



# REAL ESTATE DUE DILIGENCE

## PROPERTY CONDITION ASSESSMENTS

### PHASE I ENVIRONMENTAL SITE ASSESSMENTS

#### PROJECT FACTS

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#### **RIVER PARK LOFTS (FORMER PARK SQUARE BLDG)**

8-Story, Former Warehouse/Metal Plating Facility  
Constructed in 1905  
Located in Historic Lowertown District  
St. Paul, MN

**PURPOSE:** ACQUISITION & RESIDENTIAL LOFT CONVERSION

**CLIENT:** HEMPEL PROPERTIES

**LENDER:** CONFIDENTIAL

#### PROJECT DESCRIPTION

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JAVELIN completed a Phase I Environmental Site Assessment (ESA) of the PARK SQUARE BUILDING, an 8-story, former manufacturing facility. The building was constructed in 1905 as the George Sommers & Company General Merchandise Mail Order House and is located within the City of St. Paul Historic Lowertown District.

The purpose of the ESA was to identify *recognized environmental conditions* (RECs) associated with the subject property. Review of historic records, including Sanborn Fire Insurance Maps, City Directories, and building permits identified that the building has been utilized as a general mail order house (George Sommers Co.), for the manufacture of telephone equipment (Western Electric Co.), and for the manufacturing of printed circuit boards and precision etched metal components (BuckBee Mears). The BuckBee Mears circuit board and metal plating manufacturing operations were classified as a Large Quantity Hazardous Waste Generator. Regulatory records identified numerous spills and hazardous waste violations associated with the former BuckBee Mears operations.

In addition, review of Minnesota Pollution Control Agency files and the City of St. Paul Fire Department records identified the former presence of 2-6000 gallon gasoline USTs, 2 fuel oil USTs, and 22 indoor aboveground chemical storage tanks associated with the BuckBee Mears facility. Currently, one 15,000-gallon fuel oil UST is present. The site is listed as a closed LUST site associated with the removal of a former fuel oil UST. Significant fuel oil contaminated soil remains within the former UST basin.

Based on the conclusions of the ESA, JAVELIN recommended the completion of a Phase II ESA to determine whether historic operations have impacted subsurface conditions of the subject property.

**FOR YOUR REAL ESTATE DUE  
DILIGENCE REQUIREMENTS**

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