

Phase I Environmental Site Assessment

Big Lake Industrial Park Expansion
North of 177th Street NW
Big Lake, Minnesota

Prepared For

**City of Big Lake,
Big Lake Economic Development Authority,
Big Lake Township, &
Bolton & Menk, Inc.
(Project # R13.39312)**

Project SC-07-05820
December 12, 2007

Braun Intertec Corporation



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December 12, 2007

Project SC-07-05820

City of Big Lake
c/o Mr. Jared Voge
Bolton & Menk, Inc.
2040 Highway 12 East
Willmar, MN 56201

Re: Phase I Environmental Site Assessment
Big Lake Industrial Park Expansion
North of 177th Street NW
Big Lake, Minnesota

Dear Mr. Voge:

In accordance with your written authorization, Braun Intertec 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 ASTM Practice E 1527-05 and 40 CFR Part 312.21.

The Phase I ESA was prepared on behalf of, and for use by Bolton & Menk, Inc., the City of Big Lake, the Big Lake Economic Development Authority, and Big Lake Township (Client). 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 Bolton and Menk, Inc., and under the same terms, conditions and circumstances. Please note that our contract with Bolton & Menk, Inc. may contain a limitation of our total liability. If so, such limitation also applies to all those receiving this permission.

The Phase I ESA was prepared in association with the purchase 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 Ryan Moehn at 320.253.9940 or Ted Hubbes at 800.828.7313.

Sincerely,

BRAUN INTERTEC CORPORATION

Ryan L. Moehn
Project Manager

Ted R. Hubbes, PG CHMM
Senior Scientist

Attachment:
Phase I Environmental Site Assessment Report

PH I ESA - Big Lake Industrial Park Expansion

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Executive Summary

Braun Intertec Corporation conducted a Phase I Environmental Site Assessment (ESA) of the proposed Big Lake Industrial Park Expansion property located north of 177th Street Northwest in Big Lake, Minnesota (Site) in general conformance with the scope and limitations of ASTM Practice E 1527-05 and 40 CFR Part 312.21.

The Site consists of an approximately 38-acre property developed with a farmhouse, a garage, a small barn, a lean-to, agricultural land, wooded areas, grassy/landscaped areas, and gravel drive areas. There is also a pond located on the Site. The Site is bordered on the north by agricultural land with 205th Avenue located beyond; bordered on the south by commercial buildings housing Ultra Image Powder Coating and Whirl-Air-Flow with additional commercial properties located beyond; on the east by agricultural land with a low-lying wet area (Preusse Lake) located beyond; and on the west by agricultural land with vacant land located beyond. The Site is located in a mixed industrial and rural/undeveloped area within the City of Big Lake.

The results of our historical review indicate that the Site was developed with the current farmhouse and associated buildings in the early-1900's. The Site has reportedly been utilized as a farmstead since it was developed.

This assessment revealed no indications of recognized environmental conditions in connection with the Site.

Although not necessarily considered "recognized environmental conditions" the following should be noted at the Site:

- One private water well and one septic system are located on the Site. It is unknown if additional wells and/or septic systems associated with the farmstead are present on the Site. If future development activity results in the removal of the existing well or septic system or the discovery of additional wells or septic systems, they should be sealed by a licensed contractor in accordance with state and local rules and regulations.
- Building materials and/or foundations associated with the farmstead formerly located on the Site may be buried at the Site. If buried building materials are encountered during future development activities at the Site, it is recommended that the material be removed in accordance with applicable regulations.
- It is possible that underground storage tanks (USTs) or aboveground storage tanks (ASTs) associated with the farmstead were formerly utilized on the Site. If USTs are encountered during future development activities at the Site, it is recommended that they be removed in accordance with applicable regulations.



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A. Introduction

A.1. Purpose

Braun Intertec Corporation received authorization from Mr. Jared Voge of Bolton & Menk, Inc. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the proposed Big Lake Industrial Park Expansion property located north of 177th Street Northwest in Big Lake, 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 ASTM Practice E 1527-05 and 40 CFR Part 312.21. The Phase I ESA was prepared on behalf of, and for the use by Bolton & Menk, Inc., the City of Big Lake, the Big Lake Economic Development Authority, and Big Lake Township (User) in accordance with the contract between Bolton & Menk, Inc. 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 User(s) are entitled to rely on the attached report according to our contract with Bolton & Menk, Inc., and under the same terms, conditions and circumstances. Please note that our contract with the Bolton & Menk, Inc. 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 of the Site.

The purpose of this Phase I ESA was to evaluate the Site for indications of "recognized environmental conditions." Recognized environmental conditions are defined by ASTM Practice E 1527-05 as: "The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

A.2. 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 property, and accessible past property owners, operators and/or occupants.
- Interviewing local government officials or agencies having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Site.
- Preparing a written report of our methods, results, and conclusions.

The Standard Scope of the ASTM Practice E 1527-05 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.3. User-Provided Information

The "User" as defined by ASTM Practice E 1527-05, is the party seeking to use ASTM Practice E 1527-05 to complete an environmental site assessment and may include, without limitation, a potential purchaser, tenant, or owner of a property, a lender, or a property manager. For the purpose of the following discussion, the "User" is assumed to represent the Site landowner and potential future Site landowners.

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. These inquiries and assessments are separate and independent of the assessment conducted by the EP. 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).

Information communicated to us by the User is discussed in the applicable sections of this Phase I ESA. Information communicated to us by the User, which indicates the possible presence or likely presence of a recognized environmental condition, is presented in Sections A.3.a. through A.3.f.

We received a completed questionnaire from Mr. Jared Voge of Bolton & Menk, Inc.

A.3.a. Title Records

The User communicated no information regarding chain-of-title ownership history of the Site.

A.3.b. 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 User communicated that he is unaware of any environmental liens recorded against the Site.

A.3.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 User communicated that he is unaware of any specialized environmental knowledge pertaining to the Site.

A.3.d. 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 communicated that the past property use has been as agricultural land with a home. The User communicated that he is unaware of any other commonly known or reasonably ascertainable information pertaining to the Site.

A.3.e. 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, if the property had no environmental issues.

The User communicated that the purchase price of the Site does reasonably reflect the fair market value of the property.

A.3.f. Activity and Use Limitations

Activity and Use Limitations (AULs) include, but are not limited to, engineering controls, land-use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law.

The User communicated that he is not aware of any AULs associated with the Site that could indicate the possibility of a recognized environmental condition.

B. Site Description

B.1. Site Location

The Site is located within the northeast quarter of Section 20, Township 33 North and Range 27 West in the city of Big Lake, Sherburne County, Minnesota. The Site is located north of the current Big Lake Industrial Park on 177th Street Northwest. A Site location map and Site sketch are attached in Appendices A and B, respectively.

B.2. Site Characteristics

The Site consists of an approximately 38-acre parcel developed with a farmhouse, a garage, a small barn, a lean-to, agricultural land, wooded areas, grassy/landscaped areas, and gravel drive areas. The buildings are located on the south-central portion of the Site. The western 1/3 of the Site consists of agricultural land with the remainder of the Site consisting primarily of wooded land and the farmstead buildings. There is also a pond located on the southeastern portion of the Site.

B.3. Adjoining Property Characteristics

The Site is bordered on the north by agricultural land with 205th Avenue located beyond; bordered on the south by commercial buildings housing Ultra Image Powder Coating and Whirl-Air-Flow with additional commercial properties located beyond; on the east by agricultural land with a low-lying wet

area (Preusse Lake) located beyond; and on the west by agricultural land with vacant land located beyond. The Site is located in a mixed industrial and rural/undeveloped area within the City of Big Lake.

C. Records Review

C.1. Physical Setting Information

C.1.a. Topography

According to the United States Geological Survey (U.S.G.S) 7.5-minute topographic map series, Big Lake, Minnesota quadrangle, the Site is located at an elevation of approximately 940 feet above mean sea level and the terrain of the Site and surrounding area is relatively flat.

C.1.b. Soils

According to published geologic information, the Site is in an area of Mississippi River terrace deposits associated with the Des Moines Lobe and Superior Lobe glacial advances (Meyer and Hobbs, 1993). The terrace deposits consist primarily of sand, gravelly sand, and cobbly gravel.

According to published hydrogeologic information, the uppermost bedrock unit in the vicinity of the Site is predominantly shale and sandstone associated with the Eau Claire Formation. The depth to bedrock in the vicinity of the Site is likely between 50 and 100 feet below land surface (Helgesen et al., 1975).

C.1.c. Hydrogeology

According to published hydrogeologic information and well logs in the vicinity of the Site, the reported depth to groundwater in the vicinity of the Site is approximately 20 feet below land surface. The regional groundwater flow direction within the unconsolidated deposits in the vicinity of the Site is generally to the southeast toward the Mississippi River (Palen et al., 1993).

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.

C.2. Regulatory Information

We obtained regulatory information pertaining to the Site and surrounding area from FirstSearch Technology Corporation (FirstSearch). The FirstSearch 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 E 1527-05. The FirstSearch 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 FirstSearch report is attached in Appendix C.

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

C.2.a. Site

The Site was not listed on the federal or state databases in the FirstSearch report.

C.2.b. Adjoining and Surrounding Properties

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 C.1, no facilities are found in the FirstSearch report that warrant further consideration as potential recognized environmental conditions.

C.3. Additional Government Records

C.3.a. City of Big Lake

No City of Big Lake records were reviewed regarding the Site.

C.3.b. Minnesota Pollution Control Agency (MPCA) File Review

No MPCA files were reviewed regarding the Site.

C.3.c. Sherburne County

No Sherburne County records were obtained regarding the Site.

C.3.d. Minnesota County Well Index

The Minnesota Geological Survey (MGS) maintains the Minnesota County Well Index (MCWI), which is a limited database of water well records. The MCWI was accessed through the Minnesota Department of Health (MDH) website. Not all private water wells are listed in that database.

Our review of the MCWI database indicated that there are no water wells located on the Site.

C.3.e. Other Regulatory Records

No other regulatory records were reviewed as part of the scope of this assessment

C.4. 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 property. We consulted only those 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.

C.4.a. Plat Maps

We obtained one plat map from HIG dated 2007. Nothing of environmental concern was noted on the plat map.

C.4.b. Historical Topographic Maps

The USGS topographic map used for the figure in Appendix A is dated 1961 (photo-revised 1980).

We reviewed historic topographic maps available from HIG. We reviewed historic topographic maps for the years 1961, 1980, and 1991. A single structure occupied the Site in the 1960 and 1980 maps. Four structures occupied the Site in the 1991 map. The driveway was also noted along the southern boundary of the Site in all of the maps reviewed. Nothing else of environmental significance was noted on the topographic maps.

