

DRAFT - Subject to Change

Phase I Environmental Site Assessment

Ramada Hotel - Mall of America
2300 American Boulevard East
Bloomington, Minnesota

Prepared For

City of Bloomington

Project B1601298
March 15, 2016

Braun Intertec Corporation

DRAFT - Subject to Change

March 15, 2016

Project B1601298

Mr. Schane Rudlang
Port Authority Administrator
City of Bloomington
1800 West Old Shakopee Road
Bloomington, Minnesota 55431

Re: Phase I Environmental Site Assessment
Ramada Hotel - Mall of America
2300 American Boulevard East
Bloomington, Minnesota

Dear Mr. Rudlang:

In accordance with your written authorization, Braun Intertec Corporation conducted a Phase I environmental site assessment (ESA) of the above-referenced site (Site). The objective of the Phase I ESA was to evaluate the Site for indications of recognized environmental conditions and to assist in satisfying All Appropriate Inquiries (AAI) standards and practices. The Phase I ESA was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312.

The Phase I ESA was prepared on behalf of, and for use by the City of Bloomington. No other party has a right to rely on the contents of the Phase I ESA without written authorization by Braun Intertec. The Phase I ESA was prepared in association with the purchase and redevelopment of the Site. Please refer to the attached report for the scope, methods and conclusions of our assessment.

We appreciate the opportunity to provide our professional services for you for this project. If you have any questions regarding this letter or the attached report, please contact Matt Erickson at 952.995.2618 or Jim Stephan at 952.995.2676.

Sincerely,

BRAUN INTERTEC CORPORATION

Matthew P. Erickson, PG, CHMM
Senior Scientist

James E. Stephan
Senior Scientist

Attachment:
Phase I Environmental Site Assessment Report

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Executive Summary

Braun Intertec Corporation conducted a Phase I Environmental Site Assessment (ESA) of the Ramada Hotel - Mall of America located at 2300 American Boulevard East in Bloomington, Minnesota (Site) in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312.

At the time of the reconnaissance, the Site consisted of an approximately 11.57 acre property developed with a two-story with basement, 80,000-square-foot, concrete and steel hotel building with associated paved parking and landscaped areas. The building was constructed in 1963 with additions in 1965, 1967, 1974, 1975, 1978, and 1987. Natural gas-fired boilers heat the Site building. The boilers are located in three separate boiler rooms in basement areas of the Site building. A chilled water system provides cooling to the Site building.

Our research has revealed that the Site was historically used for cultivation of crops from at least 1937 until the mid-1950s when a motel was constructed in the northwestern corner of the Site. The Site use since that time has been for lodging with the exception of the use of the eastern most portion of the Site as a filling station from the mid 1960s until approximately 2005.

Our research has revealed that the surrounding area was historically used for cultivation of crops until the early 1960s when the former Metropolitan Stadium and Met Center Arena were constructed to the south of the Site. Those structures were demolished in the 1980s and the Mall of America was constructed in the early 1990s. The Minneapolis/Saint Paul International Airport later expanded to properties to the north and east of the Site. A hotel has occupied the adjoining property to the west since the 1970s.

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following:

- Government records indicate that there are two petroleum tank leak listings for the Site (Leak #1381 and Leak #16151), which are associated with a filling station that historically straddled the east boundary of the Site. The Minnesota Pollution Control Agency (MPCA) has assigned a closed status to Leak #1381 and Leak #16151. However, based on available information, there is a potential that contaminated soil remains and could be encountered during redevelopment activities. Therefore, the former filling station and associated releases are considered recognized environmental conditions at this time.

- There are three heating oil underground storage tanks (USTs) on the Site that will require appropriate removal and disposition during redevelopment. The USTs also represent potential sources for petroleum releases to the Site and are considered recognized environmental conditions at this time.
- The Metro Transit South facility north of I 494 is an identified release site. Based on the nearby and up-gradient location, there appears to be a potential for contamination in the groundwater at the Metro Transit South facility to contaminate groundwater at the Site, and is considered a recognized environmental condition.

A Phase II ESA was being completed concurrently with this Phase I ESA to further evaluate the above recognized environmental conditions. The results of the Phase II ESA will be provided in a separate report.

The following additional considerations were identified during the Phase I ESA.

Prior to building demolition, a Minnesota Department of Health (MDH) licensed asbestos inspector should conduct a destructive survey to identify and locate asbestos-containing materials (ACM). An MDH licensed asbestos abatement contractor should remove all friable and potentially friable ACM prior to building demolition. Non-friable ACM (if any) left in place during demolition should be segregated and disposed of as ACM. In addition, all hazardous substances and building components containing hazardous substances should be properly disposed of prior to demolition.

Historically, a former motel building was located near the northwest corner of the Site. It is unknown if the demolition debris associated with the building was buried on the Site or hauled away for disposal. There may be buried materials present at the Site that may require management as solid or hazardous waste when the Site is redeveloped. If fill soils, which could include demolition debris and other wastes, are encountered during redevelopment, then additional evaluation of the fill soils might be required for management and disposal purposes.

Based on our observations, a well is located at the Site. The well is reportedly used for Site irrigation. If the well will no longer be used, it should be properly abandoned in accordance with Minnesota Department of Health regulations.

