

## Phase I Environmental Site Assessment

4146 Fremont Avenue North  
Minneapolis, Minnesota  
PIN#: 0402924120151

Prepared for  
Hennepin County

December 2014

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## 1.0 Summary

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Landmark Environmental, LLC (Landmark) completed a Phase I Environmental Site Assessment (ESA) on behalf of Hennepin County (User) of an unoccupied commercial property located at 4146 Fremont Avenue North in the City of Minneapolis (City), Hennepin County, Minnesota (Property). 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 Property and understanding environmental conditions of the Property to aid in the decision-making processes relating to a commercial real estate transaction in accordance with the Practice and User-specific requirements. The Phase I was conducted for the possible acquisition by the City for future commercial development.

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 30, 2013, the American Society for Testing and Materials (ASTM) Practice E 1527-13 (the Practice), and User-specific requirements. Without exception the limitations described in Sections 2.0, 6.0, and/or 11.0 of the Report, no deviations from the Practice were intentionally made.

The Property is currently unoccupied and was forfeited to the State of Minnesota on August 7, 2014, due to non-payment of property taxes. The Property has been administered by the Hennepin County (user) Auditor Treasurer since that time on behalf of the State of Minnesota. Pursuant to Minnesota Statutes Section 115B.03, Subdivision 4, neither the State of Minnesota nor Hennepin County are considered persons responsible for any release or threatened release that may have occurred at the Property.

The Property consists of 0.29 acres of land that currently is zoned for commercial and apartment use. The general Property vicinity has been developed since the early 1900s for residential and commercial use.

The Property originally was developed for residential use in 1909, with the construction of a small residential dwelling in the north central portion of the Property. An additional shed/outbuilding was added to the Property in 1910. The southern portion of the

Property was developed with an additional residential dwelling in 1922. According to the building records one of the residential dwellings were transported from the Property and the remaining buildings were also removed/demolished prior to 1926.

In 1926, the Property was redeveloped with the construction of the current Property buildings. Historical commercial occupants of the Property buildings include; hardware store, grocery store, meat market, dental office, physician, TV shop and repair store, catering company, restaurant, floral shop, bakery and Christian Center. The most recent occupants of the Property include American Market and Deli, Boltz Catering, Chicago Grill, Food to go, Long Cheng Drinks and Rolling Pin Bakery. Additional uses on the Property include residential apartment housing; historical uses of the Property did not likely utilize significant amounts of hazardous materials or petroleum products. The Property was forfeited to Hennepin County on August 7, 2014. Prior to forfeiture the Property was unoccupied for at least two years.

The 1912 Sanborn map depicted municipal water availability to the Property. It is likely that sanitary sewer was also available at this time. The building records indicate that an oil burner was utilized at the Property in the 1930s and was later replaced with a natural gas boiler.

A regulatory records review for the Property was obtained from Environmental Data Resources, Inc. (EDR) on November 19, 2014. The regulatory report is in Appendix 16.5. The Property was not identified in regulatory lists searched by EDR. In summary, the adjacent sites identified in the regulatory report likely will not have the potential for impacting soil or groundwater beneath the Property. Additional nearby regulatory sites are either downgradient or side gradient to the Property with the anticipated groundwater flow east-northeast.

Recognized environmental conditions (RECs) indicate the presence or likely presence of any hazardous substances or petroleum products on the 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 Property or into ground, groundwater, or surface water of the Property. Historical recognized environmental conditions (HRECs) are defined as past releases that have been addressed to a degree allowing for unrestricted use of the Property. Controlled recognized environmental conditions (CRECs) are defined as past releases that have been addressed but allow contamination to remain in place subject to the implementation of required controls. Based upon the records review, Property reconnaissance and interviews, the following known or suspect environmental conditions were identified for the Property:

Finding: The Property building potentially formerly utilized fuel oil for heating.

Although the Property formerly utilized fuel oil, no AST or evidence of a release was observed during the Property reconnaissance; therefore, this finding is **not** considered a REC, HREC or CREC for the Property.

