



**One Financial Plaza  
120 South Sixth Street  
Minneapolis, Minnesota 55402**

***PHASE I ENVIRONMENTAL ASSESSMENT***



**FINAL REPORT**

***REAL ESTATE ADVISORY, L.L.C.***  
**PROJECT 107759**

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**One Financial Plaza  
120 South Sixth Street  
Minneapolis, Minnesota 55402**

**TABLE OF CONTENTS**

“AT A GLANCE” SUMMARY OF FINDINGS..... 1

EXECUTIVE SUMMARY ..... 2

1.0 INTRODUCTION ..... 4

    1.1 PURPOSE..... 4

    1.2 SCOPE OF SERVICES ..... 4

    1.3 SIGNIFICANT ASSUMPTIONS ..... 4

    1.4 LIMITATIONS AND EXCEPTIONS ..... 4

    1.5 SPECIAL TERMS AND CONDITIONS..... 4

    1.6 USE RELIANCE..... 5

2.0 SITE DESCRIPTION ..... 6

    2.1 LOCATION AND LEGAL DESCRIPTION ..... 6

    2.2 SITE AND VICINITY GENERAL CHARACTERISTICS ..... 6

    2.3 CURRENT USE OF PROPERTY ..... 6

    2.4 DESCRIPTION OF SITE IMPROVEMENTS..... 6

    2.5 CURRENT USE OF ADJOINING PROPERTIES ..... 7

3.0 USER PROVIDED INFORMATION ..... 8

    3.1 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATION ..... 8

    3.2 SPECIALIZED KNOWLEDGE ..... 8

    3.3 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ..... 8

    3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES ..... 8

    3.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION ..... 8

    3.6 REASON FOR PERFORMING PHASE I ESA..... 8

4.0 RECORDS REVIEW ..... 9

    4.1 STANDARD ENVIRONMENTAL RECORD SOURCES..... 9

        4.1.1 National Priorities List (NPL)..... 9

        4.1.2 National Priority List De-listed (NPL De-listed)..... 9

        4.1.3 Comprehensive Environmental Response, Compensation & Liability Information System (CERCLIS)..... 9

        4.1.4 No Further Remedial Action Plan (NFRAP)..... 9

        4.1.5 Resource Conservation and Recovery Information System (RCRA COR ACT)..... 10

        4.1.6 Resource Conservation and Recovery Information System Treatment, Storage and Disposal Facilities (RCRA TSD)..... 10

        4.1.7 Resource Conservation & Recovery Act – Small or Large Quantity Generators (RCRA GEN).. 10

        4.1.8 Resource Conservation and Recovery Act – Small or Large Generators of Hazardous Waste - No Longer Regulated (RCRA NLR) ..... 11

        4.1.9 Federal IC/EC (Federal Engineering and Institutional Controls) ..... 11

        4.1.10 Emergency Response Notification System (ERNS) ..... 11

        4.1.11 Tribal Lands..... 12

        4.1.12 State/Tribal Sites (STATE) ..... 12

        4.1.13 Spill Sites (SPILLS)..... 12



|        |  |    |
|--------|--|----|
| 4.1.14 | State/Tribal Solid Waste Facility (SWL).....                               | 12 |
| 4.1.15 | Leaking Underground Storage Tanks (LUST).....                              | 13 |
| 4.1.16 | Registered Underground/Aboveground Storage Tanks (UST/AST).....            | 13 |
| 4.1.17 | State/Tribal EC / IC / VCP (Voluntary Cleanup Program Sites).....          | 13 |
| 4.1.18 | State/Tribal Brownfields.....  | 14 |
| 4.1.19 | Receptors (database of school and hospitals).....                          | 14 |
| 4.1.20 | Facility Index System (FINDS).....   | 14 |
| 4.1.21 | Toxic Release Inventory System (TRIS).....                                 | 14 |
| 4.1.22 | Database of PCB Handlers (PADS).....                                       | 15 |
| 4.1.23 | State Other (OTHER).....   | 15 |
| 4.1.24 | “Non-Geocoded” Listings.....   | 15 |
| 4.2    | ADDITIONAL ENVIRONMENTAL RECORD SOURCES.....                               | 15 |
| 4.2.1  | County Recorder/Assessor.....  | 15 |
| 4.2.2  | Fire Police Officials.....   | 15 |
| 4.2.3  | Building Department.....   | 16 |
| 4.2.4  | Other Agencies.....  | 16 |
| 4.3    | PHYSICAL SETTING SOURCES.....  | 16 |
| 4.3.1  | Topography.....  | 16 |
| 4.3.2  | Soils/Geology.....   | 16 |
| 4.3.3  | Hydrology.....   | 17 |
| 4.3.4  | Flood Zone Information.....  | 17 |
| 4.4    | HISTORICAL USE INFORMATION.....  | 18 |
| 4.4.1  | Title Records.....   | 18 |
| 4.4.2  | Aerial Photographs.....  | 22 |
| 4.4.3  | Fire Insurance Maps.....   | 28 |
| 4.4.4  | City Directories.....  | 29 |
| 4.4.5  | Historical Topographic Maps.....   | 29 |
| 4.4.6  | Additional Historical Record Sources.....                                  | 29 |
| 4.4.7  | Prior Assessment Reports.....  | 29 |
| 4.5    | HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES.....                    | 29 |
| 5.0    | SITE RECONNAISSANCE.....   | 31 |
| 5.1    | METHODOLOGY AND LIMITING CONDITIONS.....                                   | 31 |
| 5.2    | GENERAL SITE SETTING.....  | 34 |
| 5.3    | EXTERIOR OBSERVATIONS.....   | 34 |
| 5.3.1  | Solid Waste Disposal.....  | 34 |
| 5.3.2  | Surface Water Drainage.....  | 35 |
| 5.3.3  | Wells and Cisterns.....  | 35 |
| 5.3.4  | Wastewater.....  | 35 |
| 5.3.5  | Additional Site Observations.....  | 35 |
| 5.4    | INTERIOR OBSERVATIONS.....   | 35 |
| 5.5    | POTENTIAL ENVIRONMENTAL CONDITIONS.....                                    | 35 |
| 5.5.1  | Hazardous Materials and Petroleum Products Used or Stored at the Site..... | 35 |
| 5.5.2  | Evidence of Releases.....  | 36 |
| 5.5.3  | Polychlorinated Biphenyls (PCBs).....                                      | 36 |
| 5.5.4  | Landfills.....   | 37 |
| 5.5.5  | Pits, Ponds, Lagoons, Sumps and Catch Basins.....                          | 37 |
| 5.5.6  | On-Site ASTs and USTs.....   | 37 |
| 5.5.7  | Drinking Water.....  | 38 |
| 5.5.8  | Additional Hazard Observations.....  | 38 |
| 5.5.9  | Asbestos-Containing Materials (ACM).....                                   | 38 |
| 5.5.10 | Radon.....   | 39 |
| 5.5.11 | Lead-Based Paint (LBP).....  | 39 |



|        |  |    |
|--------|--|----|
| 5.5.12 | Mold Evaluation.....                               | 39 |
| 6.0    | INTERVIEWS.....                                    | 40 |
| 6.1    | INTERVIEW WITH OWNER .....                         | 40 |
| 6.2    | INTERVIEW WITH SITE MANAGER.....                   | 40 |
| 6.3    | INTERVIEW WITH OCCUPANTS .....                     | 40 |
| 6.4    | INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS.....     | 40 |
| 6.5    | INTERVIEW WITH OTHERS .....                        | 41 |
| 7.0    | FINDINGS AND CONCLUSIONS .....                     | 42 |
| 7.1    | FINDINGS.....                                      | 42 |
| 7.1.1  | On-Site Environmental Conditions .....             | 42 |
| 7.1.2  | Off-Site Environmental Conditions .....            | 42 |
| 7.1.3  | Previously Resolved Environmental Conditions.....  | 42 |
| 7.1.4  | De Minimis Environmental Conditions .....          | 42 |
| 7.2    | OPINION .....                                      | 42 |
| 7.3    | CONCLUSIONS .....                                  | 42 |
| 7.4    | DEVIATIONS.....                                    | 43 |
| 8.0    | REFERENCES .....                                   | 44 |
| 9.0    | SIGNATURES OF ENVIRONMENTAL PROFESSIONALS .....    | 45 |
| 10.0   | QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS..... | 46 |
| 10.1   | DEFINITION OF AN ENVIRONMENTAL PROFESSIONAL.....   | 46 |
| 10.2   | RELEVANT EXPERIENCE.....                           | 47 |

**FIGURES**

- Figure I Property Location Map
- Figure II Property Map

**APPENDIX**

- Appendix A Site Photographs
- Appendix B Historical Research Documentation
  - Exhibit B-1 Aerial Photographs
  - Exhibit B-2 Fire Insurance Maps
  - Exhibit B-3 Topographic Maps
- Appendix C Regulatory Records Documentation
  - Exhibit C-1 Mapped Database Report
  - Exhibit C-2 General Public Records
- Appendix D Client-Provided Documentation
- Appendix E Other Supporting Documentation
- Appendix F Qualifications of Environmental Professionals



**One Financial Plaza**  
**120 South Sixth Street**  
**Minneapolis, Minnesota 55402**

**“AT A GLANCE” SUMMARY OF FINDINGS**

| ISSUE                 | ACCEPTABLE | CONCERN | PAGE |
|-----------------------|------------|---------|------|
| Regulatory Review     | ✓          |         | 9    |
| Environmental Setting | ✓          |         | 16   |
| Prior Use             | ✓          |         | 18   |
| Visual Inspection     | ✓          |         | 31   |
| Proximate Sites       | ✓          |         | 34   |
| Solid Waste           | ✓          |         | 34   |
| Storm Water           | ✓          |         | 35   |
| Hazardous Materials   | ✓          |         | 35   |
| PCBs                  | ✓          |         | 36   |
| Underground Tanks     | ✓          |         | 37   |
| Aboveground Tanks     | ✓          |         | 37   |
| Potable Water         | ✓          |         | 38   |
| Hazardous Waste       | ✓          |         | 38   |
| Asbestos              |            | ✓       | 38   |
| Radon                 | ✓          |         | 39   |
| Lead-Based Paint      | ✓          |         | 39   |
| Mold                  | ✓          |         | 39   |



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## EXECUTIVE SUMMARY

*Real Estate Advisory, L.L.C.*, ("REA") was retained by Kazmarek Geiger & Laseter LLP and LNR Partners, Inc., to conduct a Phase I Environmental Assessment of the following Property:

**PROPERTY NAME:** One Financial Plaza.

**PROPERTY ADDRESS:** 120 South Sixth Street.  
Minneapolis, Minnesota 55402.

## OBSERVATIONS

The Property consists of a 27-story office building developed on a total of 1.40 acres of land. The Property contains approximately 393,902 square feet of office/commercial units. The Property was originally constructed in 1958 and renovated in 1995 based on Assessor Recorder office.

