

Phase I Environmental Site Assessment

Vacant Agricultural Property
County Road 75
St. Cloud, Minnesota

Prepared For

St. Cloud Opportunities, Inc.

Project SC-06-00141
January 31, 2006

Braun Intertec Corporation

BRAUN
INTERTEC

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January 31, 2006

Project SC-06-00141

St. Cloud Opportunities, Inc.
C/o Ms. Rose Welle
Rinke Noonan Attorneys at Law
1015 St. Germain Street West
St. Cloud, Minnesota 56302

Dear Ms. Welle:

Re: Phase I Environmental Site Assessment, Vacant Agricultural Property, County Road 75, St. Cloud, Minnesota

In accordance with your written authorization dated January 10, 2006, Braun Intertec Corporation has conducted a Phase I environmental site assessment (Phase I ESA) of the above-referenced property. The objective of the Phase I ESA was to evaluate the property for indications of recognized environmental conditions. This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Practice E 1527-00.

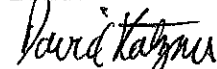
This Phase I ESA has been prepared on behalf of and for use by St. Cloud Opportunities Inc. and Rinke Noonan Attorneys at Law. No other party has a right to rely on the contents of this Phase I ESA without the written authorization of Braun Intertec Corporation. This Phase I ESA has been prepared in association with the purchase and development of the property.

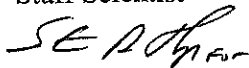
Please refer to the attached report for the scope, methods and conclusions of our assessment.

We appreciate the opportunity to provide our professional services to you for this project. If you have any questions regarding this letter or the attached report, please call David Katzner at 320-253-9940 or Ted Hubbes at 218-263-8869.

Sincerely,

BRAUN INTERTEC CORPORATION


David Katzner
Staff Scientist


Ted Hubbes, PG
Senior Scientist

Attachment: Phase I Environmental Site Assessment Report

FEB 01 2006

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Executive Summary

Braun Intertec Corporation has performed a Phase I environmental site assessment of the Vacant Agricultural Property, located on County Road 75, St. Cloud, Minnesota (Site) in general conformance with the scope and limitations of ASTM Practice E 1527-00.

The results of our historical review indicate that the Site was developed with a farmstead in the central area of the Site prior to 1938. A majority of the farmstead appeared have been abandoned sometime between 1938 and 1951. The single-family home, barn, and several silos remained at the Site until 2003 when the single-family home burned down and the barn, all silos except for one, and the remains of the home were hauled off-Site. Since 2003, the property has been vacant and the land has been continually been farmed. It appears the only other previous uses of the Site consisted of agricultural fields, wooded areas, and Franklin Road.

The results of our regulatory review indicated that no state or federally listed facilities are located within their ASTM standard search radius of the Site.

This assessment has revealed no indications of “recognized environmental conditions” in connection with the Site except for the following:

- It appeared that a large volume of liquid material was recently dumped north of the easement road of the Site. The composition and volume of the liquid is unknown. It is unknown if the liquid contained hazardous substances and may have caused an adverse effect on the soil or groundwater at the Site. It is our recommendation that additional assessment is required to determine what, if any, impact the spilled liquid has had on the soil and/or groundwater conditions at the Site.
- It is possible that underground storage tanks (USTs) or aboveground storage tanks (ASTs) associated with farm machinery were used prior to abandonment of the farmstead at the Site. It is also possible that the former Site buildings were heated with heating oil. Generally these types of petroleum products are stored in ASTs or USTs. The heating source for the former buildings at the Site and the former presence of USTs or ASTs could not be verified during the completion of this assessment.

Although not necessarily “recognized environmental conditions”, the following conditions at the Site should be noted:

- Appliances, scrap metal, and a vehicle were noted on portions of the Site. Based on the condition and the amount of the material at the Site, it appeared these items have not been on the site for an extended period of time. It does not appear solid waste disposed of on the Site has had an impact on the soil and/or groundwater at the Site. It is recommended that solid waste present on the Site be removed in accordance with applicable regulations.
- Water wells and septic systems associated with the single-family home likely were used at the Site. It should be noted that unused and unsealed wells represent conduits for the transmission of surface contamination into drinking water supplies. Therefore, if future development activity results in the disturbance of the well or septic system or the discovery of additional wells or septic systems, they should be sealed by a licensed contractor in accordance with state and local rules and regulations.
- Building materials and/or foundations from demolished buildings associated with a farmstead formerly located on the Site may be buried at the Site. If building materials are buried at the Site it is recommended that the material be removed in accordance with applicable regulations.

