

**PHASE I ENVIRONMENTAL
ASSESSMENT**

**HUMBOLDT-GREENWAY ACQUISITION
CORRIDOR
MINNEAPOLIS, MINNESOTA**

**NOVA PROJECT NO.: M98-0033
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EXECUTIVE SUMMARY

This section summarizes the findings of the Phase I Environmental Assessment (EA) of the area known as Humboldt-Greenway Acquisition Area, in Minneapolis, Minnesota; referred to as the Corridor. Detailed information regarding these findings is provided in the text of this report. For the purposes of this Phase I EA, the Corridor was considered to include properties identified on the diagram labeled "Humboldt-Greenway Acquisition Areas", submitted to Nova by representatives of Hennepin County.

All sites that were encountered were rated for potential to impact subsurface conditions. The sites were rated: HIGH; MEDIUM; LOW, or UNLIKELY POTENTIAL. Sites that are of unlikely potential for subsurface contamination are not discussed in detail. All other sites are given a number based on their location and mapped. They are discussed in detail in each section, and summarized in the tables attached to this assessment.

In general, sites that are a HIGH POTENTIAL FOR SUBSURFACE CONTAMINATION should be further investigated. This investigation would be a combination of interviews with past or present owners of the sites, or a subsurface investigation if necessary.

Sites that are a MEDIUM POTENTIAL FOR SUBSURFACE CONTAMINATION have at this time no documented evidence of subsurface contamination, but may have unreported or undocumented contamination. This category also includes facilities not located on the Corridor, which were identified during the regulatory database review as facilities with documented subsurface contamination, which have the potential to migrate to the Corridor. If contamination is encountered on the Corridor, potential redevelopment may be delayed. A contingency plan should be prepared prior to any development.

Sites that are a LOW POTENTIAL FOR SUBSURFACE CONTAMINATION do not appear to warrant further investigation at this time. However, any contamination discovered during construction would need to be handled appropriately.

Based on the work completed for this assessment, there are seven HIGH POTENTIAL sites, five MEDIUM POTENTIAL sites, and 17 LOW POTENTIAL sites along the Corridor.

In addition to the sites along the Corridor, one facility located within 0.25 mile of the Corridor was identified through the regulatory database review which has the potential to impact subsurface conditions at the Corridor. This facility represents a MEDIUM POTENTIAL.

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1.3 Property Description

The Corridor is defined as the following properties and areas: those along the present Humboldt Avenue North between 46th and 53rd Streets North; properties on the north side of the present 49th Avenue North from Humboldt Avenue North to Dupont Avenue North; and properties on the east side of the present Irving Avenue North between 50th and 51st Streets North. The Corridor begins at the Humboldt Avenue North and 46th Avenue North intersection and extends northerly to the Humboldt Avenue North and 53rd Avenue North intersection, encompassing those properties along 49th Street North and Irving Avenue North. The Corridor is approximately one mile in length. Hennepin County provided Nova with a map titled "Humboldt-Greenway Acquisition Areas" showing the location of the Corridor and indicating the location of the present properties and right-of-ways included within the Corridor. A copy of the Humboldt-Greenway Acquisition Areas diagram is included as Figure 1.

1.4 Definitions

All sites that were encountered on the Corridor or facilities identified within 0.25 mile of the Corridor during the regulatory database review were rated for potential to impact subsurface conditions. The rating criteria is as follows:

- ◆ HIGH POTENTIAL FOR SUBSURFACE CONTAMINATION (DOCUMENTED CONTAMINATION) - These are sites where one or more of the following has been identified: a documented release to the subsurface such as a leak or spill; large amounts of chemicals are known or inferred to be in use; where there are stains, odors, stressed vegetation, or some other indication that a release has occurred; and/or where hazardous or potentially hazardous materials have been in use over extended periods of time.
- ◆ MEDIUM POTENTIAL FOR SUBSURFACE CONTAMINATION (UNDOCUMENTED OR OFF-SITE) - These are sites on the Corridor where there is known or inferred medium or small quantities of chemicals used or stored, and/or underground storage tanks which have not been in service over an extended period of time and have not had a documented release, and/or sites that evidence poor housekeeping. Poor housekeeping can indicate that releases, when or if they occur, may not be handled correctly. This category also included facilities not located on the Corridor which were identified during the regulatory database review as facilities with documented subsurface contamination, and from which contamination has the potential to migrate to the Corridor.

- ◆ **LOW POTENTIAL FOR SUBSURFACE CONTAMINATION** - These are sites where there is known or inferred small or very small quantities of chemicals used or stored on the property and that evidence good housekeeping. Good housekeeping indicates that if a leak or spill were to occur, it would be handled correctly.

- ◆ **UNLIKELY POTENTIAL FOR SUBSURFACE CONTAMINATION** - These are sites such as residences, vacant land, and roads, where site use is unlikely to impact the subsurface unless one of the conditions described in the high, medium, and low potential definitions above is met. These sites are not specifically discussed and are not mapped out. In the case of facilities identified during the regulatory database review, these are facilities that based on their distance, location relative to assumed ground water flow direction, or additional MPCA data, are not expected to impact subsurface conditions on the Corridor.

All sites are rated according to this criteria. Sites that are of unlikely potential for subsurface contamination are not discussed in detail. All other sites are given a number based on their location and mapped. They are also summarized in tables attached to this assessment.

2.0 HYDROGEOLOGIC SETTING

Readily available hydrogeologic information was reviewed to evaluate surface and subsurface characteristics in the vicinity of the Corridor. This section summarizes the results of the hydrogeologic evaluation. Information that is typically available for review includes topographic maps, Quaternary geological maps, bedrock maps, and ground water contour maps (see Hydrogeological References). Ground water flow direction is estimated based on a review of published maps. Site specific ground water flow conditions may be impacted by a variety of factors including but not limited to local topography, geologic anomalies, utilities, nearby wells or sumps, and local drainage patterns.

2.1 Geologic Setting

Based on published geologic information, surficial materials in the area consist of terrace deposits composed of sand, gravely sand, and loamy sand. Published geological information indicates that consolidated materials in the area consist of Ordovician age sandstone of the St. Peter Sandstone Formation. Depth to bedrock in the area of the Corridor ranges from 51-100 below the ground surface.

2.2 Area Hydrology

Ground water flow direction is estimated to be easterly, toward the Mississippi River, based on a review of published maps. Site specific ground water flow conditions may be impacted by a variety of factors including but not limited to local topography, geologic anomalies, utilities, nearby wells or sumps, and local drainage patterns.

2.3 Water Wells

Nova reviewed well log records provided by the Minnesota Geological Survey (MGS) for the area of the site. These well records were compiled by the MGS from drilling records and well log records submitted to the agency. One well was identified on the Corridor at the former Wallboard, Inc. facility, 4615 Humboldt Avenue North. Representatives of the MGS and the Minnesota Department of Health reported that there are no well records for this address on file. Nova observed no evidence of wells during the drive-by reconnaissance of the Corridor.

Any wells on the Corridor that will be destroyed or taken out of service due to construction activities, or any other out of service wells that may be encountered, should be abandoned in accordance with Minnesota Department of Health regulations.

3.0 HISTORICAL LAND USE REVIEW

Available historical resources were examined to determine past land usage on the Corridor and to identify land uses on nearby properties, which could have had an environmental impact on the Corridor. Historical information that was available for review included public domain aerial photographs, insurance maps, and interviews. Low, medium, and high potential sites of concern identified in review of historical data are discussed in Section 5.0.