REA reached the following findings:

- The current improvements on the Property were constructed in approximately 1958. Since 1958, the use of the Property does not suggest environmental concerns.
- Prior to the construction of the existing improvements, the Property was improved with individual retail/office buildings dating back to the early 1900s. From the early 1900s to the mid-1950s, the Property consisted of multiple office/retail buildings (4 to 6 stories). Uses during this period included offices, bicycle repair shop, auto repair shop, education (business college), restaurants, hotel, bank, and print shop. Prior to the early 1900s, the Property consisted of several residential dwellings. Since the construction of the current improvements in 1958, with associated underground parking, the Property has been used for office space area. REA did not find any current or past use of the Property that would suggest current significant environmental concerns.
- The Property is abutted to the north by South 5<sup>th</sup> Street followed by multi-level office development. The Property is abutted to the south by South 6<sup>th</sup> Street followed by multi-level office development. The Property is abutted to the east by 2<sup>nd</sup> Street followed by office development. The Property is abutted west by Rand Office Building with associated parking building followed by Marquette Ave followed by office development.
- Abutting and proximate historic land use has included retail/office development. However, none of these prior proximate land uses were found to represent any significant current concern to the Property.



- The Property is equipped with one diesel-powered emergency electric generator and one natural gas emergency electric generator. The diesel powered generator is manufactured by Kohler with rate capacity of 500 KVA. The generator is located on ground floor of the Parking Garage. A 500-gallon diesel fuel tank mounts beneath the generator. No concerns noted.
- The proximate environmentally regulated sites were determined not to represent a significant environmental concern to the Property based on their distances from the Property, the intervening topography and/or their regulatory statuses.
- Asbestos-containing building materials (ACBM) (such as vinyl floor finishes, wall/ceiling finishes and thermal insulation materials) may exist at the Property based on the 1958 construction date. Visual observation of suspect surfaces by REA did not locate damaged/friable conditions; surfaces were observed to be in generally good condition. Thus, REA recommends that the potential ACBM should be managed through an Asbestos Operations and Maintenance (O&M) Program/Plan. Once prepared, the Asbestos O&M Plan will allow for the continued management/maintenance of potential ACBM surfaces, and corrective action if necessary, at the Property.
- Although potentially present, lead-based paint (LBP) does not represent a significant risk on the Property. The Property is used for office purposes. No long-term or permanent residential use is made of the Property improvements. Painted surfaces were observed to be in good condition with no significant areas of peeling or chipping.
- No concerns regarding mold or persistent water infiltration were reported or observed at the Property. No air quality issues or concerns were reported by Property management.
- The Property is an office/retail building with no long-term or permanent residential use. All improvements to the Property are well ventilated. Thus, REA did not collect radon samples at the Property. The use of the Property (office) supports the conclusion that radon is not environmental concern at the Property.

## **CONCLUSIONS**

REA has performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05. This assessment has revealed no recognized environmental conditions on the Property. In addition to the tasks required by the ASTM Practice, REA screened the Property for ACBM, LBP, radon and mold. REA did not find LBP, radon or mold to represent significant concerns. However, the following de minimis conditions were noted:

- Based on the 1958 construction date there is a potential for asbestos-containing building materials (ACBM). Based on the observed condition of the suspect materials, potential ACBM can be managed in place with an Operations and Maintenance (O & M) Plan.



## **1.0 INTRODUCTION**

### **1.1 Purpose**

*Real Estate Advisory, L.L.C.*, (“REA”) was retained by Kazmarek Geiger & Laseter LLP and LNR Partners, Inc. to conduct a Phase I Environmental Assessment of the following Property:

**PROPERTY NAME:** One Financial Plaza.  
**PROPERTY ADDRESS:** 120 South Sixth Street  
Minneapolis, Minnesota 55402.

### **1.2 Scope of Services**

REA performed a Phase I Environmental Assessment in a manner consistent with the American Society for Testing and Materials (ASTM) recommended practice for Phase I Environmental Site Assessments, ASTM E 1527-05, and the Kazmarek Geiger & Laseter LLP Phase I Environmental scope of work.

### **1.3 Significant Assumptions**

Consistent with the scope of work, REA did not inspect all areas of the Property. Rather, REA inspected limited areas and assumes those areas to be representative of the entire Property.

### **1.4 Limitations and Exceptions**

Access was sufficient to support this opinion. During the assessment, weather conditions were clear with temperatures in the 70's. No limitations of service arose due to the weather.

### **1.5 Special Terms and Conditions**

To the best of our knowledge and belief, the statements of fact contained herein, on which our observations, opinions, and conclusions were based, are true and correct.

The information in this report is from sources deemed to be reliable; however, no representation or warranty is made as to the accuracy of information obtained from third parties.

The reported observations and conclusions are limited only by the reported assumptions and limiting conditions described in this report and represent our unbiased and professional analysis, opinions, and conclusions.





Real Estate Advisory, L.L.C. ("REA"), its officers, and its employees have no present or future interest in the Property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

REA warrants that this report was prepared in a manner consistent with the level of care, skill, practice and judgment exercised by other professional consultants in performing services of a similar nature under similar circumstances in the same or similar locality.

REA's interim drafts, memoranda and reports may not be presented to any third parties by Client except in the form delivered. Any conclusions reported will not be used in any context other than that identified within the full report.

The opinions in this report characterize the environmental status of the Property on date of the site inspection. To ensure continuing validity, this report must be updated with the passage of time and should not be relied upon after six months from its date.

## **1.6 Use Reliance**

This Report is intended for the sole use of Kazmarek Geiger & Laseter LLP, LNR Partners, Inc., and all trustees, servicers or other parties affiliated with any REMIC Trust holding an interest in the Subject Property at the time of this Phase I Report, or any special purpose entity owned by such a REMIC Trust that may become a holder in due course of a loan secured by the Subject Property or that may become the fee owner of the Subject Property, or any party that acquires an interest in the Subject Property directly from any of the previously identified parties. The contents should not be relied upon by any other parties without the express written consent of REA.



## **2.0 SITE DESCRIPTION**

### **2.1 Location and Legal Description**

The Property is located 120 South Sixth Street, Minneapolis, Minnesota 55402. A copy of the legal description is included in Appendix C-2.

### **2.2 Site and Vicinity General Characteristics**

The Property is developed as office complex. The Property is located in a residential house complex -use area of urban-density, development. The land around the Property includes multi-family developed sites.

### **2.3 Current Use of Property**

The Property currently operates as a multi-tenant high-rise office building with underground parking garage. No significant environmentally suspect operations were noted from the current use of the Property.

### **2.4 Description of Site Improvements**

- **Total Acreage:** 1.40
- **Property Improvements:**
  - 1 twenty seven-story office building
  - 393,902 SF commercial spaces.
  - 6 traction (cable-driven) and 1 hydraulic elevator systems
  - Asphalt-paved parking surfaces
  - Landscaped street frontages
- **Construction Date:** 1958

The Property receives services from the following sources:

- **Electricity:** Xcel Electric Company
- **Natural Gas:** Central Pt. Gas Company
- **Domestic Water:** City of Minneapolis
- **Sewer:** City of Minneapolis
- **Solid Waste:** Allied Waste Management

## ***2.5 Current Use of Adjoining Properties***

Surrounding sites proximate to the Property include the following:

- **North:** South 5<sup>th</sup> Street followed by office development.
- **East:** 2<sup>nd</sup> Street followed by office development.
- **South:** 6<sup>th</sup> Street followed by office development
- **West:** Rand office building with associated parking lot building followed by Marquette Ave followed by office development.



## **3.0 USER PROVIDED INFORMATION**

### **3.1 *Environmental Liens or Activity and Use Limitation***

Neither the User nor the current Owner provided any information regarding environmental liens or limitations on the activity or use of the Property. REA did not locate liens or limitations for the Property during its title records research.

### **3.2 *Specialized Knowledge***

The User did not provide information regarding specialized knowledge of the Property.

### **3.3 *Commonly Known or Reasonably Ascertainable Information***

With the exception of a copy of the legal description, the User did not provide commonly known or reasonably ascertainable information regarding the Property.

### **3.4 *Valuation Reduction for Environmental Issues***

The User did not provide information regarding any valuation reduction for environmental issues at the Property. REA did not locate any information to suggest that any environmental issues had resulted in any impact on the valuation of the Property.

### **3.5 *Owner, Property Manager, and Occupant Information***

With the exception of prior assessment reports, the User did not provide information which was supplied by the Property Owner, manager or occupants.

### **3.6 *Reason for Performing Phase I ESA***

REA was retained by Kazmarek Geiger & Laseter LLP, and LNR Partners, Inc., to conduct a Phase I Environmental Assessment of the Property. The purpose of the assessment was to identify evidence of recognized environmental conditions in connection with the Property. Further, REA was to perform preliminary assessment of the Property for asbestos-containing materials, lead-based paints, radon and mold.

## **4.0 RECORDS REVIEW**

### **4.1 Standard Environmental Record Sources**

A review was made of environmental regulatory database summaries to ascertain whether the Property or proximate sites were listed as having environmental concerns that could impact the Property. A regulatory database summary report was obtained from First Search Technology Corporation. The scope of the regulatory database search was consistent with, or exceeded, ASTM recommendations. Select sections of the database are included in Appendix C-1.