A. Introduction

A.1. Purpose

Braun Intertec received authorization from St. Cloud Opportunities, Inc. to conduct a Phase I environmental site assessment (Phase I ESA) of the Proposed Industrial Lot, located on County Road 75, St. Cloud, Minnesota (Site). This Phase I ESA has been prepared on behalf of and for the use by St. Cloud Opportunities Inc. and Rinke Noonan Attorneys at Law (Users) in accordance with the contract between St. Cloud Opportunities, Inc. and Braun Intertec, which includes the Braun Intertec General Conditions. No other party has a right to rely on the contents of this Phase I ESA without the written authorization of Braun Intertec.

According to the User, this Phase I ESA has been prepared in association with the purchase and development of the property.

The purpose of this Phase I ESA was to evaluate the Site for indications of "recognized environmental conditions," as defined by ASTM Practice E 1527-00 as: "The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions of storage and use in compliance with local and state regulations. 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 that generally would not be the subject of an enforcement action if brought to the attention of regulatory governmental agencies."

A.2. Scope of Services

The services provided for this project consisted of the following:

- A description of the Site location, current use and improvements and surrounding area.
- A general description of the topography, soils, geology and groundwater flow direction at the Site.
- A review of reasonably ascertainable and practically reviewable regulatory information published by state and federal agencies, health, and/or environmental agencies.
- A review of the history of the Site, including aerial photographs, fire insurance maps, directories, and other readily available Site development data.
- A reconnaissance and environmental review of the Site, including an assessment of the Site for indications of hazardous materials, petroleum products, polychlorinated biphenyls (PCBs), wells, storage tanks, solid waste disposal, pits and sumps, and utilities.

- An area reconnaissance, including a brief review of adjacent property uses and any pertinent environmental information noted in the Site vicinity.
- Interviews with current owners and/or occupants of the property.
- Interviews with local government officials or agencies having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Site.
- Preparing a written report of our methods and conclusions.

A.3. Assessment Limitations

The findings and conclusions presented in this report are based on the procedures described in the ASTM Practice E 1527-00, informal discussions with various agencies, available literature cited in this report, conditions noted at the time of our Phase I ESA, and our interpretation of the information obtained as part of this Phase I ESA. Our findings and conclusions are limited to the specific project and properties described in this report and by the accuracy and completeness of the information provided by others.

An environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property within reasonable limits of time and cost.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same locality. No other warranty is made or intended.

No intentional deviations from the ASTM Practice E 1527-00 were made in the completion of this Phase I ESA for the Site. However, the earliest readily available historical record for the Site was a 1938 aerial photograph on which the Site was already developed with several buildings associated with a farmstead located in the central area of the Site. Therefore, no documentation of the first use of the Site was practically reviewable. Nevertheless, it appears likely that the only significant uses of the Site have been as a farmstead and agricultural in nature. Furthermore, approximately 7 inches of snow limited the view of the vegetation and soils at the Site during the reconnaissance.

The Scope of Services for this project did not include the completion of soil borings, the installation of groundwater monitoring wells, or the collection of soil or groundwater samples. Also, the Scope of Services for this project did not include collecting or analyzing samples from the Site for the presence of asbestos, PCBs, lead-based paint, lead in drinking water, radon or urea formaldehyde.

Braun Intertec did not review property tax files, recorded land-title records or zoning land-use records to document the first developed use of the Site. Past experience has indicated that these historical sources are not sufficiently useful.

B. Site Description

B.1. Site Location

The Site is located in part of the south one-half of Section 17, Township 123 North, Range 27 West, and most of the north one-half of Section 20, Township 123 North, Range 27 West, in the Township of Clearwater, Stearns County, Minnesota. A Site location map and Site sketch are attached in Appendices A and B, respectively.

B.2. Site and Vicinity Characteristics

At the time of this assessment the Site consisted of approximately 226.4-acres. The Site was previously developed with a farmstead as a silo and for the foundation of a barn and/or storage buildings were noted on the central area of the Site. The remainder of the Site consisted of agricultural fields, wooded areas and Franklin Road.

The Site was bordered on the north by agricultural fields; on the east by the Mississippi River; on the south by farmsteads, agricultural fields, and wooded areas; and, on the west by County Road 75 with residential properties, agricultural fields, wooded areas, and lowlands beyond. The Site is located in a mainly rural area southeast of St. Cloud.

