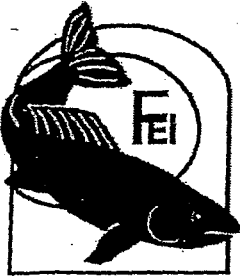


12/20/07

Kristin,

Here is the information for the G+D Mobil Site
in Coleman. Please let us know if you need anything
else.

Erin Darr



FISCHER

RIPON
GREEN BAY

(920) 745-2200
(920) 592-9540

May 10, 2001

Mr. Jack Olson
F & M Bank
P.O. Box 890
Pulaski, WI 54162

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT for the D & G Mobil and Quik Mart Site, Located at 125 N. Highway 141, Coleman, Wisconsin.
FISCHER Project No. 901012.1r

Dear Mr. Olson:

FISCHER is pleased to submit this report summarizing the results of a Phase I Environmental Site Assessment conducted at the above-referenced property. Should you have any questions regarding the information contained in this report, or if FISCHER may be of additional assistance on this or future projects, please contact me at (920) 745-2200.

Respectfully Submitted,

FISCHER

Lynn Bradley (MM)

Lynn M. Bradley
Environmental Professional

LMB/HB/lb

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May 10, 2001

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Figure 1 Site Plan

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1.0 INTRODUCTION

This Phase I Environmental Site Assessment (ESA) was conducted to identify known and potential environmental concerns caused by past or present on-site or off-site activities within a specified radius. Acronyms used throughout this report are referenced in Appendix A. These environmental concerns can be related to the disposal, manufacture, usage, or storage of hazardous substances or petroleum products, which may have had an adverse environmental impact upon the subject site. This Phase I ESA is intended to identify recognized environmental conditions, through a site reconnaissance on one occasion, limited research and interviews, and a review of specified and reasonably attainable records, such as various city, state and federal regulatory agency listings/files/records, aerial photographs, and topographical and soil/geological maps.

Photographs were taken as part of the site reconnaissance; however, the photographs were destroyed during development. A subsurface exploratory program designed to specifically test soil, groundwater or other samples for the presence of hazardous, petroleum, or other chemicals was beyond this scope of work. An asbestos inspection was not included in this scope of work.

Included in Appendix C is a map created by EcoSearch Environmental Resources, Inc. (EcoSearch) that identifies the subject property location and various facilities, within specified radii, listed on the searched state and federal agency environmental databases. A site summary, listing the facilities identified during the database search, is included in Appendix C. FISCHER reviewed, and made a reasonable attempt to confirm, the sites listed by EcoSearch for potential recognized environmental conditions with regards to the subject property.

FISCHER proceeded with this Phase I ESA based on authorization received on March 2, 2001 from Mr. Jack Olson, Vice President of F&M Bank in Pulaski.

2.0 GENERAL QUALIFICATIONS

This Phase I ESA was performed in general accordance with the American Society for Testing and Materials (ASTM) Standard E1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Various terms, definitions and categorizations used to describe hazardous substances, wastes, materials, or constituents and petroleum products are contained in numerous federal and state regulations, statutes, and other formal documents. A generalized usage of these terms, based on descriptive characteristics included in ASTM Standard E1527-00, is contained in this report. As used herein, the terms are intended to refer to hazardous substances which are described as the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) as defined in 42 USC 9601 (14) and to petroleum products which are described as those substances included within the meaning of the petroleum exclusion to CERCLA, 42 USC 9601 (14), as interpreted by the courts and the Environmental Protection Agency (EPA).

The main objective of this Phase I ESA was to identify recognized environmental conditions. "Recognized environmental conditions" are defined under the ASTM Standard E1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property." "This term is not intended to include 'de minimis' conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental parties."

This Phase I ESA was limited by the following.

- The site boundaries were not marked, but assumed.

3.0 SITE DESCRIPTION

The site is located within the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ Section 14, Township 30 North, Range 20 East, Village of Coleman, Marinette County, Wisconsin. More specifically the site is located 125 North Highway 141, Coleman, Wisconsin. One building currently occupies the site. According to Mr. George Hannan, the current property owner, the office located north of the building is located on a separate site. Concrete surrounded the dispensers located east of the building. The remainder of the driveway/parking area appeared unpaved.

4.0 SITE RECONNAISSANCE

The site and adjoining properties were observed on May 7, 2001 by FISCHER representative, Lynn Bradley. A site plan, including general vicinity land use, is presented in Figure 1.

The subject site is occupied with a gasoline station/convenience store. The gasoline station/convenience store appeared to consist of a one-story convenience store with coolers, a walk-in freezer, a walk-in cooler, two restrooms, a storage area, and a furnace room. A parking area was observed east of structure. The parking area appeared unpaved. Concrete pads were observed in the area of the dispensers.

4.1 CURRENT USES OF SITE

The site is currently a gasoline station and convenience store. FISCHER contacted the Village of Coleman Municipal Building to determine the zoning of the subject site. According to the representative at the Municipal Building, the property is either zoned Industrial or General Commercial.

4.2 SPECIFIC SITE FEATURES

4.2.1 Topographic Observations

At the time of the site reconnaissance, site topography appeared nearly level.

4.2.2 Wells/Source of Drinking Water

During the site reconnaissance, signs of an on-site potable well were not evident.

4.2.3 Sewage Disposal/Septic System

During the site reconnaissance, signs of a septic system were not evident.

4.2.4 Hazardous Substances, Petroleum Products, Chemicals and Drums

Approximately seven empty pails of what appeared to be roofing tar was observed behind the gasoline station.

