

**Appendix E
Photographic Log**

***City of Duluth Waterfront Properties
500-1000 Railroad Street
Duluth, Minnesota
October 17 and November 11, 2003***

Photo #	Comments
1	 <p data-bbox="743 1192 1154 1224">Inside storage garage on Parcel B</p>
2	 <p data-bbox="732 1850 1166 1881">Outside storage garage on Parcel B</p>

Photo #	Comments
3	 <p data-bbox="724 951 1170 982">Shoreline along east end of Parcel B</p>
4	 <p data-bbox="618 1682 1276 1713">North edge of Parcel B along slip, looking northwest.</p>

Photo #	Comments
<p data-bbox="316 304 337 331">5</p>	 <p data-bbox="578 953 1317 984">Salt staining on ground in SE area of Parcel B, looking NW.</p>
<p data-bbox="316 1029 337 1056">6</p>	 <p data-bbox="634 1680 1260 1711">SE area of Parcel B, looking SE toward waterfront.</p>

Photo #	Comments
7	 <p data-bbox="500 951 1398 982">NW edge of Parcel B, looking north along fence line and Railroad Street.</p>
8	 <p data-bbox="699 1738 1198 1770">NW end of slip in Parcel B, looking SW.</p>

Photo #	Comments
9	 <p data-bbox="566 1144 1328 1178">Steel pipes at NW end of slip in concrete (potential fill pipes).</p>
10	 <p data-bbox="631 1722 1260 1755">North edge of Parcel B, looking SE along slip wall.</p>

Photo #	Comments
11	 <p data-bbox="581 934 1312 966">Former building slab on Parcel B center, view looking SW.</p>
12	 <p data-bbox="511 1648 1388 1711">Empty trash/barricade barrels and wood pallets stacked at SE corner of former building slab area in center of Parcel B.</p>

Photo #	Comments
<p data-bbox="310 302 344 331">13</p>	 <p data-bbox="542 936 1354 970">SW property line of Parcel B with Cutler Magner Property to SW.</p>
<p data-bbox="310 1012 344 1041">14</p>	 <p data-bbox="542 1650 1354 1684">SW property line of Parcel B with Cutler Magner Property to SW.</p>

Photo #	Comments
15	 <p data-bbox="500 936 1395 1003">Parcel B old drive area along southeast side of former building slab, with catch basin in foreground, looking NE.</p>
16	 <p data-bbox="483 1682 1411 1715">Stored trailers at southeast side (center) of former building slab on Parcel B.</p>

Photo #	Comments
<p data-bbox="310 302 342 331">17</p>	 <p data-bbox="477 936 1419 1003">Slab surface of former building slab in Parcel B, looking southwest at Cutler Magnier property in background.</p>
<p data-bbox="310 1043 342 1073">18</p>	 <p data-bbox="699 1682 1192 1711">NW end of slip at Parcel A, looking SE.</p>

Photo #	Comments
<p data-bbox="310 302 342 331">19</p>	<div data-bbox="659 285 1239 1150" data-label="Image"> </div> <p data-bbox="509 1171 1386 1241">Western edge of Parcel A property along 8th Avenue, looking SE. Note power-pole and ground-mounted transformers.</p>
<p data-bbox="310 1283 342 1312">20</p>	<div data-bbox="581 1266 1317 1759" data-label="Image"> </div> <p data-bbox="521 1780 1373 1814">Concrete slab in center of Parcel A , between 8th Avenue and the slip.</p>

Photo #	Comments
21	 <p data-bbox="485 1060 1409 1125">Remnant slabs and concrete piles in area at SE corner of Parcel A, between slip and 8th Ave.</p>
22	 <p data-bbox="516 1803 1382 1869">Hole beneath concrete at SE corner of Parcel A, showing some below-ground piping beneath slab.</p>

Photo #	Comments
23	 <p data-bbox="488 1108 1406 1171">Former floor drains in former building slab in center of Parcel A , between 8th Avenue and the slip.</p>
24	 <p data-bbox="500 1751 1396 1814">Former sump/sewage structure in South corner of former building slab in center of Parcel A, between 8th Avenue and the slip.</p>