B.3. Environmental Liens and Additional Information

No information regarding chain-of-title ownership history, environmental liens recorded against the Site (if any), or specialized environmental knowledge or experience that may reveal indications of recognized environmental conditions associated with the Site, was provided to Braun Intertec by the User.

C. Records Review

C.1. Physical Setting Information

According to the United States Geological Survey (U.S.G.S) 7.5-minute topographic map series, Clearwater, Minnesota, quadrangle, the elevation of the Site ranges from approximately 945 feet near the Mississippi River to 1,000 feet near County Road 75 above mean sea level (amsl).

According to published geologic and hydrogeologic information, the Site is mainly in a zone of terrace deposits associated with the Mississippi River (Meyer and Knaeble, 1995). The terrace deposits consist primarily of sand and gravelly sand with mixed clasts of northwest and northeast provenance (Meyer and Knaeble, 1995).

The uppermost bedrock unit in the vicinity of the Site is likely gray to pinkish gray medium grained Reformatory Granodiorite (Boerboom et. al 1995). Depth to bedrock in the vicinity of the Site is likely to be greater than 100 feet below land surface (Setterholm, 1995)

According to published hydrogeologic information, the general groundwater flow direction within the unconsolidated sedimentary deposits in the vicinity of the Site is likely eastward toward the Mississippi River (Zhang, 1998). The local direction of groundwater flow may be affected by nearby lakes, ponds, wells, and wetlands. Based on information from logs of a well located on and near the Site and the presence of surface water on the Site, the depth to groundwater at the Site is approximately 35 feet below land surface.

The general groundwater flow direction within the underlying bedrock in the area of the Site could not be determined from readily available published data.

The Site-specific groundwater flow direction was not determined through direct measurement during this Phase I ESA. Additional field investigation, beyond the Scope of Services of this Phase I ESA, would be required to determine this information.

C.2. Regulatory Information

Braun Intertec obtained regulatory information pertaining to the Site and surrounding area from FirstSearch Technology Corporation (FirstSearch). The FirstSearch regulatory information report is a compilation and summary of current federal and state regulatory lists and databases and is attached in Appendix C.

The objective of the regulatory information review is to evaluate whether the Site or nearby properties are listed as having a past or present record of actual or potential environmental hazards that are under investigation or may have an adverse impact on the Site.

C.2.a. Federal Database Records

The FirstSearch report included a compilation of the following United States Environmental Protection Agency (USEPA) databases and lists of verified and potential hazardous-waste problem facilities located at, adjacent to, or within ASTM Standard Search Distances from the Site:

- USEPA National Priorities List (NPL). The NPL is the USEPA's national listing of uncontrolled or abandoned hazardous waste facilities identified for priority remedial actions under the Superfund Program.
- USEPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS). The CERCLIS is the USEPA's national listing of actual and potential

hazardous waste facilities. This list includes those facilities which have been given no further remedial action planned status by the USEPA (NFRAP).

- USEPA Corrective Action Report (RCRA COR). RCRA COR identifies hazardous waste handlers with RCRA corrective action activity.
- USEPA Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities (RCRA TSD). The RCRA TSD is a listing of facilities that are required to register their hazardous waste activity under the Resource Conservation and Recovery Act (RCRA).
- USEPA Resource Conservation and Recovery Information System (RCRA GEN), Large-Quantity Generators (LQG), Small-Quantity Generators (SQG) of hazardous waste.
- USEPA Emergency Response Notification System (ERNS). The ERNS is the USEPA's national listing of releases of oil and hazardous substances reported to the USEPA, U.S. Coast Guard, the National Response Center and the Department of Transportation.

Braun Intertec also reviewed the FirstSearch Orphan Sites, which is a compilation of facilities from the above federal databases that could not be specifically located due to a lack of suitable information. Please note that information provided by FirstSearch is limited for these facilities. Therefore, the potential impact to the Site from facilities listed on the FirstSearch Orphan Sites cannot always be determined based on the available information.

