encountered during future earthwork or redevelopment activities. If fill soils containing demolition debris and other wastes, are encountered during redevelopment or excavation of the Site, then additional assessment may be required to evaluate the appropriate management and/or disposal requirements.
- A significant volume of trash and debris was observed to have been dumped both within the gas station building and outside the building, along the north and west sides of the Site. The volume of materials dumped in the alley to the west of the site was sufficient to make the alley

impassible. Waste materials observed in these areas included a box spring, building materials (wood, plywood, chip board, form board, gypsum board, fiberglass insulation, etc.), scrap metal, a garden hose, clothing and shoes, a wooden pallet, broken furniture (couches, chairs, a television, etc.), carpeting, cardboard boxes, small appliances, plastic, and other trash.

- An asbestos and hazardous materials survey was also performed by Braun Intertec at the same time as the site reconnaissance. The findings of this survey will be described in a separate report. If the existing building is to be renovated or demolished, then all of the regulated building materials identified during the survey (e.g., asbestos-containing materials, lead-based paint, or regulated wastes) will require special handling, abatement, or disposal prior to commencement of those activities.

10.0 Environmental Professional Statement

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 Part 312. 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. Qualifications of the environmental professional and personnel who completed the ESA are presented in Appendix L.

BRAUN INTERTEC CORPORATION



Susan M. Grubb

Senior Scientist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

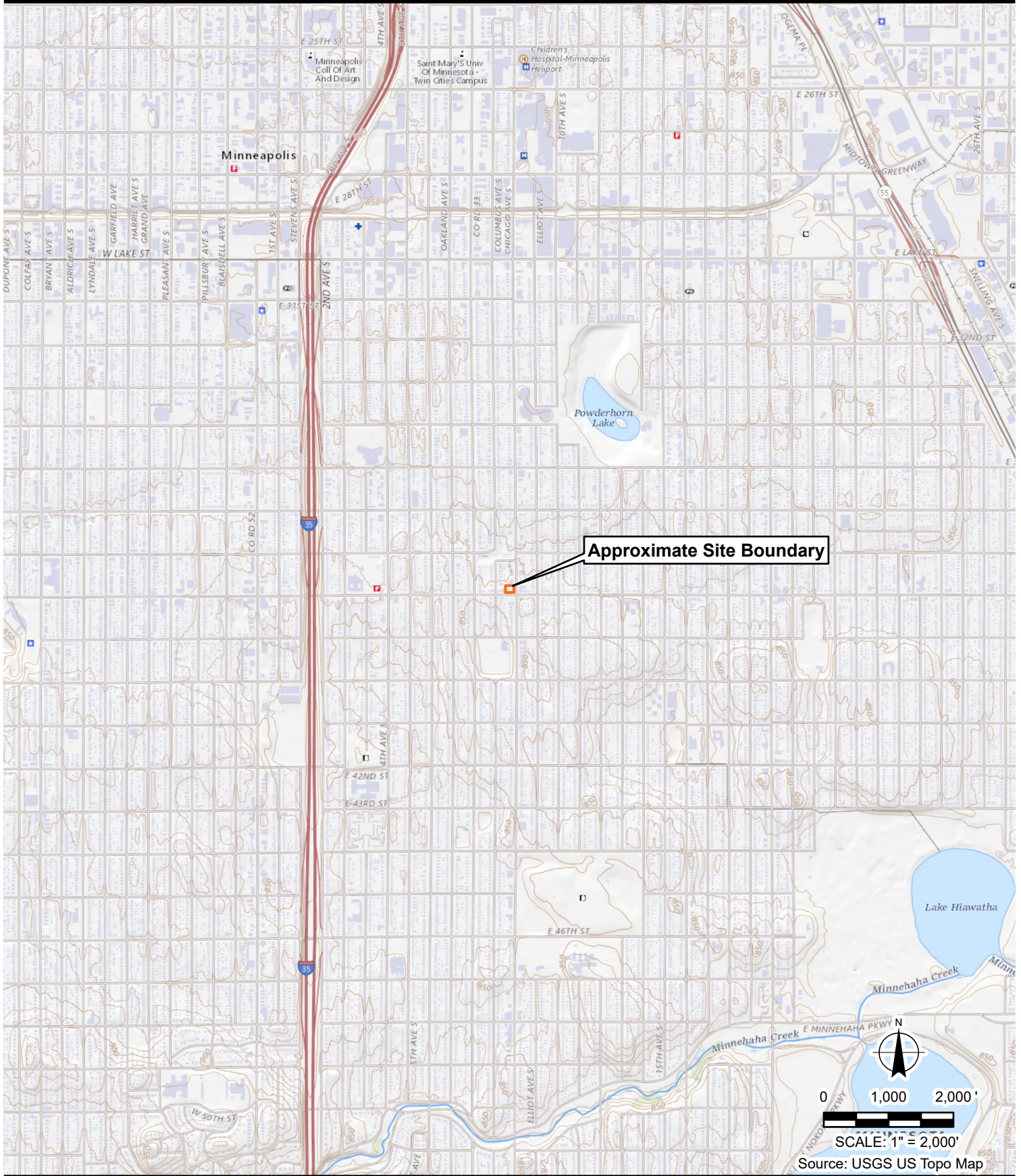


Timothy P. Huber

Senior Scientist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

Figures



**BRAUN
INTERTEC**

The Science You Build On.

11001 Hampshire Avenue S
Minneapolis, MN 55438
952.995.2000
braunintertec.com

Project No:
B2208959

Drawing No:
Fig1_SiteLocation

Drawn By: SL
Date Drawn: 3/3/2023
Checked By: SG
Last Modified: 3/3/2023

Former Speedway Gas Station

3744 Chicago Avenue South

Minneapolis, Minnesota

Site Location Map

Figure 1



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Project No:
B2208959

Drawing No:
Fig2_SiteLayout

Drawn By: SL
Date Drawn: 3/3/2023
Checked By: SG
Last Modified: 3/3/2023

Former Speedway Gas Station

3744 Chicago Avenue South

Minneapolis, Minnesota

Site Layout

Figure 2

Limited Phase II Environmental Site Assessment

Former Speedway Gas Station
3744 Chicago Avenue South
Minneapolis, Minnesota

Prepared for

City of Minneapolis

June 27, 2023

Project B2208959.00

Ms. Rebecca Parrell
City of Minneapolis – Community Planning and Economic Development
505 4th Ave S, Suite 320
Minneapolis, MN 55415

Re: Limited Phase II Environmental Site Assessment
Former Speedway Gas Station
3744 Chicago Avenue South
Minneapolis, Minnesota

Dear Ms. Parrell:

On behalf of the city of Minneapolis, Braun Intertec Corporation conducted a Limited Phase II Environmental Site Assessment (ESA) of the above-referenced site (Site) in accordance with the authorized scope of services described in the proposal dated May 30, 2023. The Limited Phase II ESA was conducted in association with the proposed purchase of the Site. For a complete discussion of our assessment, please refer to the attached Phase II Environmental Site Assessment report.

