



Phase I Environmental Site Assessment

427 Cedar Avenue
Minneapolis, Minnesota

Prepared for:

City of Minneapolis
Community Planning & Economic
Development
505 4th Avenue South, Suite 320
Minneapolis, Minnesota 55415

July 2025

Landmark Environmental, LLC

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Executive Summary

Landmark Environmental, LLC (Landmark) was retained by the City of Minneapolis, Community Planning & Economic Development (User) to conduct a Phase I Environmental Site Assessment (ESA) of the property and improvements located at 427 Cedar Avenue, Minneapolis, Hennepin County, Minnesota (Subject Property) for the purposes of satisfying the U. S. Environmental Protection Agency (EPA) All Appropriate Inquiries (AAI) Final Rule, as amended on December 15, 2022, to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability. Additionally, this Phase I ESA was prepared in general conformance with the American Society for Testing and Materials (ASTM) Practice E 1527-21 (Practice) and User-specific requirements.

Based upon the records review, Subject Property reconnaissance and interviews, the Subject Property is owned by City of Minneapolis Community Planning & Economic Development (CPED) and consists of 0.19 acres of commercial land that is currently undeveloped beyond a pad-mounted transformer and a decorative concrete structure with fencing surrounding the Subject Property.

The Subject Property was originally developed in 1886 as Dania Hall. There was a large auditorium making up the third and fourth floors including a stage and horseshoe balcony. There were offices and a small meeting room on the second floor while the ground level and basement were for commercial retail use. A multi-purpose facility, Dania Hall served as a gathering place for immigrants in the community. It hosted banquets, bazaars, concerts, dances, plays and evenings. The building suffered fire damage in both 1991 and in 2000, at which point the building was demolished. No information was available regarding firefighting measures, such as the use of foam. In addition, no information was available related to removal of demolition debris from the Subject Property. Undocumented fill may have been placed at the Subject Property following demolition of the Subject Property building. Based on available records for the Subject Property, a fuel oil tank was likely present at the Subject Property.

The Subject Property **was** identified in regulatory lists searched by Environmental Risk Information Services (ERIS) as a Historic Business Activity Risk List. This listing is for a former fuel and automotive listing from 1950 that was identified through a review of city directories. No additional information was provided in the ERIS report.

The following known or suspect environmental conditions were identified for the Subject Property:

Finding: Historical use of fuel oil tanks on the Property.

Finding: Potential for buried building debris from historical buildings, including demolition debris and ash from documented fires at the Subject Property.

Finding: Likely placement of undocumented fill following demolition of the historical building.

The potential exists for buried fuel oil tanks, demolition debris and ash at the Subject Property based on limited information. In addition, following demolition activities at the Subject Property for the fire-damaged building, undocumented fill may have been placed at the Subject Property. Because plans for the Subject Property include redevelopment which will likely comprise excavation of the subgrade, these findings **do** constitute a REC for the Subject Property.

Finding: Possible use of per- and polyfluoroalkyl substances (PFAS) in firefighting foam used during two historic fire incidents on the Subject Property.

Although PFAS may have been applied to the Subject Property during fire-fighting measures, PFAS are considered ubiquitous in the environment. Groundwater will not be encountered as part of future use of the Subject Property; there are no potable wells currently or planned to be on the Subject Property, and there is no surface water on the Subject Property. Therefore, there are no exposure pathways. Because the down-gradient sites also do not use potable wells, PFAS are not considered to present a significant liability concern for the User. As such, this finding is **not** considered a REC for the Subject Property.

Finding: Sites of regulatory interest in the review area were evaluated pursuant to the terms of the ASTM Practice and All Appropriate Inquiry.

Based on the date of the release, the location of the contamination, the type of contamination and the groundwater flow direction, reviewed sites of regulatory interest in the review area of the Subject Property do **not** constitute a REC.

This Phase I ESA has revealed the following *recognized environmental conditions* (RECs) in connection with the Property for the specified Property use of the User:

- Historical use of fuel oil tanks on the Subject Property.
- Potential for buried building debris from historical buildings, including demolition debris and ash from documented fires at the Subject Property.
- Likely placement of undocumented fill following demolition of the historical building.

1.0 Introduction

Landmark Environmental LLC (Landmark) completed a Phase I Environmental Site Assessment (ESA) on behalf of City of Minneapolis, Community Planning & Economic Development (User) of property located at 427 Cedar Avenue, Minneapolis, Hennepin County, Minnesota (Subject Property). The Subject Property location is shown on **Figure 1**. Landmark performed this Phase I ESA and prepared this Phase I ESA report (Report) in general conformance with the U. S. Environmental Protection Agency (EPA) All Appropriate Inquiries (AAI) Final Rule, as amended on December 15, 2022, the American Society for Testing and Materials (ASTM) Practice E 1527-21 (the Practice), and User-specific requirements.

1.1 Purpose

Landmark was retained by the User to complete this Phase I ESA for the purposes of satisfying the AAI Final Rule requirements to qualify for the innocent landowner, contiguous property owner or *bona fide* prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability. Landmark was also retained by the User to complete this Phase I ESA for the purposes of understanding potential environmental conditions that could materially impact the operation of business associated with the Subject Property and understanding environmental conditions of the Subject Property to aid in the decision-making processes relating to a commercial real estate transaction in accordance with the Practice and User-specific requirements.