The following table contains a summary of the findings:

Table 1

Database	Site	Search Distance (Miles)	Search Distance				Total Listed
			< 1/8	1/8-1/4	1/4-1/2	1/2-1	
NPL	0	1	0	0	0	0	0
Proposed NPL	0	1	0	0	0	0	0
CERCLIS	0	1/2	0	0	0		0
CERCLIS NFRAP	0	1/4	0	0			0
RCRA COR	0	1	0	0	0	0	0
RCRA TSD	0	1/2	0	0	0		0
RCRA GEN	0	Site and adjoining properties	0				0
RCRA NLR	0	Site and adjoining properties	0				0
ERNS	0	Site					0

The FirstSearch report did not list the Site on any of the above databases.

According to the FirstSearch report, there were no facilities on the above databases located within corresponding ASTM Standard specified search distances from the Site. In addition, our review of the FirstSearch Orphan Summary did not reveal any federal-listed facilities within the ASTM Standard search radii of the Site.

C.2.b. State Database Records

The State Database Records report summarized the State of Minnesota databases and lists. FirstSearch evaluated the following State Database Records for current listings of verified and potential problem facilities located on, adjacent to, or within ASTM Standard search distances from the Site:

- Permanent List of Priorities (PLP). PLP records are the states' equivalent to CERCLIS. These facilities may or may not already be listed on the federal CERCLIS list.
- State Voluntary Investigation and Cleanup Program (State Site). The State Site is the MPCA's registry of properties at which a voluntary investigation and cleanup (VIC) program has been or is being conducted. The MPCA staff provide technical review of the investigation and any necessary remedial activities. A number of these properties have been investigated and cleaned up or found not to require any cleanup work.
- Solid Waste Facilities/Landfill Sites (Landfills). Landfills type records typically contain an Inventory of solid waste disposal facilities or landfills in a particular state.
- Leaking Underground Storage Tank Incident Reports (LUST). LUST records contain an inventory of reported leaking underground storage tank incidents.
- Registered Underground Storage Tanks (UST). USTs are regulated under Subtitle I of the RCRA and must be registered with the state department responsible for administering the UST program.

Braun Intertec also reviewed the FirstSearch Orphan Sites, which is a compilation of facilities from the above state databases that could not be specifically located due to a lack of suitable information. Please note that information provided by FirstSearch is limited for these facilities. Therefore, the potential impact to the Site from facilities listed on the FirstSearch Orphan Sites cannot always be determined based on the available information.

The following table contains a summary of the findings:

Table 2

Database	Site	Search Distance (Miles)	<1/8	1/8-1/4	1/4-1/2	1/2-1	Total Listed
PLP	0	1	0	0	0	0	0
State Site	0	1/2	0	0	0		0
Landfill	0	1/2	0	0	0		0
LUST	0	1/2	0	0	0		0
UST	0	Site and adjoining properties	0				0

The FirstSearch report did not list the Site on any of the above databases.

According to the FirstSearch report, there were no facilities on the above databases located within corresponding ASTM Standard specified search distances from the Site. In addition, our review of the FirstSearch Orphan Summary did not reveal any state-listed facilities within the ASTM Standard search radii of the Site.

C.3. Local Government Information

C.3.a. City of St. Cloud

Braun Intertec attempted to contact Mr. Mike Post, City of St. Cloud Fire Marshall, for information pertaining to the Site. Mr. Post did not return several phone calls made by Braun Intertec. If we obtain information from Mr. Post that changes our conclusions, we will provide an addendum to this report with that information.

C.4. Historical-Use Information

The objective of the historical-use information review is to develop a history of the previous uses of the Site and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. Braun Intertec consulted only those historical sources that were readily available and practically reviewable and were likely to be useful to develop a history of the previous uses of the Site and surrounding area within the time and cost constraints of this Phase I ESA.

C.4.a. Fire Insurance Maps

Fire insurance maps are maps produced by private fire insurance companies that indicate property usage on specified dates. Braun Intertec conducted a search of Sanborn Fire Insurance maps at the Minneapolis

Public Library. Our research indicated that Sanborn Maps for the City of St. Cloud including the area of the Site were not available at the Minneapolis Public Library.

C.4.b. City Directory Information

Braun Intertec reviewed St. Cloud city directories at the Stearns County History Center. Our research included the review of city directories for years 1888 through 2001. Our research indicated that none of the city directories reviewed listed addresses corresponding to or near the Site.

C.4.c. Aerial Photographs

Braun Intertec obtained and reviewed aerial photographs for the Site dated 1938, 1951, 1958, 1963, 1973, 1979, 1982, 1991, and 2003 aerial photographs from Historical Information Gatherers (HIG). Copies of the aerial photographs reviewed for this project are attached in Appendix D.