3.1 Fire Insurance Maps

Fire insurance maps were created for insurance underwriters and often contain information regarding the uses of individual structures and the locations of fuel and/or chemical storage tanks that may have been on a particular property. Nova conducted a search which determined that one fire insurance map for the year 1967 was readily available for a portion of the Corridor. No other fire insurance maps including the Corridor were available.

3.2 Minneapolis City Directories

R.L. Polk Minneapolis City Directories provide listings of businesses and residences throughout the area that are arranged by street address for the year in which the directory was published. The city directory collections of the St. Paul Public Library and the Scott D. McGinnis private library were reviewed which determined that R.L. Polk Minneapolis City Directories including the Corridor area were available for the years 1940, 1955, 1958, 1963, 1970, 1976, 1983, 1987, and 1996.

3.3 Aerial Photographs

Aerial photographs of the Corridor area for the years 1938, 1940, 1947, 1953, 1957, 1960, 1967, 1971, 1974, 1980, 1983, 1987, and 1990 were available for review at the University of Minnesota Borchert Map Library. A list of the photographs reviewed for this report is attached as Appendix A.

3.4 Site Observations

A reconnaissance of the Corridor was conducted by Mr. James M. Strohm and Ms. Jennifer Wolff of Nova on January 20, 1998 to visually inspect the Corridor for present or potential environmental hazards.

4.0 REGULATORY REVIEW

4.1 Federal/State Record Review

Environmental Risk Information and Imaging Services, Inc. (ERIIS) was commissioned to compile federal and state database information regarding potential environmental concerns at or within 0.25 mile of the Corridor. Unless otherwise specified the scope of this review is limited to review of the information provided by ERIIS, and does not include review or evaluation of regulatory files pertaining to specific sites that may have been identified.

The ERIIS report includes a list of facilities that could not be precisely located due to inadequate address information. Based on a review of this list by Nova, facilities identified on the Corridor or within a 0.25 mile of the Corridor are discussed in the specific database sections.

The results of the review for each database are discussed below. The locations for the facilities identified in the ERIIS report are shown on the figure in the ERIIS report, included as Appendix B. Sites that were identified on the Corridor are discussed in Section 5. Facilities with the potential to impact subsurface conditions at the Corridor are shown on Figure 2 and listed on Table 4. The facility numbers were assigned by Nova for reference in this report. Numbers assigned to facilities of potential environmental concern identified in the regulatory review are preceded with the letter "R" to avoid confusion with the site numbers of properties located on the Corridor.

EPA - NPL Sites: The National Priorities List (NPL) is the United States Environmental Protection Agency (EPA) listing of uncontrolled or abandoned hazardous waste sites which represent a significant threat to public health or the environment and are undergoing various stages of investigation and remediation. These are commonly known as federal Superfund sites. Sites on this list are added and deleted by a specific administrative process.

- ◆ No NPL sites were identified on or within 0.25 mile of the Corridor.

EPA - CERCLIS: The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the EPA database of potential or actual hazardous waste sites. Sites on this list that warrant further investigation or remediation are candidates for further enforcement action under the state and/or federal Superfund programs.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

EPA - No Further Remedial Action Planned (NFRAP) Sites, removed from CERCLIS: The NFRAP list identifies those sites removed from the CERCLIS database. These facilities may have been removed because it was determined no investigation and/or remediation was needed or because the contamination identified at the site has been remediated to the satisfaction of the regulating agency.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

EPA - The Resource Conservation and Recovery Information System (RCRIS): The Resource Conservation and Recovery Information System (RCRIS) is a database of facilities which generate or treat, store or dispose of EPA regulated hazardous waste, or meet other applicable requirements of the Resource Conservation and Recovery Act (RCRA). Inclusion on this database does not imply that mishandling or a release of hazardous waste has occurred at the facility. RCRIS categories are as follows:

Small Quantity Generators (SQG). Facilities listed under SQG generate from 100 kilograms (kg) to 1000 kg of hazardous waste per month.

- ◆ One listing was identified on the Corridor and is discussed in Section 5.0. In addition, two facilities were identified within 0.25 mile of the Corridor. One of these facilities, Newport/Savorens Auto Service, was identified on the MPCA LRST listing as having a release and is discussed in greater detail under that database. Because the remaining facility, Chrysty's Auto Service, was not identified on a database which would indicate that a release or violation has occurred, its SQG operations are not expected to impact subsurface conditions along the Corridor, and are not discussed further. A complete listing of RCRIS-SQG is included in the ERIIS report.

Large Quantity Generators (LQG). Facilities listed under LQG generate more than 1000 kg of hazardous waste per month.

- ◆ No listings were identified on or within 0.25 mile of the Corridor. A complete listing of RCRIS-LQG is included in the ERIIS report.

Treatment, Storage, and Disposal Facilities (TSD). Facilities listed under TSD are sites that either treat, store, and/or dispose of hazardous waste.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

TSD Facilities subject to corrective action (CA). Facilities listed under TSD-CA are sites that either treat, store, and/or dispose of hazardous waste and are subject to corrective actions.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

EPA - DOCKET: The Civil Enforcement Docket (DOCKET) is the U.S. EPA's system for tracking civil judicial cases filed on the agency's behalf by the U.S. Department of Justice. This report contains information on cases from 1972 to the present.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

EPA - ERNS: The Emergency Response Notification System (ERNS) is a national database used to collect information on reported accidental releases of petroleum and other hazardous substances. The database contains information from spill reports made to various federal departments including the EPA.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

EPA - Toxic Chemical Release Inventory System (TRIS): The TRIS database identifies facilities which release reportable quantities of toxic chemicals into the environment, such as discharges to air or water. Listed facilities are required to report these discharges under SARA Title III, Section 313. Identification on this list does not imply that an uncontrolled release of chemicals has occurred.

- ◆ No listings were identified on or within 0.25-mile of the Corridor.

EPA - FINDS: The EPA Facility Index System (FINDS) identifies programs under which a specific facility is regulated. FINDS contains information on the following regulatory programs: RCRIS, CERCLIS, PADS, TRIS, and TSCA.

- ◆ One listing was identified on the Corridor and is discussed in Section 5.0. In addition, five listings were identified within 0.25 mile of the Corridor. One of these facilities, Newport/Savorens Auto Service was identified on the MPCA LRST listing as having a release and is discussed in greater detail under that database. Because none of the remaining facilities were identified on databases which would indicate that a release or violation has occurred, they are not expected to impact subsurface conditions along the Corridor, and are not discussed further. A complete listing of FINDS facilities is included in the ERIIS report.

EPA – Permit Compliance System Report (PCS): The EPA Permit Compliance System Report (PCS) contains information pertaining to facilities that have been issued permits for routine discharge of waste water or hazardous waste into either an injection well or surface water.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

MPCA - Permanent List of Priorities (HWS): The MPCA Permanent List of Priorities (PLP) is a state listing of verified hazardous waste sites which represent a threat to public health or the environment and are priorities for cleanup. These sites have confirmed contamination and are undergoing various stages of investigation and remediation. Sites on this list are added and deleted by a specific administrative process and are commonly known as State Superfund sites.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

MPCA - List of Permitted Solid Waste Facilities (SWF): The MPCA List of Permitted Solid Waste Facilities is a listing of those facilities or areas in the state that have been issued permits for solid waste handling or disposal.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

MPCA - List of Sites (MSITES): The MPCA MSITES identifies programs under which a specific facility is regulated. This list contains information on the following regulatory programs: CERCLIS, NFRAP, NPL, PLP, delisted PLP, Hazardous Waste Permit Unit Project Facilities, List of Permitted Solid Waste Facilities, 1980 Metropolitan Area Waste Disposal Site Inventory, 1980 Statewide Outstate Dump Inventory, Voluntary Investigation Program, and Closed Landfill Sites Undergoing Cleanup.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

MPCA - Voluntary Investigation and Cleanup (VIC) Unit List: The VIC List is a registry of properties for which an application has been submitted to the MPCA to participate in a voluntary environmental investigation, with MPCA staff providing technical review and approval of the investigation.