Photo #	Comments
25	 <p data-bbox="479 716 1419 779">Paved area between Railroad Street and the former building slab at the south end of Parcel A.</p>
26	 <p data-bbox="505 1587 1393 1619">Slip wall and former foundation caving at SW corner of slip in Parcel A.</p>

Photo #	Comments
27	 <p data-bbox="646 919 1247 955">Pad-mounted transformer at NE end of Parcel A.</p>
28	 <p data-bbox="521 1617 1377 1686">Buildings being constructed in NE corner of Parcel A associated with planned winter park/skating area.</p>

Photo #	Comments
29	 <p data-bbox="477 919 1417 989">Soil piles associated with buildings being constructed in NE corner of Parcel A associated with planned winter park/skating area.</p>
30	 <p data-bbox="477 1646 1417 1715">Gravel drive/parking area between Railroad Street and Bayfront park, looking NE. Soil piles and buildings under construction in far background.</p>

Photo #	Comments
<p data-bbox="310 302 342 331">31</p>	 <p data-bbox="516 919 1380 953">Pad-mounted transformer at 7th Avenue end of gravel area in Parcel A.</p>
<p data-bbox="310 995 342 1024">32</p>	 <p data-bbox="581 1612 1315 1646">7th Avenue end of gravel drive area in Parcel A, looking SE.</p>

Appendix F Limitations and Qualifications

This report is prepared for the exclusive use of:

City of Duluth

Barr performed this Assessment in conformance with the American Society for Testing and Materials (ASTM) Practice E 1527-00. Special terms, conditions, limitations, and exceptions that apply to the Assessment are described in the pages that follow:

Environmental Professional, Project Manager (Date)

Environmental Professional (Date)

Special Terms and Conditions

The purpose of this report is to aid in the environmental assessment of the Property and not to evaluate the structural condition of the buildings or other features of the Property. Except as identified in the Limitation and Exceptions of Assessment section below, no intentional deviations from the Practice were made in preparing this report.

Barr has performed its work in a manner consistent with the care and skill ordinarily exercised by members of the environmental profession under similar budget and time constraints. Within this context, Barr assumes responsibility for its own observations, along with its interpretation of the information gathered. No other warranty is made or intended.

Because Barr was not retained to verify information, Barr assumes no responsibility for the accuracy of information that it obtained from other sources' including, without limitation, regulatory and government agencies, persons knowledgeable about the Property, and vendors of public data. To the extent that Barr does not identify contamination or potential sources of contamination to the Property in this report, Barr's conclusions in the report are not representations that the Property is free of contamination. The Property may have contamination that was not discovered due to the scope of this investigation or other circumstances. Under no circumstances can Barr represent or warrant that hazardous or toxic materials do not exist on the Property.

Limitations and Exceptions of Assessment

The following limitations and exemptions are associated with the Assessment (check all that apply):

Acquisition and review of recorded land title information and information regarding the presence of environmental liens were not within the scope of the Assessment.

Data gaps of greater than five years in historical documentation are present. These data gaps are for the following time periods:

Date Range	Property Changes
Prior to 1884	Historical documentation was not readily ascertainable; therefore, changes in general Property land-uses are unknown.
1881-1895	General Property land-uses did not change during this period.
1895-1908	General Property land-uses did not change during this period.
1908-1923	General Property land-uses did not change during this period.

Company Information

Barr provides a wide range of engineering and scientific consulting services. Barr traces its origins to the early 1900s, and was incorporated as an employee-owned firm in 1966. Our company, which is based in Minneapolis, has gained the confidence of clients throughout the upper Midwest and the nation, including industries, utilities, law firms, and all levels of government.

