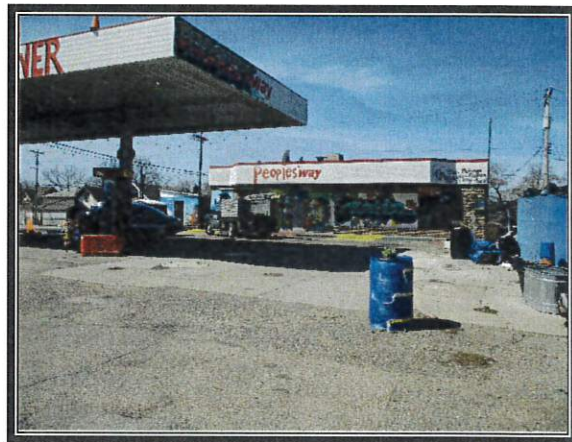


Pre-Demolition Survey for Asbestos Containing Materials and Regulated Materials Inventory

Former Speedway Gas Station
3744 Chicago Avenue South
Minneapolis, Minnesota



Prepared For

*The City of Minneapolis
504 4th Avenue South, Suite 320
Minneapolis, MN 55415*

Project Number B2208959
May 8, 2023

Braun Intertec Corporation

Table of Contents

Description	Page
A. Introduction	1
B. Project Results	1
B.1. Asbestos Containing Materials	1
B.2. Regulated Materials.....	2
C. Methodology	3
C.1. Asbestos Containing Materials	3
C.2. Regulated Materials Survey.....	4
D. Limitations of Building Survey/Remarks.....	4

Appendices

- A: Asbestos Laboratory Results and Chain of Custody
- B: Photographic Log
- C: Regulated Materials Inventory
- D: Certifications

A. Introduction

On April 18, 2023, representatives from Braun Intertec Corporation conducted a pre-demolition asbestos survey for suspect asbestos containing materials (ACM) and an assessment of other regulated materials associated with the former gas station property located at 3744 Chicago Avenue South in Minneapolis, Minnesota. The intent of the investigation was to identify and quantify regulated materials associated with the building that may require removal or remediation prior to demolition.

The former Speedway property contains one approximately 2,400 square foot slab-on-grade former gas station building, a pump island canopy, two fuel pump islands, and three “temporarily closed” 10,000-gallon E-10 (10% ethanol/90%gasoline) underground storage tanks (USTs).

During the survey Braun Intertec’s representatives were accompanied by Ms. Rebecca Parrel, the project Supervisor for the city of Minneapolis, and Minneapolis Maintenance Department personnel. At the time of the survey, the gas station building appeared to have been recently occupied by persons who were using the roof hatch to access the interior of the building.

B. Project Results

B.1. Asbestos Containing Materials

During the investigation, building components were penetrated to inspect for suspect ACM. Materials considered suspect for asbestos and subsequently sampled included gypsum board, joint compound, laminate sheeting, ceiling panels, vinyl floor tile and adhesive, ceramic floor tile ground and adhesives, ceiling insulation, duct insulation, roof membrane, roof flashing, and roof sealants. Of the building materials sampled, only the black floor tile adhesive on the Beige 12” x 12” vinyl floor tile in the South entrance area was found to be an ACM (defined as containing greater than 1% asbestos). The plumbing pipes were observed to be uninsulated.

Copies of the bulk Laboratory Analytical Results and chain of custody forms are presented in Appendix A. Materials not specifically identified as being sampled in this report should be presumed to be ACM until sampling and analysis proves them to be otherwise.

It should be noted that it is common for gas stations constructed in the 1970's to have transite asbestos utility ducts beneath the foundation of the building. Should the building be demolished in the future, the excavation should be monitored for transite ducts beneath the foundation.

B.2. Regulated Materials

Regulated materials identified within the former gas station building included fluorescent and LED light bulbs, fluorescent light ballasts, security cameras, an emergency light and exit sign, smoke detectors, hydraulic door closers, refrigerator thermometers, electronic devices with circuit boards and capacitors, a fire extinguisher, a water heater, three freezers, , miscellaneous appliances, cleaning products and antifreeze, and municipal solid waste. Regulated materials observed on the exterior of the gas station building and elsewhere on the Site included HVAC Units, satellite dishes, treated wood blocks, plywood, fencing materials, and landscape timbers, fluorescent light bulbs and ballasts, gas pump circuit boards, capacitors, and gas filters, LED light fixtures, a security camera, underground storage tanks, and storage tank vent pipes.

Photographic images of regulated materials and asbestos containing materials are presented in Appendix B. The Regulated Materials Inventory is presented in Appendix C.

C. Additional Non-Scope Considerations

The following non-scope considerations are typically the responsibility of the demolition contractor; however, Braun Intertec can manage these tasks or assist the demolition contractor in the abandonment of these structures.

C.1. Ancillary Structures

Several small structures have been constructed at the Site since 2020 by members of the local community. Because of the sensitive nature of community relations at the site, these structures were not sampled for asbestos. Only interior spaces that could be viewed without entering the structures were included in this report.

C.2. Below Grade Asbestos Containing Materials

Assessment of Asbestos Containing materials beneath the building slab and beneath the ground surface was not within the scope of work for this project. However, it is common for former SuperAmerica gas

stations constructed in the 1970's to have transite asbestos utility ducts beneath the slab of the gas station building.

Historical records for the Site indicate that at least four former buildings were demolished at the Site. It is not known if demolition debris, including asbestos containing materials, may be buried at the Site.

If potential asbestos-containing materials are encountered during redevelopment or excavation activities at the Site, these materials must be segregated and managed as asbestos, unless analytical data is obtained to prove that they are not asbestos-containing materials.

D. Methodology

The Braun Intertec personnel who performed the survey and sampling of the site buildings have completed, at a minimum, an Environmental Protection Agency (EPA) approved training course in asbestos surveys. Copies of the current certifications are included in Appendix D.