- ◆ No listings were identified on or within 0.25 mile of the Corridor.

MPCA - Registered Storage Tank (RST) Facilities: The facilities identified on this list are those which have registered their underground storage tanks (USTs) or aboveground storage tanks (ASTs) with the MPCA. Inclusion on this list does not imply a release has occurred at the facility.

- ◆ Two listings were identified on the Corridor, as discussed in Section 5.0. In addition, six listings were identified within 0.25 mile of the Corridor. Three of these facilities, Olson Elementary School, MPRB Northside Operations Center, and Newport/Savorens Auto Service, were identified on the MPCA LRST listing as having a release and are discussed in greater detail under that database. None of the remaining RST facilities were identified on a database which would indicate that a release has occurred, are not expected to impact subsurface conditions along the Corridor, and are not discussed further. A complete listing of RST facilities is included in the ERIIS report.

MPCA - Leaks and Spills List: This list contains information pertaining to all reported resolved and unresolved hazardous materials spills and leaking underground storage tanks located in the State.

One facility along the Corridor, Kisch Oil, was identified on this list and is discussed in Section 5.0. In addition, three leaking underground storage tank facilities were identified within 0.25 mile of the Corridor: Olson Elementary School, MPRB Northside Operations Center, and Newport/Savorens Auto Service. Of these three facilities, two have been designated closed by the MPCA. This indicates that the MPCA staff has determined that response actions performed have adequately addressed the release and any resultant petroleum contamination has been investigated and, if necessary, remediated to the satisfaction of the MPCA. LRST facilities designated as closed are not further discussed.

The remaining LRST facility not designated as closed is discussed below.

- ◆ Site R1, Olson Middle School, 1607 51st Avenue North, is located adjacent to the west of the Corridor at 51st Street at an upgradient location with respect to the estimated direction of ground water flow. According to the ERIIS report, a release from an underground storage tanks was reported at this facility on January 11, 1997. Mr. Chris Zadak, MPCA Project Manager for the release, reported that elevated levels of volatile organic compounds were detected in soils when an UST containing fuel oil was removed from this facility. Mr. Zadak stated that an unknown amount of contaminated soil from the tank basin was taken off-site to be thermally treated, and that ground water was not encountered. At this time the MPCA is waiting for a remedial investigation report (RI) defining the extent of contamination from this release. Based on its proximity and assumed upgradient location with respect to the estimated direction of ground water flow, this facility is a MEDIUM POTENTIAL. LRST facility locations are shown on Figure 2.

4.2 Local Record Review

Nova interviewed representatives of the Minneapolis Fire Department. Pertinent information is discussed by site number in Section 5.0.

Nova reviewed information on the HIGH POTENTIAL sites on file at the Minneapolis Inspection Department. Pertinent information is discussed by site number in Section 5.0. Copies of information from the files are in Appendix E.

5.0 POTENTIAL SITES OF CONCERN

The Corridor begins at the Humboldt Avenue North and 46th Avenue North intersection, extends northerly to the Humboldt Avenue North and 53rd Avenue North intersection, and encompasses those properties and areas along 49th Street North and Irving Avenue North. It is in the following sections: Township 30 North, Range 24 West, Sections 11 and 12.

5.1 Topography

The corridor is located at an approximate elevation of 855 feet above Mean Sea Level (MSL). The general area in which the Corridor is located is relatively level with lower elevations near rivers and creeks. Surface water drainage is expected to flow to adjacent streets, drainage ditches, and creeks.

5.2 Area Hydrogeology

Published hydrogeologic maps suggest the first occurrence of ground water is approximately 20 feet below the ground surface. The estimated ground water flow direction is easterly, toward the Mississippi River, subject to local variations.

5.3 Site Descriptions

The following is the list of all sites identified that were of LOW, MEDIUM, or HIGH POTENTIAL that were noted in the historical data review, site reconnaissance, or regulatory review. The sites are listed in order, beginning at the southern end Humboldt Avenue North extending northerly to 53rd Street North. The locations of these sites are shown on Figure 2. This information is summarized on Tables 1, 2, and 3. Photographs of all HIGH and MEDIUM potential sites along the Corridor observed during the site visit are included as Appendix C. Copies of information from the MPCA file reviews are attached as Appendix D.

No sites of potential concern were identified with Irving Avenue North or 49th Street North street numbers. Sites with even street numbers are on the east side, and those with odd street numbers are on the west side of Humboldt Avenue North.

Site # 1 - Mr. Roach Stucco, 4550 Humboldt Avenue North. City directories identified this property as a tree service company 1963, 1970, and 1976, as a trucking company in 1983 and 1987, and as Mr. Roach Stucco in 1996. One, commercial sized building is visible from 1938 to present on aerial photographs. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. Based on past land use, this facility is a **MEDIUM POTENTIAL**.

Site # 2 - Rakos Painting and Decoration, 4600 Humboldt Avenue North. City directories identified this property as a service station from 1955 to 1970, vacant in 1980, and as Rakos Painting and Decoration from 1987 to 1996. One, commercial sized building is visible from 1938 to present on aerial photographs. Nova reviewed the file on this facility at the City of Minneapolis Inspection Department. According to the file, a building permit was issued for the construction of a filling station in 1950. No other information was available concerning the tanks or the filling station. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. Based on past land use, this facility is a **HIGH POTENTIAL**.

Site # 3 - Mid America Transportation, 4607 Humboldt Avenue North. This company was identified in city directories for the year 1996 only. No buildings are shown at this location in aerial photographs, and no buildings with this address or name were observed during the site visit. Because it is located near 4615 Humboldt Avenue North, it may have been associated with the former Wallboard, Inc. facility which is discussed below. This facility is a **MEDIUM POTENTIAL**.

Site # 4 - Wallboard, Inc., 4615 Humboldt Avenue North. City directories identified this property as a fuel oil company from 1940 to 1963 when it was listed as vacant, and has since been listed as Wallboard, Inc. This property is shown on aerial photographs as a distribution type building with coal piles and a railroad spur from 1940 to 1960, as vacant in 1967, and with the existing structures from 1971 to 1996. Minnesota Geological records identified a well on the western portion of the property as previously discussed in Section 2.4. Nova reviewed the file on this facility at the City of Minneapolis Inspection Department. According to the file, a building permit was issued for the construction of a fuel yard office in 1925. A permit for the construction of an addition to the coal office was issued in 1932. An undated note on the bottom of the inspection card indicates that both of these buildings were removed at some undetermined date. Nova observed this property to be vacant with outdoor storage of building materials during the site visit. Based on past land use, this facility is a **HIGH POTENTIAL**.

