

Environmental Profile  
Phase I Environmental Site Assessment  
Riverview Rd & 54th St E,  
Minneapolis, Hennepin Co, MN 55419

PN# 1-02212

Prepared for

**Plymouth Church Neighborhood Foundation**

By

**EnPro** Assessment Corp  
790 Cleveland Av S, Suite 211  
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June 10, 2008

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FROM PLYMOUTH CHURCH NEIGHBORHOOD FOUNDATION.**

June 10, 2008

Matt Crellin  
Plymouth Church Neighborhood Foundation  
430 Oak Grove Street, Suite 130  
Minneapolis MN 55403

Re: Environmental Profile: Phase I Environmental Site Assessment  
Riverview Rd & 54th St E, Minneapolis, Hennepin Co, MN 55419; PN#  
1-02212

Dear Mr Crellin:

Enclosed is our **final** report of the Environmental Profile (Phase I Environmental Site Assessment) performed at the property designated as **Riverview Rd & 54th St E, Minneapolis, Hennepin Co, MN 55419**, according to our Professional Services Agreement authorized **March 12, 2008**.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Riverview Rd & 54th St E, Minneapolis, Hennepin Co, MN 55419, the property. Any exceptions to, or deletions from, this practice are described in Appendix I and the appendix cover pages of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

EnPro Assessment Corp recommends doing the following if it is desirable to achieve a greater degree of certainty regarding site conditions:

Because there is a low probability of subsurface contamination on the site from on-site sources, **we do not recommend subsurface sampling** unless it is desirable to confirm, with physical evidence, the probable absence of contamination on the site.

If you take an interest in the property, do the following:

Have the current owners or tenants remove any **liquid, leachable, or dissolvable materials** on site. Otherwise these may become the responsibility of the new owner as hazardous waste.

Prior to **demolition**, remove all liquids and friable asbestos, PCB, and mercury containing materials.

Be aware of activities at **adjacent and upgradient properties** and periodically monitor the newspapers for reports of possible leaks and spills.

June 10, 2008  
EnPro

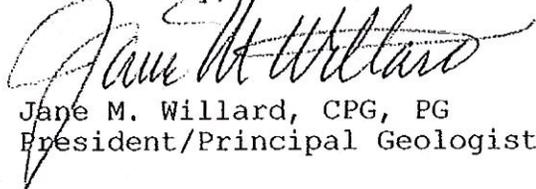
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Because EnPro is not aware of all the factors that may affect your decision to proceed with additional assessment, each recommendation is conditional.

Our recommendations are outlined in detail in Section D. They are based on the evaluation and opinions presented in Section C. In turn, the evaluation/opinion is based on the data presented in Section B. Refer to the appropriate section for clarification and details.

If you have any questions concerning this project, please call me at (651) 645-6330.

Yours Truly,

A handwritten signature in cursive script, appearing to read "Jane M. Willard".

Jane M. Willard, CPG, PG  
President/Principal Geologist

Enc.

## A Introduction

EnPro Assessment Corp prepared this environmental profile (Phase I Environmental Site Assessment) at **Riverview Rd & 54th St E, Minneapolis, Hennepin Co, MN 55419** for **Plymouth Church Neighborhood Foundation** in accordance with ASTM standard E 1527-05 and the Professional Services Agreement (PSA) authorized March 12, 2008, as amended (Appendix 1). Limiting Conditions and Methodology are described in the PSA and in Section E Limitations.

**The assessment has not been conducted or reported for the purpose of entering the MPCA Voluntary Investigation and Cleanup Program and may not satisfy their guidelines.**

### A.1 Purpose and Scope

The purpose of the study is to identify and profile the recognized or potential environmental conditions associated with improvements, soils, or groundwater. It is not the purpose of this study to determine every and all potential sources of contamination nor to substantiate the presence or lack of contamination.

The **EnPro** scope of work performed for this project consists of the following items:

1. managing the overall project,
2. collecting and reviewing hydrogeologic/physical setting data,
3. collecting and reviewing historical background data,
4. conducting a site reconnaissance,
5. collecting and reviewing public information on file at Regulatory agencies, and
6. preparing a written environmental profile.

A detailed scope of services including significant assumptions, limitations and exceptions, special terms and conditions, and user reliance limitations are attached as Appendix 1.

## A.2 Project and User Provided Information

The following information, provided by the client at the beginning of the project, was used as the basis for planning the project:

According to Matt Crellin of Plymouth Church Neighborhood Foundation, the buyer of the site, the parcel of land located at **Riverview Rd & 54th St E, Minneapolis, Hennepin Co, MN 55419** (Figure 1) is being assessed for its value as loan collateral.