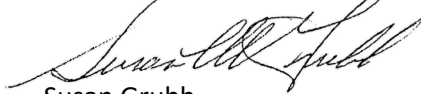
The objective of the Limited Phase II ESA was to evaluate whether the soil, soil vapor and/or groundwater beneath the Site has been impacted due to the recognized environmental conditions identified in the Phase I ESA conducted at the Site by Braun Intertec (Project B2208959) dated May 10, 2023.

This Limited Phase II ESA was prepared on behalf of and for use by the City of Minneapolis, and Northern Tier Retail, LLC, successor in interest to Speedway SuperAmerica, LLC. No other party has a right to rely on the contents of this Limited Phase II ESA without the written authorization of Braun Intertec.

We appreciate the opportunity to provide our professional services to you for this project. If you have any questions or comments regarding this report, please contact Susan Grubb at 651.900.4885.

Sincerely,

BRAUN INTERTEC CORPORATION



Susan Grubb
Senior Project Manager



Mary Canino, PG, CHMM
Business Unit Leader, Principal Scientist

Attachment:
Phase II Environmental Site Assessment Report

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A. Introduction

A.1. Authorization

Braun Intertec Corporation received authorization from Ms. Rebecca Parrell, Project Supervisor for the City of Minneapolis, to conduct a Limited Phase II Environmental Site Assessment (ESA) of the former Speedway gas station site located at 3744 Chicago Avenue South/George Perry Floyd Jr. Square in Minneapolis, Minnesota (the Site), in accordance with the scope of services described in the Braun Intertec proposal dated May 30, 2023. The Phase I Environmental Site Assessment was prepared in association with the proposed purchase of the Site.

This Limited Phase II ESA was prepared on behalf of and for use by the city of Minneapolis and Northern Tier Retail, LLC, successor in interest to Speedway SuperAmerica, LLC, in accordance with the contract between the city of Minneapolis and Braun Intertec. No other party has a right to rely on the contents of this Limited Phase II ESA without the written authorization of Braun Intertec.

The Phase II ESA was limited in scope in that it did not evaluate potential groundwater impacts because the estimated depth to groundwater is greater than 45 feet and no dewatering or other contact with the groundwater is anticipated.

A.2. Project Objective

The objective of the Limited Phase II ESA was to evaluate whether the soil or groundwater beneath the Site has been impacted due to the recognized environmental conditions identified in a Phase I ESA conducted at the Site by Braun Intertec (Project B2208959) dated May 10, 2023.

B. Site Background

B.1. Site Location and Description

The Site is located at 3744 Chicago Avenue/George Perry Floyd Jr. Square, in Minneapolis Minnesota (see Figure 1). The Site is located within the SE quarter of the SW quarter of Section 2 Township 28 North, Range 24 West, in the city of Minneapolis, Hennepin County, Minnesota.

The Site is a 0.31-acre parcel that is currently owned by Realty Income Properties 3, LLC and leased by Northern Tier Retail, LLC, successor in interest to Speedway SuperAmerica, LLC. The Site contains a 2,400-square foot single-story slab-on-grade former Speedway gas station/convenience store building located along the west side of the Site. A concrete sidewalk apron is located along the east side of the building. The areas to the east, southeast, and south of the building and sidewalk apron are paved with asphaltic concrete.

The tank basin is located near the northeast corner of the Site. The fuel from the three 10,000-gallon “temporarily closed” E-10 unleaded gasoline (10% ethanol/90% gasoline) underground storage tanks (USTs) was removed from the tanks on August 26, 2020. The tank bottom water and sludge were pumped out of the tanks on June 16, 2023, by Rock Leaf Water Environmental. Copies of the disposal information documents are provided in Appendix A

A free-standing canopy and two gas pump islands are located to the east of the building and south of the tank basin. The gas pumps have been inoperable since August 20, 2020.

In addition to the structures associated with the former gas station, several temporary structures have been constructed at the Site by members of the local community. These include a small shed at the northeast corner of the Site used as a community library, a roofless metal, plastic, and plywood structure along the north side of the property to house a community garden of potted plants, and two wooden sheds located to the south of the former gas station building. Two portable bathroom units are situated along the southern edge of the Site.

The Site is bordered on the north by a mixed-use property with two tenant spaces on the first floor (Onyx Coffeehouse – 3740 Chicago Avenue South) and a vacant former event center (3736 Chicago Avenue), a vacant basement commercial tenant space, and four residential apartments on the second floor. A petroleum release from a former fuel oil aboveground storage tank in the basement of the building was reported to the MPCA on April 12, 2023. A fill pipe and manhole access associated with the former fuel oil tank are present along the north side of the building bordering the alley between the 3736/3740 Chicago Avenue property and the Site.

The northbound lane of Chicago Avenue to the east of the Site has been at least temporarily converted to a memorial “plaza” for George Perry Floyd, Jr. Adjacent properties to the east of the Site include Fire Arts (a community art center) and Cup Foods. The Site is bounded to the south by Worldwide Outreach for Christ church (3800 Chicago Avenue South), to the southwest by a single-family home (3801 Columbus Avenue South), and to the west by a small commercial office building (730 – 732 East 38th Street) with recent tenants including Sartori Integrative Physical Therapy and Caval Servicios. The area to

the northwest of the Site contains residential apartment buildings. A Site Location Map is included as Figure 1.

B.2. Proposed Development

The city of Minneapolis plans to acquire the site and remove the three “temporarily closed” underground storage tanks (USTs) as soon as it can be arranged with the community. The city plans for the Site to continue to be used in its current state as a community gathering and memorial space for George Perry Floyd, Jr. in the near term, as long-term redevelopment plans are created with the community.