D.1. Asbestos Containing Materials

The suspect building materials were analyzed for asbestos using polarized light microscopy and dispersion staining techniques utilizing the EPA-approved methodology 600/R-93/116 dated July 1993. This method estimates the amount of asbestos present and distinguishes between the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite, and anthophyllite. The lower limit of detection for asbestos using this procedure is one percent asbestos by volume. Results are presented as estimates based on this method for the portions of the samples analyzed. Asbestos analysis was completed in Braun Intertec's St. Paul, Minnesota laboratory, which participates in the Bulk Asbestos Proficiency Analytical Program administered through the American Industrial Hygiene Association. The Braun Intertec laboratory identification number is 102840.

The samples were analyzed under normal turnaround conditions. The attached results are based on sampling information collected by Braun Intertec and analysis in accordance with currently accepted industrial hygiene practices at this time and location. Other than this, no guarantee is implied or intended.

Results should not be construed as a positive confirmation of any material constituent make-up or identity, and this report may not be reproduced or used to claim product endorsement by Braun Intertec or any government agency.

The portions of the asbestos samples not consumed in the analysis will be retained by Braun Intertec for a period of 30 days and then disposed of, unless Braun Intertec receives notification to return the samples to you.

D.2. Regulated Materials Survey

Braun Intertec personnel followed Minnesota Pollution Control Agency (MPCA) guidelines to identify and inventory-regulated waste materials that must be removed prior to renovation or demolition. Minnesota Statutes, Chapters 115 and 116 and Minnesota Rules 7011, 7027, 7035, and 7045 govern regulated materials. Items inventoried as regulated materials in the survey cannot be considered as demolition debris. These items may include hazardous substances within fixtures and devices associated with electrical, plumbing, heating, cooling, safety, or lighting systems.

Other materials such as municipal solid waste, household hazardous waste, industrial or hazardous wastes, tires, appliances, and electronics are prohibited from being disposed of in a demolition landfill in accordance with the MPCA rules.

E. Limitations of Building Survey/Remarks

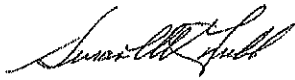
Any discussion or recommendations contained in this report represent our professional opinions. These opinions are based on currently available information and are arrived at in accordance with currently accepted industrial hygiene practices at this time and location. Other than this, no guarantee is implied or intended.

Every effort was made to completely evaluate accessible materials for the buildings located at the former Speedway gas station property located at 3744 Chicago Avenue, Minneapolis, Minnesota. The evaluation was based on previous experience with similar materials, similar buildings, similar budgeting, and time constraints. Braun Intertec maintains that the materials observed, the samples collected, and the results reported are factual and accurate.

We appreciate the opportunity to assist you. If you have any questions regarding this report or the attached results, please contact me at (651) 485-4123.

This report was prepared by:

BRAUN INTERTEC CORPORATION



Susan Grubb
Field Scientist IV



Abby Huber
Senior Project Manager

Appendix A

Asbestos Laboratory Results and Chain of Custody

MATERIAL IDENTIFICATION RESULTS

Prepared By: Braun Intertec Corporation
1826 Buerkle Road
St. Paul, MN 55110

Project Name: Former Speedway Gas Station, 3744 Chicago Avenue, Minneapolis, MN
Project Number: B2208959

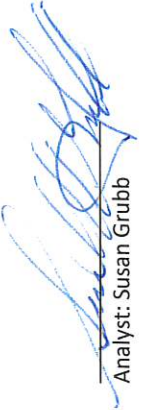
Date Sampled: 04/18/23

Date Received: 04/18/23

Date Analyzed: 04/21/23 - 04/25/23



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
South Entrance Area, Wall	Gypsum Board with Joint Compound	1A	None Detected	None Detected
Southwest Room, Wall	Gypsum Board with Joint Compound	1B	None Detected	None Detected
Restroom, Wall (under Laminates)	Gypsum Board with Joint Compound	1C	None Detected	None Detected
South Storage Room, Wall	Gypsum Board with Joint Compound	1D	None Detected	None Detected
Store Area, Wall (under Laminates)	Gypsum Board with Joint Compound	1E	None Detected	None Detected
Store Area, Wall (under Laminates)	Gypsum Board with Joint Compound	1F	None Detected	None Detected
Store Area, Wall (under Laminates)	Gypsum Board with Joint Compound	1G	None Detected	None Detected
Store Area, Wall (under White Tile)	Joint Compound	1H	None Detected	None Detected
South Entrance Area	Tan Baseboard Adhesive	2A	None Detected	None Detected
Southwest Room	Tan Baseboard Adhesive	2B	None Detected	None Detected
Restroom	Tan Baseboard Adhesive	2C	None Detected	None Detected
Store Area	Beige Baseboard Adhesive	2D	None Detected	None Detected
Store Area	Clear Baseboard Adhesive	2E	None Detected	None Detected
Store Area	Clear Baseboard Adhesive	2F	None Detected	None Detected
Store Area	Clear Baseboard Adhesive	2G	None Detected	None Detected
South Side Entry	Fiberglass Laminates Wall Panel	3A	None Detected	None Detected


Analyst: Susan Grubb

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1826 Buerkle Road
St. Paul, MN 55110

Project Name: Former Speedway Gas Station, 3744 Chicago Avenue, Minneapolis, MN
Project Number: B2208959

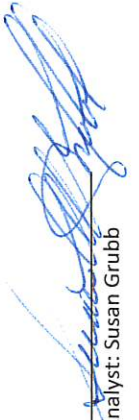
Date Sampled: 04/18/23

Date Received: 04/18/23

Date Analyzed: 04/21/23 - 04/25/23



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
Restroom	Fiberglass Laminate Wall Panel	3B	None Detected	None Detected
South Storage Room	Fiberglass Laminate Wall Panel	3C	None Detected	None Detected
Store Area	Fiberglass Laminate Wall Panel	3D	None Detected	None Detected
Store Area	Fiberglass Laminate Wall Panel	3E	None Detected	None Detected
South Storage Room	Fiberglass Laminate Wall Panel	3F	None Detected	None Detected
South Storage Room	Fiberglass Laminate Wall Panel	3G	None Detected	None Detected
South Entrance Area	12" x 12" Beige Floor Tile	4A	Chrysotile	<1%
South Entrance Area	12" x 12" Beige Floor Tile	4B	Chrysotile	<1%
South Entrance Area	12" x 12" Beige Floor Tile	4C	Chrysotile	<1%
South Entrance Area	Black Adhesive	5A	Chrysotile	3%
South Entrance Area	Black Adhesive	5B	TTP	TTP
South Entrance Area	Black Adhesive	5C	TTP	TTP
South Entrance Area	2' x 4' Dash and Dot Ceiling Panel	6A	None Detected	None Detected
Utility Room	2' x 4' Dash and Dot Ceiling Panel	6B	None Detected	None Detected
Utility Room	2' x 4' Dash and Dot Ceiling Panel	6C	None Detected	None Detected
South Entrance Area	Beige Baseboard Adhesive	7A	None Detected	None Detected