4.2.5 Storage Tanks and Associated Equipment

What appeared to be piping related to the UST removal was observed on the south side of the gasoline station. Three USTs; one 10,000-gallon UST, and two 4,000-gallon

UST, all containing unleaded gasoline were removed from the subject site on October 21, 1999. According to a letter written to the WDNR on March 6, 2000 approximately 135 cubic yards of petroleum affected soil was excavated and stockpiled off-site. Soil samples collected from the excavation limits exhibited the presence of gasoline range organics (GRO), diesel range organics (DRO), and petroleum volatile organic compounds (PVOC). A table exhibiting results and a figure exhibiting sample locations are included as attachments.

4.2.6 Odors

Unusual odors were not detected during the site reconnaissance.

4.2.7 Interior and Exterior Surficial Staining and Stressed Vegetation

No interior staining was observed during the site reconnaissance. Some exterior staining was observed on the concrete pads surrounding the dispensers. These stains appeared to be approximately 1 foot in diameter and appear to be surface staining resulting from the operation of the gasoline station.

4.2.8 PCBs

Electrical equipment, such as transformers, may contain polychlorinated biphenyls (PCBs), which could present an environmental concern should a leak or spill occur. According to federal regulations, electrical transformers fall into three categories: Non-PCB (less than 50 ppm), PCB-Contaminated (50-500 ppm) and PCB (greater than 500 ppm PCBs).

One pole-mounted electrical transformer was observed south of the subject site. The transformer appeared to be in fair condition.

4.2.9 Drains and Sumps

Drains were observed in the restrooms. Staining was not observed around the drain.

4.2.10 Pits, Ponds or Lagoons

One pit was observed on the south side of the building where the USTs were removed. No ponds, or lagoons were observed on-site during the site reconnaissance.

4.2.11 Wastewater/Stormwater Discharges

No apparent wastewater discharges were observed on-site. It appears that stormwater is discharged from Highway 141 to the drainage swale on the east side of the property.

4.2.12 Wetlands

According to the "Corps of Engineers Wetlands Delineation Manual" (Technical Report Y-87-1), wetlands are defined as those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Contacting the Corps of Engineers regarding wetland delineation and reviewing Wisconsin Department of Natural Resources (WDNR) Wetland Inventory maps were not included in this scope of work.

4.2.13 Railroad Spurs and High Tension Electrical Lines

Railroad tracks/spurs or high-tension electrical wires (towers) were not observed on-site. Standard electric wires were observed.

4.2.14 Solid Waste Disposal/Fill

Empty 5-gallon pails of what appeared to be roofing tar was observed on the west portion of the property.

4.2.15 Air Emissions

Air emitting equipment was not observed on-site.

4.2.16 Pesticides, Herbicides and Fertilizers

No pesticides, herbicides and fertilizers were observed on the subject site at the time of the site reconnaissance.

4.2.17 Asbestos-Containing Building Materials

An asbestos survey was not included in this scope of work.

4.2.18 Lead (in Water, Paint)

A lead survey was beyond the scope of this Phase I ESA. Since the building appeared to be constructed prior to 1978, when the federal government banned the use of lead in paint, there is a possibility lead-based paint is present. The assessment for the possible presence of lead or lead soldered water pipes was beyond the scope of this Phase I ESA.

4.2.19 Radon

Radon is a naturally occurring, odorless, colorless gas which is generated from the natural radioactive decay of radium and uranium that can migrate through permeable rocks and soils into buildings or be emitted to the atmosphere. The uranium concentration of underlying geologic material is a fundamental variable that determines the rate of underground radon production. Geologic materials that contain greater amounts of uranium, such as granites and shales, produce greater amounts of radon. Research or testing for the presence of radon gas on-site was beyond the scope of this Phase I ESA.

4.3 ADJACENT PROPERTIES

The ASTM Standard E1527-97 defines the term "adjoining property" as "any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them." Adjoining development to the site is as follows:

- North:** Unpaved parking area, followed by a Warehouse and Residential Properties
- East:** Commercial and Residential Properties
- South:** Amoco Gasoline Station, followed by Commercial Properties
- West:** Warehouse followed by Commercial and Residential

5.0 PHYSICAL SETTING

5.1 TOPOGRAPHY AND HYDROLOGY

The 1973, Coleman, WI 7.5 minute United States Department of the Interior Geological Survey (USGS) topographic Quadrangle Map was reviewed. Site topography is nearly level, at an elevation of approximately 700 feet above mean sea level. The Wisconsin River Flowage is located approximately 5,500 feet north/northwest of the site.

5.2 SOIL

Soils in the Coleman area generally Keweenaw Loamy Sand, 1 to 6 percent slopes. This deep, nearly level and gently sloping, well drained soil is on broad ridges on ground moraines and water-worked end moraines.

Typically, about 3 inches of black, decomposed forest litter is at the surface. The surface layer is very dark gray, very friable loamy sand about 4 inches thick. The subsurface layer is grayish brown, very friable loamy sand about 3 inches thick. The subsoil is about 17 inches thick. It is dark brown, friable loamy sand in the upper part and strong brown, very friable loamy sand in the lower part. The next 12 inches is reddish brown, friable sandy loam. The substratum to a depth of about 60 inches is yellowish red loamy sand.

Permeability is moderate or moderately rapid in the upper part of the profile in the Keweenaw soil and moderately rapid in the substratum. The available water capacity is low.

5.3 REGIONAL GROUNDWATER

Based on review of a USGS topographic map, the general direction of groundwater flow may be north/northwesterly. Local conditions, such as water supply wells, buried utility lines, nearby surface water levels, and roadways, may affect groundwater flow direction. A minimum of three groundwater monitoring wells would need to be installed to accurately determine on-site groundwater flow.