B.3. Previous Site Investigations

Braun Intertec completed a Phase I ESA of the Site, the results of which are presented in the report entitled: *Phase I Environmental Assessment, Former Speedway Gas Station, 3744 Chicago Avenue South, Minneapolis, Minnesota*, dated May 10, 2023 (2023 Phase I ESA).

Before 1912, the Site consisted of five undeveloped city lots (lots 8 through 12). The Site was developed in 1912 with a 120-square foot office building located along the east side of the Site.

The first gas station/automobile repair building was constructed at the Site in 1921 near the center of the site, with the gas tanks pump(s) situated just east of the building and the gas tanks located to the northeast of the building, near the northeast corner of the Site. Additions were constructed onto the north side of the building in 1938 and 1955.

The gas station building was demolished in 1965, then a larger gas station building and larger pump island were constructed at the Site. A permit was issued in 1975 for the demolition of the 1965 gas station.

A permit was issued for the demolition of the gas station in 1975, however, no gas station building is visible at the Site in the 1972 aerial photograph of the Site.

The current gas station/convenience store building was constructed along the western edge of the Site in 1975, with a small pump island to the east of the building. The current pump island canopy was constructed between 1987 and 1991.

No records were available for the tanks that were located at the Site between 1921 and 1936; however, tank information from 1936 through 2023 is compiled in the table below:

| Tank Volume (gallons) | # of Tanks | Tank Contents | Installed | Removed or Closed Date | Tank Owner | Address |
|-----------------------|------------|-----------------------|------------|---------------------------------|--|-----------------------------|
| 1,000 ¹ | 5 | Not listed | 11/24/1936 | 07/02/1954 | Standard Oil Co. | 736 E. 38 th St. |
| 100 ¹ | 3 | Not listed | 11/24/1936 | 07/02/1954 | Standard Oil Co. | 736 E. 38 th St. |
| 3,000 ² | 2 | Gasoline | 08/31/1954 | 09/14/1965 | Standard Oil Co. | 736 E. 38 th St. |
| 2,000 ² | 2 | Gasoline | 08/31/1954 | 09/14/1965 | Standard Oil Co. | 736 E. 38 th St. |
| 1,000 ³ | 1 | Drain Oil | 08/31/1954 | 09/14/1965 | Standard Oil Co. | 736 E. 38 th St. |
| 100 ⁴ | 3 | White Gas and Naphtha | 08/31/1954 | 09/14/1965 | Standard Oil Co. | 736 E. 38 th St. |
| 10,000 ⁵ | 1 | Gasoline | 09/09/1977 | 1987 ⁶ | Southland Corp. | 3744 Chicago |
| 6,000 ⁵ | 1 | Unleaded Gasoline | 09/09/1977 | 1987 | Southland Corp. | 3744 Chicago |
| 10,000 | 1 | E-10 (10% | 08/17/1987 | Temporarily Closed ⁷ | Speedway LLC (formerly SuperAmerica LLC) | 3744 Chicago |
| 10,000 | 1 | Ethanol) | 08/17/1987 | | | 3744 Chicago |
| 10,000 | 1 | Gasoline | 08/17/1987 | | | 03/20/2020 |

¹The tanks were located 36 feet from the sidewalk and the pumps were located 16 feet from the sidewalk.

²The gasoline tanks were located between the two fuel pumps, 14 feet from the sidewalk.

³The drain oil tank was located along the north side of the gas station building.

⁴The white gas and naphtha tanks were located to the rear (west) of the gas station building and were equipped with two hand pumps.

⁵The locations of the tanks were not provided.

⁶The removal date was obtained from MPCA tank records.

⁷The MPCA changed the designation of the tanks from “active” to “temporarily closed” after the tanks were pumped out following the closure of the gas station.

Two gasoline leaks and one gasoline spill were reported for the former gas station:

- On December 20, 1994, a hose broke and back pressure caused unleaded gasoline to “shoot out” of the hose during filter replacement. A Remedial Investigation report for the release indicated that no contamination was encountered within a depth of 30 feet below the ground surface and that laboratory results for all the soil samples were below the laboratory indicated quantification limits. The MPCA granted site file closure for this release on June 6, 1995.
- A release of unleaded gasoline was reported on August 7, 2004 (Leak #LS0015803) from a leak at a submersible pump pit caused gasoline to fill the manhole and run down the adjacent alley to the north of the site along the street curb. Sorbent materials were applied to the spill. An investigation of the release was performed and no gasoline range organic compounds (GRO), benzene, toluene, ethylbenzene, and xylenes (BTEX), or methyl tert butyl

ether (MTBE) were detected above the laboratory indicated quantification limits. The Request for Site Closure letter concluded that the release was contained before impacted the subsurface soil and groundwater, so petroleum impacts were confined to the surface. The MPCA granted site file closure for this release on March 25, 2005.

The Request for Site Closure letter also referred to the presence of former observation wells adjacent to the tank basin that had been grouted prior to 2004; it is presumed that the wells were associated with the 1994 gasoline release.

- A spill of 5 gallons of leaded gasoline occurred when the fuel tank/line of a customer's vehicle leaked, and gas spilled out of the bottom of the tank. Minneapolis Fire Department and gas station personnel applied absorbent material to recover the spilled gasoline.

The following recognized environmental conditions were identified in the 2023 Phase I ESA:

- The gasoline releases and spill documented in the environmental database listings were minor and did not cause significant impacts to soil or groundwater beneath the Site, therefore, these releases represent a historical REC.
- The use of Site for the past 100 years as a gas station and automobile service business likely included processes that involved the use of petroleum, solvents, and other hazardous substances. The manner in which these substances were historically stored, used, and disposed of is not known. Therefore, the past use of the Site as a gas station and for automotive repair represents a REC due to the potential for past, undocumented releases of petroleum products or other hazardous materials to soil, soil vapor, and/or groundwater.
- The three 10,000-gallon "temporarily closed" E-10 (10% ethanol/90% gasoline) USTs remaining at the Site in an unmonitored setting represents a REC due to the potential for damage to the USTs and/or release of gasoline due to vandalism by persons at the Site who are not affiliated with the gas station lessee or the property owner.

B.4. Published Geologic Information

The Site-specific groundwater flow direction was not determined through direct measurement during this Phase I ESA. Additional field investigation, beyond the Scope of Services of this Phase I ESA, would be required to determine this information.

B.4.a. Topography

According to the United States Geological Survey (USGS) 7.5-minute topographic map series, Minneapolis, Minnesota quadrangle, the Site is located at an elevation of approximately 850 to 855 feet above mean sea level.