A. Introduction

A.1. Purpose

Braun Intertec Corporation received authorization from Mr. Schane Rudlang of the City of Bloomington (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the Ramada Hotel - Mall of America located at 2300 American Boulevard East in Bloomington, Minnesota (Site). The objective of the Phase I ESA was to evaluate the Site for indications of recognized environmental conditions and to assist in satisfying All Appropriate Inquiries (AAI) standards and practices. The Phase I ESA was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312. No intentional deviations from the ASTM Practice E1527-13 were made in conducting this Phase I ESA for the Site. The Phase I ESA was prepared on behalf of, and for the use by the City of Bloomington (User) in accordance with the contract between the City of Bloomington and Braun Intertec, including the Braun Intertec General Conditions. No other party has a right to rely on the contents of the Phase I ESA without written authorization by Braun Intertec. All authorized parties are entitled to rely on the attached report according to our contract with Client, and under the same terms, conditions and circumstances. Please note that our contract with Client may contain a limitation of our total liability. If so, such limitation also applies to all those receiving this permission.

According to the User, the Phase I ESA was conducted in association with the purchase and redevelopment of the Site.

The purpose of this Phase I ESA was to evaluate the Site for indications of “recognized environmental conditions.” A recognized environmental condition is defined by ASTM Practice E1527-13 as: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.”

In addition, a “controlled recognized environmental condition” is also a recognized environmental condition. A controlled recognized environmental condition is defined by ASTM Practice E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

A.2. Site Location

We accessed various documents and online sources to obtain Site location information. The following is a summary our findings:

Address:	2300 American Boulevard East
City, State:	Bloomington, Minnesota
County:	Hennepin
Property Identification Numbers:	0102724210003, 0102724210002, and 0102724210006
Construction Year:	1963
Owner:	Mount Olive Hotel Limited Partnership
Latitude:	44.861 North
Longitude:	93.240 West
Section, Township, Range:	NE1/4 of the NE1/4 of Section 1, Township 27 N, Range 24 W
Size:	11.57 acres

A Site location map and Site sketch are attached in Appendices A and B, respectively. Information obtained from the Hennepin County Property Information web page is attached in Appendix C.

A.3. Scope of Services

Services provided for this project included:

- Preparing a description of the Site location, current use and improvements, and surrounding area.
- Preparing a general description of the topography, soils, geology, and groundwater flow direction at the Site.
- Reviewing reasonably ascertainable and practically reviewable regulatory information published by state and federal agencies, health, and/or environmental agencies.
- Reviewing the history of the Site, including aerial photographs, fire insurance maps, directories, and other readily available Site development data.
- Conducting a reconnaissance and environmental review of the Site, including observations of the Site for indications of hazardous materials, petroleum products, polychlorinated biphenyls (PCBs), wells, storage tanks, solid waste disposal, pits and sumps, and utilities.

- Conducting an area reconnaissance, including a brief review of adjoining property uses and pertinent environmental information noted in the Site vicinity.
- Interviewing current owners and/or occupants of the Site and accessible past Site owners, operators and/or occupants, as available.
- Interviewing local government officials or agencies having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Site, as available.
- Reviewing previous environmental reports prepared for the Site, if provided.
- Preparing a written report of our methods, results, and conclusions.

The Standard Scope of the ASTM Practice E1527-13 is not intended to provide a universal analysis of potential environmental risks and hazards. This assessment included no analysis of non-standard scope environmental risks and hazards unless otherwise listed above. Analysis of other non-standard scope issues by Braun Intertec would require additional contractual arrangements.

A.4. User-Provided Information

The purpose of this section is to describe tasks to be performed by the “User.” The “User” as defined by ASTM Practice E1527-13, is “the party seeking to use ASTM Practice E1527-13 to complete an environmental site assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.”

As stated in 40 CFR 312 (the rule), the Brownfields Amendments provide important liability protections for Users who qualify as contiguous property owners, bona fide prospective purchasers, or innocent landowners. To meet the statutory requirements for any of these Landowner Liability Protections (LLPs), a User must meet certain threshold requirements and satisfy certain continuing obligations. To qualify as one of the three LLPs, the User must perform “all appropriate inquiries” (AAI) on or before the date on which the User acquired the Site. The rule defines AAI, which includes inquiries and activities performed by the User and an environmental professional (EP).

The rule allows (but does not mandate) the User performing AAI to conduct inquiries or activities that may include searches for environmental liens, assessments of any specialized knowledge on the part of the User, an assessment of commonly known or reasonably ascertainable information about the Site, and

an assessment of the relationship of the purchase price to fair market value. However, if the User performing AAI conducts one or more of these inquiries and/or activities, the rule allows (but does not mandate) that the User may communicate information gathered from these inquiries and/or activities to their EP to identify a possible recognized environmental condition.

Braun Intertec provided a User Questionnaire to the Client as a means to communicate information gathered from these inquiries and/or activities to the EP. The User may elect whether to communicate this information to the EP and/or to communicate this information to the EP by other means (e.g., through conversation or submission of documents). As indicated in our contract, if multiple Users are requesting reliance on the Phase I ESA, the Client was responsible for forwarding a copy of the questionnaire to all appropriate entities (collectively the User).

User-supplied information is discussed in applicable sections of this report. Sections A.4.a through A.4.f present any information communicated to us by the User that the EP has determined to indicate the possible presence or likely presence of a recognized environmental condition.

