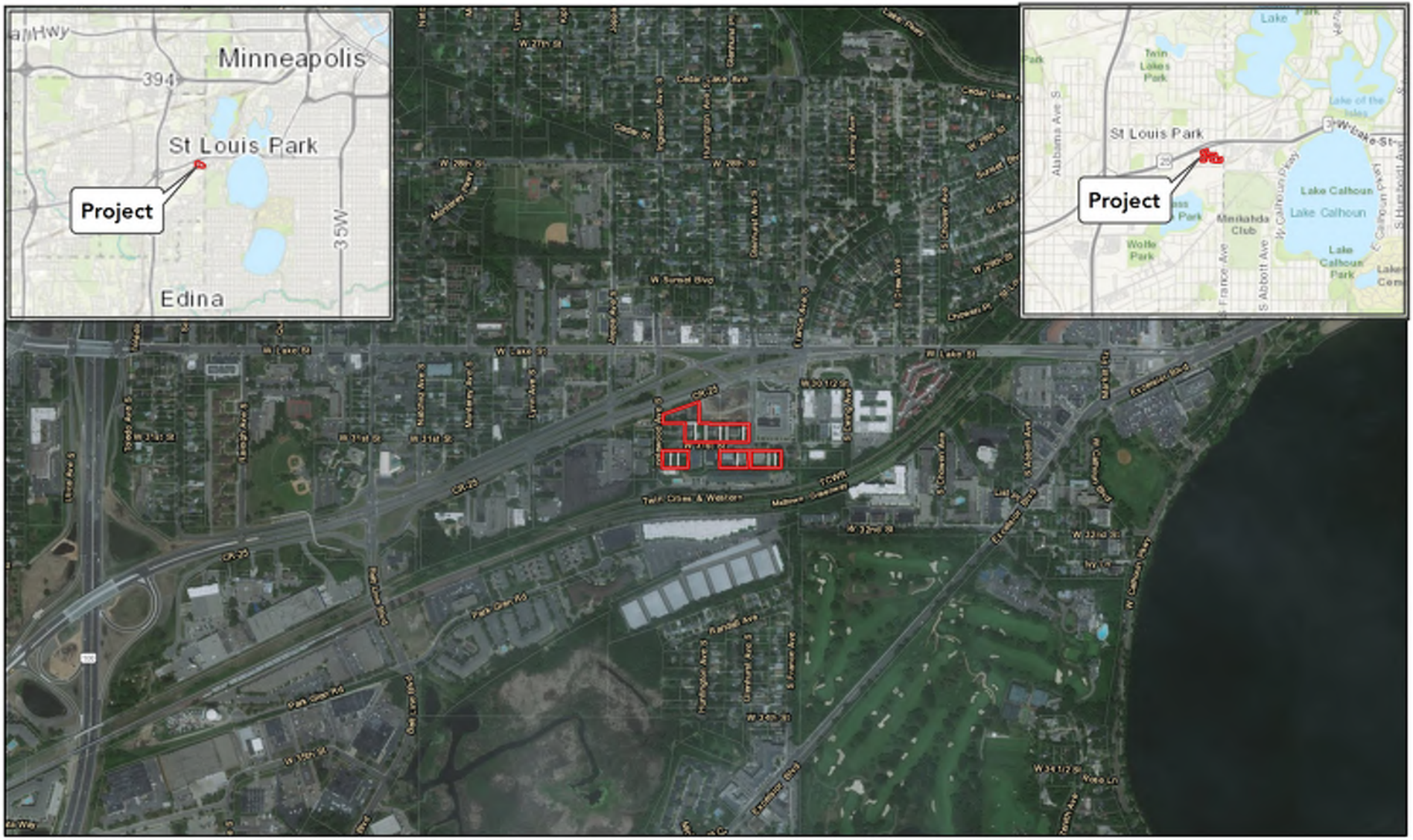


This map was created using Loucks Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Tom Loucks, Inc. is not responsible for any inaccuracies contained herein.

