

Phase I Environmental Site Assessment

Railroad Avenue Property

Gaylord, Minnesota

SEH No. GAYLO 123854

May 2013



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May 15, 2013

RE: Railroad Avenue Property
Phase I Environmental Site Assessment
City of Gaylord, Minnesota
SEH No. GAYLO 123854

Mr. Kevin McCann
City Administrator
PO Box 987
Gaylord, MN 55350

Dear Mr. McCann:

Please find enclosed one copy of the Phase I Environmental Site Assessment for the property located to the southwest of the intersection of Railroad Avenue and 3rd Street Southeast, in Gaylord, Minnesota. I have also included the full document, tables, figures and appendices on CD. Thank you for choosing SEH to complete this assessment. Please feel free to contact me directly at 320.587.7341 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Justin Black".

Justin Black, PE
Project Manager

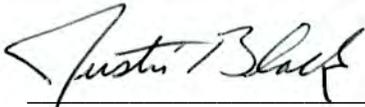
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Phase I Environmental Site Assessment
Gaylord, Minnesota

SEH No. GAYLO 123854

May 2013



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Table of Contents

Letter of Transmittal
Certification Page
Table of Contents

	Page
1.0 Introduction	1
1.1 Purpose	1
1.2 Scope of Services.....	1
1.3 Significant Assumptions.....	3
1.4 Limitations and Exceptions	3
1.5 Special Terms and Conditions	3
1.6 User Reliance	3
2.0 Site Description	3
2.1 Location and Legal Description.....	3
2.2 Subject Property and Vicinity General Characteristics	4
2.3 Current Use of the Subject Property	4
2.4 Descriptions of Structures, Roads, and Other Improvements on the Site.....	4
2.5 Current Use of Adjoining Properties.....	4
3.0 User Provided Information	4
3.1 Title Records	4
3.2 Environmental Liens or Activity and Use Limitations.....	5
3.3 Specialized Knowledge.....	5
3.4 Commonly Known or Reasonably Ascertainable Information.....	5
3.5 Valuation Reduction for Environmental Issues.....	5
3.6 Owner, Property Manager, and Occupant Information	5
3.7 Reason for Performing the Phase I ESA.....	5
4.0 Records Review	5
4.1 Standard Environmental Record Sources	5
4.1.1 Federal ASTM Databases	6
4.1.2 State ASTM Databases.....	6
4.1.2.1 Underground and Aboveground Storage Tank (UST/AST) Sites.....	6
4.1.2.2 Leaking Underground Storage Tank (LUST) Sites	6
4.1.2.3 MES-HighRisk-MN Sites	7
4.1.2.4 MES-LowRisk-MN Sites	7
4.1.3 Non-Geocoded Sites.....	7
4.1.4 Additional Environmental Record Sources	7
4.1.5 File Search Summary.....	7
4.2 Physical Setting.....	8
4.2.1 Topography.....	8
4.2.2 Geology and Soils	8

4.2.3	Hydrogeology.....	8
4.2.4	Water Wells	8
4.3	Historical Use of the Subject Property and Adjacent Properties.....	8
4.3.1	Sources.....	9
4.3.1.1	Aerial photographs.....	9
4.3.1.2	Topographic Maps	9
4.3.1.3	Sanborn® Fire Insurance Maps	9
4.3.1.4	City Directories.....	9
4.3.2	History of the Subject Property.....	9
4.3.3	History of Adjacent Properties.....	10
5.0	Site Reconnaissance	10
5.1	Methodology and Limiting Conditions	10
5.2	General Site Reconnaissance Information.....	10
5.2.1	Current Uses of the Subject Property	10
5.2.2	Current Uses of Adjacent Properties	10
5.2.3	Observable Past Uses of the Subject Property.....	10
5.2.4	Observable Past Uses of Adjacent Properties.....	10
5.2.5	Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions	11
5.2.6	General Description of Structures	11
5.2.7	Roads	11
5.2.8	Potable Water Supply	11
5.2.9	Sewage Disposal System	11
5.2.10	Storage Tanks.....	11
5.2.11	Odors.....	11
5.2.12	Pools of Liquid	11
5.2.13	Drums, Totes and other Containers	11
5.2.14	Hazardous Substances and Petroleum Products in Connection with Identified Uses	11
5.2.15	Unidentified Substance Containers	11
5.2.16	Polychlorinated Biphenyls (PCBs).....	11
5.3	Interior Observations	11
5.4	Exterior Observations	12
5.4.1	Pits, Ponds, or Lagoons	12
5.4.2	Stained Soil or Pavement.....	12
5.4.3	Stressed Vegetation.....	12
5.4.4	Solid Waste.....	12
5.4.5	Waste Water	12
5.4.6	Wells.....	12
5.4.7	Septic Systems	12
6.0	Interviews	12
6.1	Interview with KMA Design and Construction	12
6.2	Interview with Past Owner	13
6.3	Interview with Gloria Sinel	13

6.4	Interview with James Huffman	13
7.0	Findings and Opinions	13
7.1	Significant Data Gaps	15
8.0	Conclusions	15
9.0	Deviations.....	15
10.0	Limitations and Standard of Care	15
11.0	References.....	17
12.0	Signature(s) of Environmental Professional(s).....	18

List of Figures

- Figure 1 – Site Location
- Figure 2 – Site Features

List of Appendices

- Appendix A User Questionnaire
- Appendix B Environmental Database Report
- Appendix C Aerial Photographs
- Appendix D Topographic and Historic Maps
- Appendix E City Directories
- Appendix F Photographs
- Appendix G Qualifications of the Environmental Professional

Phase I Environmental Site Assessment

Railroad Avenue Property

Prepared for the City of Gaylord, Minnesota

1.0 Introduction

Short Elliott Hendrickson Inc. (SEH[®]) was retained by the City of Gaylord to conduct a Phase I Environmental Site Assessment (ESA) of the property located between Railroad Avenue, 3rd Street SE, and Shoreview Lane in Gaylord, Minnesota 55334 (herein referred to as “site” or “subject property”). The subject property is depicted on **Figure 1 “Site Location”**.

SEH’s representative, Greg Ahl, visited the site on May 8, 2013. During the site reconnaissance, existing conditions were noted. This report summarizes the findings of the Phase I ESA.

1.1 Purpose

An SEH environmental professional completed the Phase I ESA in general accordance with ASTM Standard Practice E 1527-05. The purpose of the Phase I ESA is to identify, to the extent feasible pursuant to the processes described in E 1527-05 and in a manner consistent with good commercial or customary practice, Recognized Environmental Conditions (RECs) and Historical RECs (HRECs) in connection with the subject property (see also **Section 3.7**).

By ASTM definition, REC means “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, ground water, 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 material risk of harm to public health or the environment, and conditions that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

The term HREC is defined by ASTM to mean “an environmental condition which would have been considered a REC in the past, but which may or may not be considered a REC currently.”

1.2 Scope of Services

The Phase I ESA consists of the following four general tasks:

- Records Review – The purpose of the records review is to obtain and review reasonably ascertainable records from standard sources (including government records, physical setting sources, and historical use records) to assist in identifying RECs or HRECs in connection with the subject property. Publicly-available federal, tribal, state, county and/or city records are reviewed as appropriate to determine if the property has had a

history of spills, leaks, hazardous waste storage, regulatory compliance and improper waste disposal practices. Reasonably ascertainable standard historical sources are reviewed as necessary to identify prior uses of the property from the time the property was first developed or 1940, whichever is earlier. Significant data gaps of greater than 5 years in property historical information are identified and discussed.

- Site Reconnaissance – The objective of the site reconnaissance is to observe the subject property to obtain information indicating the likelihood of RECs or HRECs in connection with the subject property. As part of the site reconnaissance, SEH observes the property and structures, if any, located on the property for indications of RECs or HRECs to the extent not obstructed by thick vegetation, bodies of water, stored materials or product, equipment, or other obstacles. Potential environmental concerns on the subject property and observable environmental concerns on adjoining properties that relate to improper waste storage and disposal, and hazardous materials are noted.
- Interviews – The purpose of conducting interviews is to obtain information indicating RECs or HRECs in connection with the subject property. As appropriate, past and present owners, operators, employees and occupants of the facility, and government officials are interviewed regarding the property. If the subject property is abandoned, one or more owners or occupants of neighboring properties are interviewed.
- Technical Report – SEH prepares the technical report summarizing the compiled information, and offers findings, opinions and conclusions based on the available data. If significant data gaps are identified, they are discussed in the report. Recognized Environmental Conditions and/or HRECs, if any, identified during performance of the Phase I ESA are described in the report. The report also includes SEH’s opinion of the potential impact of each REC, if RECs are identified.

For the tasks listed above, records reviewed will be limited to information that is publicly available, obtainable from its source within reasonable time and cost constraints, is practically reviewable, and determined by the environmental professional to be useful in evaluating the condition of the property.

The Phase I ESA was conducted in accordance with an Agreement between SEH and the City of Gaylord on March 14, 2013. The Phase I ESA does not include testing or sampling of materials (for example, soil, water, air or building materials) or any of the other following non-scope considerations specified in Section 13.1.5 of ASTM E 1527-05:

1. Asbestos-containing materials;
2. Radon;
3. Lead-based paint;
4. Lead in drinking water;
5. Wetlands;
6. Regulatory compliance;
7. Cultural and historic resources;
8. Industrial hygiene;
9. Health and safety;
10. Ecological resources;
11. Endangered species;
12. Indoor air quality; or
13. High voltage power lines.

1.3 Significant Assumptions

The following significant assumption has been incorporated into this report:

- The local groundwater flow near the land surface at the subject property and in the vicinity of the subject property is expected to be to the south towards Mud Lake.

1.4 Limitations and Exceptions

None of the buildings adjacent to the subject property were inspected by SEH, as it was not within the scope of this Phase I ESA. Contaminant sources and/or environmentally hazardous materials/substances may potentially exist within any structure.

1.5 Special Terms and Conditions

SEH performed the Phase I ESA in general accordance with ASTM E 1527-05 and the Agreement between SEH and the City of Gaylord. Performance of the Phase I ESA in general accordance with ASTM E 1527-05 is intended to reduce, but not eliminate, uncertainty regarding the existence of RECs or HRECs in connection with the subject property.

When reasonably ascertainable, data was obtained and reviewed. However, the accuracy of the collected data is not the responsibility of SEH. Information provided to SEH by client representatives and site contacts has been accepted in good faith and is assumed to be accurate unless written documentation, available within the scope of this Phase I ESA, or visual observations contradicted it.

The Phase I ESA is not a comprehensive site characterization and should not be construed as such. The findings and conclusions of the Phase I ESA are based on information collected and observed at the time of the Phase I ESA and are not scientific certainties, but probabilities based on professional judgment regarding the significance and accuracy of the collected data. Because professional judgments incorporated into the report are based on limited evidence, there is inherent uncertainty in the conclusions drawn and reported. The client has determined that the level of effort and corresponding degree of uncertainty are acceptable for the client's purpose. The Phase I ESA may not include all environmental conditions that can materially impact the property and a finding of no RECs or HRECs is not a warranty or guarantee that a property remains free from contamination.

Laws and regulations, if referenced in this report, are provided for information purpose and should not be construed as legal opinion or recommendation.

1.6 User Reliance

The Phase I ESA and all reports, verbal and written, are solely for the use of the City of Gaylord. Any third party may have different interests, purposes, and motives than the City of Gaylord with regard to this assessment and report. Any reliance on the Phase I ESA by any other party shall be at such party's sole risk, unless that party has written authorization from SEH and the City of Gaylord and is a party to the Agreement between SEH and the City of Gaylord.

2.0 Site Description

2.1 Location and Legal Description

The property is located in Gaylord, Minnesota, in Sibley County (**Figure 1**). The subject property is located in the northwestern portion of Township 113N Range 28W Section 33.

2.2 Subject Property and Vicinity General Characteristics

The subject property and surrounding area is flat with an elevation of approximately 975-980 feet above mean sea level (amsl).

2.3 Current Use of the Subject Property

The subject property is currently used for agricultural purposes with corn rows covering the entire property. The approximate property boundary and site features are shown on **Figure 2 “Site Features”**. Details of historical uses of the subject property are presented in **Section 4.4** and **Section 6.0**.

2.4 Descriptions of Structures, Roads, and Other Improvements on the Site

The subject property is bound by Railroad Avenue to the north, 3rd Street SE to the east, and Shoreview Lane to the south. The subject property is bound to the west by two houses and an open field containing a backstop and a playground.

2.5 Current Use of Adjoining Properties

Based on information obtained from interviews and historical records, current uses of adjoining properties were identified. Currently, properties to the west of the subject are houses and an open field with a playground and backstop. Properties to the south and east appear to be light industrial. Properties to the north appear to be commercial and light industrial. Adjacent properties are shown on **Figure 2**. Details of historical uses of adjacent properties are presented in **Section 4.3** and **Section 6.0**.

3.0 User Provided Information

As specified under the ASTM standard, certain responsibilities generally lie with the “user” of this ESA. The “user” is the party seeking to use Practice E1527-05 to perform an ESA of a property. The “user” may include a purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. For purposes of this Phase I ESA, the “user” is the City of Gaylord.

Under the ASTM standard, a questionnaire is completed by the “user” and submitted to the environmental professional conducting the ESA. The questionnaire completed by the City of Gaylord is included as **Appendix A**.

It is the responsibility of the “user” to verify whether any environmental liens exist with regard to the property, and provide this information to the environmental professional preparing the ESA unless specified otherwise in the contract between the “user” and SEH. The “user” must provide the environmental professional information regarding the price of the property versus fair market value of the property if the property were not contaminated. The “user” must provide the environmental professional commonly known or reasonably ascertainable information on the property including, but not limited to; past uses of the property; specific chemicals present or once present on the property; spills or chemical releases on the property; environmental cleanups taken place on the property. Additionally, the “user” must make the professional aware of any specialized knowledge or experience that is material to RECs in connection with the subject property and the degree of obviousness of the presence or likely presence of contamination at the property. The following information was provided by the “user” and is accepted in good faith and is assumed to be accurate and complete.