C.4.c. Chain of Title

A chain of title search was not conducted as part of the scope of services for this assessment.

C.4.d. Fire Insurance Maps

Fire insurance maps are produced by private fire insurance map companies and indicate uses of property at specified dates. The information noted on the maps commonly includes uses of individual structures, locations of fuel and/or chemical storage tanks, and storage of other potentially toxic substances.

We conducted a review of fire insurance maps available at the Minneapolis Public Library. Based on our review of the Minneapolis Public Library fire insurance maps, no historic map coverage is available for the Site.

C.4.e. Aerial Photographs

We obtained aerial photographs from HIG. We reviewed aerial photographs of the Site dated 1939, 1953, 1957, 1963, 1970, 1980, 1991, 1997 and 2003. Copies of aerial photographs are attached in Appendix D.

The Site appeared to be developed as a farmstead in all of the aerial photographs reviewed. Similar to the current state of the Site, the western 1/3 of the Site appeared to consist of agricultural land while the remainder of the Site appeared to consist of wooded land, the farmstead buildings, and the pond in all of the aerial photographs reviewed. The surrounding properties appeared to be developed and utilized as agricultural land in all of the aerial photographs reviewed through 1997. In the 2003 aerial photograph, the adjacent properties appeared to be developed and utilized as agricultural land with the exception of the property adjacent to the south, which appeared to be developed as the existing Big Lake Industrial Park.

No indication of dumping or landfilling on the Site or adjacent to the Site was noted on the aerial photographs reviewed.

C.4.f. City Directory Information

We attempted to review city directories available from HIG for the Site. According to HIG, no city directory coverage was available for the area of the Site.

D. Interviews

We conducted interviews to obtain knowledge or information regarding historical and current land-use of the Site from Site representatives.

We interviewed the following individuals as Site Representatives:

- Ms. Ann Gallus, Former Site Owner, and
- Mr. Greg Schlink, Director of Land Development for Bruggeman Properties, Current Site Owner.

We interviewed Ms. Gallus on December 6, 2007. Ms. Gallus indicated that she owned the Site from the mid-1980's until August of 2006. Ms. Gallus indicated that, to her knowledge, the home on the Site was constructed in the early 1900's and the Site has been utilized as a farmstead since development. Ms. Gallus indicated that she was unaware of the use or storage of hazardous substances, petroleum products, leaks or spills, underground or aboveground storage tanks, landfilling, or dumping on the Site. Ms. Gallus indicated that there is one septic system and one well located on the Site. Ms. Gallus indicated that the septic system is located adjacent to the west of the house and the well is located southeast of the house. Ms. Gallus indicated that she was unaware of any other environmental concerns associated with the Site.

We interviewed Mr. Schlink on December 6, 2007. Mr. Schlink indicated that Bruggeman Properties purchased the Site from the Gallus' in August 2006. Mr. Schlink stated that, to his knowledge, the Site has only ever been used as a farmstead. Mr. Schlink indicated that he was unaware of the use or storage of hazardous substances, petroleum products, leaks or spills, underground or aboveground storage tanks, landfilling, or dumping on the Site. Mr. Schlink indicated that there is one septic system and one well located on the Site, but that city sewer and water service the area of the Site. Mr. Schlink indicated that he was unaware of any other environmental concerns associated with the Site.

We interviewed the following individual as a Government Official:

- Mr. Tony Eisinger, City of Big Lake Fire Chief.

We interviewed Mr. Eisinger on December 7, 2007. Mr. Eisinger indicated that, to his knowledge, the Site has only ever been used as a farmstead. Mr. Eisinger indicated city sewer and water service the area of the Site, but that at least one well is present on the Site. Mr. Eisinger indicated that the fire department had no knowledge of any storage or leaks of hazardous substances or petroleum products at the Site, no records of any UST's or AST's at the Site, no records of any dumping or landfilling at the Site and no other environmental concerns in connection with the Site.

E. Site Reconnaissance

A Braun Intertec environmental professional, Ryan Moehn, conducted a Site reconnaissance on December 5, 2007. Mr. Moehn was unaccompanied during the Site reconnaissance.

At the time of the Site reconnaissance, the weather was sunny and calm with a temperature of about 15 degrees Fahrenheit.

E.1. Site Layout

The Site property is square shaped and approximately 38-acres in size. The Site is developed with a farmhouse, a garage, a small barn, a lean-to, agricultural land, grassy/landscaped areas, and gravel drive areas. The buildings are located on the south-central portion of the Site. The western 1/3 of the Site consists of agricultural land with the remainder of the Site consisting primarily of wooded land and the farmstead buildings. There is also a pond located on the southeastern portion of the Site. The topography of the Site is generally flat.

A Site Sketch and Site Photographs are attached in Appendices B and E, respectively.

E.2. Site Improvements

Site utilities include a propane-fired furnace in the farmhouse. Potable water is supplied by the on-Site well, electricity is provided by an unknown vendor and one septic system is located on the Site.

E.3. Site Land Use

The Site is developed with a farmhouse, a garage, a small barn, a lean-to, agricultural land, wooded areas, grassy/landscaped areas, and gravel drive areas. The buildings are located on the south-central portion of the Site. The western 1/3 of the Site consists of agricultural land with the remainder of the Site consisting primarily of wooded land and the farmstead buildings. There is also a pond located on the southeastern portion of the Site. The Site was previously utilized for farming and as a dwelling, but has reportedly been vacant since approximately September of 2007.

E.4. Land Surface Observations

No indications of any storage areas, waste disposal areas, fill or graded areas, burn pits or other land surface observations were observed during the Site reconnaissance.

E.5. Surface Water Observations

An approximately 2.1-acre pond is located in the southeastern portion of the Site. No other indications of surface water such as ponds, lagoons or ditches were observed at the Site at the time of our reconnaissance.

E.6. Hazardous Substances

General housekeeping supplies were noted on the Site and stored in <5-gallon quantities. No other evidence of hazardous substance use or storage was observed at the time of the reconnaissance.

No evidence of historic use, storage or spills of hazardous substances was observed at the time of the reconnaissance.

E.7. Petroleum Products

Small quantities of petroleum products were noted on the Site in <5-gallon quantities. No other evidence of petroleum product use or storage was observed at the time of the reconnaissance.

No evidence of historic use, storage or spills of petroleum products was observed at the time of the reconnaissance.

E.8. Storage Tanks

No indications of aboveground or underground storage tanks (AST/UST) were noted at the Site at the time of this assessment. However, the potential exists for storage tanks associated with the farmstead to be present on the Site. If future development activity results in the discovery of storage tanks, they should be removed in accordance with applicable regulations.

E.9. Electrical and Hydraulic Equipment

Two pole-mounted transformers were noted in the general area of the buildings located on the Site. At the time of the reconnaissance, the transformers appeared to be in good condition and did not exhibit signs of staining or spillage. No other indications of potentially PCB-containing electrical or hydraulic equipment were noted at the Site.

E.10. Waste Disposal

Miscellaneous debris (i.e. tires, mattresses, wood products, etc.) was noted within and around the garage, the barn, and the lean-to on the Site. An additional pile of debris containing what appeared to be fence materials and a mattress was observed east of the lean-to on the Site. No other indications of the uncontrolled disposal of solid waste were apparent on the Site. The Site was vacant at the time of our reconnaissance, but solid wastes generated at the Site appeared to have been disposed of in dumpsters serviced by Waste Management. See Site Photos (Appendix E) for additional information.

E.11. Wastewater Discharges

According to Ms. Gallus, one septic system is located on the Site. Ms. Gallus indicated that the septic system is located immediately adjacent to the west of the farmhouse on the Site. According to Mr. Schlink, city sewer service is available to the area of the Site. It should be noted that the potential exists for additional septic systems associated with the farmstead to be present on the Site. If future development activity results in the discovery of septic systems, they should be sealed by a licensed contractor in accordance with state and local rules and regulations.

E.12. Wells

During our Site reconnaissance, one private water well was noted southeast of the farmhouse located on the Site. Ms. Gallus also indicated that one water well was located on the Site. No monitoring wells, irrigation wells or additional supply wells were noted on the Site. According to Mr. Schlink, city water service is available to the area of the Site. It should be noted that the potential exists for additional water wells associated with the farmstead to be present on the Site. If future development activity results in the discovery of wells, they should be sealed by a licensed contractor in accordance with state and local rules and regulations.

E.13. Adjoining Property Observations

Nothing of environmental concern was noted on any adjacent properties. The Site is located within a mixed industrial and rural/undeveloped area of Big Lake.

G. Limitations and Data Gaps

The findings and conclusions presented in this report are based on procedures described in ASTM Practice E 1527-05, 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, expressed or implied, is made.

No intentional deviations from the ASTM Practice E 1527-05 were made in conducting this Phase I ESA for the Site.

No limitations were identified during the Phase I ESA process.

No data gaps were identified during the Phase 1 ESA process, with the exception of the following:

- Historical resources were not readily available for 5-year or less intervals from the time of the first developed use.
- Historical resources were not readily available from the time of first developed use.
- Observation of the Site was limited due to snow cover and densely wooded areas.

Information requested during the Phase I ESA and received after issuance of the report will be forwarded to the Client. An addendum will be provided if the information received alters the findings of the report.

H. Findings

The findings include identified known or suspect 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:

- The Site was reportedly first developed in the early 1900's as a farmstead.
- The Site is approximately 38-acres in size.
- The Site contains one water well.
- The Site contains one septic system.
- The Site contains two pole-mounted transformers.
- A farmhouse, a garage, a small barn, and a lean-to occupy the Site.
- Miscellaneous debris was observed in multiple locations on the Site.
- It is possible that additional wells and/or septic systems associated with the farmstead are or were present on the Site.
- Building materials and/or foundations from demolished buildings associated with the farmstead located on the Site may be buried at the Site.
- It is possible that underground storage tanks (USTs) or aboveground storage tanks (ASTs) associated with the farmstead were formerly utilized on the Site.

I. Opinions

According to the User, The Phase I ESA was conducted in association with the purchase 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.

I.1. Recognized Environmental Conditions

A "recognized environmental condition," as defined by ASTM Practice E 1527-05 is "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions of storage and use in compliance with laws."

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

I.2. Historical Recognized Environmental Conditions

Historical recognized environmental conditions are conditions that were or would have been considered to be recognized environmental conditions in the past, but because of further information or a change of conditions may no longer be considered recognized environmental conditions.

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

I.3. De Minimis Conditions

A *de minimis* condition is 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 regulatory governmental agencies.