Finding: Potential presence of fill materials and demolition debris from the demolition/removal of the former dwelling(s) and shed/outbuilding formerly located on the Property.

Although the potential exists for fill materials including demolition debris in the soil at the Property, based on the proposed continued use of commercial retail business and no planned earth work activities, this finding is **not** considered to be a REC, a CREC or a HREC for the Property. However, this finding is considered a business environmental risk if in the future earth work activities are conducted.

Finding: A drycleaner presently located upgradient and west adjacent to the Property that could potentially impact soil vapor and groundwater on the Property.

Because the potential exists for impacts to soil vapor and groundwater at the Property and because the planned future use (occupancy) of the Property buildings are not known, this finding **is** considered to be a REC for the Property.

Landmark performed this Phase I ESA in November and December 2014 in general conformance with the EPA AAI Final Rule, the Practice, and User-specific requirements for the Property. Any exceptions to, or deletions from the EPA AAI Final Rule, the Practice, and User-specific requirements are described in Sections 2.0, 6.0, and/or 11.0 of this Report. This Phase I ESA revealed no evidence of RECs in connection with the Property, except for the following:

- A drycleaner is located upgradient and west adjacent to the Property.

Landmark recommends that a soil vapor investigation be conducted at the Property.

## 2.0 Introduction

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Landmark Environmental, LLC (Landmark) completed a Phase I Environmental Site Assessment (ESA) on behalf of Hennepin County (User) of an unoccupied commercial property located at 4146 Fremont Avenue North in the City of Minneapolis (City), Hennepin County, Minnesota (Property). The Property location is shown in Appendix 16.1. 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 30, 2013, the American Society for Testing and Materials (ASTM) Practice E 1527-13 (the Practice), and User-specific requirements.

### 2.1 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 Property and understanding environmental conditions of the Property to aid in the decision-making processes relating to a commercial real estate transaction in accordance with the Practice and User-specific requirements.

### 2.2 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 Property reconnaissance and Property representative and local government interviews. 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 Property. Any deviations from the standards, guidelines, or requirements presented in the AAI Final Rule, the Practice, and/or User-specific requirements are discussed in Sections 2.4, 6.0, and/or 11.0 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.

### **2.3 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 Property.

### **2.4 Limitations and Exceptions**

The findings, opinions, and conclusions in this Report are subject to the following data limitations:

- Historical documentation dated prior to 1909 was not readily ascertainable for the Property.
- No significant data gaps associated with data failure resulting in 5 year time gaps between which the Property use changed are present for the Property.
- The following areas of the Property were not accessible or not inspected during the Property reconnaissance:
  - The ground surface was partially obscured by snow during the Property reconnaissance.
  - The roof of the Property buildings was not accessed.
  - The Property buildings were without electricity therefore; lighting in the basement was limited.

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

### **2.5 Special Terms and Conditions**

The purpose of the Report is to aid in the environmental assessment of the Property and not to evaluate the structural condition of the buildings or other features of the Property.

Except as identified in Sections 2.3 and 2.4 above or as described in Section 11.0, 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 Property, and vendors of public data. To the extent that Landmark does not identify contamination or potential sources of contamination to the Property in the Report, Landmark's conclusions in the Report are not representations that the 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), historical recognized environmental conditions (HRECs) or controlled recognized environmental conditions (CRECs) in connection with the Property, recognizing reasonable limits on time and cost. RECs indicate the presence or likely presence of any hazardous substances or petroleum products on the 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 Property or into ground, groundwater, or surface water of the Property. HRECs are defined as past releases that have been addressed to a degree allowing for unrestricted use of the 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. Under no circumstances can Landmark represent or warrant that hazardous or toxic materials do not exist on the Property.

## **2.6 User Reliance**

The Report was prepared for the exclusive use of User and the following additional parties: Hennepin County Property Tax Division Resident and Real Estate Services Department, Hennepin County Department of Environmental Services and the City Department of Community Planning and Economic Development (herein referred to as "Additional Parties"). 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 Additional Parties and makes no warranties to anyone other than the User and Additional Parties.