3.1 Title Records

A title search was not conducted because it was beyond the scope of work for this Phase I ESA.

3.2 Environmental Liens or Activity and Use Limitations

Environmental Liens or Activity and Use Limitations were not reviewed as a search was not within the scope of this Phase I ESA.

3.3 Specialized Knowledge

The “user” does not have specialized knowledge or experience related to the property or nearby properties.

3.4 Commonly Known or Reasonably Ascertainable Information

The following information is commonly known or reasonably ascertainable information regarding recognized environmental site conditions at the subject property:

The user indicated that the property was used in the past for agricultural purposes.

3.5 Valuation Reduction for Environmental Issues

The “user” has indicated that the purchase price for the property reasonably reflects the fair market value of the property.

3.6 Owner, Property Manager, and Occupant Information

The current owner and site contact at the property is Jim Peterson.

3.7 Reason for Performing the Phase I ESA

It is the understanding of SEH that the City of Gaylord intends to purchase the subject property, enter it into the “shovel ready” program, and transform it into light industrial property. The Phase I ESA is being performed to identify, to the extent feasible pursuant to the processes described in E 1527-05 and in a manner consistent with good commercial and customary practice, RECs and HRECs in connection with the subject property.

4.0 Records Review

The records review was performed to obtain and review reasonably ascertainable records from standard sources (including government records, physical setting sources, and historical use records) to assist in identifying RECs or HRECs in connection with the subject property. SEH reviewed historical records of aerial photographs, topographic maps, city directories and Sanborn® Maps where available and deemed necessary to minimize data gaps.

4.1 Standard Environmental Record Sources

SEH retained Environmental Record Search (ERS) to perform a computer database search of documents published by Environmental Protection Agency (EPA) and the MPCA. The information searched by ERS includes sites with identified or potential contamination, facilities that generate hazardous wastes and sites that contain or have contained aboveground or underground registered storage tanks (ASTs/USTs). SEH reviewed the document package provided by ERS to identify potential RECs in connection with the subject or adjoining properties.

A summary of all records retrieved by the search, the minimum search distances, and the date that source information was last updated is included in the search report in **Appendix B**. The ERS database report did not include a comprehensive, exhaustive review of all records. The following federal and state databases were searched in preparing the database report:

- National Priority List (NPL);
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS);

- CERCLIS No Further Remedial Action Planned (NFRAP);
- Resource Conservation and Recovery Act Corrective Action Report (RCRA COR ACT);
- Resource Conservation and Recovery Information System (RCRIS)-Treatment, Storage, and Disposal (TSD) sites;
- RCRA Large and Small Quantity Generator (RCRA GEN) sites;
- Federal Institutional Controls and Engineering Controls (FED IC/EC);
- Federal Brownfield (FED BF);
- Emergency Response Notification System (ERNS);
- Tribal Lands: MN/DOT database of Indian Reservations;
- State/Tribal Sites: MPCA SUPERFUND Permanent List of Priorities (PLP) and De-listed Permanent List of Priorities (DPLP) sites;
- State Spills-1980/1990;
- Permitted Solid Waste Management Facilities (SWL);
- Leaking Underground Storage Tank (LUST) site;
- Registered Underground Storage Tank (UST) and Aboveground Storage Tank (AST) sites;
- MPCA Voluntary Investigation and Cleanup (VIC) Program;
- State Brownfields;
- State/Tribal IC: Site Remediation Section (SRS) Subset ;
- State Other: National Clandestine Laboratory Register; and
- MPCA Superfund Permanent List of Priorities (PLP) sites and de-listed Permanent List of Priorities (DPLP) sites (OTHER).

4.1.1 Federal ASTM Databases

No Federal ASTM Database sites were identified during the database search.

4.1.2 State ASTM Databases

The following State ASTM Databases identified sites during the database search.

4.1.2.1 Underground and Aboveground Storage Tank (UST/AST) Sites

The Minnesota Underground Storage Tank (UST) list includes information on all registered USTs in the State of Minnesota. The Aboveground Storage Tank (AST) database comes from the MPCA AST File and contains registered ASTs in the State of Minnesota. ERS identifies all sites listed in the UST list and AST database as UST sites and are categorized under Tanks-MN in the ERS database report.

4.1.2.2 Leaking Underground Storage Tank (LUST) Sites

The MPCA leaking underground storage tank (LUST) database includes information on reported sites in the State of Minnesota with leaking underground storage tanks. Inactive and active LUST sites are listed under the category Hist-LUST-Closed-M, Hist-LUST-Open-MN, or LUST-MN in the ERS report.

4.1.2.3 MES-HighRisk-MN Sites

The MES-HighRisk-MN category includes Minnesota What's In My Neighborhood Sites from the following categories: Cerclis Site, Petroleum Brownfield, RCRA Cleanup, State Assessment Site, Superfund Project, Voluntary Investigation & Cleanup, and Multiple Activities.

4.1.2.4 MES-LowRisk-MN Sites

The MES-LowRisk-MN category includes Minnesota What's In My Neighborhood Sites from the following categories: Hazardous Waste, LQG, Hazardous Waste, Small to Minimal QG, and MS4 Project.

4.1.3 **Non-Geocoded Sites**

ERS database reports typically include a number of “unmapped occurrences.” ERS could not specifically locate these sites due to poor address information or limitations of the US Census Bureau TIGER files. A total of twenty-nine (29) additional unmapped occurrences are listed in the ERS environmental database report. SEH attempted to identify unmapped occurrences located on or near the subject property based on site name, address, and available resources. The focus of this search is placed on sites that may pose the greatest potential for environmental impacts to the subject property. It is not within the scope of this Phase I ESA to conduct an exhaustive investigation to verify the locations of all unmapped occurrences.

Unmapped occurrences identified as possible RECs to the subject property are incorporated into the report. Additional information regarding the unmapped occurrences may be found in the ERS report in **Appendix B**.

4.1.4 **Additional Environmental Record Sources**

ERS did not search additional databases beyond the standard list required by the ASTM standard.

SEH reviewed additional environmental record sources, including the MPCA “What's In My Neighborhood” interactive mapping program, MDA County Spill Records, and the MDA “What's in my Neighborhood” interactive mapping program. The purpose of the review was to identify non-geocoded properties and properties not identified in the ERS review which are located on or within the search radius of the subject property. The additional record sources can also be used to verify information received in the ERS report.

4.1.5 **File Search Summary**

Based on information reviewed during the Standard Environmental Records Review, the following list summarizes sites identified as potential concerns for the subject property during the database records review. A complete summary of these sites is presented in **Section 7.0**.

- **Gaylord Truck Station**, 330 Railroad Ave. MPCA Tank ID: 9289.
- **MNDOT District 7a Safety Office Gaylord**, 330 Railroad Ave. MPCA Hazardous Waste ID: MND982646978
- **Entegris Gaylord**, 430 Railroad Ave. MPCA Hazardous Waste ID: MNS000158170.
- **Gaylord Service**, 2nd St & Railroad Dr. MPCA Tank IDs: 12938 & 18603 and Leak IDs: 3501 and 13130.
- **Madsen Oil Co**, 111 2nd St. MPCA Tank ID: 123433.

-
- **TE Ibberson Co**, 650 Railroad Ave. MPCA Hazardous Waste ID: MNS000103044.
 - **United Farmers Co-op and Ag Land Co-op**, 120 E High St. MPCA Tank ID: 9281 and MPCA Leak IDs: 1746 & 7838.

4.2 Physical Setting

SEH reviewed the physical setting of the subject property from various sources.

4.2.1 Topography

The subject property is depicted as relatively flat on the United States Geological Survey (USGS) 7.5-minute “Gaylord” topographic map (USGS 1982). The map indicates that the surface elevation of the subject property is approximately 975-980-feet amsl.

4.2.2 Geology and Soils

The southern portion of the property consists of depressions containing modern lake sediment, which is characterized by a thick, black upper soil horizon which may include some sand and organic matter and is laminated in places. The northern section is comprised of low relief deposits of subglacial till, a dense diamicton which forms a surface with generally 10 feet (3 meters) of relief (MGSa, 2012).

Bedrock in the area has a maximum thickness of 200 to 225 feet (61 to 69 meters), and is characterized by Mt. Simon Sandstone, with minor thin siltstone and shale beds. The sandstone is principally light brown to pale yellowish-brown to grayish-orange-pink, medium- to coarse-grained, quartzose. There are interbedded, thin layers of pale olive-gray, pale red, or greenish-gray siltstone and silty shale and pale to moderate brown, feldspathic, very fine-grained sandstone that generally are more abundant in the upper part of the sandstone. The upper part has inarticulate brachiopod valves and there commonly are goethite-limonite ooids and coated grains near the contact with the Eau Claire Formation. The basal part has more very coarse-grained to granular sandstone beds and there commonly is a quartzose conglomerate at the base (MGSb, 2012).

4.2.3 Hydrogeology

Shallow groundwater is expected to flow south to Mud Lake. In a review of wells listed in the Minnesota Department of Health (MDH) County Well Index (CWI) approximately 1/2 mile from the subject property, shallow groundwater depths were not identified. Mud Lake is located approximately 0.15 miles to the south of the subject property and has an elevation of 975 feet amsl. Titlow Lake is located approximately 0.50 miles to the north of the subject property and has an elevation of 983 feet amsl.

4.2.4 Water Wells

A review of wells listed in the MDH CWI was conducted. No wells were listed for the subject property. Eight (8) wells are described in the same quadrant as the subject property, but do not exist within approximately 1/2 mile of the subject property (see also **Section 5.4.6**).

4.3 Historical Use of the Subject Property and Adjacent Properties

A historical review of the site and surrounding area was conducted to identify obvious previous uses of the subject property and surrounding area in order to help assess whether past uses may have led to RECs or HRECs in connection with the subject property. According to ASTM 1527-05 standard the uses of the property “shall be identified from the present, back to property’s first developed use, or back to 1940, whichever is earlier.” The historical review was

completed by examining historic aerial photographs, topographic maps, city directories and Sanborn® Maps, where available, and by conducting interviews (see **Section 6.0**). Any significant temporal gaps in historical data are addressed in **Section 7.1** of this report.

4.3.1 Sources

The following sources were used to compile the history of the subject property and adjacent properties presented in **Sections 4.4.2** and **4.4.3**.

4.3.1.1 Aerial photographs

Reasonably ascertainable historical aerial photographs showing the subject property and surrounding areas were obtained for review from the years 1938, 1953, 1975, 1982, 1992, 1996, 2005, 2006, 2008, 2009, and 2010. Copies of the photographs reviewed are included as **Appendix C**.

Due to the scale and quality of some of the photographs, it is difficult to determine minor activities that may have occurred on the subject property.

4.3.1.2 Topographic Maps

The following historical maps were obtained and reviewed:

- USGS, 1958, *Gaylord, Minnesota*, 7.5 Minute Topographic Map
- USGS, 1982, *Gaylord, Minnesota*, 7.5 Minute Topographic Map

Copies of topographic maps reviewed are included as **Appendix D**.

4.3.1.3 Sanborn® Fire Insurance Maps

Sanborn® Fire Insurance maps consist of a uniform series of large-scale detailed maps, dating from 1867 through 1969 and depict the commercial, industrial, and residential sections of urban areas. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Sanborn® maps illustrate, in outline form, the size, shape, construction and building material of dwellings, commercial buildings, and factories. Sanborn® Fire Insurance maps were not available for the project.

4.3.1.4 City Directories

City directories provide a means to investigate the past use of a site by reviewing information for a specific address in incorporated areas. City directories were obtained for the subject property from the years 1999, 2002, 2007, and 2012. City directories were reviewed; no significant information was noted. Copies of city directories are included as **Appendix E**.

4.3.2 History of the Subject Property

The following history of the site was compiled from information contained in the resources listed in **Section 4.3.1** of this report.

In the 1938 aerial photograph, the subject property appears to have undergone some grading activities and contains a pathway leading to a residence to the west of the subject property. The rest of the site appears to be undeveloped. Beginning in the 1953 aerial photograph, the subject property appears to have been developed into farmland. The roads surrounding the subject property first appear in the 1975 aerial photograph and the site remains as farmland. The site is appears as farmland through the 2010 aerial photograph.

4.3.3 History of Adjacent Properties

The following history of the surrounding properties was compiled from information contained in the resources listed in **Section 4.3.1** of this report.

One residence is present west of the subject property in the 1938 aerial photograph. A road exists to the north of the subject property. A railroad is depicted in the 1953 aerial photograph running parallel to Railroad Avenue and north of the subject property. Adjacent properties at this time appear to be undeveloped or farmland. Adjacent properties appear to remain unchanged until the 1975 aerial photograph when roads adjacent to the subject property are established to the east, south, and west. Three buildings and apparent grading activities are present to the south, and two buildings and a roadway appear to the west of the subject property at this time.

The quality of the 1982 aerial photograph is too poor to observe adjacent properties directly, but activities near the subject property appear to remain unchanged from previous aerial photographs. The 1982 "Gaylord, Minnesota" 7.5 minute topographic map shows that the property adjacent to the south of the site is a sewage disposal property. Further development to the west and southwest of the subject property is observed in the 1992 aerial photograph with housing and other small structures adjacent to the site. Approximately 10 houses exist west of the site in the 1996 aerial photograph. Additionally, a structure and some grading activities appear to have taken place on the property to the east of the site. Site activities appear to have been augmented to the east of the subject property in the 2005 aerial photograph with 3 structures located near the northeast corner of the site. Adjacent properties and respective activities appear to remain unchanged through the 2010 aerial photograph with additional grading taking place over this period of time to the south of the subject property.

5.0 Site Reconnaissance

SEH conducted a site reconnaissance of the subject property and surrounding properties on May 9, 2013. Select photographs of the site are included in **Appendix F**.

5.1 Methodology and Limiting Conditions

The site reconnaissance included a site visit to observe the subject property to the extent not obstructed by bodies of water, buildings, heavy vegetation, stored materials, or other obstacles.