The user provided the following information:

- the reason for performing the Phase I Environmental Site Assessment,
- the information provided on the User Questionnaire attached in Appendix 2

The site comprises multiple residential parcels, some of which are still occupied by houses.

The user did not provide title records, records of environmental liens or activity and use limitations, indications of valuation reduction for environmental issues.

Additional data provided by the client after the project began are presented below or in Appendix 2.

## A.3 Parcel Identification/Site Description

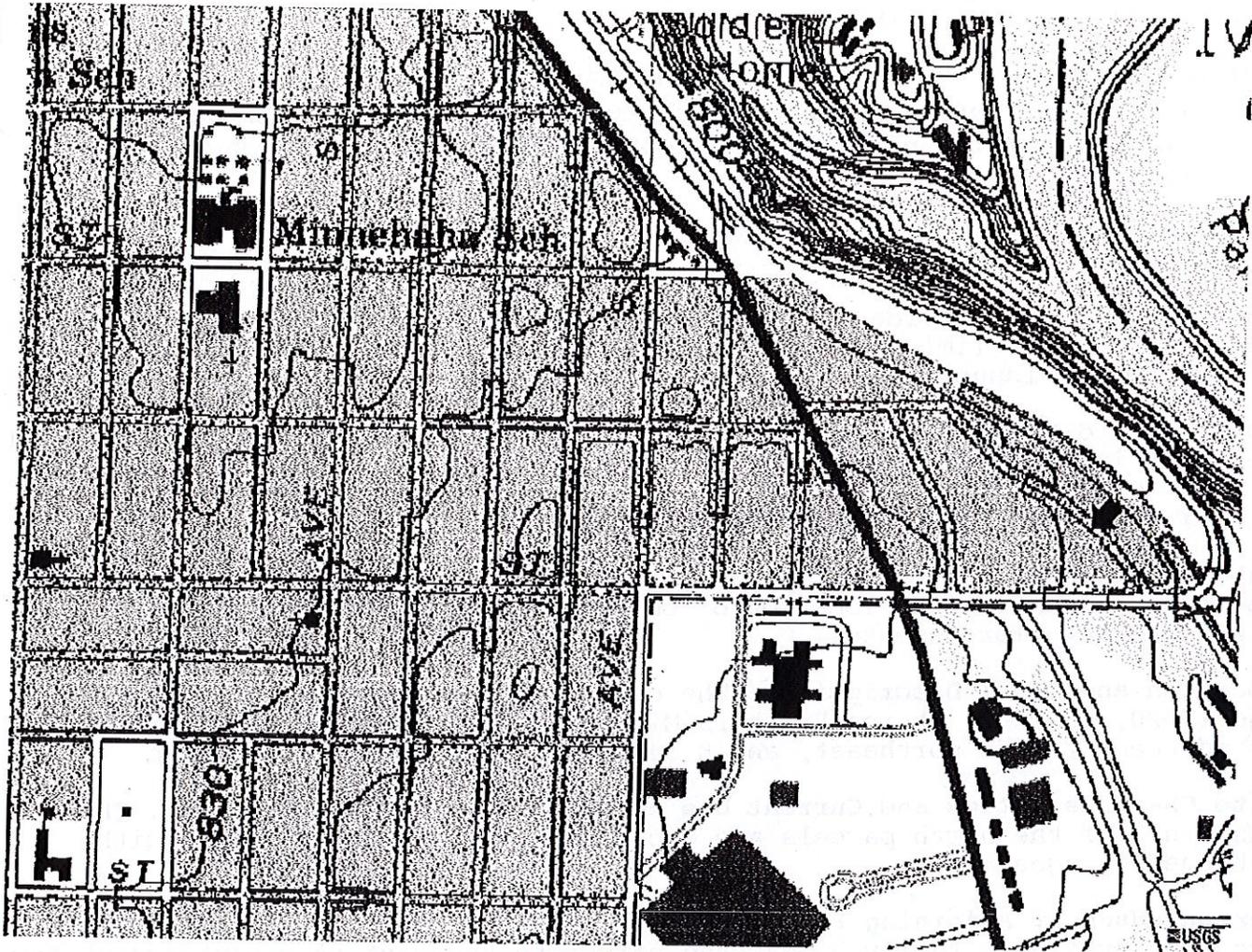
Data provided by the client, the topographic map, and a recent plat map were reviewed to confirm the location of the parcel, the adjacent streets, its size, and any improvements.

**Location and Legal Description** - The general legal description is Lots 5-9 and 17-20, Block 2, Thorpe Brothers Minnehaha Grove Addition. Riverview Rd is adjacent to the northeast, and E 54<sup>th</sup> St is adjacent to the south.

