

**Phase I Environmental Site Assessment – Robinson Parcel
April 2006**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Robinson Site
Rogers, Minnesota**

**Prepared for
Beard Group**

October 18, 2006

SMI Project 80038-004

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EXECUTIVE SUMMARY

Schoell & Madson, Inc. was contracted by the Beard Group to perform a Phase I Environmental Site Assessment on approximately 11 acres of land known as the Robinson parcel in Hassen Township, Minnesota. The property is located in Section 25, Township 120N, Range 23W in Hennepin County (Figure 1). The property is bounded by cropland to the east, south, and west. The Burlington Northern rail line bounds the north property line.

The subject site known as the Robinson parcel consists of agricultural land bounded by tree lines. The subject site will be referred to as the property hereinafter in this report.

The property encompasses 11 acres and is owned by Terry Robinson (Figure 1). There are no water supply wells on the property. No structures or dumpsites were observed on the property.

INTRODUCTION

Purpose

The purpose of this Phase I Environmental Site Assessment is to determine if any Recognized Environmental Conditions exist on the property or the surrounding area. This was done using accepted commercial and customary practices for conducting a Phase I Environmental Site Assessment as defined by ASTM Practice E 1527-00.

Scope of Service

The services provided for this project consisted of the following:

- Site description of the property and surrounding area including current use and improvements.
- Review of records, including regulatory information by government agencies and physical setting information such as topography, soils, geology, and groundwater flow direction.
- Review of historical information, including aerial photographs.
- Site reconnaissance information, including an assessment of the property for indications of hazardous substances and petroleum products.
- Interviews with people associated with the property, including current owner, local government officials(s), and others that may have information regarding the property and/or surrounding area.
- Written report containing findings and conclusions.

Significant Assumptions

No significant assumptions were made as a part of this assessment.

Limitations

Accepted commercial and customary practices as defined by ASTM Practice E 1527-00 were followed for this report.

Special Terms and Conditions

No special terms or conditions are applicable to this report.

User Reliance

This Phase I report was prepared for The Beard Group. No other people or organizations may rely upon this report without express written consent from Schoell & Madson, Inc. or The Beard Group.

SITE DESCRIPTION

Location and Legal Description

The property is located in Section 25, Township 120N, Range 23W in Hennepin County (Figure 1). The property encompasses a total of approximately 11 acres. Hennepin County lists the Property Identification Numbers (PID) of the property as 25-120-23-24-0002.

Site and Vicinity General Characteristics

Land use on the property is exclusively agricultural. The site contains relatively level topography. The surrounding land consists of residential housing, roadways, cropland, wetlands and woodlands.

Topographically, the landscape is level. A topographic high point occurs on the south ½ of the site and grades towards the northwest. The general site drainage is to the north towards the rail bed. In general, elevation decreases from south to north on the property.

Current Property Use

The property is used primarily for agriculture. There are scattered lines of mixed tree species along the east, north, and west portion of the property.

Existing Structures and Improvements

There are no structures or improvements on the property. A review of aerial photography does not indicate that any additional structures had existed on the property.

USER PROVIDED INFORMATION

Title Records

No title search was performed for this Phase I ESA.

Specialized Knowledge

There are no known unique wastes or chemical associated with this land use.

Owner and Occupant Information

The current owner of the property is Terry Robinson.

Reason for Performing Phase 1

Land transaction for potential residential/commercial development.

RECORDS REVIEW

Standard Environmental Record Sources

Schoell and Madson, Inc. has employed Environmental Data Resources, Inc. (EDR) to prepare a Radius Map Report.

A limited file evaluation of the Environmental Protection Agency (EPA) and Minnesota Pollution Control Agency's (MPCA) records for the site and the surrounding area was conducted by EDR to determine if there were any environmental concerns on or within a specified distance of the site. The file evaluation consisted of an examination of the following files to a distance of one mile surrounding the site.

The state and federal listings reviewed for this report included:

1. EPA - National Priorities List (**NPL**)
2. EPA - Proposed National Priority List Sites
3. EPA - NPL Deletions (Delisted NPL – Target Property)
4. Resource Conservation and Recovery Information System – Treatment, Storage, and Disposal facilities
5. Superfund Permanent List of Priorities
6. EPA - Comprehensive Environmental Response, Compensation, and Liability Information System (**CERCLIS**)
7. EPA - No Further Remedial Action Planned Sites, removed from CERCLIS by EPA
8. EPA - Corrective Action Reports
9. Resource Conservation and Recovery Act Information – TSDF
10. Resource Conservation and Recovery Act Information – LQG
11. Resource Conservation and Recovery Act Information – SQG
12. Emergency Response Notification System
13. Site Remediation System Database
14. MPCA - Permanent List of Priorities (**PLP**)
15. MPCA - List of Permitted Solid Waste Facilities
16. MPCA - Registered Underground Storage Tanks
17. MPCA - Sites Delisted from Permanent List of Priorities
18. MPCA – Underground Storage Tanks on Indian Land
19. Superfund Consent Decrees
20. Records of Decision
21. Facility Index System/Facility Registration System
22. Hazardous Materials Information Reporting System
23. Material Licensing Tracking System
24. Mines master Index File
25. Federal Superfund Liens
26. PCB Activity Database System
27. Formerly Used Defense Sites
28. Department of Defense Sites
29. Indian Reservations
30. Uranium Mill Tailings Sites
31. Engineering Controls Sites List
32. Open Dump Inventory
33. RCRA Administrative Action Tracking System
34. Toxic Chemical Release Inventory System