The perimeter of the property was walked and adjacent properties were noted.

5.2 General Site Reconnaissance Information

SEH made the following general site reconnaissance observations.

5.2.1 Current Uses of the Subject Property

The subject property is used for agricultural purposes.

5.2.2 Current Uses of Adjacent Properties

Properties surrounding the subject property appear to be agricultural, residential, and industrial.

5.2.3 Observable Past Uses of the Subject Property

Past uses of the subject property were not able to be observed.

5.2.4 Observable Past Uses of Adjacent Properties

Past uses of adjacent properties were not able to be observed.

5.2.5 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The topography of the subject property and surrounding areas is relatively flat. No ditches or creeks exist on-site.

5.2.6 General Description of Structures

No structures are currently located on the property.

5.2.7 Roads

There are four roadways that surround the subject property; Railroad Avenue to the north, Second Street East to the west, Shoreview Lane to the south, and 3rd Street East to the east.

5.2.8 Potable Water Supply

There is no evidence of a potable water supply for the subject property.

5.2.9 Sewage Disposal System

There is no evidence of a sewage disposal system on the subject property.

5.2.10 Storage Tanks

No USTs were observed at the time of site reconnaissance.

No ASTs were observed at the time of site reconnaissance.

5.2.11 Odors

No noxious odors were noted during the site reconnaissance.

5.2.12 Pools of Liquid

There were no suspicious pools of liquid observed on the subject property or adjacent properties.

5.2.13 Drums, Totes and other Containers

No drums, totes or other containers were observed on the subject property.

5.2.14 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No petroleum products or hazardous substances were observed on the subject property or adjacent properties.

5.2.15 Unidentified Substance Containers

No unidentified substance containers were observed on or adjacent to the subject property at the time of site reconnaissance.

5.2.16 Polychlorinated Biphenyls (PCBs)

No transformers were observed on the subject property.

5.3 Interior Observations

No structures were observed on the subject property.

5.4 Exterior Observations

SEH made the following exterior observations during the site reconnaissance.

5.4.1 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on the subject property or surrounding properties.

5.4.2 Stained Soil or Pavement

No significant areas of stained soil or pavement were observed on the subject property at the time of site reconnaissance.

5.4.3 Stressed Vegetation

No stressed vegetation was observed on the subject property at the time of site reconnaissance.

5.4.4 Solid Waste

At the time of the site reconnaissance, no landfills or solid waste were observed on or adjacent to the subject property. Small amounts of scattered debris were observed adjacent to roadways, although the amount of debris appeared to be minimal. Dumpsters were observed on the property adjacent to the east of the subject property. .

A dirt composting facility is located approximately 300 feet to the south of the subject property.

5.4.5 Waste Water

There is no evidence of a sewage disposal system on the subject property.

5.4.6 Wells

No wells were observed on the subject property or adjacent properties.

5.4.7 Septic Systems

See **Section 5.2.9** of this report

6.0 Interviews

Interviews were conducted with persons familiar with the subject property to obtain information regarding the presence or possible presence of RECs or HRECs in connection with the subject property.

6.1 Interview with KMA Design and Construction

On April 19th SEH interviewed Chuck Klimmek of KMA Design & Construction, who has historical knowledge of the site. Mr. Klimmek stated that the property has been used on a rental basis for production agriculture or left fallow for as far back as he's aware, which is more than 60 years. No buildings or storage operations exist on the site, and while municipal sewer and water are available, they are not currently connected. No processes apart from farming occurring onsite, and no tanks, sumps, pits, ponds, or lagoons are present. The field is tiled and drained to a county ditch. The site has never had odor complaints, and there are no onsite air emission sources or incinerators. Mr. Klimmek reports that adjacent property uses are residential to the west, commercial south and east, and to the north is an unimproved city street and railroad tracks.

6.2 Interview with Past Owner

SEH interviewed Jim Peterson, the most recent owner of the site property. He confirmed that past uses of the site have been farming related, and that no structures, tanks, pits, ponds, or lagoons have been present onsite. He says that the field is tilled to drain to the county ditch to the southeast.

Mr. Peterson stated that the property to the south is currently used for livestock trucking and includes a truck and livestock trailer washing bay. It was previously used as a propane cylinder filling operation with trucks and trailers, and as a truck repair shop and small manufacturing shop for propane flame weeding units. Before that it was an implement store, shop and repair facility with a small office, which continues in that capacity with occasional apartment usage. City of Gaylord has water and sewer lines across the south properties, while Xcel Energy and Qwest have power poles and lines in the area.

East across 3rd Street East was formerly used for agricultural purposes. Currently the MNDOT garage and District 7 Safety Office are located on the north parcel, while black dirt and clay piles belonging to the City of Gaylord and used by the city and residents are located on the southern parcel. The piles are primarily from road or other construction and are there as a stockpile for reuse.

North of the site lies Railroad Avenue, railroad tracks and, and Highway 19. The eastern parcel north of Highway 19 is the City of Gaylord Fire Station. The western parcel has been the local co-op gas station for well over 20 years, now it is the Gaylord station of the United Farmers Co-op.

Mr. Peterson states that while there have been no disposal issues that he is aware of at the trucking location, there have been dumpsters and sanitation service there for more than 40 years, and states that “naturally there would have been farm implement and truck fluids spilled in the normal course of its use as a farm implement and truck sales and repair location.”

6.3 Interview with Gloria Sinel

Ms. Sinel was referred to as a local historian in Gaylord in the user questionnaire in **Appendix A**; however, she could provide no information on the site. She stated that her brother, James Huffman, had a farm to the east of the subject property and might be able to provide additional information.

6.4 Interview with James Huffman

Mr. Huffman has a farm east of the property site. He stated that the site had been used for agricultural purposes for as long as he could remember it, which was about 60 years. He was able to provide accurate contact information for Jim Peterson, past owner and user of the site.

7.0 Findings and Opinions

SEH has completed this Phase I ESA, and based on the information presented above, the following known or suspected RECs, HRECs, or *de minimis* conditions were identified for the subject property. The following sites that are identified as **REC's** can be seen on **Figure 2**:

- **United Farmers Co-op and Ag Land Co-op**, 120 E High St. This site is a listed tank site (ID: 9281) and leak site for two occurrences (IDs: 1746 and 7838). The first release was of leaded gasoline and occurred on 10/16/1989. It resulted in groundwater contamination, and was closed on 9/29/1992 with contaminated soil remaining on site. The second release was of an unknown type of gasoline on 9/14/1994, didn't result in groundwater contamination, and was closed 2/24/2006. It was land treated via soil

removal (200 cubic yards on 11/9/1995) and soil spreading (10 cubic yards on 5/1/2005). The site has had 4 USTs removed, 2 for gasoline, one for diesel and one for used or waste oil, along with one diesel AST. The removed tanks varied in capacity from 1000 to 22,000 gallons. Four active 4 USTs and 12 ASTs are located onsite (ID: 9281). The USTs range from 8000 to 12,000 gallons in capacity and include diesel, gasoline, and E85 ethanol/gasoline. The ASTs fall between 4000 to 22,000 gallons, and include gasoline, diesel, fuel oil, gasoline, and antifreeze. Tanks located on-site were installed between 1964 and 1994. The site is listed as MES-HighRisk-MN. The listed address is located approximately 500 feet to the north of the site and is located up-gradient of the subject property. This site is considered a **REC**.

- **Gaylord Service**, 2nd St & Railroad Dr. Five USTs of gasoline have been removed from the site, three (ID: 12938) of unspecified size, along with two (ID: 18603) others of 500 and 600 gallon capacity. A leak (ID: 3501) of an unreported amount of leaded gasoline was discovered at the site on 11/2/1991. Land treatment was applied to 2177 cubic yards of soil and the site was closed on 11/2/1994. Contaminated soils remain. A leak (ID: 13130) of an unreported amount of leaded gasoline was discovered at the site on 11/2/1999. According to the MPCA, 151.50 cubic yards of soil were taken to a landfill on 6/6/2005. The site was closed on 1/23/2006. Groundwater became contaminated, contaminated soils remain, and it is unknown if there was off-site contamination. According to the ERS database search, the site is located 0.1 miles northwest of the subject property. However, the listed address of 2nd Street and Railroad Drive places the site approximately 2,000 feet to the west of the subject property. The site is listed as MES-HighRisk-MN. This site is not considered a REC
- **Gaylord Truck Station**, 330 Railroad Ave. This site contained 3 UST's; one 2000 gallon tank of gasoline, one 2000 gallon tank of diesel, and one 500 gallon tank of used or waste oil; all of which have been removed. The site (ID: 9289) has two active AST's, one 280 gallon tank of used or waste oil and the other a 250 gallon tank of "chemical other or unspecified." No spills have been reported for any of the tanks. According to the ERS database search, this site is located 0.06 northwest of the site and has the same address as the MNDOT District 7a Safety Office Gaylord site. This site is not a REC.
- **MNDOT District 7a Safety Office Gaylord**, 330 Railroad Ave. The site is listed as an active small to minimal quantity generator of hazardous waste (ID: MND982646978), which included 30 pounds of used oil filters for recycling and 65 gallons of used oil in 1995, and parts washer solvent for report years 2006, 2007, and 2010. This site is located adjacent to the north of the subject property on Railroad Avenue. No violations were listed at this site and good housekeeping was observed during the site visit. This site is not a REC.
- **Entegris Gaylord**, 430 Railroad Ave. This site is an active Plastics Pipe and Pipe Fitting Manufacturing operation. The site is a small to minimal quantity hazardous waste generator (ID: MNS000158170), however no information is available concerning the type of waste. The address, 430 Railroad Avenue, would put the site approximately 1000 feet to the northeast of the subject property. The site listed as MES-LowRisk-MN and is not considered a REC.
- **Madsen Oil Co**, 111 2nd St. Six active ASTs (ID: 123433) are listed for this site, two 17,600 gallon diesel tanks, two 10,400 gallon diesel tanks, one 17,600 gallon gasoline tank,

and one 3,300 gallon gasoline tank. No spills have been reported. The tanks were registered in 2003. The site is 0.12 miles southwest of the site. This site is not a REC.

- **TE Ibberson Co**, 650 Railroad Ave. This site is listed as a small to minimal quantity generator of hazardous waste (ID: MNS000103044) which included 528 gallons of paint related materials, 21 gallons of resin solution, 20 gallons of hydrogen peroxide, and 60 gallons of hydrochloric acid in 2004, and 5 to 8 gallons of paint related materials from 2008 to 2011. The site is listed as MES-HighRisk-MN. According to the ERS database report, the site is located 0.12 miles northeast of the subject property. This site is not a REC.

7.1 Significant Data Gaps

The following data gaps were identified in completion of the ESA. The significance of the data gaps has been evaluated by the environmental professional as follows:

Data gaps existed between the years 1939-1952, 1959-1974, 1976-1981, and 1983-1991. Considering the subject property has been used as farmland since the first historic aerial photograph, these gaps are not considered significant to the completion of the Phase I ESA.

No documentation of groundwater flow was found for the area around Gaylord, Minnesota. Shallow groundwater is assumed to flow south towards Mud Lake as the lake is at an elevation of 975 feet amsl and the subject property is at an elevation of approximately 975-980 feet amsl. Shallow groundwater at the subject property is expected to be approximately 5 feet bgs. This data gap is not considered significant to the completion of the Phase I ESA.

8.0 Conclusions and Recommendations

SEH has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-05 of the subject property specifically described in **Section 2.1**. Any exceptions to, or deletions or deviations from, this practice are described in **Sections 1.4** and **10.0** of this report. This Phase I ESA has identified the following HRECs or RECs in connection with the subject property:

- **United Farmers Co-op and Ag Land Co-op**, 120 E High St.

SEH recommends a review of available MPCA leak files for the identified RECs listed in **Section 8.0**. Additionally, SEH recommends a Phase II investigation be completed for conditions identified during the MPCA file review and potential impacts regarding agricultural chemical use on-site and the adjacent railway.

9.0 Deviations

Other than the limitations and exceptions listed in **Section 1.4** and **Section 7.1**, there were no substantial deletions, deviations, or additions from this practice.

10.0 Limitations and Standard of Care

This ESA was completed in general accordance with ASTM E 1527-05, *Standard Practice for Environmental Assessments* and SEH's agreement with the City of Gaylord. The findings and conclusions of this report are not scientific certainties, but probabilities based on professional judgment regarding the significance and accuracy of the collected data. When reasonably ascertainable, environmental data was obtained and reviewed. However, the accuracy of the sources and collected data is not the responsibility of SEH.

When a Phase I ESA is completed without subsurface exploration or chemical analyses of the soil and/or groundwater at the site, no statement of scientific certainty can be made regarding the environmental or subsurface conditions resulting from either onsite or offsite pollutant sources. The possibility always exists for contaminants to migrate from one property to another via surface water, groundwater or soil. The ability to accurately assess the environmental risk associated with the transport of pollutants through these media to the site is beyond the scope of this Phase I ESA.

This Phase I ESA report was prepared for the exclusive use of the City of Gaylord. The negotiated scope of work imposed limitations on the collection and interpretation of evidence, consistent with the ASTM Standard, resulting in a commensurate uncertainty as to the conclusions drawn. The degree of uncertainty was deemed acceptable by the City of Gaylord. Any third party interested in using or relying upon this report must first secure written authorization from the City of Gaylord and SEH, and agrees to accept SEH's terms and conditions respecting indemnification and agreed upon limitations of liability.

SEH's services were conducted in a manner consistent with the level of care and skill standard to the industry. The conclusions and recommendations contained in this report were arrived at in accordance with generally accepted professional practice at this time and location. Other than this, no warranty is implied or intended.