6.0 HISTORICAL USE INFORMATION

6.1 HISTORICAL INTERVIEWS

Mr. George Hannan, the current property owner indicated he purchased the property approximately 12 years ago. Mr. Hannan indicated that it has been used as a gasoline station and convenience store. Mr. Hannan was not aware of any spill since he had purchased the property.

6.2 CHAIN-OF-TITLE

FISCHER reviewed files from the Register of Deeds Department in the Marinette County Court House. The following ownership/tenant information (not intended to be a legal title search) was available.

Jacket/Image JO145412	Grantor- Ann Holtger
February 15, March 1984	Grantee- Howard J. Skarban and Patricia Skarban, Wife

Jacket/Image JO208847	Grantor – Howard and Patricia Skarban
August 4, 1986	Grantee – George D. Hannan and Dianna Hannan, Wife

6.3 AERIAL PHOTOGRAPHS

FISCHER viewed the 1998 aerial photograph at the Marinette County Court House. Evaluation of aerial photography is limited by scale and quality. According to the Marinette County Court House, Survey Department, 1998 was the only year they had accessible. A summary of the review is as follows.

1998 Aerial Photograph (Source – Marinette County):

The subject site and surrounding properties appeared similar to that observed during the site reconnaissance.

6.4 SANBORN INSURANCE MAPS

In the late nineteenth century, the Sanborn Company began preparing maps for use by fire insurance companies. These maps indicate construction materials of specific structures in developed urban areas. With the advent of retail gasoline service stations, the approximate locations of tanks were occasionally noted, often without AST or UST designations. These maps were updated and expanded geographically periodically through the twentieth century. Sanborn Maps are not available for non-urban areas.

7.0 REGULATORY REVIEW

7.1 FEDERAL NATIONAL PRIORITY LIST (NPL) (SD=1 mile)

The NPL is a compilation of uncontrolled or abandoned hazardous waste sites, which have been targeted for remediation under the Environmental Protection Agency's (EPA's) Superfund Program. No NPL facilities were identified within the search distance (SD).

7.2 FEDERAL CERCLIS (SD=1 mile for CERCLIS and NFRAP)

The EPA CERCLIS database lists facilities that have identified or potential releases of hazardous substances as reported under CERCLIS, Section 103 or private citizens. CERCLIS maintains information on over 15,000 sites. Resource Conservation and Recovery Act (RCRA)-permitted facilities do not appear on this database, but NPL facilities are typically listed. No CERCLA facilities were identified within the SD.

7.3 FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) LIST (SD=1 mile for TSD, 0.25 mile = generators/transporters)

Resource Conservation and Recovery Information System (RCRIS) contains information on hazardous waste handlers regulated by the EPA under RCRA. It is a national system, which tracks hazardous waste from the point of generation to the point of disposal. The EPA compiles a database of reporting facilities, which generate, store, transport, treat, or dispose of hazardous waste. Inclusion on the RCRA database does not necessarily indicate contamination has occurred. Compliance and corrective action (CORRACTS) information is included in this database search. No RCRA TSD facilities were identified within the SD. Two RCRA generators were identified within the SD.

- Northland Motors, Inc., Highway 141 and Main was identified 0.07 miles south/southwest of the subject site.
- Cqal Compe Chevrolet, Inc., located at 143 Main Street was identified 0.13 miles east/southeast of the subject site. Some violations were identified during the search between 1989 through 1991. However, due to the relative distance between this facility and the subject site, this facility does not appear to be a recognized environmental condition at this time.

7.4 FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) LIST (SD=0.25 mile)

ERNS is a database of oil and hazardous substance releases initially reported to the EPA, the U.S. Coast Guard, the National Response Center and the Department of Transportation (DOT) by any party. The DOT and EPA have compiled a list of more than 290,000 records. No ERNS facilities were identified within the SD.

7.5 FEDERAL PCB ACTIVITY DATABASE SYSTEM (PADS) (SD=1 mile)

The PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the EPA of such activities. PADS facilities were not identified within the SD.

7.6 FEDERAL TOXIC CHEMICAL RELEASE INVENTORY (TRI) (SD=0.5 mile)

TRI identifies facilities, which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313. This database is released on an infrequent basis by the EPA. TRI facilities were not identified within the SD.

7.7 SECTION SEVEN TRACKING SYSTEM (SSTS) (SD=1 mile)

This system tracks the registration of pesticide-producing facilities and the types and amounts of pesticides, active ingredients, and devices which are sold, produced, or distributed annually. No SSTS facilities were identified within the SD.

7.8 CIVIL ENFORCEMENT DOCKET (DOCKET) (SD=1 mile)

The Civil Enforcement Docket is information on civil and administrative actions filed by the Department of Justice for the US Environmental Protection Agency. This record has been continually updated since 1972 and includes data regarding facility name, dates, laws violated, and penalties assessed. No Dockets were identified within the SD.

7.9 FEDERAL TOXIC SUBSTANCES CONTROL ACT (TSCA) (SD=1 mile)

TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. This inventory includes the locations and chemical production information of more than 7,000 processors and manufacturers of chemicals. However, this database is no longer released to the public by the EPA. No TSCA facilities were identified within the SD.

7.10 STATE HAZARD RANKING LIST (HRL) (SD=1 mile)

The WDNR currently uses the Federal Superfund and the State Environmental Repair Fund, together with cooperating responsible parties to correct the uncontrolled release of contaminants into the environment. The Environmental Repair Fund provides for federal and state funding to correct contamination problems, where such problems are not large enough to be eligible for remedial action under Superfund but still present a substantial danger to the public health, the public welfare or the environment. These sites are placed upon the Hazard Ranking List and are assigned a score based upon the type of contaminants and the relative threat to the public health

and the environment. The HRL is released by the WDNR on an infrequent basis. No HRL facilities were identified within the SD.