The following databases were reviewed:

#### **4.1.1 National Priorities List (NPL)**

The NPL is a list of hazardous waste sites that have been identified by the EPA's Hazard Ranking System as being high priorities and eligible for Superfund cleanup.

No NPL sites were located within the study radius.

#### **4.1.2 National Priority List De-listed (NPL De-listed)**

The NPL Delisted sites are former NPL sites that have been removed from the NPL based on the EPA's determination that no further response is appropriate.

No NPL De-listed sites were located within the study radius.

#### **4.1.3 Comprehensive Environmental Response, Compensation & Liability Information System (CERCLIS)**

CERCLIS is a database of potential and confirmed hazardous waste sites that are in the screening, assessment or proposed phases for possible inclusion on the NPL.

No CERCLIS sites were located within the one-half mile study radius.

#### **4.1.4 No Further Remedial Action Plan (NFRAP)**

Sites are included on the NFRAP list after the EPA has completed the assessment and determined that the site will not be listed on the NPL. A NFRAP site does not mean contamination is not present but that it is not a potential NPL site.

No NFRAP sites were listed within the one-half mile study radius of the Property.



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#### **4.1.5 Resource Conservation and Recovery Information System (RCRA COR ACT)**

The RCRA COR ACT is a database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities have reported violations and are subject to corrective actions.

One RCRA COR ACT site was located within the study radius. The site was identified as XCEL Energy – Chestnut HW Storage FA located at 1518 Chestnut Ave approximately 0.81-miles northwest from the Property. The site is identified as CEG – Conditionally Exempt Small Quantity Generator, Less Than 100 kg/month. Based on intervening topography (down-gradient), distance, and regulatory status, no significant risk to the Property was located.

#### **4.1.6 Resource Conservation and Recovery Information System Treatment, Storage and Disposal Facilities (RCRA TSD)**

The RCRA TSD is a database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

No RCRA TSD sites were located within the study radius.

#### **4.1.7 Resource Conservation & Recovery Act – Small or Large Quantity Generators (RCRA GEN)**

RCRA GEN is a database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. The RCRA GEN database compiles facilities which report generation, storage, transportation, treatment or disposal of hazardous waste (VGN = Less Than 100 kg/month; SGN = Between 100 and 1000 kg/month; LGN = More Than 1,000 kg/month).

The Property was listed on the regulatory databases reviewed in FINDS, RCRAGN and RCRANLR. REA does not consider any of the identified listings an environmental concern to the Property. REA is of the opinion that the onsite AST should be managed and maintained according to Minneapolis, Minnesota EPA program. No concerns noted.

An additional 127 RCRAGN listings were identified within the study radius. Proximate sites (within 0.05 miles) are topographically situated such that contamination is unlikely to migrate to the Property. The sites reportedly are a “CEG”, conditionally exempt small quantity generators: generates less than 100 KG/month with one “SGN” small quantity generator: generates between 100-1000 KG/month. In addition, these facilities had no reported violations based on the information provided in the database. This indicates that such facilities are not currently known to be out of compliance with applicable RCRA waste handling or disposal regulations. Therefore, impact from this RCRAGN site to the Property is not anticipated.

The remaining identified sites are located over 0.05 miles from the Property. Therefore, based on distance and regulatory status, impact from these RCRAGN sites to the Property is not anticipated.

#### ***4.1.8 Resource Conservation and Recovery Act – Small or Large Generators of Hazardous Waste - No Longer Regulated (RCRA NLR)***

The RCRA NLR database is a compilation of facilities which formerly were regulated due to their generation, storage, transportation, treatment or disposal of hazardous waste. Due to their present-day operations, these facilities are no longer regulated under RCRA.

The Property was listed on the regulatory databases reviewed in FINDS, RCRAGN and RCRANLR. . None of the listed Large or Small Quantity Generators was found to represent any significant concern to the Property.

#### ***4.1.9 Federal IC/EC (Federal Engineering and Institutional Controls)***

The FEDERAL IC / EC is a database of Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

No Federal IC/EC sites were located within the study radius.

#### ***4.1.10 Emergency Response Notification System (ERNS)***

The ERNS is a database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Five ERNS sites were located within the study radius. Regulatory status, distance and intervening development remove concern to the Property.



#### **4.1.11 Tribal Lands**

The TRIBAL LANDS is a Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

No Tribal Lands sites were located within the study radius.

#### **4.1.12 State/Tribal Sites (STATE)**

The STATE / TRIBAL SITES is a database of sites and facilities that are being investigated due to reported releases of Hazardous substances. Included within this Inactive Hazardous Waste Sites Inventory database are the following classifications: Inactive Hazardous Waste Sites (IHS), No Further Action Sites (NFA), Duplicate Sites (DS), Inactive Hazardous Waste Sites Priority List Sites (SPL).

Two STATE sites were listed within the one-mile study radius of the Property. The identified sites are over 0.97 miles southeast from the Property. Based on distance, the identified listings are not considered to represent an environmental concern to the Property.

#### **4.1.13 Spill Sites (SPILLS)**

SPILLS is a database of spills as reported to the Emergency Response team.

Forty-four SPILLS site was located within the study radius. The closest identified sites are located 0.06-miles from the Property. REA does not consider these SPILLS sites as having an environmental threat to the Property. The relative distance and intervening development between these sites and the Property would inhibit the potential for contaminant migration to the Property.

#### **4.1.14 State/Tribal Solid Waste Facility (SWL)**

SWL is a database of solid waste land filling or associated activities involving the handing of solid waste.

Two SWL sites were located within the study radius. The identified sites are over 0.28 miles southwest from the Property. Based on distance from the sites, the identified listings are not considered to represent an environmental concern.



#### **4.1.15 Leaking Underground Storage Tanks (LUST)**

LUST is a database of underground storage tanks that have reported leaks or releases. Seventy-eight LUST sites was located within the study radius.

The most proximate listed LUST sites are identified as follows:

- CP RAIL Office Sub Basement approximately 0.06-mile northwest to the Property. Review of the database indicated the potential contamination from the LUST site was caused due to gasoline affecting the soil. Based on the completed cleanup status of “Case Closed”, distance, and structural separation, impact to the Property is not anticipated.

Of note, a Lawrence Livermore National Laboratory study *Recommendations To Improve the Cleanup Process for California’s Leaking Underground Fuel Tanks (“LUFTs”)*, October 16, 1995, reported that petroleum contamination did not extend more than 200 to 250 feet in 90% of the release incidents investigated, in which groundwater was impacted. This information was generally confirmed by a study conducted by the Bureau of Economic Geology entitled *Extent, Mass, and Duration of Hydrocarbon Plumes from Leaking Petroleum Storage Tanks in Texas*, 1997 and is consistent with REA’s experience in conducting subsurface investigations across the country.

The remaining identified sites are located over 0.08-mile northeast for the Property. Based on intervening development, distance, and regulatory status, no significant risk to the Property was located.

#### **4.1.16 Registered Underground/Aboveground Storage Tanks (UST/AST)**

UST/AST is a database of underground petroleum storage tanks.

Review of the UST listings did not suggest any potential significant concerns to the Property. No current UST sites were abutting or adjacent to the Property.

None of the proximate UST was identified in the LUST database. The most proximate listed LUST site was CP RAIL Office Sub Basement discussed and discounted above. The remaining identified sites are located further than 0.07 miles from the Property. Distance and intervening development remove significant concern to the Property from these sites.

#### **4.1.17 State/Tribal EC / IC / VCP (Voluntary Cleanup Program Sites)**

State IC/VCP is a TCEQ-maintained listing of sites in the Voluntary Cleanup Program (VCP) and the Innocent Owner/Operator Program (IOP) where Institutional or Engineering Controls have been placed on them.

Five VCP sites were listed within the one-mile study radius of the Property. The closest site is a parking lot at 1<sup>st</sup> Ave and 6<sup>th</sup> Street located 0.06-miles northwest and across the Mississippi River. Based on intervening topography and distance of this site, review of regulatory records with current status and visual inspection, no significant risk to the Property was located.

The remaining are sufficiently distant to remove concern to the Property.

#### **4.1.18 State/Tribal Brownfields**

This database consists of sites using funding established under the Brownfields provisions of CERCLA.

One Brownfields sites was located within one-half mile of the Property. The identified site is the parking lot at 1<sup>st</sup> Ave and 6<sup>th</sup> Street discussed and discounted above.

#### **4.1.19 Receptors (database of school and hospitals)**

A database assembled from Census Bureau data of schools and hospitals.

Review of the Receptors list did not find sites relevant to the environmental status of the Property.

#### **4.1.20 Facility Index System (FINDS)**

FINDS is a compilation of listings for any property or site which the EPA has investigated, reviewed or been made aware of in connection with its various regulatory programs (i.e. basically a “catch all” listing of facilities regulated under various federal programs). FINDS facilities that are not cross-listed on other databases are not considered to be of significant environmental concern.

The Property was listed on the regulatory databases reviewed in FINDS, RCRAGN and RCRANLR. Review of the FINDS database did not suggest any concerns to the Property. In most cases, the FINDS listings were duplicative of the listings in other databases. No information was located in the FINDS database to suggest any significant concerns to the Property.

#### **4.1.21 Toxic Release Inventory System (TRIS)**

TRIS is an EPA database formed under various Right-To-Know acts that contains information on toxic chemical releases or other waste management activities of industry groups and federal facilities.

Two TRIS sites were located within the study radius. The identified sites are located 0.20-miles southeast from the Property. Based on intervening distance and regulatory status, no significant risk to the Property was located.



#### **4.1.22 Database of PCB Handlers (PADS)**

PADS is an EPA database of generators, transporters, storers and disposers of PCBs.

Seven PADS sites were located within the study radius. The identified sites are located 0.11-miles or further from the Property. Based on intervening development and distance, no significant risk to the Property was located.