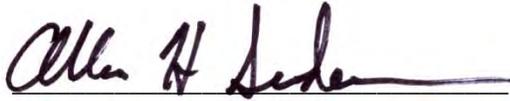
11.0 References

- ERS Environmental Record Source (ERS), *Site Location: Railroad Ave*, Gaylord MN 55334, March 26, 2013
- Minnesota Department of Agriculture (MDA) *County Spill Reports* for Sibley County, Minnesota, www.mda.state.mn.us/chemicals/spills/incidentresponse/countyspills.htm
- MDA *What's in my neighborhood*, interactive online mapping, www.mda.state.mn.us/chemicals/spills/incidentresponse/disclaimer.htm
- Minnesota Department of Health (MDH), *County Well Index*, www.health.state.mn.us/divs/eh/cwi/
- Minnesota Geological Survey (MGSa), *County Atlas Survey: Atlas C-24 Part A Sibley County, Plate 3 Surficial Geology*. 2012.
- Minnesota Geological Survey (MGSb), *County Atlas Survey: Atlas C-24 Part A Sibley County, Plate 2- Bedrock Geology*. 2012.
- Minnesota Pollution Control Agency (MPCA) *Aboveground/Underground Storage Tank Site Search*, online database, <http://www.pca.state.mn.us/index.php/waste/waste-and-cleanup/waste-management/tank-compliance-and-assistance/minnesota-aboveground-/underground-storage-tank-site-search-data.html>
- MPCA *Petroleum Remediation Program Maps* online, <http://pca-gis02.pca.state.mn.us/prp/index.html>
- MPCA *What's in my neighborhood*, online database, www.pca.state.mn.us/backyard/neighborhood.html
- United State Geological Survey (USGS), 1958, *Gaylord, Minnesota, 7.5 Minute Topographic Map*
- USGS, 1982, *Gaylord, Minnesota, 7.5 Minute Topographic Map*

12.0 Signature(s) of Environmental Professional(s)

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312 (**Appendix G**).

I have the specific qualification 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 §312.10 of 40 CFR 312.

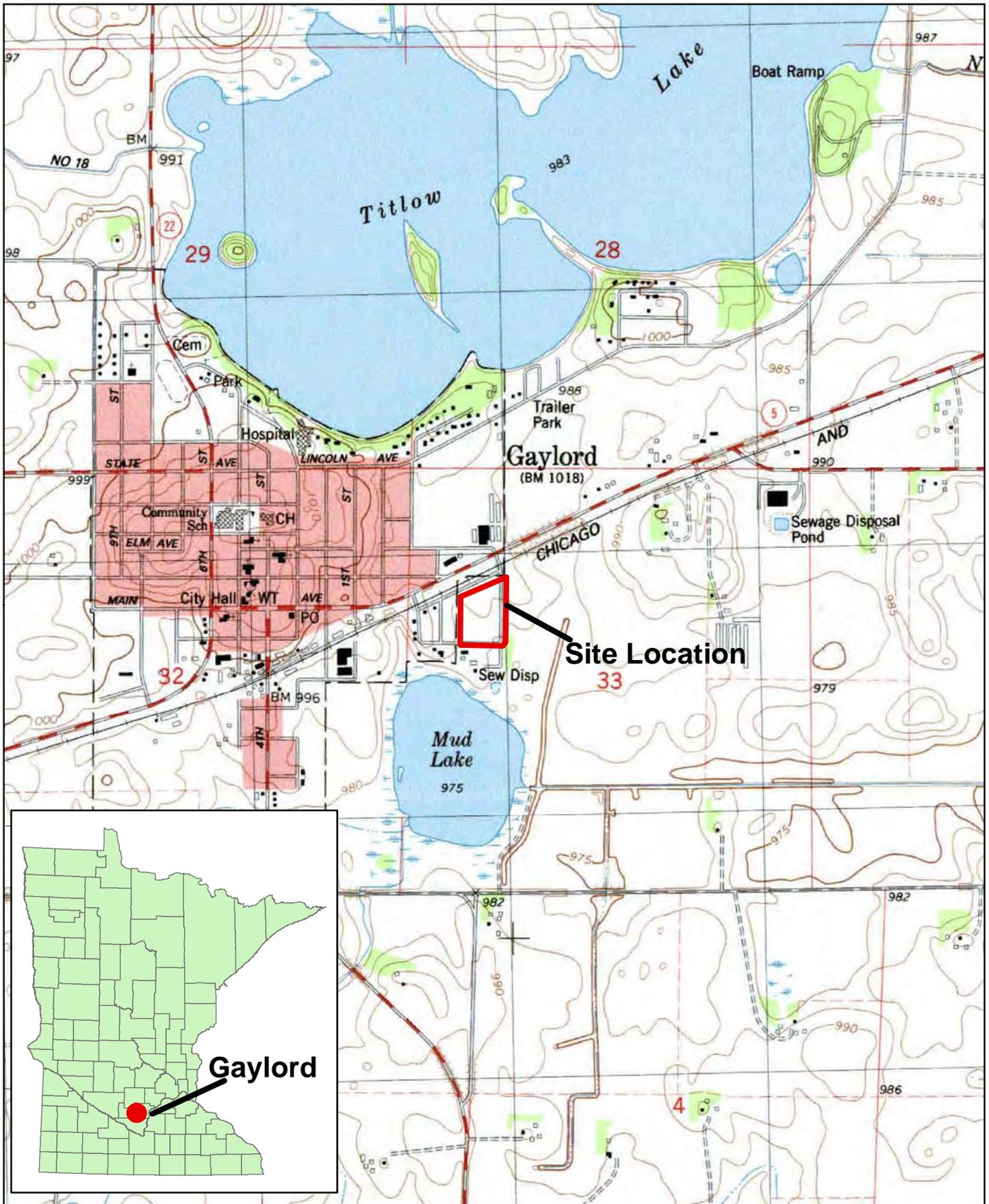
A handwritten signature in black ink, appearing to read "Allen H. Sunderman", written over a horizontal line.

Allen H. Sunderman, PG
Project Manager

List of Figures

Figure 1 – Site Location

Figure 2 – Site Features



3535 VADNAIS CENTER DR.
 ST. PAUL, MN 55110
 PHONE: (651) 490-2000
 FAX: (888) 908-8166
 TF: (800) 325-2055
 www.sehinc.com

Project: GAYLO 123854
 Print Date: 04/29/2013
 Map by: RB
 Projection: UTM NAD83
 Source: EDR 1982 topo map

Site Location Map
1982 Topographic Map
 Railroad Avenue Property
 Sibley County, Minnesota

Figure
1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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Project: GAYLO 123854
 Print Date: 04/29/2013
 Map by: RB
 Projection: UTM NAD83
 Source: MnDNR 2011

Site Features
 Railroad Avenue Property
 Sibley County, Minnesota

Figure
 2

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Appendix A

User Questionnaire



User Questionnaire for City of Gaylord

In order to qualify for one of the *Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1.) **Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the *property* that are filled or recorded under federal, tribal, state, or local law?

No

(2.) **Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**

Are you aware of any AULs such as *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?

No

(3.) **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

As the *user* of this ESA do you have any specialized knowledge of experience related to the property or nearby properties? For example, are involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

(4.) **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes

(5.) **Commonly known or reasonably ascertainable information about the property (40CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a) Do you know of any past uses of the *property*?

Ag

(b) Do you know of specific chemicals that were present or once were present at the *property*?

N/A

(c) Do you know of any spills or chemical releases that have taken place at the *property*?

N/A

(d) Do you know of any environmental cleanups that have taken place at the *property*?

N/A

(6.) **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the *user* of this ESA, based on your knowledge and experience related to the property are there any *obvious* indications that point to the presence or likely presence of contamination at this property?

No



User Questionnaire for City of Gaylord

Please answer these additional questions if applicable.

(7.) Reason Phase I is required:

(8.) Type of property and type of property transaction: MN Shoreland ready application process

(9.) Complete and correct address for the property: Current Ag, intended as light industrial

Base land - Tract M RLS No. 10

(10.) Identify all parties, or "users," who will rely on the Phase I ESA Report:

CITY of Gaylord, State of MN, potential new business and property

(11.) Name and contact information for the site contact:

507-537-7806 - 4307 Hamilton Dr, Eugene, MN 55123
Sim Peterson

(12.) Name and contact information for current owner/occupant/manager of the property:

Sim Peterson (DBA Star of the North)

(13.) Name and contact information for past owners/occupants/managers of the property:

N/A

KEVIN McCANN [Signature] 4/24/13
Name (printed) Signature Date

CITY OF GAYLORD CITY ADMINISTRATOR
Affiliation Position

Appendix B

Environmental Database Report



Prepared by:
ERS – Environmental Record Search
(800) 377-2430

Site Location:
Railroad Ave
Gaylord, MN 55334
(N 44-33-11, W 94-12-37) NAD83

RecCheck✓

The Standard for ASTM/AAI Radius Searches

(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

CONTENTS

EXECUTIVE SUMMARY	1
LISTED OCCURRENCE SUMMARY	4
SITE LOCATION TOPOGRAPHIC MAP	6
SITE LOCATION STREET MAP.....	7
1-MILE RADIUS STREET MAP W/OCCURENCES	8
1/4-MILE RADIUS STREET MAP W/OCCURRENCES	9
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES	10
LISTED OCCURRENCE DETAILS.....	11
RECORD SOURCES SEARCHED	18
OCCURRENCES NOT MAPPED.....	27
DISCLAIMER, LIMITS AND LIABILITIES.....	30

EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	Railroad Ave Gaylord, MN 55334
Client Project Number:	
Coordinates:	N 44-33-11, W 94-12-37 (NAD 83) 44.552925, -94.2102098
ERS Project Number:	2104637894
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Gaylord
Township, Section and Range:	Township: 113 Range: 28W Section: 33
Site Elevation: (feet above mean sea level)	974
Flood Zone: (FEMA Q3 Digital Data)	Panel: Not available
Fire Insurance Map Coverage:	Unknown: Area Not Digitally Indexed
Date of Report	March 26, 2013

LISTED OCCURRENCE EXECUTIVE SUMMARY

MAP ID #	ID/NAME	ADDRESS	LIST	STATUS	DIST	ELEV DIFF
1	505900 Gaylord Truck Station	330 Railroad Ave	Tanks-MN	Listed	0.06 miles NW	0 ft
1	1595551 MNDOT D7 Safety Office Gaylord	330 Railroad Ave	MES-LowRisk-MN	Listed	0.06 miles NW	0 ft
2	1601603 Entegris Gaylord	430 Railroad Ave	MES-LowRisk-MN	Listed	0.08 miles NE	3 ft
3	486323 Gaylord Service	2nd St & Railroad Dr	LUST-MN	Listed	0.1 miles NW	6 ft
3	1730391 Gaylord Service	2nd St & Railroad Dr	MES-HighRisk-MN	Listed	0.1 miles NW	6 ft
4	507060 Madsen Oil Co	111 2nd St	Tanks-MN	Listed	0.12 miles SW	6 ft

MAP ID #	ID/NAME	ADDRESS	LIST	STATUS	DIST	ELEV DIFF
5	1723232 TE Ibberson Co	650 Railroad Ave	MES-HighRisk-MN	Listed	0.12 miles NE	0 ft
6	1733040 United Farmers Coop	120 E High St	MES-HighRisk-MN	Listed	0.13 miles NW	0 ft
7	1735084 Railway Equipment Co Inc - Gaylord	740 Railroad Ave	MES-HighRisk-MN	Listed	0.27 miles NE	-7 ft
8	1722329 Shell Station	19 Main Ave E	MES-HighRisk-MN	Listed	0.28 miles W	26 ft
9	12966 FOOD N FUEL	19 MAIN AVE E	Hist-LUST-Open-MN	Open	0.28 miles W	26 ft
10	1595579 Wiman Apparel Inc	1 1st St S	MES-LowRisk-MN	Listed	0.32 miles SW	16 ft
11	1746 AG LAND COOP	120 E HIGH ST	Hist-LUST-Closed-MN	Closed	0.33 miles W	26 ft
12	7838 AG LAND COOP	120 E HIGH ST	Hist-LUST-Open-MN	Open	0.33 miles W	26 ft
13	3501 GAYLORD SERVICE	2ND ST AND RAILROAD DRIVE	Hist-LUST-Closed-MN	Closed	0.36 miles W	20 ft

Soil Type: (USGS STATSGO Data)	
CANISTEO 0% to 2% slopes, 26% of total	NICOLLET 0% to 3% slopes, 18% of total
GLENCOE 0% to 1% slopes, 16% of total	CLARION 2% to 6% slopes, 14% of total
WEBSTER 0% to 2% slopes, 11% of total	CRIPPIN 0% to 3% slopes, 9% of total
SWANLAKE 2% to 6% slopes, 2% of total	PALMS 0% to 2% slopes, 2% of total
WADENA 0% to 6% slopes, 1% of total	LAKEFIELD 0% to 3% slopes, 1% of total

In-House Aerial Photos or Historical Topo Maps
1994 Aerial File:FSXL3124 Rank: 4

KEY TO AERIAL RANK OR HISTORICAL TOPO MAPS

Rank:	Description:
4	The subject site located near center of Aerial or Topographical map.
3	The subject site located towards edge of Aerial or Topographical map.
2	The subject site is likely covered and located near outer edge of Aerial or Topographical map.
1	The subject site is likely covered and located near outer corner of Aerial or Topographical map.

Radon
The average Radon measurement is greater than 4 pCi/L for the county.