7.11 STATE ENVIRONMENTAL REPAIR PROGRAM CASE TRACKING SYSTEM (ERP) (SD=1 mile)

WDNR's Bureau for Remediation and Redevelopment maintains a list of reported contaminated sites slated for cleanup under the ERP Fund. These sites are associated with a variety of non-LUST contaminations. The highest priority sites are scored and ranked by a system that evaluates the extent to which a site poses a danger to public health and the environment. No ERP facilities were identified during the search.

7.12 STATE REGISTRY OF WASTE DISPOSAL FACILITIES (SWF) (SD=1 mile)

WDNR's Registry of Waste Disposal Facilities (SWF) includes the location of known active and abandoned landfills in Wisconsin. Inclusion on this list generally indicates that solid or hazardous waste has been or may have been deposited on the property identified; however, inclusion of a site on the SWF list is not intended to suggest environmental problems have occurred, are occurring, or will occur in the future. The potential environmental hazard, if any, is evaluated through the use of criteria established in the Wisconsin Administrative Code, Section NR 550.22 (5). Facilities identified to cause or threaten to cause environmental pollution are then added to a separate inventory. This database is released by the WDNR on an infrequent basis. No solid waste disposal facilities were identified within the SD.

7.13 STATE REGISTERED AST and UST LISTINGS (SD=0.25 mile)

The Department of Commerce (COMM), formerly the Department of Industry, Labor and Human Relations (DILHR) maintains a list of registered USTs. Presence on this list does not necessarily indicate contamination has occurred or will occur in the future.

Six registered UST facilities were identified by EcoSearch within the SD.

- George & Dianna Hannon (D&G Mobil Quikmart) was identified as the target site. Two 4,000-gallon gasoline USTs and one 10,000-gallon gasoline UST are registered to the site as "closed/removed". One 4,000-gallon diesel UST is registered as "in use". Two 6,000-gallon UST; one containing diesel, and one containing unleaded gasoline, and one 12,000-gallon unleaded gasoline UST are registered as "install pending"
- The Ethel De Windt property, located at 110 Highway 141 was identified 0.05 miles south/southwest of the subject site. Two 400-gallon leaded gasoline, and one 300-gallon leaded gasoline are registered to this facility
- Richard Steiner, Steiner's Northwoods, located on Highway 141 was identified 0.07 miles south/southwest of the subject site. Several unleaded gasoline, a diesel and a kerosene USTs were registered to the facility as "closed/removed". One 12,000-gallon, one 6,000-gallon, and one 4,000-gallon USTs are registered as "in use".

- The Otto Klukas property, located at 211 North Park Avenue was identified 0.10 miles east/southeast of the subject site. Two 250-gallon leaded gasoline USTs are registered to this facility. One UST is registered as "in use".
- Richard Patenaude, located at 343 West Main Street was identified 0.12 miles west/southwest of the subject site. One 212-gallon leaded gasoline UST was registered as "in use".
- John Walker, located at 305 Elm Street was identified 0.25 miles southwest of the subject site. One 300-gallon diesel UST is registered as "closed/removed".

Additional information regarding these USTs is presented in Section 7.14.

7.14 STATE LEAKING UNDERGROUND STORAGE TANK (LUST) LIST (SD=0.5 mile)

This listing is compiled at the local district of the WDNR, and includes sites at which releases from underground storage tank systems have been reported. Seven LUST facilities were identified within the SD.

- D&G Mobil Quikmart, located at 125 North Highway 141 was identified as the target site. Three USTs; one 10,000-gallon UST, and two 4,000-gallon UST, all containing unleaded gasoline were removed from the subject site on October 21, 1999. According to a letter written to the WDNR on March 6, 2000 approximately 135 cubic yards of petroleum affected soil was excavated and stockpiled off-site. Soil samples collected from the excavation limits exhibited the presence of gasoline range organics (GRO), diesel range organics (DRO), and petroleum volatile organic compounds (PVOC). A table exhibiting results and a figure exhibiting sample locations are included as attachments. An investigation has not been conducted to assess the extent of contamination at the site.
- Northland Motors, Inc., located at 103 West Main Street was identified 0.26 miles east/southeast of the subject site. A responsible party letter was sent for this facility on May 27, 1998. No other information was available on the database at this time. Due to the relative distance between this facility and the subject site, this facility does not appear to be a recognized environmental condition at this time.
- Coleman Spur, located at Highway 141 and Rosemont was identified 0.31 miles southwest of the subject site. A regulatory agency was notified of soil contamination on June 1, 1988. The latest correspondence available on the database was September 19, 1994, notice of non-compliance. Due to the relative distance between this facility and the subject site, this facility does not appear to be a recognized environmental condition at this time.
- Coleman School District, located on Highway 141 was identified 0.32 miles northeast of the subject site. A regulatory agency was notified of soil contamination on February 26, 1991. A responsible party letter was sent on February 26, 1991. No additional information was readily available for this facility. Due to the relative distance between this facility and the subject site, this facility does not appear to be a recognized environmental condition at this time.