LOUCKS

Legend

Project Boundary

Inglewood Ave. & County Road 25

St. Louis Park, MN

N

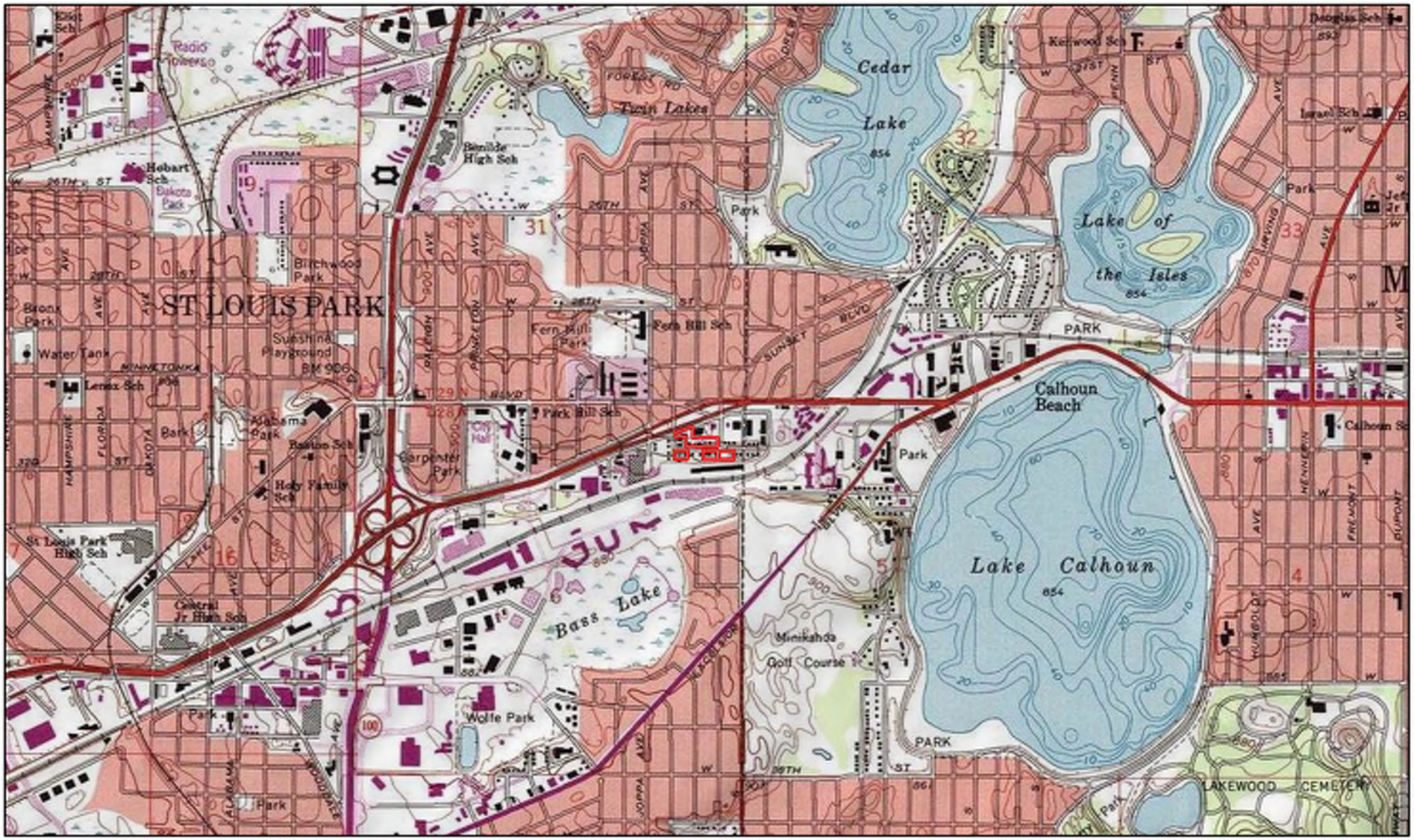
0 1,000

Scale In Feet

Site Location

Exhibit

FIGURE 1



This map was created using Loucks Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Tom Loucks, Inc. is not responsible for any inaccuracies contained herein.

LOUCKS

Legend

Project Boundary
Sec. 6, T. 28, R. 24

N

0 2,000
Scale In Feet

Inglewood Ave. & County Road 25

St. Louis Park, MN

USGS Topography

Exhibit

FIGURE 2

Pre-Construction Site Plan

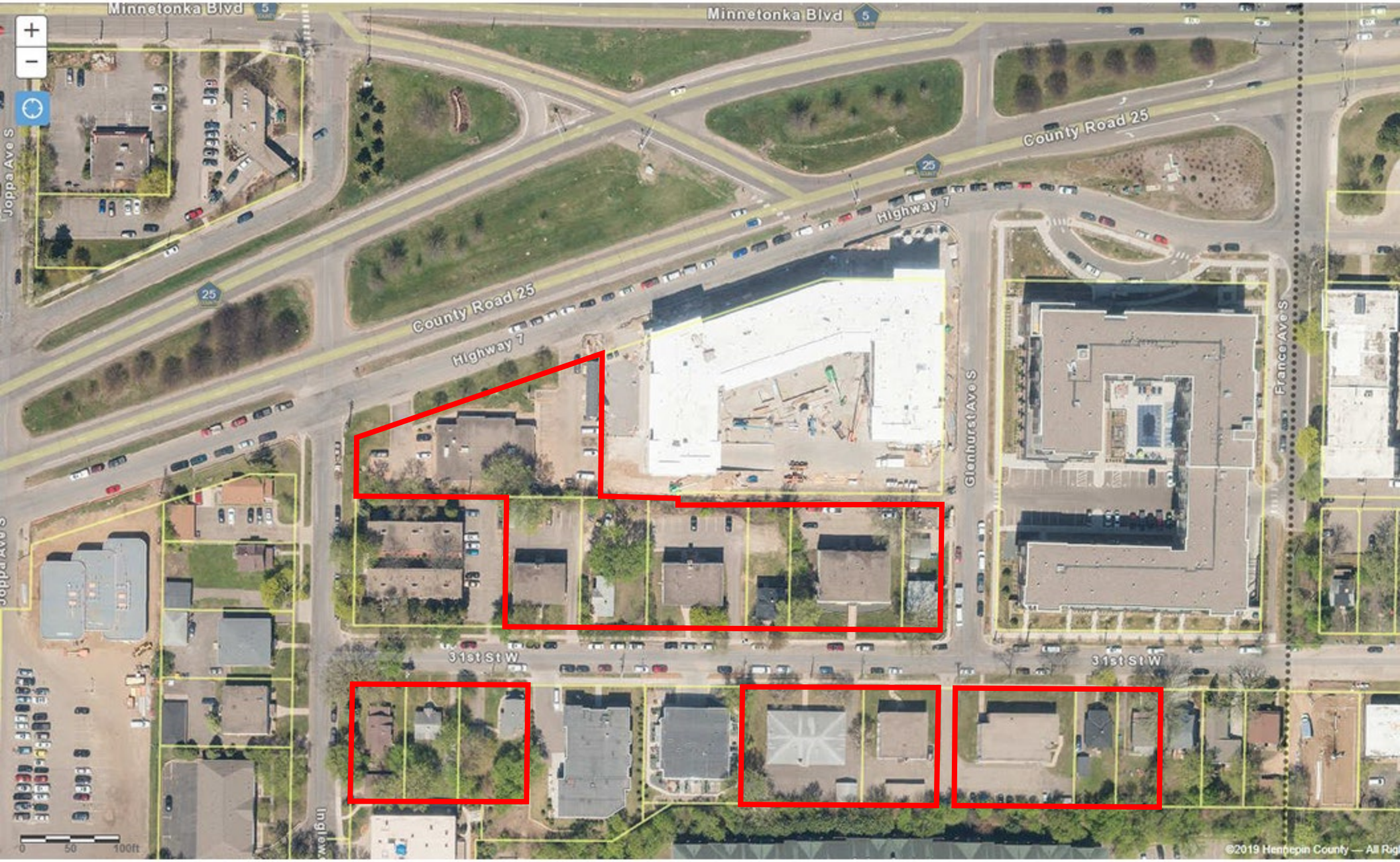
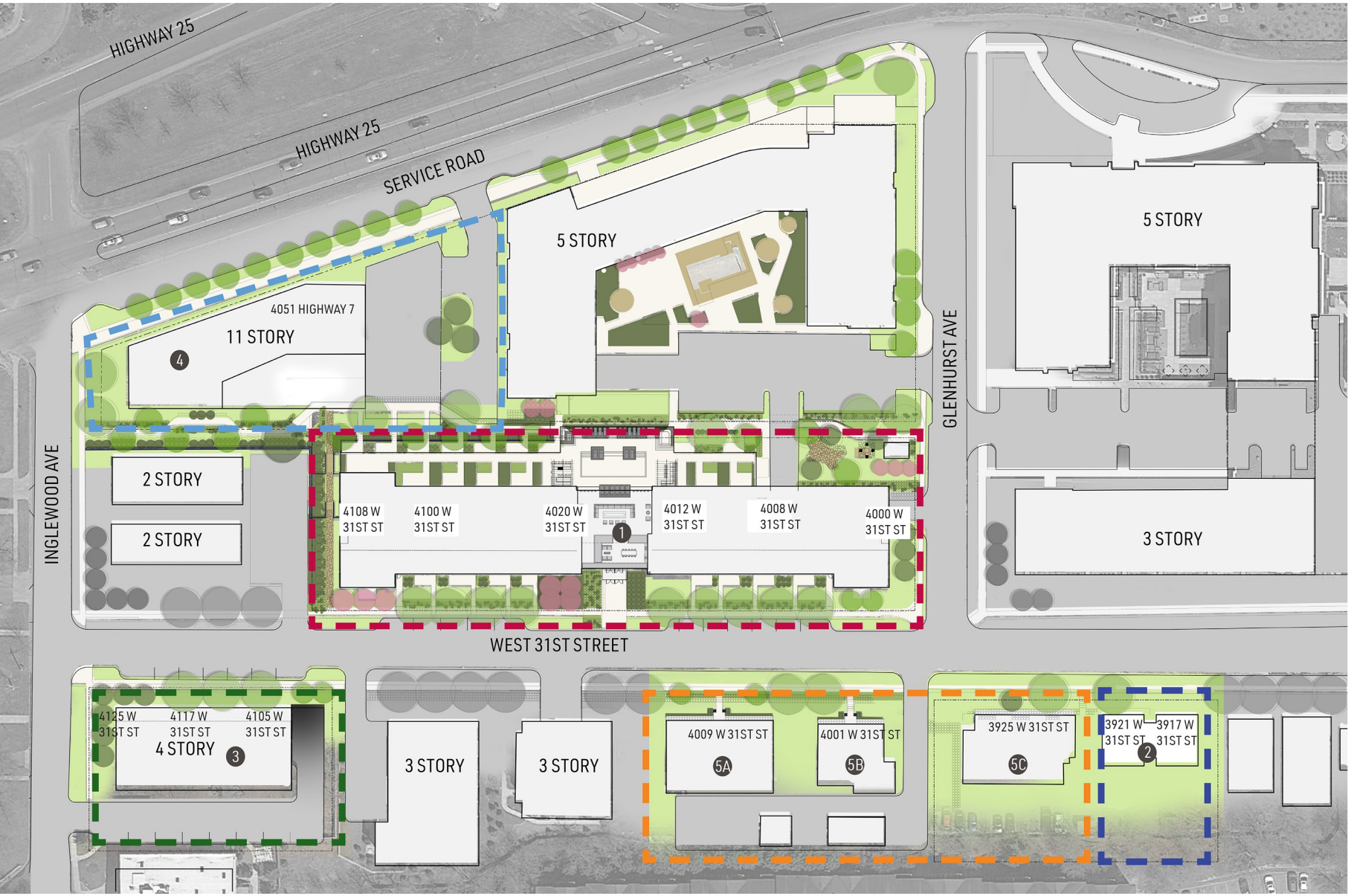