HIGH RISK* OCCURRENCES FOUND IN REQUESTED SEARCH RADIUS

LIST SEARCHED	DISTANCE SEARCHED (IN MILES)	OCCURRENCES FOUND
CERCLIS-US	0.5	0
Hist-LUST-Open-MN	0.5	0
LUST-MN	0.5	0
MES-HighRisk-MN	0.5	0
NPL-US	1	0
Tribal-LUST-Open	0.5	0

* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

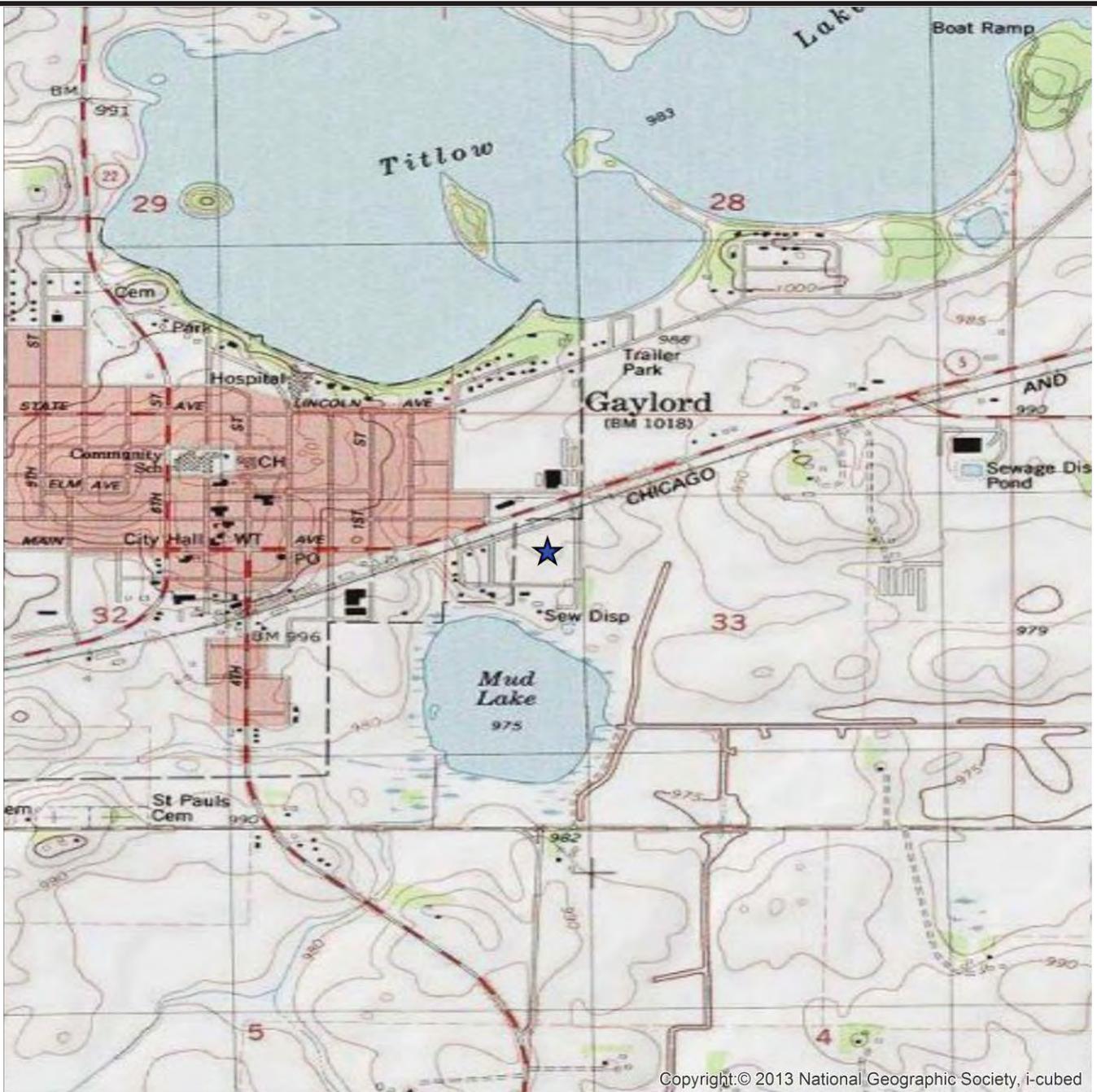
LISTED OCCURRENCE SUMMARY

LIST SEARCHED	DISTANCE SEARCHED	SUBJECT	0.125	0.25	0.5	1.0	TOTAL
FEDERAL ASTM/AAI DATABASES							
Cerclis-Archived-US	0.5	0	0	0	0	-	0
CERCLIS-US	0.5	0	0	0	0	-	0
ERNS-US	0.25	0	0	0	-	-	0
NPL-US	1	0	0	0	0	0	0
RCRA	0.25	0	0	0	-	-	0
RCRA-COR	1	0	0	0	0	0	0
RCRA-TSD	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES							
BF-US	0.5	0	0	0	0	-	0
Controls-ZZ	0.5	0	0	0	0	-	0
Hist-LUST-Closed-MN	0.5	0	0	0	2	-	2
Hist-LUST-Open-MN	0.5	0	0	0	2	-	2
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
Hist-UST-MN	0.25	0	0	0	-	-	0
HMIS-US	0.25	0	0	0	-	-	0
Landfills-MN	0.5	0	0	0	0	-	0
LUST-MN	0.5	0	1	0	0	-	1
MES-HighRisk-MN	0.5	0	2	1	2	-	5
MES-LowRisk-MN	0.5	0	2	0	1	-	3
MES-MedRisk-MN	0.5	0	0	0	0	-	0
Tanks-MN	0.25	0	2	0	-	-	2
Tribal-LUST-Closed	0.5	0	0	0	0	-	0
Tribal-LUST-Open	0.5	0	0	0	0	-	0
Tribal-UST	0.25	0	0	0	-	-	0

SUPPLEMENTAL DATABASES							
Not Searched							

PROPRIETARY HISTORIC DATABASES							
Not Searched							

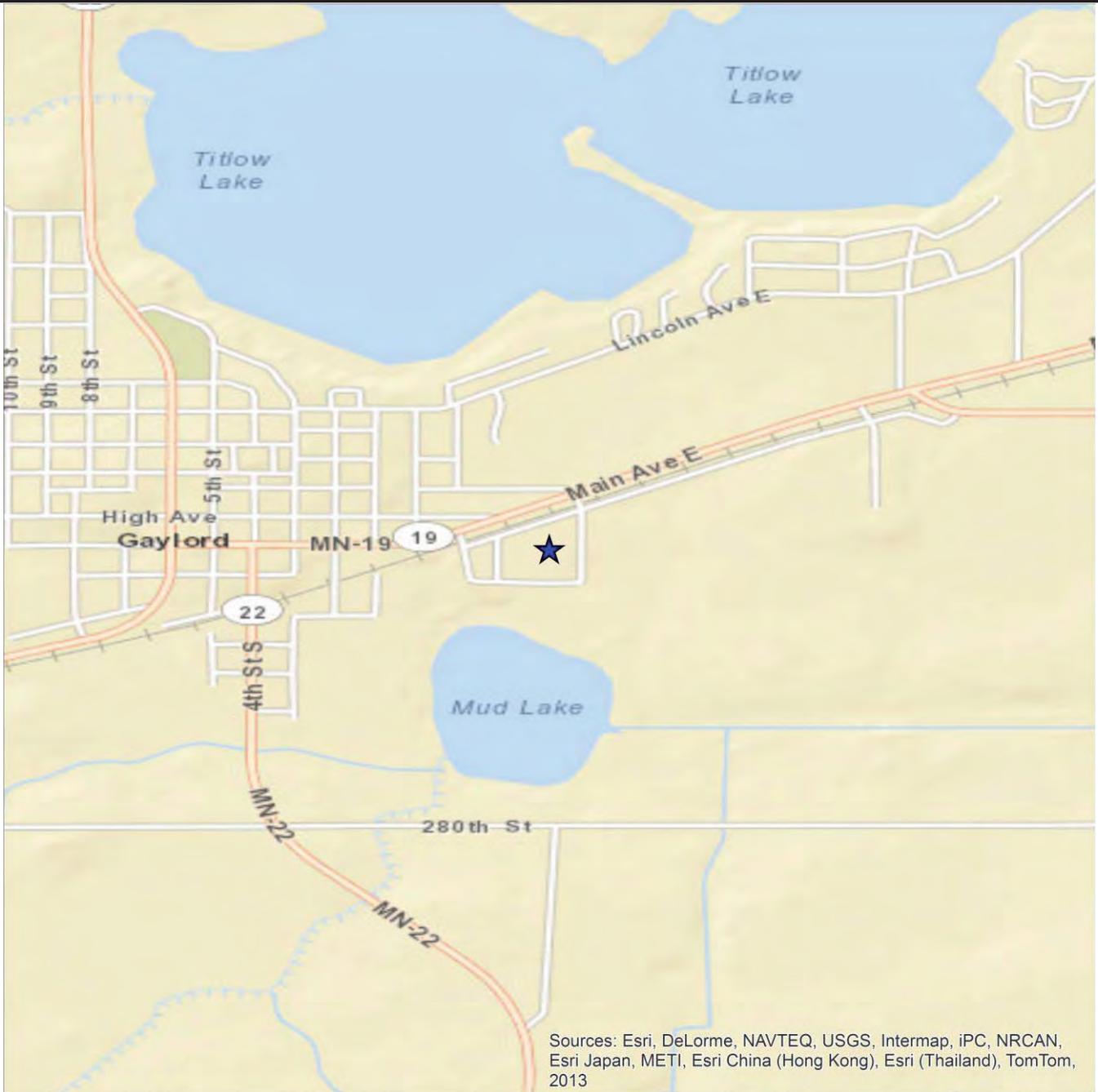


SITE LOCATION TOPOGRAPHIC MAP



U.S. Geological Survey, Gaylord Quadrangle
 7.5 Minute Series, Approximate Scale: 1: 24000

Short Elliott Hendrickson, Inc.	Railroad Ave Gaylord, MN 55334	FIGURE: 1 JOB: DATE: 3/26/2013
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SITE LOCATION STREET MAP

Approximate Scale: 1: 24000

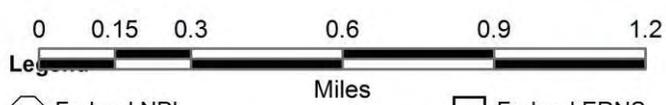
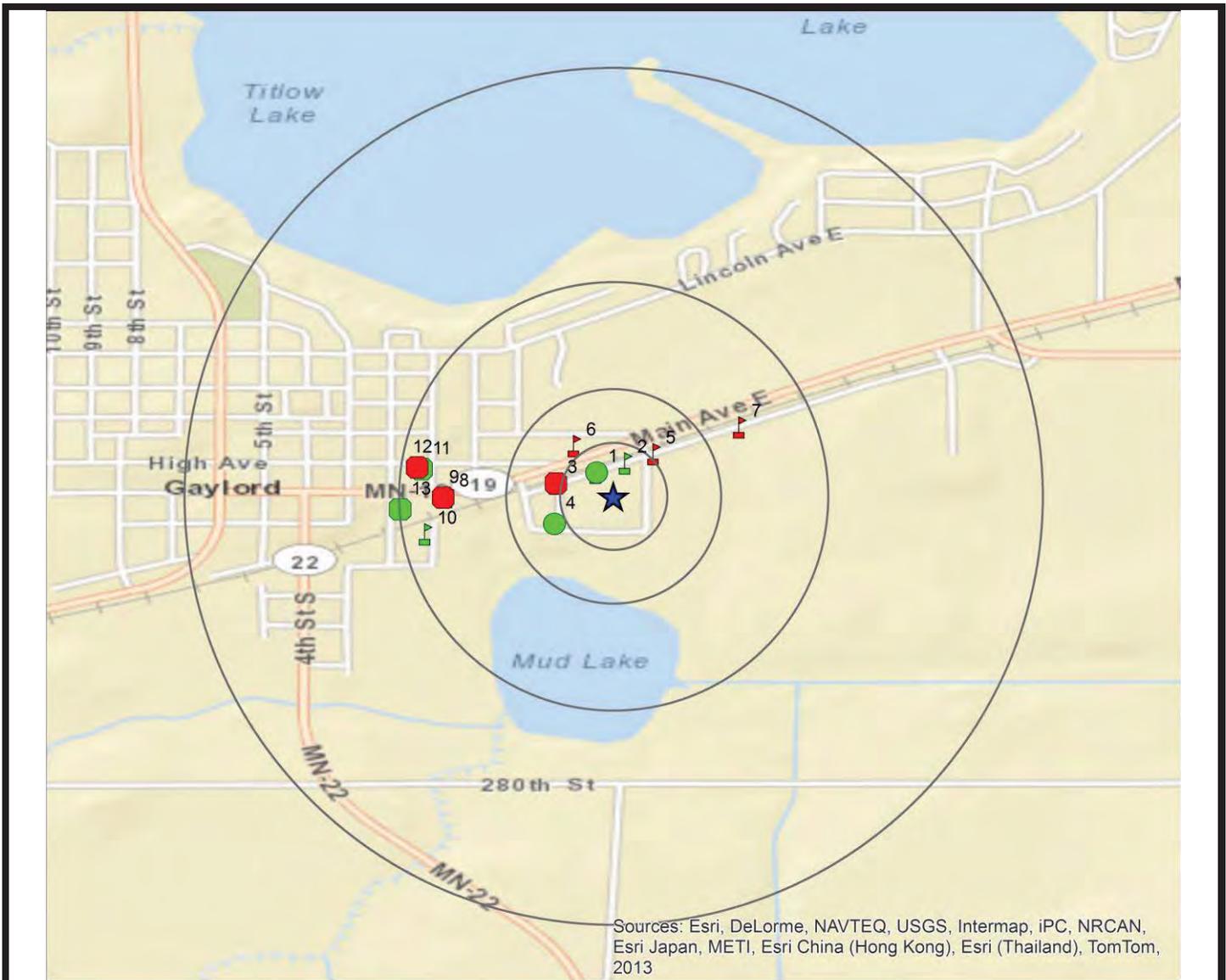


Short Elliott Hendrickson, Inc.