Site # 5 - Ceramic Art Supplies, 4634 Humboldt Avenue North. This company was identified in city directories as an autobody repair facility in 1963, as a manufacturer in 1970, and as Ceramic Art Supplies from 1976 to 1996. Aerial photographs show a residence from 1940 to 1960, and the existing commercial building from 1967 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. Based on past land use, this facility is a MEDIUM POTENTIAL.

Site # 6 - Minneapolis Fire Department Station #20, 4646 Humboldt Avenue North. The Minneapolis Fire Department Station #20 company was identified in city directories at this address from 1963 to 1996. Aerial photographs show vacant land from 1940 to 1960, and the existing building from 1967 to 1990. A search of regulatory agency databases identified this facility as having two registered, removed, underground storage tanks; however, no reported releases associated with the tanks were identified. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 7 - Metal Matic, Inc., 4685 Humboldt Avenue North. This property has been listed in city directories with three address since 1940 to present; 4645, 4653, and 4685 Humboldt Avenue North. Types of business operations identified in city directories include a bulk oil storage facility, a general storage company, a heat treatment plant, and its current use as carbon steel tubing fabricator. One Sanborn fire insurance map from 1967 was available which identifies two facilities at the address of 4645 Humboldt Avenue North: Skelly Oil and Metal-Matic. Four 15,000-gallon gasoline tanks and an oil pump house are identified at Skelly Oil, on the western portion of the property. Aerial photographs show various types of structures on the property as well as large aboveground storage tanks (ASTs) on the western portion of the property from 1940 to 1996. Nova observed at eight ASTs at this property during the site visit. A search of regulatory agency databases identified this facility as having a release from an underground storage tank. Review of MPCA files for the release indicated that the release was from surface spills, and that soil and ground water impacts of petroleum hydrocarbons had been identified during a subsurface investigation performed in the area of the ASTs in 1992. According to information obtained from the file, the extent of contamination has not yet been identified, and the MPCA has requested further environmental investigation from responsible parties. Ms. Kathryn Serier, MPCA Project Manager for the release, reported that the area of the ASTs had been owned and leased by several parties since the 1940s, and that there is a dispute among the current owner, past owners, and past tenants of the AST area regarding who is responsible for the further environmental investigation.

No environmental investigations, other than the original subsurface investigation, have been performed at this facility to date. This facility was also identified under the EPA FINDS and RCRIS SQG databases. No releases or violations were identified within the FINDS or SQG databases. Nova reviewed the file on this facility at the City of Minneapolis Inspection Department. According to the file, a building permit was issued in 1929 for the construction of a building to house oil tanks. In 1933, a building permit was issued for the construction of an oil bottling plant. The Minneapolis files also contained information on the hazardous waste generator permit and contingency plan for the facility. According to the file, free product was discovered in the groundwater in 1996. A UST was removed in 1995, the release that was reported to the MPCA. This facility also has MPDES and air discharge permits. The Minneapolis Fire Department provided information regarding this facility, with the address 4645 Humboldt. This information is attached in Appendix E. According to this information, a permit was issued to install one, 350-gallon gasoline tank in 1955. The tank was to be located fifteen feet west of the pump house with the pumps to be located five feet west of the pump house. The owner of the tank was Skelly Oil Company. Another permit was issued in 1957. This permit was for the installation of two, 15,000-gallon gasoline aboveground storage tanks, one, 15,000-gallon fuel oil number one aboveground tank, two, 15,000-gallon fuel oil number two aboveground tank, and one, 17,000-gallon diesel fuel aboveground tank. The permit indicates that there are three existing underground storage tanks: one, 325-gallon and two, 1,000-gallon, all containing gasoline. A note on the back of the permit indicates that one, 15,000-gallon gasoline aboveground storage tank was removed in 1967. The Fire Department had no other information for this facility. Because impacts have been identified, this facility is a HIGH POTENTIAL.

Site # 8 - Apartment Building, 4710 Humboldt Avenue North. Residents of an apartment building were identified in city directories at this address from 1958 to 1996. Aerial photographs show vacant land from 1938 to 1957, and the existing apartment building from 1960 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 9 - P and D Painting and Repair, 4834 Humboldt Avenue North. Although P and D Painting and Repair is listed in 1983, all other city directory listings for this address from 1940 to 1996 are residences. Aerial photographs show a residential sized building from 1938 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 10 - Mathies and Peters Floor Coverings, 4846 Humboldt Avenue North. City directories list residents from 1940 to 1955, a food market in 1958, a realty service in 1963, and Mathies and Peters Floor Coverings from 1963 to 1996. The existing building is shown on aerial photographs from 1938 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 11 - Humboldt Auto Service, 4900 Humboldt Avenue North. City directories identify a service station from 1955 to 1970, a "vacant" listing in 1976, and Humboldt Auto Service, the current occupant, from 1976 to 1996. Aerial photographs show vacant land in 1940, and a small building corresponding to the service station identified in city directories from 1953 to 1960. The service station is no longer visible and aerial photographs from 1967 to 1990 show the existing building. Nova reviewed the file on this facility at the City of Minneapolis Inspection Department.

According to the file, a building permit was issued in 1947 for the construction of a filling station. Tanks were removed from the facility in 1994 and a release was reported. Approximately nine cubic yards of contaminated soils were removed and the MPCA issued a closure letter. Nova reviewed the file on this facility at the MPCA. Copies of this information are attached in Appendix D. According to the file, the release was reported during the removal of a waste oil tank. Some contaminated soil was left in the excavation. A boring was placed on the site in the area of highest contamination. The highest reading recorded for the boring was at the 8 to 12 foot interval with DRO at 2900 parts per million. No DRO was detected at the 28-foot interval. Because the contamination appeared to be limited in depth and did not extend to the groundwater, the MPCA issued a closure letter. Nova observed one vent pipe, typical of those associated with underground storage tanks at this property, however, no obvious indications of poor housekeeping, improper chemical use or potentially hazardous waste disposal were identified at this facility. Based on its past and present land use, this facility is a HIGH POTENTIAL.

Site # 12 - ICO Superette/Total service station, 4901 Humboldt Avenue North. City directories identified service stations at this address from 1963 to 1996. Aerial photographs show a residence from 1938 to 1960, and a commercial building and several different pump islands from 1967 to 1990. Nova reviewed the file on this facility at the City of Minneapolis Inspection Department. According to the file, a building permit was issued in 1962 for the construction of a filling station. Nova requested information regarding registered underground storage tanks from the MPCA. According to the MPCA, one, 4,000-gallon underground gasoline tank and one 6,000-gallon underground gasoline tank were installed in 1979 and removed in 1990. One, 10,000-gallon underground gasoline tank was installed in 1979 and is still active. One, 10,000-gallon gasoline tank was installed in 1990 and is also still active. The tanks are registered to Dick's Dairy at 4901 Humboldt. According to the information from the MPCA, the 10,000-gallon tank that was installed

in 1979, the tank is still with steel piping with anode cathodic protection and soil vapor monitoring. It does not appear to have overflow protection. The 10,000-gallon tank that was installed in 1990 is also steel with auto line leak detection, annual testing, daily stick testing, soil vapor monitoring, and anode cathodic protection. A note on the end of the listing indicates that a leak was reported in 1978-79, but they did not know which tank had leaked. The information did not indicate any MPCA leak number. Nova observed fuel dispenser islands for the sale of gasoline. Nova observed no obvious indications of poor housekeeping, improper chemical use or waste disposal at this facility. Based on its past and present land use, this facility is a HIGH POTENTIAL.