A.4.a. Environmental Liens

An environmental lien is a charge, security, or encumbrance, upon title to the Site to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of environmental issues at the Site.

The information provided by the User identified no record or awareness of environmental liens recorded against the Site.

A.4.b. Activity and Use Limitations

Activity and Use Limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a Site to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the Site or to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. AULs, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, groundwater, and/or surface water on the Site.

The information provided by the User identified no record or awareness of AULs recorded against the Site.

A.4.c. Specialized Environmental Knowledge

Specialized environmental knowledge includes any information and/or experience related to the Site or adjoining properties including, but not limited to, any obvious indicators that point to the presence or likely presence of environmental issues at the Site.

The information provided by the User identified no specialized environmental knowledge for the Site with the exception of the information discussed in Section B.6.

A.4.d. Valuation Reduction for Environmental Issues

Valuation reduction for environmental issues includes the relationship of the purchase price to the fair market value of the property.

The information provided by the User identified no reduction in purchase price or fair market value of the Site due to environmental issues.

A.4.e. Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonably ascertainable information includes information about the Site that generally is known to the public within the community where the Site is located and can be easily sought and found from individuals familiar with the Site or from easily attainable public sources of information.

The User provided location and Site contact information for the Site. No other information provided by the User was considered commonly known or reasonably ascertainable information for the Site.

A.4.f. Degree of Obviousness

The User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the Site and the ability to detect releases or threatened releases by appropriate investigation.

The information provided by the User identified no obvious indications of the presence or likely presence of releases or threatened releases at the Site.

B. Records Review

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Site. We consulted only those regulatory and historical sources that were readily available, practically reviewable, and likely to be useful to develop a history of previous uses of the Site and surrounding area within the time and cost constraints of this Phase I ESA.

B.1. Physical Setting Information

B.1.a. Topography

According to the United States Geological Survey (U.S.G.S) 7.5-minute topographic map series, St. Paul SW, Minnesota quadrangle, the Site is located at an elevation of approximately 825 feet above mean sea level.

B.1.b. Geology

The unconsolidated sedimentary deposits in the vicinity of the Site are Pleistocene, middle terrace deposits which consist of sand, gravelly sand, and loamy sand with thin deposits of silt, loam, or organic sediment on top (Meyer and Hobbs, 1989).

The uppermost bedrock unit in the vicinity of the Site is the Lower Ordovician, Prairie Du Chien Group. The Prairie Du Chien Group is described as Dolostone that varies greatly in thickness because the top is a major erosional surface (Olsen and Bloomgren, 1989). The depth to bedrock in the vicinity of the Site is approximately 250 feet to 300 feet below land surface (Bloomgren, Cleland and Olsen, 1989).

B.1.c. Hydrogeology

The reported depth to groundwater in the vicinity of the Site is approximately 20 feet below land surface (Kanivetsky, 1989). According to published geologic information, the regional groundwater flow direction within the unconsolidated deposits in the vicinity of the Site is generally to the southeast (Kanivetsky, 1989).

The site-specific groundwater flow direction was not determined through direct measurement during this Phase I ESA. Additional field investigation, beyond the Scope of Services of this Phase I ESA, would be required to determine this information.

B.2. Regulatory Report

We obtained regulatory database information pertaining to the Site and surrounding area from Environmental Risk Information Services (ERIS). The ERIS report is a compilation of records of facilities that are included on current federal and state environmental regulatory databases. The databases were searched based on the specified minimum search distances from the Site as established by ASTM Practice E1527-13.

The ERIS report also includes a description, source reference, date of acquisition, and the specified approximate minimum search distance criteria for each database and list. A copy of the ERIS report is attached in Appendix D.

We reviewed the ERIS report to identify records that indicate known or potential recognized environmental conditions on the Site and/or surrounding area and to evaluate the likelihood for those recognized environmental conditions to impact the Site based on the information obtained in this Phase I ESA.

B.2.a. Site

The Site is listed on the following federal and/or state databases in the ERIS report:

- Ramada Mall of America, 2300 American Boulevard East. The Site is listed on the underground storage tank (UST) database. The ERIS report indicates that there are three active fuel oil USTs registered for the Site. The ERIS report indicates that one 10,000-gallon tank was installed in 1967; one 20,000-gallon tank was installed in 1968; and one 20,000-gallon tank was 1973.
- BP Amoco/Oasis Market #8582, 7800 24th Avenue South, which was a former filling station located on the east side of the Site until approximately 2005 when the tanks were removed and the building demolished. The ERIS report lists eight removed USTs for the Site. The ERIS report lists one 1,000-gallon waste oil UST; one 8,000-gallon diesel UST; two 8,000-gallon gasoline USTs; and three 12,000-gallon alcohol blend USTs. The ERIS report indicates that there are two petroleum tank leak listings (LUST) for the Site, Leak #1381 and Leak #16151. The ERIS report indicates that Leak #1381 was discovered on June 28, 1989. The ERIS report indicates that subsequent to required remedial actions including monitoring, the Minnesota Pollution Control Agency (MPCA) assigned a closed status to Leak #1381 on October 20, 1994. The ERIS report indicates that Leak #16151 was discovered on April 13, 2005 and subsequent assigned a closed status by the MPCA on May 12, 2008. The ERIS report information indicates the presence of groundwater contamination from both leaks.
- The ERIS report indicates that the Site is listed on the Resource Conservation and Recovery Act (RCRA) Small Quantity Hazardous Waste Generator (RCRA-GEN) database. Identification of the Site on the RCRA-GEN database indicates that the Site was required to register their hazardous waste activity under RCRA and does not imply that a hazardous substance release has occurred at the Site.