FIGURE 3a

Post-Construction Site Plan



SITE PLAN 8/08/19

1. PROPOSED 4 STORY APARTMENT BUILDING
   95 UNITS
   (68 UNITS PER ACRE)
   139 PARKING STALLS
2. PROPOSED TOWNHOME BUILDING
   6 UNITS
   NOAH REPLACEMENT
3. PROPOSED 4 STORY APARTMENT BUILDING
   39 UNITS
   (72 UNITS PER ACRE)
   28 PARKING STALLS
4. PROPOSED 11 STORY APARTMENT BUILDING
   84 UNITS
   (146 UNITS PER ACRE)
   110 COVERED PARKING
   36 OUTDOOR PARKING
5. EXISTING HOUSING TO REMAIN

- WEST CAMPUS
- NORTH CAMPUS
- EXISTING HOUSING TO REMAIN
- SOUTHWEST CAMPUS
- SOUTHEAST CAMPUS

FIGURE 3b

Parkway Residences Site Data

PARKWAY - PUD APPLICATION

Sela Group 8/1/2019

Unit Name	V1	V2	V2-H	V3	V3-H	V4	V4-H	A2	A2H	A3	A3-H	A4	A4H	A5	A10H	B2	B2H	B8	TH	Total Units
Unit Type	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B+/1B	1B+/1B	1B+/1B	1B+/1B	1B+/1B	1B+/1B	1B+/1B	1B+/1B	2B+/2B	2B+/2B	2B+/2B	2B+/2B	
Average SF	590	590	590	575	575	650	650	750	770	860	860	890		890	940	1350	1370	1495	950	
Total Units by name	4	19	0	10	2	32	1	55	2	19	1	16	0	14	4	18	9	12	6	248
BUILDING 1 - PARKWAY PLACE																				
P2-Garage																				
P1-Garage		7			2	0			0											9
First Floor						4		6	2	2		2		2	1	3				22
Second Floor						4		6		4		4		2	1	3				24
Third Floor						4		6		4		4		2	1	3				24
Fourth Floor								4		2				2	1	1	2	4		16
TOTAL																				95
BUILDING 2 - TOWNHOMES																				
P1-Garage																				
First Floor																			2	2
Second Floor																			2	2
Third Floor																			2	2
Fourth Floor																				0
TOTAL																				6
BUILDING 3 - PARKWAY COMMONS																				
P1-Garage																				
First Floor	1	2		1		2		3												9
Second Floor	1	4		1		2		3												11
Third Floor	1	4		1		2		3												11
Fourth Floor	1	2		1		2				2										8
TOTAL																				39
BUILDING 4 - PARKWAY PLAZA																				
P1-Garage																				
First Floor																				0
Second Floor																				0
Third Floor				1			1	4			1	1		1		1				10
Fourth Floor				1		2		4		1		1		1		1	1			12
Fifth Floor				1		2		4		1		1		1		1	1			12
Sixth Floor				1		2		4		1		1		1		1	1			12
Seventh Floor				1		2		4		1		1		1		1	1			12
Eight Floor				1		2		4		1		1		1		1	1			12
Ninth Floor						1										1	1	4		7
Tenth Floor						1										1	1	4		7
Eleveth Floor																				
TOTAL																				84
BUILDINGS 5A & 5B - NOAH																				
5A - 2 Story Building																				8
5B - 3 Story Building																				6
5C - 3 Story Building - Confirm Unit #																				10
TOTAL																				24