Site # 13 - Rydell Tax Service, 5036 Humboldt Avenue North. Although Rydell Tax Service is listed in city directories from 1970 and 1963, all other listings for this address are residences. Aerial photographs show undeveloped land in 1938 and a residence from 1947 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 14 - Charlie's Tree Service, 5044 Humboldt Avenue North. Although Charlie's Tree Service is listed in the 1976 city directory, all other listings for this address are residences. Aerial photographs show undeveloped land in 1938 and a residence from 1947 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 15 - Apartment building, 5101 Humboldt Avenue North. City directories list residences at this address from 1940 to 1963. "No listing" or "no return" entries are given for this address in city directories after 1963. Aerial photographs show a residence from 1938 to 1990. The building appeared to be a residence during Nova's site visit, and Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this location. This facility is a LOW POTENTIAL.

Site # 16 - Apartment building, 5115 Humboldt Avenue North. City directories list residences of an apartment building at this address from 1963 to 1996. Aerial photographs show undeveloped land from 1938 to 1960, and the existing building from 1967 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this location. This facility is a LOW POTENTIAL.

Site # 17 - Apartment building, 5147 Humboldt Avenue North. City directories list residences of an apartment building at this address from 1970 to 1996. Aerial photographs show undeveloped land from 1938 to 1960, and the existing building from 1967 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this location. This facility is a LOW POTENTIAL.

Site # 18 - True Line Fence and Patio, 5150 Humboldt Avenue North. Although True Line Fence and Patio is listed in the 1987 city directory, all other listings for this address are residences. Aerial photographs show a residence from 1938 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 19 - 5154 Humboldt Avenue North, the southeast quadrant of the Humboldt Avenue North and 52nd Street North intersection. City directory listings indicate that this location was given the street number of 5156 from 1938 to 1953, 5156 and 5160 from approximately 1955 to at least 1976, and 5154 from approximately 1983 to 1996. Aerial photographs show a residence from 1938 to 1953, and a commercial building from 1957 to 1974 (the original commercial building on the property). In aerial photographs taken from 1974 to 1987 the original commercial building is no longer visible and has been replaced by a second commercial building. The 1990 aerial photograph no longer shows the second commercial building, and now shows a third commercial building and pump island. Businesses which operated at this location include: two dairy companies, two restaurants, the Bartholomew Cleaners and Victory Drive Cleaners, a Seven Eleven convenience store, a lawn mower repair shop, and the present occupant, a Conoco service station. Nova reviewed the file on this facility at the City of Minneapolis Inspection Department. According to the file, a permit was issued in 1965 for the construction of a foundation for a carrier station for the newspaper. A note on the file indicates that this structure was demolished. No other information was available. Nova requested information regarding any tanks on this property from the MPCA. The MPCA indicated that there are three tanks on the property. Two are 10,000 gallons in size and one is 8,000 gallons. All of the tanks were installed in 1989 and are used to store gasoline. The tanks are owned by Dick's Dairy. According to the information, the tanks are all steel, have anode cathodic protection, auto gauging, and annual tightness testing. No other information was available regarding the tanks. Nova observed three vents typical of those associated with underground storage tanks; however, Nova observed no obvious indications of poor housekeeping, improper chemical use or waste disposal at this facility. Based on its past and present land use, this facility is a HIGH POTENTIAL.

Site # 20 - Northside Transmission and Auto Repair, 5159 Humboldt Avenue North. Service stations are listed in city directories at this address from 1955 to 1976, Erickson Decorators are listed in 1983, and another service station is listed in 1987 and 1996. Aerial photographs show a small building from 1938 to 1960, and the existing building from 1967 to 1990. Nova reviewed the file on this facility at the City of Minneapolis Inspection Department. According to the file, a permit was issued in 1944 for the construction of a foundation for a filling station. Also in 1944, a permit was issued to move a filling station building from 4855 Humboldt to the site. An addition was made to the filling station in 1947. In 1960, a permit was issued for the construction of a repair garage. In 1965, a permit was issued to remodel the store/office of the Dairy Store. In 1965, a permit was issued to demolish part of the "former filling station". In 1968, a permit was issued to "replace conc. pump island". In 1968, a permit was issued to operate a gas filling station on the property. No other information of potential environmental concern was noted in the file. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this location. Based on its past and present land use, this facility is a HIGH POTENTIAL.

Site # 21 - Humboldt Country Boy Market, 5200 Humboldt Avenue North. City directories list grocery stores at this address from 1955 to 1996. Aerial photographs show a vacant land from 1938 to 1947, and the existing building from 1953 to 1990. This building appeared vacant at the time of Nova's site visit; however, Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal. This facility is a LOW POTENTIAL.

Site # 22 - 5204 Humboldt Avenue North. City directories identified hair salons from 1958 to 1987, but gave no listings for this address in 1996. Aerial photographs show undeveloped land from 1938 to 1953, and the existing building from 1960 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 23 - Humboldt Pharmacy, 5205 Humboldt Avenue North. The Humboldt Pharmacy is listed in city directories from 1955 to 1996. Aerial photographs show a vacant land from 1938 to 1947, and the existing building from 1953 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 24 - 5206 Humboldt Avenue North. City directories identified a self-service Laundromat, a pizza delivery service, and a tanning studio at this building from 1958 to 1987. Aerial photographs show undeveloped land from 1938 to 1953, and the existing building from 1960 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a MEDIUM POTENTIAL.

Site # 25 - 5208 Humboldt Avenue North. City directories identified a tanning salon, dentist, and an engineering firm, at this building from 1958 to 1987, and the Victory Drive Cleaners in 1976 (the Victory Drive Cleaners were also identified at 5160 Humboldt Avenue North as previously discussed). Aerial photographs show undeveloped land from 1938 to 1953, and the existing building from 1960 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a MEDIUM POTENTIAL.

Site # 26 - Franz Engineering and Reproductions, Inc., 5209 and 5211 Humboldt Avenue North. City directories identified Marty's Department Store at the 5209-5211 address in 1955 and 1958. The property was listed as "vacant" in 1963 and 1970 and as Franz Engineering and Reproductions, Inc. from 1976 to 1996. Aerial photographs show undeveloped land from 1938 to 1947, and the existing building from 1953 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 27 - Mansion Floor Care, 5235 Humboldt Avenue North. Although Mansion Floor Care is listed in the 1976 city directory, all other listings for this address are residences. Aerial photographs show a residence from 1938 and 1947 and as residence from 1953 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this facility. This facility is a LOW POTENTIAL.

Site # 28 - Apartment building, 5238 Humboldt Avenue North. City directories list this address as under construction in 1963, the residents of an apartment building from 1970 to 1987, and as a residence and Exceptional Cleaning, Inc. in 1996. Aerial photographs show undeveloped land from 1938 to 1960, and the existing building from 1967 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this location. This facility is a LOW POTENTIAL.

Site # 29 - Apartment building, 5253 Humboldt Avenue North. City directories list the residents of an apartment building from 1963 to 1996. Aerial photographs show undeveloped land from 1938 to 1960, and the existing building from 1967 to 1990. Nova observed no indications of poor housekeeping, chemical storage, or improper chemical or waste disposal at this location. This facility is a LOW POTENTIAL.

6.0 ADDITIONAL SITE VISITS

Hennepin County arranged for Nova to conduct additional, more detailed, site visits for some of the properties of High potential. These were as follows: Site #2 Rakos Painting, 4600 Humboldt; Site #11 Humboldt Auto Service, 4900 Humboldt; and Site #12 ICO Superette/Total service station, 4901 Humboldt. For Site#12, Nova was only able to conduct a phone interview.