1.2 Detailed Scope of Services

This Phase I ESA consisted of reviewing readily ascertainable and reasonably reviewable regulatory and land use information, as well as conducting a physical Subject Property reconnaissance and Subject Property representative and local government interviews. Records reviewed for preparation of this Phase I ESA are listed in Section 12.0. Photographs taken during the Subject Property reconnaissance are included in **Appendix A**. Historical research and regulatory records are included in **Appendix B** and **C**, respectively. Additional Subject Property information including User-provided information is included in **Appendix D**. Evaluation of available information was used to determine if evidence exists that indicates the release of hazardous substances, hazardous materials or petroleum products to the Subject Property. Any deviations from the standards, guidelines, or requirements presented in the AAI Final Rule, the Practice, and/or User-specific requirements are discussed below and/or in Sections 1.5 or 5.0 of this Report.

The scope of the Phase I ESA did not involve the collection and analysis of any type of sample or survey with respect to the following: matters of structural engineering; compliance with environmental regulations; compliance with industrial hygiene and/or health and safety programs; asbestos-containing materials (ACM) or lead-based paint (LBP); presence of radon and/or radionuclides; lead in drinking water; presence of wetlands; presence of cultural, historic, and/or ecological resources and/or endangered species; quality of indoor air; biological agents; mold; potential for earthquakes and/or flooding; presence of high voltage powerlines; or regulatory compliance.

1.3 Special Terms and Conditions

The purpose of the Report is to aid in the environmental assessment of the Subject Property and not to evaluate the structural condition of the buildings or other features of the Subject Property. Except as identified in Sections 1.4 and 1.5 below, no intentional deviations from the Practice were made in preparing the Report.

Landmark has performed its work in a manner consistent with the care and skill ordinarily exercised by members of the environmental profession under similar budget and time constraints. Landmark assumes responsibility for its own observations and statements made in this Report, along with its interpretation of the information gathered. No other warranty is made or intended.

Since Landmark was not retained to verify information, Landmark assumes no responsibility for the accuracy of information that it obtained from other sources, including, without limitation, regulatory and government agencies, persons knowledgeable about the Subject Property, and vendors of public data. To the extent that Landmark does not identify contamination or potential sources of contamination to the Subject Property in the Report, Landmark's conclusions in the Report are not representations that the Subject Property is free of contamination. Performance of the Practice is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs) or *historical recognized environmental conditions* (HRECs) in connection with the Subject Property, recognizing reasonable limits on time and cost.

The Practice states that RECs indicate “(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 threat of a future release to the environment.” CRECs are defined as past releases “that have 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 [AULs] or other Subject Property use limitations).” CRECs are considered RECs. HRECs are defined 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, AULs or other Subject Property use limitations). A HREC is not considered a REC.

A *de minimis* condition is “related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” A *de minimis* condition is not considered to be a REC. A business environmental risk (BER) is “a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the Subject Property, not necessarily related to those environmental issues required to be investigated as defined by the Practice.” A BER is not considered to be a REC. A significant data gap is a data gap or data failure that affects the ability to identify a REC at the Subject Property. A significant data gap may or may not be considered a REC.

Under no circumstances can Landmark represent or warrant that hazardous or toxic materials do not exist on the Subject Property.

1.4 Significant Assumptions

Landmark assumes that the information provided by the User, regulatory database provider, and regulatory and public agencies is true and reliable.

No additional significant assumptions were made with respect to the Subject Property.

1.5 Limitations and Deviations

The findings, opinions and conclusions in this Report are subject to the following data limitations and deviations, which in turn, may result in a significant data gap that will affect the ability to identify an environmental condition at the Subject Property:

- Historical documentation dated prior to 1885 was not readily ascertainable for the Subject Property.
- Regulatory files for adjacent leak sites were not available at the time of writing this Report.

Based on available information, these limitations and deviations do not represent significant data gaps and are not expected to impact the conclusions presented in this Report.

1.6 User Reliance

The Report was prepared for the exclusive use of User. As defined by the Practice, no others may rely on the Report without the User's and Landmark's written permission. Landmark owes no duties of care or otherwise to anyone other than the User and makes no warranties to anyone other than the User.

2.0 User-Provided Information

For preparation of this Report, the User provided (or contracted with Landmark to provide) the following information with regard to the Subject Property.

2.1 Reason for Performing Phase I

The User intends to issue a Request for Proposals for the purposes of developing the Subject Property.

2.2 Title Records

A title records search was not provided by the User for incorporation in this Phase I ESA. The User did not contract with Landmark to provide a title records search as part of the scope for this Phase I ESA.

2.3 Environmental Liens or Activity and Use Limitations

The User indicated no knowledge of environmental liens or AULs for the Subject Property.

2.4 Specialized Knowledge

Specialized information provided by the User with regard to the environmental condition of the Subject Property is included throughout the applicable sections of the Report.

2.5 Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonably ascertainable information available within or known throughout the local community that was provided by the User with regard to the environmental condition of the Subject Property is included throughout the applicable sections of the Report.

2.6 Valuation Reduction for Environmental Issues

The User did not report knowledge of a valuation reduction of the Subject Property for environmental issues.

2.7 Owner, Subject Property Manager, and Occupant Information

The User provided contact information for the Subject Property representative, Lisa Passus, City of Minneapolis. Ms. Passus was interviewed regarding her knowledge of current and historic Subject Property uses; information obtained during the interview is used throughout applicable sections of the Report and summarized in Section 6.0.

2.8 Previous Assessments or Investigations and Other Information

The User provided no additional information for the Subject Property.