**Site Characteristics and Current Use** - The site is roughly L shaped. The eastern 3 of the north parcels are occupied by single family homes with detached garages.

**Current Uses of Adjoining Property** - The adjacent parcels to the east are occupied by single family homes, the parcel to the west is vacant except for a paved alley, and the parcel to the northwest is occupied by a single family home.

**Vicinity Characteristics** - The area is generally residential with a few commercial facilities and a hospital.



**Minneapolis South MN Quadrangle**  
**SE1/4 S17 T28N R23W**  
➔ **Site**

**Figure 1 Site Vicinity Map**  
**Environmental Profile**  
**PN# 1-02212**  
**Riverview Rd & 54th St E, Minneapolis,**  
**Hennepin Co, MN 55419**  
**EnPro Assessment Corp**

## **B PROJECT DATA**

### **B.1 Hydrogeology and Physical Setting**

Geologic and well data are referenced and/or attached in Appendix 2.

Based on the hydrogeologic data, the distance considered adjacent is 30 feet. The upgradient direction is to the southwest.

There is no record of an on-site well.

### **B.2 Historic Data**

A summary of the data reviewed is presented in Table 1, and the original data are attached in Appendix 3.

The site was occupied by farmland from 1873 until 1923 and residences and vacant land to the present.

Adjacent property has been occupied by farmland, streets, and residences.

Upgradient property has been occupied by farmland, streets, residences, and commercial facilities.

TABLE 1  
HISTORIC RECORDS SUMMARY

Year	Source	On Site Information 5344-5360 Riverview Rd (formerly Snelling Av) & 5100- 5114 E 54 <sup>th</sup> St	North Riverview Rd	East 5364 Riverview Rd & 5118 E 54 <sup>th</sup> St	South E 54 <sup>th</sup> St	West 5340 Riverview Rd	Upgradient southwest
1873	HPM	vacant or farmland	street	vacant or farmland	street	vacant or farmland	farmland
1898	HPM	no change since 1873	no change since 1873	no change since 1873	no change since 1873	no change since 1873	residentially platted w/ streets
1913	HPM	no change since 1898	no change since 1898	no change since 1898	no change since 1898	no change since 1898	no change since 1898
1923	BR	5106 & 5344 res bit					
1924	BR	garage added at 5344					
1928	BR	house at 5100 bit					
1930	FI	no coverage	street	no coverage	street	right of way	n/a
1930	CD	1 res on 54 <sup>th</sup>	no listing	no listing	street	no listing	n/a
1934	AP	residences	street	vacant or res	street	right of way	res/comm dev
1935	CD	no change since 1930 except for addl res	no change since 1930	no change since 1930	no change since 1930	no change since 1930	N/A
1936	BR	addn to 5344					
1937	AP	no change since 1934 except more res	no change since 1934	no change since 1934	no change since 1934	no change since 1934	no change since 1934
1940	CD	no change since 1934	no change since 1934	no change since 1934	no change since 1934	no change since 1934	N/A
1940	AP	no change since 1937	no change since 1937	no change since 1937	no change since 1937	no change since 1937	no change since 1937
1940	BR	garage at 5100 bit & gas burner installed; addn to 5106; 5348 bit					
1941	BR	res & garage at 5360 bit					
1944	BR	5114 res bit					

TABLE 1  
HISTORIC RECORDS SUMMARY

Year	Source	On Site Information 5344-5360 Riverview Rd (formerly Snelling Av) & 5100- 5114 E 54 <sup>th</sup> St	North Riverview Rd	East 5364 Riverview Rd & 5118 E 54 <sup>th</sup> St	South E 54 <sup>th</sup> St	West 5340 Riverview Rd	Upgradient southwest
1945	BR	gas burner at 5114					
1946	CD	no change since 1940 except 2 different res	no change since 1940	no change since 1940 except 1 res	no change since 1940	no change since 1940	n/a
1947	BR	gas burner at 5106; garage added to 5348					
1948	BR	garage added to 5114					
1949	BR	5352 bit					
1951	FI	4 residences on Riverview & 3 on 54 <sup>th</sup> separated by alley	street	residences	street	streetcar right of way	n/a
1951	AP	no change since 1940 except more res & alley added	no change since 1940	no change since 1940	no change since 1940	no change since 1940 except alley added	no change since 1940
1951	TM	no improvements	street	no improvements	street	no improvements	streets and res plating
1952	CD	no change since 1946 except res on Riverview	street	no change since 1946	no change since 1946	residence	n/a
1952	BR	res & garage bit at 5356					
1954	BR	addn to 5344					
1957	CD	no change since 1952	no change since 1952	no change since 1952	no change since 1952	no change since 1952	n/a
1957	AP	no change since 1951	no change since 1951	no change since 1951	no change since 1951	no change since 1951	no change since 1951
1959	FI	no change since 1951	no change since 1951	no change since 1951	no change since 1951	no change since 1951	n/a
1960	BR	5106 res replaced					
1961	BR	garage added to 5106					