B.4.b. Geology

The unconsolidated sediment in the Site vicinity consists of Pleistocene age Des Moines Lobe and Grantsburg sublobe glacial outwash deposits of sand, loamy sand, and gravel (Patterson, 1992).

The uppermost bedrock unit in the Site vicinity is the Middle Ordovician Platteville and Glenwood Formations (Olson and Bloomgren, 1989). The Platteville Formation is described as fine-grained limestone containing thin shale partings near the top and base, underlain by green, sandy shale of the Glenwood Formation. The depth to bedrock in the Site vicinity is approximately 50 to 100 feet below land surface (Bloomgren, Cleland, and Olson, 1989).

B.4.c. Hydrogeology

According to published geologic information, the regional groundwater flow direction within the unconsolidated deposits in the Site vicinity is generally to the southeast, toward the Mississippi River (Kanivetsky, 1989). According to published geologic information, the regional groundwater table in the vicinity of the Site occurs within the unconsolidated deposits at a depth of approximately 50 feet below the ground surface (bgs).

C. Scope of Services

The following tasks were conducted at the Site as part of this Limited Phase II ESA:

- Subcontracted a licensed drilling contractor to clear public utilities through Gopher State One Call and private utilities for the investigation locations.
- Subcontracted a licensed drilling contractor to complete soil borings, install temporary groundwater monitoring wells, and complete soil vapor probes.
- Advanced five environmental soil borings (GP-1 through GP-5) and collected soil samples.

- Conducted environmental monitoring during drilling and screened soil samples collected from the borings for the presence of organic vapors using a photoionization detector (PID). Visual and olfactory observations regarding potential contamination were also made and recorded.
- Analyzed representative samples of soil and groundwater for one or more of the following parameters: benzene, ethylbenzene, toluene, xylenes, diesel range organics (DRO), gasoline range organics (GRO), and Resource Conservation and Recovery Act (RCRA) metals - lead (Pb).
- Evaluated the data and prepared this report.

C.1. Deviations from Work Plan/Proposal

The purpose of this Limited Phase II ESA was to determine whether the soil and/or groundwater beneath the Site has been impacted due to the recognized environmental conditions identified in the Phase I ESA conducted at the Site by Braun Intertec (Project B2208959) dated May 10, 2023.

Soil boring SB-5 was moved approximately 5 feet to the north from the originally proposed location, due to the proximity of buried utilities discovered during the private utility locate.

Groundwater was not encountered during the advancement of the five soil borings for this Limited Phase II ESA. Therefore, no temporary wells were established and no groundwater samples were collected for analysis.

D. Investigation Methods and Procedures

The field work relating to the investigation was conducted on June 9, 2023. Prior to beginning the field investigation, public utilities were cleared through Gopher State One Call and private utilities were cleared through a subcontracted private utility locator.

Field methods and results are discussed in the following sections: Photographic documentation is provided in Appendix C, soil boring logs are provided in Appendix D, laboratory analytical report(s) is (are) provided in Appendix E, and Braun Intertec Standard Operating Procedures (SOPs) are provided in Appendix F.

Five geoProbe soil borings (designated SB-1 through SB-5) were advanced at the Site. The soil borings were advanced as follows:

- SB-1 was advanced to the east of the tank basin to a depth of 30 feet bgs. The SB-1 location was selected to provide data between the UST basin and the buried utility corridor along Chicago Avenue
- SB-2 was advanced to the southeast of the tank basin/east of the northern pump island to a depth of 30 feet bgs. SB-2 advanced in a location to provide data between the locations of the north pump island and the buried utility corridor along Chicago Avenue.
- SB-3 was advanced just west of the tank basin, and south of the former tank vault/petroleum release site in the basement of the adjacent property to the north of the Site to a depth of 30 feet bgs. SB-3 was advanced at a location to provide data to the west of the UST basin and to the south of a reported fuel oil release from a former basement fuel oil tank vault along the south side of the north-adjacent 3736/3740 Chicago Avenue building.
- SB-4 was advanced to the southwest of the tank basin and west of the northern pump island to a depth of 30 feet bgs. SB-4 was advanced to the west of the south pump island to a depth of 30 feet bgs. SB-4 was selected to provide data to the west of the north pump island.
- SB-5 was advanced to the west northwest of the south pump island. The location of SB-5 was selected to provide data to the west of the south pump island; however, the location had to be moved approximately 5 feet to the north of the proposed location because of the proximity of underground utilities at the Site. The location of buried utilities also prevented the advancement of soil borings to the east and south of the south pump island.

D.1.a.1. Receptor Survey

A Receptor Survey has been conducted in general accordance with Regulatory Agency Guidelines for Investigations of Contaminant Release Sites. Receptors that would be impacted by the petroleum releases reported at the Site include the adjacent 3736/3740 Chicago Avenue South mixed commercial (basement and 1st floor)/residential (2nd floor) property to the north and the adjacent 730 East 38th Street office building property to the west. None of the analytical parameters exceeded the applicable residential criteria in the soil samples collected in the exterior soil borings or the other hand auger borings advanced at the Site.

D.1.b. Water Wells

A well records search was conducted on the Minnesota Well Index (MWI), which is a limited database of water well records maintained by the MPCA for wells located within 1,000 feet of the Site. The MWI was accessed through the Minnesota Department of Health (MDH) website. Not all private water wells are listed in the MWI database; however, the MDH also maintains a database of water well records disclosed and registered during real estate property transactions (the Well Disclosure Certificate database) within in their Well management Section that may contain well records not listed in the MWI. No documentation was encountered in either of these databases that indicates the presence or former presence of wells at the Site.

D.1.c. Surface Water

The nearest surface water feature is a small pond located approximately 0.2 mile north of the Site.

D.2. Soil Evaluation

D.2.a. Soil Borings

Braun Intertec advanced five soil borings at the Site, designated as SB-1 to SB-5, to a depth of 30 feet bgs.

Braun Intertec subcontracted Bergerson Caswell Inc., Maple Plain, Minnesota, to advance five soil borings, designated as SB-1 to SB-5, at the Site to a depth of 30 feet bgs. The soil borings were completed with a hydraulically driven push-probe sampling rig. To collect the soil samples from the borings, a disposable thin-walled PVC liner was placed inside of a 5-foot long sampling tool. The borehole was then advanced using a dual-tube system, which allows for the inner sampling tool to be pushed through a larger outer-diameter rod with a total penetration depth of up to 5 feet. After advancing the tooling, the sampler was removed from the borehole, but the outer rod remained, keeping the borehole open, and the soil sample was retrieved from the PVC liner for field screening and classification. The process was then repeated to the termination depths of the borings.