FIGURE 3c

Figure 5-1. Existing Land Use 2017

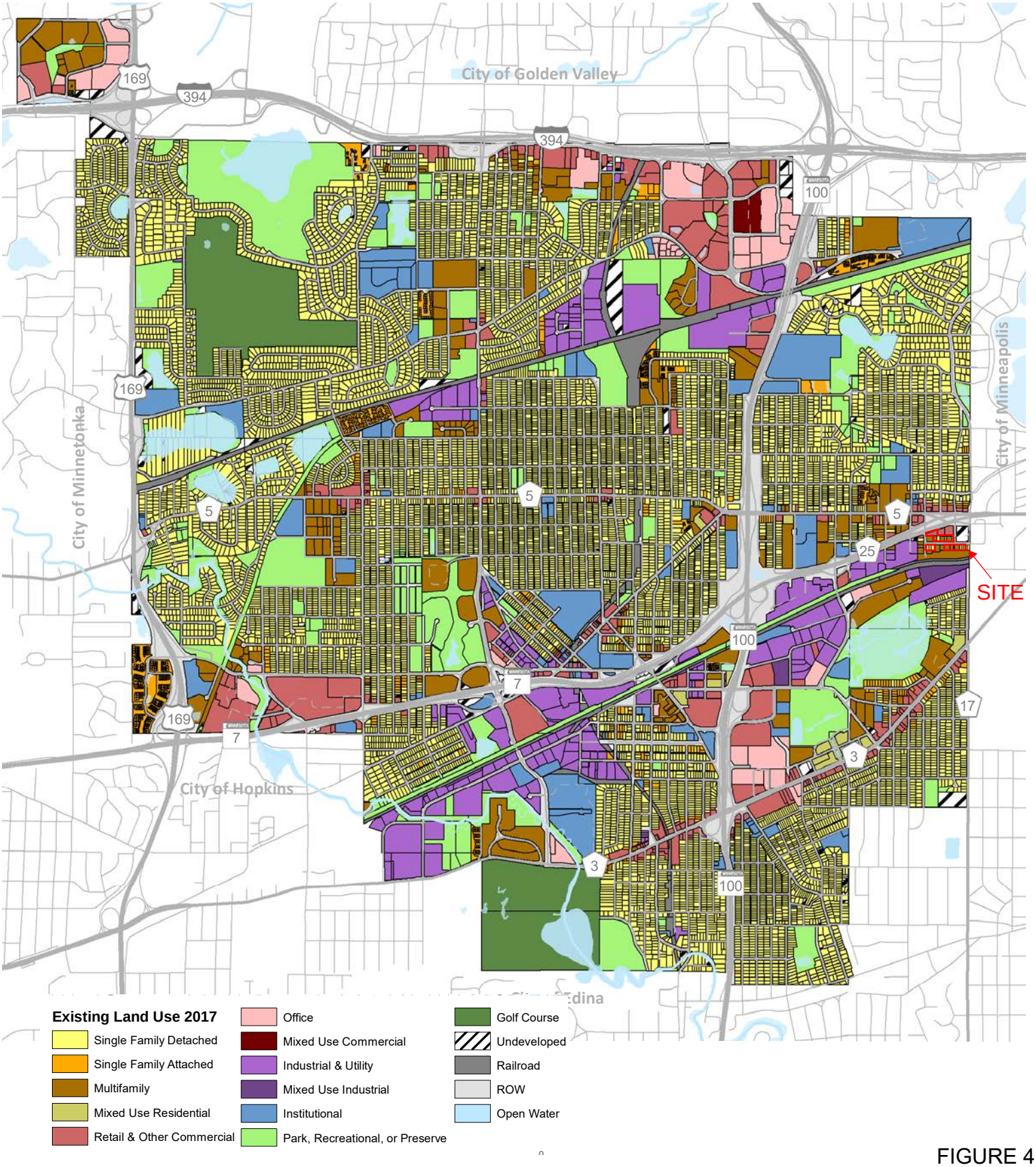


FIGURE 4

Figure 5-5. 2040 Future Land Use Plan

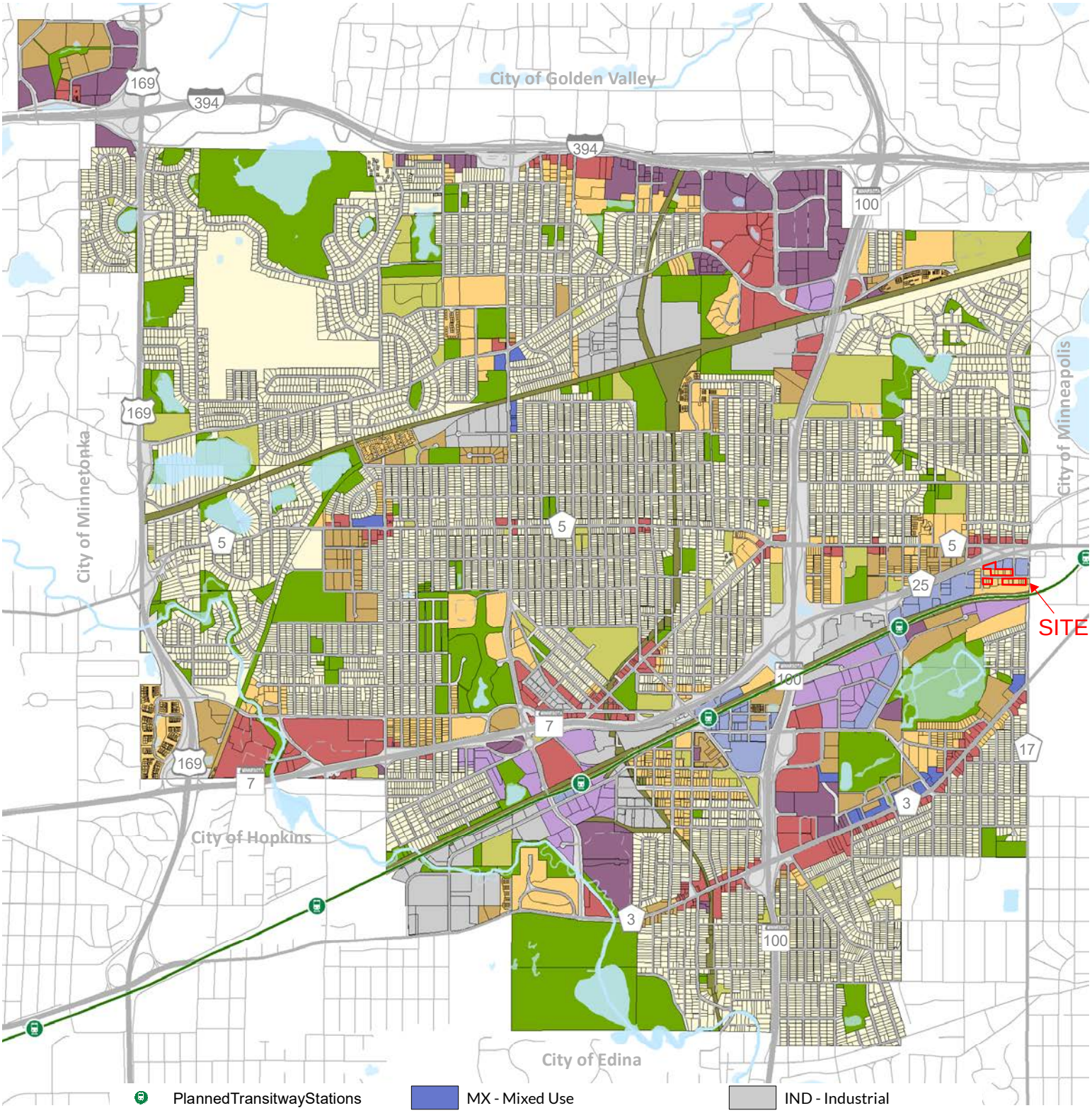


FIGURE 5

St. Louis Park MINNESOTA

MPCA Impaired Waters Map

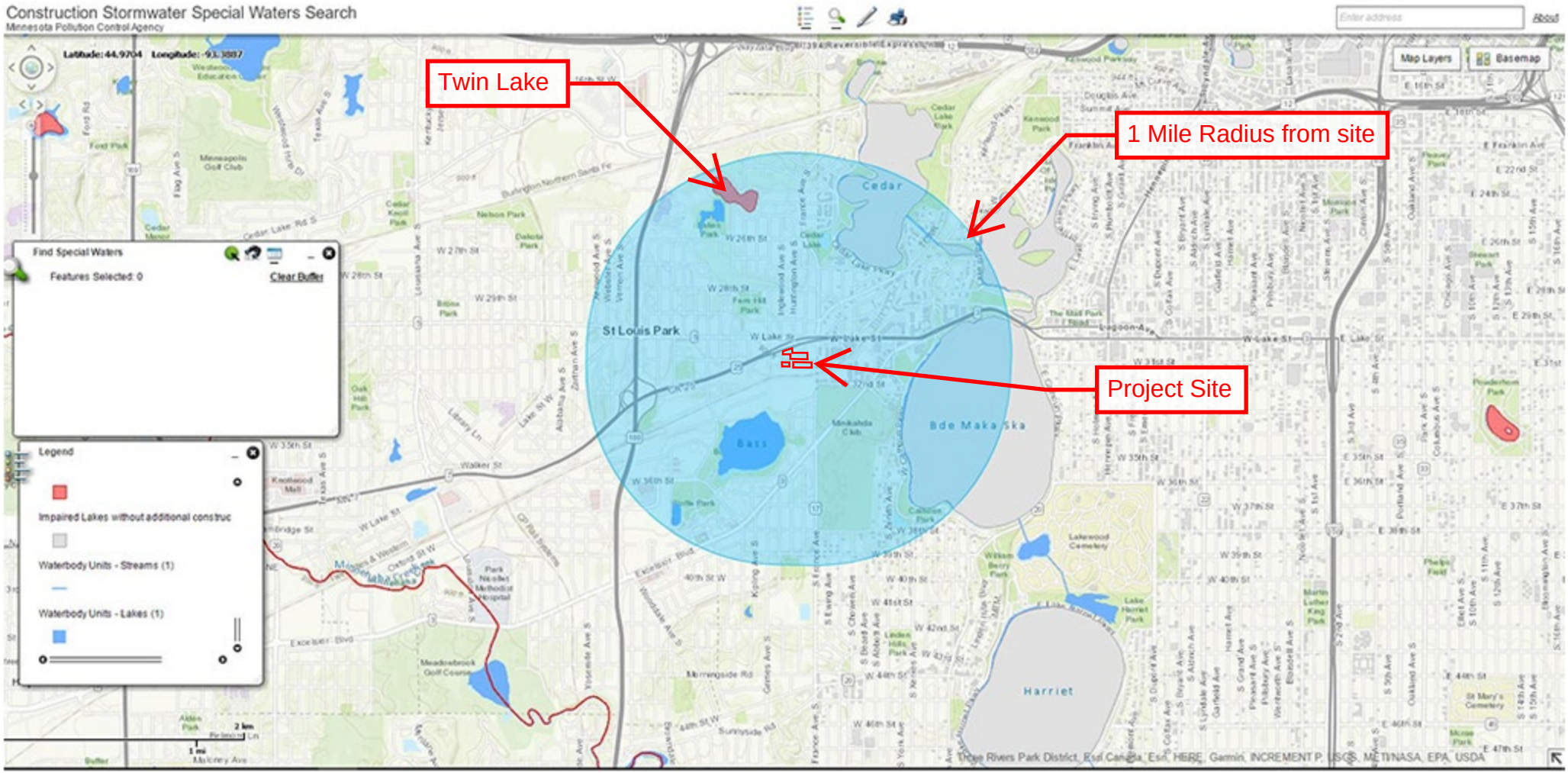


FIGURE 6

Section 2: Risk Assessment

Well Receptors

List all properties located within 500 feet of the site in Table 15. Identify all properties listed in Table 15 on the Potential Receptor Map in Section 4.

List all wells located within 500 feet of the site and any municipal or industrial wells within ½ mile in Table 16. All water wells within 500 feet of the release source must be listed even if construction information was not obtained or available. Include all available water supply well logs obtained from Minnesota Geological Survey, MDH, drillers, or county well management authorities, and any other well construction documentation in Section 6. Identify all wells listed in Table 16 on the Well Receptor Survey Map in Section 4.

2.1 Were all property owners within 500 feet of the site successfully contacted to determine if water wells are present? ☐ *Yes* ☒ *No*

If *NO*, please explain.
We mailed out a questionnaire to residences/apartments and businesses located within a 500 foot radius of the site. Some of the questionnaires were not returned.

2.2 Discuss any physical limitation to the inspection of properties within the 500-foot survey radius.

2.3 Discuss the results of the ground water receptor survey. Comment on the risks to water supply wells identified within 500 feet from the site as well as the risk posed by or to any municipal or industrial wells found within ½ mile. Specifically indicate whether identified water supply wells use the impacted aquifer. (Note: an impacted aquifer separated from another aquifer by a clay lens may not be considered a separate aquifer).
We found one well listed by the Minnesota Department of Health within 500 feet of the site. This well is likely not in service anymore since it used to service a grain elevator located near the railroad tracks which is no longer present. The well data is summarized on Table 16. In our opinion, there is no risk to wells located over 500 feet from the site within ½ mile of the site because we have defined the horizontal and vertical extent of the petroleum contamination.