### **3.0 Property Description**

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For ease of discussion, the references listed in Section 13.0 are numbered for use throughout the Report.

#### **3.1 Location and Legal Description**

The Property is located at 4146 Fremont Avenue North, Minneapolis, Hennepin County, Minnesota in the NE Quarter of Section 4 in Township 29 Range 24. The legal description of the Property is as follows:

Tax Parcel Identification Number (PIN): 0402924120151

Additional Parcel Addresses: 4140, 4142, 4144, and 4146 Fremont Ave N

Parcel size: 0.29 acres

Legal Description: Block 9, Lots 24 and 25, Wyoming Park Addition to  
Minneapolis

The Property location is shown on the figure in Appendix 16.1. The Property layout with existing and former features is shown on the figure in Appendix 16.2.

#### **3.2 Property and Vicinity General Characteristics**

The Property is currently unoccupied and was forfeited to the State of Minnesota on August 7, 2014, due to non-payment of property taxes. The Property has been administered by the Hennepin County (user) Auditor Treasurer since that time on behalf of the State of Minnesota. Pursuant to Minnesota Statutes Section 115B.03, Subdivision 4, neither the State of Minnesota nor Hennepin County are considered persons responsible for any release or threatened release that may have occurred at the Property.

The Property consists of 0.29 acres of land that currently is zoned for commercial and apartment use. The general Property vicinity has been developed since the early 1900s for residential and commercial use.

#### **3.3 Current Use of the Property**

The Property was unoccupied for at least two years prior to forfeiture. The current status of the Property does not involve the use, treatment, storage, disposal or generation of significant quantities of hazardous substances or petroleum products. Current Property features are shown on Figure 2.

### **3.4 Descriptions of Structures, Roads, Other Improvements**

The Property currently supports two buildings; one 2-story commercial building with four apartment units (201, 202, 203, and 204) on the second floor and one single story commercial building. Both Property buildings include a basement. The Property has an asphalt surface parking lot on the east side of the Property and a concrete walkway on the west side. There is no green space present on the Property.

The Property buildings are supported by a concrete block foundation with wood frame construction and brick siding. The interior walls and ceilings are covered in gyp-board and plaster and the floors are covered with carpet, linoleum, wood and ceramic tile. A natural gas boiler heats the apartment units and the commercial portions of the Property buildings are heated with natural gas forced air. The apartment units formerly supported radiators, but have been removed. The Property buildings are connected to municipal water and sanitary sewer.

### **3.5 Current Uses of Adjoining Properties**

The Property is located in an area of mixed development. Commercial development, consisting of Fanta's Braiding and Barber Shop to the north; Camden Mart Community Store, Cleaners on Fremont, Lashone & Family Beauty Supply and Fremont Barbers to the west; and residential development is located to the southwest, south and east of the Property. Current surrounding commercial land uses likely do not involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products, with the exception of Cleaners on Fremont.

Surrounding properties are topographically level with the Property.

## **4.0 User-Provided Information**

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

### **4.1 Title Records**

A title records search was not provided by the User for review and incorporation in this Phase I ESA.

### **4.2 Environmental Liens or Activity and Use Limitations**

The User indicated no knowledge of environmental liens for the Property. However, as stated, the Property was forfeited to the State of Minnesota on August 7, 2014, due to non-payment of property taxes. The Property has been administered by the Hennepin County Auditor Treasurer since that time on behalf of the State of Minnesota.

### **4.3 Specialized Knowledge**

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

### **4.4 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 Property is included throughout the applicable sections of the Report.

### **4.5 Valuation Reduction for Environmental Issues**

The User did not indicate a valuation reduction of the Property for environmental issues.

### **4.6 Owner, Property Manager, and Occupant Information**

The User provided contact information for the following Property representative: James Sorenson; Property manager. This representative was interviewed regarding their knowledge of current and historic Property uses; information obtained during those interviews is used throughout applicable sections of the Report and summarized in Section 7.0.