#### **4.1.23 State Other (OTHER)**

The STATE OTHER database provides listings for addresses where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites.

No STATE OTHER sites were located within the study radius.

#### **4.1.24 “Non-Geocoded” Listings**

Because some facilities are reported with incomplete or inaccurate addresses, the database lists these facilities in the “non-geocoded” category which is sorted by zip code. REA reviewed the list of facilities and has determined that none of the listings include the Property, are adjacent to the Property, or are in close proximity to the Property. Therefore, these listings are not found to represent an environmental risk to the Property.

## **4.2 Additional Environmental Record Sources**

### **4.2.1 County Recorder/Assessor**

REA interviewed individuals and reviewed computerized records provided by the tax assessor’s office of Hennepin County. No environmental liens were found.

Tax records show the current improvements to have first been built in 1958. Review of tax records did not suggest any environmental concerns. The Property was listed as the 120 South Sixth (Property ID: 22-029-24-44-0063) and owned by Behringer Harvard One Financial LLC.

### **4.2.2 Fire Police Officials**

Interviews with Hennepin County officials indicated that neither the police nor fire departments maintained any records associated with the environmental status of the Property.



#### **4.2.3 Building Department**

Representatives of the Hennepin County building department were interviewed. No significant records were located.

Zoning for the Property was reported to be Commercial - PREF.

#### **4.2.4 Other Agencies**

REA reviewed title records for the Property at the Hennepin County recorder's office. REA asked for records associated with any deed notices related to environmental restrictions associated with the Property or area sites. No such deed notations were located for the Property or any proximate sites.

### **4.3 Physical Setting Sources**

#### **4.3.1 Topography**

REA reviewed the U.S. Geological Survey topographic map for the Minneapolis South, MN quadrangle dated 1967; revised 1993. That map shows the Property to be located in an area of high sloping topography. The Property has a topographic elevation of approximately +850 feet National Geodetic Vertical Datum ("NGVD"). The Property topography slopes downward generally to the northeast.

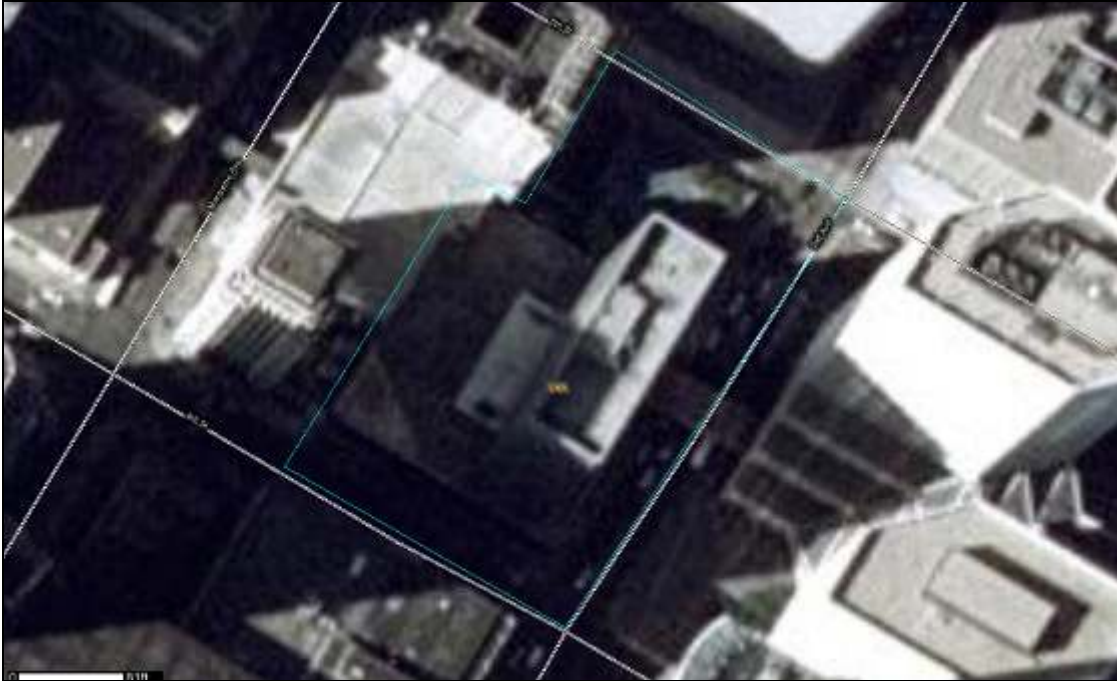
#### **4.3.2 Soils/Geology**

No negative information concerning subsurface geological conditions was located. Visual inspection did not suggest any significant filling or cutting was done to allow construction of the existing buildings.

REA reviewed the Soil Survey of Hennepin County, CA which was prepared by the United States Department of Agriculture, Natural Resource Conservation Service. Information obtained includes:

Underlying soils are classified as:

- Urban land – Udipsamments (cut and fill land) complex, 0 to 2 percent slopes (Map Unit Symbol: U4A)



#### **4.3.3 Hydrology**

The Property does not feature permanent surface water or retention ponds. Storm water on the Property seeps into the soil or flows down-gradient and overland. .

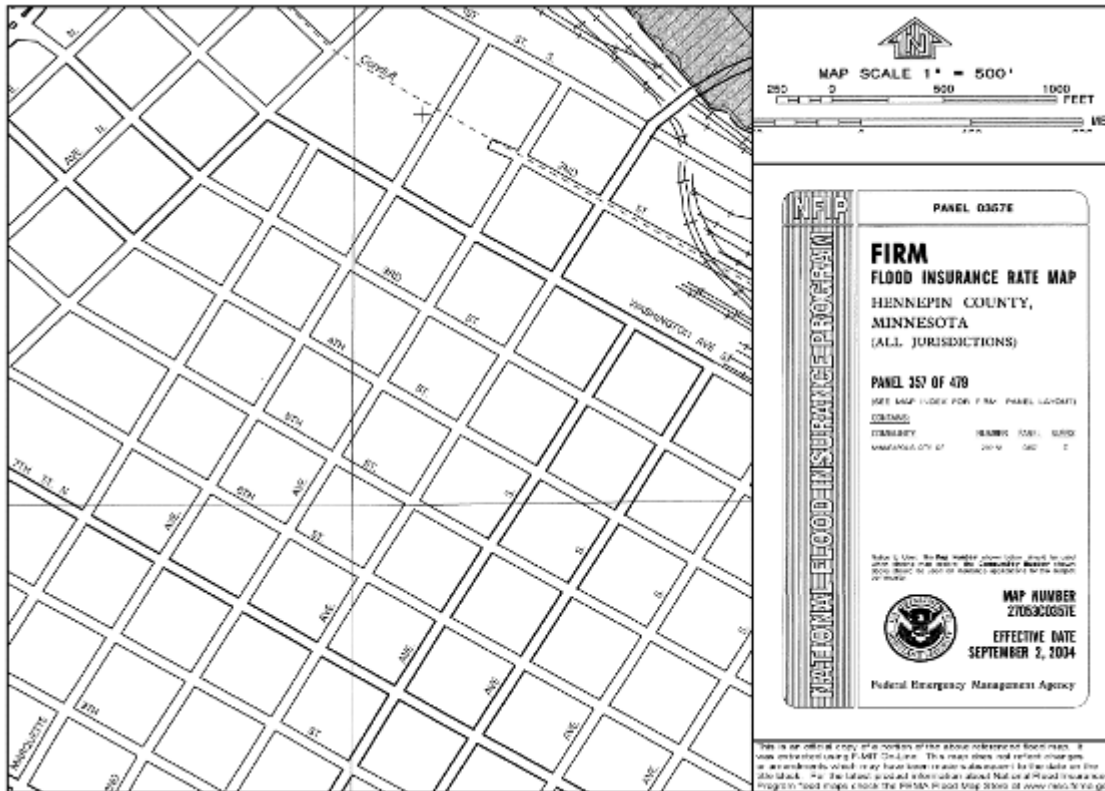
No use of groundwater is made at the Property. No evidence of groundwater recovery or remediation was found on or proximate to the Property. No on-site wells were reported or noted.

Based on the USEPA Ground Water Handbook, Vol.1 Ground Water and Contamination, (September 1990), the water table typically conforms to surface topography. Therefore, REA estimates that the ground water beneath the Property flows to the northeast. REA estimates ground water on the Property to be located at depths greater than 500 feet below land surface.

#### **4.3.4 Flood Zone Information**

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Hennepin County, Minnesota (Community Number 27053C0357E, dated September 2, 2004), According to the FIRM, the Property is located in Zone C, areas of minimal flooding.

Property Management reported no knowledge of prior flooding occurrences at the site. None of the developed areas on the Property appeared to be designated as wetlands based on a visual inspection.



#### 4.4 Historical Use Information

Prior to the construction of the existing improvements, the Property was improved with individual retail/office buildings dating back to the early 1900s. From the early 1900s to the mid-1950s, the Property consisted of multiple office/retail buildings (4 to 6 stories). Uses during this period included offices, bicycle repair shop, auto repair shop, education (business college), restaurants, hotel, bank, and print shop. Prior to the early 1900s, the Property consisted of several residential dwellings. Since the construction of the current improvements in 1958, with associated underground parking, the Property has been used for office space area. REA did not find any current or past use of the Property that would suggest current significant environmental concerns.

Review of the prior use of the abutting and proximate sites did not find any significant suspect activities that would suggest current environmental concerns on the Property.

##### 4.4.1 Title Records

REA researched ownership records for the Property at the Hennepin County Recorder's Office. This research included identification of individuals and entities that owned the Property as well as review of deeds and recorded documents in search of any information that would suggest environmentally suspect operations.