This assessment identified the following as *de minimis* conditions:

- Multiple areas of miscellaneous debris, including tires, mattresses, wood products, and fencing materials, were noted on the Site. At the time of the Site reconnaissance, the majority of the debris was observed within the Site buildings with an additional exposed pile containing a mattress and the fencing materials. Given the debris materials observed at the time of our reconnaissance, these areas appear to have a low potential to impact the soil and/or groundwater.
- Two pole-mounted transformers were noted on the Site. The transformers appeared to be in good condition and no evidence of leaks or spills was noted on the Site.

I.4. Additional Issues

This assessment identified the following as additional issues in connection with the Site:

- One private water well and one septic system are located on the Site. It is unknown if additional wells and/or septic systems associated with the farmstead are present on the Site. If future development activity results in the removal of the existing well or septic system or the discovery

of additional wells or septic systems, they should be sealed by a licensed contractor in accordance with state and local rules and regulations.

- Building materials and/or foundations associated with the farmstead located on the Site may be buried at the Site. If buried building materials are encountered during future development activities at the Site, it is recommended that the material be removed in accordance with applicable regulations.
- It is possible that underground storage tanks (USTs) or aboveground storage tanks (ASTs) associated with the farmstead were formerly utilized on the Site. If USTs are encountered during future development activities at the Site, it is recommended that they be removed in accordance with applicable regulations.

J. Conclusions

We have conducted this Phase I ESA of the Site in general conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Section G of this report.

This assessment has revealed no indications of recognized environmental conditions in connection with the Site.

This assessment has revealed no indications of historical recognized environmental conditions in connection with the Site.

L. References

References are listed in Appendix F.

M. 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. A Braun Interotec Statement of Qualifications for this Phase I ESA project will be provided to the User upon request.

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

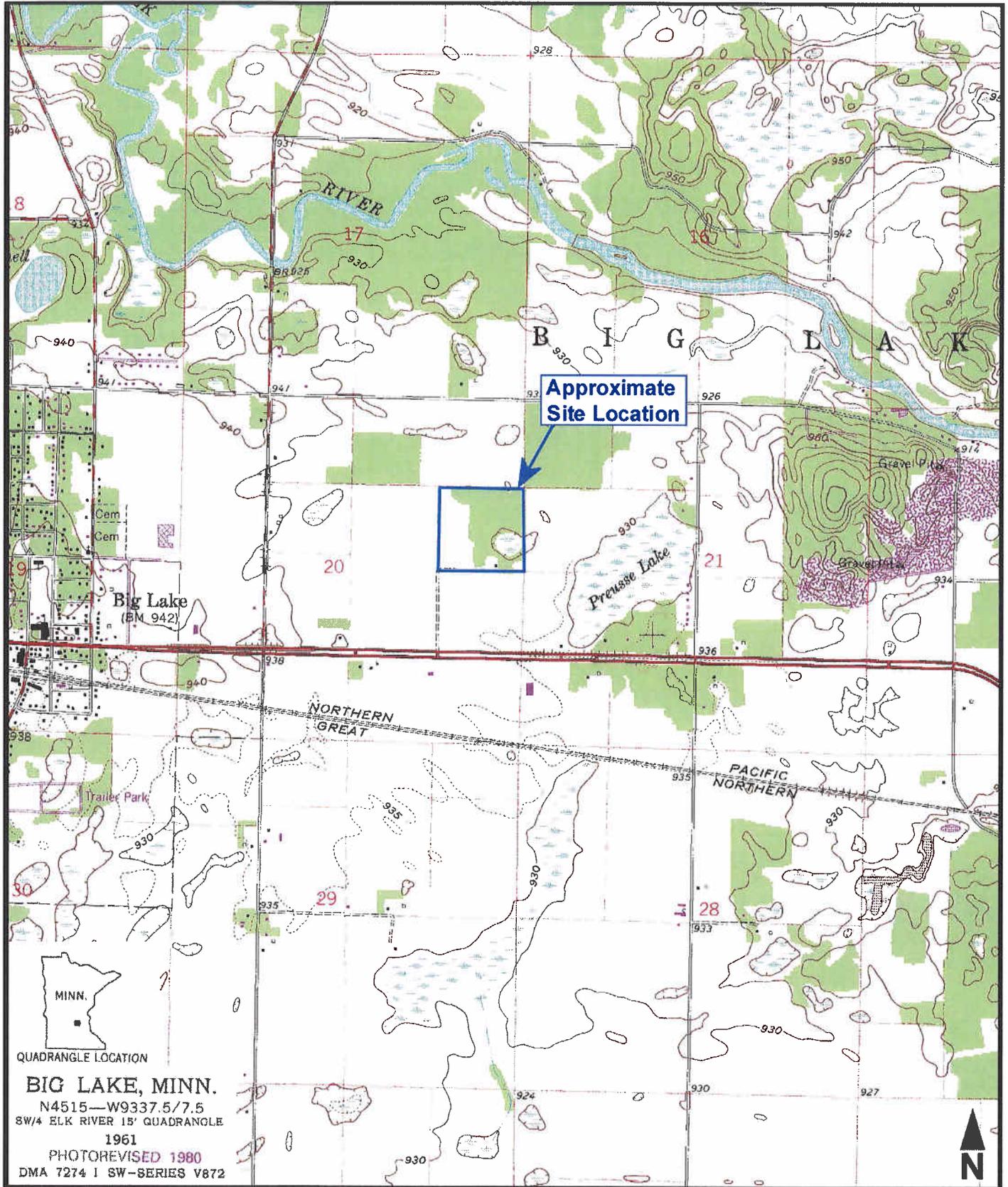


Ryan L. Moehn
Project Manager



Ted R. Hubbes, PG CHMM
Senior Scientist

Appendix A
Site Location Map



QUADRANGLE LOCATION
BIG LAKE, MINN.
 N4515—W9337.5/7.5
 SW/4 ELK RIVER 15' QUADRANGLE
 1961
 PHOTOREVISED 1980
 DMA 7274 I SW—SERIES V872

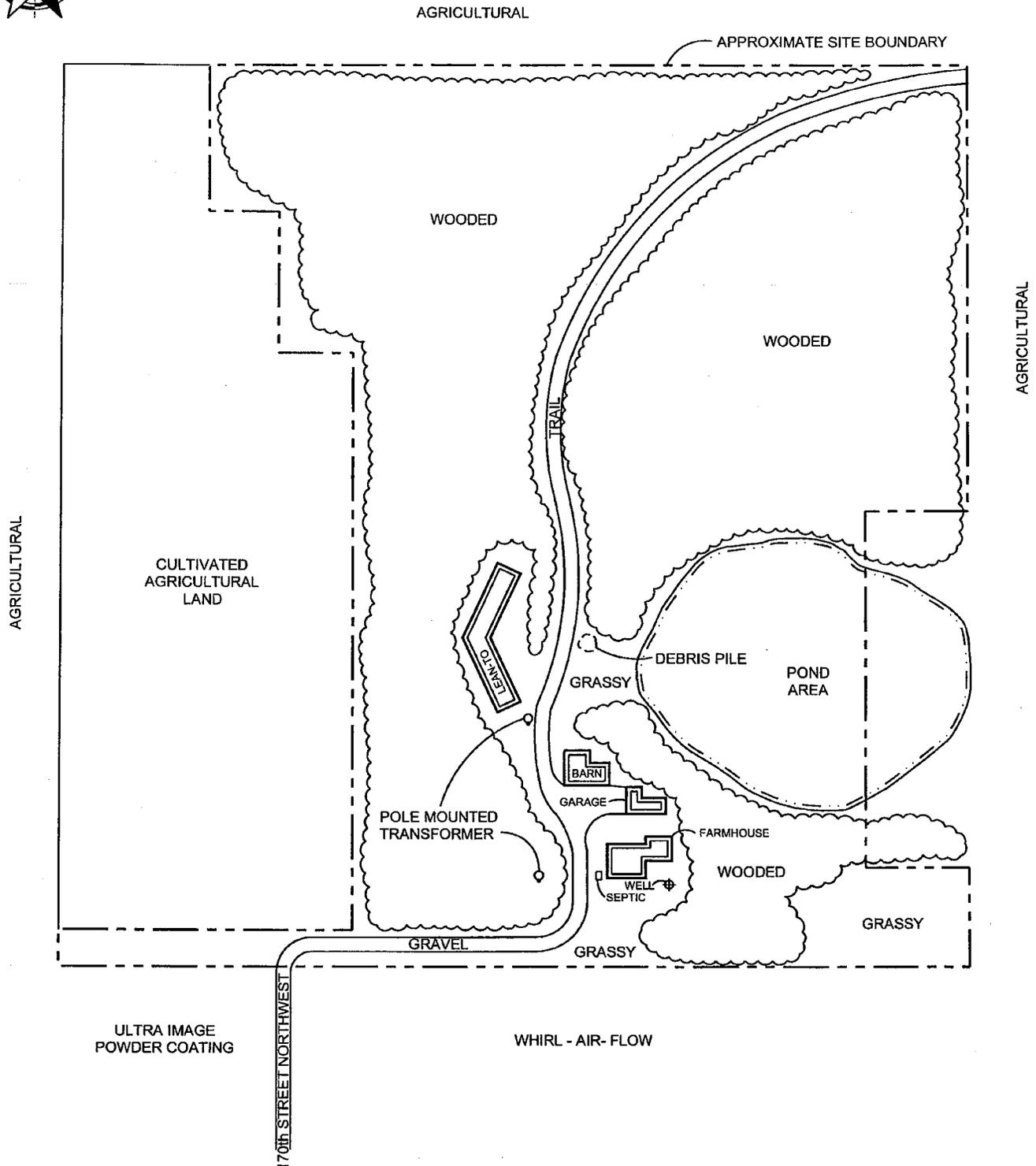


Site Location Map
 Big Lake Industrial Park Expansion
 North of 177th Street Northwest
 Big Lake, Minnesota

USGS TOPOGRAPHIC MAP		
Big Lake, MN		
DATE:	12/4/2007	
JOB NO:	SC-07-05820	
SCALE:	1 : 24,000	FIGURE NO:
DRAWN BY:	FER	1

Appendix B

Site Sketch



Sheet of	Project No:	SC0705820
	Drawing No:	SC0705820
Fig:	Scale:	NONE
	Drawn By:	MRG
	Date Drawn:	12/10/07
	Checked By:	RM
	Last Modified:	12/10/07

SITE SKETCH
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 BIG LAKE INDUSTRIAL PARK EXPANSION
 NORTH OF 177th STREET NORTHWEST
 BIG LAKE, MINNESOTA

BRAUN
INTERTEC
 11001 Hampshire Avenue So.
 Minneapolis, MN 55438
 PH. (952) 995-2000
 FAX (952) 995-2020

Appendix C
FirstSearch Report

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

177TH ST

BIG LAKE MN 55309

Job Number: SC0705820

PREPARED FOR:

Braun Intertec Corporation

1520 24th Avenue North

St. Cloud, MN 56302-0189

12-04-07

Environmental
FIRSTSEARCH



Tel: (317) 823-3500

Fax: (317) 823-3535

Environmental FirstSearch Search Summary Report

Target Site: 177TH ST
BIG LAKE MN 55309

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-10-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-10-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	10-08-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	10-08-07	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	0	1	-	-	0	1
Federal IC / EC	Y	11-20-07	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-06	0.25	0	0	0	-	-	0	0
Tribal Lands	Y	01-01-03	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	11-21-07	1.00	0	0	0	0	0	0	0
State Spills 90	Y	10-01-07	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	04-30-07	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	10-01-07	0.50	0	0	0	0	-	2	2
State/Tribal UST/AST	Y	10-01-07	0.25	0	0	1	-	-	0	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	11-21-07	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	11-21-07	0.50	0	0	0	0	-	1	1
State/Tribal Brownfields	Y	11-21-07	0.50	0	0	0	0	-	0	0
State Other	Y	01-31-07	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	2	0	0	3	5

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 12-04-07
Requestor Name: Ryan Moehn
Standard: ASTM-05

Search Type: COORD
Job Number: SC0705820
Filtered Report

**TARGET ADDRESS: 177TH ST
 BIG LAKE MN 55309**

Demographics

Sites: 5	Non-Geocoded: 3	Population: NA
Radon: NA		

Site Location

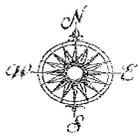
	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-93.718567	-93:43:7	Easting: 443697.439
Latitude:	45.337197	45:20:14	Northing: 5020443.465
			Zone: 15

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)				Services:	
ZIP Code	City Name	ST	Dist/Dir	Requested?	Date
				Sanborns	No
				Aerial Photographs	No
				Historical Topos	No
				City Directories	No
				Title Search/Env Liens	No
				Municipal Reports	No
				Online Topos	No



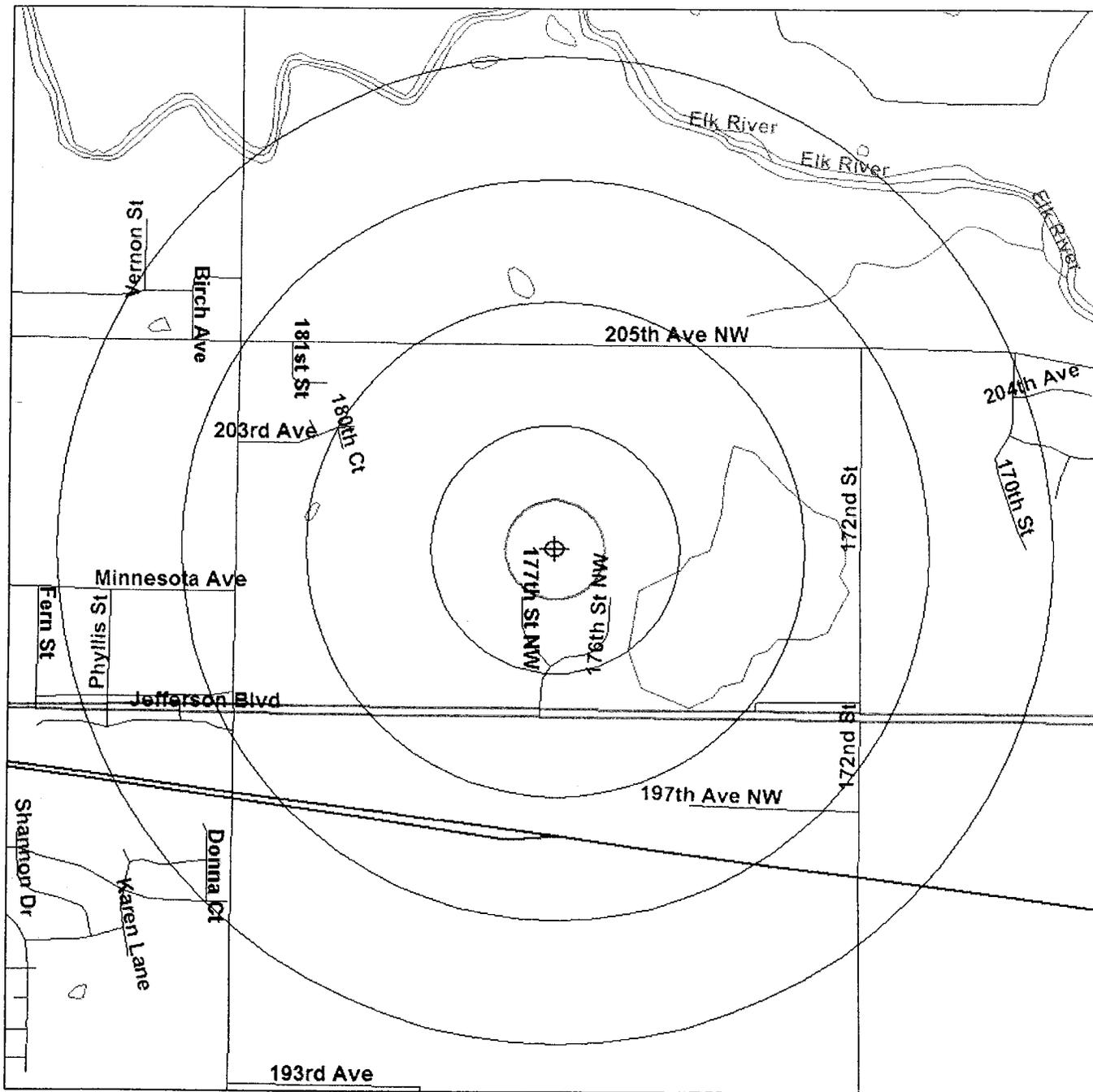
Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRCOR, STATE



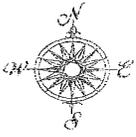
177TH ST, BIG LAKE MN 55309



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 45.337197 Longitude: -93.718567)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

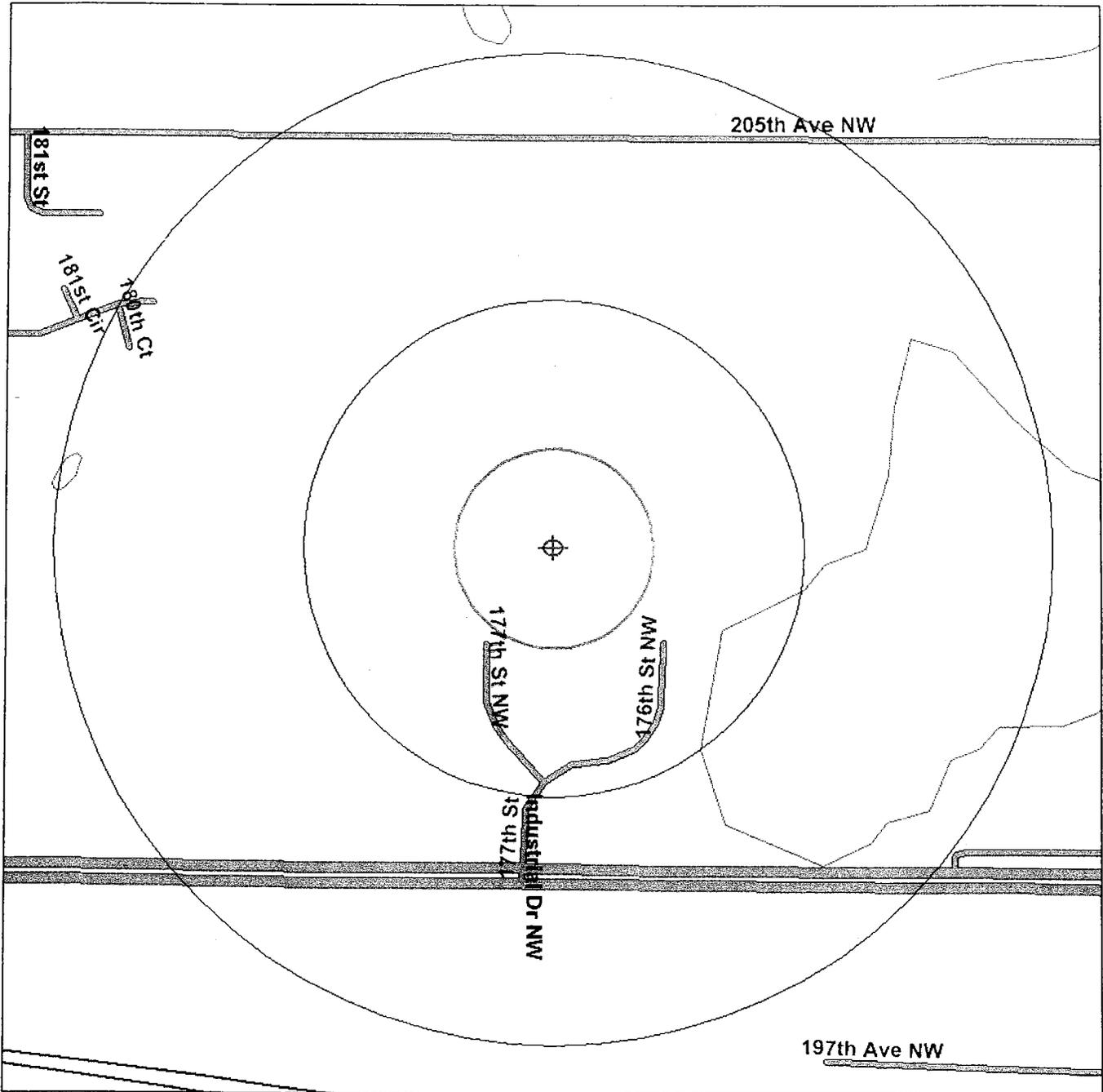


Environmental FirstSearch

.5 Mile Radius
ASTM-05: Multiple Databases

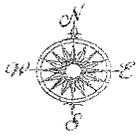


177TH ST, BIG LAKE MN 55309



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 45.337197 Longitude: -93.718567)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 - Triballand
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