3.0 Subject Property Description

3.1 Subject Property Location and General Description

| | |
|---|--|
| Subject Property Address/Location | Address: 427 Cedar Avenue City: Minneapolis County: Hennepin State: Minnesota Section: SW ¼ of Section 25 Township: 29 North Range: 24 West |
| Subject Property former Address | 427-429 Cedar Avenue and 1800 5 th Street South |
| Property Information | Size (acres/square footage): 0.19 acres PID: 25-029-24-32-0619 |
| Improvements | Undeveloped land |
| Building Information | No structures are present on the Subject Property beyond a pad-mounted transformer and a decorative concrete structure |
| Subject Property Owner | City of Minneapolis Community Planning & Economic Development (CPED) |
| Subject Property Use | Vacant Lot |
| City/County Zoning Map Designation | City Zoning Map Designation: Commercial County Land Use Designation: Commercial |

The Subject Property location is shown on **Figure 1**. The Subject Property layout with existing features is shown on **Figure 2**.

3.2 Current Use of the Subject Property

The Subject Property is an undeveloped lot with a pad-mounted transformer and a decorative concrete structure with fencing surrounding the Subject Property.

3.3 Descriptions of Structures, Roads, Other Improvements

The Subject Property is an undeveloped lot with a pad-mounted transformer and a decorative concrete structure with fencing surrounding the Subject Property. The Subject Property is supplied with municipal water, sanitary sewer, and stormwater connections.

The Subject Property is bordered by Cedar Avenue on the west.

3.4 General Vicinity Characteristics

The general Subject Property vicinity has been in use since at least 1885 for commercial and residential land use.

3.5 Current Uses of Adjoining Properties

The Subject Property is surrounded by the following:

| Direction | Address | Description |
|-----------|------------------------------------|---|
| North | 413 Cedar Ave | Two story building with commercial development on ground level with apartment rental on second floor. Commercial occupants include a convenience store and a Somali shopping mall |
| East | 1808-1810 5 th Street S | Residential parking lot. |
| South | 501 Cedar Ave | Demolition debris and a two-story, mixed commercial/residential building. |
| West | 420 Cedar Ave | Urban park development |

4.0 Records Review

4.1 Physical Setting Sources

Surface elevation of the Subject Property is approximately 840 feet above mean sea level. The unconsolidated sediments in the Subject Property vicinity consist of glacial drift deposits consisting of primarily clay deposits. The uppermost bedrock unit in the Subject Property vicinity is the Middle Ordovician, Platteville and Glenwood Formation. 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, which is very thin. Depth to bedrock is approximately 50 feet to 80 feet below land surface.

Groundwater is anticipated to be present beneath the Subject Property at an approximate depth of 80 to 100 feet based on surface elevations compared to published water-table elevations and/or nearby well records. According to published geologic information and topography maps, the regional groundwater flow in the Subject Property vicinity is generally east. However, the local direction of groundwater flow may be affected by nearby streams, lakes, wells or wetlands. The nearest surface water body is the Mississippi River, located approximately 2,050 feet east of the Subject Property.

The Subject Property is not connected to municipal water but municipal water is available to the Subject Property.

4.2 Historical Use Information

The following historical documents were reviewed for the Subject Property: aerial photos, city directories, fire insurance maps, topographic maps, city of city building records, and Hennepin County Assessor's records. According to the Hennepin County assessors' records, the Subject Property is vacant. According to the city of Minneapolis, the city purchased the Subject Property in 1986.

4.2.1 Fire Insurance Maps

| Year | Description |
|-----------|---|
| 1892-1952 | Subject Property: A multi-story commercial building is present on the Subject Property and labeled as Dania Hall North: Commercial buildings are present South: Across 5 th Street a commercial building is present East: Single family dwellings are present West: Commercial buildings are present |

| Year | Description |
|------|---|
| 1967 | <p>Subject Property: A multi-story commercial building is present on the Subject Property</p> <p>North: Commercial buildings are present</p> <p>South: Across 5th Street a commercial building is present</p> <p>East: The immediate adjacent single-family dwellings have been removed, and a surface parking lot is present</p> <p>West: Unchanged</p> |

4.2.2 Aerial Photographs

| Year | Description |
|-----------|---|
| 1934-1937 | <p>Subject Property: A multi-story commercial building is present</p> <p>North: Commercial buildings are present</p> <p>South: Across 5th Street commercial buildings are present</p> <p>East: Single-family dwellings that appear to be brownstones are present</p> <p>West: Across Cedar Avenue commercial buildings are present</p> |
| 1958 | <p>Subject Property: Unchanged</p> <p>North: Unchanged</p> <p>South: Unchanged</p> <p>East: A number of brownstones immediately adjacent to the east are no longer present and the area is now a surface parking lot</p> <p>West: Unchanged</p> |
| 1974-1994 | <p>Subject Property: Unchanged</p> <p>North: Unchanged</p> <p>South: Unchanged</p> <p>East: Unchanged</p> <p>West: A large apartment complex with a pedestrian bridge across Cedar Avenue is now present</p> |
| 2000 | <p>Subject Property: The Subject Property is now vacant</p> <p>North: The commercial building immediately adjacent to the north is no longer present</p> <p>South: 5th Street appears to have been blocked off and no longer extends to the south of the Subject Property</p> <p>East:</p> <p>West: Unchanged with the exception of the removal of the pedestrian bridge</p> |

| Year | Description |
|-----------|--|
| 2009-2023 | Subject Property: Unchanged North: A new commercial building is now present to the north South: The area that was formerly 5 th Street appears as a community space East: Unchanged West: Unchanged |