Railroad Ave
Gaylord, MN 55334

FIGURE:
JOB:
DATE: 3/26/2013

1-MILE RADIUS STREET MAP W/OCCURENCES



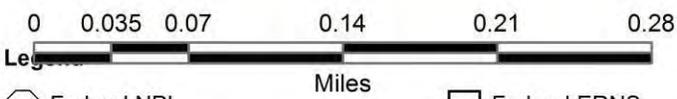
- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ○ Federal NPL ○ Federal CERCLIS ◇ Federal CERCLIS NFRAP △ Federal RCRA CORRACTS ◡ Federal RCRA non-CORRACTS TSD ⊗ Federal RCRA Generators | <ul style="list-style-type: none"> ■ Federal ERNS □ State/Tribal CERCLIS Equivalent ◼ State/Tribal Voluntary Cleanup Sites ○ State/Tribal LUST ⊕ State/Tribal Brownfield | <ul style="list-style-type: none"> ⊕ State/Tribal Landfill/Solid Waste ⬠ State/Tribal Inst/Eng Controls ○ State/Tribal UST ⚑ ERS Supplemental Govt Sources ⊕ ERS Exclusive Historic Sources |
|--|---|--|

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

1/4-MILE RADIUS STREET MAP W/OCCURRENCES



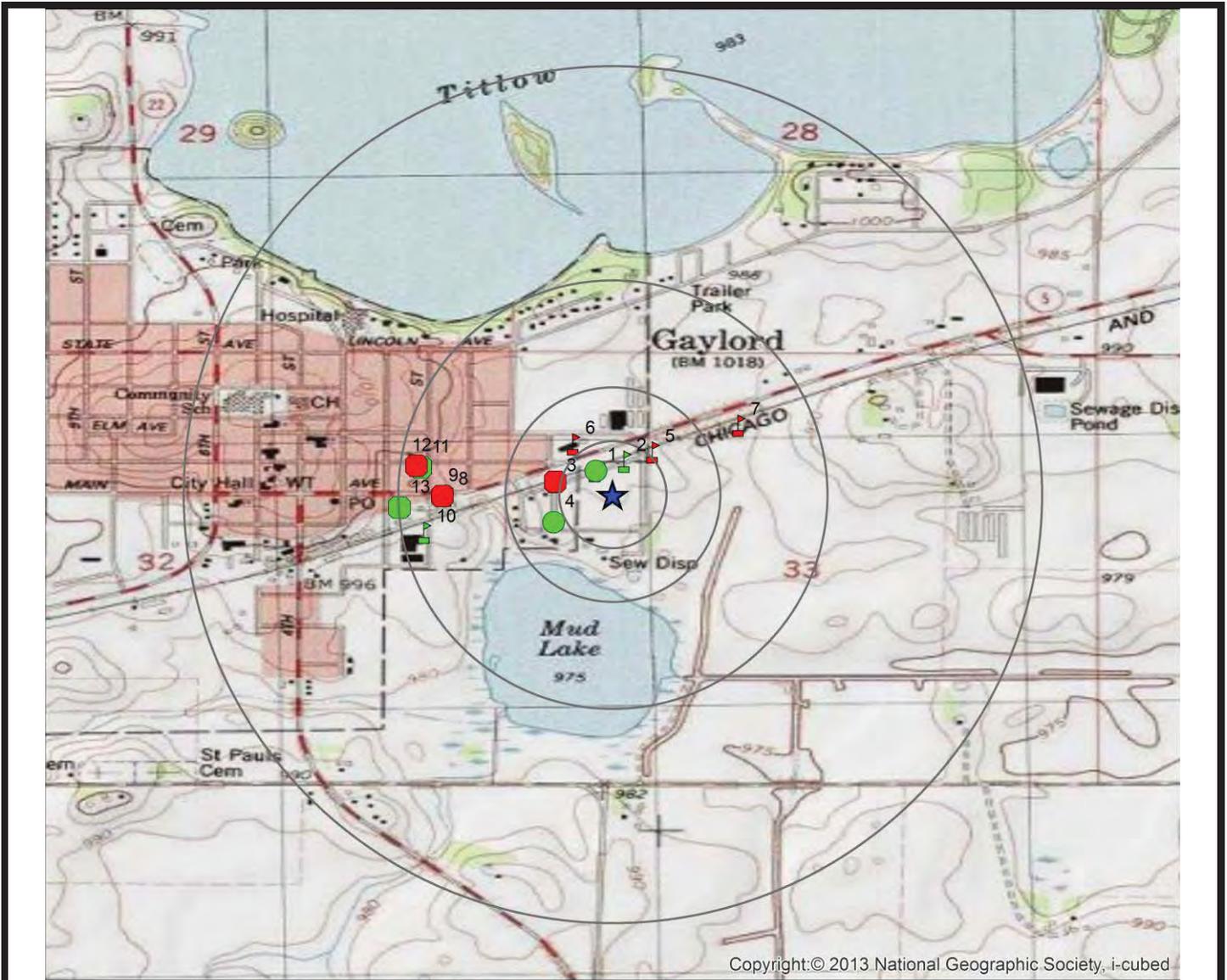
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013



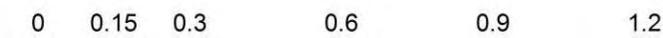
- | | | |
|---------------------------------|--|-------------------------------------|
| ○ Federal NPL | ■ Federal ERNS | ⊕ State/Tribal Landfill/Solid Waste |
| ○ Federal CERCLIS | □ State/Tribal CERCLIS Equivalent | ⌚ State/Tribal Inst/Eng Controls |
| ◇ Federal CERCLIS NFRAP | ◼ State/Tribal Voluntary Cleanup Sites | ○ State/Tribal UST |
| △ Federal RCRA CORRACTS | ○ State/Tribal LUST | ⌚ ERS Supplemental Govt Sources |
| ⬡ Federal RCRA non-CORRACTS TSD | ⊕ State/Tribal Brownfield | ⊕ ERS Exclusive Historic Sources |
| ⊗ Federal RCRA Generators | | |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

1-MILE TOPOGRAPHIC MAP W/OCCURRENCES



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Legend

- | | | |
|---------------------------------|--|-------------------------------------|
| ○ Federal NPL | ■ Federal ERNS | ⊕ State/Tribal Landfill/Solid Waste |
| ○ Federal CERCLIS | □ State/Tribal CERCLIS Equivalent | ⌚ State/Tribal Inst/Eng Controls |
| ◇ Federal CERCLIS NFRAP | ◼ State/Tribal Voluntary Cleanup Sites | ○ State/Tribal UST |
| △ Federal RCRA CORRACTS | ○ State/Tribal LUST | ⌚ ERS Supplemental Govt Sources |
| ⬡ Federal RCRA non-CORRACTS TSD | ⊕ State/Tribal Brownfield | ⊕ ERS Exclusive Historic Sources |
| ⊗ Federal RCRA Generators | | |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

LISTED OCCURRENCE DETAILS

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Tanks-MN	Listed	0.06 miles NW	974 ft (0 ft higher than site)	1
SITE NAME				AGENCY ID#
Gaylord Truck Station				505900
ADDRESS			CITY	ZIP
330 Railroad Ave			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=220696 MPCA_ID: 9289 ACTIVITY: Tank Site MAJ_WSHED: Lower Minnesota River STATUS: Active COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
MES-LowRisk-MN	Listed	0.06 miles NW	974 ft (0 ft higher than site)	1
SITE NAME				AGENCY ID#
MNDOT D7 Safety Office Gaylord				1595551
ADDRESS			CITY	ZIP
330 Railroad Ave			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=56373 MPCA_ID: MND982646978 ACTIVITY: Hazardous Waste, Small to Minimal QG MAJ_WSHED: Lower Minnesota River STATUS: Active COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
MES-LowRisk-MN	Listed	0.08 miles NE	977 ft (3 ft higher than site)	2
SITE NAME				AGENCY ID#
Entegris Gaylord				1601603
ADDRESS			CITY	ZIP
430 Railroad Ave			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=58281864 MPCA_ID: MNS000158170 ACTIVITY: Hazardous Waste, Small to Minimal QG MAJ_WSHED: Lower Minnesota River STATUS: Active COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-MN	Listed	0.1 miles NW	980 ft (6 ft higher than site)	3
SITE NAME				AGENCY ID#
Gaylord Service				486323
ADDRESS			CITY	ZIP
2nd St & Railroad Dr			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=241643 MPCA_ID: 3501 ACTIVITY: Leak Site MAJ_WSHED: Lower Minnesota River STATUS: Inactive COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
MES-HighRisk-MN	Listed	0.1 miles NW	980 ft (6 ft higher than site)	3
SITE NAME				AGENCY ID#
Gaylord Service				1730391
ADDRESS			CITY	ZIP
2nd St & Railroad Dr			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=223134 MPCA_ID: Multiple Activities ACTIVITY: Multiple Activities MAJ_WSHED: Lower Minnesota River STATUS: Inactive COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Tanks-MN	Listed	0.12 miles SW	980 ft (6 ft higher than site)	4
SITE NAME				AGENCY ID#
Madsen Oil Co				507060
ADDRESS			CITY	ZIP
111 2nd St			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=232118 MPCA_ID: 123433 ACTIVITY: Tank Site MAJ_WSHED: Lower Minnesota River STATUS: Inactive COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
MES-HighRisk-MN	Listed	0.12 miles NE	974 ft (0 ft higher than site)	5
SITE NAME				AGENCY ID#
TE Ibberson Co				1723232
ADDRESS			CITY	ZIP
650 Railroad Ave			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=136115 MPCA_ID: Multiple Activities ACTIVITY: Multiple Activities MAJ_WSHED: Lower Minnesota River STATUS: Active COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
MES-HighRisk-MN	Listed	0.13 miles NW	974 ft (0 ft higher than site)	6
SITE NAME				AGENCY ID#
United Farmers Coop				1733040
ADDRESS			CITY	ZIP
120 E High St			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=220687 MPCA_ID: Multiple Activities ACTIVITY: Multiple Activities MAJ_WSHED: Lower Minnesota River STATUS: Active COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
MES-HighRisk-MN	Listed	0.27 miles NE	967 ft (7 ft lower than site)	7
SITE NAME				AGENCY ID#
Railway Equipment Co Inc - Gaylord				1735084
ADDRESS			CITY	ZIP
740 Railroad Ave			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=148261 MPCA_ID: Multiple Activities ACTIVITY: Multiple Activities MAJ_WSHED: Lower Minnesota River STATUS: Active COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
MES-HighRisk-MN	Listed	0.28 miles W	1000 ft (26 ft higher than site)	8
SITE NAME				AGENCY ID#
Shell Station				1722329
ADDRESS			CITY	ZIP
19 Main Ave E			Gaylord	55334
DETAILS				
SITE_URL: http://cf.pca.state.mn.us/wimn/siteInfo.cfm?siteid=220671 MPCA_ID: Multiple Activities ACTIVITY: Multiple Activities MAJ_WSHED: Lower Minnesota River STATUS: Active COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-LUST-Open-MN	Open	0.28 miles W	1000 ft (26 ft higher than site)	9
SITE NAME				AGENCY ID#
FOOD N FUEL				12966
ADDRESS			CITY	ZIP
19 MAIN AVE E			GAYLORD	55334
DETAILS				
MPCA ID: 225342 Date Reported: 9/16/1999 Date Discovered: 9/15/1999 Date Last Updated: 8/10/2005				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
MES-LowRisk-MN	Listed	0.32 miles SW	990 ft (16 ft higher than site)	10
SITE NAME				AGENCY ID#
Wiman Apparel Inc				1595579
ADDRESS			CITY	ZIP
1 1st St S			Gaylord	55334
DETAILS				
SITE_URL: http://ef.pca.state.mn.us/wimn/siteInfo.cfm?siteid=55439 MPCA_ID: MNNOS116 ACTIVITY: Hazardous Waste, Small to Minimal QG MAJ_WSHED: Lower Minnesota River STATUS: Inactive COUNTY: Sibley				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-LUST-Closed-MN	Closed	0.33 miles W	1000 ft (26 ft higher than site)	11
SITE NAME				AGENCY ID#
AG LAND COOP				1746
ADDRESS			CITY	ZIP
120 E HIGH ST			GAYLORD	55334

DETAILS	
MPCA ID: 214593 Date Reported: 10/16/1989 Date Discovered: 10/16/1989 Date Completely Closed: 9/29/1992 Date Last Updated: 8/3/2004	

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-LUST-Open-MN	Open	0.33 miles W	1000 ft (26 ft higher than site)	12
SITE NAME				AGENCY ID#
AG LAND COOP				7838
ADDRESS		CITY	ZIP	
120 E HIGH ST		GAYLORD	55334	
DETAILS				
MPCA ID: 220436 Date Reported: 9/14/1994 Date Discovered: 9/14/1994 Date Last Updated: 8/3/2004				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-LUST-Closed-MN	Closed	0.36 miles W	994 ft (20 ft higher than site)	13
SITE NAME				AGENCY ID#
GAYLORD SERVICE				3501
ADDRESS		CITY	ZIP	
2ND ST AND RAILROAD DRIVE		GAYLORD	55334	
DETAILS				
MPCA ID: 216265 Date Reported: 11/6/1990 Date Discovered: 11/2/1991 Date Completely Closed: 11/2/1994 Date Last Updated: 8/3/2004				

RECORD SOURCES SEARCHED

BF-US

A Listing of Brownfields Sites

ASTM/AAI Category: Federal Brownfield

Description: Brownfields sites listed under the "Cleanups in My Community" program maintained by EPA.