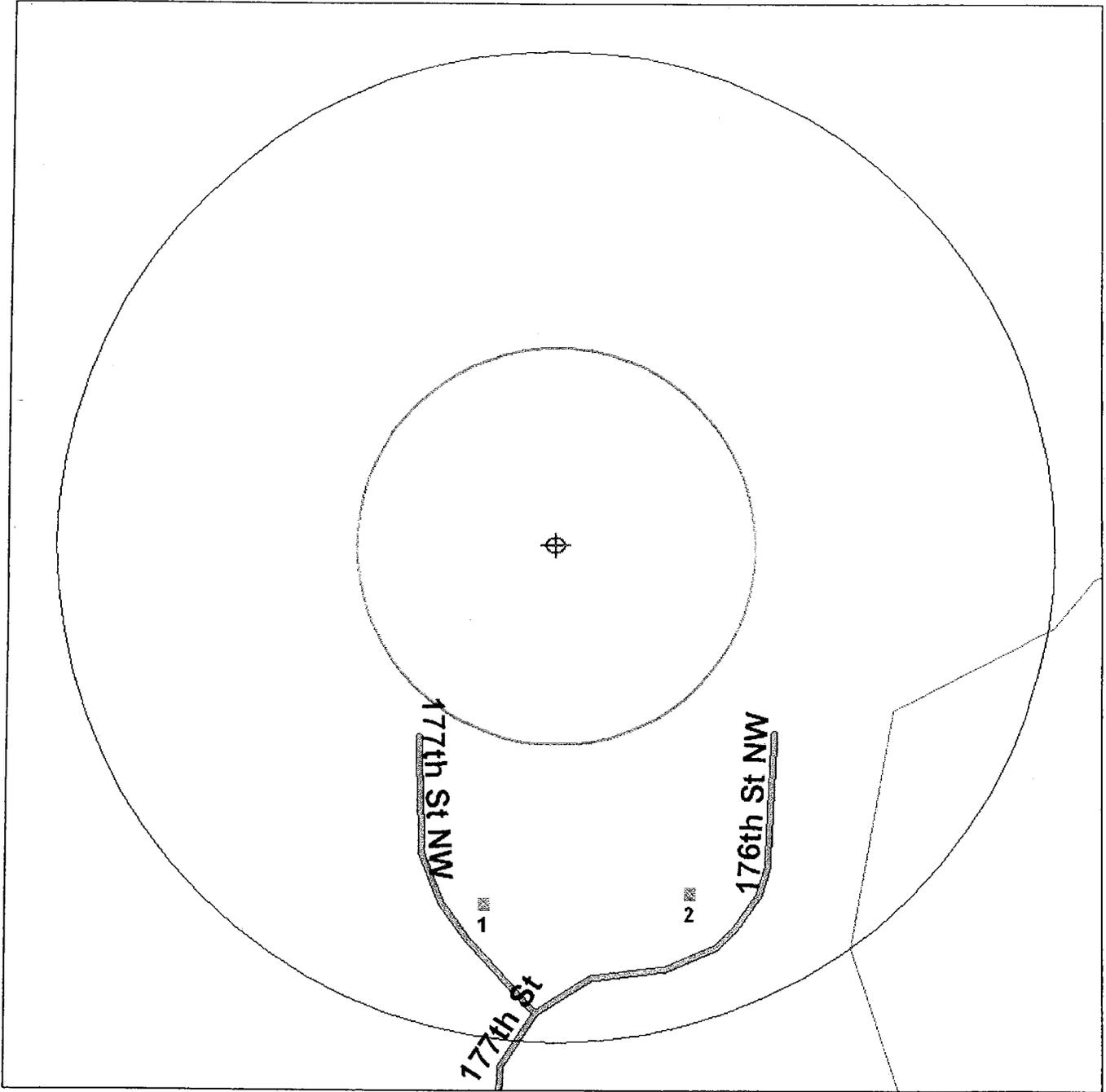
Environmental FirstSearch

.25 Mile Radius

ASTM-05: SPILLS90, RCRA60, ERNS, UST, OTHER



177TH ST, BIG LAKE MN 55309



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 45.337197 Longitude: -93.718567)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Was
 - Triballand
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 177TH ST
BIG LAKE MN 55309

JOB: SC0705820

TOTAL: 5 **GEOCODED:** 2 **NON GEOCODED:** 3 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	RCRAGN	CUSTOM TURNING MNS000102780/VGN	20060 177TH ST STE A BIG LAKE MN 55309	0.18 SW	1
2	UST	SUNNY FRESH FOODS SITE EXPANSION 124510	20021 176TH ST BIG LAKE MN 55309	0.19 SE	2

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 177TH ST
BIG LAKE MN 55309

JOB: SC0705820

TOTAL: 5 **GEOCODED:** 2 **NON GEOCODED:** 3 **SELECTED:** 0

<u>Page No.</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>
N/A	LUST	MITCHELL FARM 15006/OPEN	COUNTY ROAD 15 & HIGHWAY 10 BIG LAKE MN 55309	NON GC	
N/A	LUST	BIG LAKE DIRECT SERVICE INC 604/CLOSED	HIGHWAY 10 BIG LAKE MN 55309	NON GC	
N/A	VCP	REMMELE ENGINEERING - PLANT 40 VP23440/VIC	6465 198TH AVENUE BIG LAKE MN 55309	NON GC	

Environmental FirstSearch Database Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

Federal IC / EC: *EPA* BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: *DOI/BIA* INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: *MN PCA* SUPERFUND PERMANENT LIST OF PRIORITIES (PLP) AND DE-LISTED PERMANENT LIST OF PRIORITIES (DPLP) SITES - database of state equivalent CERCLIS/SUPERFUND sites.

State Spills 90: *MN PCA* DATABASE LISTING OF SPILLS - database of spills reported to the Minnesota Pollution Control Agency. The data includes information regarding initial cause, initial source, material spilled, and quantity. **AGRICULTURAL SPILLS** - database of spills reported to the Minnesota Department of Agriculture. The data includes distance to well, residence and date closed.

State/Tribal SWL: *MN PCA* PERMITTED SOLID WASTE DISPOSAL FACILITIES LISTING - database of permitted solid waste landfill facilities.

CLOSED LANDFILL SITES(CLP) - database of closed municipal waste landfills that were formerly permitted by the state.

UNPERMITTED DUMP SITES - database contains dumpsites for the entire state. Included in the list are abandoned dumps, demolition sites, tree disposal sites, industrial dumps and other dumps. Most of these sites existed prior to the creation of the MPCA in 1967, and detailed information about them is not generally available.

State/Tribal LUST: *MN PCA* DATABASE LISTING OF UNDERGROUND STORAGE TANKS SUBSET - database of sites that have a program interest type of LS. The data includes piping, tank construction, type of tank, contact and owner information.

State/Tribal UST/AST: *MN PCA* DATABASE LISTING OF UNDERGROUND STORAGE TANKS - database of underground storage tanks registered with the Minnesota Pollution Control Agency. The data includes piping, tank construction, type of tank, contact and owner information.

State/Tribal IC: *MN PCA* SITE REMEDIATION SECTION (SRS) SUBSET- database that contains summary information about the nature of contamination found at several types of clean up sites that have institutional controls, restrictive covenants and deed notices throughout the state.

State/Tribal VCP: *MN PCA* VOLUNTARY INVESTIGATION AND CLEANUP PROGRAM DATABASE (VIC) - database of properties both known or suspected of environmental contamination. Data includes institutional control information.

State/Tribal Brownfields: *MPCA* VOLUNTARY PETROLEUM BROWNFILEDS PROGRAM (formerly VPIC) - database of sites that have received technical assistance and liability protection to facilitate petroleum contamination investigations and cleanups, property transfers and redevelopment.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL Delisted: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: MN PCA Minnesota Pollution Control Agency.

Updated quarterly

State Spills 90: *MN PCA* Minnesota Pollution Control Agency

Updated quarterly

State/Tribal SWL: *MN PCA* Minnesota Pollution Control Agency.

Updated annually

State/Tribal LUST: *MN PCA* Minnesota Pollution Control Agency.

Updated quarterly

State/Tribal UST/AST: *MN PCA* Minnesota Pollution Control Agency.

Updated quarterly

State/Tribal IC: *MN PCA* Minnesota Pollution Control Agency.

Updated quarterly

State/Tribal VCP: *MN PCA* Minnesota Pollution Control Agency.

Updated quarterly

State/Tribal Brownfields: *MPCA* Minnesota Pollution Control Agency.

Updated quarterly

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

Environmental FirstSearch
Street Name Report for Streets within .5 Mile(s) of Target Property

TARGET SITE: 177TH ST
BIG LAKE MN 55309

JOB: SC0705820

<u>Street Name</u>	<u>Dist/Dir</u>	<u>Street Name</u>	<u>Dist/Dir</u>
176th St NORTHWEST	0.15 SE		
177th St	0.24 SW		
177th St NORTHWEST	0.12 SW		
180th Ct	0.47 NW		
198th Ave	0.50 SW		
203rd Ave	0.47 NW		
205th Ave NORTHWEST	0.41 NE		
Highway 10 NORTHWES	0.32 SW		
Industrial Dr NORTHW	0.32 SW		

Appendix D
Aerial Photographs



Approximate Site Location

www.historicalinfo.com



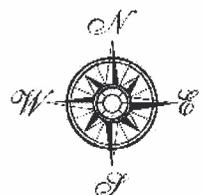
Phase I Environmental Site Assessment
Big Lake, Minnesota