- Krause Lumber Co., located at 447 Highway 141 North was identified 0.40 miles northeast of the subject site. A regulatory agency was notified of contamination on January 9, 1997. The activity was "closed" by a regulatory agency on January 26, 2000.
- Friday Canning Corporation Country Garden Div, located at 131 Katharine Street was identified 0.40 miles east/southeast of the subject site. A regulatory agency was notified of contamination on February 11, 1992. A status report was received by a regulatory agency in January, 2000. No other information was available on the database at this time. Due to the relative distance between this facility and the subject site, this facility does not appear to be a recognized environmental condition at this time.
- Friday Canning Corporation Country Garden Div, located at 131 Katharine Street was identified 0.40 miles east/southeast of the subject site. A regulatory agency was notified of contamination on May 8, 1991. The activity was closed on August 8, 1991. Because the activity has been closed, and due to the relative distance between this facility and the subject site, this facility does not appear to be a recognized environmental condition at this time.

7.15 STATE SPILL REPORTS (SD=site and adjacent facilities)

This WDNR database includes a listing of spills or illicit dumping of varying volumes of known or suspected hazardous materials, petroleum products, or unidentified substances, which are reported to, and subsequently investigated by, the WDNR. No Spills were identified within the 0.25 mile SD.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this Phase I ESA, it is FISCHER's opinion the following recognized environmental conditions exist at the subject site.

- D&G Mobil Quikmart, located at 125 North Highway 141 was identified as the target site. Three USTs; one 10,000-gallon UST, and two 4,000-gallon UST, all containing unleaded gasoline were removed from the subject site on October 21, 1999. According to a letter written to the WDNR on March 6, 2000 approximately 135 cubic yards of petroleum affected soil was excavated and stockpiled off-site. Sidewall and bottom samples collected from the excavation limits exhibited the presence of gasoline range organics (GRO), diesel range organics (DRO), and petroleum volatile organic compounds (PVOC). A table exhibiting results and a figure exhibiting sample locations are included as an attachments. An investigation has not been conducted to define the extent of contamination at the site.

At a minimum, soil borings with possible monitoring wells should be installed to determine the extent of contamination.

In addition to the foregoing assessment, FISCHER presents the following conclusions and recommendations.

- USTs are registered to the Ethel De Windt facility located at 110 Highway 141. It appears in the database search that this facility was identified 0.05 miles south/southwest of the subject site. It is unknown at this time if samples were collected to determine if petroleum compounds were release from the tanks. If contamination is present resulting from these tanks, the possibility exists that contamination from this facility may migrate to the subject site. Sampling would need to be conducted to verify the absence or presence of contamination from an off-site source.
- Empty 5-gallon pails of what appeared to be roofing tar were observed on the west side of the gasoline station. FISCHER recommends the removal of any debris
- What appeared to be surface staining was observed in the parking area of the subject site. The stains appeared to be mainly on concrete, however, sampling would need to be conducted to verify the presence or absence of significant contamination on the subject site.

9.0 GENERAL COMMENTS

This environmental site assessment was conducted in general accordance with ASTM Standard E1527-97 in a manner consistent with that level of care ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representations, expressed or implied, and no warranty or guarantee is included or intended in this report.

The conclusions present in this report are formulated on the basis of a prescribed and limited work scope, considered valid as of the date of the survey, and are reliant upon the credibility of others and accuracy of information sources reviewed. Such limitations can result in a reduction of conclusions and interpretations where new or changed information is obtained. The field reconnaissance was performed with assumed property boundaries.

10.0 REFERENCES

EcoSearch Databases

Federal Databases:

- NPL, December 29, 2000
- CERCLIS and NERAP, December 29, 2000
- RCRA TSD, April 15, 2000
- RCRA Generator, April 15, 2000
- RAATS, April 14, 1995
- CORRACTS, April 15, 2000
- ERNS, January 1, 2000
- PADS, November 20, 1999
- TRI, October 1996
- SSTS, July 31, 1998
- DOCKET, September 3, 1998
- TSCA, May 14, 1986

State of Wisconsin Databases:

- HRL, December 14, 1994
- ERP, August 23, 2000
- SWF, June 15, 1999
- LUST, August 23, 2000
- Registered Underground Storage Tank List, October 30, 2000
- Spills Database, August 23, 2000

Maps

- *Bedrock Geologic Map of Wisconsin*, GNHS, 1982
- Coleman, 7.5 minute USGS Topographic Quadrangle Map, 1992

Other

- COMM Bulletin Board (PC Modem)
 - AST and UST Registration

Interviews

- Marinette County – Register of Deeds Department
- Mr. George Hannan – Current Property Owner