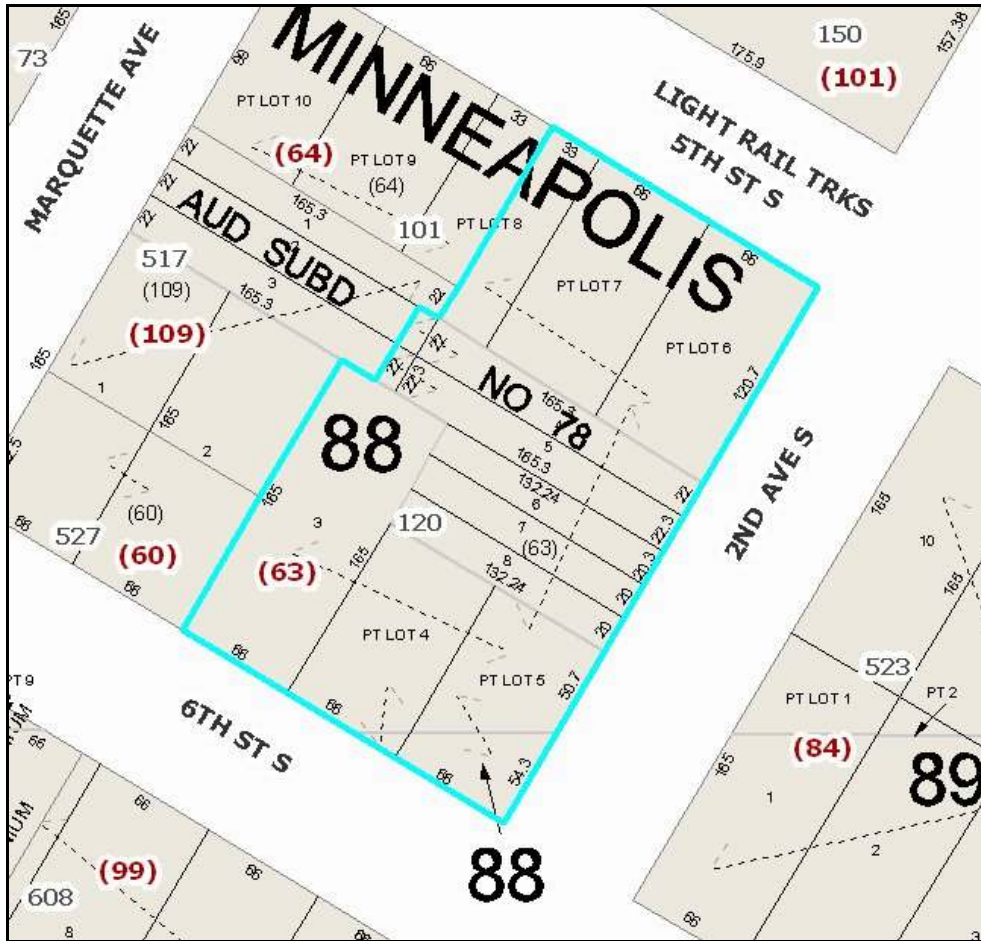
A review of the recorded instruments, supplemented by aerial photographs, did not suggest past or present environmental concerns. No environmental liens or restrictions were located.

| GRANTOR   | GRANTEE  | DATE      |
|---|--|-----------|
| Behringer Harvard One Financial LLC   | Lord Realty Holdings, LLC<br>PMZ-OFP, LLC<br>JPG-OFP LLC<br>DEA-OFP LLC<br>JSG-OFP LLC<br><br>Whose address is Zeller Management Corporation<br>1700 One Financial Plaza | 7/7/2010  |
| Zeller Holding Corp, an Illinois Corporation as Trustee (Limited Warranty Deed)LLC  | Lord Realty Holdings, LLC<br>PMZ-OFP, LLC<br>JPG-OFP LLC<br>DEA-OFP LLC<br>JSG-OFP LLC   | 8/5/2005  |
| Heather Glen, Inc. an Indiana Corporation   | Zeller Holding Corp, an Illinois Corporation as Trustee (Limited Warranty Deed)LLC   | 1/6/2003  |
| Goldsmith, Richard<br>Goldsmith Janice S<br>Acker, Robert<br>Acker, Darlene E<br>Gearen, Mary<br>Gearen, James P<br>Jones, Leslie<br>Zeller, Paul M | Heather Glen, Inc. an Indiana Corporation  | 12/5/2001 |



| GRANTOR  | GRANTEE  | DATE   |
|--|--|--|
| Zeller Holding Corp., as Trustee an Illinois Corporation                                 | Zeller, Paul M<br>Gearen, James P<br>Acker, Darlene E<br>Goldsmith, Janice S | 12/5/2001  |
| Zeller Holding Corp, Trustee   | Zeller Holding Corp., as Trustee an Illinois Corporation                     | 1/21/1998  |
| One Twenty South Sixth Street Partners   | Zeller Holding Corp, Trustee   | 11/2/1984  |
| First National Bank of Minneapolis   | One Twenty South Sixth Street Partners                                       | 1/31/1979  |
| First National Building Corporation  | First National Bank of Minneapolis   | 12/31/1970 (lots 3,4,5,6,7 and 8)<br>10/4/1963 (lots 6, 7, 8)<br>8/22/1958 (lot 3) |
| Note: First National Building Corporation purchased the lots from the following Grantors |  |  |





| GRANTOR                                 | GRANTEE                             | DATE                           |
|---|-------------------------------------|--------------------------------|
| Thorpe Brox                             | First National Building Corporation | 12/13/1949 ( part of lot 3)    |
| Title Insurance Company of Minnesota    | First National Building Corporation | 7/17/1946 (part of lot 3)      |
| Kunian Properties, Inc                  | First National Building Corporation | 12/31/1945 (part of lot 3)     |
| Massachusetts mutual Life Insurance co. | First National Building Corporation | 6/28/1935 (part of lot 3)      |
| Mill City Holding Co.                   | First National Building Corporation | 7/19/1923 (part of lot 3)      |
| Miami Corporation                       | First National Building Corporation | 1/27/1921 (lots 4, 5, 6, 7, 8) |

**4.4.2 Aerial Photographs**

REA obtained and reviewed historical aerial photographs from the following sources:

- Aerial photographs dated 2010, 2006, 2003, 1979, 1966, and 1957 were located on line at <http://www.historicaerials.com>.
- A more current undated aerial photograph was reviewed at: <http://www.bing.com/maps/>

The following findings were drawn from a review of the aerial photographs.

**Aerial Photograph Date: 1957 (below)**



|                 |  |
|-----------------|--|
| <b>Property</b> | Developed – Isolated Retail/ Office Development with parking lots. |
| North           | Developed – Retail/ Office Development                             |
| South           | Developed – Retail/ Office Development                             |
| East            | Developed – Retail/ Office Development                             |
| West            | Developed – Retail/ Office Development                             |

Aerial Photograph Date: 1966 (below)



|                 |  |
|-----------------|--|
| <b>Property</b> | Developed – Current Retail/ Office Development |
| North           | Developed – Retail/ Office Development         |
| South           | Developed – Retail/ Office Development         |
| East            | Developed – Retail/ Office Development         |
| West            | Developed – Retail/ Office Development         |

**Aerial Photograph Date: 1979 (below)**



|                 |  |
|-----------------|--|
| <b>Property</b> | Developed – Current Retail/ Office Development |
| North           | Developed – Retail/ Office Development         |
| South           | Developed – Retail/ Office Development         |
| East            | Developed – Retail/ Office Development         |
| West            | Developed – Retail/ Office Development         |

Aerial Photograph Date: 2003 (below)



|                 |  |
|-----------------|--|
| <b>Property</b> | Developed – Current Retail/ Office Development |
| North           | Developed – Retail/ Office Development         |
| South           | Developed – Retail/ Office Development         |
| East            | Developed – Retail/ Office Development         |
| West            | Developed – Retail/ Office Development         |

Aerial Photograph Date: 2006 (below)



|                 |  |
|-----------------|--|
| <b>Property</b> | Developed – Current Retail/ Office Development |
| North           | Developed – Retail/ Office Development         |
| South           | Developed – Retail/ Office Development         |
| East            | Developed – Retail/ Office Development         |
| West            | Developed – Retail/ Office Development         |

**Aerial Photograph Date: 2010 (below)**



|                 |  |
|-----------------|--|
| <b>Property</b> | Developed – Current Retail/ Office Development |
| North           | Developed – Retail/ Office Development         |
| South           | Developed – Retail/ Office Development         |
| East            | Developed – Retail/ Office Development         |
| West            | Developed – Retail/ Office Development         |

A most current 3D-undated south view aerial photograph of the Property, obtained from the internet at <http://www.bing.com/maps/> is shown above. The aerial depicts the Property and surrounding areas as they currently exist.



**4.4.3 Fire Insurance Maps**

Sanborn Fire Insurance Maps for the following years were reviewed and are reproduced in the appendices: 1885, 1912, 1951, 1952, 1966 and 1969. The following table summarizes the Sanborn Maps.

| Year      | Property   | Adjacent and Surrounding Properties  |
|-----------|--|--|
| 1885      | Developed with several residential dwellings             | Surrounding properties depicted to be developed with residential / commercial development. |
| 1912-1952 | Developed with several commercial buildings.             | Surrounding properties depicted to be developed with residential / commercial development. |
| 1966-1969 | Depicts the site as developed with current construction. | Surrounding properties depicted to be developed with commercial development.               |

Refer to Exhibit B-2 in Appendix B Sanborn Maps or other fire insurance maps.



**4.4.4 City Directories**

City Directories were reviewed in the Minneapolis Public Library for the following dates: 1953, 1954, 1958, 1962, 1968, 1975, 1978 and 1981.

| Year   | Property  | Area:   |
|--|---|---|
| 1953,<br>1958,<br>1962,<br>1968,<br>1975 &<br>1981 | 120 South Sixth Street<br>(Intersection of 6 <sup>th</sup> and 2 <sup>nd</sup> Street)<br>(Intersection of 5 <sup>th</sup> and 2 <sup>nd</sup> Street)<br><br>Multiple office tenant listings (no concerns noted) | Based on the review of city directories, no listings of environmental concern, i.e., dry cleaners, gasoline stations, printing facilities, medical facilities, were noted for the Property. |

**4.4.5 Historical Topographic Maps**

REA reviewed United States Department of the Interior Geological Survey Topographic Map for the Minneapolis South, MN Quadrangle. The map was dated 1967; revised 1993.