B.2.b. Adjoining Properties

The following facilities are identified on properties that adjoin the Site in the ERIS report:

- Marriott Hotel, 2020 American Boulevard East, located on adjoining property to the west. The ERIS report indicates that the facility listed on the RCRA-GEN database. Identification of the facility on the RCRA-GEN database indicates that the facility was required to register their hazardous waste activity under RCRA and does not imply that a release has occurred at the facility. The ERIS report does not list the Marriott Hotel on any database indicating a release or threat of a release of hazardous substances and/or petroleum products.

B.2.c. Surrounding Area

We reviewed the ERIS report for facilities located beyond adjoining properties that may indicate a release or likely release of hazardous substances and/or petroleum products that may impact the Site. Based on factors that include regulatory status, distance from the Site, and/or location relative to the regional groundwater flow direction, as referenced in Section B.1., no facilities are identified in the ERIS report that warrant further consideration as potential recognized environmental conditions, with the exception of the following:

- Metro Transit South Garage, located approximately 500 feet north-northwest of the Site, north of Interstate Highway 494. The ERIS report indicates that there are three petroleum tank leak listings for this facility: Leak #17792, Leak #15562, and Leak #16867. The ERIS report indicates that the MPCA has assigned a closed status to all three leaks. The ERIS report indicates no groundwater contamination associated with Leak #15562 and Leak #16867. However, the ERIS report indicates the presence of petroleum contaminated groundwater associated with Leak #17792.

Based on the nearby up gradient location, there appears to be a potential for petroleum contamination in the groundwater at the Metro Transit South facility to contaminate groundwater at the Site.

B.2.d. Unmapped Sites

The ERIS report identified 114 “unplottable” sites, which, because of poor or inadequate address information could not be mapped by ERIS. Using online mapping resources and neighborhood experience, all 114 sites were identified outside the appropriate minimum search distances for the Site, could not be located based on the information provided, were previously identified as mapped sites, or do not warrant further consideration as potential recognized environmental conditions based on available information in the ERIS report.

B.3. Regulatory Agency File and Records Review

The purpose of the regulatory file review is to obtain sufficient information to assist in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a *de minimis* condition exists at the Site in connection with a regulatory report listing.

Based on our review of the regulatory report, it is our opinion that a regulatory agency file and records review is not warranted as part of this Phase I ESA due to factors that include regulatory status, distance from the Site, and/or location relative to the regional groundwater flow direction, as referenced in Section B.1, previous reports discussed in Section B.6, and the concurrent Phase II ESA activities at the Site.

B.4. Additional Federal, State, and Local Environmental Records

To enhance and supplement the regulatory database report, we obtained or reviewed practically reviewable or reasonably ascertainable local city and/or county records and/or additional state records to identify records that indicate known or potential recognized environmental conditions at the Site.

B.4.a. Well Databases

Our review of the Minnesota Well Index database revealed no documentation of water wells located on the Site with the exception of monitoring wells associated with the former Amoco filling station on the east side of the Site. Those wells have reportedly been sealed. As discussed in Section D.15, a water well was observed on the west side of the Site. The well was apparently associated with the Green Acres Motel that formerly occupied the Site.

B.4.b. State Regulatory Web Pages

We did not identify facilities on the state regulatory web pages we accessed that were not already listed in the ERIS report discussed in Section B.2 above.

B.5. Historical-Use Information

The objective of the historical-use information review was to develop a history of the previous uses of the Site and surrounding area, to help evaluate the likelihood of past uses having led to recognized environmental conditions in connection with the Site.

B.5.a. Historical Maps

We previously retained ERIS to obtain fire insurance maps of the Site and surrounding area. According to ERIS, no historic Sanborn Fire Insurance Map coverage is available for the Site. A copy of the no coverage letter is attached in Appendix E.

B.5.b. Historical Topographic Maps

The USGS topographic map used for the figure in Appendix A is dated 1967 with revisions made in 1993.

The map depicts the existing hotel on the Site, the former Green Acres Motel near the northwest corner of the Site, and the former filling station on the east side of the Site.

B.5.c. Aerial Photographs

We retained Historical Information Gatherers (HIG) to obtain aerial photographs of the Site and surrounding area. HIG provided aerial photographs for the years 1937, 1940, 1947, 1951, 1956, 1960, 1967, 1971, 1984, 1994, 2000, 2014, 2009, and 2012. Copies of the aerial photographs are attached in Appendix F.

1937 - 1951

The Site appears to be cultivated agricultural land. Shadows of poles for the power transmission line easement on the south side of the Site are apparent. The surrounding properties appear to be cultivated agricultural land with the exception of farmsteads to the northwest and south in the 1937 through 1951 photographs and a house-size building on adjoining property to the east in the 1947 and 1951 photographs. A roadway in the current alignment of Highway I-494 bounds the north side of the Site. A roadway in the current alignment of 24th Avenue South is apparent to the east of the Site.