Before arrival onsite, the drill rig and sampling equipment were cleaned with a high-pressure, hot water sprayer.

This investigation includes soil borings advanced to a depth of 30 feet. Upon completion, soil borings were sealed in accordance with MDH regulations. The concrete or asphalt surface at the boring location was patched.

D.2.b. Soil Classification and Monitoring

Soils samples from the soil borings were visually and manually classified in the field by an environmental technician using American Society for Testing and Materials (ASTM) D 2487 “Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)” and ASTM D 2488 “Standard Practice for Description and Identification of Soils (Visual-Manual Procedures)”. Additionally, soils were classified at the Braun Intertec soils laboratory by a geotechnical engineer using ASTM D 2487 and ASTM D 2488.

The soil samples retrieved were examined by an environmental technician, for unusual staining, odors, and other apparent signs of contamination. In addition, the soil samples were screened for the presence of organic vapors using a PID. The PID was equipped with a 10.6-electron-volt lamp and calibrated to an isobutylene standard. The PID was used to perform direct measurement and a headspace method of field analysis in accordance with Braun Intertec SOPs and the MPCA recommended procedures.

D.2.c. Soil Analyses

Selected soil samples were collected from the soil borings for laboratory analysis as identified in the following table. Samples were submitted to Pace Analytical, Minneapolis, MN.

| Soil Boring Sample Name | Sampling Depth (feet bgs) | Rationale | Analytical Parameters |
|-------------------------|---------------------------|--|--|
| SB-1 | 28-30 | East Side of Tank Basin | VOCs ¹ , GRO ² , DRO ³ , and RCRA ⁴ metals – lead (Pb) |
| SB-2 | 28-30 | By Southeast Corner of Tank Basin and North Pump Island | VOCs, GRO, DRO, and RCRA metals – lead (Pb) |
| SB-3 | 8-10 | West Side of Tank Basin by Former Fuel Tank Vault on Adjacent Property | VOCs, GRO, DRO, and RCRA metals – lead (Pb) |
| SB-4 | 28-30 | By Southwest Corner of Tank Basin and North Pump Island | VOCs, GRO, DRO, and RCRA metals – lead (Pb) |
| SB-5 | 28-30 | West of South Pump Island | VOCs, GRO, DRO, and RCRA metals – lead (Pb) |

¹VOCs = Volatile Organic Compounds
²GRO = Gasoline Range Organic Compounds
³DRO = Diesel Range Organic Compounds
⁴RCRA = Resource Conservation and Recovery Act.

The analytical parameters for soil samples collected from each soil boring are summarized in Table 1.

D.3. Groundwater Evaluation

Groundwater was not encountered in any of the soil borings.

E. Investigation Results

E.1. Geologic Conditions

Soil boring logs with descriptions of the various soil strata encountered during the soil boring operations are contained in Appendix D. The depths shown as changes between the soil types are approximate. The actual changes may be transitional, and the transition depths are likely to be horizontally variable.

Fill soils consisting primarily of poorly graded, medium-grained, brown to light-brown sand with isolated horizons of coarse sand and gravel, were encountered from the ground surface to depths of 12 feet bgs. Laminated sand was encountered at depths ranging from 4 feet bgs in SB-3 to 12 feet in SB-4. No lamination was observed in SB-1.

E.2. Hydrogeology

The hydrogeology of the Site could not be determined because groundwater was not encountered in any of the soil borings.

E.3. Field Screening

Soil recovered from the soil borings was screened by the field technician for evidence of contamination, including odors, staining, and the presence of debris. No odors, staining, or debris were observed in the soils recovered from any of the three borings.

Organic vapor/PID readings were recorded for soil samples collected from each borings. The observed organic vapor concentrations ranged from 0.0 to 1.6 parts per million (ppm), which are considered to be general background readings. Soil screening PID results are included on the soil boring logs in Appendix D.

E.4. Soil Analytical Results

This section provides a discussion of soil analytical results. A summary of the soil analytical results is provided in Table 3. Figure 2 shows PID screening ranges and analytical results, where applicable, for the soil samples. The complete laboratory reports with chain-of-custody forms are included in Appendix E.

The soil analytical results can be compared with the Soil Reference Values (SRVs), Background Threshold Values (BTVs), and Screening Soil Leaching Values (SLVs), which are also listed on Table 3. The SRVs and SLVs are allowable risk-based contaminant concentrations derived by the Minnesota Pollution Control Agency (MPCA) using risk assessment methodology, modeling, and risk management policy to guide investigation and cleanup actions. SRVs relate to direct-contact exposure scenarios and SLVs relate to potential leaching of contaminants to groundwater. BTVs were established by the MPCA based on an estimate of state-wide natural background concentrations for inorganics and ambient background concentrations for organics. BTVs are used in instances where the MPCA calculated a health-based SRV that is below estimated background values (MPCA guidance document c-r1-05, April 2021).

Concentrations of contaminants in soil, SRVs, BTVs (where applicable), and SLVs are expressed in units of milligrams per kilogram (mg/kg).

The following is a summary of the soil analytical results.

- DRO was detected at a concentration of 1,520 mg/kg in the soil sample from SB-1 collected from a depth of 8 to 10 feet bgs. The DRO concentration detected exceeds the MPCA unregulated fill criterion of 100 mg/kg.
- No DRO was detected in the other soil borings at concentrations greater than the laboratory reporting limits.
- No benzene, ethylbenzene, toluene, or xylenes were detected at concentrations greater than or equal to corresponding laboratory reporting limits.
- No GRO was detected at concentrations greater than or equal to the laboratory reporting limits.
- The RCRA-Lead (Pb) sample results ranged from 1.3 to 2.7 mg/kg, which is well below both the 200 mg/kg residential/recreational SRV and the 460 mg/kg commercial/industrial SRV.

With the Client's permission, Braun Intertec reported the soil analytical results soil analytical results to Minnesota Duty Officer #35, who assigned Report #214461 to the release.

E.5. Groundwater Analytical Results

Groundwater was not encountered in any of the soil borings. No groundwater samples were collected or analyzed.