4.2.3 City Directories

City Directories for Cedar Avenue (Subject Property in bold font)

| Street Address | Year | Occupant Listed |
|--|------|--|
| 424 425 427 429 500 501 503 | 1930 | Beauty Shop Residential Danish Pub Co., Dania Hall, Dania Society Daniel Dooley (drugs) Vacant Billiards Tailor |
| 424 424 ½ 425 427 429 500 501 503 | 1935 | Restaurant Birkland Brothers Fuel Co., Birkland and Carlsen (wholesale beer) Restaurant Moe's Pharmacy, Dania Hall Tailor and Clothing Store Beverages Beverages Tailor |
| 424 425 427 429 500 501 503 | 1940 | Beverages Grocery Aamott Drugs, Dania Hall Handstad Hardware Beverages Restaurant Tailor |

| Street Address | Year | Occupant Listed |
|---|---------------|---|
| 424 425 427 429 500 501 503 | 1946 | Beverages Restaurant Danina Hall No listing Beverages Restaurant Tailor |
| 424 425 427 429 500 501 503 | 1952 | Barber, Beauty Shop Appliance Store Rexall Drugs No listing Palmer's Bar Five Corners Café Peoples Tailoring |
| 424 425 427 429 500 501 503 | 1957 | Sportsmen's Club Tavern No listing Rexall Drugs, Dania Hall No listing Palmer's Bar Five Corners Café Peoples Tailoring |
| 424 425 427 429 500 501 503 | 1962- 1969 | Little Inn Bar Tavern Larry's Shoe Repair Rexall Drug, Dania Hall No listing Palmer's Bar Five Corners Café No listing |
| 424 425 427 429 500 501 | 1972 | Vacant Down Home Antiques Rexall Drug, Dania Hall No listing Palmer's Bar Five Corners Café |

| Street Address | Year | Occupant Listed |
|--|---------------|--|
| 424 425 427 429 500 501 | 1977 | No listing Bogotti apparel and gifts Rexall Drug, Danai Hall No listing Palmers Bar Five Corner Cage |
| 424 425 427 429 500 501 | 1982 | No listing Joy of Cooking West Bank Co Op Pharmacy, Dania Hall No listing Palmers Bar Five Corners Café |
| 424 425 427 429 500 501 | 1987 | No listing King's Oriental Foods West Bank Pharmacy No listing Palmers Bar Five Corners Café |
| 424 425 427 429 500 501 | 1992- 2007 | No listing Changs Oriental Grocery No listing No listing Palmers Bar Five Corners Café |
| 424 425 427 429 500 501 | 2013- 2023 | No listing AAA Plus Home Health Care No listing No listing Cedar Point Nomad World Pub |

City Directories for 5th Avenue South

| Street Address | Year | Occupant Listed |
|-------------------|---------------|---------------------------------|
| 1800 1808-1810 | 1930- 1962 | No listing Residential |
| 1808 1809-1811 | 1966- 1987 | Bank Parking Lot Residential |

| Street Address | Year | Occupant Listed |
|----------------|-------|-----------------|
| 1808 | 1992- | No listing |
| 1809 | 2023 | No listing |
| 1811 | | No listing |

4.2.4 Local Government Review

City of Minneapolis Building Records

According to the city of Minneapolis building records, the Subject Property was originally developed for commercial use in 1885 as a brick and stone hall and stores with a basement. The property card identified plumbing to the building in 1886 with electricity installed in 1900. An oil burning furnace was located inside the building and a replacement permit for a siphon was issued in 1969; based on the oil burning permit, a fuel oil tank was likely present at the Subject Property. Numerous permits pertaining to interior alterations and roofing were located between the years 1900 and 1987 and it appears there was a fire to the building in 1949 that required repairs. According to the City of Minneapolis, the City purchased the Subject Property in 1986. Building permits were not located past the year 1987.

Based on a review of the fire insurance maps, municipal water and sewer have been present in the Subject Property vicinity since at least 1885.

4.2.5 Fire Department Records

The City of Minneapolis did not provide any documentation regarding the fire related incidents on the Subject Property.

4.2.6 Topographic Maps

Topographic maps reviewed covered the years 1896, 1901, 1951, 1952, 1954, 1967, 1972, 1977, 1993, 2013, 2016, and 2019. No significant structures or changed were noted in any of the topographic maps.

4.2.7 Minnesota Department of Health Well Index

The Minnesota Department of Health Well Index was searched for any well records pertaining to the Subject Property. Wells were not identified on the Subject Property.

4.2.8 Historic Internet Search

According to an internet search, the Subject Property was originally developed in 1886 as Dania Hall. There was a large auditorium making up the third and fourth floors which included a stage and horseshoe balcony. Its main floor could accommodate up to six hundred chairs or be cleared for dancing. There were offices and a small meeting room on the second floor while the ground level and basement were for commercial retail use. A multi-purpose facility, Dania Hall served as a gathering place for immigrants in the community. It hosted banquets, bazaars, concerts, dances, plays and evenings. By the 1963, the building was sold to Phil Richter, whose pharmacy had occupied the building's first floor since 1948.

In 1991 a fire damaged the roof and upper floors. The roof was replaced, and a full-scale restoration began. The building was then fully destroyed by another fire on February 28, 2000, leading to full building demolition that same year. Per- and polyfluoroalkyl substances (PFAS) are frequently used in firefighting foam; it is not clear if foam was used at the Subject Property. Documentation related to removal of building demolition debris from the Subject Property was not available.

4.3 Standard Environmental Record Sources

A regulatory records review for the Subject Property was obtained from Environmental Risk Information Services (ERIS) on June 3, 2025. The regulatory report is in **Appendix C**. Where possible, duplicate database listings in the ERIS report were removed from the following regulatory review and are not discussed further. In addition, Landmark reviewed other publicly accessible databases including the Minnesota Pollution Control Agency's (MPCA's) What's in My Neighborhood (WIMN), Petroleum Remediation Program (PRP) Maps Online, and Minnesota Groundwater Contamination Atlas, as well as the Minnesota Department of Agriculture's (MDA's) WIMN.