Analyst: Susan Grubb

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St. Paul, MN 55110

Project Name: Former Speedway Gas Station, 3744 Chicago Avenue, Minneapolis, MN
Project Number: B2208959

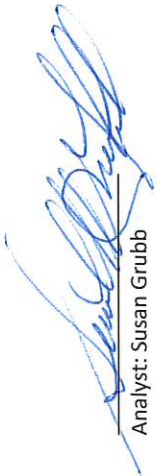
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Date Received: 04/18/23

Date Analyzed: 04/21/23 - 04/25/23



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
Southwest Room	Beige Baseboard Adhesive	7B	None Detected	None Detected
Restroom	Beige Baseboard Adhesive	7C	None Detected	None Detected
Southwest Room	Gypsum Board with Joint Compound	8A	None Detected	None Detected
Southwest Room	Gypsum Board with Joint Compound	8B	None Detected	None Detected
Southwest Room	Gypsum Board with Joint Compound	8C	None Detected	None Detected
Restroom	Ceramic Brick Floor Tile Grout	9A	None Detected	None Detected
South Storage Room	Ceramic Brick Floor Tile Grout	9B	None Detected	None Detected
Utility Room	Ceramic Brick Floor Tile Grout	9C-1	None Detected	None Detected
Utility Room	Ceramic Brick Floor Tile Mortar	9C-2	None Detected	None Detected
South Storage Room	2' x 4' Plain Ceiling Panel	10A	None Detected	None Detected
South Storage Room	2' x 4' Plain Ceiling Panel	10B	None Detected	None Detected
South Storage Room	2' x 4' Plain Ceiling Panel	10C	None Detected	None Detected
Utility Room	2' X 4' Large Dot Ceiling Panel	11A	None Detected	None Detected
Utility Room	2' X 4' Large Dot Ceiling Panel	11B	None Detected	None Detected
Utility Room	2' x 4' Small Dot Ceiling Panel	12A	None Detected	None Detected


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Project Number: B2208959

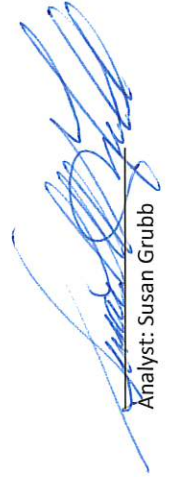
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Date Received: 04/18/23

Date Analyzed: 04/21/23 - 04/25/23



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
Utility Room	2' x 4' Small Dot Ceiling Panel	12B	None Detected	None Detected
Store Area	Ceramic Brick Floor Tile Grout	13A	None Detected	None Detected
Store Area	Ceramic Brick Floor Tile Grout	13B	None Detected	None Detected
Store Area	Ceramic Brick Floor Tile Grout	13C	None Detected	None Detected
Store Area	Tan and Brown Ceramic Baseboard Adhesive	14A	None Detected	None Detected
Store Area	Tan and Brown Ceramic Baseboard Adhesive	14B	None Detected	None Detected
Store Area	Tan and Brown Ceramic Baseboard Adhesive	14C	None Detected	None Detected
Store Area	Brown Ceramic Baseboard Grout	15A	None Detected	None Detected
Store Area	Brown Ceramic Baseboard Grout	15B	None Detected	None Detected
Store Area	Brown Ceramic Baseboard Grout	15C	None Detected	None Detected
Store Area	Beige 12" x 12" VFT	16A	None Detected	None Detected
Store Area	Beige 12" x 12" VFT	16B	None Detected	None Detected
Store Area	Beige 12" x 12" VFT	16C	None Detected	None Detected
Store Area	Tan Adhesive	17A	None Detected	None Detected
Store Area	Tan Adhesive	17B	None Detected	None Detected


Analyst: Susan Grubb

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Project Number: B2208959

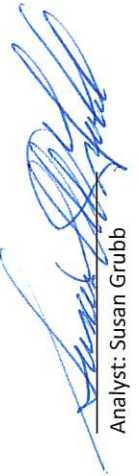
Date Sampled: 04/18/23

Date Received: 04/18/23

Date Analyzed: 04/21/23 - 04/25/23



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
Store Area	Tan Adhesive	17C	None Detected	None Detected
Store Area	Rubber Mat	18A	None Detected	None Detected
Store Area	Rubber Mat	18B	None Detected	None Detected
Store Area	Ceramic Wall Tile Adhesive	19A	None Detected	None Detected
Store Area	Ceramic Wall Tile Adhesive	19B	None Detected	None Detected
Store Area	Ceramic Wall Tile Adhesive	19C	None Detected	None Detected
Store Area	Ceramic Wall Tile Grout	20A	None Detected	None Detected
Store Area	Ceramic Wall Tile Grout	20B	None Detected	None Detected
Store Area	Ceramic Wall Tile Grout	20C	None Detected	None Detected
Southwest Room	Wall Patch Compound	21A	None Detected	None Detected
Southwest Room	Wall Patch Compound	21B	None Detected	None Detected
Store Area, above Ceiling	Yellow Fibrous Duct Insulation	22A	None Detected	None Detected
Store Area, above Ceiling	Yellow Fibrous Duct Insulation	22B	None Detected	None Detected
Store Area, above Ceiling	Pink Fiberglass Insulation	23A	None Detected	None Detected
Store Area, above Ceiling	Pink Fiberglass Insulation	23B	None Detected	None Detected
Southwest Roof Area	Gray Roof Vent Sealant	24A	None Detected	None Detected


