



Southwest LRT Phase II Environmental Site Assessment Site Summary

May 2016
Southwest LRT Project Technical Memorandum

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Phase II Environmental Site Assessment Site Summary

Phase II Environmental Site Assessments (ESA) were completed to further investigate the potential risk of contaminants being found at high- and medium-risk sites as identified in the Phase I ESAs. The Phase I ESAs involved review of site information, regulatory files, a site inspection, and interviews with owners and operators. Phase II ESA investigations included collecting soil, soil vapor and/or groundwater samples for laboratory analysis.

The purpose of the Phase II ESAs was to verify the presence of contamination, and to characterize the extent and magnitude of contamination where appropriate. The Phase II ESA investigations also identified any restrictions in potential soil reuse, based on MPCA guidance. There are two types of soil reuse restrictions identified in the Phase II ESAs:

- **Exceeds Unrestricted Use.** Indicates that soil contains debris or other field indications of contamination, and/or soil laboratory analytical results exceed the Tier 2 Residential Soil Reference Value (SRV); soil is considered impacted and may not be used on other sites at the discretion of the contractor but may be reused on-site site (i.e., within the same ESA site) with proper permitting.
- **Exceeds Tier 2 Industrial SRV.** Indicates that soil laboratory analytical results exceed the Tier 2 Industrial SRV; soil is considered impacted. If removed, disposal at a landfill permitted to accept special waste is necessary.

A total of 171 high- or medium-risk sites within the hazardous and contaminated materials study area were investigated through Phase II ESAs. Of these, a total of 61 sites exceeded the thresholds for unrestricted soil reuse based on the Phase II ESAs. Twenty one of those sites also exceeded the Tier 2 Industrial SRV threshold. These sites and a summary of the rationale for their risk designation are identified in Table 1 and illustrated on Exhibits 1 and 2. For additional detail, refer to the Phase II ESA reports (see Appendix C of the Final EIS for instructions on how to access these documents).

TABLE 1
Phase II ESA Investigation Sites

Site ID ^a	Site Name	City	Risk Designation ^b	Rationale for Risk Designation ^c	Tier ^d	Exceeds Unrestricted Reuse ^e	Exceeds Tier 2 Industrial SRV ^f
503	First Western Bank and Trust	Eden Prairie	Medium	Commercial land use, historic grading with fill of unknown historic origin, RCRA SQG.	Tier 1		
504	Flying Cloud Drive, Highway 212 Valley View Road	Eden Prairie	Medium	Historic highway right-of-way, historic stockpiles of unknown material, grading with fill of unknown historic origin.	Tier 1		
507	Multi-tenant office tower	Eden Prairie	Medium	Commercial/industrial land use, active UST, historic fill of unknown origin, RCRA SQG NLR.	Tier 1		
509	MMCC	Eden Prairie	Medium	Commercial/industrial land use, historic grading with fill of unknown historic origin, RCRA SQG active and NLR.	Tier 1		
510	Access Genetics	Eden Prairie	Medium	Commercial/industrial land use, former vehicle repair, historic fill of unknown origin, RCRA SQG NLR and active.	Tier 1		
512	Eagle Ridge Academy	Eden Prairie	Medium	Historic fill of unknown origin, RCRA SQG active/NLR.	Tier 2		
513	Nine Mile Creek, marsh, dog park	Eden Prairie	High	Inactive VIC, historic fill of unknown origin.	Tier 1	X	X
514	Supervalu (former Best Buy)	Eden Prairie	High	Brownfield/VIC/AgVIC/LUST (inactive/closed), commercial/industrial land use, historic fill of unknown origin.	Tier 1	X	
515	Shady Oak Business Center and 3M	Eden Prairie	Medium	Commercial/industrial land use, historic fill of unknown origin, RCRA SQG active and NLR.	Tier 1	X	
517	Multiple commercial tenants (former Best Buy)	Eden Prairie	High	Historic junk/scrap yard, commercial/industrial land use, Brownfield/VIC/AgVIC/LUST (inactive/closed), spill (active), removed USTs, historic grading with fill/dumping of unknown historic origin, RCRA SQG active and NLR.	Tier 1	X	X
518	Unknown tenant, office or industrial use	Eden Prairie	Medium	Commercial/industrial land use, historic fill of unknown origin, outdoor storage, RCRA SQG NLR.	Tier 2		
519	Visi Inc. industrial building	Eden Prairie	Medium	Commercial/industrial land use, historic fill of unknown origin, RCRA SQG.	Tier 2		
521	Shop NBC	Eden Prairie	Medium	Commercial/industrial land use, removed AST, historic fill of unknown origin, closed spill, RCRA SQG active and NLR with violations.	Tier 1	X	
522	White-Board, Park and Ride, Highway 212, Flying Cloud Drive	Eden Prairie	Medium	Grading with fill of unknown historic origin, monitoring well observed.	Tier 1	X	
523	Multi-tenant office buildings, Highway 212, Shady Oak Road Bridge	Eden Prairie	Medium	Grading with fill of unknown historic origin.	Tier 1		