Agency: U.S. Environmental Protective Agency

Phone Number: 2025662777

Date last updated: 2/15/2013

Date last checked: 2/12/2013

Distance searched: 0.5 miles

Sites:

None Found

Cerclis-Archived-US

CERCLIS sites that have been archived

ASTM/AAI Category: Federal CERCLIS NFRAP

Description: The Archive designation means that assessment at a site has been completed and EPA has determined no steps will be taken to designate the site as a priority by listing it on the National Priorities List (NPL). No further remedial action is planned for these sites under the Superfund Program.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 2/13/2013

Date last checked: 2/12/2013

Distance searched: 0.5 miles

Sites:

None Found

CERCLIS-US

Comprehensive Environmental Response, Compensation, and Liability Information System

ASTM/AAI Category: Federal CERCLIS

Description: CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 2/26/2013

Date last checked: 2/12/2013

Distance searched: 0.5 miles

Sites:

None Found

Controls-ZZ

Controls List

ASTM/AAI Category: Federal Inst/Eng Controls

Description: Voluntary Action Program Sites with Engineering Controls and/or Institutional Controls placed on them and were identified by the Environmental Protection Agency.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 2/27/2013

Date last checked: 2/19/2013

Distance searched: 0.5 miles

Sites:

None Found

ERNS-US

Emergency Response Notification System

ASTM/AAI Category: Federal ERNS

Description: The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Agency: National Response Center

Phone Number: 8004248802

Date last updated: 3/3/2013

Date last checked: 2/12/2013

Distance searched: 0.25 miles

Sites:

None Found

Hist-LUST-Closed-MN

Leaking Underground Storage Tanks, Closed Cases

ASTM/AAI Category: State/Tribal LUST

Description: All closed Leaking Underground Storage Tanks in Minnesota. This database no longer gets updated.

Agency: Minnesota Pollution Control Agency

Phone Number: 6512972274

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.5 miles

Sites:

AG LAND COOP

MapID: 11 Closed

GAYLORD SERVICE

MapID: 13 Closed

Hist-LUST-Open-MN

Leaking Underground Storage Tanks, Open Cases

ASTM/AAI Category: State/Tribal LUST

Description: All open Leaking Underground Storage Tanks in Minnesota. This database no longer gets updated.

Agency: Minnesota Pollution Control Agency

Phone Number: 6512972274

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.5 miles

Sites:

FOOD N FUEL

MapID: 9 Open

AG LAND COOP

MapID: 12 Open

Hist-US-EC

Engineering Controls Sites List

ASTM/AAI Category: Federal Inst/Eng Controls

Description: Voluntary Action Program Sites with Engineering Controls placed on them and were identified by the Environmental Protection Agency.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.5 miles

Sites:

None Found

Hist-US-IC

Sites with Institutional Controls

ASTM/AAI Category: Federal Inst/Eng Controls

Description: Voluntary Action Program Sites with Institutional Controls placed on them and were identified by the Environmental Protection Agency.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.5 miles

Sites:

None Found

Hist-UST-MN

Underground Storage Tanks

ASTM/AAI Category: State/Tribal UST

Description: All registered Underground Storage Tanks. This database no longer gets updated.

Agency: Minnesota Pollution Control Agency

Phone Number: 6512972274

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.25 miles

Sites:

None Found

HMIS-US

Hazardous Materials Information System

ASTM/AA Category: Federal Emergency Release Reports

Description: Data includes spills, releases, or other incidents involving hazardous materials in commerce during the course of transportation. All modes of transportation are included except pipeline and bulk marine transportation. Data represent a census of all incidents reportable to the U.S. Department of Transportation (DOT). U.S. federal regulations require all spills meeting the following criteria to be reported, in writing, to DOT's Office of Hazardous Materials Safety:

As a direct result of hazardous materials:

a person is killed or receives injuries requiring hospitalization; or estimated property damage exceeds \$50,000; or an evacuation of the general public lasts for one or more hours; or a major transportation artery or facility is closed for one or more hours; or the operational flight pattern or routing of an aircraft is altered; or Fire, breakage, spillage, or suspected contamination occurs involving shipment of radioactive materials or infectious substances; or There as been a release of a marine pollutant exceeding 450 L or 400 kg; or Any unintentional release of a hazardous material from a package or any quantity of hazardous waste discharged during transportation.

Agency: US Department of Transportation Pipeline and Hazardous Materials Safety Administration

Phone Number: 2023664433

Date last updated: 2/25/2013

Date last checked: 2/13/2013

Distance searched: 0.25 miles

Sites:

None Found

Landfills-MN

Asbestos Landfill

ASTM/AAI Category: State/Tribal Landfill/Solid Waste

Description: This database contains the list of Landfills Accepting Asbestos.

Agency: Minnesota Pollution Control Agency

Phone Number: 6517572536

Date last updated: 2/13/2013

Date last checked: 2/13/2013

Distance searched: 0.5 miles

Sites:

None Found

LUST-MN

Leaking Underground Storage Tanks

ASTM/AAI Category: State/Tribal LUST

Description: All Leak Sites under Minnesota Pollution Control Agency. This database does not state whether the leak has been cleaned up. The status on the details section relates to the facility status.

Agency: Minnesota Pollution Control Agency

Phone Number: 6512972274

Date last updated: 2/14/2013

Date last checked: 2/8/2013

Distance searched: 0.5 miles

Sites:

Gaylord Service

MapID: 3 Listed

MES-HighRisk-MN

What's In My Neighborhood Sites

ASTM/AAI Category: State/Tribal Cerclis Equivalent

Description: Minnesota What's In My Neighborhood Sites from the following categories: Cerclis Site, Petroleum Brownfield, RCRA Cleanup, State Assessment Site, Superfund Project, Voluntary Investigation & Cleanup, and Multiple Activities.

Agency: Minnesota Pollution Control Agency

Phone Number: 6512966139

Date last updated: 2/14/2013

Date last checked: 2/8/2013

Distance searched: 0.5 miles

Sites:

Gaylord Service

MapID: 3 Listed

TE Ibberson Co

MapID: 5 Listed

United Farmers Coop

MapID: 6 Listed

Railway Equipment Co Inc - Gaylord

MapID: 7 Listed

Shell Station

MapID: 8 Listed

MES-LowRisk-MN

What's In My Neighborhood Sites

ASTM/AAI Category: State/Tribal RCRA

Description: Minnesota What's In My Neighborhood Sites from the following categories: Hazardous Waste, LQG, Hazardous Waste, Small to Minimal QG, and MS4 Project.

Agency: Minnesota Pollution Control Agency

Phone Number: 6512966139

Date last updated: 2/14/2013

Date last checked: 2/8/2013

Distance searched: 0.5 miles

Sites:

MNDOT D7 Safety Office Gaylord

Entegris Gaylord

Wiman Apparel Inc

MapID: 1 Listed

MapID: 2 Listed

MapID: 10 Listed

MES-MedRisk-MN

What's In My Neighborhood Sites

ASTM/AAI Category: State/Tribal Solid Waste

Description: Minnesota What's In My Neighborhood Sites from the following categories: Hazardous Waste, TSD, Landfill Open/Closed, Landfill Permitted by Rule, and Unpermitted Dump Site.

Agency: Minnesota Pollution Control Agency

Phone Number: 6512966139

Date last updated: 2/14/2013

Date last checked: 2/8/2013

Distance searched: 0.5 miles

Sites:

None Found

NPL-US

National Priorities List

ASTM/AAI Category: Federal NPL

Description: The National Priorities List is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 2/26/2013

Date last checked: 2/12/2013

Distance searched: 1 mile

Sites:

None Found

RCRA

Resource Conservation and Recovery Act

ASTM/AAI Category: Federal RCRA Generators

Description: The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural

resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/4/2013

Date last checked: 2/12/2013

Distance searched: 0.25 miles

Sites:

None Found

RCRA-COR

Resource Conservation and Recovery Act - Corrective Actions

ASTM/AAI Category: Federal RCRA CORRACTS

Description: The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

EPA estimates that between 50 and 70 percent of all TSDFs have some degree of environmental contamination requiring detailed investigation and perhaps cleanup. Under a program entitled Corrective Action, EPA has the statutory authority to require permitted and interim status TSDFs to clean up hazardous waste contamination.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 2/28/2013

Date last checked: 2/12/2013

Distance searched: 1 mile

Sites:

None Found

RCRA-TSD

Resource Conservation and Recovery Act - Treatment, Storage, and Disposal sites

ASTM/AAI Category: Federal RCRA non-CORRACTS TSD

Description: The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Treatment, Storage and Disposal Facility - Facilities that receive hazardous waste from generators or other facilities for treatment, storage or disposal of waste are known as TSDFs.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 12/5/2012

Date last checked: 2/12/2013

Distance searched: 0.5 miles

Sites:

None Found

Tanks-MN

Storage Tanks

ASTM/AAI Category: State/Tribal UST

Description: All registered Storage Tanks in Minnesota. The database includes Under and Above ground tanks.

Agency: Minnesota Pollution Controls Agency

Phone Number: 6512972274

Date last updated: 2/14/2013

Date last checked: 2/8/2013

Distance searched: 0.25 miles

Sites:

Gaylord Truck Station

MapID: 1 Listed

Madsen Oil Co

MapID: 4 Listed

Tribal-LUST-Closed

Tribal Leaking Underground Storage Tanks

ASTM/AAI Category: Federal LUST

Description: Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/3/2012

Date last checked: 10/3/2012

Distance searched: 0.5 miles

Sites:

None Found

Tribal-LUST-Open

Tribal Leaking Underground Storage Tanks

ASTM/AAI Category: Federal LUST

Description: Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/3/2012

Date last checked: 10/3/2012

Distance searched: 0.5 miles

Sites:

None Found

Tribal-UST

Tribal Underground Storage Tanks

ASTM/AAI Category: Federal UST

Description: Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/3/2012

Date last checked: 2/12/2013

Distance searched: 0.25 miles

Sites:

None Found

OCCURRENCES NOT MAPPED

The following occurrences were not mapped due to various reasons mostly resulting from incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the subject site. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

Requested all unplotable sites.

FOOD PROCESSING FACILITY GAYLORD, MN 55334	ERNS-US Reported
SWENSON MOTOR SPORTS JEFFERSON AVE E & HIGHWAY 5 GAYLORD, MN 55334	RCRA Listed
Sibley County Highway Department PO Box 82 Gaylord, MN 55334	Hist-UST-MN Listed
CHARLES & GARY KLIMMEK PO Box 155 Gaylord, MN 55334	Hist-UST-MN Listed
CRYSTAL FOODS INC PO Box 866 Gaylord, MN 55334	Hist-UST-MN Listed
GAYLORD IND SCHOOL DISTRICT #732 PO Box 356 Gaylord, MN 55334	Hist-UST-MN Listed
INDEPENDENT FERTILIZER SALES INC PO Box 93 Gaylord, MN 55334	Hist-UST-MN Listed
KEITH MUCK PO Box 173 Gaylord, MN 55334	Hist-UST-MN Listed
MELVIN E TABBERT PO Box 122 Gaylord, MN 55334	Hist-UST-MN Listed
ROLAND MESSNER PO Box 838 Gaylord, MN 55334	Hist-UST-MN Listed
SIBLEY COUNTY HIGHWAY DEPT PO Box 82 Gaylord, MN 55334	Hist-UST-MN Listed

Wolf Motors 40 Metro Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> WESTERN INTERNATIONAL TRADING CO Cabriole Ctr 9531 W 78th St Eden Prairie, MN 55334	Hist-UST-MN Listed
<hr/> KERRY WUETHERICH INC RR 1 Box 54a Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> LEN SCHOLLA 111 4th & Sibley Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> MADSEN OIL CO PO Box 956 Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> Sibley County Highway Dept PO Box 82 Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> Wolf Motors 40 Metro Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> Western International Trading Co Cabriole Ctr 9531 W 78th St Eden Prairie, MN 55334	Hist-UST-MN Listed
<hr/> Sibley County Highway Dept PO Box 82 Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> Melvin E Tabbert PO Box 122 Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> Independent Fertilizer Sales Inc PO Box 93 Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> Gaylord Ind School District #732 PO Box 356 Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> Crystal Foods Inc PO Box 866 Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> Charles & Gary Klimmek PO Box 155 Gaylord, MN 55334	Hist-UST-MN Listed
<hr/> Madsen Oil Co PO Box 956	Hist-UST-MN Listed

Gaylord, MN 55334

Keith Muck
PO Box 173
Gaylord, MN 55334

Hist-UST-MN
Listed

MG WALDBAUM (GOLDEN EGG)
PO Box 131
Gaylord, MN 55334

Hist-UST-MN
Listed

Crystal Farms Roc
Highway 5 & 19 E
Gaylord, MN 55334

Hist-UST-MN
Listed

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Appendix C

Aerial Photographs



Gaylord Phase I

Gaylord Phase I

Gaylord, MN 55334

Inquiry Number: 3563102.2

April 02, 2013

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography April 02, 2013

Target Property:

Gaylord Phase I

Gaylord, MN 55334

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	ASCS
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	ASCS
1975	Aerial Photograph. Scale: 1"=500'	Flight Year: 1975	USGS
1982	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1982	NHAP
1992	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1992	EDR
1996	Aerial Photograph. Scale: 1"=500'	Flight Year: 1996	NAPP
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2008	Aerial Photograph. Scale: 1"=500'	Flight Year: 2008	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR



INQUIRY #: 3563102.2

YEAR: 1938

| = 500'





INQUIRY #: 3563102.2

YEAR: 1953

| = 500'





INQUIRY #: 3563102.2

YEAR: 1975

| = 500'





INQUIRY #: 3563102.2

YEAR: 1982

|—————| = 1000'





INQUIRY #: 3563102.2

YEAR: 1992

| = 500'





INQUIRY #: 3563102.2

YEAR: 1996

| = 500'





INQUIRY #: 3563102.2

YEAR: 2005

 = 500'





INQUIRY #: 3563102.2

YEAR: 2006

 = 500'





INQUIRY #: 3563102.2

YEAR: 2008

| = 500'





INQUIRY #: 3563102.2

YEAR: 2009

— = 500'





INQUIRY #: 3563102.2

YEAR: 2010

 = 500'