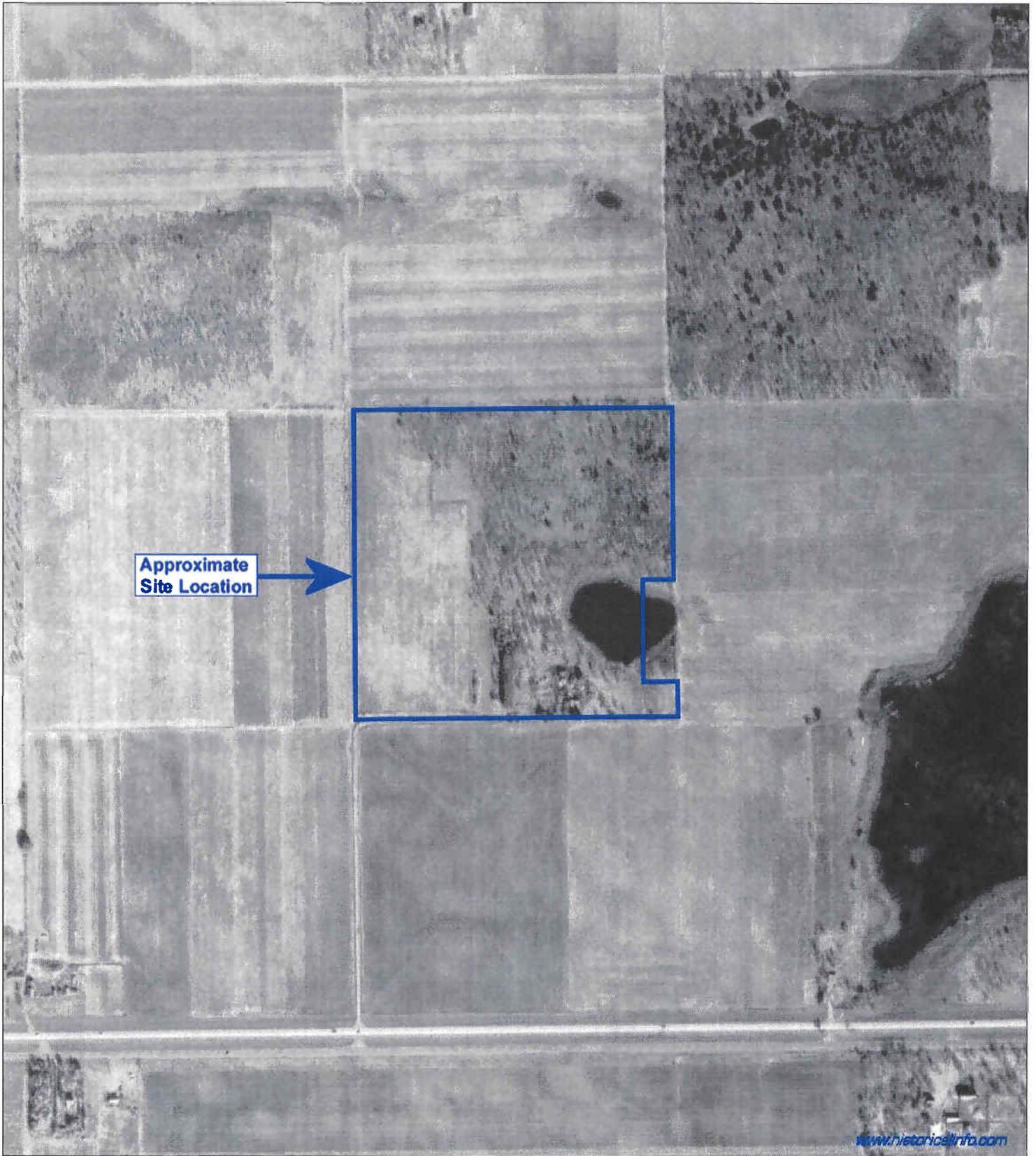
1939

HIG Project Number: MAH-3985

Client Project Number: SC-07-05820

Approximate Scale 1:6000 (1"=500')





www.historicalinfo.com



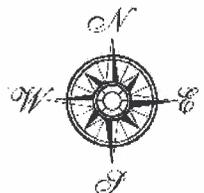
Phase I Environmental Site
Assessment
Big Lake, Minnesota

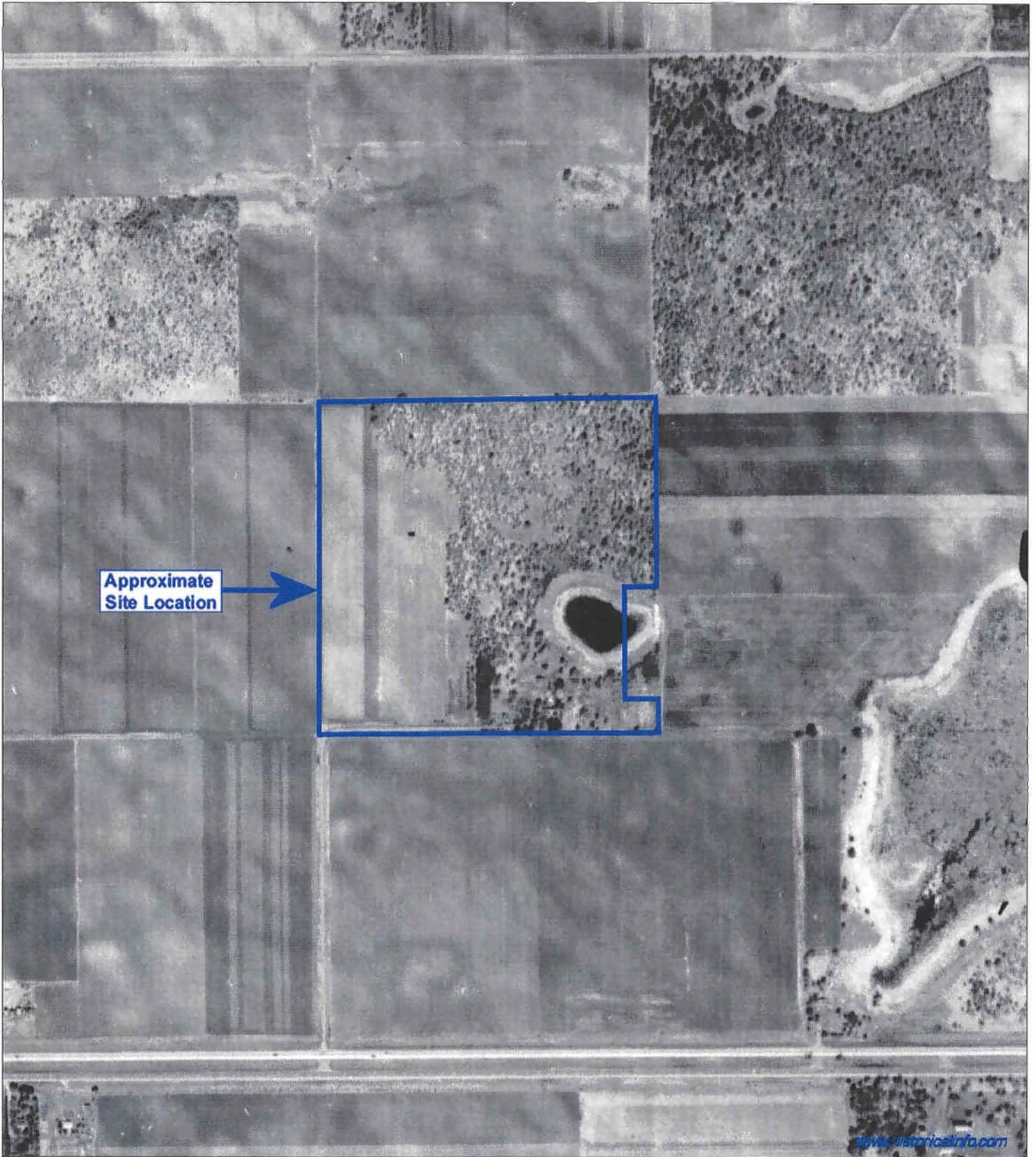
1953

HIG Project Number: MAH-3985

Client Project Number: SC-07-05820

Approximate Scale 1:6000 (1"=500')





www.historicalinfo.com



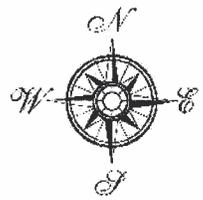
Phase I Environmental Site
Assessment
Big Lake, Minnesota

1957

HIG Project Number: MAH-3985

Client Project Number: SC-07-05820

Approximate Scale 1:6000 (1"=500')





Approximate
Site Location



www.historicalinfo.com



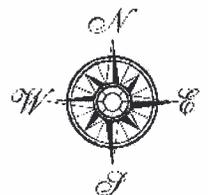
Phase I Environmental Site
Assessment
Big Lake, Minnesota

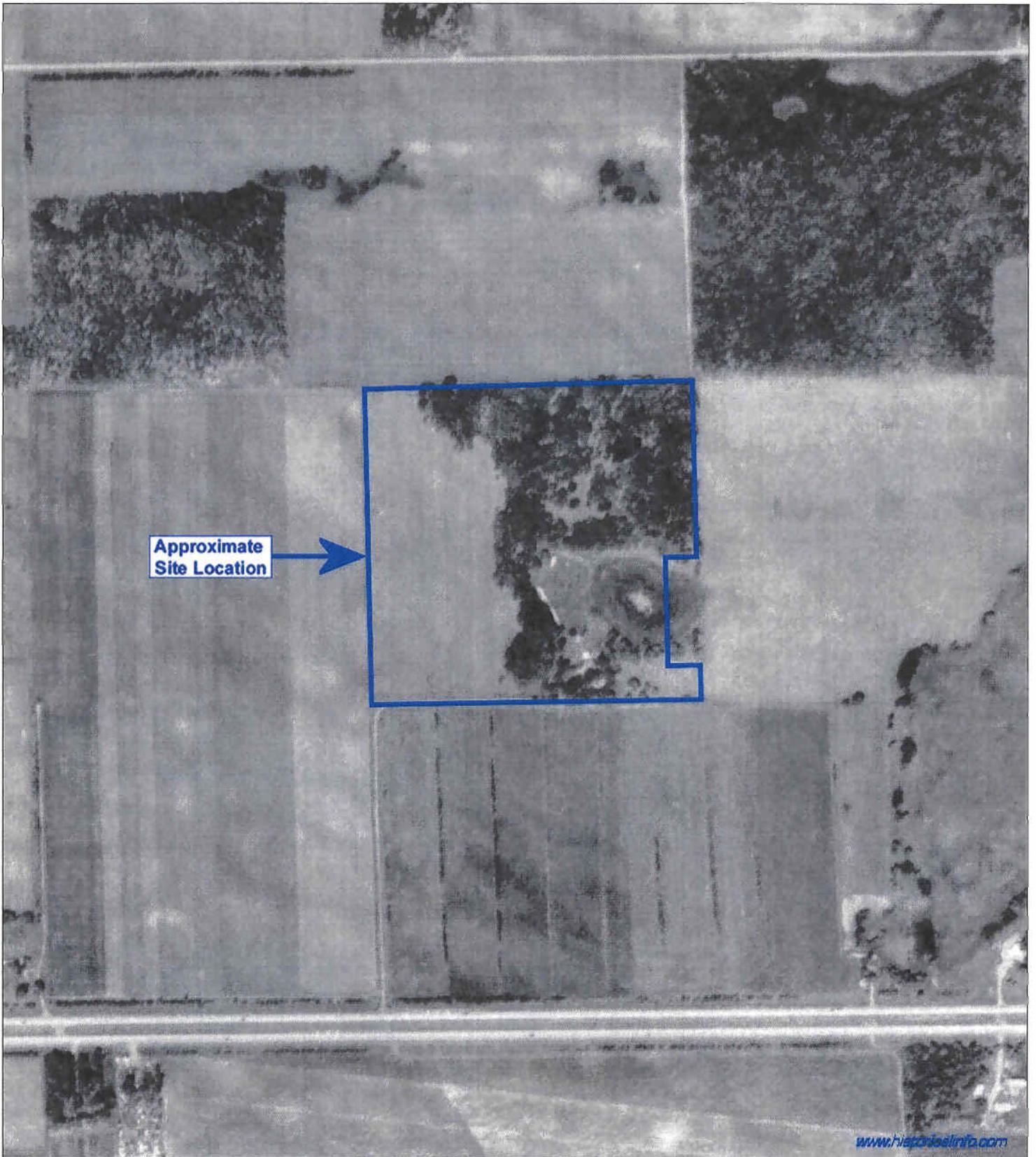
1963

HIG Project Number: MAH-3985

Client Project Number: SC-07-05820

Approximate Scale 1:8000 (1"=500')