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524	Long-standing farm	Eden Prairie	Medium	Grading with possible fill of unknown historic origin.	Tier 2		
529	Milestone AV Technologies	Eden Prairie	High	Commercial land use, unknown historic land use, historic grading with fill of unknown historic origin.	Tier 1		
532	Former residential estate under construction, Highway 62, Highway 212	Eden Prairie	Medium	Grading with fill of unknown historic origin, closed Ag spill, soil stockpile and concrete pipe construction materials observed onsite.	Tier 1	X	
805	Optum commercial facility	Eden Prairie	Medium	Closed Spills, active ASTs, fill below facility, RCRA SQG.	Tier 1		
807	Condominiums	Eden Prairie	Low	Historic surface disturbance/fill.	Tier 1		
809	Retail strip mall, Southwest Transit center, parking garage, restaurants	Eden Prairie	Medium	Filled ponds and ditches, closed Spills, ERNS, generator.	Tier 1	X	
811	Offices, Fairview clinic	Eden Prairie	Medium	Historic filled pond, fill below structures, RCRA SQGs.	Tier 1		
812	Purgatory Creek Park Pavilion	Eden Prairie	Low	Potential fill material.	Tier 1		
813	Voyager Bank	Eden Prairie	Low	RCRA SQGs, historic fill, surface disturbances and berms.	Tier 1		
815	Costco warehouse and fuel station	Eden Prairie	Medium	Closed Spills, active USTs, RCRA SQG, unknown historic commercial structure, 1960s razed farmstead structures.	Tier 1		
816	Emerson industrial facility, recreational area	Eden Prairie	Medium	Closed Leaks, closed Spills, removed USTs, active ASTs and generator, RCRA SQG with violations, long industrial history, historic farm structures, sand stockpile.	Tier 1		
817	Bachman's flowers and garden store	Eden Prairie	Low	Potential herbicide/pesticide chemical use/storage.	Tier 1		
818	Water Tower apartments, Old Chicago restaurant	Eden Prairie	Medium	Historic unknown structure and surface disturbances, potential fill material.	Tier 1		
819	Prairie Pub	Eden Prairie	Medium	Historic surface disturbances, potential fill, RCRA SQG.	Tier 1		
820	Apartment complex	Eden Prairie	Medium	Potential filled pond, historic farm and commercial structures.	Tier 1		
821	Retail strip mall	Eden Prairie	Medium	Potential historic farm dump, razed farm structures, RCRA SQGs.	Tier 1		
822	Strip retail mall with Discount Tires	Eden Prairie	Medium	Historic bulk tank fire, closed Leak, unregistered tanks, historic filled marsh, closed Spill, automobile repair, RCRA SQGs.	Tier 1		
823	Redstone American Grill	Eden Prairie	Low	Historic residential structures, potential fill in 2000.	Tier 1		

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825	Retail strip mall with dry cleaners	Eden Prairie	High	Open VIC, State Assessment Site, dry cleaners, closed Spill, removed UST, RCRA SQG.	Tier 1	X	
827	IHOP restaurant and Extended Stay American motel	Eden Prairie	Medium	Filled low-lying area, surface disturbances, commercial structures.	Tier 1		
828	Hennepin County Fire Station	Eden Prairie	Medium	Closed Spill, 1950s razed farm structures/filled pond, unknown fill material for road ramps and a berm.	Tier 1		
830	Marriott and Baymont Hotels	Eden Prairie	Medium	Filled pond, small surface disturbance.	Tier 1		
001	PGI Companies Inc., warehouse and offices	Minnetonka	Medium	Closed LUST/spill, removed UST, filled marsh, RCRA SQG and LQG/SQG NLR.	Tier 1	X	
002	Industrial Arts Supply Co. and multi-tenant structure	Minnetonka	Medium	Filled marsh, closed spills, RCRA VQG NLR.	Tier 1		
004	Roth Distributing	Minnetonka	Medium	Filled marsh, RCRA VQG NLR.	Tier 2		
005	Pump & Meter Service, Inc.	Minnetonka	Medium	Extensive historic outdoor storage, removed/active USTs/ASTs, RCRA VQG.	Tier 1		
401	Raspberry Woods Townhomes and rental building	Minnetonka	High	Possible solid waste from adjacent landfill/dump, historic grading and surface disturbances.	Tier 1	X	
405	Mayon Plastics, Rainbow Treecare	Minnetonka	Medium	Plastics manufacturing, fuel tank observed, reported historic onsite storage of pesticides/fertilizers, RCRA SQG NLR and active.	Tier 1	X	
535	Holland Center, LaBore and Giuliani, American Investors Group	Minnetonka	Medium	Commercial/industrial land use, grading with fill of unknown historic origin, RCRA SQG.	Tier 1	X	
536	AMCON and MSPACE office building	Minnetonka	Medium	Commercial/industrial land use, monitoring wells observed onsite, historical fill of unknown origin, closed spill, RCRA SQG NLR.	Tier 1		
537	Multi-tenant office building	Minnetonka	Medium	Commercial/industrial land use, grading with fill of unknown historic origin.	Tier 1	X	
538	Emanuelson-Podas Consulting Engineers office building	Minnetonka	Medium	Commercial/industrial land use, historic fill of unknown origin, RCRA SQG NLR.	Tier 2		
539	Industrial structure, vacant or unknown tenant	Minnetonka	Medium	Commercial/industrial land use, historic fill of unknown origin, RCRA SQG NLR.	Tier 1		
540	Network Instruments	Minnetonka	Medium	Pharmaceutical manufacturer, historic fill of unknown origin, closed spills, RCRA SQG NLR.	Tier 1		
541	Bay Island Inc. commercial facility/warehouse	Minnetonka	Medium	Commercial land use, filled marsh, fill of unknown historic origin.	Tier 1	X	
542	Multi-tenant commercial office building and parking garage	Minnetonka	Medium	Commercial land use, surface disturbance/grading with fill of unknown historic origin, RCRA SQG NLR.	Tier 2		