On the 1938 aerial photograph, a farmstead with what appeared to be a single-family home, a barn, and three other outbuildings, and several silos was noted on the central portion of the Site. The remainder of the Site consisted of agricultural fields, Franklin Road, and wooded areas. Farmsteads were noted adjacent to the north and south of the Site, County Road 75 with a farmstead beyond was noted adjacent to the southwest of the Site. The remainder of the adjacent properties appeared to consist of agricultural fields and vacant wood areas, grassy areas, and lowlands.

The farmstead at the Site appears to have been abandoned on the 1951 aerial photograph. It appeared only the single-family home, barn, and silos remained on the Site. The remaining Site and adjacent properties appeared generally unchanged on the 1951 photograph as compared to photograph taken in 1938.

The Site and adjacent properties appeared generally unchanged on the 1958, 1963, 1973, 1979, 1982, 1991, and 2003 photographs as compared to photographs taken in earlier years.

No land uses such as dumping or landfilling were apparent on or adjacent to the Site on the aerial photographs reviewed.

D. Information from Site Reconnaissance and Interviews

A Site reconnaissance was conducted by Darla Davis and Camron Vollbrecht, Braun Intertec environmental scientists, on January 13, 2006. The Braun Intertec representatives were unaccompanied during the reconnaissance. Additional information regarding the Site was obtained from Ms. Joanne Wang, current property owner, and Mr. Walter Dover, current lessee of the Site. Select photographs of the Site taken during our reconnaissance are included in Appendix E. A Site Sketch based on observations made during our reconnaissance is included in Appendix B.

D.1. Known Current and Past Uses of the Site and Adjoining Properties

At the time of this assessment, the Site consisted of approximately 226.4-acres. The Site was previously developed with a farmstead as a silo and the foundation of a barn and/or storage buildings were noted on the central area of the Site (Photographs #1 and #2). The remainder of the Site consisted of agricultural fields, wooded areas, and Franklin Road. Ms. Wang indicated a single-family home, barn, and several silos were located on the Site when her and her husband purchased the Site in approximately 1975. Ms. Wang indicated that prior to 1975 a farmstead was located on the Site, but was unsure when the Site was first developed. Ms. Wang indicated that since 1975 they leased the land and single-family home at the Site. According to Ms. Wang the single-family home at the Site burned down in 2003 and the leftover waste material was disposed of off-Site. Ms. Wang indicated that the barn was also demolished and disposed of off-Site at the same time. Ms. Wang indicated that since 2003, the land at the Site was leased for agricultural purposes. According to Ms. Wang and Mr. Dover, the farmland was leased to Mr. Dover since approximately 1980.

The Site was bordered on the north by agricultural fields; on the east by the Mississippi River; on the south by farmsteads, agricultural fields, and wooded areas; and, on the west by County Road 75 with residential properties, agricultural fields, wooded areas, and lowlands beyond. The Site is located in a mainly rural area southeast of St. Cloud.

D.2. Site Layout

The Site was relatively level except for a steep decline down to the Mississippi River on the east end of the Site. The potential for significant surface run-on to the Site appeared to be limited by the topography of the Site and adjacent properties.

D.3. Hazardous Substances and Petroleum Products

It appeared that a large volume of liquid material with some solid waste including cigarette butts was recently dumped just north of the easement road on the Site (Photograph #3). Ms. Wang and Mr. Dover were unaware of these materials being dumped at the Site. The source and composition of the liquid material is unknown.

No other indications of leaks, spills or storage of hazardous substances or petroleum products were noted at the Site during our reconnaissance. Ms. Wang and Mr. Dover were not aware of any other leaks or spills or the storage of hazardous substances or petroleum products at the Site.

D.4. Storage Tanks

No indications of the presence of aboveground or underground storage tanks were noted on the Site during our reconnaissance. Ms. Wang and Mr. Dover indicated that they were not aware of the current or former presence of any storage tanks located at the Site.

D.5. Potential PCB-Containing Equipment

Observations were made to identify electrical equipment that may contain polychlorinated biphenyls (PCBs). No potential PCB-containing equipment was noted on the Site during the reconnaissance.

D.6. Indications of Solid Waste Disposal

Appliances, scrap metal, and a vehicle were noted on portions of the Site (Photograph #4). Based on the condition and the amount of the material at the Site, it appeared these items have not been on the site for an extended period of time. Ms. Wang and Mr. Dover were aware of some of the material at the Site and did not know exactly when these items were added to the Site.