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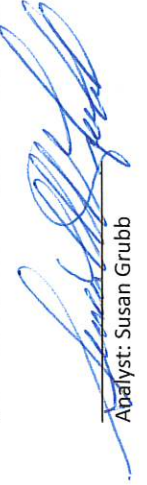
Date Sampled: 04/18/23

Date Received: 04/18/23

Date Analyzed: 04/21/23 - 04/25/23



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
Southwest Roof Area	Gray Roof Vent Sealant	24B	None Detected	None Detected
South Roof Area	Rough Membrane Patch	25A	None Detected	None Detected
South Roof Area	Smooth Membrane Patch	25B	None Detected	None Detected
Northwest Area of Roof, Top of Scupper	White Caulk	26A	None Detected	None Detected
Southwest Area of Roof, Top of Scupper	White Caulk	26B	None Detected	None Detected
Southeast Area of Roof	Black HVAC Base Sealant	27A	None Detected	None Detected
Southeast Area of Roof	Black HVAC Base Sealant	27B	None Detected	None Detected
Southwest Area of Roof, Roof Penetration	Rubbery Silver Caulk	28A	None Detected	None Detected
Southwest Area of Roof, Roof Penetration	White Caulk	28B	None Detected	None Detected
Southwest Area of Roof, Roof Penetration	Silver Caulk	28C	None Detected	None Detected
Southwest Area of Roof, Roof Penetration	Black Sealant	28D	None Detected	None Detected
Southwest Area of Roof, Roof Penetration	Gold Foam	28E	None Detected	None Detected
Roof, Northeast Area	Roof Membrane and Underlayment	29A	None Detected	None Detected
Roof, Northeast Area	Roof Membrane and Underlayment	29B	None Detected	None Detected
Roof, Northeast Area	Roof Membrane and Underlayment	29C	None Detected	None Detected
Roof, Northeast Area	Roof Membrane and Underlayment	29D	None Detected	None Detected


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Project Number: B2208959

Date Sampled: 04/18/23

Date Received: 04/18/23

Date Analyzed: 04/21/23 - 04/25/23



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
Roof, Northeast Area	Roof Membrane and Underlayment	29E	None Detected	None Detected
Roof, Northeast Area	Roof Flashing	30A	None Detected	None Detected
Roof, Northeast Area	Roof Flashing	30B	None Detected	None Detected
Roof, Southeast Area	Roof Flashing	30C	None Detected	None Detected
Northeast Area Roof Edge, on Metal Trim	Gold Adhesive	31A	None Detected	None Detected
Northeast Area Roof Edge, on Metal Trim	Gold Adhesive	31B	None Detected	None Detected
Northeast Area Roof Edge, on Metal Trim	Gold Adhesive	31C	None Detected	None Detected
Northeast Area Roof Edge, on Metal Trim	Black Sealant	32A	None Detected	None Detected
Northeast Area Roof Edge, on Metal Trim	Black Sealant	32B	None Detected	None Detected
Southeast Area Roof Edge, on Metal Trim	Black Sealant	32C	None Detected	None Detected
South Exterior Wall of Building, East Side	Clear Caulk	33A	None Detected	None Detected
South Exterior Wall of Building, East Side	Clear Caulk	33B	None Detected	None Detected
Building South Exterior Wall, West Side	Clear Caulk	34A	None Detected	None Detected
South Exterior Wall of Building, West Side	Clear Caulk	34B	None Detected	None Detected

None Detected = No asbestos was detected in the portions of the sample analyzed.


Analyst: Susan Grubb

MATERIAL IDENTIFICATION RESULTS

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Project Number: B2208959

Date Sampled: 04/18/23

Date Received: 04/18/23

Date Analyzed: 04/21/23 - 04/25/23



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
----------	-------------------------	---------------	------------------	------------------

The samples were analyzed using polarized light microscopy and dispersion staining techniques utilizing the EPA-approved methodology 600/R-93/116, dated July 1993. This method estimates the amount of asbestos present and distinguishes between the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite, and anthophyllite. The results are presented as estimates based on this method for the portions of the samples analyzed.


Analyst: Susan Grubb

CHAIN-OF-CUSTODY RECORD

4205 White Bear Parkway
Suite 500
Vadnais Heights, MN 55110
Office 651-766-9811
FAX 651-766-9822

Braun Intertec Project/PO Number: B2203959		Page: 1 of 11	
Project Manager: Susan Grubb		Turn Request	
Project Name: Former Speedway Gas Station		Normal: ☒ X	
3744 Chicago Avenue South		Rush: _____	
Project Location: Minneapolis, MN		Other: _____	
Sampler Signature: _____			
Sample ID	Sample Location Description	Date/Time Sampled	
1A	Gypsum Board / South Entrance Area Wall	4/18/2023	
1B	Gypsum Board / Southwest Room Wall	4/18/2023	
1C	Gypsum Board / Restroom Wall under Laminate	4/18/2023	
1D	Gypsum Board / South Storage Room Wall	4/18/2023	
1E	Gypsum Board Wall / Store Area Wall under Laminate	4/18/2023	
1F	Gypsum Board / Store Area Wall under Laminate	4/18/2023	
1G	Joint Compound / Store Area under White Wall Tile	4/18/2023	
1H	Joint Compound / Store Area Wall under Laminate in Sample 20A	4/18/2023	
2A	Tan Baseboard Adhesive / South Entrance Area	4/18/2023	
2B	Tan Baseboard Adhesive / Southwest Room	4/18/2023	
General Comments:		Total Number of Containers	
Relinquished by: Susan Grubb 04/18/2023		10	
Company: Braun Intertec Corporation		Relinquished by:	
Received by: Susan Grubb		Company:	
Company: Braun Intertec Corporation		Received by:	
Date: 4/18/2023		Company:	
		Date:	