#### **4.7 Reason for Performing Phase I**

The Phase I was conducted for the possible acquisition by the City for future commercial development.

#### **4.8 Other Information—Such as Previous Assessments or Investigations**

The User provided no additional information for the Property.

## **5.0 Records Review**

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Records reviewed for preparation of this Phase I ESA are listed in Section 13.0. The results of that review are described in this section.

### **5.1 Standard Environmental Record Sources**

A regulatory records review for the Property was obtained from Environmental Data Resources, Inc. (EDR) on November 19, 2014. The regulatory report is in Appendix 16.5. Where possible, duplicate database listings in the EDR report were removed from the following regulatory review and are not discussed further.

The Property was not identified in regulatory lists searched by EDR.

The EDR 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. None were found to be located within applicable ASTM search distances.

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

<u>0</u>	Federal National Priority List (NPL) site list ( $\leq 1.0$ miles).
<u>0</u>	Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list ( $\leq 0.5$ miles).
<u>0</u>	Federal CERCLIS No Further Remedial Action Planned (NFRAP) site list ( $\leq 0.5$ miles)
<u>0</u>	Federal Resource Conservation and Recovery Act (RCRA) non-Corrective Action Sites (CORRACTS) Transfer, Storage, and Disposal (TSD) Facility ( $\leq 0.5$ miles).
<u>0</u>	Federal RCRA CORRACTS list ( $\leq 1.0$ miles).
<u>1</u>	Federal RCRA generators list (Property and adjoining properties).
<u>0</u>	Federal Emergency Response Notification System (ERNS) list (Property only).
<u>2</u>	State list of hazardous waste sites identified for investigation or remediation (NPL or CERCLA equivalent sites) ( $\leq 1.0$ miles).
<u>3/0</u>	State Voluntary Investigation & Cleanup Program/Petroleum Brownfield sites ( $\leq 0.5$ miles).
<u>0</u>	State landfill and/or solid waste disposal site lists ( $\leq 0.5$ miles).
<u>10/0</u>	State leaking underground storage tanks/leaking above-ground storage tanks (LUST/LAST) lists ( $\leq 0.5$ miles).
<u>0/0</u>	State registered underground storage tanks/above-ground storage tanks (UST/AST) list (Property and adjoining properties).

Details for the above-listed adjacent sites are as follows:

- Pacht Donald J Chiropractor; 4147 Fremont Avenue North; identified as a Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generators (CESQGs) site; located west adjacent to the Property. According to the EDR report this site generates mercury and silver hazardous wastes. No violations were found for this listing.

Based on the available information, taking into account that this site is located adjacent to the Property, it is Landmark's opinion that additional file review is not required for this site because no violations or releases have been reported with respect to the site.

In summary, the above-described adjacent sites identified in the regulatory report likely will not have the potential for impacting soil or groundwater beneath the Property. Additional nearby regulatory sites are either downgradient or side gradient to the Property with the anticipated groundwater flow east-northeast.

## **5.2 Additional Environmental Record Sources**

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

## **5.3 Physical Setting Sources**

Surface elevations of the Property range from 860 to 870 feet above mean sea level (Reference 7). Approximately 50 feet of unconsolidated upper terrace deposit sediments consisting of sand, gravelly sand and loamy sand overlain by silt and organic sediments underlie the Property (Reference 9). The uppermost bedrock unit is the Platteville and Glenwood Formations consisting of limestone with thinly bedded shale is present at an approximate depth of 50 feet beneath the Property (Reference 9).

Shallow groundwater is anticipated to be present beneath the Property at a depth of 30 feet (Reference 7, 9). The anticipated groundwater flow direction is east-northeast towards the Mississippi River, the nearest likely discharge zone (Reference 7, 9). The nearest surface water body is unnamed pond located approximately 1,300 feet from the Property (Reference 7).