D.7. Potable Water Sources and Sanitary/Wastewater Discharges

A water well and a septic system likely were used associated with the single-family home at the Site.

No other pits, ponds, surface impoundments or lagoons were noted at the Site.

D.8. Other Utilities

No buildings were located on the Site at the time of the reconnaissance. Ms. Wang indicated that to the best of her knowledge the former single-family home at the Site was heated with propane.

It is possible fuel tanks were used at the Site associated with farm machinery prior to abandonment of the farmstead at the Site. It is also possible the former Site buildings were heated with heating oil.

E. Findings and Opinions

The results of our historical review indicate that the Site was developed with a farmstead in the central area of the Site prior to 1938. A majority of the farmstead appeared have been abandoned sometime between 1938 and 1951. The single-family home, barn, and several silos remained at the Site until 2003 when the single-family home burned down and the barn, all silos except for one, and the remains of the home were hauled off-Site. Since 2003 the property has been vacant and the land has been continually been farmed. It appears the only other previous uses of the Site consisted of agricultural fields, wooded areas, and Franklin Road.

The results of our regulatory review indicated that no state or federally listed facilities are located within their ASTM standard search radius of the Site.

The results of our Site reconnaissance and interviews indicate the following:

- It appeared that a large volume of liquid material was recently dumped north of the easement road of the Site. The composition and volume of the liquid is unknown. It is unknown if the

liquid contained hazardous substances and may have caused an adverse effect on the soil or groundwater at the Site. It is our recommendation that additional assessment is required to determine what, if any, impact the spilled liquid has had on the soil and/or groundwater conditions at the Site.

- Appliances, scrap metal, and a vehicle were noted on portions of the Site. Based on the condition and the amount of the material at the Site, it appeared these items have not been on the site for an extended period of time. It does not appear solid waste disposed of on the Site has had an impact on the soil and/or groundwater at the Site. It is recommended that solid waste present on the Site be removed in accordance with applicable regulations.
- Water wells and septic systems likely were used associated with the single-family home at the Site. It should be noted that unused and unsealed wells represent conduits for the transmission of surface contamination into drinking water supplies. Therefore, if future development activity results in the disturbance of the well or septic system or the discovery of additional wells or septic systems, they should be sealed by a licensed contractor in accordance with state and local rules and regulations.
- It is possible that USTs or ASTs associated with farm machinery were used prior to abandonment of the farmstead at the Site. It is also possible that the former Site buildings were heated with heating oil. Generally these types of petroleum products are stored in ASTs or USTs. The heating source for the former buildings at the Site and the former presence of USTs or ASTs could not be verified during the completion of this assessment.
- Building materials and/or foundations from demolished buildings associated with a farmstead formerly located on the Site may be buried at the Site.

F. Conclusions

We have performed this Phase I ESA of the Site in general conformance with the scope and limitations of ASTM Practice E 1527-00. Any exceptions to, or deletions from, this practice are described in Section A.3 of this report. This assessment has revealed no indications of recognized environmental conditions except for the following:

- A liquid possibly containing hazardous substances may have recently been dumped on the Site and may have caused an adverse effect on the soil or groundwater at the Site, and
- It is possible that USTs or ASTs associated with the farmstead formerly located on the Site were used for petroleum storage. Prior use of petroleum products on the Site may represent a material threat of a release to the soil and/or groundwater at the Site.

G. Qualifications of Environmental Professionals

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

I. References

Meyer, Gary N., Knaeble, Alan R., 1995, Surficial Geology of Stearns County, Minnesota. County Atlas Series, Atlas C-10, Part A, Plate 3 – Surficial Geology.

Boerboom, Terrence J., Setterholm, Dale R., Chandler, Val W., 1975. Bedrock Geology of Stearns County, Minnesota. County Atlas Series, Atlas C-10, Part A, Plate 2 – Bedrock Geology.