E.6. Soil Vapor Analytical Results

Soil Vapor samples could not be collected due to unavailability of soil vapor canisters within the timeframe for the completion of the project from any of the environmental laboratories contacted.

E.7. Quality Assurance/Quality Control

Samples were placed in clean, laboratory supplied containers, preserved, labeled, and transported to the Pace Analytical laboratory in Minneapolis, Minnesota under refrigerated conditions using chain-of-custody procedures. Analyses were performed using EPA (Environmental Protection Agency) or other recognized standard procedures.

A quality assessment of field procedures and analytical laboratory reports was performed to evaluate potential effects on data quality used to support project objectives. All applicable Braun Intertec SOPs were followed as prescribed unless otherwise noted in this report.

A trip blank accompanied the investigative samples and was analyzed for VOCs. No contaminants were detected in the trip blank at concentrations greater than the laboratory method reporting limits. Data were reviewed prior to release, quality-control guidelines were generally met, and the data are considered usable.

F. Conclusions

The Limited Phase II ESA identified one area of soil contamination (SB-3) where analytical testing identified impacts in soil exceeding an established regulated fill criterion for DRO. The location of the contamination is shown on Figure 2 of this report and is summarized below:

- According to the MPCA What's in My Neighborhood (WIMN) database, a release of Fuel Oil #1 and #2 was discovered at the 3736-3740 Chicago Avenue South on March 23, 2023, in conjunction with a Phase II Environmental Site Assessment of that property. The release was reported to the MPCA on April 23, 2023, and was assigned MPCA Leaksite #LS0021965.
- The location of SB-3 was selected for its proximity to the west side of the former Speedway Gas Station tank basin and the former fuel oil tank vault in the basement of the building (3736-3740 Chicago Avenue South) on the adjacent property to the north of the Site. DRO was detected in a soil sample from SB-3 collected from a depth of 8 to 10 feet bgs, in what appeared to be fill material. The PID soil screening readings for this interval ranged from 1.1 to 1.6 parts per million (ppm); no odor or staining were observed in the soil sample.
- The depth and location of the DRO detected in the soil sample collected from SB-3 at the Site appears to be consistent with the release of fuel oil from a basement vault in the basement of the adjacent 3736-3740 Chicago Avenue South property because of the difference in elevation between the two parcels.
- No odor, staining or other evidence of contamination were observed in soil samples collected from the soil borings at the Site. No soil screening readings or analytical data were obtained that would indicate the presence of GRO or BTEX impacts soil from former releases of gasoline at the Site.

G. Recommendations

Tank Removal

- The city of Minneapolis plans to remove the USTs from the Site. Prior to the removal of the tanks the city of Minneapolis will need to engage an environmental professional to perform excavation oversight for the removal of the underground storage tanks and to collect soil samples from the tank basin walls and the bottom of the tank basin for laboratory analysis.

MPCA Brownfields/Voluntary Petroleum Investigation and Cleanup Program Enrollment

- Braun Intertec recommends that the Site be enrolled in the MPCA Petroleum Brownfields Program (PBP) to obtain applicable assurances from the MPCA regarding the impacts at the Site from gasoline releases at the Site and the fuel oil release at the adjacent 3736/3740 Chicago Avenue South property, and to facilitate potential future redevelopment activities at the Site.

- Additional investigation of the Site may be required by the MPCA to obtain soil vapor data, groundwater data, and/or additional soil data to evaluate potential impacts from the use of solvents at the Site in the past, to further define the magnitude and extent of contamination, to evaluate soil re-use and/or disposal options, and/or to obtain applicable liability assurances from the MPCA for future development.

- Should redevelopment plans be made for the Site in the future, it is recommended that a work plan be submitted to the MPCA for review and approval prior to commencing any future redevelopment work at the Site. It is also recommended that the city of Minneapolis have a Response Action Plan (RAP) prepared for the project and submitted for review and approval by MPCA Petroleum Brownfields Program. The RAP should incorporate construction plans and outline methods for segregating and handling potential impacted soils encountered during construction of the project. The RAP should also address the need for vapor barriers and/or other engineering controls for utilities installed in impacted areas. A Construction Contingency Plan (CCP) should be incorporated into the RAP to address the potential for encountering unknown environmental conditions during construction. The RAP/CCP document should be submitted to the MPCA for review and approval prior to the start of construction.