1957

No significant changes are noted at the Site or surrounding area with the exception of the appearance of the former Green Acres Motel in the northwestern corner of the Site; and the appearance of a roadway in the current alignment of American Boulevard East south of the Site.

1960

No significant changes are noted at the Site or surrounding area with the exception of what appears to be a construction staging area on the east side of the Site, the construction of the current Highway I-494 and Highway I-494 and 24th Avenue South interchange, and absence of the previously discussed structures on adjoining property to the east.

1967 - 1971

The current hotel building on the south-central portion of the Site, the former Green Acres Motel in the northwestern portion of the Site, and the former filling station on the eastern portion of the Site are apparent. The former Met Center Arena and parking lot are apparent on the adjoining property to the south.

1984 - 2012

No significant changes are noted at the Site with the exception of the appearance of the existing additions to the Site hotel building; the absence of the former Green Acres Motel; and the absence of the former filling station in the 2009 and 2012 photographs. No significant changes are noted on the surrounding properties with the exception of the appearance of commercial developments to the north, east, and west; the disappearance of the Met Center Arena in the 2000 photograph; and the widening and realignment of American Boulevard East in the 2004 photograph.

B.5.d. City Directory Information

We retained HIG to obtain city directory information pertaining to the Site and surrounding area. HIG obtained city directories for the years 1956, 1962, 1967, 1972, 1977, 1982, 1988, and 1999 from HIG's Digital Library.

The 1956 directory lists no address that would indicate a location on the Site. The 1956 directory lists a residence for an address that would place it in the current location of Highway 494 to the north. The 1962 and 1967 directories list the Green Acres Motel at 2115 East 78th Street. This address location is on the western portion of the Site. The 1972 directory lists the Thunderbird Annex at 2115 East 78th Street. The 1967 through 1988 directories list the Thunderbird Hotel at 2201 East 78th Street. The 1967 through 1988 directories list a filling station at 7800 24th Avenue South, which is located on east side of the Site. The 1999 directory does not appear to detail the listings for East 78th Street between 1551 and 2731 East 78th Street. In summary, the directories identified no business activities of likely environmental concern on the Site or adjoining properties with the exception of the former filling station at 7800 24th Avenue South on the east side of the Site. As discussed in Sections B.2.a and B.6, the former filling station is a closed petroleum leak site.

B.6. Previous Environmental Documents

We reviewed the following previous environmental documents regarding the Site:

Phase I Environmental Site Assessment, Thunderbird Hotel, 7800 24th Avenue South, Bloomington, Minnesota, prepared by Braun Intertec (Project No. BL-04-06678), dated October 26, 2004 (2004 Phase I ESA).

The 2004 Phase I ESA was completed in regard to two parcels (0102724210003 and 0102724210002). The 2004 Phase I ESA considered the parcel 0102724210006 (which was the location of the former Amoco/BP filling station) the adjoining property to the east.

The 2004 Phase I ESA identified the following environmental conditions:

- There are three fuel oil underground storage tanks (USTs) on the Site including two 20,000-gallon tanks and one 10,000-gallon tank. One UST is located on the west and two USTs are located on the north side of the building. The USTs are inventoried monthly by stick measurements and the levels recorded. Reportedly there have been no recorded discrepancies in the inventory.
- A former motel building existed on the western side of the Site. A well associated with the former motel is still present and serves to provide water for lawn irrigation. There is a potential other remnant components associated with the former motel to remain in the ground such as USTs, foundation, transite ducts, etc.

Phase I and Limited Phase II ESA, 2115 & 2201 78th Street East, and 7800 – 24th Avenue South, Bloomington, Minnesota, prepared by STS Consultants, Ltd. (Project No. 99872-XA), dated April 29, 2005 (2005 Phase I and II ESA).

The 2005 Phase I and II ESA included three parcels (0102724210003, 0102724210002, and 0102724210006). The 2005 Phase I and II ESA included testing soil and groundwater near the three existing fuel oil USTs at the Site. The soil testing reportedly “found no indications of release of fuel oil to soil near the USTs.” However, “low level impacts by diesel range organic compounds were found in two of three groundwater samples obtained from the soil borings” in the vicinity of the fuel oil USTs. In addition, the 2005 Phase I and II ESA reports indicate that residual petroleum impacts exist at the former Amoco filling station.

C. Interviews/Inquiries

The following individuals were interviewed at the time of the Site reconnaissance:

Mr. Bob Anderson, General Manager, Ramada Inn, Mall of America (Key Site manager)

Mr. Jason Stanko, Maintenance Manager, Ramada Inn, Mall of America (Key Site manager)

Mr. Anderson stated that he was not aware of environmental concerns at the Site. Mr. Stanko stated that the Site building was constructed in 1963 with additions in 1965, 1967, 1974, 1975, 1978, and 1987. Mr. Stanko pointed out the locations of the original construction and subsequent additions. During the Site reconnaissance Mr. Stanko also pointed out the locations of the hazardous substances and petroleum products (including the three fuel oil USTs) used and stored on the Site for maintenance and heating. Mr. Stanko pointed out the locations of the former USTs and garage associated with the filling station on the east side of the Site. Mr. Stanko pointed out the location of a well on the west side of the Site that is used to water the landscaped areas of the Site. Mr. Stanko indicated that he was not aware of any significant contamination from the former filling station and added that he was not aware of environmental concerns at the Site.