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543	Lumen - IQ Accessories	Minnetonka	Medium	Commercial/industrial land use, grading with fill of unknown historic origin, soil berm observed onsite.	Tier 1		
544	Paved trail and berm	Minnetonka	Low	Historic fill of unknown origin, soil berm observed on-site.	Tier 1		
545	Millennium, NBS technologies, and other tenants	Minnetonka	Medium	Commercial/industrial land use, historic fill of unknown origin, RCRA SQG active and NLR.	Tier 2		
546	Minneapolis Mart commercial/retail complex	Minnetonka	Medium	Commercial/industrial land use, closed LUST, removed UST, closed in-place UST, historic fill of unknown origin, RCRA LQG/SQG NLR.	Tier 1	X	X
547	Digi International	Minnetonka	Medium	Commercial/industrial land use, historic grading with fill of unknown historic origin, RCRA SQG active and NLR.	Tier 2		
549	American Medical Systems, Century Link equipment shelter	Minnetonka	Medium	Commercial/industrial/manufacturing land use, grading with fill of unknown historic origin, active AST, closed spills, RCRA LQG.	Tier 1	X	
551	Uroplasty and other tenants, Beachside Condominiums, Deer Ridge Townhomes	Minnetonka	Medium	Commercial/industrial land use, historic fill of unknown origin, RCRA SQG active and NLR.	Tier 1		
552	Wunderlich-Malec commercial facility	Minnetonka	Medium	Commercial land use, historic structures/objects with unknown use, numerous removed structures/unknown disposal practices for demolition debris, fill of unknown historic origin.	Tier 1		
553	Physicians Center	Minnetonka	Medium	Commercial/industrial land use, historic fill of unknown origin, RCRA SQG.	Tier 1		
554	Enlow Company and Sebrite Financial	Minnetonka	Medium	Commercial/industrial land use, historic fill of unknown origin, RCRA VQG NLR.	Tier 1		
555	Hanover - Eastside Quality Real Estate Group, condominiums	Minnetonka	Medium	Commercial/industrial and residential land use, historic grading with fill of unknown historic origin, historic surface disturbance.	Tier 1	X	
006	Hopkins Tech Center, Climatech	Hopkins	High	Inactive VIC, LUST, surface disturbances/potential dumping, RCRA SQG.	Tier 1	X	X
007	Outdoor Designs industrial offices	Hopkins	Medium	Filled marsh, closed spill, RCRA VQG NLR.	Tier 1		
008	Quality Assured Label, Inc. commercial building (former Honeywell facilities)	Hopkins	High	Historic manufacturing, active VIC/Brownfield, removed UST, filled marsh, closed spill, RCRA NLR, Institutional Control.	Tier 1	X	
009	Recovery Systems and Reco Store Equipment offices	Hopkins	Medium	Filled marsh, RCRA VQG NLR.	Tier 1		
010	Spantek facility	Hopkins	Medium	Filled pond, RCRA VQG/NLR.	Tier 1	X	X