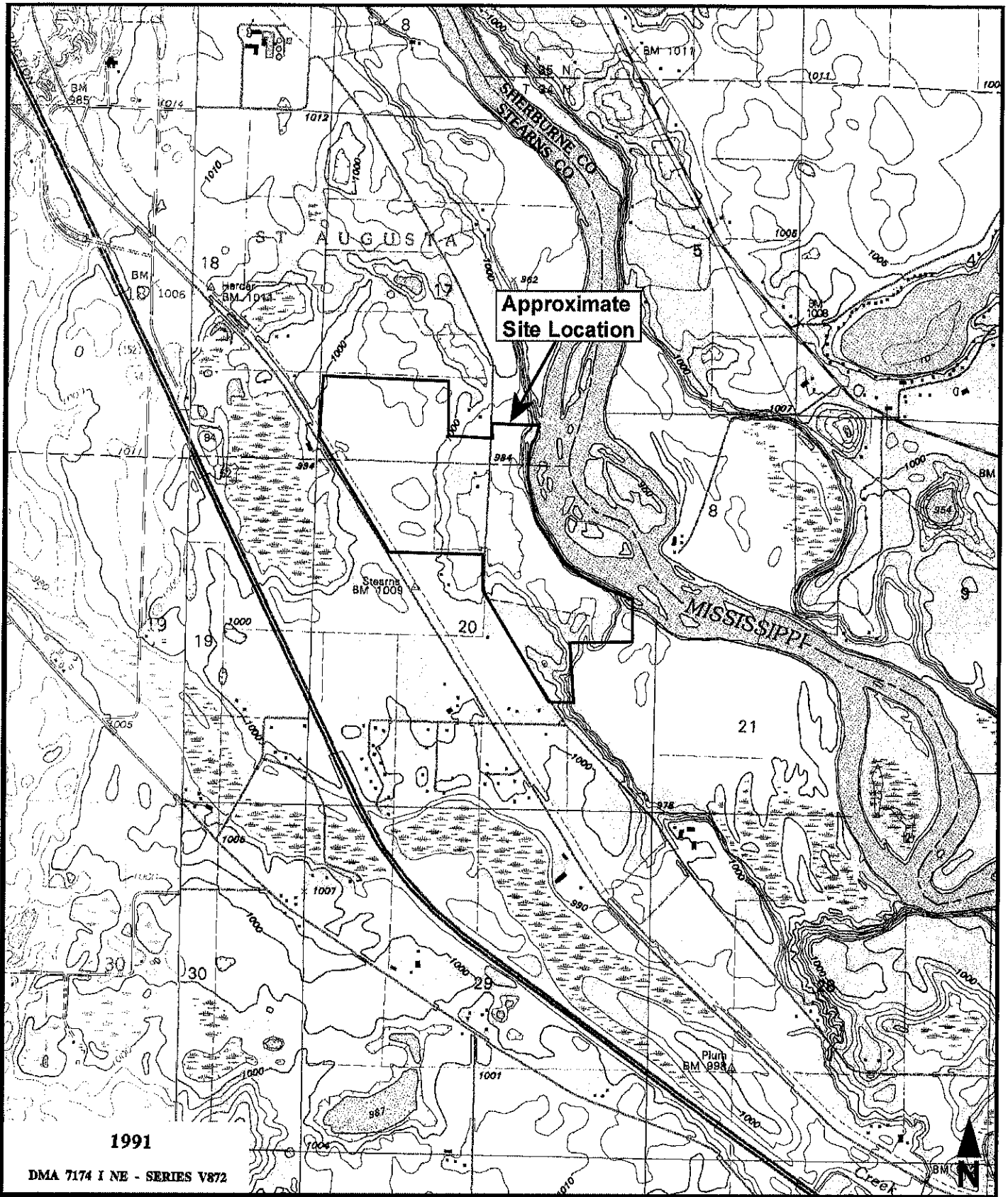
Setterholm, Dale R., 1995, Depth to Bedrock and Thickness of Cretaceous Strata of Stearns County, Minnesota. County Atlas Series, Atlas C-10, Part A, Plate 5 – Depth to Bedrock.

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2000, Annual Book of ASTM Standards, Vol. 11.04, E 1527-00.

Zhang, Hua, 1998, Hydrogeology of the Quaternary Water Table System of Stearns County, Minnesota. County Atlas Series, Atlas C-10, Part B, Plate 8 of 10 – Depth to Bedrock. Hydrogeology of the Quaternary Water Table System.



Appendix A
Site Location Map



1991

DMA 7174 I NE - SERIES V872

BRAUN
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Site Location Map
 Vacant Agricultural Property
 County Road 75
 St. Cloud, Minnesota

USGS TOPOGRAPHIC MAP

Clearwater, MN

DATE:	1/17/2006	
JOB NO:	SC-06-00141	
SCALE:	1 : 24,000	FIGURE NO:
DRAWN BY:	FER	1