Appendix D

Topographic and Historic Maps



Gaylord Phase I

Gaylord Phase I

Gaylord, MN 55334

Inquiry Number: 3563102.1

April 02, 2013

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

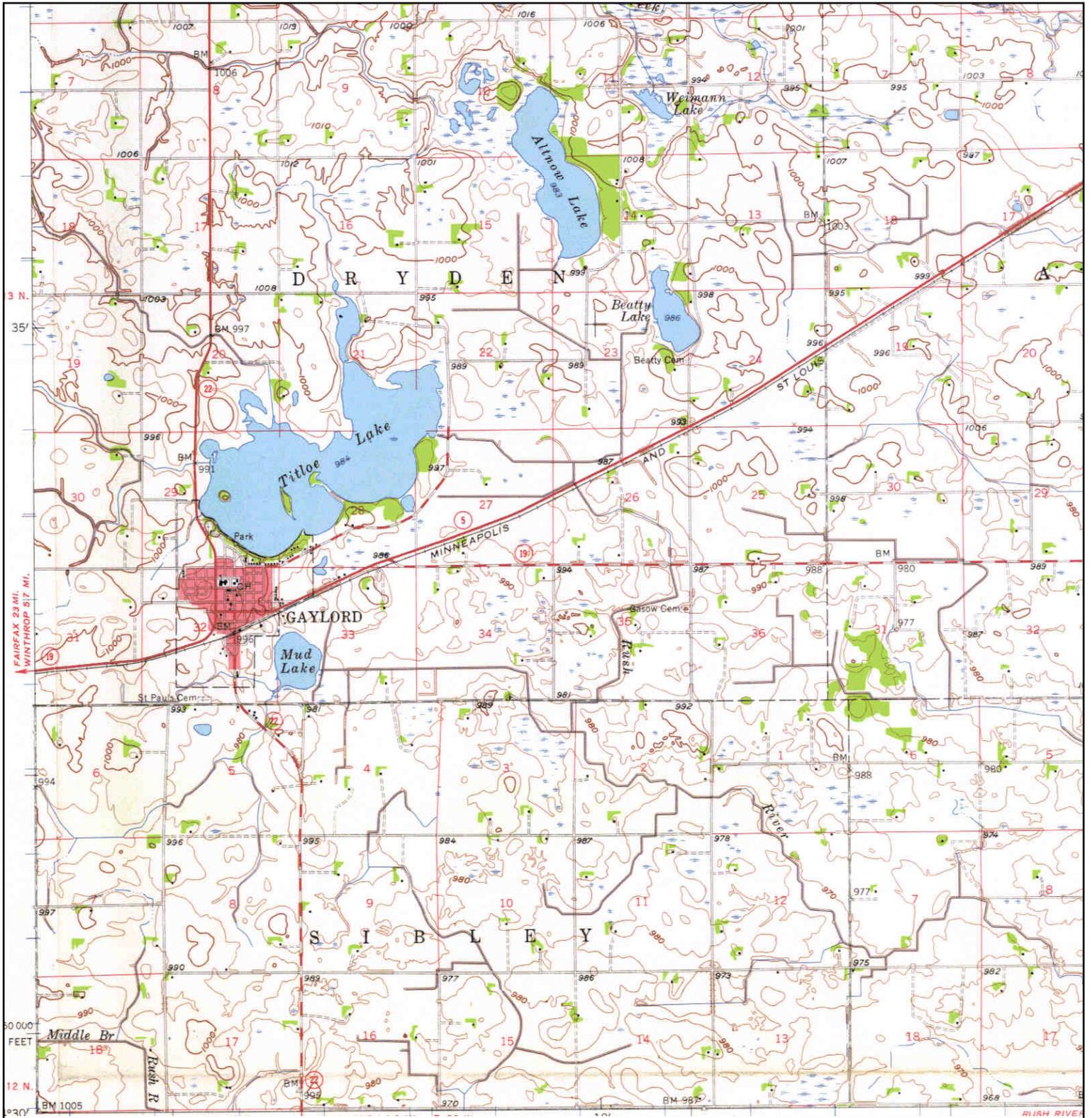
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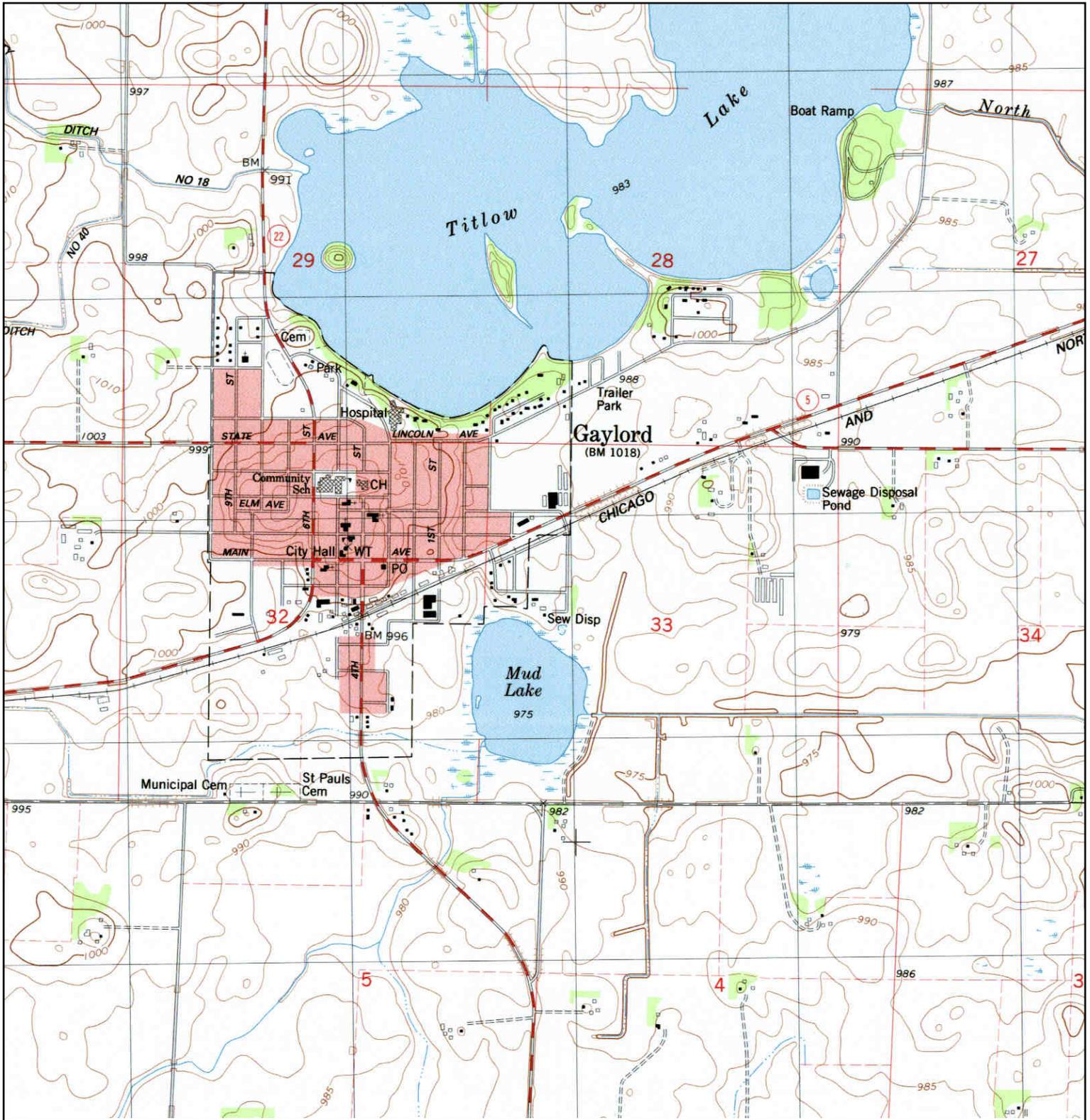
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Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: GAYLORD MAP YEAR: 1958</p>	<p>SITE NAME: Gaylord Phase I ADDRESS: Gaylord Phase I Gaylord, MN 55334 LAT/LONG: 44.5529 / -94.2101</p>	<p>CLIENT: SEH, Inc. CONTACT: Greg Ahl INQUIRY#: 3563102.1 RESEARCH DATE: 04/02/2013</p>
	<p>SERIES: 15</p>		
	<p>SCALE: 1:62500</p>		

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: GAYLORD MAP YEAR: 1982</p>	<p>SITE NAME: Gaylord Phase I ADDRESS: Gaylord Phase I Gaylord, MN 55334 LAT/LONG: 44.5529 / -94.2101</p>	<p>CLIENT: SEH, Inc. CONTACT: Greg Ahl INQUIRY#: 3563102.1 RESEARCH DATE: 04/02/2013</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Appendix E

City Directories

Gaylord Phase I

Gaylord Phase I
Gaylord, MN 55334

Inquiry Number: 3563102.3
April 02, 2013

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1999 through 2012. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2012	Cole Information Services	-	X	X	-
2007	Cole Information Services	-	X	X	-
2002	Cole Information Services	-	X	X	-
1999	Cole Information Services	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
3rd St SE	Client Entered	
Shoreview Lane	Client Entered	
Railroad Ave	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

Gaylord Phase I
Gaylord, MN 55334

FINDINGS DETAIL

Target Property research detail.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

2ND ST E

105 2ND ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	B & R DAIRY EQUIPMENT INC	Cole Information Services
	AUNTY HILDEGARDES BED & BREA	Cole Information Services

107 2ND ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	MASONIC LODGE 209	Cole Information Services

110 2ND ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	ENGWALL LAW OFFICE	Cole Information Services

118 2ND ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	AMERICAN FAMILY INSURANCE RICHARD	Cole Information Services
	J & L BAKERY	Cole Information Services

RAILROAD AVE

340 RAILROAD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	MOLDED FOAM PRODUCTS	Cole Information Services

430 RAILROAD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	ENTEGRIS INC	Cole Information Services
2002	UNIFIED CONTAINER SOLUTIONS	Cole Information Services

SHOREVIEW LN

207 SHOREVIEW LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	STAR OF THE NORTH	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	AUTO SALON	Cole Information Services
	J & L ENTERPRISE	Cole Information Services

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

Gaylord Phase I

Address Not Identified in Research Source

2012, 2007, 2002, 1999

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched

Railroad Ave

Shoreview Lane

105 2ND ST E

107 2ND ST E

110 2ND ST E

118 2ND ST E

207 SHOREVIEW LN

340 RAILROAD AVE

3rd St SE

430 RAILROAD AVE

Address Not Identified in Research Source

2012, 2007, 2002, 1999

2012, 2007, 2002, 1999

2012, 2002, 1999

2012, 2002, 1999

2012, 2002, 1999

2012, 2002, 1999

2012, 2007, 1999

2007, 2002, 1999

2012, 2007, 2002, 1999

2012, 1999

Appendix F

Photographs

Appendix F - Photographs



Photo 1. Overview of subject property looking to the north.



Photo 2. City of Gaylord Compost Site.



Photo 3. MnDOT truck station adjacent to the northeast of the subject property.



Photo 4. Gas station located 0.13 miles to the northwest of the subject property (United Farmers Co-op and Ag Land Co-op site).



Photo 5. AST's located behind the gas station (United Farmers Co-op and Ag Land Co-op site).



Photo 6. Dumpsters, above-ground propane tanks located adjacent to the east of the subject property.

Appendix G

Qualifications of the Environmental Professional

Allen H. Sunderman, PG

Principal/Senior Hydrogeologist

General Background

Principal/Hydrogeologist responsible for soil, sediment, and groundwater contamination investigations, remediation, hydrogeologic studies, groundwater monitoring, sampling and analysis, soil and subsurface exploration. Wellhead protection plans, groundwater modeling, brownfields, risk assessment. Experienced in soil and groundwater remediation, site assessments, and environmental audits.

Experience

Phase I and II Environmental Assessment (EA) – Dakota County, Minnesota. Al was the project manager for the Phase I and II EA of a former dump site located in Inver Grove Heights, Minnesota. The site was a 22-acre uncontrolled dump site. The project included difficult topography and redistribution of waste from a road construction project through the center of the site. Several investigative techniques were utilized including rotosonic drilling, geophysics, geoprobe borings and geographic based data management. This project was completed within the MPCA VIC Program.

Sunnyridge Lane – Golden Valley, Minnesota. Project Manager for investigation and remediation of hazardous level lead contamination. Cracked battery casings were discovered during the reconstruction of Sunnyridge Lane. Project included the preparation and implementation of a Phase II work plan, bench scale testing, and two Response Action Plans. SEH worked with City staff in preparing grant applications and successfully obtaining three Environmental Response Fund (ERF) grants for nearly \$100,000.

Phase I Environmental Site Assessments – Volunteers of America, Sioux Falls, South Dakota. Served as Project Manager for Phase I Environmental Site Assessments (ESAs) that were conducted for four separate residential development areas. The ESAs included site reconnaissance, records review, map reviews, historical property use research, interviews and a thorough evaluation and report, and all were successfully completed in a very limited time frame.

Albert Lea, Minnesota. Lead Hydrogeologist for brownfield investigation of large abandoned industrial facility. Investigation included assessment of more than 50 potential environmental conditions including dry cleaning facilities, petroleum storage, hazardous waste storage, solvent disposal, and former dumpsite.

Mn/DOT – St. Paul, Minnesota. Al was the Project Manager for a comprehensive camp coldwater groundwater evaluation. Project included assessment of construction and dewatering impacts to a historic protected spring. Project involved installation, monitoring and sampling of several wells, piezometers seeps and springs, extensive geophysics, geologic interpretation, and fracture trace analysis pumping tests.

Education

*Bachelor of Science, Geology
University of Minnesota
Duluth (1981)*

*Post Graduate Study,
Hydrogeology
University of Minnesota (1985)*

*MODFLOW 3-D Groundwater
Modeling, NGWA (1992)*

*Ground Water Geochemistry,
NGWA (1993)*

*Remediation of NAPL's in
Groundwater NGWA (1994)*

*Remediation of Chlorinated
Compounds NGWA (1998)*

Professional Registrations/ Certification

*Professional Geologist in
Minnesota, Wisconsin and
Indiana*

Professional Geologist - AIPG

*OSHA 40-Hour Hazardous
Waste, Certified and Supervisor
Certification*

Professional Associations

*Association of Ground Water
Scientists and Engineers
(AGWSE)*

*National Ground Water
Association (NGWA)*

*Minnesota Ground Water
Association (MGWA)*

*American Institute of
Professional Geologists (AIPG)*

*Minnesota Chapter AIPG
National Brownfield Association*