**TABLE 1  
HISTORIC RECORDS SUMMARY**

Year	Source	On Site Information 5344-5360 Riverview Rd (formerly Snelling Av) & 5100- 5114 E 54 <sup>th</sup> St	North Riverview Rd	East 5364 Riverview Rd & 5118 E 54 <sup>th</sup> St	South E 54 <sup>th</sup> St	West 5340 Riverview Rd	Upgradient southwest
1962	CD	no change since 1957	no change since 1957	no change since 1957	no change since 1957	no change since 1957	n/a
1964	AP	no change since 1957	no change since 1957	no change since 1957	no change since 1957	no change since 1957	no change since 1957
1966	FI	no change since 1959 except for addl residences	no change since 1959	no change since 1959	no change since 1959	no change since 1959	n/a
1966-7	CD	no change since 1962	no change since 1962	no change since 1962	no change since 1962	no change since 1962	n/a
1967	TM	no change since 1951	no change since 1951	no change since 1951	no change since 1951	no change since 1951	no change since 1951
1969	AP	no change since 1964	no change since 1964	no change since 1964	no change since 1964	no change since 1964	no change since 1964
1972	CD	no change since 1967	no change since 1967	no change since 1967	no change since 1967	no change since 1967	n/a
1972	TM	no change since 1967	no change since 1967	no change since 1967	no change since 1967	no change since 1967	no change since 1967
1974	AP	no change since 1969	no change since 1969	no change since 1969	no change since 1969	no change since 1969	no change since 1969
1974	BR	garages at 5106 & 5348 moved					
1977	CD	no change since 1972	no change since 1972	no change since 1972	no change since 1972	no change since 1972	n/a
1977	TM	no change since 1972	no change since 1972	no change since 1972	no change since 1972	no change since 1972	no change since 1972
1979	AP	no change since 1974 except fewer res	no change since 1974	no change since 1974	no change since 1974	no change since 1974	no change since 1974
1981-2	CD	no change since 1977	no change since 1977	no change since 1977	no change since 1977	no change since 1977	n/a

TABLE 1  
HISTORIC RECORDS SUMMARY

Year	Source	On Site Information 5344-5360 Riverview Rd (formerly Snelling Av) & 5100- 5114 E 54 <sup>th</sup> St	North Riverview Rd	East 5364 Riverview Rd & 5118 E 54 <sup>th</sup> St	South E 54 <sup>th</sup> St	West 5340 Riverview Rd	Upgradient southwest	
1984	AP	no change since 1979	no change since 1979	no change since 1979	no change since 1979	no change since 1979	no change since 1979	
1987	CD	no change since 1982	no change since 1982	no change since 1982	no change since 1982	no change since 1982	n/a	
1991	AP	no change since 1984 except fewer res	no change since 1984	no change since 1984	no change since 1984	no change since 1984	no change since 1984	
1992	BR	5100 house demolished						
1993	BR	5344 demolished						
1993	CD	movers	no change since 1987	no change since 1987	no change since 1987	no change since 1987	n/a	
1993	TM	no change since 1977	no change since 1977	no change since 1977	no change since 1977	no change since 1977	no change since 1977	
1996	BR	5348 demolished						
1997	AP	no change since 1991	no change since 1991	no change since 1991	no change since 1991	no change since 1991	no change since 1991	
1999	CD	no change since 1993	no change since 1993	no change since 1993	no change since 1993	no change since 1993	n/a	
2000	AP	no change since 1997	no change since 1997	no change since 1997	no change since 1997	no change since 1997	no change since 1997	
2003	AP	no change since 2000	no change since 2000	no change since 2000	no change since 2000	no change since 2000	no change since 2000	
2004	AP	no change since 2003	no change since 2003	no change since 2003	no change since 2003	no change since 2003	no change since 2003	
2008	CL	soil borings: no field indications of contamination						
2008	SR	vacant land & 3 houses	street	houses	street	alley	residential	

TABLE 1  
HISTORIC RECORDS SUMMARY

Year	Source	On Site Information 5344-5360 Riverview Rd (formerly Snelling Av) & 5100- 5114 E 54 <sup>th</sup> St	North Riverview Rd	East 5364 Riverview Rd & 5118 E 54 <sup>th</sup> St	South E 54 <sup>th</sup> St	West 5340 Riverview Rd	Upgradient southwest
2008	RD	no listing	no listing	no listing	no listing	no listing	1 open leak and 1 brownfield

HPM-Historic Plat Map  
 FI-Fire Insurance Map  
 CD-City Directory  
 CL-Client Data  
 RD-Regulatory Data  
 TM-Topographic Map  
 AP-Aerial Photograph  
 BR-City/County Records  
 SR-Site Reconnaissance

### B.3 Site Reconnaissance

A site reconnaissance was conducted because present land use and conditions may indicate the potential for hazardous materials to have been introduced to the subsurface or to improvements.