We made inquiry to the following local government offices and/or officials with the city of Bloomington.:

Ms. Barbara Wolff, Office Supervisor, Community Development, City of Bloomington (data request form responder)

Ms. Wolff's response to our information request indicated records searched revealed no environmental concerns for the Site.

Mr. Schane Rudlang, Port Authority Administrator, City of Bloomington (Client and User)

Mr. Rudlang provided the reports discussed in Section B.6. With the exception of concerns discussed in those reports, Mr. Rudlang indicated no record or knowledge of environmental concerns at the Site.

D. Site Reconnaissance

The objective of the Site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the Site.

A Braun Intertec environmental professional, Matt Erickson, conducted a Site reconnaissance on February 17, 2016. We were unaccompanied during the Site reconnaissance by the following individuals:

Mr. Bob Anderson, General Manager, Ramada Inn, Mall of America (Key Site manager)

Mr. Jason Stanko, Maintenance Manager, Ramada Inn, Mall of America (Key Site manager)

At the time of the Site reconnaissance, the weather was partly cloudy with a slight breeze and a temperature of about 40 degrees Fahrenheit.

D.1. Site Characteristics Improvements and Layout

At the time of the reconnaissance, the Site consisted of an approximately 11.57 acre property developed with a two-story with basement, 80,000-square-foot, concrete and steel hotel building with associated paved parking and landscaped areas. Natural gas-fired boilers heat the Site building. The boilers are located in three separate boiler rooms in basement areas of the Site building. A chilled water system cools the Site building.

The Site hotel building was centrally located on the Site. During the reconnaissance, drainage on the Site appeared to be to adjacent streets and associated storm sewers. A storm sewer drainage basin was also centrally located in the western parking lot. The grounds of the Site were primarily asphalt surfaced with the exception of grass covered perimeter areas and lawns next to the building and the northeast corner of the Site. A garage type building used for lawn equipment storage is located near the southwestern corner of the Site. A Site Sketch and Site Photographs are attached in Appendices B and G, respectively.

D.2. Adjoining Property Use and Characteristics

The Site was bordered on the north by the East 78th Street/Interstate Highway 494 corridor with commercial properties and the Minneapolis-St. Paul International Airport located beyond; on the east by 24th Avenue South with an airport runway alignment easement located beyond; on the south by American Boulevard East (formerly East 79th Street) with the Mall of America located beyond; and on

the west by Thunderbird Road with a hotel located beyond. The Site is located in a commercial area of Bloomington.

No observations of environmental concern were noted on adjoining properties to the Site at the time of the reconnaissance.

D.3. Pits, Ponds, or Lagoons

No indications of pools of liquids, standing water, cisterns, cesspools, or other surface-water features were observed at the Site or on adjoining properties at the time of our reconnaissance.

D.4. Stained Soil, Pavement, or Corroded Surfaces

No stained soil, pavement, or surfaces such as floors, walls, or ceilings were observed at the Site at the time of our reconnaissance with the exception of minor oil staining associated with a pneumatic compressor in the boiler room and normal corrosion on pool mechanical equipment from pool chemicals (generally sodium hydroxide). This staining and corrosion does not appear to represent a significant release of hazardous substances and/or petroleum products.

D.5. Solid Waste Disposal

No indications of waste disposal areas, observed fill or graded areas by non-natural causes, mounds, depressions, or burn pits were observed at the Site at the time of the reconnaissance.

Solid wastes generated at the Site are disposed in dumpsters that are serviced by a waste disposal contractor.

D.6. Stressed Vegetation

No areas of stressed, discolored, stained or dead vegetation beyond what would be expected due to seasonal conditions were observed at the time of the Site reconnaissance.

D.7. Hazardous Substances

Less than 300 gallons aggregate quantity of custodial maintenance products including paints, boiler chemicals, pool chemicals, various cleaners, and EcoLab laundry and kitchen cleaning chemicals were

observed. The noted materials were located within the containment structure of the building. Housekeeping conditions appeared to be good and orderly. No floor drains were noted in the vicinity of the chemical storage areas. No staining was observed on the floors in the vicinity of the chemical storage areas. Based on the limited quantities and the observed conditions, the storage and use of the custodial maintenance products does not appear to represent a release or threat of a release of hazardous substances or petroleum products to the Site.

D.8. Petroleum Products

We observed a 55-gallon drum of diesel fuel and a 5-gallon gasoline container on a concrete floor in good condition in the lawn equipment storage garage. We observed no indications of a release in the lawn equipment storage garage. Based on the limited quantities and the observed conditions, the storage and use of the diesel fuel and gasoline does not appear to represent a release or threat of a release of hazardous substances or petroleum products to the Site.

We observed a compressor in the main boiler room. The compressor is used to power the pneumatic controls in the building's heating and cooling system. Minor staining from compressor oil was observed on and around the compressor. The staining does not appear to represent a significant release of petroleum products.