Ms. Jennifer Wolff of Nova conducted a site reconnaissance of Site #2 and Site #11 on May 4, 1998.

6.1 Site #2

This property is presently occupied by Rakos Painting and Decorating. Nova interviewed Mr. Steve Rakos, owner of the property, regarding the past and present use of the site. Mr. Rakos indicated that he has owned the property since approximately 1983. He indicated that prior to that time it was owned by Getty Oil. Before he purchased the property, Getty Oil removed the tanks. He was not aware if any testing had been completed or if a release had occurred from the tank. The area of the tanks was not paved when he purchased the property.

According to Mr. Rakos, the property had been a gas station and repair facility. The automobile lift in the service area had been removed, although Nova observed that the piston casing is still present. Mr. Rakos indicated that underground storage tanks had been located on the western side of the property, and that area is still unpaved. He indicated that another tank had been removed from the southern side of the property and that he had that area repaved after he purchased the property.

Nova observed that the concrete dispenser islands were still present along the western side of the property, although the dispensers had been removed. Some piping appeared to be present in the former dispenser area.

Inside the former service area, Nova observed the piston casing for the automobile lift that used to be present. It is possible that the hydraulic tank that is associated with these lifts is still present. The cement in the service area was undisturbed.

Presently, the property is used for vehicle and paint storage. One room of the building was full of containers of paint. Mr. Rakos indicated that all of the paint that he uses now is latex, although he used to use oil-based paint in the past. The former service area is used to park trucks and store equipment needed to paint the outside of houses, such as ladders. There were no indications of releases of paint or other chemicals anywhere in the building.

Based on the information obtained for this assessment, it is possible that contamination is still present at this property. Nova was not able to determine whether the tanks that were removed had leaked or if any investigation was done at the time of the removal. The tanks were removed before regulations requiring testing were enacted. In addition, the hydraulic tank from the former automobile lift may still be present on the property.

6.2 Site #11

This property is presently occupied by Humboldt Auto Service. Nova interviewed Ms. Janet Fricke, owner of the property. According to Ms. Fricke, Humboldt Auto Service has occupied the property since May of 1974. There are no tanks presently on the site.

Ms. Fricke indicated that she had two underground storage tanks removed from the property and dealt with the release detected. Ms. Fricke provided Nova with a copy of the closure letter issued by the MPCA. This is the same closure letter reviewed by Nova during the file review for this property.

Nova observed that the dispenser island from the use of the property as a gasoline station is still present along the western portion of the site. The dispensers have been removed, although some piping remained. One vent pipe was also observed on the east side of the building. This was apparently associated with one of the tanks that have been removed.

One automobile lift was observed in the service area of the main building. According to Ms. Fricke, this lift was installed by Humboldt Auto Service after they moved onto the property. The interior of the service area appeared stained, although none of the stains extended to a drain, crack, or other route of entry to the subsurface. Automotive chemicals and solvents for cleaning were observed in the service area.

This property also includes a small building to the east of the main building. Ms. Fricke provided access to this building as well. This building contained an older automobile and other materials that were apparently just being stored inside this building. No indications of chemical use or storage were observed in this building.

Based on the information obtained during this assessment, it is likely that contaminated soils are still present on this property. In addition, because the piping appears to still be present, additional contamination may be present under the former dispenser island. The present use of the property also has the potential to impact subsurface conditions at the Corridor.

6.3 Site #12

This property is presently occupied by ICO Superette/Total service station. Nova sent a letter to Ms. Kelly Johnson regarding this property. The letter requested information regarding the past and present use of the property, the number of tanks on the property (both past and present), whether the present tanks were in compliance with current regulations, and whether any releases had occurred on the property.

Ms. Judy Weber of Inter City Oil Co., Inc., sent Nova a fax with the following statement:

“The entire petroleum facility at 4901 Humboldt was upgraded in 1991 with all new equipment to meet or exceed the 1998 EPA specs. The remediation work for the old tank basin was completed. ICO was reimbursed for the cleanup by the clean-up fund and has a site closure letter on file from the MPCA. All EPA and MPA requirements for registering, leak detection and tightness testing are complied with as mandated.”

No other information was provided by Inter City Oil Co., Inc.

Based on this information, Nova requested a file review of any information on this property on file at the MPCA. The MPCA indicated that the site was leak #3274. Nova reviewed the file on May 14, 1998. Copies of information from the file is attached with the other MPCA information in Appendix C.

According to the MPCA files, a release was reported on September 21, 1990. MPCA file notes indicate the following tanks were registered for the facility:

Tank #	Contents	Capacity	Type	Removed
1	Unleaded	10,000	Steel	No
2	Unleaded	10,000	Steel	No
3	Unleaded	6,000	Steel	Yes
4	Unleaded	4,000	Steel	Yes
5	Fuel oil	560	Steel	Yes
6	Waste oil	560	Steel	Yes

It was determined that the release was from the 4,000-gallon tank, which was observed to be in poor condition at the time of the removal. According to the MPCA files, approximately 2,000 gallons of unleaded gasoline was lost from tank #4, so the tank was shut off. Over the next 30 hours, they lost an additional 1 ¼ inches of product from the tank. Approximately 500 cubic yards of contaminated soils were removed from the tank basin and land farmed off-site.

The soils on the site were sand with silt to approximately nine feet and clay to nineteen feet. The soils in the tank basin were sand to nine feet, clay to ten to twelve feet, a sand and gravel layer at ten to twelve feet, and clay below. Perched ground water was present above the clay layer on the site; the water table was encountered at fourteen to seventeen feet.

Free product was detected in the perched groundwater. A drain tile and pump system was installed by Terracon in 1990-91 to drain the contaminated perched groundwater. In 1993, Summit Envirosolutions added a sump to the drain tile system. Permission was granted from the Metro Waste to discharge contaminated ground water to the sanitary sewer system.

According to information in the file, the drain system was not operating on several occasions, mainly from frozen sanitary sewer lines. The system recovery well pump was shut down in June 1995.

In 1995, Summit conducted a soil and ground water sampling investigation, which included installing more geoprobe borings and monitoring wells on the property. The latest ground water analyses that was available in the MPCA file was collected on October 13, 1995. The results were as follows: benzene – 17 parts per billion (ppb)/HRL = 10 ppb; toluene – 19 ppb/HRL = 1,000 ppb; ethylbenzene – 1.7 ppb/HRL = 700 ppb; total xylenes – 120 ppb/HRL = 10,000 ppb.

The MPCA granted closure on August 5, 1996 based on the fact that the vapors from the release are not impacting any surrounding property, the contaminant levels had decreased over time, and the perched ground water is not used as a drinking water source.

7.0 RECOMMENDATIONS

In general, sites that are a HIGH POTENTIAL FOR SUBSURFACE CONTAMINATION should be further investigated. This investigation would be a combination of interviews with past or present owners of the sites, or a subsurface investigation if necessary.

Sites that are a MEDIUM POTENTIAL FOR SUBSURFACE CONTAMINATION have at this time no documented evidence of subsurface contamination, but may have unreported or undocumented contamination. This category also includes facilities not located on the Corridor which were identified during the regulatory database review as facilities with documented subsurface contamination which has the potential to ingrate to the Corridor. If contamination is encountered on the Corridor, potential redevelopment may be delayed. A contingency plan should be prepared prior to any redevelopment.

