



Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, MN 55155-4194 | 651-296-6300 | 800-657-3864 | 651-282-5332 TTY | www.pca.state.mn.us

RECEIVED

JUL 20 2009

PROPERTY DEPT.

July 13, 2009

Mr. Justin Filuk
Ritchie Brothers Properties, Inc.
6500 River Road
Richmond, British Columbia V6X 4G5

RE: Petroleum Release Site File Closure
Site: Ritchie Brothers, 22050 Pillsbury Avenue, Lakeville
Site ID#: PB3791

Dear Mr. Filuk:

The Minnesota Pollution Control Agency (MPCA) Petroleum Brownfields Program staff has determined that your investigation and/or cleanup has adequately addressed the petroleum contamination at the above-referenced site. This determination is based on information provided in the following documents:

- “Phase I Environmental Site Assessment” dated April 29, 2009, prepared by Terracon.
- “Limited Phase II Environmental Site Assessment” dated June 10, 2009, prepared by Terracon.

Based on the information provided, MPCA staff has closed the release site file. Closure of the file means that the MPCA staff does not require any additional investigation and/or cleanup work at this time or in the foreseeable future in response to the identified petroleum contamination. Please be aware that file closure does not mean that petroleum contamination has been removed from this site. However, the MPCA has concluded that the remaining petroleum contamination does not appear to pose a threat to public health or the environment.

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

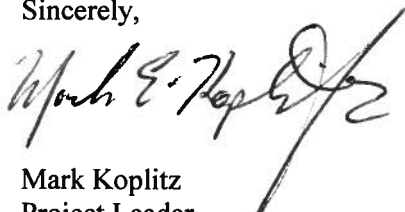
You should understand that this letter does not release any party from liability for the petroleum contamination under Minn. Stat. ch. 115C (2008) or any other applicable state or federal law. In addition, this letter does not release any party from liability for non-petroleum contamination, if present, under Minn. Stat. ch. 115B (2008), the Minnesota Superfund Law.

Mr. Justin Filuk
Page 2
July 13, 2009

If future development of the site or the surrounding area is planned, it should be assumed that petroleum contamination is present. State law requires that persons properly manage contaminated soil and water they uncover or disturb - even if they are not the party responsible for the contamination. For some properties, special construction may also be needed to prevent the further spreading of the contamination and/or to prevent petroleum vapors from entering buildings or utility access shafts. The MPCA Petroleum Brownfields Program can assist with reviews and approvals of Development Response Action Plans required to address environmental risk from petroleum contamination. If contamination is encountered during future development work, the MPCA staff should be notified immediately.

For specific information regarding petroleum contamination at this site, please call the Petroleum Remediation File Request Program at 651-757-2799. Thank you for your response to this petroleum release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please call Mark Koplitz at 651-757-2502.

Sincerely,



Mark Koplitz
Project Leader
Petroleum Remediation Program
Petroleum and Closed Landfill Section
Remediation Division

MK:tf

cc: Jennifer L. Shepard, Terracon Consultants, Inc., White Bear Lake