

MAR 10 2010

March 9, 2010

City of Grand Rapids
Attn: Mr. Rob Mattei, Community Development Director
420 N. Pokegama Ave.
Grand Rapids, MN 55744

**Re: Phase I Environmental Site Assessment, Itasca Eco Industrial Park
Project #20-002 dated June 1, 2009**

Dear Mr. Mattei;

I completed a Phase I environmental site assessment for the Itasca Eco Industrial Park site as part of a project team that conducted a feasibility study for that site's redevelopment. Section 1.5 of that report summarizes the recognized environmental conditions (RECs) at the site, detailed findings and conclusions are found in Sections 8 and 9 respectively.

The City of Grand Rapids is now considering purchasing a portion of the site as shown in the map and proposed legal description attached to this letter. As part of the City's environmental due diligence, you have requested that I comment on the Phase 1 site assessment RECs with respect to site portion the City intends on purchasing.

As of the date of my report, and subject to the scope, purpose and limitations identified in Section 2.0 of that report, there were no Recognized Environmental Conditions found within the portion of the Subject Property described in the attachments to this letter.

I declare that to the best of my professional knowledge and belief, I meet the definition of an "Environmental Professional" as defined in §312.10 of this part (US EPA's All Appropriate Inquiry rule). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. The report (June 2009 #20-002) was completed in substantial

Mr. Rob Mattei
Phase I Environmental Site Assessment
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conformance with the federal rule; any deviations from the rule requirements are specified within the report. My qualifications as an "Environmental Professional" that are included in Section 14.0 of the report have not materially changed in the nine months since that project was completed.

If you require additional information on this matter, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Michael G. Twite". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Michael G. Twite
President

encl

PROPOSED LEGAL DESCRIPTION

That part of Government Lot 3, Section 19, Township 55 North, Range 25 West, Itasca County, Minnesota lying easterly and northerly of the following described line:

COMMENCING at the northwest corner of said Government Lot 3; thence North 86 degrees 48 minutes 06 seconds East, assigned bearing, along the north line of said Government Lot 3, a distance of 190.35 feet to the northeast corner of the East 190.00 feet of said Government Lot 3; thence South 00 degrees 17 minutes 11 seconds West, along the east line of said East 190.00 feet a distance of 505.94 feet; thence South 44 degrees 19 minutes 07 seconds East 409.82 feet; thence South 85 degrees 17 minutes 34 seconds East 432.64 feet; thence South 75 degrees 32 minutes 33 seconds East 299.16 feet; thence South 53 degrees 17 minutes 09 seconds East 339.36 feet to the east line of said Government Lot 3 and said described line there terminating.

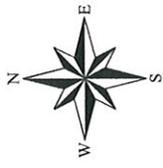
LESS AND EXCEPT that part of said Government Lot 3 described as follows:

BEGINNING at the northeast corner of said Government Lot 3; thence South 01 degrees 45 minutes 58 seconds West, bearing assumed, along the east line thereof, 630 feet, more or less, to intersect the northerly shore of the Mississippi River; thence southwesterly, along said shore to intersect the west line of the East 75.00 feet of said Government Lot 3; thence North 01 degrees 45 minutes 58 seconds East, along said west line, 622 feet, more or less, to intersect the north line of Government Lot 3; thence North 86 degrees 30 minutes 55 seconds East, along said north line a distance of 75.32 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

(Note: the assumed bearing of the Exception is on a different bearing system.)

Parcel Configuration A



Legend

- ▭ Parcel Configuration A (21.7 Acres)
- ▭ Configuration A - Development Space
- ▭ Parcel Configuration B (30.0 Acres)
- ▭ Configuration B - Additional Development Space
- ▭ Parcel Configuration C (35.0 Acres)
- ▭ Configuration C - Additional Development Space
- ▭ Existing Parcels