The Subject Property **was** identified in regulatory lists searched by ERIS:

- Historic Business Activity Risk List. This listing is for a former fuel and automotive listing from 1950 that was identified through a review of city directories. No additional information was provided in the ERIS report.

The ERIS report provided a list of sites that were unable to be located due to poor address information (orphan summary). These listed orphan sites were reviewed and generally located. Those found to be located within applicable ASTM search distances are included in the tally below.

Sites identified within the search radii defined by the Practice are as follows (where possible, duplicate database listings in the ERIS report were removed from the tally):

| | |
|--------------|--|
| <u>1</u> | Federal National Priority List (NPL) site list (≤ 1.0 miles). |
| <u>0</u> | Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list (≤ 0.5 miles). |
| <u>0</u> | Federal CERCLIS No Further Remedial Action Planned (NFRAP) site list (≤ 0.5 miles) |
| <u>0</u> | Federal Resource Conservation and Recovery Act (RCRA) non-Corrective Action Sites (CORRACTS) Transfer, Storage, and Disposal (TSD) Facility (≤ 0.5 miles). |
| <u>0</u> | Federal RCRA CORRACTS list (≤ 1.0 miles). |
| <u>1</u> | Federal RCRA generators list (Subject Property and adjoining properties). |
| <u>1</u> | Federal Emergency Response Notification System (ERNS) list (Subject Property only). |
| <u>2</u> | State list of hazardous waste sites identified for investigation or remediation (NPL or CERCLA equivalent sites) (≤ 1.0 miles). |
| <u>41/46</u> | State Voluntary Investigation & Cleanup (VIC) Program/Petroleum Brownfield (PB) Program sites (≤ 0.5 miles). |
| <u>1</u> | State landfill and/or solid waste disposal site lists (≤ 0.5 miles). |
| <u>34/4</u> | State leaking underground storage tanks/leaking above-ground storage tanks (LUST/LAST) lists (≤ 0.5 miles). |
| <u>2/1</u> | State registered underground storage tanks/above-ground storage tanks (UST/AST) list (Subject Property and adjoining properties). |

Details for the above-listed adjacent or potentially upgradient sites (sites within a $\frac{1}{4}$ mile west of the Subject Property with respect to anticipated groundwater flow to the east) are as follows:

- Northern States Power; 425 Cedar Avenue South; Spills list; located adjacent to the north of the Subject Property. A transformer failure led to a spill of 20 gallons of mineral oil in 1991 inside the building. The spill was cleaned up and the issue closed.
- Lube Tech overfill at Private Residence; 415 Cedar Avenue; Spill list; located $< \frac{1}{8}$ mile north of the Subject Property. A spill of 5 gallons of fuel oil were reported in 2007 during the filling of a home fuel oil AST inside the building. The spill was cleaned up with flor-dri and the issue closed.

- Xcel Energy; 1800 5th Street South; Spills list; located adjacent to the southeast of the Subject Property. A leak from a pad mounted transformer was reported in 2009. The leak was cleaned up, the transformer changed out and the issue closed.
- Riverside Plaza; 1615 South 4th Street; UST, LUST lists; located adjacent to the west of the Subject Property. One 20,000-gallon active fuel oil UST installed in 1989 is active on the site. One 10,000-gallon and three 40,000-gallon fuel oil USTs were formerly present on the site and were all removed in 1989. A release (LS18773) of fuel oil was reported on April 17, 2012 and was closed on August 9, 2012. A release (LS18983) of diesel fuel was reported on December 17, 2012 and closed on January 10, 2013. A file review was submitted to the MPCA on June 2, 2025.
- Riverside Plaza; 1610 South 6th Street; RCRA and LUST lists; located adjacent to the west of the Subject Property. The site was listed as a RCRA generator of hazardous waste. A release (LS959) of fuel oil was reported on February 2, 1989 and 1,300 cubic yards of contaminated soil were removed. Groundwater contamination was identified but due to the lack of receptors, the release was closed on August 13, 1989. A file review was submitted to the MPCA on June 2, 2025.
- Currie Park; 1417 South 5th Street; UST, LUST and Brownfields lists; located ¼ miles east/northeast of the Subject Property. One 4,000-gallon fuel oil UST was removed in 2000. A release of petroleum was reported on October 7, 2010, and eight cubic yards of contaminated soils were removed from the site. Groundwater contamination was identified but due to the lack of receptors, the release was closed on January 28, 2011. The site was entered into the Petroleum Brownfields program (BF745) in 2018. A Phase I, Phase II, Response Action Plan (RAP) Implementation Report were all submitted to the MPCA for review and approval. The RAP Implementation Report was approval was issued on May 2, 2022. were all submitted for review and approval. An Environmental Covenant was placed on the property to prevent future development without approval from the MPCA.
- Due to the location of the Subject Property, numerous historic business risk listings as well as spills and other regulatory listings were identified in the vicinity. Due to the large number of listings and the historic development dating back to the late 1800's, there is a potential for these listings to have impacted the Subject Property.

Section 8.0 includes Landmark's opinion on the above-mentioned regulatory sites and their potential to impact environmental conditions at the Subject Property.

4.4 Additional Environmental Record Sources

Previous environmental assessments and/or investigations were not conducted at the Subject Property or portions thereof.

5.0 Subject Property Reconnaissance

5.1 Methodology and Limiting Conditions

The Subject Property reconnaissance was conducted by Maggie Philippi and Gus Schatzlein, representatives of Landmark, on June 4, 2025. Existing Subject Property features are shown on **Figure 2**; Subject Property reconnaissance photographs are in **Appendix A**. No site representatives were present at the time of the site reconnaissance.