CHAIN-OF-CUSTODY RECORD

4205 White Bear Parkway
Suite 500
Vadnais Heights, MN 55110
Office 651-766-9811
FAX 651-766-9822

Braun Intertec Project/PO Number: B2208959		Page: 2 of 11				
Project Manager: Susan Grubb		Turn Request				
Project Name: Former Speedway Gas Station		Normal: ☒ X				
Project Location: 3744 Chicago Avenue South		Rush: ☐				
Project Location: Minneapolis, Minnesota		Other: ☐				
Sampler Signature: _____		Date/Time Sampled				
Sample ID	Sample Location Description	Sample Matrix: (S)oil, (A)ir, (B)ulk, (q)ueous, (S)ludge, (O)ther	Analysis Requested	PLM	Number of Containers	Lab Name: Braun Intertec
2C	Tan Baseboard Adhesive / Restroom	B	X		1	LAB USE ONLY
2D	Beige Baseboard Adhesive / Store Area	B	X		1	Lab Project No.
2E	Clear Baseboard Adhesive / Restroom	B	X		1	Sample Condition as Received
2F	Clear Baseboard Adhesive / Store Area	B	X		1	Chilled YES / NO
2G	Clear Baseboard Adhesive / Store Area	B	X		1	Sealed YES / NO
3A	Fiberglass Wall Laminate Panel / South Entrance Area	B	X		1	Sample Condition Comments
3B	Fiberglass Wall Laminate Panel / Restroom	B	X		1	
3C	Fiberglass Laminate Wall Panel / South Storage Room	B	X		1	
3D	Fiberglass Laminate Wall Panel / South Storage Room	B	X		1	
3E	Fiberglass Laminate Wall Panel / Store Area	B	X		1	
General Comments:					10	Total Number of Containers

Relinquished by: Susan Grubb		Relinquished by:	
Company: Braun Intertec	04/18/2023	Company:	
Received by: Susan Grubb		Received by:	
Company: Braun Intertec		Company:	
Date: 04/18/2023		Date:	

CHAIN-OF-CUSTODY RECORD

4205 White Bear Parkway
Suite 500
Vadnais Heights, MN 55110
Office 651-766-9811
FAX 651-766-9822

Braun Intertec Project/PO Number: B2208959		Page: 3 of 11		Lab Name: Braun Intertec	
Project Manager: Susan Grubb		Turn Request		LAB USE ONLY	
Project Name: Former Speedway Gas Station		Normal: ☒ X		Lab Project No.	
3744 Chicago Avenue		Rush: _____		Sample Condition as	
Project Location: Minneapolis, Minnesota		Other: _____		Chilled YES / NO	
Sampler Signature:		Date/Time Sampled		Sealed YES / NO	
Sample ID	Sample Location Description	Sample Matrix: (S)oil, (A)ir, (B)ulk, A(g)neous, S(l)udge, (O)ther	PLM	Analysis Requested	Number of Containers
3F	Fiberglass Laminate Wall Panel / Store Area	B	X		1
3G	Fiberglass Laminate Wall Panel / Store Area	B	X		1
4A	Beige 12" x 12" VFT / South Entrance Area	B	X		1
4B	Beige 12" x 12" VFT / South Entrance Area	B	X		1
5A	Black VFT Adhesive / South Entrance Area	B	X		0
5B	Black VFT Adhesive / South Entrance Area	B	X		0
6A	2' x 4' Dot & Dash Ceiling Tile / South Entrance Area	B	X		1
6B	2' X 4' Dot & Dash Ceiling Tile / Utility Room	B	X		1
6C	2' x 4' Dot & Dash Ceiling Tile/ Utility Room	B	X		1
7A	Tan and Brown Baseboard Adhesives / South Entrance Area	B	X		1
					8
					Total Number of Containers
Relinquished by: Susan Grubb 04/18/2023		Relinquished by:			
Company: Braun Intertec		Company:			
Received by: Susan Grubb		Received by:			
Company: Braun Intertec		Company:			
Date: 4/18/2023		Date:			
Accept (A)		Reject (R)		Laboratory Analytical Results	
ND		ND		ND	
ND		ND		ND	
<1% Chrysotile		<1% Chrysotile		<1% Chrysotile	
<1% Chrysotile		<1% Chrysotile		<1% Chrysotile	
3% Chrysotile		3% Chrysotile		3% Chrysotile	
TTP		TTP		TTP	
ND		ND		ND	
ND		ND		ND	
ND		ND		ND	
ND		ND		ND	



CHAIN-OF-CUSTODY RECORD

4205 White Bear Parkway
Suite 500
Vadnais Heights, MN 55110
Office 651-766-9811
FAX 651-766-9822

Braun Intertec Project/PO Number: B2208959		Page: 4 of 11				
Project Manager: Susan Grubb		Turn Request				
Project Name: Former Speedway Gas Station		Normal: ☒ X				
Project Location: 3744 Chicago Avenue		Rush: _____				
Project Location: Minneapolis, Minnesota		Other: _____				
Sampler Signature: _____		Date/Time Sampled				
Sample ID	Sample Location Description	Sample Matrix: (S)oil, (A)ir, (B)ulk, (L)iquid, (S)olid, (O)ther	Analysis Requested	PLM	Number of Containers	Lab Name: Braun Intertec
7B	Brown Baseboard Adhesive / Southwest Room	B	X		1	LAB USE ONLY
7C	Beige Baseboard Adhesive / Restroom	B	X		1	Lab Project No.
8A	Gypsum Board Ceiling / Southwest Room	B	X		1	Sample Condition as Received
8B	Gypsum Board Ceiling / Southwest Room	B	X		1	Chilled YES / NO
8C	Gypsum Board Ceiling / Southwest Room	B	X		1	Sealed YES / NO
9A	Ceramic Brick Tile Grout / Restroom Floor	B	X		1	Sample Condition Comments
9B	Ceramic Brick Tile Grout / South Storage Room	B	X		1	
9C-1	Ceramic Brick Tile Grout / Utility Room	B	X		1	
9C-2	Ceramic Brick Tile Mortar / Utility Room	B	X		0	
10A	2' x 4' Plain Ceiling Panels / South Storage Room	B	X		1	
General Comments:					9	Total Number of Containers
Relinquished by: Susan Grubb 04/18/2023					Relinquished by:	
Company: Braun Intertec					Company:	
Received by: Susan Grubb					Received by:	
Company: Braun Intertec					Company:	
Date: 4/18/2023					Date:	