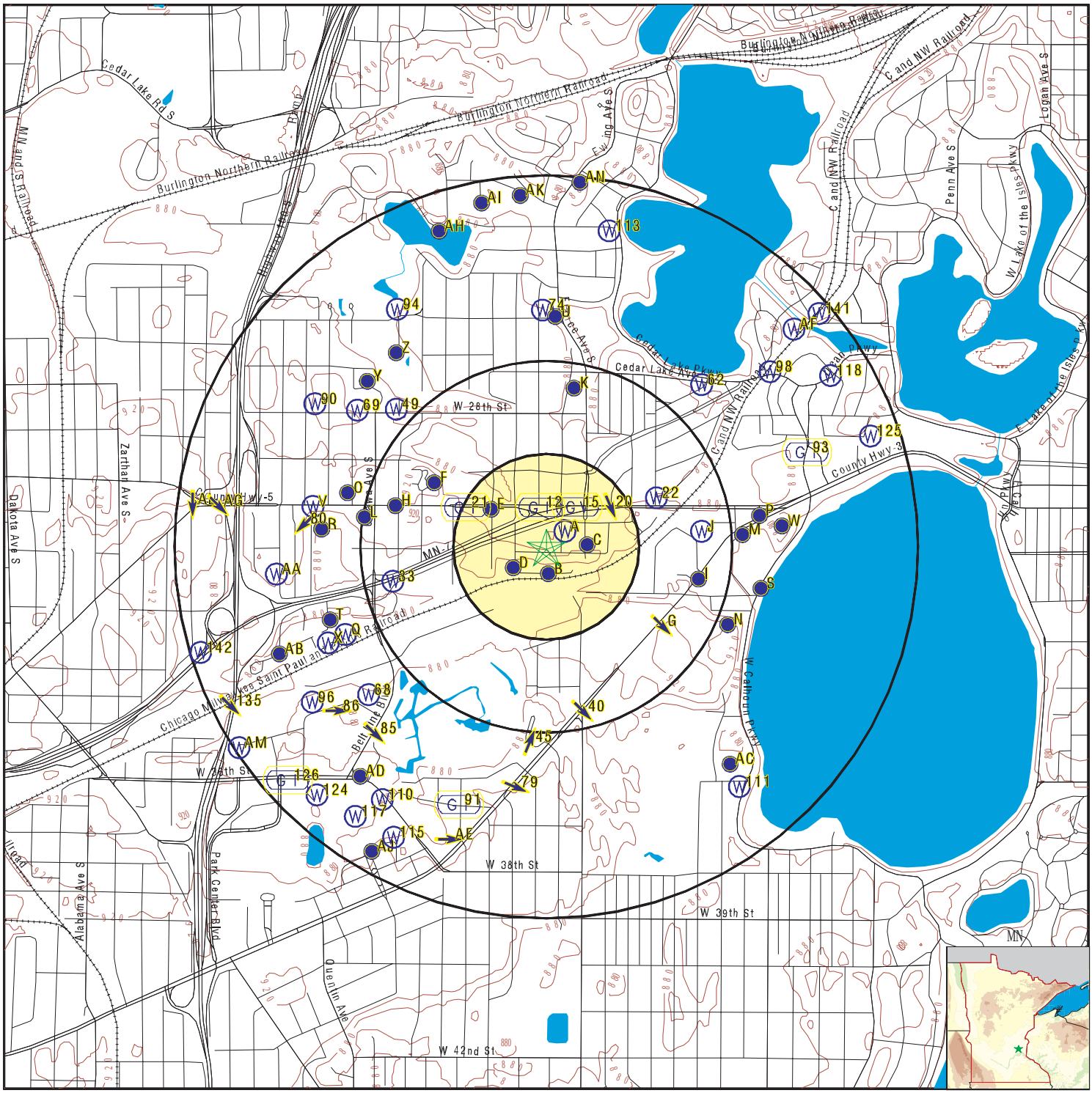
2.4 If water samples were collected from nearby water wells, discuss the analytical results below and tabulate them in Tables 11 and 12.

2.5 Is municipal water available in the area? ☒ *Yes* ☐ *No*

2.6 Based on the public water supply risk assessment, is the site located in a Source Water Assessment Area or Drinking Water Supply Management Area ☐ *Yes* ☒ *No*

FIGURE 7a

PHYSICAL SETTING SOURCE MAP - 5499642.2s



County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
HD Closest Hydrogeological Data

FIGURE 7b

SITE NAME: Multi-Family Residential Redevelopment ADDRESS: 4000-4198 W 31st St Minneapolis MN 55416 LAT/LONG: 44.946863 / 93.330979	CLIENT: Terracon CONTACT: Eric Stommes INQUIRY #: 5499642.2s DATE: November 30, 2018 5:19 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
AF120	MN6000000282955	1/2 - 1 Mile NE
AH123	MN6000000193314	1/2 - 1 Mile NNW
125	MN6000000291073	1/2 - 1 Mile ENE
AI128	MN6000000113737	1/2 - 1 Mile North
AJ129	MN6000000243544	1/2 - 1 Mile SSW
AK136	MN6000000157313	1/2 - 1 Mile North
AL137	MN6000000216784	1/2 - 1 Mile West
AL138	MN6000000082937	1/2 - 1 Mile West
AL139	MN6000000216783	1/2 - 1 Mile West
141	MN6000000285205	1/2 - 1 Mile NE
AM143	MN6000000307651	1/2 - 1 Mile WSW
AN144	MN6000000116096	1/2 - 1 Mile North
AM146	MN6000000295052	1/2 - 1 Mile WSW
AM147	MN6000000280790	1/2 - 1 Mile WSW
AM148	MN6000000280303	1/2 - 1 Mile WSW
AM149	MN6000000300171	1/2 - 1 Mile WSW