5.2 Subject Property Observations

The site reconnaissance consisted of visually observing the interior (where present) and exterior portions of the Subject Property. Landmark staff observed (from the Subject Property boundaries) the adjoining properties for evidence of RECs, CRECs or HRECs, and for indications of past and current land use.

The Subject Property is located in an area mixed commercial and residential developments. The Subject Property is a 0.19-acre plot of vacant land surrounded by metal fencing on the east, south, and west. A mixed commercial/residential building abuts the Subject Property to the north.

No structures are present on the Subject Property. The following improvements were observed on the Subject Property: a pad-mounted transformer, an anchor to a nearby utility pole, a manhole cover labeled Minneapolis Water Department, and a decorative concrete structure (approximately 1ft x 1ft x 7ft). No staining was observed on the pad of the transformer. The remainder of the Subject Property is greenspace.

A debris pile containing demolition debris and soil was observed on the south-adjoining property along the boundary of the Subject Property. No debris pile overflow was observed on the Subject Property.

5.2.1 Materials Management

No significant materials are managed at the Subject Property.

5.2.2 Solid and Hazardous Waste Management

No solid or hazardous wastes are generated at the facility.

5.2.3 Aboveground and Underground Storage Tanks (ASTs/USTs)

No indications of bulk storage in the form of ASTs, USTs, or drums were observed on the Subject Property.

5.2.4 Wastewater, Sumps, Drywells, Pits, Ponds and Lagoons

No wastewater is generated at the Subject Property.

5.2.5 Stormwater Management

No stormwater management is present on the Subject Property.

5.2.6 Water Supply, Wells

No wells were observed on the Subject Property.

5.2.7 Polychlorinated Biphenyls (PCBs) and Oil Containing Equipment

A pad-mounted transformer was observed. No staining or evidence of a release was observed.

6.1 Interview with Owner

Subject Property Owner Representative

Date of Interview: June 19, 2025

Name: Lisa Passus

Company Name/Position: City of Minneapolis

Telephone Number: 612-671-5079

Relevant information provided by Ms. Passus was used throughout the Report. She is not aware of any documented releases to the Subject Property or any environmental condition related to the Subject Property or adjacent properties.

6.2 Interview with Property Manager

NA

6.3 Interview with Occupants

None.

6.4 Interviews with Local Government Officials

City of Minneapolis Building Permit Portal

Date of Interview/File Request: June 2, 2025

Information Accessed on: June 2, 2025

Information Accessed from: <https://www.minneapolismn.gov/government/government-data/datasource/property-permit-dashboard/>.

City of Minneapolis Planning/Zoning Department

Information Accessed on: June 2, 2025

Information Accessed from: <https://www.minneapolismn.gov/business-services/planning-zoning/zoning-maps/interactive-map/#d.en.186669>

City of Minneapolis Fire Department

Date of Interview/File Request: June 19, 2025

A request was submitted to the city of Minneapolis Fire Department via the client contact and the client contact was not able to provide any fire related documents.

7.0 Findings

Based upon the records review, Subject Property reconnaissance and interviews, the Subject Property is owned by the City of Minneapolis CPED and consists of 0.19 acres of commercial land that is currently undeveloped beyond a pad-mounted transformer and a decorative concrete structure with fencing surrounding the Subject Property.

The Subject Property was originally developed in 1886 as Dania Hall. There was a large auditorium making up the third and fourth floors including a stage and horseshoe balcony. There were offices and a small meeting room on the second floor while the ground level and basement were for commercial retail use. A multi-purpose facility, Dania Hall served as a gathering place for immigrants in the community. It hosted banquets, bazaars, concerts, dances, plays and evenings. The building suffered fire damage in both 1991 and in 2000, at which point the building was demolished. No information was available regarding firefighting measures, such as the use of foam. In addition, no information was available related to removal of demolition debris from the Subject Property. Undocumented fill may have been placed at the Subject Property following demolition of the Subject Property building. Based on available records for the Subject Property, a fuel oil tank was likely present at the Subject Property.

The Subject Property **was** identified in regulatory lists searched by ERIS as a Historic Business Activity Risk List. This listing is for a former fuel and automotive listing from 1950 that was identified through a review of city directories. No additional information was provided in the ERIS report.

The following known or suspect environmental conditions were identified for the Subject Property:

- Historical use of fuel oil tanks on the Subject Property.
- Potential for buried building debris from historical buildings, including demolition debris and ash from documented fires at the Subject Property.
- Likely placement of undocumented fill following demolition of the historical building.
- Possible use of per- and polyfluoroalkyl substances (PFAS) in firefighting foam used during two historic fire incidents on the Subject Property.
- Sites of regulatory interest in the review area were evaluated pursuant to the terms of the ASTM Practice and All Appropriate Inquiry.

This section of the Report provides Landmark’s rationale for concluding whether the findings are or are not considered to constitute RECs, CRECs or HRECs. Additionally, this section identifies BERs, *de minimis* conditions and significant data gaps. As stated, RECs indicate the presence or likely presence of any hazardous substances or petroleum products on the Subject Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the Subject Property or into ground, groundwater, or surface water of the Subject Property. CRECs are defined as past releases that have been addressed but allow contamination to remain in place subject to the implementation of required controls. HRECs are defined as past releases that have been addressed to a degree allowing for unrestricted use of the Subject Property. A *de minimis* condition is related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action from appropriate governmental agencies. A BER is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the Subject Property. A significant data gap is a data gap or data failure that affects the ability to identify a REC at the Subject Property.

Finding: Historical use of fuel oil tanks on the Property.