No concerns were noted from a review of the topographic map. No earlier topographic maps were located.

**4.4.6 Additional Historical Record Sources**

Aerial photographs were used to create the FEMA flood insurance map or the soil survey for Hennepin County. These photographs were dated circa 1991 and 1994, respectively.

No past or current environmental concerns on the Property were suggested from a review of these maps or underlying aerial photographs.

**4.4.7 Prior Assessment Reports**

No prior assessment reports were available for review.

**4.5 Historical Use Information on Adjoining Properties**

REA did not locate any information to suggest that the prior use of the abutting or adjacent sites would have resulted in any known, current significant environmental impacts to the Property.

The following table summarizes the prior use of the proximate sites:

- **North:** South 5<sup>th</sup> Street followed by office development.
- **East:** 2<sup>nd</sup> Street followed by office development.
- **South:** 6<sup>th</sup> Street followed by office development
- **West:** Rand office building with associated parking lot building followed by Marquette Ave followed by office development.

## 5.0 SITE RECONNAISSANCE

The on-site inspection was conducted by Kashif Bazal of REA on July 14, 2010. At the time of the on-site assessments, REA interviewed members of the Property management staff and tenants. The REA inspector was accompanied during the inspection of most interior units; however, some “down” units were inspected while unaccompanied. Building exteriors, grounds, and the proximate sites were inspected by REA while both accompanied and unaccompanied.

REA took photographs of the Property and improvements for use in preparing this report. Select photographs are reproduced in this report and in the Appendix A.

### 5.1 Methodology and Limiting Conditions

REA conducted a visual inspection to assess the environmental status of the Property and of the proximate sites. REA relied on information obtained from an on-site reconnaissance, an area reconnaissance and interviews conducted during the field assessments.

REA was not able to access all areas of the Property; rather, REA accessed common areas and representative tenant units. The following areas were inspected:

#### *Building Spaces*

| <i>Address/ Unit</i>   | <i>Name of Tenant</i> | <i>Description of Operations</i> | <i>Approximate Square Feet</i> | <i>Comments</i>   |
|------------------------|-----------------------|----------------------------------|--------------------------------|-------------------|
| 120 South Sixth Street | Multiple tenants      | Office Space                     | 393,902 SF                     | No concern noted. |







REA also inspect common areas, parking areas, utility rooms and roof top at the Property.



The Property features a one hydraulic and six traction (cable-driven) elevator systems. According to Property Manager at the time of REA's inspection the Department of Industrial Relations, Division of Occupational Safety and Health of State of Minnesota had recently inspected the elevators. No concerns were noted.





In addition 3 escalators are provided for tenants and customers convenience. At the time of REA's inspection one escalator was temporarily out of service for maintenance.



REA did not encounter any significant limiting conditions during the field inspection.

## 5.2 General Site Setting

The Property was operating as an office complex. No operations were noted at the Property which would suggest any significant environmental concerns.

The Property is located in a mixed-use area with abutting residential/retail sites.

## 5.3 Exterior Observations

### 5.3.1 Solid Waste Disposal

Solid waste is stored in trash dumpsters located about the Property and is reportedly periodically removed by Waste Management. The storage, handling and collection appeared to be adequate and no significant concerns noted.



### **5.3.2 Surface Water Drainage**

Storm water on the Property drains overland to the storm water system via parking areas and landscaped areas. No concerns were noted with storm water drainage from the Property.

Visual inspection of proximate sites did not suggest concerns. The up-gradient sites do not appear to generate any contaminated storm water that would impact the Property.

### **5.3.3 Wells and Cisterns**

The Property does not use ground or rain water. No evidence of ground water recovery was found on or proximate to the Property. No on-site wells, septic systems or cisterns were reported or noted.

### **5.3.4 Wastewater**

Waste water is removed from the Property via the municipal sanitary sewer system. No concerns were observed or reported.

### **5.3.5 Additional Site Observations**

No significant additional site observations were noted.

## **5.4 Interior Observations**

REA inspected representative offices on the Property and all common areas. No evidence of recognized environmental conditions was noted from a visual inspection of common areas, laundry facility and utility room at the Property. No concerns were reported by Property management.

## **5.5 Potential Environmental Conditions**

### **5.5.1 Hazardous Materials and Petroleum Products Used or Stored at the Site**

The Property does not store, use, generate or dispose of significant quantities of hazardous materials. In addition, a doctor's office (suite 155) was noted to be in excellent condition, with material safety data sheets (MSDS) in binders and medical/hazardous waste containers appropriately labeled. No significant concerns were identified.



In addition the doctor's office consists of CT/MRI, CAT scan, CARM / X-Ray used for fluoroscopy and ultrasound. No use of chemicals were noted / reported to for the X-Ray development. X-Rays are scanned and digitalized on disks.

### **5.5.2 Evidence of Releases**

No evidence of hazardous material or petroleum product release was observed. No concerns were reported by Property management.

### **5.5.3 Polychlorinated Biphenyls (PCBs)**

The Property is served with electricity via pad-mounted transformers owned by Xcel Energy. The transformers did not have yellow and black warning stickers affixed to them as required under federal law if a transformer is considered PCB-contaminated. The transformers were observed to be in good condition with no evidence of leaks. The responsibility for the maintenance of the transformers, including any contamination, belongs to Xcel Energy. The transformers on the Property were not found to be significant environmental concerns to the Property.

Due to the 1958 construction date, the presence of PCB-containing oil in the hydraulic elevator system is possible. However, no concerns such as leaks or spills were noted in the equipment areas associated with this elevator.

No other equipment suspected of containing significant quantities of PCBs was noted.



**5.5.4 Landfills**

No evidence of landfills on or proximate to the Property was observed.

**5.5.5 Pits, Ponds, Lagoons, Sumps and Catch Basins**

No evidence of pits, lagoons, sumps or catch basins was noted at the Property.

**5.5.6 On-Site ASTs and USTs**

The Property is equipped with one diesel-powered emergency electric generator and one natural gas emergency electric generator. The diesel powered generator is manufactured by Kohler with rate capacity of 500 kVA. The generator is located on ground floor of the parking garage. A 500-gallon diesel fuel tank mounts beneath the generator. REA did not note any secondary containment in the form of double-walled steel or curbing. However, according to the Property manager, the fuel level is manually measured and the generator is auto programmed to run every month for self test. No concerns such as leakage was observed or reported.





### **5.5.7 Drinking Water**

Domestic water at the Property is provided by the City of Minneapolis. Based on its annual reports, the utility's potable water is reportedly in compliance with EPA water quality regulations. No concerns were noted. No concerns were reported by Property management.

### **5.5.8 Additional Hazard Observations**

No additional conditions were observed that would suggest significant environmental concerns.

### **5.5.9 Asbestos-Containing Materials (ACM)**

A visual inspection was conducted to locate "significant applications" of "suspect" materials. The word "suspect" means those materials which, based on the training and experience of the inspector, are believed to possibly contain asbestos. The term "significant applications" is meant to limit the assessment to those suspect building materials which, if found to contain asbestos, are present in sufficient quantities to represent a meaningful impact on the Property.

Visual inspection of the improvements on the Property did not locate significant applications of suspect materials. REA did not observe friable suspected asbestos containing materials. While it is possible that non-friable asbestos-containing building materials (ACBM) were used (e.g., floor tile or mastic), it is unlikely that these materials contain significant amounts of asbestos.

Due to the 1958 construction, REA determined that it was possible that asbestos containing building materials (ACBM) were used during construction of the improvements. While it is possible that non-friable asbestos containing materials (ACBM) were used (e.g., floor tile or mastic), it is unlikely that these materials contain significant amounts of asbestos. Further, it should be noted that suspect ACBM that has not been identified in this report may be located within walls, ceiling cavities and other non-accessible areas. Therefore, REA recommends that an Asbestos Operations and Maintenance (O&M) Plan be implemented at the Property.

In the event of significant demolition or renovation activities at the Property, REA recommends that materials not previously sampled, such as roofing materials and thermal pipe insulation, be sampled in accordance with regulations promulgated under the National Emission Standards for Hazardous Air Pollutants ("NESHAPs"). A NESHAPs asbestos survey, which is more detailed than the limited asbestos screening performed as part of this scope of work, is designed to identify all asbestos-containing materials within a structure, including materials that are considered inaccessible, or require destructive sampling techniques to obtain bulk samples. This is performed in order to determine if such materials, if present, require removal under NESHAPs prior to demolition or renovation activities.



### **5.5.10 Radon**

REA made a visual inspection of the improvements to the Property in order to develop a qualitative opinion regarding the potential for radon accumulation. In support of its visual inspection, REA reviewed data concerning regional screening of indoor radon concentrations. This data defines the following “Zones” of potential radon accumulation:

|        |   |
|--------|---|
| Zone 1 | Predicted average indoor screening level of greater than 4 pCi/L. |
| Zone 2 | Predicted average indoor screening level of 2.0 to 4.0 pCi/L.     |
| Zone 3 | Predicted average indoor screening level of less than 2.0 pCi/L.  |

The USEPA action level for radon is 4.0 pCi/L.

The Property is located in Radon Zone 2.

The Property is an office building with no long-term or permanent residential use. All improvements to the Property are well ventilated. Thus, REA did not collect radon samples at the Property.

The use of the Property (office building) supports the conclusion that radon is not environmental concern at the Property.

No further assessment is believed to be necessary.

### **5.5.11 Lead-Based Paint (LBP)**

Based on the 1958 construction date there is a potential for lead-based paints (LBP). However, based on the non-residential usage, potential LBP is not considered a significant concern. Furthermore, visual inspection of the Property found painted surfaces to be in good condition.

No additional investigation is recommended at this time.

### **5.5.12 Mold Evaluation**

REA did not observe general indications of extensive or prolonged water infiltration. In the areas inspected, the roofs and building envelopes seemed generally competent

Representatives of the Property stated that they did not know of any tenant complaints related to mold or of any general mold concerns on the Property.