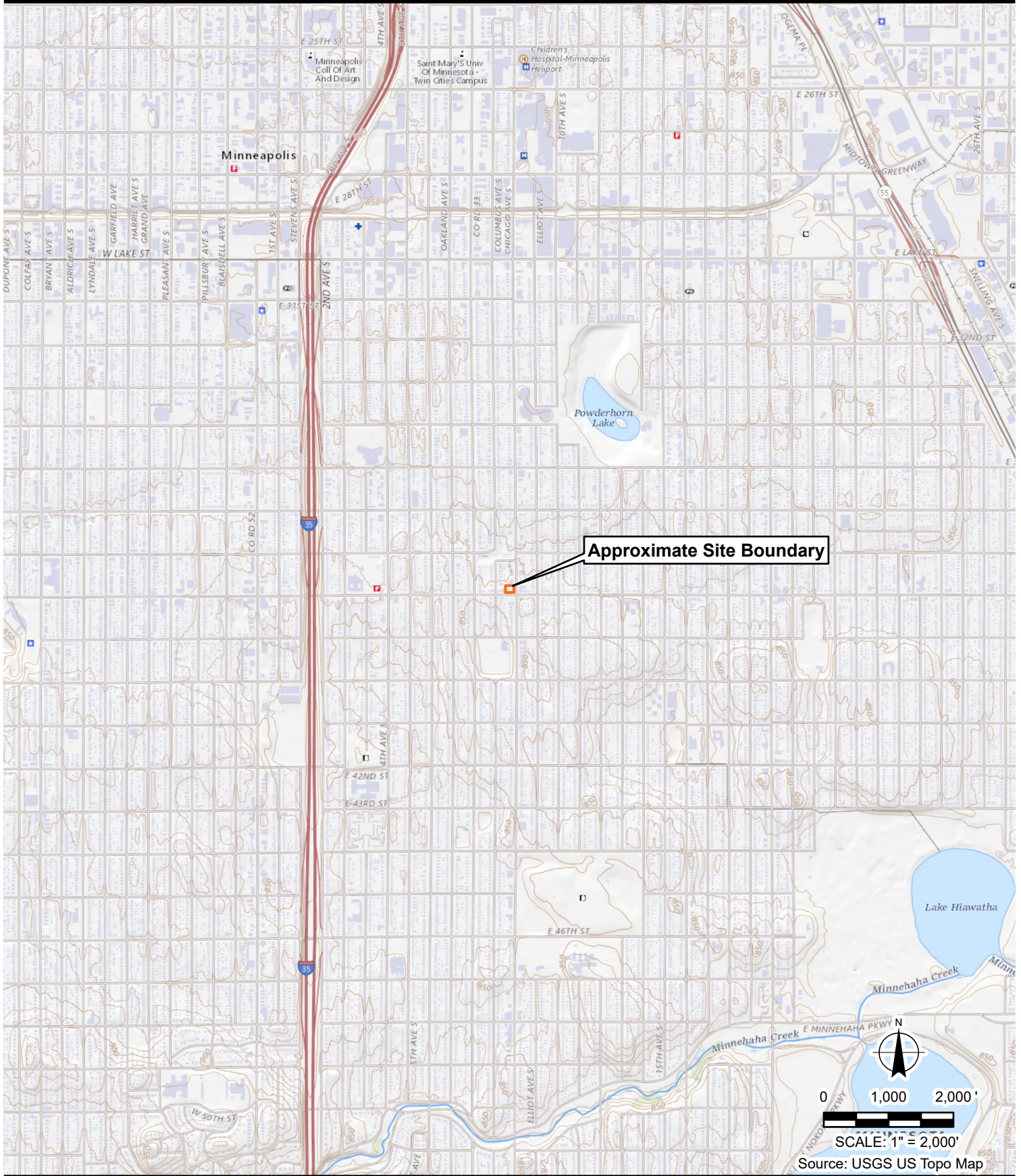
H. Assessment Limitations

The scope of this Phase II ESA was limited in that soil vapor samples and groundwater samples could not be collected. Soil vapor samples could not be collected because no soil vapor canisters were available within the timeframe to complete the investigation before the end of the client's due diligence period. Braun Intertec contacted three laboratories to secure canisters for the project. Groundwater samples could not be collected because the inferred foot depth to the surficial groundwater table at the Site was impracticable for the geoprobe drilling rig and no hollow-stem auger drill rigs were available within the timeframe of the client's due diligence period.

The analyses and conclusions submitted in this report are based on field observations and the results of laboratory analyses of soil samples collected from the soil borings completed for this project.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Figures



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The Science You Build On.

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 Minneapolis, MN 55438
 952.995.2000
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Project No:
 B2208959

Drawing No:
 Fig1_SiteLocation

Drawn By: SL
 Date Drawn: 3/3/2023
 Checked By: SG
 Last Modified: 3/3/2023

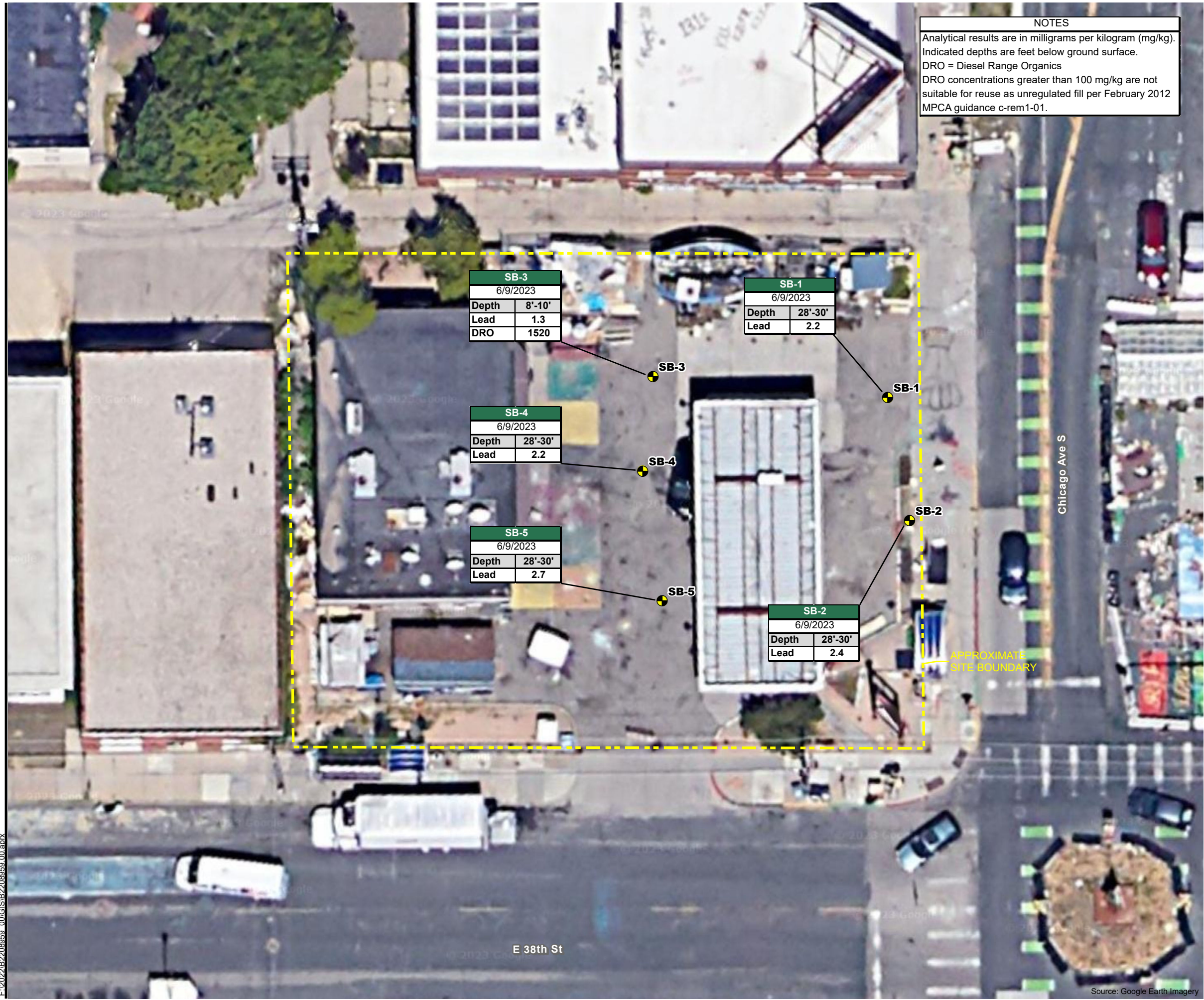
Former Speedway Gas Station

3744 Chicago Avenue South

Minneapolis, Minnesota

Site Location Map

Figure 1



NOTES
 Analytical results are in milligrams per kilogram (mg/kg). Indicated depths are feet below ground surface.
 DRO = Diesel Range Organics
 DRO concentrations greater than 100 mg/kg are not suitable for reuse as unregulated fill per February 2012 MPCA guidance c-rem1-01.