CHAIN-OF-CUSTODY RECORD

**4205 White Bear Parkway
Suite 500
Vadnais Heights, MN 55110
Office 651-766-9811
FAX 651-766-9822**

Braun Intertec Project/PQ Number: B2208959				Page: 5 of 11		Lab Name: Braun Intertec													
Project Manager: Susan Grubb				Turn Request		LAB USE ONLY													
Project Name: Former Speedway Gas Station				Normal: ☒ X		Lab Project No.													
Project Location: 3744 Chicago Avenue				Rush: _____															
Project Location: Minneapolis, Minnesota				Other: _____															
Sampler Signature: _____				Date/Time Sampled		Number of Containers													
Sample ID		Sample Location Description																	
10B		2' x 4' Plain Ceiling Panel / South Storage Room		4/18/2023		Sample Matrix: (Soil, (A)/r, (B)ulk, (Aq)ueous, S(l)udge, (O)ther		PLM		Analysis Requested		Accept (A)		Sample Condition as Received		Laboratory Sample Number			
10C		2' x 4' Plain Ceiling Panel / South Storage Room		4/18/2023		B		X						Chilled Sealed		YES / NO		ND	
11A		2' x 4' Large Dot Ceiling Panel / Utility Room		4/18/2023		B		X								Sample Condition Comments		ND	
11B		2' x 4' Large Dot Ceiling Panel / Utility Room		4/18/2023		B		X										ND	
12A		2' x 4' Small Dot Ceiling Panel / Store Area		4/18/2023		B		X										ND	
12B		2' x 4' Small Dot Ceiling Panel / Store Area		4/18/2023		B		X										ND	
13A		Brick Tile Grout / Store Area		4/18/2023		B		X										ND	
13B		Brick Tile Grout / Store Area		4/18/2023		B		X										ND	
13C		Brick Tile Grout / Store Area		4/18/2023		B		X										ND	
14A		Brown Ceramic Baseboard Grout / Store Area		4/18/2023		B		X										ND	
																		10 Total Number of Containers	
Relinquished by: Susan Grubb 04/18/2023				Relinquished by:				Relinquished by:				Relinquished by:							
Company: Braun Intertec				Company:				Company:				Company:							
Received by: Susan Grubb				Received by:				Received by:				Received by:							
Company: Braun Intertec				Company:				Company:				Company:							
Date: 4/18/2023				Date:				Date:				Date:							



CHAIN-OF-CUSTODY RECORD

4205 White Bear Parkway
Suite 500
Vadnais Heights, MN 55110
Office 651-766-9811
FAX 651-766-9822

Braun Intertec Project/PO Number: B2208959		Page: 6 of 11		Lab Name: Braun Intertec	
Project Manager: Susan Grubb		Turn Request		LAB USE ONLY	
Project Name: Former Speedway Gas Station		Normal: ☒		Lab Project No.	
3744 Chicago Avenue		Rush: _____		Sample Condition as	
Project Location: Minneapolis, Minnesota		Other: _____		Chilled Sealed YES / NO	
Sampler Signature: _____		Date/Time Sampled		Sample Condition	
Sample ID	Sample Location Description	Sample Matrix: (S)oil, (A)ir, (B)ulk, (q)ueous, (S)ludge, (O)ther	PLM	Analysis Requested	Number of Containers
14B	Brown Ceramic Baseboard Grout / Store Area	B	X		1
15A	Brown Ceramic Baseboard Adhesive / Store Area	B	X		0
15B	Brown Ceramic Baseboard Adhesive / Store Area	B	X		0
16A	Beige 12" x 12" VFT / Store Area	B	X		1
16B	Beige 12" x 12" VFT / Store Area	B	X		1
16C	Beige 12" x 12" VFT / Store Area	B	X		1
17A	Tan Adhesive on VFT / Store Area	B	X		0
17B	Tan Adhesive on VFT / Store Area	B	X		0
17C	Tan Adhesive on VFT / Store Area	B	X		1
18A	Rubber Mat / Store Area	B	X		1
General Comments:					5 Total Number of Containers
Relinquished by: Susan Grubb 04/18/2023					
Company: Braun Intertec					
Received by: Susan Grubb					
Company: Braun Intertec					
Date: 4/18/2023					

CHAIN-OF-CUSTODY RECORD

4205 White Bear Parkway
 Suite 500
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 FAX 651-766-9822

Braun Intertec Project/PO Number: B2208959		Page: 7 of 11		Lab Name: Braun Intertec	
Project Manager: Susan Grubb		Turn Request		LAB USE ONLY	
Project Name: Former Speedway Gas Station		Normal: ☒ X		Lab Project No.	
Project Location: 3744 Chicago Avenue		Rush: _____		Sample Condition as	
Project Location: Minneapolis, Minnesota		Other: _____		Chilled YES / NO	
Sampler Signature:		Date/Time Sampled		Sealed YES / NO	
Sample ID	Sample Location Description	Sample Matrix: (S)oil, (A)ir, (B)uilding, (C)other	Analysis Requested	Number of Containers	Accept (A) / Reject (R)
18B	Rubber Mat / Store Area	B	PLM	1	ND
19A	Ceramic Wall Tile Adhesive / Store Area	B	X	1	ND
19B	Ceramic Wall Tile Adhesive / Store Area	B	X	1	ND
20A	Ceramic Wall Tile Grout / Store Area	B	X	1	ND
20B	Ceramic Wall Tile Grout / Store Area	B	X	1	ND
21A	Wall Patch / SW Storage Room	B	X	1	ND
22A	Yellow Fiberglass Insulation with Foil Wrap / Store Area	B	A	1	ND
22B	Yellow Fiberglass Insulation with Foil Wrap / Store Area above Ceiling	B	X	1	ND
23A	Pink Fiberglass Insulation / Store Area Above Ceiling	B	X	1	ND
23B	Pink Fiberglass Insulation / Store Area Above Ceiling	B	X	1	ND
General Comments:				10	Total Number of Containers
Relinquished by: Susan Grubb 04/18/2023		Relinquished by:			
Company: Braun Intertec		Company:			
Received by: Susan Grubb		Received by:			
Company: Braun Intertec		Company:			
Date: 4/18/2023		Date:			

CHAIN-OF-CUSTODY RECORD

4205 White Bear Parkway
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 Vadnais Heights, MN 55110
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 FAX 651-766-9822