Approximate
Site Location

www.historicalinfo.com



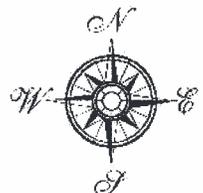
Phase I Environmental Site
Assessment
Big Lake, Minnesota

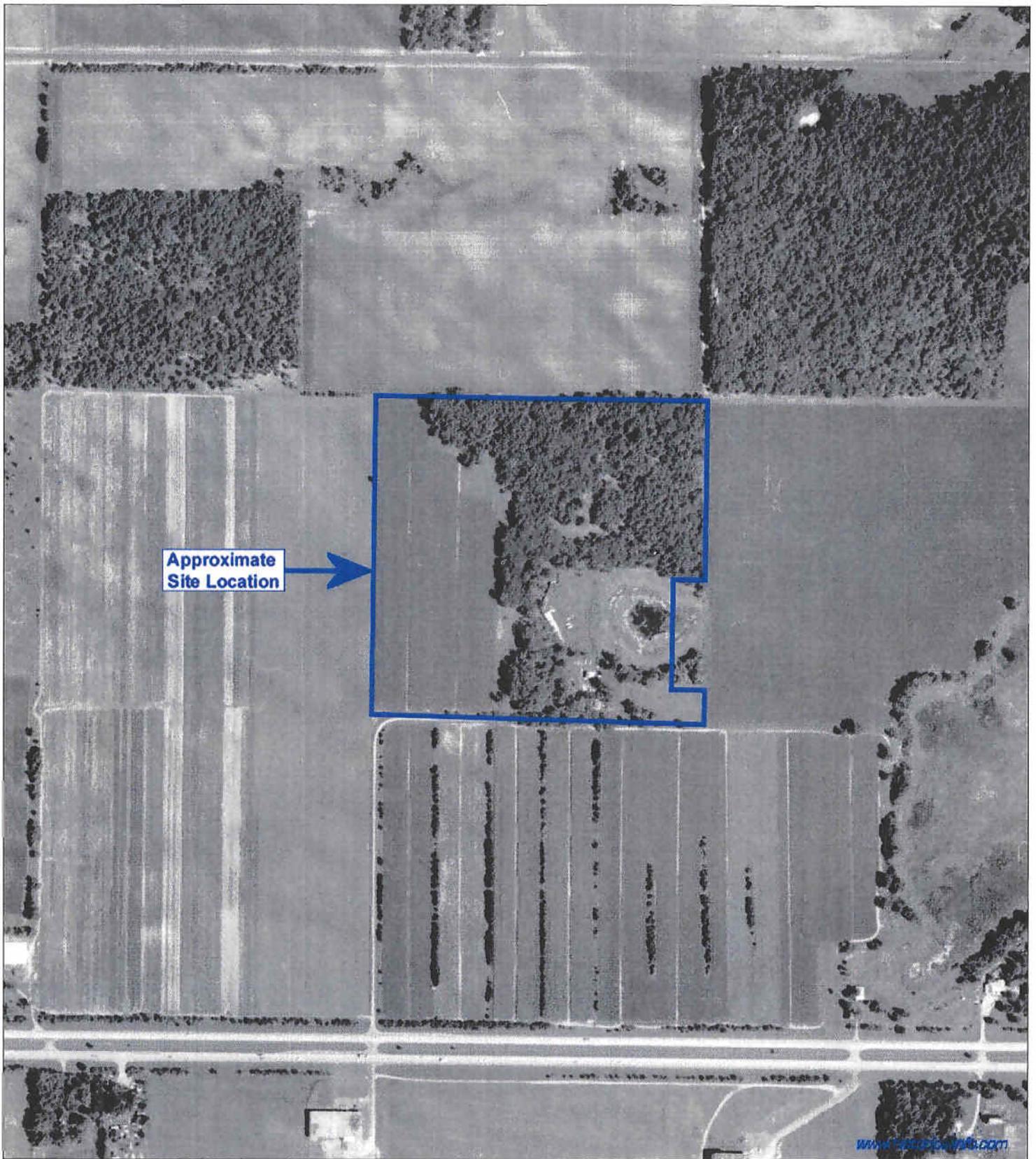
1970

HIG Project Number: MAH-3985

Client Project Number: SC-07-05820

Approximate Scale 1:6000 (1"=500')





Approximate Site Location

www.historicalgatherers.com



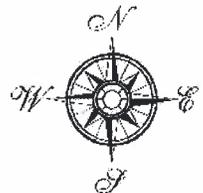
Phase I Environmental Site Assessment
Big Lake, Minnesota

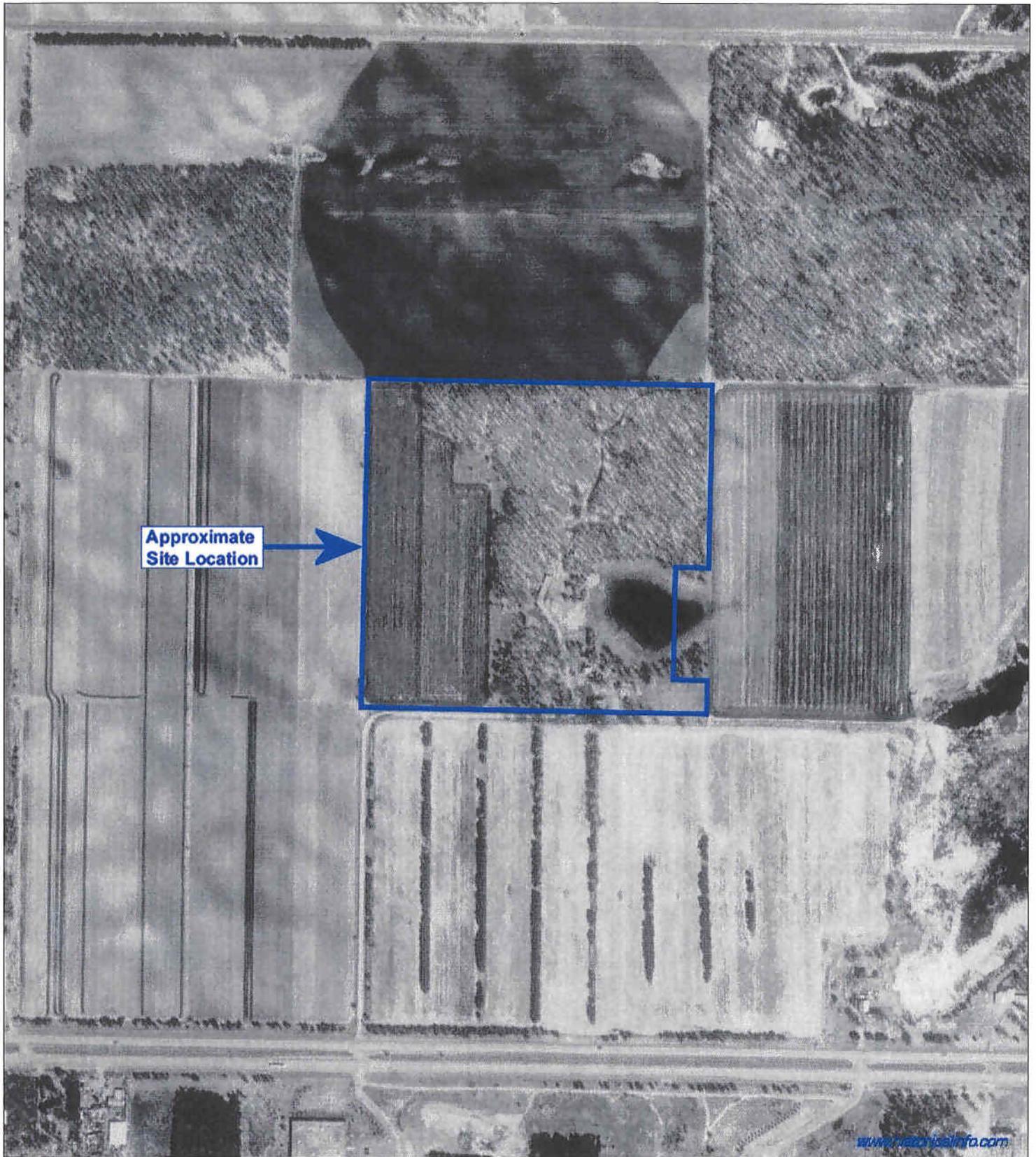
1980

HIG Project Number: MAH-3985

Client Project Number: SC-07-05820

Approximate Scale 1:6000 (1"=500')





Approximate Site Location

www.historicalinfo.com



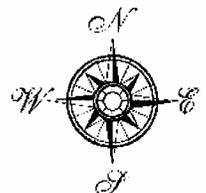
Phase I Environmental Site Assessment
Big Lake, Minnesota