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011	Commercial businesses and Strand manufacturing	Hopkins	Medium	Auto body/painting, filled marsh, drums outside, RCRA VQG NLR/SQG.	Tier 1	X	
012	Napco and Storage Mart	Hopkins	High	Filled marsh, surface disturbances, extensive outdoor storage, inactive VIC, active AST, poor housekeeping.	Tier 1		
014	Auto repair and maintenance mall	Hopkins	High	Filled marsh, auto repair, inactive VIC/Brownfield/dump, closed LUST, removed/active USTs, RCRA SQG NLR.	Tier 1	X	
016	Biolyph and Braxton Hancock construction	Hopkins	Low	Filled marsh, poor housekeeping, RCRA VQG NLR.	Tier 1		
018	Nine Mile Creek	Hopkins	High	Active VIC, fill with debris.	Tier 2		
019	Scherer Brothers Lumber Company	Hopkins	High	Gas manufacturing plant, refuse burning, inactive Brownfield/VIC.	Tier 1	X	X
020	Hopkins Contractor, auto service centers, construction contractors	Hopkins	High	Historic machining and plastics manufacturing, inactive VIC, filled marsh, RCRA VQG NLR.	Tier 1	X	
023	Luther Hopkins Honda Dealership, Corner Stone Business Center	Hopkins	High	Historic manufacturing with painting/machine shop/tanks, auto repair/car wash, closed LUST, inactive VIC/Brownfield, active/removed USTs/ASTs, RCRA SQG NLR.	Tier 1		
024	Wendy's restaurant, City Well No. 1 well house, water tower	Hopkins	Medium	Filled marsh, historic ASTs/outdoor storage, unknown historic site use.	Tier 1		
028	Franks Auto Body, commercial space, offices	Hopkins	Medium	Auto repair, RCRA VQG NLR/SQG.	Tier 1		
033	Right-of-way and picnic area	Hopkins	Medium	Historic structure/unknown use, potential historic ASTs.	Tier 1	X	X
034	SUPERVALU Foods distribution facilities	Hopkins	High	Historic manufacturing, closed LUST/spills, active/removed/abandoned USTs/ASTs, surface disturbances/potential buried debris, RCRA VQG NLR/active SQG.	Tier 2		
035	Town Terrace Apartments	Hopkins	Low	Historic surface disturbances/structures with unknown use.	Tier 1	X	X
036	Vacant Engineered Building Components Facility	Hopkins	Medium	Removed UST, filled pond, surface disturbances, RCRA SQG NLR.	Tier 1	X	
037	Walser Car Dealership	Hopkins	Medium	Historic soil disturbances/filling station/stockpiles, vehicle repair/car wash, removed USTs.	Tier 2		
038	The Depot Coffee House, Excelsior Boulevard roadway, and railway	Hopkins	Medium	Historic fuel station/bulk ASTs/electrical substation, closed LUST.	Tier 1	X	X

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039	Excelsior Crossings, Cargill offices/parking ramps, pond	Hopkins	High	Historic fuel station/bulk ASTs or silos, truck repair, active ASTs, inactive VIC.	Tier 2		
043	Midas vehicle maintenance shop	Hopkins	Medium	Auto repair shop, RCRA VQG.	Tier 2		
044	Minikahda Storage, Excelsior Tech Center, Citrus Systems, Batory Foods	Hopkins	High	Inactive VIC/Brownfield, closed LUST, removed USTs, active ASTs, filled pond, RCRA LQG/TSD.	Tier 2		
045	Plunketts Pest Control, car wash, Custom Pools and Spa retail	Hopkins	Medium	Post control, auto repair, car wash, RCRA VQG NLR.	Tier 2		
047	Food warehouse and distribution	Hopkins	Low	RCRA VQG NLR.	Tier 2		
052	Foreign Affairs Automotive Service and Edco Arrowhead warehouses	Hopkins	High	Historic plastic manufacturer, auto repair, removed UST, active ASTs/drum, inactive VIC, closed LUST.	Tier 2		
053	Xcel Powder Coating and Metro Motor Cars auto sales	Hopkins	Medium	Historic auto sales, woodworking, RCRA VQG NLR, active AST.	Tier 1		
054	Strip mall	Hopkins	Medium	Historic paint booth, RCRA SQG/VQG.	Tier 1		
055	Goodwill, forklift sales and service	Hopkins	Medium	Machine shop, active AST, RCRA VQG NLR.	Tier 1	X	
059	Arby's and Sambusa King restaurants, Blake Center retail	Hopkins	Medium	Historic surface disturbances/outdoor storage/filled pond, removed UST.	Tier 1	X	X
060	Strip mall, auto parts store, dry cleaning	Hopkins	Medium	Dry cleaner, filling station, historic lab, TV circuit assembly, RCRA VQG/VQG NLR.	Tier 1	X	
062	Hopkins cold storage/deli express	Hopkins	High	Inactive VIC/Brownfield, closed LUST/spill, inactive UST, RCRA LQG NLR.	Tier 1		
402	Hopkins Sanitary Landfill (Closed)	Hopkins	High	Closed solid waste facility in the Closed Landfill Program, Superfund site, historic unpermitted dump, ongoing gas mitigation with flares.	Tier 1	X	X
406	Multi-tenant office or industrial	Hopkins	Medium	Plastics manufacturer, historical industrial land use, outdoor storage, RCRA SQG NLR.	Tier 1	X	
407	Special Systems Design, Pipeline Supply, Precision Air, WL Hall Co., Builders Specialties (former Honeywell facilities)	Hopkins	High	Historic manufacturing, wastewater pit, active VIC/Brownfield, RCRA SQG NLR, Institutional Control.	Tier 1	X	
408	BNR Irrigation	Hopkins	High	Shallow soil contamination is possible based on review of historical aerial photographs Phase I/II is required to evaluate for solid waste and fill of unknown origin	Tier 2		
556	Saint Therese Assisted Living	Hopkins	Medium	Agricultural/residential land use, monitoring well observed, grading with fill of unknown historic origin.	Tier 1		
082	Park Dance Center	St. Louis Park	Medium	Fill of unknown origin, ERNS site.	Tier 1	X	