D.9. Storage Tanks

There are three fuel oil underground storage tanks (USTs) on the Site including two 20,000-gallon tanks and one 10,000-gallon tank. One UST is located on the west and two USTs are located on the north side of the building. The USTs were installed at the time of each corresponding building addition (1967 west addition and mid 1970s north additions). The boilers in the Site building normally use natural gas but have adjustable burners that can use fuel oil if needed. The USTs are inventoried monthly by stick measurements and the levels recorded. Mr. Stanko stated that there have been no discrepancies in the inventory. Mr. Stanko was not aware of any former USTs with the exception of those associated with the former filling station on the east side of the Site.

D.10. Unidentified Drums and Containers

No drums containing unidentified substances suspected of being a hazardous substance or petroleum product were observed at the Site at the time of our reconnaissance.

D.11. Odors

No indications of strong, pungent, or noxious odors were observed at the time of the Site reconnaissance.

D.12. Potential PCB-Containing Electrical and Hydraulic Equipment

There are three hydraulic elevators on the Site. One elevator is not in service and the hydraulic oil has been removed. We observed the hydraulic reservoir for each of the elevators. We observed no indications of leaks from the hydraulic oil reservoirs. The functional elevators are routinely inspected and serviced by a licensed elevator company.

Utility owned pad-mounted electrical transformers are located on exterior areas of the Site. We observed no indications of leaking or staining in connection with the utility owned transformers.

We observed two banks of Pyronol Capacitors in the main central boiler room. These types of capacitors typically contain PCBs. The capacitors appeared to be in good condition with no indications of leaks. The capacitors did not appear to be electrically connected at the time of the Site reconnaissance.

D.13. Wastewater Discharges

No indications of wastewater discharging into a drain, ditch, underground injection system, or stream on or adjacent to the Site were observed at the Site at the time of the reconnaissance.

D.14. Sewage Disposal System

According to Mr. Stanko, the Site is connected to municipal sewer services.

D.15. Wells

A well was observed on the west side of the Site that reportedly provides some of the lawn irrigation needs on the Site. No indications of other wells such as monitoring wells, dry wells, irrigation wells, injection wells, abandoned wells, or other non-potable wells were observed at the Site at the time of the reconnaissance.

D.16. Potable Water Supply

According to Stanko, the Site is connected to municipal water services.

E. Summary of Land-Use Activities

Our research has revealed that the Site was historically used for cultivation of crops from at least 1937 until the mid-1950s when a motel was constructed in the northwestern corner of the Site. The Site use since that time has been for lodging with the exception of the use of the eastern most portion of the Site as a filling station from the mid 1960s until approximately 2005.

Our research has revealed that the surrounding area was historically used for cultivation of crops until the early 1960s when the former Metropolitan Stadium and Met Center Arena were constructed to the south of the Site. Those structures were demolished in the 1980s and the Mall of America was constructed in the early 1990s. The Minneapolis/Saint Paul International Airport later expanded to properties to the north and east of the Site. A hotel has occupied the adjoining property to the west since the 1970s.

F. Limiting Conditions and Data Gaps

The findings and conclusions presented in this report are based on procedures described in ASTM Practice E1527-13, inquiries with public officials, available literature cited in this report, conditions noted at the time of our Phase I ESA, and our interpretation of the information obtained as part of this Phase I ESA. Our findings and conclusions are limited to the specific project and properties described in this report and by the accuracy and completeness of information provided by others.

An environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property within reasonable limits of time and cost.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

No data gaps were identified during the Phase I ESA process.

G. Findings

The findings include identified known or suspect recognized environmental conditions, controlled recognized environmental conditions, historical recognized conditions, *de minimis* conditions and additional issues in connection with the Site.

The following findings are based on the results of our assessment:

- Information regarding the Site was available back to 1937. The information indicates that the Site was cultivated agricultural land at that time. Based on available information and local experience, it is reasonable to assume that the first developed use of the Site was for cultivated agricultural land.
- The Green Acres Motel was located in the northwestern corner of the Site from the 1950s to the 1970s.
- The hotel on the Site at the time of this ESA was constructed in 1963.
- There are three active USTs for heating oil on the Site.
- A former filling station was located on the eastern portion of the Site from the mid 1960s until approximately 2005. All of the former USTs associated with the former filling station have been removed. The government database records report indicates that there are two petroleum tank leak listings for the Site, Leak #1381 and Leak #16151. The Minnesota Pollution Control Agency (MPCA) assigned a closed status to Leak #1381 on October 20, 1994 and to Leak #16151 on May 12, 2008. Available information indicates the presence of remaining petroleum contamination to soil and groundwater.
- Metro Transit South Garage, located approximately 500 feet north-northwest of the Site, north of Interstate Highway 494 is a reported release site.
- The government database records review identified several additional regulated facilities within the vicinity of the Site.

H. Opinions

According to the User, the Phase I ESA was conducted in association with the purchase and redevelopment of the Site. Opinions expressed herein are influenced by the stated reason for conducting the Phase I ESA. Furthermore, the expressed opinions might not be applicable to alternate reasons for reliance on the content of the Phase I ESA.

H.1. Recognized Environmental Conditions

A recognized environmental condition is defined by ASTM Practice E1527-13 as: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment: or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.”