35. Toxic Substances Control Act
36. Section 7 Tracking Systems
37. FIFRA/TSCA Tracking System
38. MPCA - Above Ground Storage Tanks
39. MPCA - Regulatory Compliance, Hazardous Waste Enforcement Log
40. MPCA - Hazardous Waste Permit Unit Project Identification List
41. MPCA - 1980 Metropolitan Area Waste Disposal Site Inventory
42. MPCA - 1980 Statewide Open Dump Inventory
43. MPCA - Voluntary Investigation and Cleanup (VIC) Unit List
44. Registered Drycleaning Facilities
45. Clandestine Drug Labs
46. Leaking Above Ground Storage Tanks
47. Generators Associated with Enforcement Logs
48. Bulk Facilities Database
49. Department of Agriculture Spills
50. Former Manufactured Gas Sites
51. A listing of Brownfield Sites
52. Sites with Institution Controls
53. Site Remediation Section Database
54. Petroleum Brownfields Program Sites

The Government Records review indicated that the property was not listed on any of the previous 54 referenced files. The EDR file search identified seven sites within 1/4 mile of the property. The sites identified include three RCRA generating sites, one MN LS site, two Above Ground Storage Tank (AST) sites and one VIC site. Several of these sites are duplicate locations under the above site listings. The seven sites have been identified from the Radius Map Report with all of the sites clustered in one general location. The following table lists the above databases, provides a brief description of the database, the ASTM search radius for each database and how many sites within the specified search radius have been identified.

Type of Database/Date	Description of Database	Search Radius	Number of Sites Identified
RCRA	The Resource Conservation and Recovery Act Database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act.	0.75 miles	3
FINDS	The Facility Index System contains both the facility information and pointers to other sources of information that contain more detail.	0.5 miles	2
AST	The Underground Storage Tank database contains registered AST's.	0.75 mile	2
MN LS	The List of Sites includes: Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), No Further Remedial Action Planned (NFRAP), National Priorities List (NPL), Permanent List of Priorities (PLP), Sites delisted from the PLP (DPLP), Hazardous Waste Permit Unit Project Facilities (HWPERM), List of Permitted Solid Waste Facilities (SW PERM), 1980 Metropolitan Area Waste Disposal Site Inventory (METRO), 1980 Statewide Outstate Dump Inventory (ODI), Voluntary Investigation Program (VIC), and Closed LS list.	1.0 miles	1
VIC	MPCA's Voluntary Investigation and Cleanup Program list.	1.0 mile	1
Orphan	Due to poor or inadequate address information, these sites were not mapped.		21

None of the identified sites are anticipated to represent a recognized environmental concern for the Property based on distance and/or location. This determination was accomplished through the assessment of each of the reported sites for releases or potential releases to the environment, the distance the site is from the Property, and whether or not it was hydrogeologically upgradient of the Property.

The Minnesota Department of Health County Well Index was reviewed and there were no records of wells for the property.

Physical Source

Since the distance a hazardous substance or petroleum product may migrate can be estimated based on the geologic or hydrogeologic conditions, information concerning the groundwater, soil and rock formation is valuable. Thus, the structure of the underlying bedrock, bedrock aquifers and water usage was investigated to determine groundwater depth, flow direction, flow rate and usage of water, as well as to observe land features such as small depressions and elevations of the property and the surrounding area.

Topography

The general topography of the area, as depicted on the Rogers Quadrangle, is level to a steeply sloping. The elevation changes from a low of approximately 952 feet above sea level in the east half of the property to a high of 954 feet in the west section of the property. Field observations were consistent with the map representation.

Soils

According to the Soil Survey of Hennepin County, Minnesota, the major soil series on the property is as follows (Soils Exhibit):

Property	Soil Series	Soil Texture	Approximate Acreage	Hydric
Robinson	LeSuer loam	loam	6	no
	Cordova	loam	5	yes

The soils on the property are loam. These soils have low permeability rates. Additionally, the Cordova soils have hydric conditions either pond water or have high water tables. Field observations indicated loam soils on the site.

Hydrogeology

The first aquifer to be encountered in the area of the site is the shallow water table (Quaternary) aquifer. Groundwater is reported to be found at approximately 880 feet above mean sea level (Approximately 40 feet below ground surface but can range from 10 to 30 feet) and reported to be flowing north towards the Crow River (Kanivetsky, 1989). The St. Lawrence and Franconia siltstone and shale formation makes up the bedrock in the area.

The bedrock is expected to be encountered between 150 and 200 feet below ground surface. The Franconia-Ironton-Galesville aquifer is the primary water supply source in the area.