Sites that are a LOW POTENTIAL FOR SUBSURFACE CONTAMINATION do not appear to warrant further investigation at this time. However, any contamination discovered during construction would need to be handled appropriately.

Based on the work completed for this assessment, there are seven HIGH POTENTIAL site, five MEDIUM POTENTIAL sites, and seventeen LOW POTENTIAL sites along the Corridor.

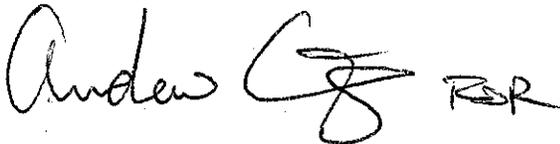
In addition to the sites along the Corridor, one facility located within 0.25 mile of the Corridor was identified through the regulatory database review that has the potential to impact subsurface conditions at the Corridor. This facility represents a MEDIUM POTENTIAL.

8.0 STANDARD OF CARE

The services performed by Nova Environmental Services, Inc., on this project have been conducted with that level of care and skill ordinarily exercised by reputable members of the profession, practicing in the same locality, under similar budget and time constraints. No other warranty is expressed or intended.

PREPARED BY:

NOVA CONSULTING GROUP, INC.

Handwritten signature of James M. Strohm in black ink, including the initials "ROR" to the right of the signature.

James M. Strohm
Project Manager

Handwritten signature of Jennifer B. Wolff in black ink.

Jennifer B. Wolff, CPG
Senior Project Manager

JMSJBW:drw

REFERENCES

Geological References

Minnesota Geological Survey (MGS), Hennepin County Atlas, 1989.

USGS, Minneapolis, Minnesota Quadrangle, 7.5 Minute Series (Topographic), 1967, photorevised 1993.

Historical References

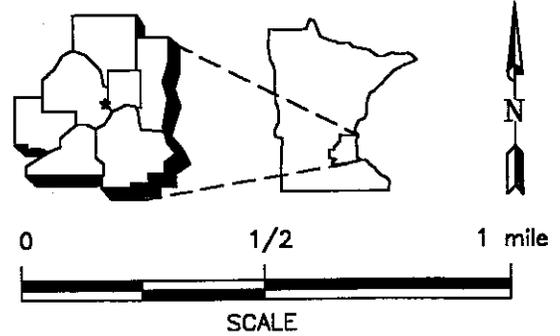
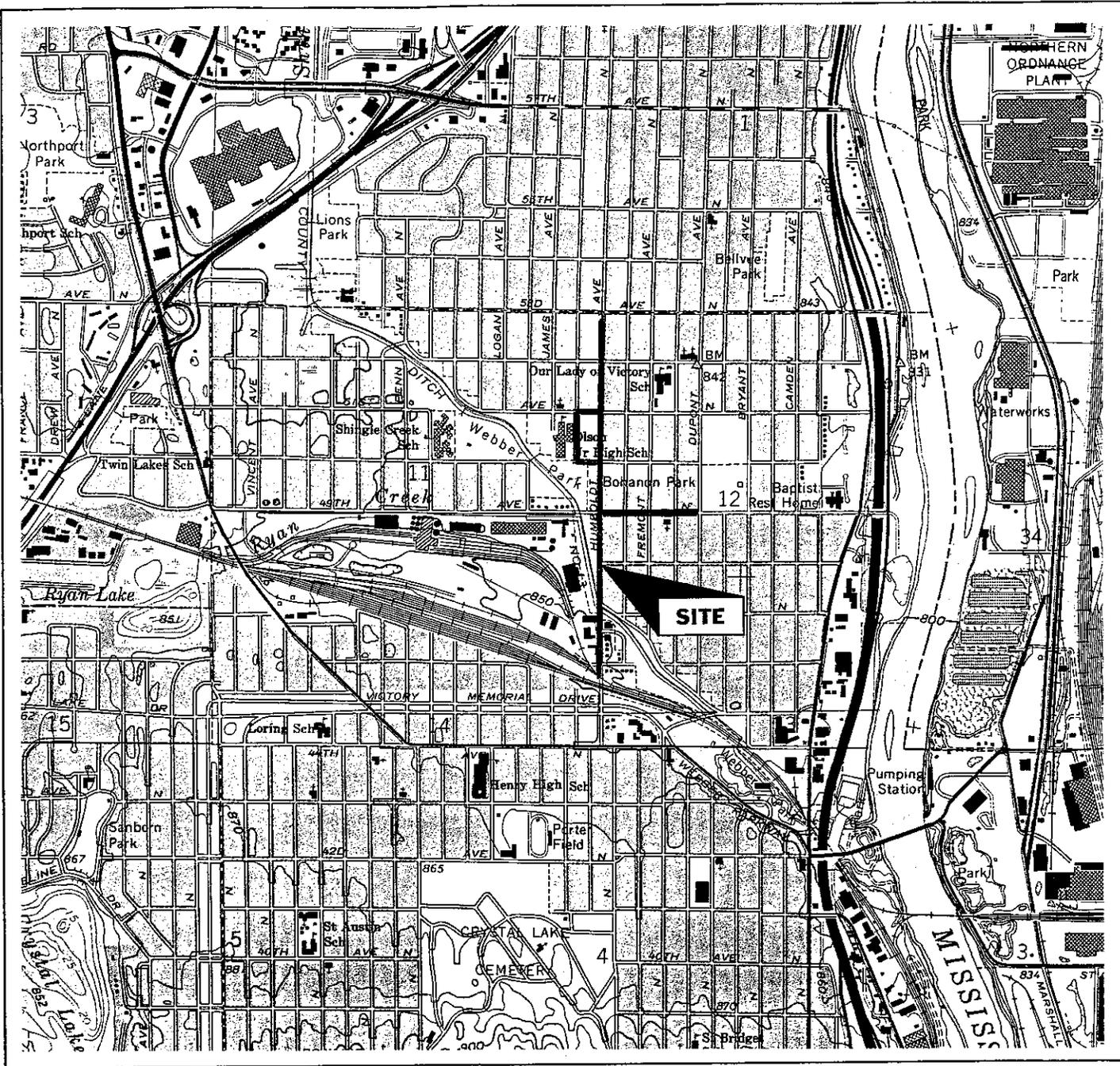
Minneapolis Directories – St. Paul Public Library and the private library of Scott D. McGinnis