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084	Sam's Club store/fueling station	St. Louis Park	High	Long industrial history/buried byproducts, filling station, active VIC/Brownfield, open Leak, active UST, RCRA SQG NLR.	Tier 2		
085	DTS Garage auto repair shop and Construction Materials Inc.	St. Louis Park	Medium	Auto repair shop, filled marsh, RCRA SQG NLR.	Tier 1	X	X
086	Office building	St. Louis Park	High	USEPA/State Brownfield, Environmental Covenant, inactive VIC, closed Leak, closed spills, removed USTs, RCRA VQG, delisted NPL, PLP.	Tier 2		
093	Managed Services Inc. and Field Environmental Instruments	St. Louis Park	Medium	Surface disturbances/potential outdoor storage, unknown historic use.	Tier 1	X	
094	Ace Supply Co. Inc.	St. Louis Park	Medium	Surface disturbance/fill of unknown origin, closed spill.	Tier 1	X	
095	Warehouse	St. Louis Park	Low	RCRA NLR.	Tier 2		
120	Bobby and Steve's towing service and city water tower	St. Louis Park	Medium	Gravel lot for towed vehicles, non-native fill.	Tier 1	X	
122	Nordic Ware, North Land Aluminum Products, Vision Bank	St. Louis Park	High	Manufacturing facility, closed VIC/LUST site, removed/closed UST, railroad marshaling yard, RCRA LQG.	Tier 1	X	
124	Business office space	St. Louis Park	Medium	Former rail yard, several RCRA NLR listings.	Tier 2		
130	Vacant grass lot	St. Louis Park	Medium	Bass Lake Rail Yard.	Tier 1		
133	Vacant office business space	St. Louis Park	Medium	Machine shop, RCRA VQG NLR.	Tier 1	X	X
136	Rotary Valve Solutions, business offices, manufacturing	St. Louis Park	Medium	RCRA SQG, cutting oil odors.	Tier 1		
138	Diamond Hill Offices	St. Louis Park	High	Bass Lake Rail Yard, closed LUST, abandoned UST.	Tier 1		
146	Calhoun Greenway Apartments	Minneapolis	High	Inactive dump site, active VIC, petroleum Brownfield, Leak site, known soil/groundwater contamination.	Tier 1	X	X
147	Apartments	Minneapolis	Medium	Stone-cutting business.	Tier 1	X	
148	Calhoun Towers apartments/condos and vacant land adjacent to trail	Minneapolis	Medium	Non-native fill, unlisted monitoring well.	Tier 1		
149	Whole Foods Grocery, retail/restaurants strip mall	Minneapolis	High	Former dump site, former service station, greenhouse/nursery, removed USTs, closed Leak/VIC, Environmental Covenant.	Tier 1	X	X

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150	Calhoun Village strip mall	Minneapolis	High	Inactive VIC, historic dumping and fuel station, removed USTs, RCRA SQG.	Tier 1		
247	Active railroad, paved trails, grassy and wooded areas	Minneapolis	Medium	Historic ice house (paint/blacksmith shop), rail yard, surface disturbances.	Tier 1	X	
248	Vacant land/trails, residential homes	Minneapolis	High	Historic rail yard/round house (tanks, machine/repair/paint shops, acetylene manufacturing, pits, etc.), closed LUST, evidence of dumping.	Tier 1	X	X
249	Multi-tenant office space	Minneapolis	Medium	Historic ice house (paint/blacksmith shop), rail yard, surface disturbances.	Tier 1	X	
250	Joffe Medi-Center, vacant industrial facility	Minneapolis	High	Closed VIC/LUST, unknown fill/stressed vegetation, historic industrial, RCRA LQG NLR.	Tier 1		
251	TH 394 overpass, pedestrian ramp, unmarked structure	Minneapolis	Low	Unknown historic use, potential historic outdoor storage.	Tier 2		
301	Cedar Lake Shores condos	Minneapolis	Medium	Historic rail yard, historic outdoor storage.	Tier 1		
304	Apartments and residential	Minneapolis	Medium	Historic grain elevator, coal storage and steam boiler, fill with unknown origin.	Tier 1	X	
305	Residential area	Minneapolis	Low	Vehicle parking/storage/salvage.	Tier 2		
306	Railroad bike paths, wooded areas	Minneapolis	High	Historic railroad corridor, historic rail yard, CERCLIS NFRAP.	Tier 1	X	
307	Wooded recreational area	Minneapolis	Medium	Fill material of unknown origin, discarded demolition debris (concrete) and slag, stressed vegetation.	Tier 2		
309	Resident and wooded area	Minneapolis	Medium	Historic rail corridor, historic ground disturbance.	Tier 1	X	
312	City of Minneapolis – Bryn Mawr Meadows recreational facility	Minneapolis	High	Historic outdoor storage/debris, historic unknown structures, fill/grading of unknown origin, observed stockpile/dumping.	Tier 1	X	
313	City of Minneapolis	Minneapolis	Medium	Closed LUST, outdoor storage/construction materials, stockpiles, debris.	Tier 1	X	X
314	Highway 394 overpass and ramps with outdoor storage below	Minneapolis	Medium	Outdoor storage, historic surface disturbances.	Tier 2		
316	Highway 394 overpass/ ramps, outdoor storage, and parking lot	Minneapolis	Medium	Historic industrial land use, fuel company, bridge and culvert shop, historic storage of coal, lime, and cement, outdoor storage, recycled concrete/asphalt stockpile observed.	Tier 2		
328	Parking lot and outdoor storage below I-94 overpass	Minneapolis	Medium	Historic industrial/blacksmiths, coal storage, machine/wood/tin shops, motor freight station, auto repair, gasoline tank; and current outdoor storage/stockpiles.	Tier 2		