Finding: Potential for buried building debris from historical buildings, including demolition debris and ash from documented fires at the Subject Property.

Finding: Likely placement of undocumented fill following demolition of the historical building.

The potential exists for buried fuel oil tanks, demolition debris and ash at the Subject Property based on limited information. In addition, following demolition activities at the Subject Property for the fire-damaged building, undocumented fill may have been placed at the Subject Property. Because plans for the Subject Property include redevelopment which will likely comprise excavation of the subgrade, these findings **do** constitute a REC for the Subject Property.

Finding: Possible use of per- and polyfluoroalkyl substances (PFAS) in firefighting foam used during two historic fire incidents on the Subject Property.

Although PFAS may have been applied to the Subject Property during fire-fighting measures, PFAS are considered ubiquitous in the environment. Groundwater will not be

encountered as part of future use of the Subject Property; there are no potable wells currently or planned to be on the Subject Property, and there is no surface water on the Subject Property. Therefore, there are no exposure pathways. Because the down-gradient sites also do not use potable wells, PFAS are not considered to present a significant liability concern for the User. As such, this finding is **not** considered a REC for the Subject Property.

Finding: Sites of regulatory interest in the review area were evaluated pursuant to the terms of the ASTM Practice and All Appropriate Inquiry.

Based on the date of the release, the location of the contamination, the type of contamination and the groundwater flow direction, reviewed sites of regulatory interest in the review area of the Subject Property do **not** constitute a REC.

9.0 Conclusions

Landmark performed this Phase I ESA in June and July 2025 in general conformance with the EPA AAI Final Rule, the Practice, and User-specific requirements for the Subject Property. Any exceptions to, or deletions from the EPA AAI Final Rule, the Practice, and User-specific requirements are described in Sections 1.5 and/or 5.0 of this Report.

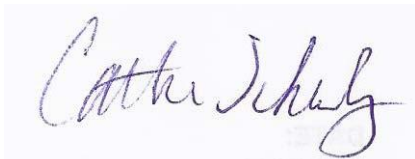
This Phase I ESA has revealed the following *recognized environmental conditions* (RECs) in connection with the Property for the specified Property use of the User:

- Historical use of fuel oil tanks on the Subject Property.
- Potential for buried building debris from historical buildings, including demolition debris and ash from documented fires at the Subject Property.
- Likely placement of undocumented fill following demolition of the historical building.

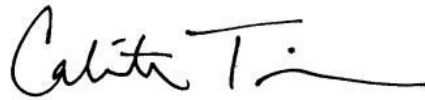
10.0 Statement and Signatures

Landmark performed this Phase I ESA in June and July 2025 in general conformance with the EPA AAI Final Rule, as amended on December 15, 2022, the ASTM Practice 1527-21, and User-specific requirements. Special terms, conditions, limitations and exceptions, and deviations that apply to this Phase I ESA are described in previous sections.

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



Environmental Professional



Environmental Professional

Landmark's experience and the environmental professional(s) and project team qualifications are included in **Appendix E**.