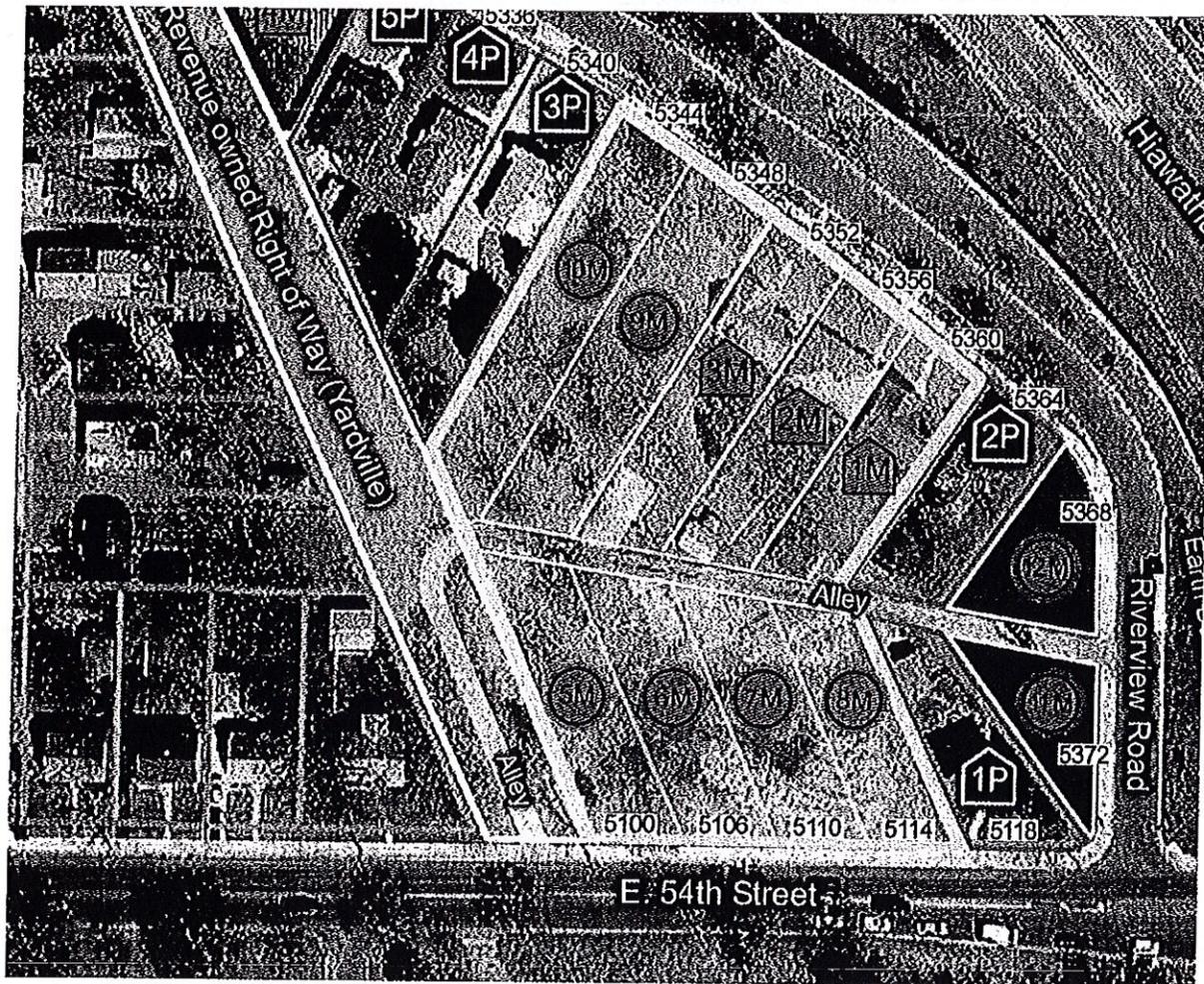
The site reconnaissance data are summarized in Figure 2, and the site reconnaissance worksheet is attached in Appendix 4.