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331	Xcel Energy facility and Chestnut Avenue	Minneapolis	High	Current/historic industrial land use, substation; historic rail yard/roundhouse, repair/machine/paint shops, oil/gasoline pump houses, USEPA ICIS, closed LUST/spills, RCRA SQG/TSD/Cleanup, ERNS, removed ASTs, surface disturbances, observed ASTs/drums.	Tier 2		
332	Railroad and bike path	Minneapolis	Medium	Historic railroad corridor, historic outdoor storage, debris observed.	Tier 1	X	
333	Higher Ground Catholic Charities and Glenwood Evergreen apartments	Minneapolis	High	Inactive VIC, affidavit, contaminated fill onsite, historic rail yard, roundhouse, fuel yard, junk yard, and pump houses, backup generators.	Tier 1		
335	Contact glazing and other commercial/retail	Minneapolis	Medium	Historic commercial/industrial land use, historic printing shop, painting shop and spray paint booth, incinerator, RCRA SQG.	Tier 1	X	
336	City of Minneapolis Department of Public Works Maintenance Facility, Lee's Bar	Minneapolis	High	Inactive VIC/Leak, removed/closed/active USTs/ASTs, closed spills; historic machine/repair/auto and other shops, parts/bread pan cleaning, paint storage, RCRA SQGs.	Tier 2		
339	Vacant land/parking area	Minneapolis	High	Inactive VIC, historic filling station, removed USTs, historic tin and machine shop.	Tier 1	X	X
340	Vacant building, parking lot and roadways	Minneapolis	High	Inactive VIC, closed LUST, history of industrial land use including metal plating, machining, trucking company, monitoring wells on site, closed spills, abandoned equipment, debris, stressed vegetation and poor housekeeping observed.	Tier 2		
341	Vacant grass lot, railroad, roadways	Minneapolis	High	Inactive VIC, building with unknown historic use, surface disturbance, fill of unknown historic origin, stressed vegetation.	Tier 1	X	X
343	Mary My Hope Children Center	Minneapolis	Medium	Historic rail yard, historic coal yard, closed LUST, removed UST, closed spills.	Tier 2		
344	City of Minneapolis Department of Public Works	Minneapolis	Medium	Vehicle maintenance/repair, closed Leak, removed USTs, active ASTs, historic railroad spur tracks and coal yard.	Tier 1	X	
345	City of Minneapolis Traffic Engineering and other industrial/commercial facilities	Minneapolis	Medium	Historic commercial/industrial businesses, closed Leak, active USTs, removed and closed in place USTs, closed spill, RCRA SQG/LQG.	Tier 1	X	
346	Sharing & Caring Hands	Minneapolis	Medium	Inactive VIC/closed Leak/spills, historic auto repair/machine shops/gasoline tanks, removed UST, active RCRA SQG.	Tier 1		

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348	Hennepin Energy Recovery Center	Minneapolis	High	Active landfill/waste-to-energy incinerator, CERCLIS NFRAP, active/inactive VIC, historical rail yard/industry, vehicle repair; closed Leak, active ASTs, closed spills, RCRA SQG.	Tier 1	X	X
350	Metro Transit	Minneapolis	High	Vehicle repair facility, active/close Leak, active/removed USTs/ASTs, historic industry, auto repair, machine shops, fuel stations, salvage/scrap yards, closed spills, RCRA SQG.	Tier 2		
902	Apartments	Minneapolis	Low	Store with unknown historic occupants.	Tier 1		
904	Baker Sales	Minneapolis	Low	Unknown historic occupants, potential razed historic structures.	Tier 1	X	
906	Apartment building	Minneapolis	Medium	Close Leaks/Spill, removed/active USTs/ASTs, historic razed structures.	Tier 1		
907	Apartment, old garage, retail store	Minneapolis	Low	RCRA SQG, historic razed structure.	Tier 1		
908	Jiffy Lube	Minneapolis	Medium	Closed Leak, long auto repair/fuel station history, removed USTs, active ASTs, RCRA SQG.	Tier 1		
909	Residential area	Minneapolis	Low	Razed historic residences, potential workshop.	Tier 2		
910	Apartments	Minneapolis	Medium	Closed Leaks, removed/unregistered USTs, historic razed structures.	Tier 1		
914	Lake Calhoun Common business center	Minneapolis	High	Inactive Unpermitted Dump, State Assessment Site, Closed Leak, active/removed USTs, non-native fill/berm, RCRA SQGs, historic razed structures.	Tier 2		
915	BP fuel station, fire station	Minneapolis	High	Historic dump, long history as a fuel station, auto repair, closed VIC/Leak/Spill, removed/active USTs, RCRA SQG.	Tier 1	X	
919	I-35W	Minneapolis	Medium	Closed Spill, stockpiles, minor dumping, historic commercial/residential structures.	Tier 1	X	
921	Bolin offices	Minneapolis	Medium	Closed Leak, removed UST, RCRA NLR.	Tier 1		
925	Retail strip mall, Century Link	Minneapolis	Medium	Closed Leak/Spills, removed/active ASTs/USTs, RCRA SQG, historic removed structures.	Tier 1		
926	Mobil Mart fuel station	Minneapolis	Medium	Closed Leak, filling station since the 1950s, closed Spill, active/removed USTs, RCRA SQG, historic razed structures	Tier 1		
935	Northwestern tire and auto repair, church, warehouse, retail	Minneapolis	Medium	Long industrial history, auto wrecking/repair, blacksmith, dry cleaner, active AST, RCRA SQG.	Tier 1		
936	Heritage Center Apartments	Minneapolis	Medium	Historic industrial use, paint shop, blacksmith, filled creek, monitoring wells, observed generator, razed structures.	Tier 2		
937	Glendale SDA Church	Minneapolis	Medium	Brownfield, razed historic structures.	Tier 1		
943	Metro Senior Center	Minneapolis	High	Inactive Brownfield/VIC, historic razed structures occupied by dry cleaners, manufacturers, towing/auto repair, etc.	Tier 1		