Braun Intertec Project/PO Number: B2208959		Page: 9 of 11		Lab Name: Braun Intertec	
Project Manager: Susan Grubb		Turn Request		LAB USE ONLY	
Project Name: Former Speedway Gas Station		Normal: ☒ X		Lab Project No.	
Project Location: 3744 Chicago Avenue		Rush: _____		Sample Condition as	
Project Location: Minneapolis, Minnesota		Other: _____		Chilled YES / NO	
Sampler Signature: _____		Date/Time Sampled		Sealed YES / NO	
Sample ID	Sample Location Description	Sample Matrix: (S)oil, (A)ir, (B)ulk, A(q)ueous, S(l)udge, (O)ther	PLM	Analysis Requested	Number of Containers
28C	Silver Caulk / Roof Penetration in Southwest Roof Area	B	X		0
28D	Black Sealant / Roof Penetration in Southwest Roof Area	B	X		0
28E	Gold Foam / Roof Penetration in Southwest Roof Area	B	X		0
29A	Roof Membrane and Underlayment / NE Corner of Roof	B	X		1
29B	Roof Membrane and Underlayment / NE Corner of Roof	B	X		1
29C	Roof Membrane and Underlayment / NE Corner of Roof	B	X		1
29D	Roof Membrane and Underlayment / NE Corner of Roof	B	X		1
29E	Roof Membrane and Underlayment / NE Corner of Roof	B	X		1
30A	Flashing / NE Corner of Roof	B	X		1
30B	Flashing / NE Corner of Roof	B	X		1
General Comments:					7
Relinquished by: Susan Grubb 04/18/2023					Total Number of Containers
Company: Braun Intertec					Company:
Received by: Susan Grubb					Received by:
Company: Braun Intertec					Company:
Date: 4/18/2023					Date:

Accept (A)
 Reject (R)

Laboratory Sample Number

Comments

Sample Condition

Sample Condition

Sample Condition

Sample Condition

Sample Condition

Sample Condition

Sample Condition

Sample Condition

Sample Condition

Sample Condition

Sample Condition

Sample Condition

Sample Condition

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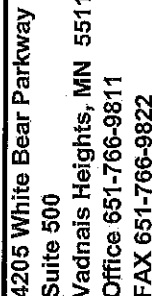


The Science You Build On.

CHAIN-OF-CUSTODY RECORD

4205 White Bear Parkway
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Office 651-766-9811
FAX 651-766-9822

Braun Intertec Project/PO Number: B2208959		Page: 10 of 11		Lab Name: Braun Intertec	
Project Manager: Susan Grubb		Turn Request		LAB USE ONLY	
Project Name: Former Speedway Gas Station		Normal: ☒ X		Lab Project No.	
Project Location: 3744 Chicago Avenue		Rush: _____		Sample Condition as	
Project Location: Minneapolis, Minnesota		Other: _____		Chilled YES / NO	
Sampler Signature:		Date/Time Sampled		Sealed YES / NO	
Sample ID	Sample Location Description	Sample Matrix: (S)oil, (A)ir, (B)ulk, A(q)ueous, S(l)udge, (O)ther	PLM	Analysis Requested	Number of Containers
30A	Flashing / NE Area of Roof	B	X		1
30B	Flashing / NE Area of Roof	B	X		1
30C	Flashing / NE Area of Roof	B	X		1
31A	Black Sealant / NE Corner of Roof	B	X		1
31B	Black Sealant / NE Corner of Roof	B	X		1
32A	Gold Adhesive/ NE Corner of Roof	B	X		1
32B	Gold Adhesive/ NE Corner of Roof	B	X		1
33A	Gray Roof Caulk / Metal Trim on SE Corner of Roof	B	X		1
33B	Gray Roof Caulk / Metal Trim on SE Corner of Roof	B	X		1
34A	Clear Caulk / South Exterior Wall near SE Corner of Building	B	X		1
General Comments:			Total Number of Containers		
Relinquished by: Susan Grubb 04/18/2023			10		
Company: Braun Intertec			Relinquished by:		
Received by: Susan Grubb			Company:		
Company: Braun Intertec			Received by:		
Date: 4/18/2023			Company:		
			Date:		



DATE:	
# 10127	
CZUW:	

Appendix B

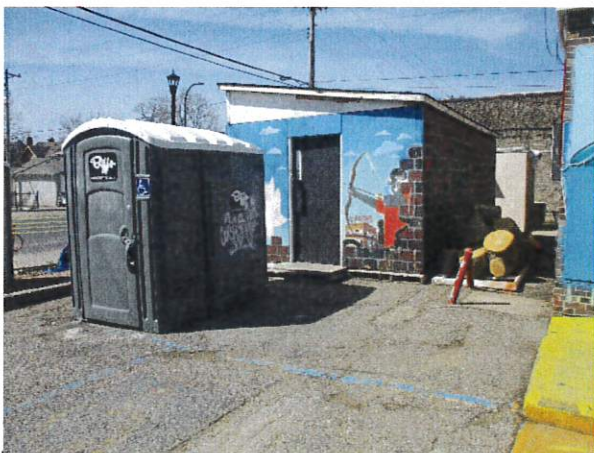
Photographic Log



Former Speedway Gas Station/Convenience Store – View to the West



Underground Storage Tanks – Northeast Area of the Site, Fuel Pumps East Side of the Site



Temporary Sheds Constructed of Treated Plywood – Southwest Area of the Site



Speedway Sign with Fluorescent Light Bulbs and Ballasts – Southeast Corner of the Site