Failure to manage water infiltration and leaks can result in significant expense related to mold.



## 6.0 INTERVIEWS

### 6.1 Interview with Owner

REA interviewed various representatives of the Property, including its manager, maintenance staff and tenants. REA attempted to contact the Owner

### 6.2 Interview with Site Manager

By phone and in person, REA interviewed Ms. Joanna Edin, the Property Manager.

### 6.3 Interview with Occupants

Tenants of the Property were interviewed during chance contact. None of the tenants reported and significant environmental problems.

### 6.4 Interview with Local Government Officials

Interviews were performed before, during and after the assessment of the Property. These interviews were performed to locate available information concerning the environmental status of the Property and area. The following roster is a non-inclusive list of people interviewed. Only those interviews that provided relevant information are listed below.

| Name                    | Organization   |
|-------------------------|--|
| 1. Mr. Larry Emond      | Property General Manager,<br>612-217-6405                |
| 2. Administrative Staff | Hennepin County - GIS; Planning and<br>Zoning Department |
| 3. Administrative Staff | Hennepin County Register of Deeds                        |
| 4. FOI request UST      | City of Minneapolis Fire Department                      |
| 5. Administrative Staff | City of Minneapolis Water Department                     |

The interviews did not reveal evidence of recognized environmental conditions associated with the Property or surrounding sites.

## **6.5 Interview with Others**

No additional substantive interviews were conducted.



## **7.0 FINDINGS AND CONCLUSIONS**

This assessment, supported by the prior assessments, has reached the following findings:

### **7.1 Findings**

#### **7.1.1 On-Site Environmental Conditions**

No recognized environmental conditions were identified on the Property.

#### **7.1.2 Off-Site Environmental Conditions**

No recognized environmental conditions were identified proximate to the Property that are known to have impacted the Property.

#### **7.1.3 Previously Resolved Environmental Conditions**

No previously resolved environmental conditions were identified on the Property.

#### **7.1.4 De Minimis Environmental Conditions**

Other than the potential for ACBM, no other de minimis environmental conditions were identified on the Property.

### **7.2 Opinion**

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property. In addition, REA did not find lead-based paint, mold or radon to represent significant concerns. Potential ACBM should be managed in place with an O & M Plan.

### **7.3 Conclusions**

REA has performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05. This assessment has revealed no recognized environmental conditions on the Property. In addition to the tasks required by the ASTM Practice, REA screened the Property for ACBM, LBP, radon and mold. REA did not find LBP, radon or mold to represent significant concerns. However, the following de minimis conditions were noted:

- Based on the 1958 construction date there is a potential for ACBM. Based on the observed condition of the suspect materials, these items can be managed in place with an Operations and Maintenance (O & M) Plan.

#### **7.4 Deviations**

No significant deviations were taken from ASTM E 1527-05.



## 8.0 REFERENCES

Publications relied upon by REA include the following:

ASTM E 1527-05.

USEPA Ground Water Handbook, Vol.1 Ground Water and Contamination, (Sept. 1990).





## **9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**

The Property was personally inspected by Kashif Bazal. To ensure quality, the report was reviewed by Kevin A. Mueller, P.E. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

### **REAL ESTATE ADVISORY, L.L.C.**

A handwritten signature in blue ink that reads 'Kashif Bazal'.

Kashif Bazal  
Principal

A handwritten signature in blue ink that reads 'K.A. Mueller'.

Kevin A. Mueller, P.E.  
Vice President



## **10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

### **10.1 *Definition of an Environmental Professional***

Environmental Professional means:

- 1) A person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions, indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f).
- 2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience.
- 3) An environmental professional should remain current in his or her field through participation in continuing education or other activities.
- 4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified as §312.21(b).
- 5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

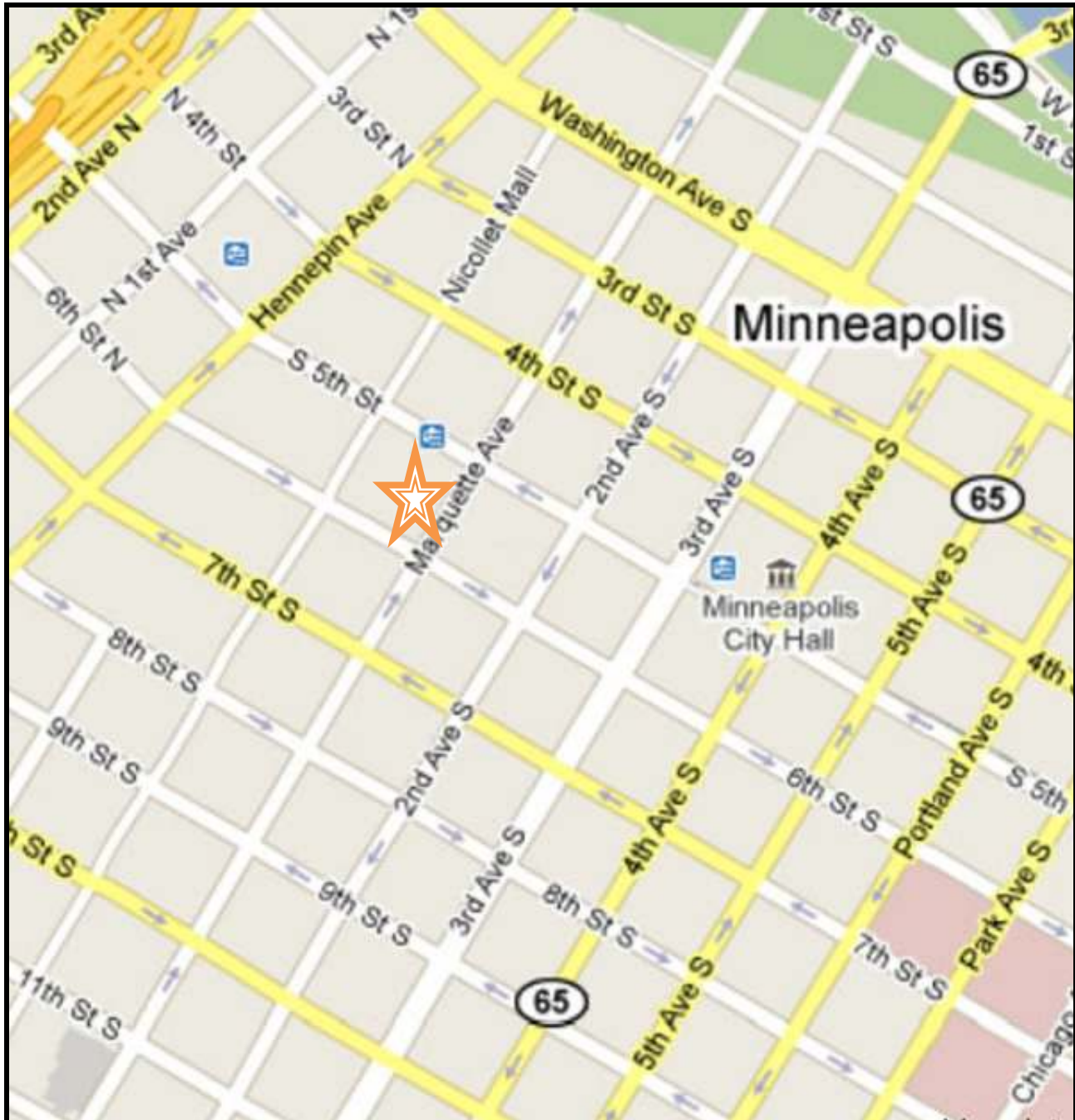


## ***10.2 Relevant Experience***

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (§312.1(c)) to the subject property.



## FIGURES



**FIGURE I – PROPERTY LOCATION MAP**  
One Financial Plaza  
120 South 6th Street  
Minneapolis, Minnesota 55402  
Project Number 107759





**FIGURE II – PROPERTY MAP**  
**One Financial Plaza**  
**120 South 6th Street**  
**Minneapolis, Minnesota 55402**  
**Project Number 107759**





## APPENDICIES



**APPENDIX A    SITE PHOTOGRAPHS**





1. OFFICE BUILDING ON PROPERTY



2. EAST SIDE VIEW OF THE PROPERTY.



3. WEST VIEW OF THE PROPERTY



4. INTERSECTION 6<sup>th</sup> and 2<sup>nd</sup> Street.



5. SOUTH VIEW (ROOF TOP)



6. NORTH VIEW (ROOF TOP)



***APPENDIX B    HISTORICAL RESEARCH DOCUMENTATION***



## ***B-1 Aerial Photographs***

REAA obtained and reviewed historical aerial photographs. Representative aerial photographs are reproduced in this report. (See Section 4.4.2).