Historical Use Information

The following resources were reviewed to gather information for the historical use of the property:

- Aerial Photography gathered by Historical Information Gatherers, Inc. 1937, 1940, 1947, 1953, 1957, 1964, 1969, 1979, 1984, 1991, 1997, 2000, and 2003

The review indicated the following:

In 1937 through at least 1984, a farm road bisected the very northeast corner of the property. No structures were present on the property over the course of the photo series. In all years the site has been used for agricultural activities.

SITE RECONNAISSANCE

Methodology and Limiting Conditions

Mr. Todd Udvig of Schoell & Madson, Inc. performed a site visit on October 6, 2006. During this site visit, the perimeter of the property was assessed. In addition, all wooded areas were observed for signs of promiscuous dumping. Where possible, transects were walked through the interior of the property.

Observations were augmented through a review of aerial photography and surveillance from the site walkover.

General Site Setting

The property is located in a largely rural agricultural area. There is access to the property from Territorial Road (Figure 2). Wooded tree lines occur along the east, north and west boundaries of the property. The majority of the property is used for agricultural activities. The site was planted with corn as observed during the site visit.

Exterior Observations

Tanks and Drums

No below ground or above ground storage tanks were observed on the property.

Transformers

There are no transformers located on the property.

Promiscuous Dumping

No dumpsites were observed on the property.

Wells and Septic

Residential wells and septic systems were not observed on the property.

Asbestos-Containing Material

No Asbestos Containing Material (ACM) was observed as no structures are present on the site.

Asphalt Areas

There are no asphalt areas located on the property.

Interior Observations

There were no structures on the property.

INTERVIEWS

Interview with Owner

The property owner (Terry Robinson) was contacted by phone as to the historical knowledge of the property on October 17, 2006. Mr. Robinson has owned the property since 1989. He also stated during the interview that the previous owner had owned the property since 1938. He was contacted regarding the history of the property. He was asked about the potential for environmental concerns and stated that to his knowledge, there were none. This included AST's, UST's, dumpsites, spills, and structures.

Interview with Other Owners

No other owners were involved with the property.

Interviews with Local Government Units

Local government officials had no additional information.

FINDINGS

There were several sites of environmental record identified from the government record review. The closest sites (within 1/4 mile) were closed, had "No Violations Reported" (as RCRA generators) or did not appear to pose a contamination threat to the property since impacts were in the process of being remediated and the apparent groundwater flow direction is to the north away from the property. The historical review did not reveal any additional results of potential sites of concern.

OPINION

There were no reported contamination events for the property thus there is no reason to suspect that there is a material threat to the property. Offsite properties listed in the Radius Report did not appear to pose a threat of contamination to the subject property for the reasons previously listed.

SMI does not recommend any additional assessments at this time.

SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONALS

This report was prepared by me or under my direct supervision for the client(s) listed on the cover. No other persons or companies may rely on this report without express written consent:


Todd Udvig
Senior Environmental Scientist

Date: 10/18/06

Reviewed by:


Tom Goodrum
Senior Planner

Date: 10-18-06

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Schoell & Madson, Inc. Phase I Environmental Site Assessments are prepared to the ASTM standard E-1527-00. Schoell & Madson, Inc. has been conducting Phase I Environmental Site Assessments for over 10 years. Experienced environmental professionals conduct site inspections and research. Our environmental professionals have over 15 years of experience and have completed over 300 Phase I ESA throughout the upper-Midwest.

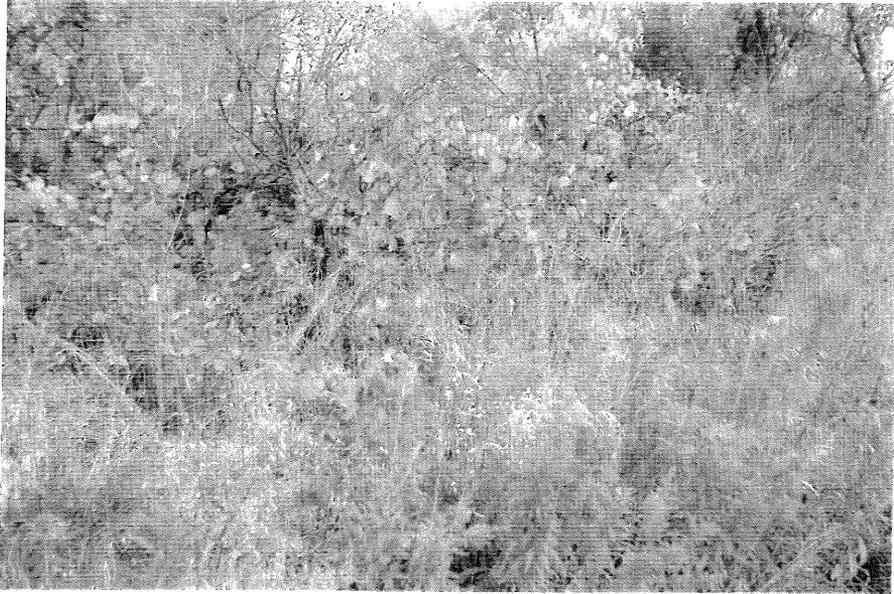
Site Photos



West Side of Site



North and East Side of Site



South Side Facing North



South Side Facing South