Circuit Board – Utility Room



Security Lights – Utility Room



Hydraulic Door Closers – Convenience Store



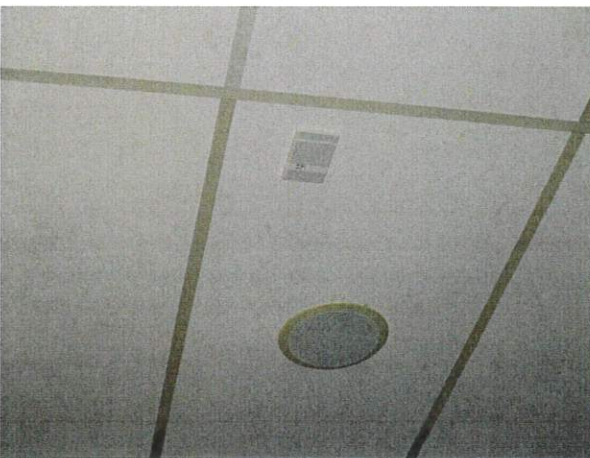
Security Camera – Convenience Store



Refrigerator Thermometer – Convenience Store



Water Heater and Freezer – Convenience Store



Smoke Detector – Convenience Store



Flat Screen Television – Convenience Store



Toaster Oven and Household Cleaners –
Convenience Store



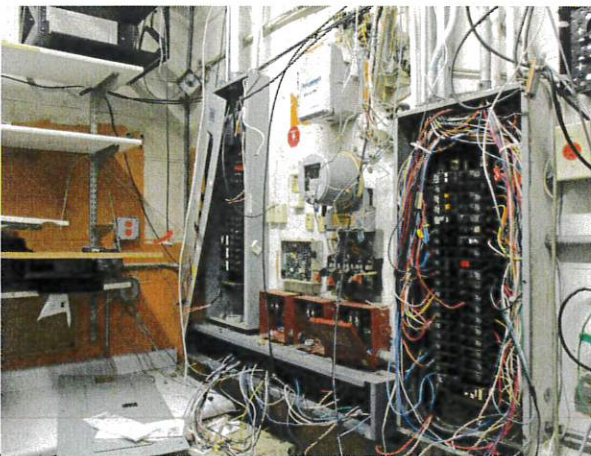
Portable Heater – Convenience Store



8-Foot Fluorescent Lights – Convenience Store



4-Foot Fluorescent Light – Utility Room



Electronic Devices with Circuit Boards



Fluorescent Light Ballast and Cleaning Solution
– Janitor's Closet



Municipal Solid Waste – Convenience Store



Municipal Solid Waste – Convenience Store



Municipal Solid Waste – Convenience Store



Municipal Solid Waste – Convenience Store



Municipal Solid Waste – Janitor's Closet



Municipal Solid Waste - Restroom



Municipal Solid Waste – South End of West Alley



Municipal Solid Waste – Northwest Corner of Site and North End of West Alley



Landscape Fence Timbers and Municipal Solid Waste - North Side of Gas Station Building



Municipal Solid Waste - North Side of Gas Station Building



Treated Plywood – Northwest Corner of Parking Lot



Treated Plywood and Plywood Garden Structure – North Side of Site



Treated Plywood Shed – Southeast Corner of Shed



Municipal Solid Waste inside Treated Plywood Shed



UST Vent Pipes –along the North Wall of the Former Gas Station Building



Municipal Solid Waste - South Entrance to Building



Central Air Conditioners and Satellite Dishes



2" x 2" Treated Wood Blocks - Roof

Appendix C

Regulated Materials Inventory

REGULATED WASTE / MATERIALS INVENTORY

3744 CHICAGO AVENUE
MINNEAPOLIS, MINNESOTA
PROJECT NUMBER: B2208959

Regulated Material Individual Locations		
Room Number	Item	Quantity
Store Interior	4' and Smaller Fluorescent Light Bulbs	50
	8' Fluorescent Light Bulbs	5
	Security Camera	3
	LED Bulbs	3
	Ballasts	65
	Emergency Lights	1
	Exit Signs	1
	Smoke Detector	3
	Hydraulic Door Closer	3
	Refrigerator Thermometer	4
	Electronic Devices w/Circuit Boards	20
	Fire Extinguishers	1
	Antifreeze Coolant	1 Gallon
	Household Cleaners	~3 Quarts
	Water Heaters	1
	Cleaning Solution	~10 Gallons
	Toaster Oven	1
	Portable Heater	1
	Flatscreen TV	1
	Freezer	3
	Municipal Solid Waste	~100 Cubic Yard
Roof	Satellite Dish	4
	Central Air Conditioners	5
	2" x 2" Treated Wood Block	7
Exterior	UST Vent Pipes	3
	Underground Storage Tanks	3
	Fuel Pump Gas Filters	2
	Sign w/Fluorescent Bulbs and Ballasts	2
	Landscape Fence Timbers	5 Cubic Yards
	Municipal Solid Waste	~ 20 Cubic Yards
	Treated Wood Plywood	~ 20 Cubic Yards

Appendix D

Certifications

mn ASBESTOS
DEPARTMENT INSPECTOR
OF HEALTH

Certified by:
State of Minnesota
Department of Health

Expires: 05/21/2022

Susan M Grubb
6677 Jasmine Ct N
Stillwater, MN 55082



Director, Env. Health Div.

No. AI2996

Issued: 06/08/2021

ite No: 5LM052121041R

Expiration Date: May 21, 2022

This is to certify that
Susan Grubb
has attended and successfully completed an
ASBESTOS INSPECTOR
REFRESHER TRAINING COURSE

permitted by
the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722
and meets the requirements of
Section 206 of Title II of the Toxic Substances Control Act (TSCA)
conducted by

Lake States Environmental, Ltd.

White Bear Lake, MN on May 21, 2021
Examination Date: May 21, 2021

Lake States Environmental, Ltd
P. O. Box 645, Rice Lake, WI 54868
(800) 254-9811


Training Instructor

Certificate No: 5LM12012202IR

Expiration Date: December 1, 2023

This is to certify that

Abigail G. Huber

has attended and successfully completed an

ASBESTOS INSPECTOR

REFRESHER TRAINING COURSE

permitted by

the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722

and meets the requirements of

Section 206 of Title II of the Toxic Substances Control Act (TSCA)

conducted by

Lake States Environmental, Ltd.

Attended Remotely on December 1, 2022

Examination Date: December 1, 2022

Lake States Environmental, Ltd.
P. O. Box 645, Rice Lake, WI 54868
www.lakestates.com
(800) 254-9811



Director, Env. Health Div.

ASBESTOS INSPECTOR

Certified by:

State of Minnesota
Department of Health

Expires: 12/01/2023

Abigail G. Huber
3798 Oakridge Ln
White Bear Lake, MN 55110

No. AI14684

Issued: 12/13/2022

Grant / Grasse

Training Instructor