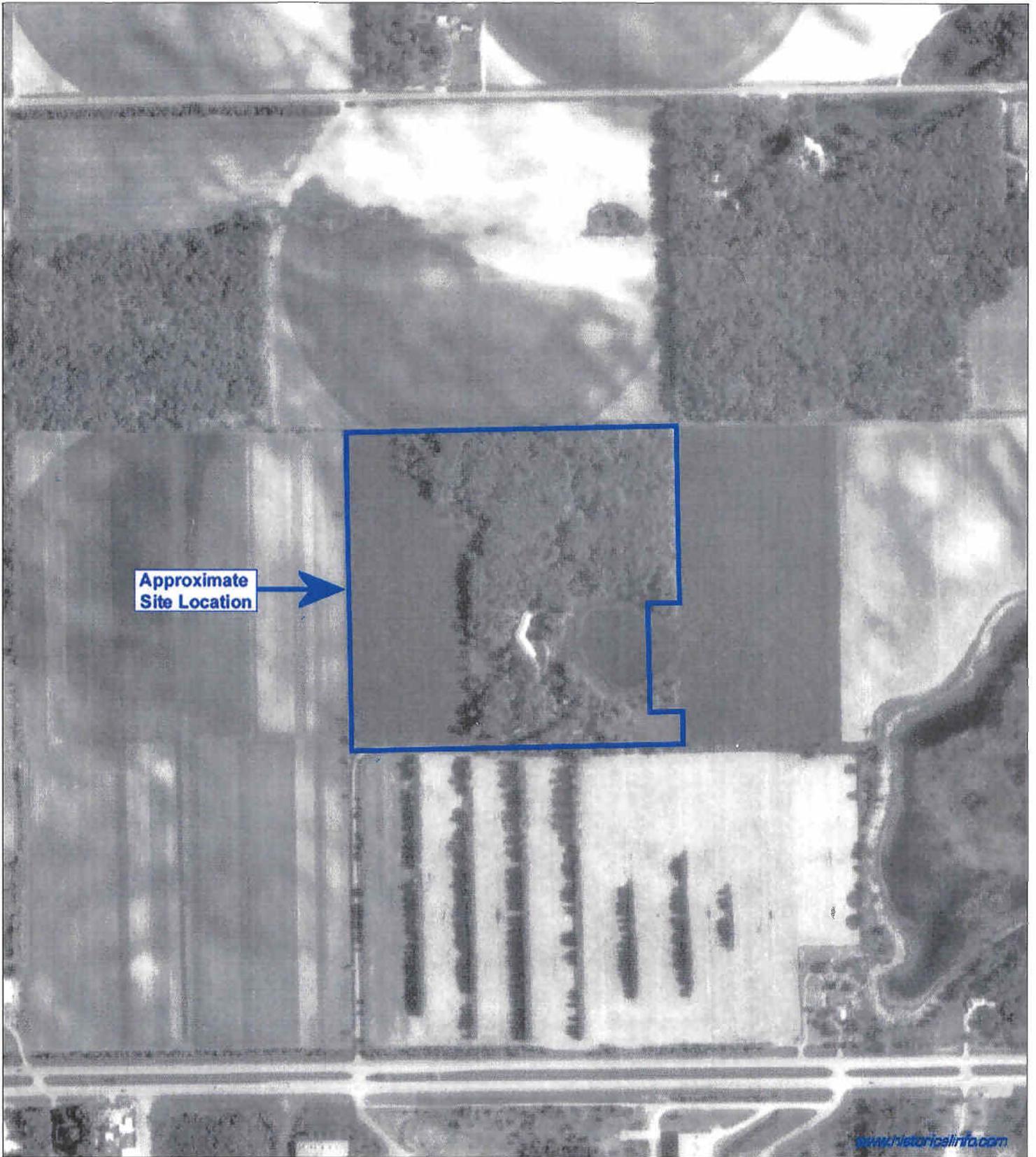
1991

HIG Project Number: MAH-3985

Client Project Number: SC-07-05820

Approximate Scale 1:6000 (1"=500')





Approximate
Site Location

www.historicalinfo.com



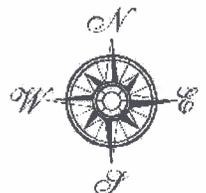
Phase I Environmental Site
Assessment
Big Lake, Minnesota

1997

HIG Project Number: MAH-3985

Client Project Number: SC-07-05820

Approximate Scale 1:6000 [1"=500']





Approximate
Site Location

www.historicalinfo.com



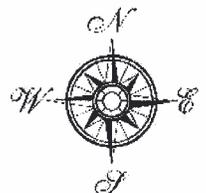
Phase I Environmental Site
Assessment
Big Lake, Minnesota

2003

HIG Project Number: MAH-3985

Client Project Number: SC-07-05820

Approximate Scale 1:6000 (1"=500')



Appendix E
Site Photographs



Photograph #: 1
Date: December 5, 2007
Direction: Northwest
Subject: View from the southeastern corner of the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 2
Date: December 5, 2007
Direction: Southwest
Subject: View from the northeastern corner of the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 3
Date: December 5, 2007
Direction: Southeast
Subject: View from the northwest corner of the Site.

SC-07-05820

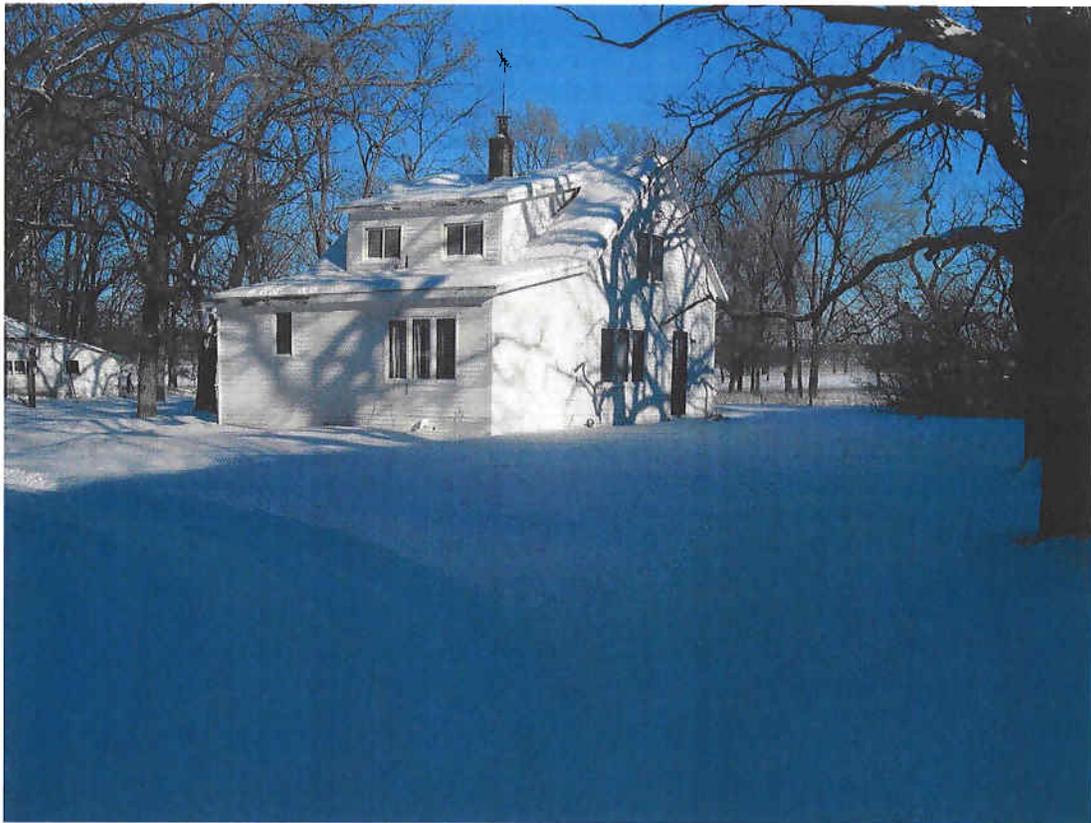
BRAUN
INTERTEC



Photograph #: 4
Date: December 5, 2007
Direction: Northeast
Subject: View from the southwestern corner of the Site.

SC-07-05820

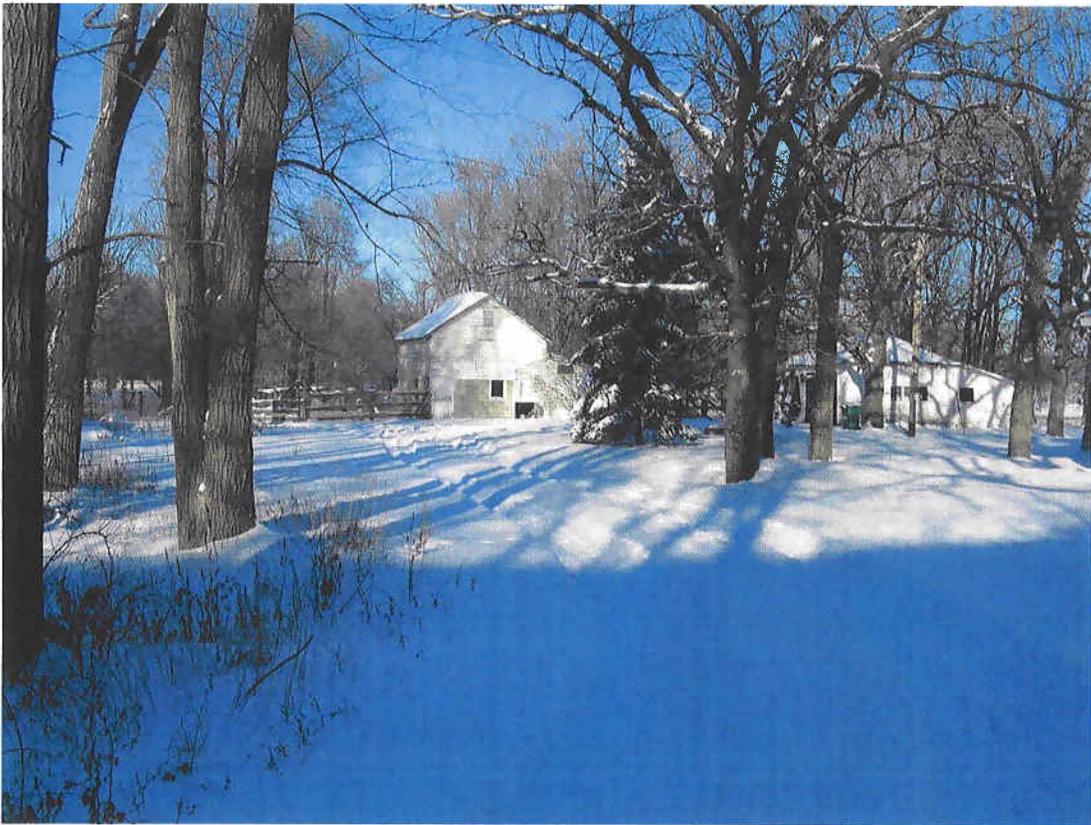
BRAUN
INTERTEC



Photograph #: 5
Date: December 5, 2007
Direction: Northeast
Subject: View of the farmhouse on the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 6
Date: December 5, 2007
Direction: Northeast
Subject: View of the barn and garage on the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 7
Date: December 5, 2007
Direction: Northwest
Subject: View of the lean-to on the Site. Note the pole-mounted transformer.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 8
Date: December 5, 2007
Direction: West
Subject: View of the other pole-mounted transformer on the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 9
Date: December 5, 2007
Direction: East
Subject: View of debris found in the garage on the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 10
Date: December 5, 2007
Direction: North
Subject: View of debris found in the barn on the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 11
Date: December 5, 2007
Direction: South
Subject: View of additional debris in the barn on the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 12
Date: December 5, 2007
Direction: Southwest
Subject: View of debris found in the lean-to on the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 13
Date: December 5, 2007
Direction: Northeast
Subject: View of debris pile found east of the lean-to on the Site.

SC-07-05820

BRAUN
INTERTEC



Photograph #: 14
Date: December 5, 2007
Direction: Northwest
Subject: View of the water well located on the Site.

SC-07-05820

BRAUN
INTERTEC

Appendix F

References

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Helgesen, J.O., D.W. Ericson, and G.F. Lindholm, 1975, Water Resources of the Mississippi and Sauk Rivers Watershed, Central Minnesota, U.S.G.S. Hydrologic Investigations Atlas HA-534.

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