## **5.4 Historical Use Information on the Property**

Landmark reviewed the following historical information sources as part of this Phase I ESA: aerial photographs; historical atlases and topographic maps; Sanborn fire insurance maps; reverse city directories; City and Hennepin County permit files; Property Owner representative interview; local and/or state government interviews.

The Property originally was developed for residential use in 1909, with the construction of a small residential dwelling in the north central portion of the Property. An additional shed/outbuilding was added to the Property in 1910. The southern portion of the Property was developed with an additional residential dwelling in 1922. According to the building records one of the residential dwellings were transported from the Property and the remaining buildings were also removed/demolished prior to 1926.

In 1926, the Property was redeveloped with the construction of the current Property buildings. Historical commercial occupants of the Property buildings include; hardware store, grocery store, meat market, dental office, physician, TV shop and repair store, catering company, restaurant, floral shop, bakery and Christian Center. The most recent occupants of the Property include American Market and Deli, Boltz Catering, Chicago Grill, Food to go, Long Cheng Drinks and Rolling Pin Bakery. Additional uses on the Property include residential apartment housing; historical uses of the Property did not

likely utilize significant amounts of hazardous materials or petroleum products. The Property was forfeited to Hennepin County on August 7, 2014. Prior to forfeiture the Property was unoccupied for at least two years.

The 1912 Sanborn map depicted municipal water availability to the Property. It is likely that sanitary sewer was also available at this time. The building records indicate that an oil burner was utilized at the Property in the 1930s and was later replaced with a natural gas boiler.

### **5.5 Historical Use Information on Adjoining Properties**

The general Property vicinity has been developed since prior to 1909 for commercial and residential use. Commercial uses include a filling station to the north and in 2003 the adjacent drycleaner to the west. The general uses have remained unchanged since development.

## 6.0 Property Reconnaissance

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### 6.1 Methodology and Limiting Conditions

The Property reconnaissance was conducted by Kimberly Boland, a representative of Landmark, on November 25, 2014. Existing Property features are shown on the figure in Appendix 16.2; Property reconnaissance photographs are in Appendix 16.3. Mr. James Sorenson, the User Property manager was present during the Property reconnaissance.

Limiting conditions during the Property reconnaissance consisted of the following:

- The ground surface was partially obscured by snow during the Property reconnaissance.
- The Property buildings were without electricity therefore; lighting in the basements was limited.
- The roof of the Property buildings.

### 6.2 General Site Setting

The Property is located in an area of mixed development. Commercial development, consisting of Fanta's Braiding and Barber Shop to the north; Camden Mart Community Store, Cleaners on Fremont, Lashone & Family Beauty Supply and Fremont Barbers to the west; and residential development is located to the southwest, south and east of the Property. Access is unrestricted to pedestrian traffic; vehicular access to the Property is via Fremont Avenue North and an alleyway on the east side of the Property.

The following table summarizes the Property reconnaissance and interview findings. All items that currently are present at the Property are noted in the table. The table also notes whether or not the identified features are considered to be of potential environmental concern. Discussions of those that are considered to be of potential environmental concern are referenced. Features that are or were not identified to be present at the Property are not further discussed.

<b>On-Site Features</b>	<b>Currently Present (Y/N)</b>	<b>Potential Environmental Condition (Y/N)</b>	<b>Report Section</b>
Hazardous Substance/Petroleum Products	N		
Underground Storage tanks	N		
Aboveground Storage tanks	N		
Odors	N		
Air Emissions (stacks, hoods, etc.)	N		
Pools of Liquid	N		
Drums	N		
Unlabeled Substance Containers	N		
Electrical Equipment/Possible PCBs	N		
Hydraulic Equipment/Possible PCBs	N		
Staining/Corrosion of Containers/Equip.	N		
Drains	Y	N—Standard drains in the basement near utilities; no chemical storage observed in the vicinity.	6.4
Sumps	N		
Pits, Pond, Lagoons	N		
Stained Soil or Pavement	N		
Surface Disposal/Debris	N		
Stressed Vegetation	N		
Evidence of Spills or Releases	N		
Indications of On-Site Fill Material	N		
Liquid Discharges to Ditches, Streams or Adjacent Land	N		
Fuel Pipelines	N		
Process Waste Water	N		
Wells	N		
Septic Systems	N		
Dry Cleaning Operations	N		
Agricultural Use	N		
Oil Gas Production/Exploration	N		
Railroad Uses	N		

