

December 13, 2019



Joshua Davis
Cascade Storage Partners, LLC
101 American Blvd. W., LLC
700 East Morehead St Ste 100B
Charlotte NC 28202

RE: Approval of Response Action Plan Implementation Report
American Boulevard Storage, 101 American Boulevard West, Bloomington
MPCA Site ID: BF0000607
MPCA Billing ID: 19178
PIN: 0302724210015

Dear Joshua Davis:

The Minnesota Pollution Control Agency (MPCA) Brownfield staff have reviewed the Response Action Plan (RAP) Implementation Report submitted for the American Boulevard Storage site, located at the address referenced above (the Site). The RAP Implementation Report, dated October 2019, was prepared and submitted on your behalf by Professional Service Industries, Inc. (PSI).

Site redevelopment included construction of a three-story storage facility with associated landscaping and parking. Screening and monitoring of soils occurred during Site development. Contaminated soils were thin-spread under paved surfaces following the RAP approval. The RAP Implementation Report is approved.

This letter is subject to the disclaimers found in Attachment A. If you have any questions about this letter, please contact Mark Koplitz, Project Manager, at 651-757-2502 or by email at mark.koplitz@state.mn.us or Site Hydrogeologist Mike Connolly at 651-757-2287 or by email at mike.connolly@state.mn.us.

Sincerely,

Mark E. Koplitz

This document has been electronically signed.

Mark E. Koplitz
Project Manager
Remediation Division

Michael Connolly

This document has been electronically signed.

Michael Connolly
Hydrologist
Remediation Division

MEK/MC:je

Attachment

cc: Janet Lewis, City of Bloomington
John Lynch, Professional Service Industries, Inc.

Disclaimers

American Boulevard Storage

MPCA Site ID: BF0000607

PIN: 0302724210015

1. Reservation of authorities

The Minnesota Pollution Control Agency (MPCA) Commissioner reserves the authority to take any appropriate actions with respect to any release, threatened release, or other conditions at the Site. The MPCA Commissioner also reserves the authority to take such actions if the voluntary party does not proceed in the manner described in this letter or if actions taken or omitted by the voluntary party with respect to the Site contribute to any release or threatened release, or create an imminent and substantial danger to public health and welfare.

2. No MPCA assumption of liability

The MPCA, its Commissioner, and staff do not assume any liability for any release, threatened release or other conditions at the Site or for any actions taken or omitted by the voluntary party with regard to the release, threatened release, or other conditions at the Site, whether the actions taken or omitted are in accordance with this letter or otherwise.

3. Letter based on current information

All statements, conclusions, and representations in this letter are based upon information known to the MPCA Commissioner and staff at the time this letter was issued. The MPCA Commissioner and staff reserve the authority to modify or rescind any such statement, conclusion or representation and to take any appropriate action under his authority if the MPCA Commissioner or staff acquires information after issuance of this letter that provides a basis for such modification or action.

4. Disclaimer regarding use or development of the property

The MPCA, its Commissioner, and staff do not warrant that the Site is suitable or appropriate for any particular use.

5. Disclaimer regarding investigative or response action at the property

Nothing in this letter is intended to authorize any response action under Minn. Stat. § 115B.17, subd. 12.

6. This approval does not supplant any applicable state or local stormwater permits, ordinances, or other regulatory documents.

December 13, 2019

Brady Alstead
DRFC France Place LLC
c/o Frauenshuh Inc
7101 W 78th St Ste 200
Minneapolis MN 55439-2531



RE: Petroleum Tank Release Site File Closure
Site: France Place, 3601 Minnesota Dr, Bloomington, Hennepin County 55435
MPCA Site ID: LS0021020

Dear Brady Alstead:

The Minnesota Pollution Control Agency (MPCA) is pleased to let you know it has determined your investigation and/or cleanup has adequately addressed the petroleum tank release at the location referenced above (the Site). Based on the information provided, the MPCA has closed the petroleum tank release site file.

The closure of the petroleum tank release site file means the MPCA does not require any additional investigation and/or cleanup work at this time or in the foreseeable future. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from the Site. However, the MPCA has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment under current conditions.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information, changing regulatory requirements, or changed land use makes additional work necessary. If you or other parties discover additional contamination (either petroleum or non-petroleum) that was not previously reported, Minnesota state law requires that the MPCA be notified immediately.

You should understand this letter does not release any party from liability for the petroleum contamination under Minn. Stat. § 115C.021, subd. 1 or any other applicable state or federal law. In addition, this letter does not release any party from liability for non-petroleum contamination, if present, under Minn. Stat. § 115B, the Minnesota Environmental Response and Liability Act.

Please note that as a result of performing the requested work you may be eligible to apply to the Petroleum Tank Release Compensation Fund (Petrofund) for partial reimbursement of the costs you have incurred in investigating and cleaning up this petroleum tank release. The Petrofund is administered by the Petroleum Tank Release Compensation Board (Petro Board) and the Minnesota Department of Commerce. To learn more about who is eligible, the types of work, and the amount of reimbursement available, please contact the Petrofund at 651-539-1515 or 800-638-0418.

Brady Alstead
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If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present. If petroleum contamination is encountered during future development work, the MPCA should be notified immediately.

Thank you for your response to this petroleum tank release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please contact me at 651-757-2878 or by email at rachel.kennedy@state.mn.us. Please reference the above MPCA Site ID in all correspondence. You may also reach the MPCA by calling 651-296-6300 or 800-657-3864.

Sincerely,



This document has been electronically signed.

Rachel Kennedy
Environmental Specialist
Remediation Division

RK:je

cc: Janet Lewis, City of Bloomington
Ulysses Seal, City of Bloomington
John Evans, Hennepin County
Adam Zobel, Wenck Associates (electronic)