The site is occupied by 3 single family residences on the northeast side.

**Exterior Toxic or Hazardous Materials** - There are no pipes, vents, or pads indicative of underground or above ground storage tanks. No other handling or storage of liquid, dissolvable, or leachable toxic materials is apparent. There are no apparent routes of entry to the subsurface except for exposed ground surfaces. There are no stains, odors, degraded pavement, stressed vegetation, or disturbed soils indicative of spills, leaks, or disposal.

**Compliance** - It appears the facility currently may be in compliance or may not be subject to the following rules and regulations as they relate to 1) registrations and permits and 2) the storage/presence and handling of liquid, dissolvable, or leachable materials that may result in leaks spills, or disposal: **industrial discharge; hazardous waste generation, storage, transportation, and disposal; hazardous materials emergency planning; solid waste disposal; wells; underground storage; above ground storage; and pits and sumps.**

**Adjacent and upgradient land uses** - Streets are adjacent to the north and south, and residences and an alley are adjacent to the east and west. The upgradient area is generally residential with a few commercial facilities.



**Figure 2 Site Plan**  
**Environmental Profile**  
**PN# 1-02212**  
**Riverview Rd & 54th St E, Minneapolis, Hennepin Co, MN 55419**  
**EnPro Assessment Corp**

#### B.4 Regulatory Records

Regulatory records of **spills, leaks, and waste disposal** are reviewed because they are an indication whether hazardous materials have been introduced to the subsurface. In general, these records have been maintained only since the 1970s.

Listed properties/facilities are summarized in Table 2, and reproducible records are attached as Appendix 5.

There are no listings for the **site** or **adjacent properties/facilities**.

There are no listings for **upgradient properties/facilities** except for the following: a brownfield/voluntary cleanup facility, several closed leaks, and 1 open leak. The facility with the open leak is a former auto repair garage where a release of hydraulic oil was detected when the lift cylinder was removed.

TABLE 2  
REGULATORY RECORDS SUMMARY

FACILITY	HAZARDOUS WASTE GENERATOR	CHEMICAL STORAGE FACILITY	AGT OR UST	OR LEAK OR SPILL	OTHER (DUMP, CERCLIS, NPL <sup>5</sup> , TSD, ERNS <sup>8</sup> , OTHER REGULATIONS)
ON SITE					
ADJACENT <sup>1</sup>					
UPGRADIENT <sup>2</sup>	NR <sup>3</sup>		NR		
Brooks Superette 54 <sup>th</sup> and Minnehaha 0.15 mi				closed leak	
F & D Motor Works 5371 Minnehaha Av S 0.23 mi				open leak #16925	
Ft Snelling truck strn 5837 Minnehaha 0.17				closed leaks	
MNDOT central HQ 6000 Minnehaha Av S				closed leaks	
Minnegasco meter sites 1 Veterans Dr 0.28 mi					brownfield

UST - Underground Storage Tank or AGT - Above Ground Storage Tank  
 CERCLIS - Suspected uncontrolled hazardous waste site  
 1 Minimum distance considered adjacent equal to 30 ft  
 2 Upgradient properties to the southwest considered for 1 mile  
 3 county/state  
 4 US EPA  
 5 Not reviewed  
 6 National Priorities List  
 7 Treatment, Storage, or Disposal Facility  
 8 Emergency Response Notification System

## C FINDINGS AND OPINIONS

Recommendations based on this evaluation are presented in Section D beginning on p. 22.

### C.1 On-Site Land Use

This section evaluates all the data related to on-site land use.

#### C.1.1 Past Land Use

There is a potential for subsurface contamination if 1) there were liquid, dissolvable, or leachable toxic materials used on site, 2) there was a route of entry to the subsurface, and 3) there has been a spill, leak, or actual disposal of toxic materials.

Historical data indicated **one** past on-site use not now present (Table 3): **farmland**. It was not apparently associated with spills, leaks, or disposal and does not appear to be a potential source of subsurface contamination.

The use of pesticides and herbicides on **cultivated farmland** causes a potential for soil and groundwater contamination primarily where chemicals are stored, such as at the farmstead. There is no evidence of the farmstead having been on site. On the fields themselves, pesticides are applied in diluted concentration over large areas and usually degrade over one growing season. Those past agrochemicals containing metals were usually applied at concentrations that cumulatively did not exceed naturally occurring levels.