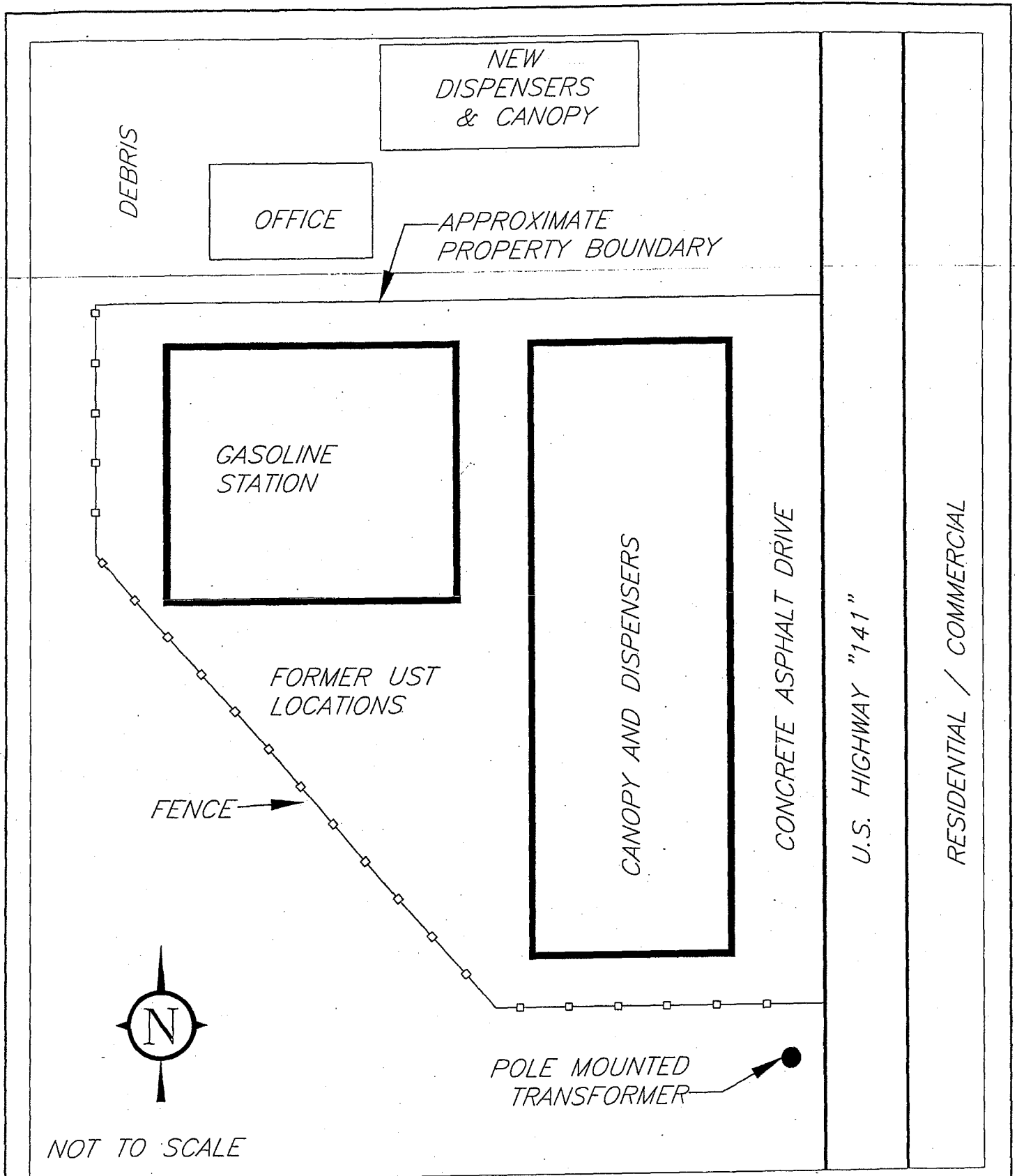


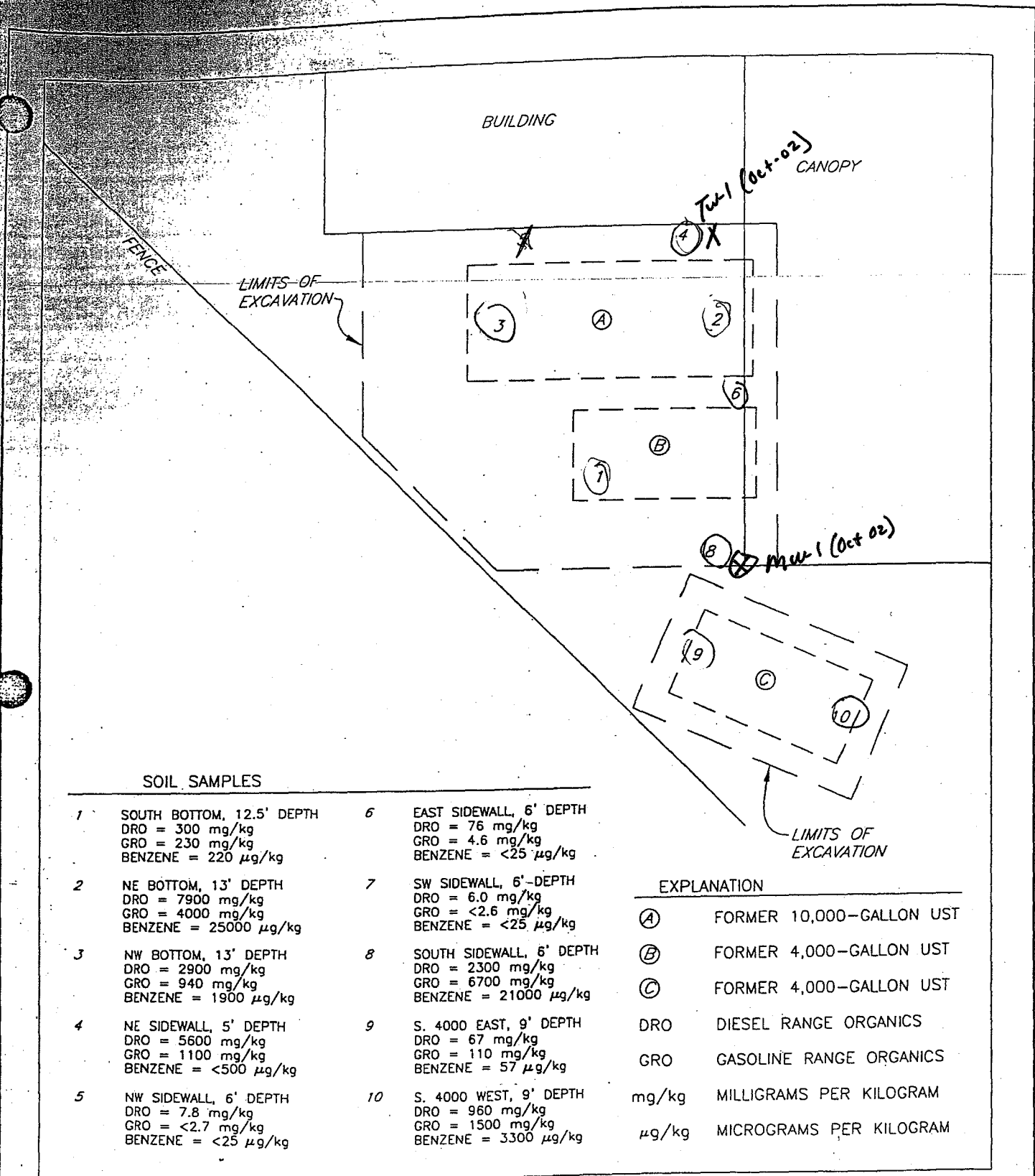
FIGURE 1: SITE PLAN

FISCHER
RIPON GREEN BAY

901012.1R	
DRAWN BY: KP	REVIEWED BY:
DATE: 5/10/01	APPROVED BY:
ID#: PLOT	

D & G MOBIL
COLEMAN, WISCONSIN
PHASE I ESA

4
 Top-1
 Clean



SOIL SAMPLES

1	SOUTH BOTTOM, 12.5' DEPTH DRO = 300 mg/kg GRO = 230 mg/kg BENZENE = 220 µg/kg	6	EAST SIDEWALL, 6' DEPTH DRO = 76 mg/kg GRO = 4.6 mg/kg BENZENE = <25 µg/kg
2	NE BOTTOM, 13' DEPTH DRO = 7900 mg/kg GRO = 4000 mg/kg BENZENE = 25000 µg/kg	7	SW SIDEWALL, 6'-DEPTH DRO = 6.0 mg/kg GRO = <2.6 mg/kg BENZENE = <25 µg/kg
3	NW BOTTOM, 13' DEPTH DRO = 2900 mg/kg GRO = 940 mg/kg BENZENE = 1900 µg/kg	8	SOUTH SIDEWALL, 6' DEPTH DRO = 2300 mg/kg GRO = 6700 mg/kg BENZENE = 21000 µg/kg
4	NE SIDEWALL, 5' DEPTH DRO = 5600 mg/kg GRO = 1100 mg/kg BENZENE = <500 µg/kg	9	S. 4000 EAST, 9' DEPTH DRO = 67 mg/kg GRO = 110 mg/kg BENZENE = 57 µg/kg
5	NW SIDEWALL, 6' DEPTH DRO = 7.8 mg/kg GRO = <2.7 mg/kg BENZENE = <25 µg/kg	10	S. 4000 WEST, 9' DEPTH DRO = 960 mg/kg GRO = 1500 mg/kg BENZENE = 3300 µg/kg

EXPLANATION

Ⓐ	FORMER 10,000-GALLON UST
Ⓑ	FORMER 4,000-GALLON UST
Ⓒ	FORMER 4,000-GALLON UST
DRO	DIESEL RANGE ORGANICS
GRO	GASOLINE RANGE ORGANICS
mg/kg	MILLIGRAMS PER KILOGRAM
µg/kg	MICROGRAMS PER KILOGRAM

FIGURE 1: UST AND SOIL SAMPLE LOCATIONS

FISCHER
 RIPON KAUKAUNA GREEN BAY

991024R.1	
DRAWN BY:	REVIEWED BY:
DATE: 12/23/98	APPROVED BY:
ID#: 991024R.1 SITE PLAN	

D & G MOBIL
 COLEMAN, WISCONSIN
 SITE INVESTIGATION

TABLE
SUMMARY OF SOIL ANALYTICAL RESULTS
D&G MOBIL
FISCHER PROJECT No. 901026.1R