FIGURE 7c

Figure 4-17. Regional Sanitary Sewer System

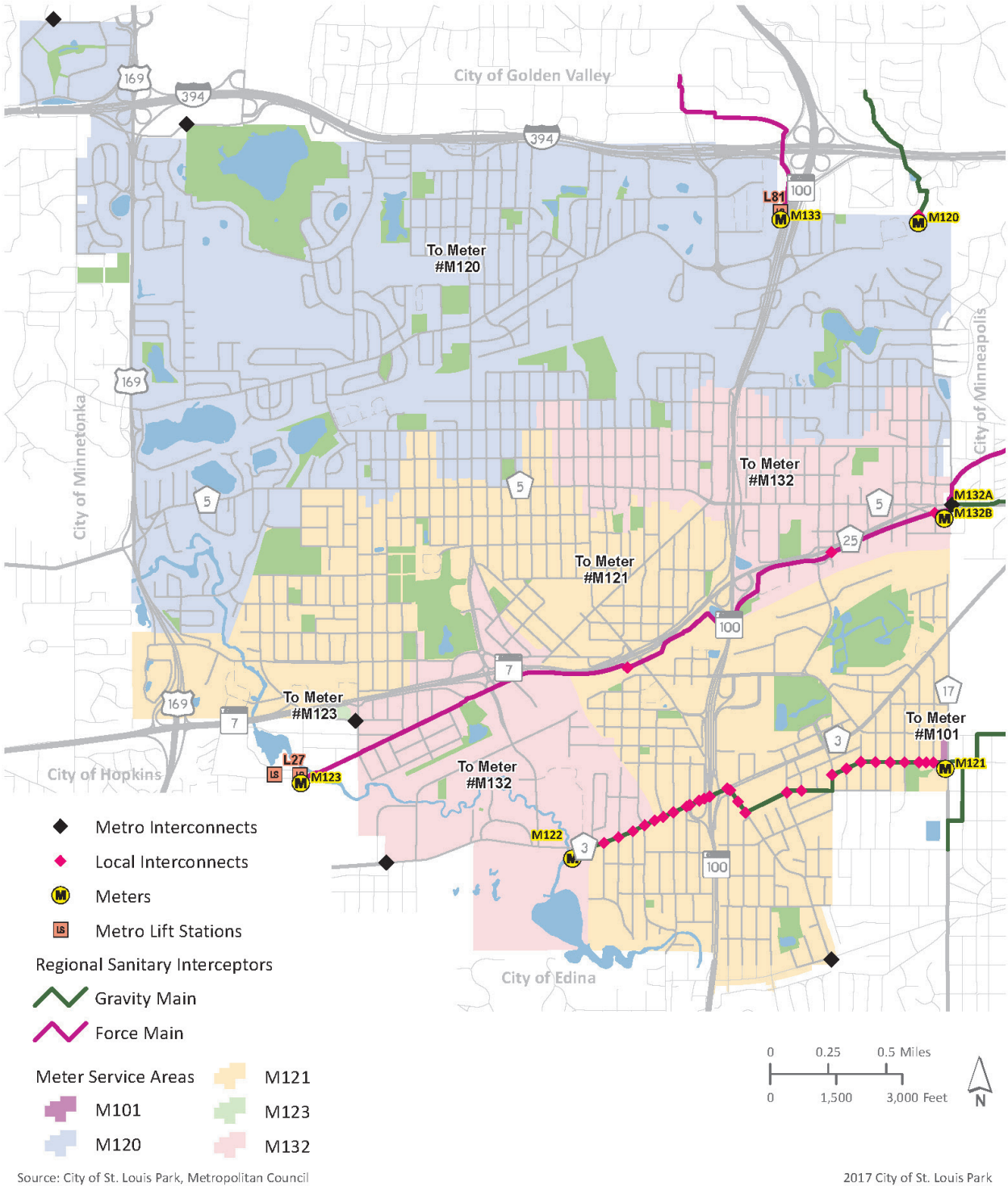


FIGURE 8

AMERICAN ENGINEERING TESTING, INC.

CONSULTANTS
• ENVIRONMENTAL
• GEOTECHNICAL
• MATERIALS
• FORENSICS

November 9, 2010

City of St. Louis Park
% Mr. Scott Anderson
3752 Wooddale Avenue
St. Louis Park, MN 55416

RE: Limited Site Investigation Report
3036 Glenhurst Avenue South
St. Louis Park, Minnesota
MPCA Leak No. 17785
AET Project No. 03-03634

Dear Mr. Anderson:

Enclosed is the original and one copy of our Limited Site Investigation Report for the above site. In this report, we summarize the advancement and sampling of ten push probes: five for soil and groundwater, and five for soil gas.

Based on the results of this study, we recommend that the Minnesota Pollution Control Agency (MPCA) close their file for this leak site. Details of our findings and recommendation are included in the attached report. We have forwarded a copy of this Limited Site Investigation Report to the MPCA Petroleum Remediation Program.

We appreciate the opportunity to work with you on this project. If you have any questions, please call us.

Sincerely,

American Engineering Testing, Inc.

Adam P. Zobel
Environmental Scientist
Phone: (651) 603-6622
Email: azobel@amengtest.com

FIGURE 9a

Section 3: Site Management Decision

The site management decision should be based on the Program's objectives described in Guidance Document 1-01 *Petroleum Remediation Program General Policy*.

3.1 Recommendation for site:

- ☒ site closure
- ☐ additional ground water monitoring
- ☐ additional field-detectable vapor monitoring
- ☐ additional soil gas/vapor intrusion investigation
- ☐ corrective action

3.2 If closure is recommended, summarize significant investigative events and describe how site-specific exposure pathways identified in question 2.19 have been adequately addressed.
The horizontal and vertical extent of the petroleum contamination has been determined. Soil and groundwater contamination is present at the site, but is confined to the tank basin area. There is no indication that receptors within 500 feet are impacted by soil contamination, groundwater contamination or petroleum soil gas vapors. DRO is present in the groundwater, but only slightly elevated. Petroleum VOCs detected in the groundwater are below MDH HRLs. Excavation of contaminated soil is not practical in this case because of the proximity of the tank basin to the adjacent lift station structure, At the time of the investigation and subsequent tank pull observations, free product was not observed at the site.

3.3 If additional ground water or field-detectable vapor monitoring is recommended, indicate the proposed monitoring locations, sampling frequency, and target analytes. Conduct quarterly ground water monitoring and sampling until the MPCA responds to this report.

3.4 If additional vapor intrusion investigation is recommended, provide details of proposed activities such as completing an indoor building survey, sub-slab vapor sampling, indoor air sampling, or locations for additional soil gas sampling.

3.5 If corrective action is recommended, provide a conceptual approach by completing Guidance Document 4-19 *Conceptual Corrective Action Design Worksheet* and include in Section 6. See Guidance Document 4-10 *Elements of the Corrective Action Design* for more information on the corrective action design process and other requirements. (Note: MPCA staff will review this report at a higher-than-normal priority to determine if corrective action is required.)