Site ID ^a	Site Name	City	Risk Designation ^b	Rationale for Risk Designation ^c	Tier ^d	Exceeds Unrestricted Reuse ^e	Exceeds Tier 2 Industrial SRV ^f
944	Mandile fruit and packing warehouse	Minneapolis	High	VIC/Brownfield, historic fuel station, unregistered historic tanks, razed historic structures.	Tier 1		
949	Warehouse	Minneapolis	Medium	Brownfield, RCRA temporary generator, razed historic structures, industrial building.	Tier 1	X	
950	All Agape Construction Company	Minneapolis	High	Closed Leak/Spill, filling station, suspect bulk fuel storage, removed USTs, extensive historic outdoor storage, stockpiles, razed structures.	Tier 1		
964	Farmers Market and vacant building for lease	Minneapolis	Medium	Historic razed structures and filled ponds, unknown historic occupants of commercial structure.	Tier 1	X	

^a Site identification numbers developed as part of the Phase I Environmental Site Assessment process.

^b The rationale for risk designation is presented as documented in the relevant Phase I ESAs.

^c High risk sites include all active and inactive VIC and Minnesota Environmental Response and Liability Act (MERLA) sites; all active and inactive dump sites; and all active LUST sites. Medium risk sites include all closed LUST sites, all sites with USTs or aboveground storage tanks (ASTs), all sites with vehicle repair activities, and all sites with historical demolitions. Low risk sites include small hazardous waste generators.

^d Tier 1 sites are those sites that are wholly or partially within the area of construction (direct effect) and Tier 2 sites are adjacent to the area of construction (potential indirect effect).

^e Exceeds Unrestricted Use: soil contains debris or other field indications of contamination, and/or soil laboratory analytical results exceed the Tier 2 Residential Soil Reference Value (SRV); soil is considered impacted and may not be used on other sites at the discretion of the contractor but may be reused on-site or at a similar site with proper permitting.

^f Exceeds Tier 2 Industrial SRV: soil laboratory analytical results exceed the Tier 2 Industrial SRV; soil is considered impacted. If removed, disposal at a landfill permitted to accept special waste is necessary.

Notes: Ag = agricultural; AgChem = Database containing locations of agricultural chemical spill and investigation sites and o pesticide and herbicide investigations; AgVIC = Agricultural Voluntary Investigation & Cleanup; AST = aboveground storage tank; CA = Corrective Action; CERCLIS = Comprehensive Environmental Response, Compensation and Liability Information System; Co. = Company; ERNS = Emergency Response Notification System (now the Spills and Accidents database); ICIS = Integrated Compliance Information System; Inc = Incorporated; LQG = large quantity generator; LUST = Leaking Underground Storage Tank;

MMCC = Metropolitan Mechanical Contractors; MnDOT = Minnesota Department of Transportation; NFRAP = no further remedial action planned; NLR = No Longer Registered; NPL = National Priority List; PLP = Permanent List of Priorities; RCRA = Resource Conservation and Recovery Act of 1976; RCRA GEN = RCRA Hazardous Waste Generator; RCRA NLR = RCRA No Longer Regulated; SQG = small quantity generator; Superfund = Comprehensive Environmental Response, Compensation and Liability Act of 1980, also known as CERCLA; TSD = Treatment, Storage, and Disposal; USEPA = United States Environmental Protection Agency; UST = underground storage tank; VGN = Very Small Quantity/Conditionally Exempt Generator; VIC = Voluntary Investigation and Cleanup Program; VOC = volatile organic compound; VQG = Very Small Quantity Generator