| SB-3 | |
|----------|--------|
| 6/9/2023 | |
| Depth | 8'-10' |
| Lead | 1.3 |
| DRO | 1520 |

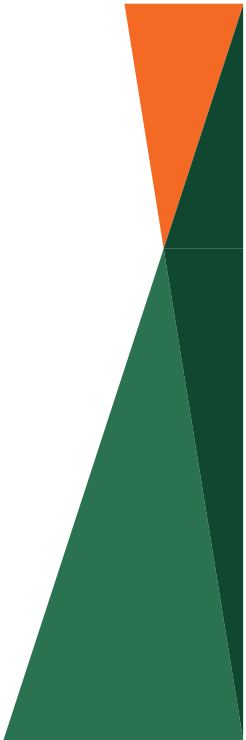
| SB-1 | |
|----------|---------|
| 6/9/2023 | |
| Depth | 28'-30' |
| Lead | 2.2 |

| SB-4 | |
|----------|---------|
| 6/9/2023 | |
| Depth | 28'-30' |
| Lead | 2.2 |

| SB-5 | |
|----------|---------|
| 6/9/2023 | |
| Depth | 28'-30' |
| Lead | 2.7 |

| SB-2 | |
|----------|---------|
| 6/9/2023 | |
| Depth | 28'-30' |
| Lead | 2.4 |

- Soil Boring
- Approximate Site Boundary



Drawing Information

Project No:
B2208959.00

Drawing No:
Site Layout and Analytical
 Drawn By: ZS
 Drawn/Checked By: 6/22/2023 SG
 Last Modified: 6/22/2023

Project Information

Former Speedway
Gas Station

3744 Chicago Ave S

Minneapolis, Minnesota

**Soil Analytical
Results -
Regulatory
Exceedances**

Figure 2



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Source: Google Earth Imagery

Tables

Table 1
Soil Analytical Results Former Speedway Gas Station
Minneapolis, Minnesota
Project B22008959.00

| Compound/Parameter | CAS No. | Sample Identifier and Date Collected | | | | | | Residential/ Recreational SRV (mg/kg) | SLV (mg/kg) |
|--|-----------|--------------------------------------|-------------|--------------|-------------|--------------|------------|---|----------------|
| | | SB-1 28-30' | SB-2 28-30' | SB-3 8-10' | SB-4 28-30' | SB-5 28-30'' | Trip Blank | | |
| | | 3/24/2023 | 3/24/2023 | 3/24/2023 | 3/27/2023 | 3/27/2023 | --- | | |
| Volatile Organic Compounds (VOCs) (mg/kg) | | | | | | | | | |
| Benzene | 71-43-2 | <0.0219 | <0.0219 | <0.0222 | <0.0214 | <0.0208 | <0.0200 | cPAH | cPAH |
| Toluene | 100-41-4 | <0.0547 | <0.0547 | <0.0554 | <0.0520 | <0.0535 | <0.0500 | cPAH | cPAH |
| Ethylbenzene | 108-88-3 | <0.0547 | <0.0547 | <0.0554 | <0.0520 | <0.0535 | <0.0500 | cPAH | cPAH |
| Total Xylenes | 1330-20-7 | <0.164 | <0.164 | <0.166 | <0.156 | <0.160 | <0.156 | cPAH | cPAH |
| Metals (mg/kg) | | | | | | | | | |
| Lead, Total | 7439-92-1 | 2.2 | 2.4 | 1.3 | 2.2 | 2.7 | --- | 200 | 2,700 |
| Petroleum Parameters (mg/kg) | | | | | | | | MPCA Unreg. Fill Criterion | |
| Diesel Range Organics (DRO) | --- | <8.1 | <8.2 | 1,520 | <7.6 | <7.7 | --- | 100 ^[f] | |
| Gasoline Range Organics (GRO) | --- | <10.8 | <10.8 | <10.8 | <10.8 | <10.3 | <10.0 | 100 ^[f] | |

Notes

Minnesota Pollution Control Agency (MPCA) Soil Reference Values (SRVs) updated in March 2023 and Soil Leaching Values (SLVs) updated in June 2013.

mg/kg = Milligrams per kilogram.

< = Not detected at or above the laboratory reporting limit indicated.

--- = Not analyzed or calculated for this parameter or not applicable.

BTV = Background Threshold Value. BTVs are not calculated health based SRVs. The MPCA calculated SRVs were determined to be below background values (MPCA guidance document c-r1-05, April 2021).

cPAH = Individual regulatory limit not established for this carcinogenic PAH; included in BaP equivalent calculation.

NE = Regulatory limit not established for this parameter.

RL = Reporting limits for other parameters that are not listed individually in this table because their concentrations were below reporting limits provided in the laboratory report.

[a] = Regulatory limit for combination of cis- and trans-1,3-Dichloropropene.

[b] = Regulatory limit for combination of m-, p-, and o-Xylenes.

[c] = Benzo(a)pyrene (BaP) equivalent is calculated based on the concentration and weighted toxicity of cPAHs; MPCA; 2009. If no cPAHs were detected above reasonable laboratory reporting limits the BaP equivalent is reported as 0 mg/kg per MPCA Remediation Division Policy; June 2011.

[e] = Reported result is total chromium, regulatory limit for chromium III and chromium VI are provided.

[f] = DRO/GRO concentrations greater than 100 mg/kg are not suitable for reuse as unregulated fill per MPCA Guidance Document c-rem1-01 "Best Management Practices for the Off-Site Reuse of Unregulated Fill" (February 2012).

| |
|--------------------------------------|
| Exceeds Residential/Recreational SRV |
| Exceeds Commercial/Industrial SRV |
| Exceeds SLV |
| Exceeds 100 mg/kg for DRO/GRO |