FIGURE 9b

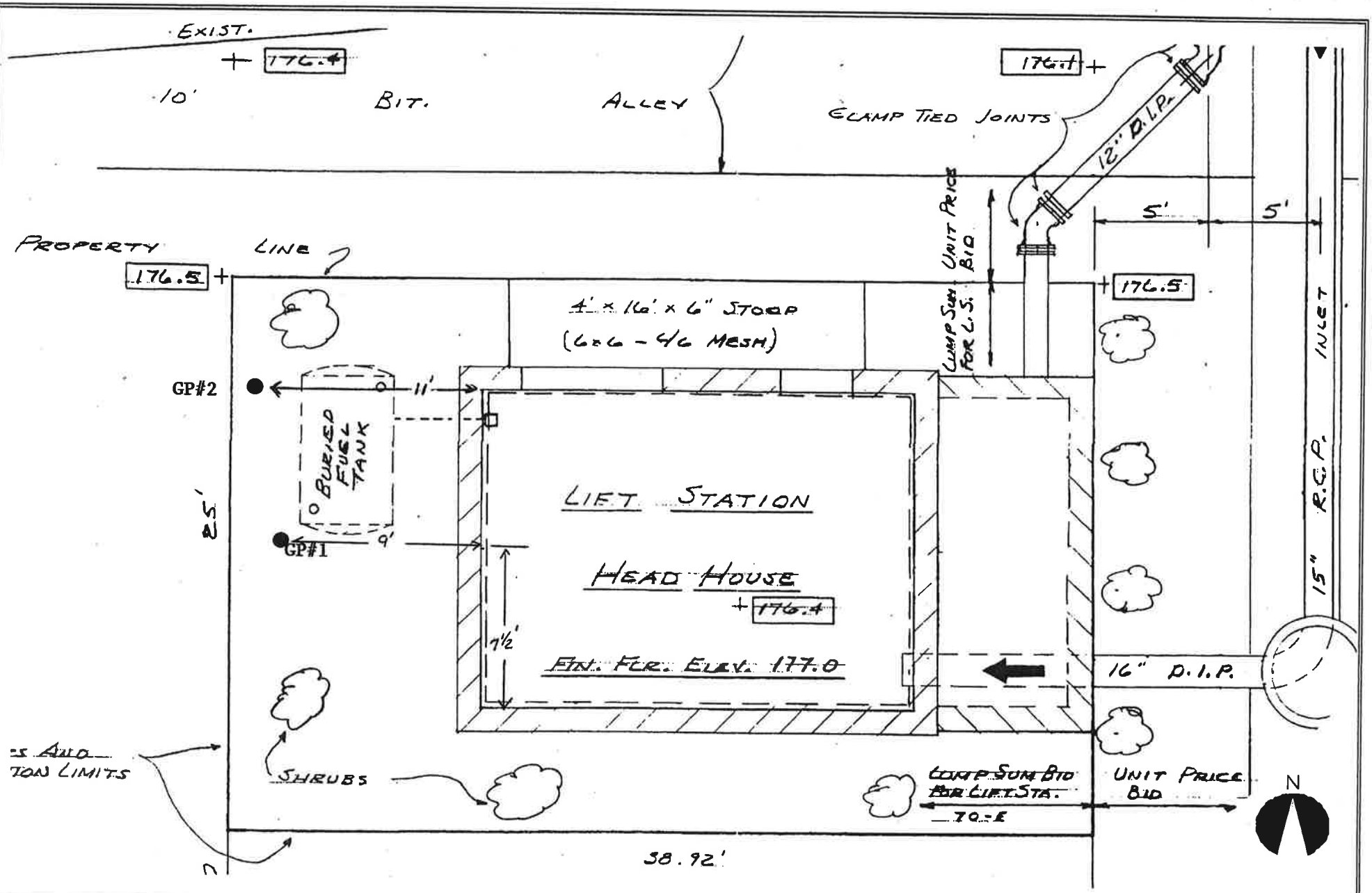


FIGURE 9c

AMERICAN ENGINEERING TESTING, INC.

PROJECT:	UST Subsurface Assessment – Glenhurst Lift Station 3036 Glenhurst Avenue, St. Louis Park, MN			**AET Project No.** 03-03522
SUBJECT:	Geoprobe Boring Location Map			**DATE** Nov 16, 2009
SCALE:	1" ≈ 6.25'	**DRAWN BY:** rl	**CHECKED BY:**	**FIGURE 1**

DEPARTMENT OF NATURAL RESOURCES

Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

August 26, 2019
Correspondence # ERDB 20200023

Mr. Tom Goodrum
Loucks Associates
7200 Hemlock Lane, Ste 300
Maple Grove, MN 55369

RE: Natural Heritage Review of the proposed Parkway Commons Development,
T28N R24W Section 6; Hennepin County

Dear Mr. Goodrum,

As requested, the above project has been reviewed for potential effects to known occurrences of rare features. Given the project details provided with the data request form, I do not believe the proposed project will negatively affect any known occurrences of rare features.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. **If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.**

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location (noted above) and the project description provided on the NHIS Data Request Form. Please contact me if project details change or for an updated review if construction has not occurred within one year.

The Natural Heritage Review does not constitute review or approval by the Department of Natural Resources as a whole. Instead, it identifies issues regarding known occurrences of rare features and potential effects to these rare features. If needed, please contact your DNR Regional Environmental Assessment Ecologist to determine

FIGURE 10

whether there are other natural resource concerns associated with the proposed project. Please be aware that additional site assessments or review may be required.

Thank you for consulting us on this matter, and for your interest in preserving Minnesota's rare natural resources. Please include a copy of this letter in any state or local license or permit application. An invoice will be mailed to you under separate cover.

Sincerely,

Samantha Bump

Samantha Bump
Natural Heritage Review Specialist
Samantha.Bump@state.mn.us

Links: DNR Regional Environmental Assessment Ecologist Contact Info
http://www.dnr.state.mn.us/eco/ereview/erp_regioncontacts.html

DEPARTMENT OF ADMINISTRATION
STATE HISTORIC PRESERVATION OFFICE

August 6, 2019

Mr. Thomas Goodrum
Loucks Associates
7200 Hemlock Lane, Suite 300
Minneapolis, MN 55369

RE: Parkway Commons Redevelopment
Located south of CSAH 25 between Glenhurst and Inglewood aves
T28 R24 S6 NE
St. Louis Park, Hennepin County
SHPO Number: 2019-2095

Dear Mr. Goodrum:

Thank you for consulting with our office during the preparation of an Environmental Assessment Worksheet for the above-referenced project.

Based on our review of the project information, we conclude that there are no properties listed in the National or State Registers of Historic Places and no known or suspected archaeological properties in the area that will be affected by this project.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

Please contact our Environmental Review Program at (651) 201-3285 if you have any questions regarding our review of this project.

Sincerely,

Sarah J. Beimers

Sarah J. Beimers
Environmental Review Program Manager

FIGURE 11