Sample No.	NR 720 RCL	#1 South Bottom	#2 NE Bottom	#3 NW Bottom	#4 NE Sidewall	#5 NW Sidewall	#6 E Sidewall	#7 SW Sidewall	#8 S Sidewall
Sampling Date		October 21, 1999							
Sample Depth (feet)		12.5'	13'	13'	5'	6'	6'	6'	6'
GASOLINE RANGE ORGANICS (GRO), DIESEL RANGE ORGANICS (DRO) (mg/kg)									
GRO	250	230	4600	940	1100	<2.7	4.6	<2.6	6700
DRO	250	300	7900	2900	3500	7.8	76	6.0	3100
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)									
Benzene	5.5	220	25000	1900	<500	<25	<25	<25	21000
Ethylbenzene	2900	1100	99000	23000	1400	<25	70	28	190000
Methyl tert-butyl ether	NE	<130	3700	<630	<500	<25	<25	<25	<2000
Toluene	1500	500	210000	13000	<500	<25	<25	65	450000
1,2,4-Trimethylbenzene	NE	21000	270000	68000	32000	<25	200	120	520000
1,3,5-Trimethylbenzene	NE	7200	88000	24000	18000	<25	100	41	170000
Xylenes, -m, -p	4100	18000	480000	87000	5500	<25	200	110	720000
Xylenes, -o		7900	140000	35000	3900	<25	83	55	320000
OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/kg)									
s-Butylbenzene	NE	NA	NA	NA	NA	NA	NA	NA	NA
n-Butylbenzene	NE	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dibromo-3-chloropropane	NE	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloroethane	4.9	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	NE	NA	NA	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	NE	NA	NA	NA	NA	NA	NA	NA	NA
Methylene Chloride	NE	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	NE	NA	NA	NA	NA	NA	NA	NA	NA
n-Propylbenzene	NE	NA	NA	NA	NA	NA	NA	NA	NA
1,2,3-Trichloropropane	NE	NA	NA	NA	NA	NA	NA	NA	NA
LEAD (mg/kg)									
Lead	NE	NA	NA	NA	NA	NA	NA	NA	NA