Aerial Photographs - University of Minnesota Borchert Map Library

Sanborn Fire Insurance Maps - Minnesota Historical Society

FIGURE 1

SITE LOCATION MAP



SITE LOCATION MAP
 HUMBOLDT-GREENWAY ACQUISITION AREA CORRIDOR
 MINNEAPOLIS, MINNESOTA

M68/M98-0033

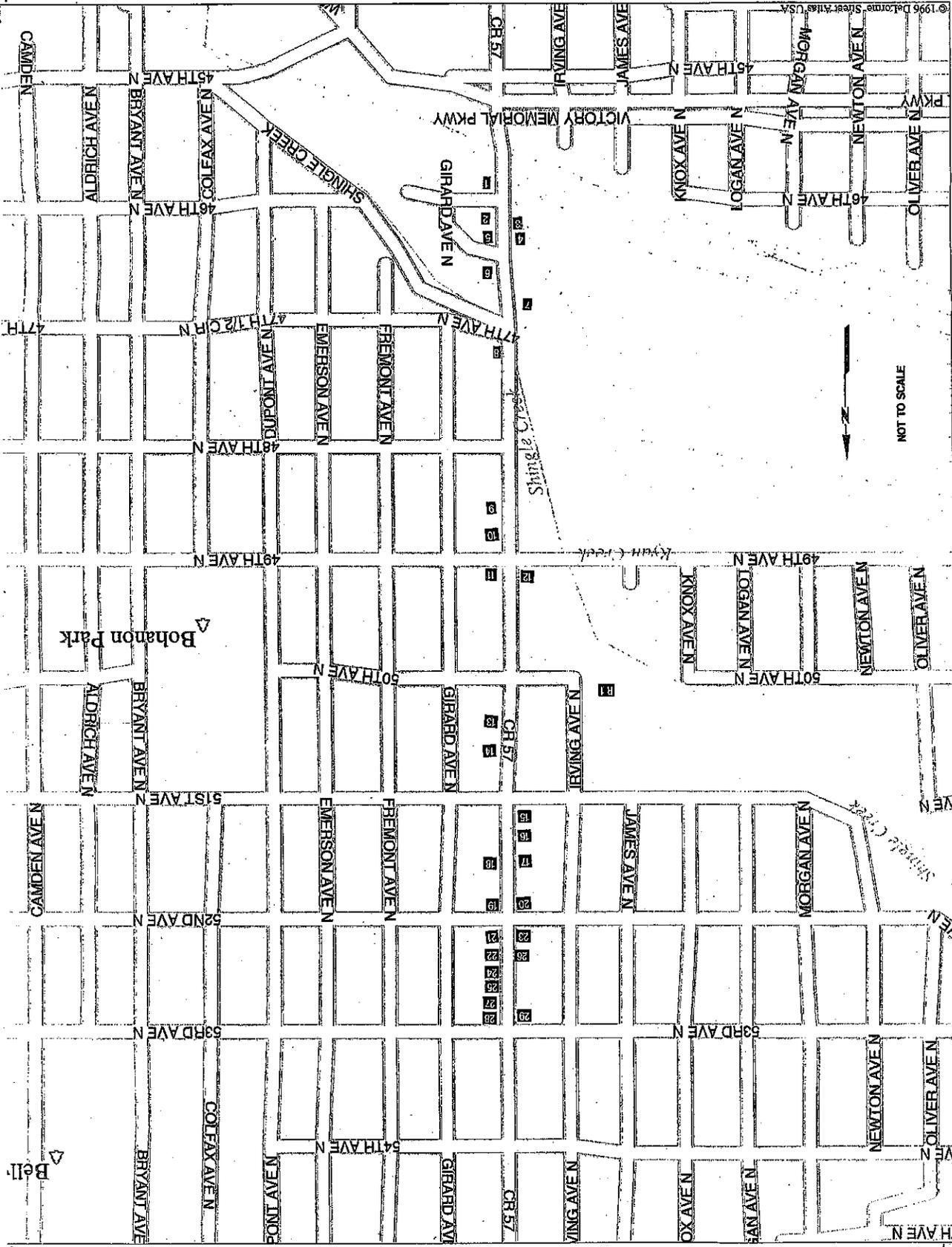


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FIGURE 2

POTENTIAL SITES OF CONCERN



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TABLE 1

**HIGH POTENTIAL
SITES OF CONCERN**

TABLE 1

HIGH POTENTIAL SITES OF CONCERN

Site #	Location, Years Present	Category					
		MPCA Database Site	Registered UST	Lust and Spill Sites	Hazardous Waste Generator, Air Permitted Site, and Air Emission Violation Sites	Historical Data	Site Visit
2	4600 Humbolt Avenue North, ≤ 1940-present					X	X
4	4615 Humbolt Avenue North, ≤ 1940-present					X	X
7	Metal-Matic, Inc., ≤ 1940-present			X	X	X	X
11	4900 Humbolt Avenue North, ≤ 1953-present					X	X
12	4901 Humbolt Avenue North, ≤ 1963-present					X	X
19	5154 Humbolt Avenue North, ≤ 1957-present					X	X
20	5159 Humbolt Avenue North, ≤ 1955-present					X	X

≤ = Sometime before or during
 ≥ = Sometime after or during

TABLE 2

**MEDIUM POTENTIAL
SITES OF CONCERN**

TABLE 2

MEDIUM POTENTIAL SITES OF CONCERN

Site #	Location, Years Present	Category					
		MPCA Database Site	Registered UST	Lust and Spill Sites	Hazardous Waste Generator, Air Permitted Site, and Air Emission Violation Sites	Historical Data	Site Visit
1	4550 Humbolt Avenue North, ≤ 1940-present					X	X
3	4607 Humbolt Avenue North, ≤ 1940-present					X	X
5	4634 Humbolt Avenue North, ≤ 1940-present					X	X
24	5206 Humbolt Avenue North, ≤ 1960-present					X	X
25	5208 Humbolt Avenue North, ≤ 1960-present					X	X

≤ = Sometime before or during

≥ = Sometime after or during

TABLE 3

**LOW POTENTIAL
SITES OF CONCERN**

TABLE 3

LOW POTENTIAL SITES OF CONCERN

Site #	Location, Years Present	Category					
		MPCA Database Site	Registered UST	Lust and Spill Sites	Hazardous Waste Generator, Air Permitted Site, and Air Emission Violation Sites	Historical Data	Site Visit
6	4646 Humbolt Avenue North, ≤ 1940-present		X			X	X
8	4710 Humbolt Avenue North, ≤ 1940-present				X	X	X
9	4834 Humbolt Avenue North, ≤ 1940-present					X	X
10	4846 Humbolt Avenue North, ≤ 1940-present					X	X
13	5036 Humbolt Avenue North, ≤ 1947-present					X	X
14	5044 Humbolt Avenue North, ≤ 1947-present					X	X
15	5101 Humbolt Avenue North, ≤ 1940-present					X	X
16	5115 Humbolt Avenue North, ≤ 1963-present					X	X
17	5147 Humbolt Avenue North, ≤ 1967-present					X	X

≤ = Sometime before or during
 ≥ = Sometime after or during

TABLE 3

LOW POTENTIAL SITES OF CONCERN

Site #	Location, Years Present	Category						
		MPCA Database Site	Registered UST	Lust and Spill Sites	Hazardous Waste Generator, Air Permitted Site, and Air Emission Violation Sites	Historical Data	Site Visit	
18	5150 Humbolt Avenue North, ≤ 1940-present				X	X	X	
21	5200 Humbolt Avenue North, ≤ 1953-present				X	X	X	
22	5204 Humbolt Avenue North, ≤ 1960-present					X	X	
23	5205 Humbolt Avenue North, ≤ 1953-present					X	X	
26	5209-11 Humbolt Avenue North, ≤ 1953-present					X	X	
27	5235 Humbolt Avenue North, ≤ 1953-present				X	X	X	
28	5238 Humbolt Avenue North, ≤ 1967-present					X	X	
29	5253 Humbolt Avenue North, ≤ 1967-present					X	X	

≤ = Sometime before or during
 ≥ = Sometime after or during

TABLE 4

**OFF-SITE POTENTIAL
SITES OF CONCERN**

TABLE 4

OFF-SITE POTENTIAL SITES OF CONCERN, MEDIUM POTENTIAL

Site #	Location	Category			
		MPCA Database Site	Registered UST	Lust and Spill Sites	Hazardous Waste Generator, Air Permitted Site, and Air Emission Violation Sites
R1	1607 51 st Avenue North	X	X		

≤ = Sometime before or during
 ≥ = Sometime after or during