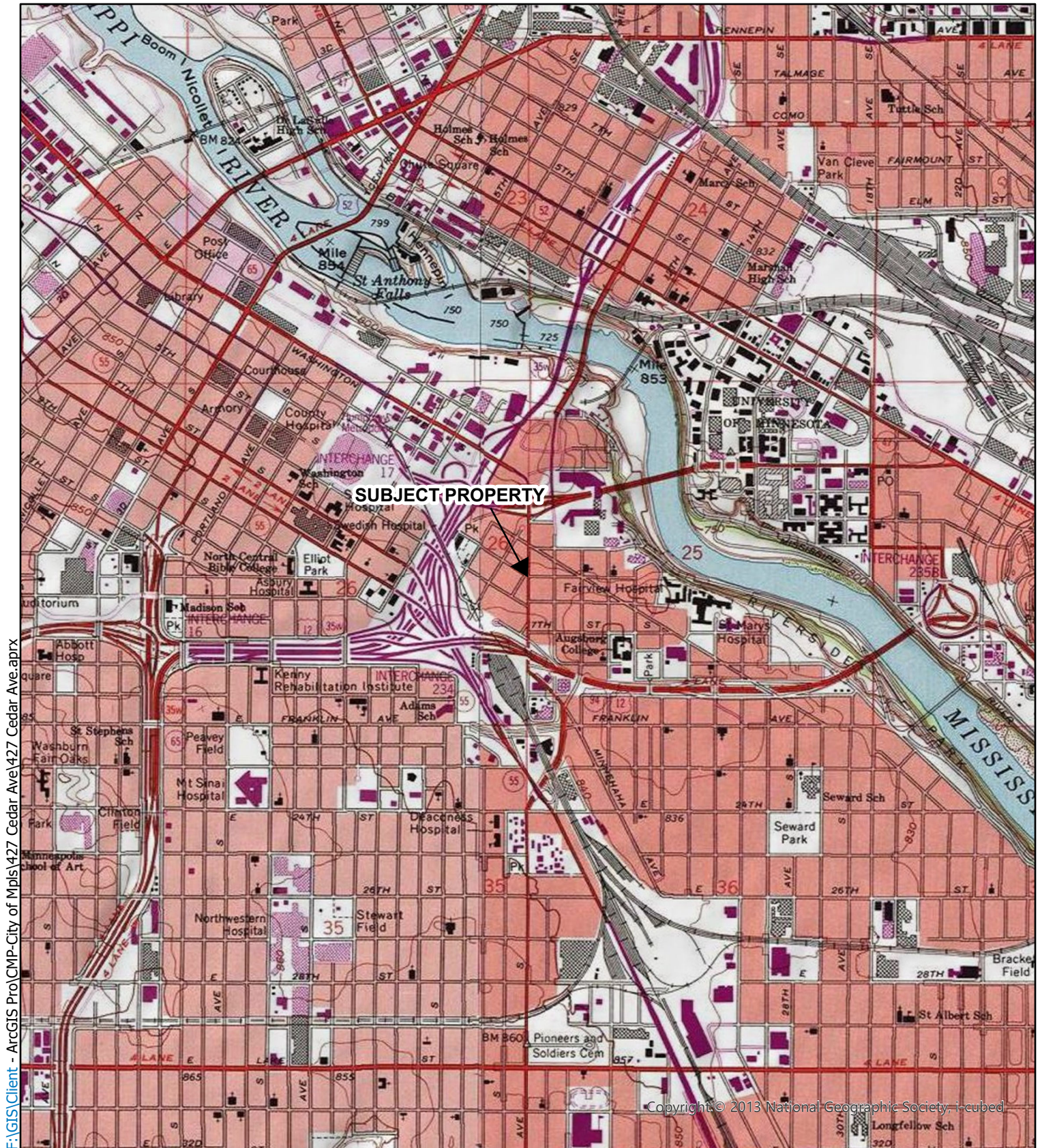
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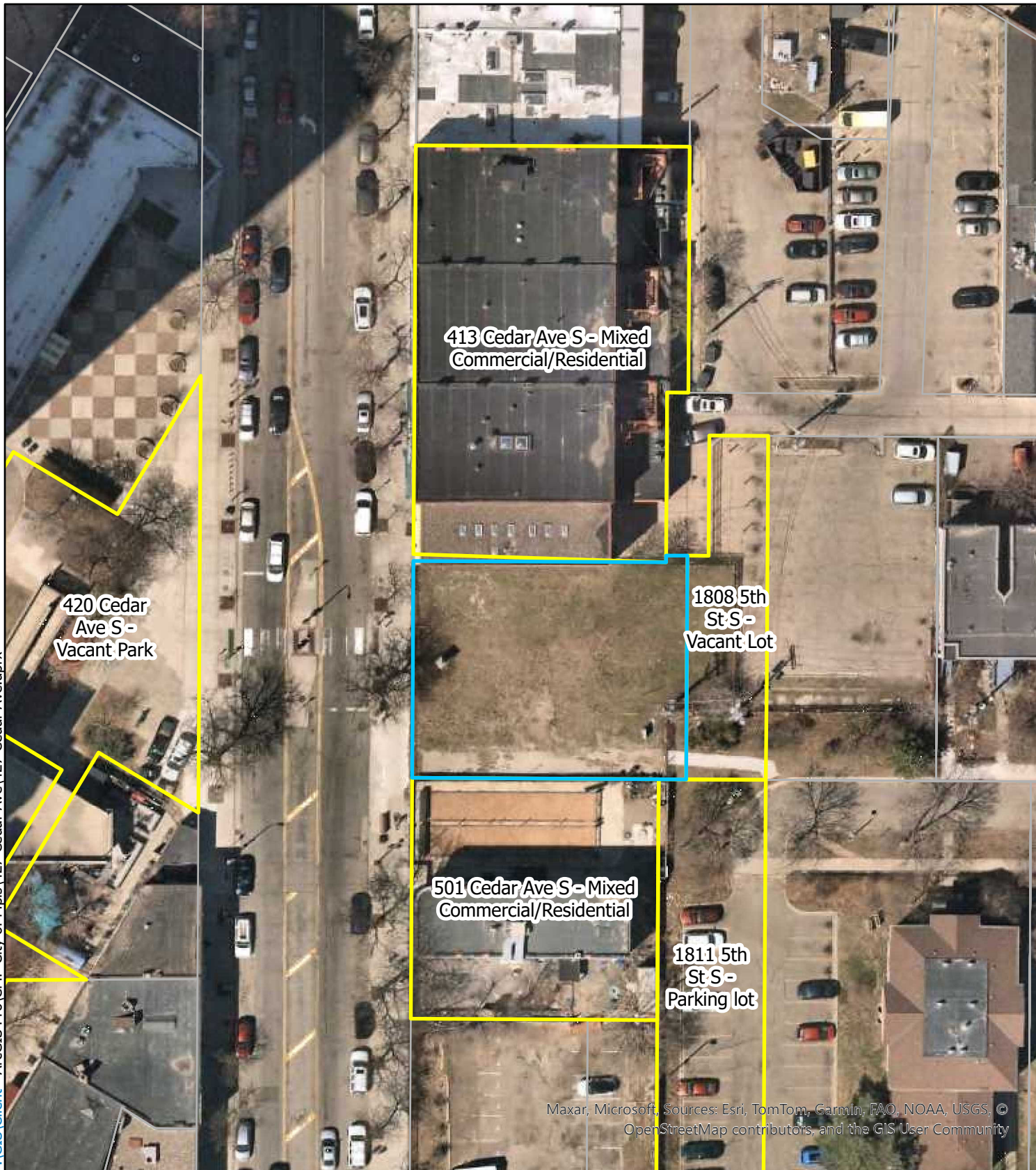
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Figures



F:\GIS\Client - ArcGIS Pro\CMP-City of Mpls\427 Cedar Ave\427 Cedar Ave.aprx



Legend

-  Subject Property Boundary
-  Adjacent Property Boundary
-  County Parcels



0 25 50 100 Feet
1 inch = 50 feet

FIGURE 2

**SUBJECT PROPERTY LAYOUT MAP
427 Cedar Avenue S
Minneapolis, Minnesota**

LANDMARK ENVIRONMENTAL, LLC