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following:

- Government records indicate that there are two petroleum tank leak listings for the Site (Leak #1381 and Leak #16151), which are associated with a filling station that historically straddled the east boundary of the Site. The Minnesota Pollution Control Agency (MPCA) has assigned a closed status to Leak #1381 and Leak #16151. However, based on available information, there is a potential that contaminated soil remains and could be encountered during redevelopment activities. Therefore, the former filling station and associated releases are considered recognized environmental conditions at this time.
- There are three heating oil underground storage tanks (USTs) on the Site that will require appropriate removal and disposition during redevelopment. The USTs also represent potential sources for petroleum releases to the Site and are considered recognized environmental conditions at this time.
- Metro Transit South Garage, located approximately 500 feet north-northwest of the Site, north of Interstate Highway 494. The ERIS report indicates that there are three petroleum tank leak listings for this facility: Leak #17792, Leak #15562, and Leak #16867. The ERIS report indicates that the MPCA has assigned a closed status to all three leaks. The ERIS report indicates no groundwater contamination associated with Leak #15562 and Leak #16867. However, the ERIS report indicates the presence of petroleum contaminated groundwater associated with Leak #17792. Based on the nearby up gradient location, there appears to be a potential for contamination at the Metro Transit

South facility to contaminate groundwater at the Site, which is considered a considered recognized environmental condition.

H.2. Controlled Recognized Environmental Conditions

A controlled recognized environmental condition is defined by ASTM Practice E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

This assessment identified no controlled recognized environmental conditions in connection with the Site.

H.3. Historical Recognized Environmental Conditions

A historical recognized environmental condition is defined by ASTM Practice E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the Site and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Site to any required controls.”

This assessment identified no historical recognized environmental conditions in connection with the Site.

H.4. De Minimis Conditions

A *de minimis* condition is defined by ASTM Practice E1527-13 as “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

The following findings are considered *de minimis* conditions:

- It is our opinion that the past use of the Site for cultivated agricultural land is considered a *de minimis* condition for the Site.
- It is our opinion that the past and current uses of the Site for commercial lodging (and associated restaurant, entertainment, and parking facilities) is considered a *de minimis* condition for the Site.

- The government database records review identified several regulated facilities in the vicinity of the Site. Based on mitigating factors that affect the apparent significance of the identified facilities on the Site, such as regulatory status, distance from the Site, location of the facility in relation to the groundwater flow direction, and/or the database(s) the identified regulated facilities are listed on, with the exception of the facility discussed in Section H.1, it is our opinion that the identified regulated facilities are considered *de minimis* conditions.

H.5. Additional Considerations

An additional consideration is a condition that does not meet the definition of a recognized environmental condition, controlled recognized environmental condition, or historical recognized environmental condition but, in our opinion, should be brought to the attention of the User. The following additional considerations were identified during the Phase I ESA.

Prior to building demolition, a Minnesota Department of Health (MDH) licensed asbestos inspector should conduct a destructive survey to identify and locate asbestos-containing materials (ACM). An MDH licensed asbestos abatement contractor should remove all friable and potentially friable ACM prior to building demolition. Non-friable ACM (if any) left in place during demolition should be segregated and disposed of as ACM. In addition, all hazardous substances and building components containing hazardous substances should be properly disposed of prior to demolition.

Historically, a former motel building was located near the northwest corner of the Site. It is unknown if the demolition debris associated with the building was buried on the Site or hauled away for disposal. There may be buried materials present at the Site that may require management as solid or hazardous waste if encountered during redevelopment activities. If fill soils, which could include demolition debris and other wastes, are encountered during redevelopment, then additional evaluation of the fill soils might be required for management and disposal purposes.

Based on our observations, a well is located at the Site. The well is reportedly used for Site irrigation. If the well will no longer be used, it should be properly abandoned in accordance with Minnesota Department of Health regulations.

I. Conclusions

We have conducted this Phase I ESA of the Site in general conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section F of this report.

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following as discussed above in more detail:

- The former filling station located on the east side of the Site and associated identified petroleum releases (Leak #1381 and Leak #16151) are considered recognized environmental conditions at this time.
- The three heating oil USTs on the Site are considered recognized environmental conditions at this time.
- Releases at the Metro Transit South Garage located approximately 500 feet north-northwest of the Site are considered a considered recognized environmental condition.

This assessment identified no controlled or historical recognized environmental conditions in connection with the Site.

J. References

References are listed in Appendix H.

K. Environmental Professional Statement and Qualifications

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Qualifications of the environmental professional and the qualifications of the personnel conducting the site reconnaissance and interviews, if conducted by someone other than an environmental professional, are attached in Appendix I.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

BRAUN INTERTEC CORPORATION

Matthew P. Erickson
Senior Scientist

James E. Stephan
Senior Scientist

Appendix A
Site Location Map

Appendix B

Site Sketch

Appendix C

Hennepin County Property Information

Appendix D

Environmental Risk Information Services Report

Appendix E

Fire Insurance Map No Coverage Letter

Appendix F
Aerial Photographs

Appendix G
Site Photographs

Appendix H
References

ASTM Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM International, West Conshohocken, PA., 2013. DOI: 10.1520/E1527-13, www.astm.org.

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Report Review Reference

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STS Consultants, Ltd. , *Phase I and Limited Phase II ESA, 2115 & 2201 78th Street East, and 7800 – 24th Avenue South, Bloomington, Minnesota*, (Project No. 99872-XA), dated April 29, 2005 (2005 Phase I and II ESA).

Appendix I
Resumes