**TABLE 3  
ON SITE LAND USE SUMMARY**

TENANT/USE	SOURCE	DATES	FUELS/ OILS	PAINTS/ SOLVENTS	HEAVY METALS	ORGANIC PESTICIDES/PC BS	OTHER
cultivated farmland	historic plat maps	≤1873-1923			?	X	
residences	client data fire insurance map city directories aerial photographs topographic maps building records site reconnaissance	≤1923-present	X	X			
vacant land	client data city directories aerial photographs building records site reconnaissance	≤1979-present					

< some time before or in

X materials are present or likely to have been present in any quantity

? materials may be or have been present in any quantity

UST = Underground Storage Tanks

AGT = Above Ground Tanks

## C.1.2 Present Land Use

### SUMMARY

There are no **recognized environmental conditions** associated with the property and its occupants. There is potential **asbestos-containing materials** given the age of the buildings. There is potential **PCB** containing equipment inside the buildings.

### NON-PROCESS MATERIALS

The current occupants likely use fuels, herbicides, and fertilizers in lawn care, cleaners for housekeeping, household pesticides for pest control, and paints and oils for building and equipment maintenance. There are no recognized environmental conditions associated with lawn care supplies, housekeeping supplies, pest control, or building and equipment maintenance.

### HEATING/POWER SOURCE

The heat source is natural gas, and the power source is off site electricity. There are no recognized environmental conditions associated with the heating or power sources.

### PROCESS MATERIALS

The current occupants are residents. They are associated with personal hygiene products, such as cosmetics, and automotive repair and maintenance materials, such as oils and degreasers. Although it is likely that all of the tenants use cosmetics in some form, including antiperspirants, colognes, and items such as nail polish and nail polish remover, these are usually used up on site or disposed of off site with solid waste or via the sewer. While in use, they are not stored in quantities that would be sufficient to penetrate the ceilings or corrode sewers if they were leaked or spilled in undiluted form. There are no **recognized environmental conditions** associated with process materials.

**Vacant land** is a concern when it has been associated with fugitive dumping. There is no indication in the historical or regulatory data that this occurred on this property.

### BUILDING MATERIALS

**Asbestos** - Asbestos containing materials may be present in any or all of the building materials. If present, **asbestos** will likely not affect the use of the property but if demolition, repairs, or remodeling is necessary, the potential presence of asbestos requires sampling and/or special handling and there is a potential for **worker exposure** from asbestos containing materials.

**PCBs** - Any **fluorescent lights** inside the buildings may be using PCB light ballasts because the buildings were constructed when PCB containing light ballasts were still available. The use of PCBs in light ballasts was banned around 1979. If present, PCBs will likely not affect the use of the property but if leaks or fires occur, the potential presence of PCBs requires special handling, and there is a potential for **worker exposure**.

## C.2 Adjacent Property Use

Spills, leaks, or disposal of toxic materials at adjacent sites will generally migrate through the soil in all directions before reaching the water table. Once at the water table, contaminants will generally flow in the direction of the local gradient. There is a potential for subsurface contamination if a release at an adjacent property was close enough to the site to have migrated there before reaching the water table or if the adjacent property was also upgradient. The distance considered adjacent was 30 feet.

### C.2.1 Past Adjacent Land Use

Historical data indicate there were **two** past adjacent land uses not now present (Table 4): **farmland and vacant land**. Neither of these was apparently associated with recognized environmental conditions, and neither appears to be a potential source of subsurface contamination.

### C.2.2 Present Adjacent Land Use

None of the current land uses appears to be associated with recognized environmental conditions. The **streets** may be associated with the use of salt-based chemicals for snow and ice control and with the transport of hazardous chemicals, but these are unlikely to have an effect on the site. Because of the slope of the streets, runoff would tend to move parallel or away from the site.

TABLE 4  
SUMMARY OF ADJACENT LAND USES

TENANT/USE	DATES	FUELS/OILS	PAINTS/ SOLVENTS	HEAVY METALS	ORGANIC PESTICIDES/ PCBS	OTHERS
NORTH street	≤1873-present	X				
EAST farmland residences	≤1873-≤1923 ≤1923-present	X	X	?	X	
SOUTH street	≤1873-present	X				
WEST farmland vacant land residences	≤1873-≤1923 ≤1923-≤1952 ≤1952-present	X	X	?	X	

< some time before or in

X materials are present or likely to have been present in any quantity

? materials may be or have been present in any quantity

UST = Underground Storage Tanks

AGT = Above Ground Tanks

### C.3 Upgradient Property Use

If spills, leaks, or disposal of toxic materials at sites in the upgradient area reach the water table the contaminants will generally flow in the direction of the local gradient. The upgradient area(s) is to the southwest.

#### C.3.1 Past Land Use

Historical data indicate there was **one** past upgradient land use not now present (Table 5): **farmland**.