***B-2 Fire Insurance Maps***

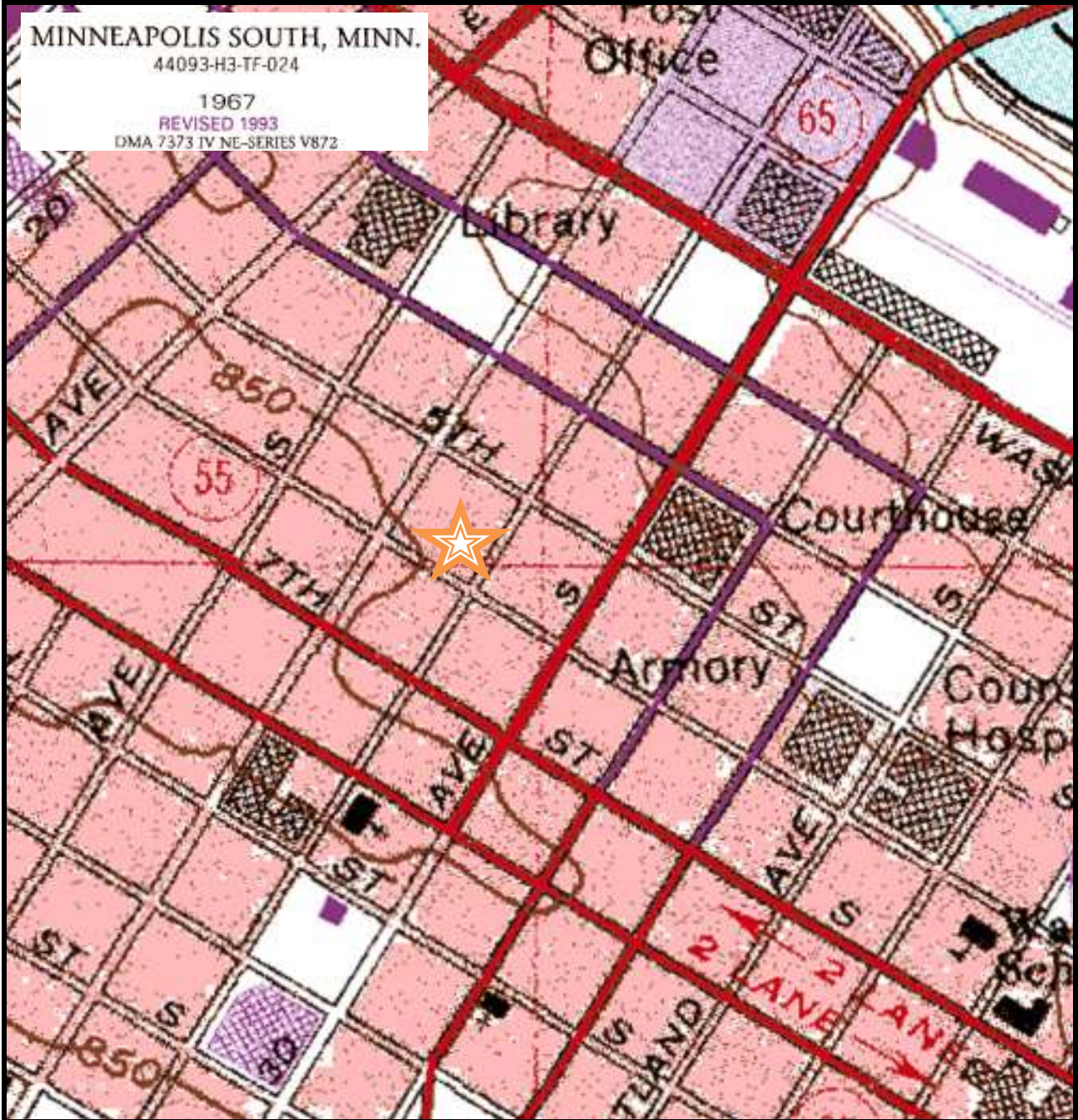
The following Sanborn Maps were located for the area of the Property:



Insert sanborns or no coverage letter



***B-3 Topographic Maps***



MINNEAPOLIS SOUTH, MINN.  
44093-H3-TF-024  
1967  
REVISED 1993  
DMA 7373 IV NE-SERIES V872

**TOPOGRAPHIC MAP**  
One Financial Plaza  
120 South 6th Street, Minneapolis, Minnesota 55402  
Project Number 107759  
Minneapolis South, MN Quadrangle dated 1967; revised 1993





**APPENDIX C    REGULATORY RECORDS DOCUMENTATION**





**C-1 Mapped Database Report**



**C-2 General Public Records**



***APPENDIX D    CLIENT-PROVIDED DOCUMENTATION***



**APPENDIX E    OTHER SUPPORTING DOCUMENTATION**



**RADON RESULTS**  
**(No samples taken)**

**ASBESTOS RESULTS**  
**(No samples taken)**

**LEAD-BASED PAINT RESULTS**  
**(No samples taken)**



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## **APPENDIX F      QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

**NEALON D. SMITH, MSPH, JD**  
**Principal**

BS      Colorado College  
MSPH    University of North Carolina-Chapel Hill  
JD      Boston University School of Law

Twenty-three years of experience in environmental law, real estate due diligence, indoor air quality, industrial hygiene, environmental consulting and remedial contracting. Recognized as an expert in asbestos management and the performance of portfolio due diligence assessments. Proficient in Phase I, Phase II, regulatory issues, NEPA assessments and regulatory compliance audits. Indoor air quality experience includes asbestos, mold, formaldehyde and lead

**MICHAEL J. MCGINN**  
**Principal**

BS      Northern Illinois University  
MS      Northern Illinois University

Twenty years of environmental, safety and construction experience. Estimating and project management experience in remedial construction and environmental clean-up totaling over \$50,000,000. Extensive remedial management experience on projects involving asbestos, USTs, groundwater and soil contaminated with PCBs, lead, solvents and hydrocarbons. Proficient in Phase I & II, project condition reports, physical needs assessments and cost-to-cure estimates.

**KEVIN A. MUELLER, PE**  
**Vice President**

BS      University of Illinois

Twenty-one years of experience in construction and environmental consulting. Civil construction experience includes concrete and steel structure assessment. Environmental experience includes Phase I and II assessments as well as surveys for asbestos, lead-based paint, PCBs, radon and drinking water quality. Proficient in due diligence assessments under Fannie Mae, Freddie Mac and Conduit formats.

**JOSEPH B. DONALDSON, RA**  
**Senior Architect**

BA      Texas Tech University

Registered Professional Architect with twelve years of experience. Design and construction management experience includes owner's representative, program management, and pre-construction design reviews. Facile with Fannie Mae, Freddie Mac and Conduit requirements. Proficient in pre-construction design review, physical needs, project condition and environmental assessments including asbestos, lead paint, mold, radon and drinking water quality sampling.

**STEPHEN SHEPPARD**  
**Senior Project Engineer**

BS      Bob Jones University

Sixteen years of experience in environmental chemistry, cost-to-cure estimating and remedial construction management. Proficient in property condition reports, physical needs analyses, environmental assessments and estimating construction and environmental remedial costs. Phase II experience includes regulatory compliance and risk assessments of dry cleaners and petroleum releases. Experienced in developing project time and cost-to-cure estimates for construction defects, immediate needs and remediation of soil and groundwater contamination.



**KEVIN D. SIMMONS**

BS University of Florida

**Vice President**

Nineteen years of experience in field chemistry, remedial contracting, hazardous waste management, environmental assessments and cost-to-cure estimating. Expertise in remedial cost estimating, remedial technology application, Phase I, Phase II, and RIFS investigations. Principal of REA Remedial Solutions, L.C., a federal and Florida certified MBE performing environmental remediation of impacted soils and groundwater.

**JOSEPH SCECH**

BS Bowling Green State University

**Project Engineer**

Sixteen years as an environmental chemist responsible for due diligence assessments, remedial investigations and remedial management. Extensive experience in groundwater assessments and remediation. Remedial experience includes soil vapor extraction, groundwater recovery and treatment, soil fixation, de-watering, waste stream profiling and disposal management.

**GREGORY A. GIBBS**

BS Southern College of Technology

**Senior Project Engineer**

Sixteen years of experience in architectural engineering, environmental consulting and construction assessment. Proficient at engineering and environmental due diligence including hazard evaluations of asbestos, lead-based paint, radon and mold. Experience includes surveys and sampling for PCBs, petroleum and dry cleaner impacts to subsurface soils and groundwater.

**PATRICK J. LALLY**

BS Drake University

**Project Engineer**

Fourteen years of experience in due diligence assessments and remedial performance. Experience includes physical and environmental assessments under Fannie Mae, Freddie Mac and Conduit protocols. Successfully managed a portfolio assessment of 316 buildings. Remedial experience includes UST removal, soil excavation, vapor extraction, fixation and dewatering.

**BRAD W. KORTTE**

BS Illinois State University

**Project Engineer**

Twelve years of experience in real estate due diligence, architectural design, specification development and CADD. Experienced in environmental and architectural evaluations. Proficient at environmental and physical needs assessments under Fannie Mae, Freddie Mac and Conduit protocols including sampling for asbestos, lead in water, lead-based paint, mold and radon.

**JOHN J. ROMEIS**

BS University of South Florida

**Staff Scientist**

Three years of experience in due diligence assessments and remedial performance. Experience includes physical and environmental assessments under Fannie Mae and Freddie Mac and Conduit protocols including sampling for asbestos, lead in water, lead-based paint, mold and radon. Remedial experience includes UST removal, asbestos abatement, landfill remediation, groundwater recovery and treatment and soil excavation.



**THOMAS J. BOND**  
**Project Engineer**

BA Loyola University of Chicago

Eighteen years of experience in environmental assessments and hazardous material remediation. Experienced in environmental evaluations, construction and environmental clean-up totaling over \$20,000,000. Extensive remedial management experience on projects involving asbestos, low level radiation, groundwater and soil contaminated with PCBs, lead, solvents and hydrocarbons. Proficient in Phase I & II, project condition reports, physical needs assessments and cost-to-cure estimates.

**ROB ROSENGARTEN**  
**Project Engineer**

BS Illinois State University  
MBA Keller Graduate School Of Management

Eleven years of experience in environmental assessments and hazardous material remediation. Experienced in environmental evaluations, construction, and environmental clean-ups totaling over \$12,000,000. Extensive remedial management experience on projects involving low level radiation, groundwater and soil contaminated with PCBs, lead, mercury, solvents, UST removals and various soil treatment technologies. Proficient in Phase I & II, project condition reports, physical needs assessments and cost-to-cure estimates.

**KASHIF BAZAL**  
**Senior Project Engineer**  
**Environmental Scientist**

BS Northern Illinois University  
<http://www.KashifBazal.com>

Experience includes physical and environmental assessments under Fannie Mae, Freddie Mac and Conduit protocols. Successfully managed portfolio assessments. Experience in architectural engineering, environmental consulting, project condition reports, physical needs assessments and cost-to-cure estimates. Extensive hands-on experience in remedial management of Phase I and II assessments involving air and water quality, low level radiation, groundwater and soil contamination. Also experienced in identifying contaminations due to petroleum impact, asbestos, lead-based paint, PCBs, underground storage tanks (UST's) and Radon.