On-Site Features	Currently Present (Y/N)	Potential Environmental Condition (Y/N)	Report Section
Remedial Activities	N		

### 6.3 Exterior Observations

The Property currently supports two buildings; one 2-story commercial building with four apartment units (201, 202, 203, and 204) on the second floor and one single story commercial building. Both Property buildings include a basement. The Property buildings are supported by concrete block foundation with interior wood frame construction and brick exterior walls. The Property has an asphalt surface parking lot on the east side of the Property and concrete walkway on the west side.

Outdoor bulk chemical storage in the form of USTs, ASTs and drums were not observed to be present at the Property and no releases have been reported from the Property.

The following were not observed to be present in outdoor areas at the Property: transformers; electrical or hydraulic equipment; visible evidence of filling, excavation, vegetative stress, or burned areas; pits, ponds, or lagoons; stained soil or pavement; indications of septic system or cesspool; pipelines; rail lines; liquid discharges into drains, ditches, or streams or onto adjacent property.

Stormwater runoff from building roofs travels via sheet flow to the public stormwater infrastructure associated with the street system.

### 6.4 Interior Observations

The combined size of the Property buildings is approximately 14,772 square feet. The first floor supports four commercial tenant spaces (all currently unoccupied); the second floor of one of the Property buildings supports four apartment units. The basements house all utilities and unoccupied storage space.

The interior walls and ceilings consist of gyp-board and plaster; the floors are covered with carpet as well as ceramic, linoleum tile and wood floors. The Property building is heated with natural gas. The Property building is connected to municipal water and sanitary sewer; however, utilities are currently turned off.

Floor drains were observed in the basement of the Property buildings; however, no staining or evidence of a release was observed near the drains. The drains are suspected to be connected to the sanitary sewer.

## 7.0 Interviews

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### 7.1 Interview with Owner

#### **Property Owner Representative**

Date of Interview: November 25, 2014

Staff Name: James Sorenson

Company Name/Position: Hennepin County/Senior Property Management Specialist

Years Familiar with Property: Approximately 4 months

Telephone Number: 612-348-3430

Relevant information provided by Mr. Sorenson was used throughout the Report. He is not aware of any documented releases to the Property or any environmental condition related to the Property or adjacent properties.

### 7.2 Interview with Property Manager

None.

### 7.3 Interview with Occupants

None.

### 7.4 Interviews with Local Government Officials

Historical Information Gatherers (HIG) provided local government records for the Property, as referenced in Section 13.0.

### 7.5 Interviews with Others

None.

## **8.0 Findings**

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Based upon the records review, Property reconnaissance, interviews, the following known or suspect environmental conditions were identified for the Property:

- The Property building formerly utilized fuel oil for heating.
- Potential presence of fill materials from the demolition/removal of the former dwelling(s) and shed/outbuilding located on the Property.
- A drycleaner is located upgradient and west adjacent to the Property.

## 9.0 Opinion

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This section of the Report provides Landmark's rationale for concluding whether the findings are or are not considered to constitute RECs, HRECs, or CRECs. As stated, RECs indicate the presence or likely presence of any hazardous substances or petroleum products on the 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 Property or into ground, groundwater, or surface water of the Property. HRECs are defined as past releases that have been addressed to a degree allowing for unrestricted use of the 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.

Finding: The Property building potentially formerly utilized fuel oil for heating.

Although the Property formerly utilized fuel oil, no AST or evidence of a release was observed during the Property reconnaissance; therefore, this finding is **not** considered a REC, HREC or CREC for the Property.