#### C.3.2 Present Land Use

None of the current land uses appears to be associated with recognized environmental conditions. Although there is an open leak file and a brownfield, the soil boring data do not indicate field detectable contamination.

**TABLE 5  
SUMMARY OF UPGRADIENT LAND USES**

TENANT/USE	DATES	FUELS/OILS	PAINTS/ SOLVENTS	HEAVY METALS	ORGANIC PESTICIDES/ PCBS	OTHER
cultivated farmland	≤1873-≤1934			?	X	
streets	≤1873-present	X				
residences	≤1898-present	X	X		?	
commercial facilities	≤1934-present	X	X	?	?	

< some time before or in  
 X materials are present or likely to have been present in any quantity  
 ? materials may be or have been present in any quantity  
 UST = Underground Storage Tanks  
 AGT = Above Ground Tanks

#### C.4 CONCLUSIONS AND DEVIATIONS

On-site, adjacent, and upgradient land uses were summarized in Tables 3, 4, and 5 on pages 15, 18, and 20.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Riverview Rd & 54th St E, Minneapolis, Hennepin Co, MN 55419, the property. Any exceptions to, or deletions from, this practice are described in Appendix I and the appendix cover pages of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Asbestos and PCBs may be present.

No data gaps were encountered except for the following:

- the houses were not accessible during the site reconnaissance
- no personnel from the era of the houses were available for interview.

These data gaps are not significant because the building and fire inspection data covered the issues of heating oil tanks and the houses present are typical of the area.

## D RECOMMENDATIONS

The recommendations for **Riverview Rd & 54th St E, Minneapolis, Hennepin Co, MN 55419**, are generally presented within each section below, in the order discussed in Section C.

Because EnPro is not aware of all the factors that may affect your decision to proceed with additional assessment, each recommendation is conditional.

### D.1 Sampling

EnPro Assessment Corp recommends doing the following if it is desirable to achieve a greater degree of certainty regarding site conditions:

Because there is a low probability of subsurface contamination on the site from on-site sources, **we do not recommend subsurface sampling** unless it is desirable to confirm, with physical evidence, the probable absence of contamination on the site.

### D.2 Compliance

If you take an interest in the property, do the following:

Have the current owners or tenants remove any **liquid, leachable, or dissolvable materials** on site. Otherwise these may become the responsibility of the new owner as hazardous waste.

Prior to **demolition**, remove all liquids and friable asbestos, PCB, and mercury containing materials.

### D.3 Monitoring

If you take an interest in the property, do the following:

Be aware of activities at **adjacent and upgradient properties** and periodically monitor the newspapers for reports of possible leaks and spills.

## **E Limitations on Instrument of Service**

All reports provided by EnPro in connection with the performance of environmental consulting are subject to the following limitations and therefore the opinions and accompanying liability of EnPro shall be limited in accordance with the following:

1. The observations described in the report were made under conditions stated therein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of work imposed by the Client. The work described in this report was carried out in accordance with the General Conditions as provided to the client as part of the Professional Services Agreement.
2. In preparing this report, EnPro has relied on certain information provided by state and local officials and information and representations made by other parties referenced therein, and on information contained in the files of state and/or local agencies made available to EnPro at the time of the report. To the extent that such files are missing, incomplete, or not provided to EnPro, EnPro is not responsible. Although there may have been some degree of overlap in the information provided by these various sources, EnPro did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of the report.
3. Observations were made of the site and/or structures on the site as indicated within the report. Where access to portions of the site or to structures on the site was unavailable or limited, EnPro renders no opinion as to the presence of hazardous substances, wastes or petroleum and chemical products or wastes. In addition, EnPro renders no opinion as to the presence of indirect evidence relating to hazardous substances, wastes or petroleum and chemical products or wastes where direct observation of the interior walls, floors, or ceilings or exterior of a structure on a site was obstructed by objects or coverings on or over these surfaces.
4. The purpose of this report was to assess the physical characteristics of the subject property with respect to the presence in the environment of hazardous substances, waste or petroleum and chemical products and wastes as defined in Minnesota Statute 182.651 or other states as appropriate. Except as noted within the report, no specific attempt was made to check the compliance of present or past owners or operators of the site with federal, state, or local laws and regulations, environmental or otherwise.
5. Except as noted within the report, no quantitative laboratory testing was performed as part of the report. Where such analyses have been conducted by an outside laboratory, EnPro has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these tests.

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June 10, 2008

**EnPro** Assessment Corp

I hereby certify that this plan, document, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Geologist under the laws of the State of Minnesota.

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

I hereby certify that this plan, document, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Geologist under the laws of the State of Minnesota.



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