Sources: Short Elliott Hendrickson Inc., Modified Phase I Environmental Site Assessment, Southwest Light Rail Transit – Segment 3 (2013). Short Elliott Hendrickson Inc., Modified Phase I Environmental Site Assessment, Southwest Light Rail Transit – Segment 4 (2013). Short Elliott Hendrickson Inc., Modified Phase I Environmental Site Assessment, Southwest Light Rail Transit – Segment A and Freight Rail Co-location (2013). Short Elliott Hendrickson Inc., Modified Phase I Environmental Site Assessment, Southwest Light Rail Transit – Switching Wye (2014). Short Elliott Hendrickson Inc., Modified Phase I Environmental Site Assessment, Southwest Light Rail Transit – Eden Prairie (2014). Short Elliott Hendrickson Inc., Modified Phase I Environmental Site Assessment, Southwest Light Rail Transit – Minneapolis Adjustments (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 1 [placeholder until we have final name] (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 2 [placeholder until we have final name] (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 3 [placeholder until we have final name] (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 4 [placeholder until we have final name] (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 5 [placeholder until we have final name] (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 6 [placeholder until we have final name] (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 7 [placeholder until we have final name] (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 8 [placeholder until we have final name] (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 9 [placeholder until we have final name] (2015). Short Elliott Hendrickson Inc., Phase II Environmental Site Assessment, Southwest Light Rail Transit – report 10 [placeholder until we have final name] (2015).

EXHIBIT 1
Hazardous and Contaminated Materials Sites

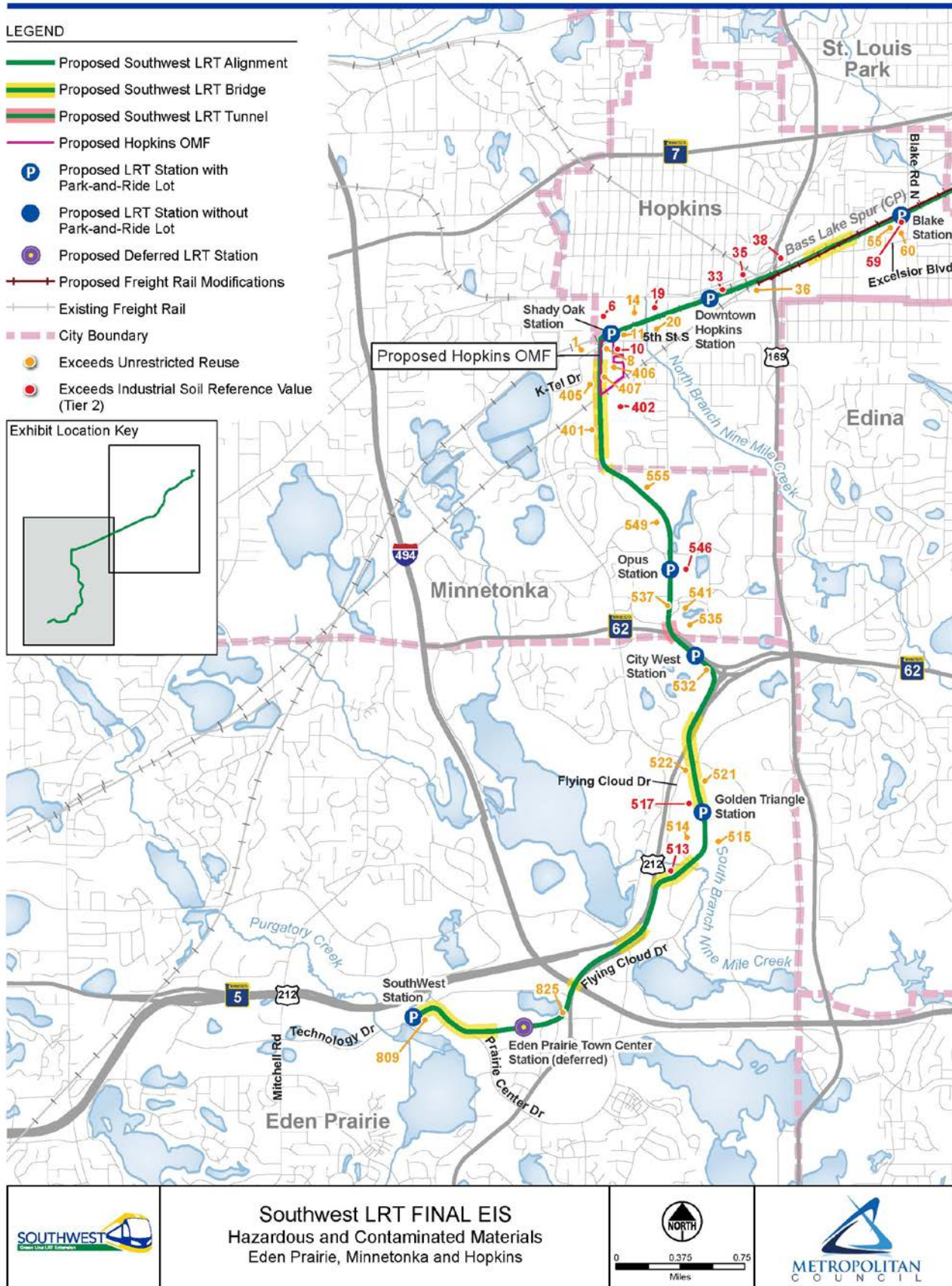


EXHIBIT 2
Hazardous and Contaminated Materials Sites