In the past ten years, Barr has acquired A.W. Mathews Engineering, a Hibbing, Minnesota, company providing design services to industry for more than 40 years and Environmental Concepts, Inc., a Jefferson City, Missouri, company providing technical and regulatory services to public and private clients. Barr also has branch offices in Duluth, Minnesota and Ann Arbor, Michigan. In addition, Barr has formalized partnerships with firms in Marquette, Michigan and Walla Walla, Washington. These additions have strengthened our ability to meet the total engineering and environmental needs of our clients. Drawing upon skills in more than two dozen technical areas, our staff are able to form multidisciplinary teams to meet those needs in the areas of:

- Solid and hazardous waste management and site remediation
- Water resources management
- Environmental management
- Air quality
- Process and materials handling
- Facilities and infrastructure engineering
- Information technology

Barr employs approximately 300 engineers, scientists, and support staff in the following disciplines:

Engineering/Design	Science	Support Services
Agricultural	Atmospheric Science	Accounting
Architectural	Biology	Computer Science
Chemical	Biochemistry	Drafting/Graphics
Civil	Chemistry	Field Operations
Electrical	Data QA/QC	Laboratory Operations
Environmental	Epidemiology	Library Science
Geologic	Forestry	Information Management
Geotechnical	Geochemistry	Public Relations
Hydraulic	Geology	Surveying
Hydrologic	Geophysics	Technical Writing
Mechanical	Hydrogeology	Word Processing
Structural	Industrial Hygiene	
Water Resources	Public Health	
	Soil Science	
	Toxicology	

Barr uses a project team approach that matches our expertise with the unique requirements of each project. Directed by an experienced project manager, the teams are created with staff chosen specifically to meet the client's needs in terms of schedule, budget, and technical approach. Overall responsibility for each project is maintained by an officer of the company. Barr uses state-of-the art computer and data processing systems to manage and monitor budgets, staff workloads, and billings for all projects.

Quality control on each project is the responsibility of every member of the project team. Reports, designs, and specifications are prepared to meet the client's requirements. Barr's quality assurance program includes:

- Obtaining clear and complete understanding of the client's needs
- Communication among team members and with the client as work progresses
- Peer review as the work progresses
- Evaluation of completed documents for technical accuracy and cost-effectiveness

Barr has proven its ability to complete complex projects on time, within budget, with a high degree of quality' and with the appropriate technical approach.

Qualifications and Experience—Site Assessments

Barr conducts environmental assessments for a wide variety of clients involved in property and business transactions. Clients include mortgagors, attorneys, developers, and private and public parties interested in selling, purchasing, or redeveloping property.

Barr has specialized in the investigation and design of remedial actions for contaminated sites since the early 1970s. Our company has completed hundreds of site investigations, feasibility studies, and remedial action designs. This experience includes work on most of the larger contaminated sites in Minnesota as well as numerous smaller sites. Barr has been a primary consultant on about two-thirds of the EPA National Priority List sites in Minnesota and has been involved in either a primary or secondary role on about half of the sites listed by the state of Minnesota. Barr's work on virtually all of these sites has been on behalf of potentially responsible parties. We have worked on contaminated sites in many other states as well.

Many projects are initiated by clients who are buying or selling property or who are required to conduct an environmental assessment for financing purposes. Other projects are initiated by clients who suspect that contamination may be present on a site. Still other projects are in response to orders from regulatory agencies. Many of these projects involve a state voluntary cleanup program. Barr works for clients in both the public and private sectors, and clients range from major industries such as 3M, Champion International and Northern States Power Company to state and federal agencies such as the U.S. Air Force and the Minnesota Department of Transportation.

Barr has worked on a variety of properties, including:

- Steel and coke manufacturing
- Wood treating
- Petroleum refining
- Manufacturing (paint waste/spent solvents)
- Coal gasification
- Mining and mineral processing
- Petroleum product storage (above and below ground)
- Metal plating
- Scrapyards
- Landfills
- Fly and bottom ash
- Permitted and nonpermitted waste disposal facilities

Barr staff is familiar with a wide range of industrial practices because we provide environmental and waste management consulting to many industries.