Finding: Potential presence of fill materials and demolition debris from the demolition/removal of the former dwelling(s) and shed/outbuilding formerly located on the Property.

Although the potential exists for fill materials including demolition debris in the soil at the Property, based on the proposed continued use of commercial retail business and no planned earth work activities, this finding is **not** considered to be a REC, a CREC or a HREC for the Property. However, this finding is considered a business environmental risk if in the future earth work activities are conducted.

Finding: A drycleaner presently located upgradient and west adjacent to the Property that could potentially impact soil vapor and groundwater on the Property.

Because the potential exists for impacts to soil vapor and groundwater at the Property and because the planned future use (occupancy) of the Property buildings are not known, this finding **is** considered to be a REC for the Property.

## **10.0 Conclusions**

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Landmark performed this Phase I ESA in November and December 2014 in general conformance with the EPA AAI Final Rule, the Practice, and User-specific requirements for the Property. Any exceptions to, or deletions from the EPA AAI Final Rule, the Practice, and User-specific requirements are described in Sections 2.0, 6.0, and/or 11.0 of this Report. This Phase I ESA revealed no evidence of RECs in connection with the Property, except for the following:

- A drycleaner is located upgradient and west adjacent to the Property.

Landmark recommends that a soil vapor investigation be conducted at the Property.

## **11.0 Deviations**

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Without the exception of the limiting conditions described in Sections 2.0 and 6.0 of this Report, all the EPA AAI Final Rule, the Practice, and User-specific requirements were met.

## **12.0 Additional Services**

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No non-scope considerations were addressed as part of this Phase I ESA.

## 13.0 References

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- 1 Aerial Photographs. *1937, 1940, 1947, 1953, 1957, 1964, 1969, 1979, 1984, 1991, 1997, 2003, 2008, 2013*. Provided by Historical Information Gatherers (HIG).
- 2 Building Inspection Records (City of Minneapolis). Provided *November 21, 2014*. Provided HIG.
- 3 City Directories. *1930-2012*. Provided by HIG.
- 4 County Assessor's Records (Hennepin County). Provided *November 21, 2014*. Provided by HIG.
- 5 Environmental Data Resources, Inc. (EDR). *November 19, 2014*. *EDR-Radius Map without Geocheck, Vacant Commercial Property, 4146 Fremont Ave N, Minneapolis, MN 55412*.
- 6 EDR. *November 19, 2014*. EDR-Sanborn Map Report (Sanborn years: 1967, 1952, 1950, 1912).
- \* Fire Records (City of Minneapolis, Fire Department). *November 21, 2014*. Provided by HIG.
- \* Environmental Records (City of Minneapolis, Environmental Management Department). *November 21, 2014*. Provided by HIG.
- 7 U.S. Geological Survey Topographic Maps (years: 1902, 1952, 1955, 1967, 1972, 1980, 1993, 2013).
- 8 Minnesota Department of Health (MDH) County Well Index (CWI), Shape Downloaded 2012 (see logs in Appendix **16.4**)
- 9 Balaban, N.H. (Ed.). 1989. *Minnesota Geological Survey, Geologic Atlas, Hennepin County, Minnesota, County Atlas Series, Atlas C-4*. University of Minnesota; St. Paul, Minnesota.
- 10 James Sorenson (Property representative). *November 25, 2014*. Personal communication re: Phase I Environmental Property Assessment.
- 11 Gilbert Gabanski (*User*). *December 1, 2014*. Personal communication re: Phase I Environmental Property Assessment.

## 14.0 Signatures of Environmental Professional(s)

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Landmark performed this Phase I ESA in November and December 2014 in general conformance with the EPA AAI Final Rule, as amended on December 30, 2013, the ASTM Practice 1527-13, 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 Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



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Environmental Professional



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Environmental Professional

## **15.0 Qualification(s) of Environmental Professional(s)**

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Landmark's experience and the environmental professional(s) and project team qualifications' are included in Appendix 16.8.