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

RCL = Residual Contaminant Level

NA = Parameter not analyzed

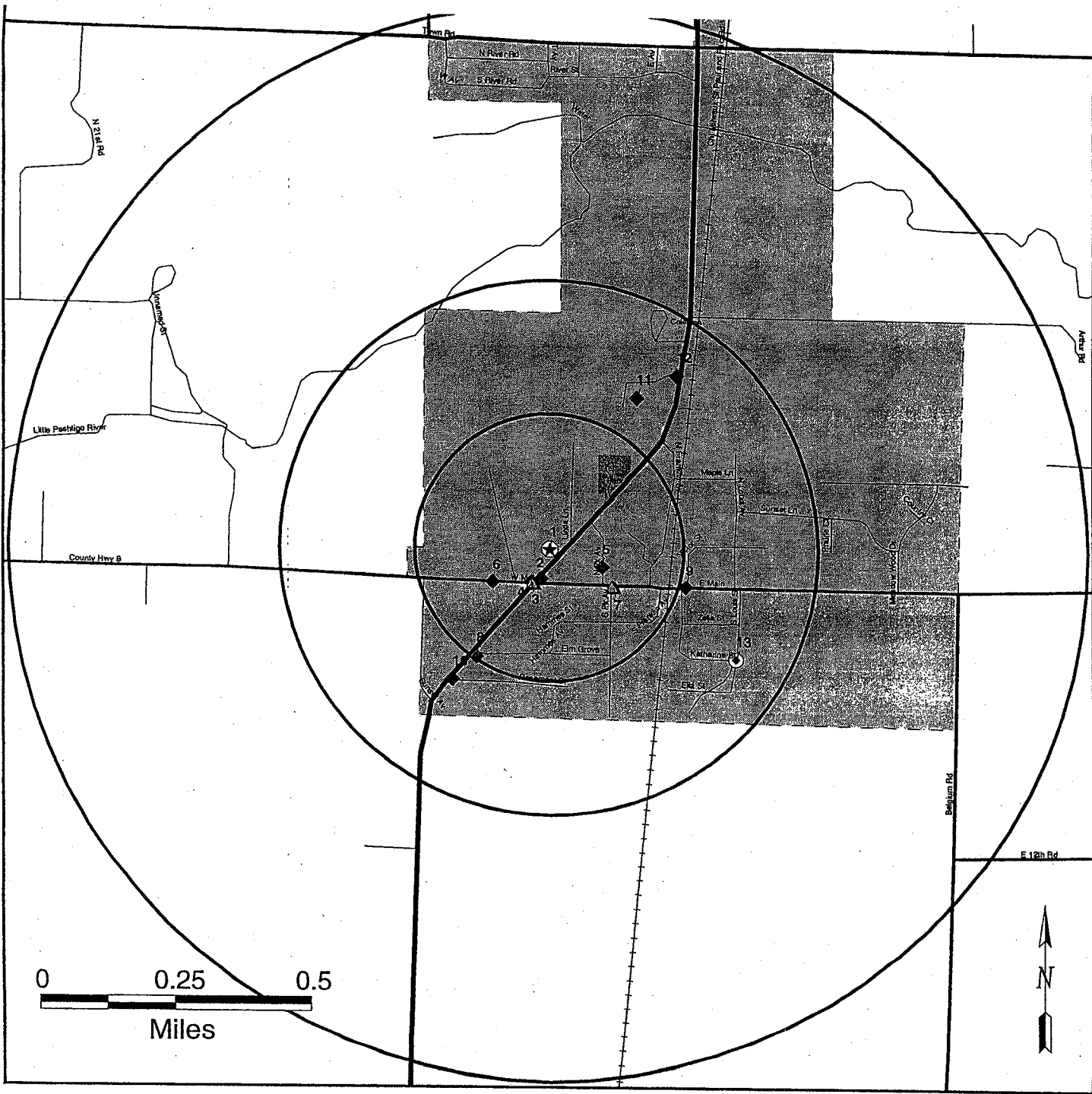
NE = NR 720 RCL not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Shading indicates analytical results exceed NR 720 RCL

APPENDIX B

Site Summary and EcoSearch Map



Resources, Inc.

Priority Risk Report Map

Report ID: 2405-502
 Site: 125 North Highway 141
 Coleman, WI 54112

- ★ Study Site
- ★ Study Site Matches Database

	<u>Radius (mi)</u>
■ NPL Sites	1.00
■ CERCLA (Active) Sites	1.00
■ CERCLA (NFRAP Archive) Sites	1.00
▲ RCRA TSD Sites	1.00
▲ RCRA Generator Sites	0.25
◆ CORRACTS Sites	1.00
▼ ERNS Sites	0.25
● PADS Sites	1.00
⊕ TRI Sites	0.50
★ SSTS Sites	1.00
● DOCKET Sites	1.00
▼ TSCA Sites	1.00

■ HRL (HWS) Sites	1.00
■ ERP (HWS) Sites	1.00
◆ SWF Sites	1.00
◆ LUST Sites	0.50
◆ RST Sites	0.25
★ SPILLS Sites	0.25

- ⊕ Two Database Matches
- ⊕ Three or More Matches
- Database Area Site

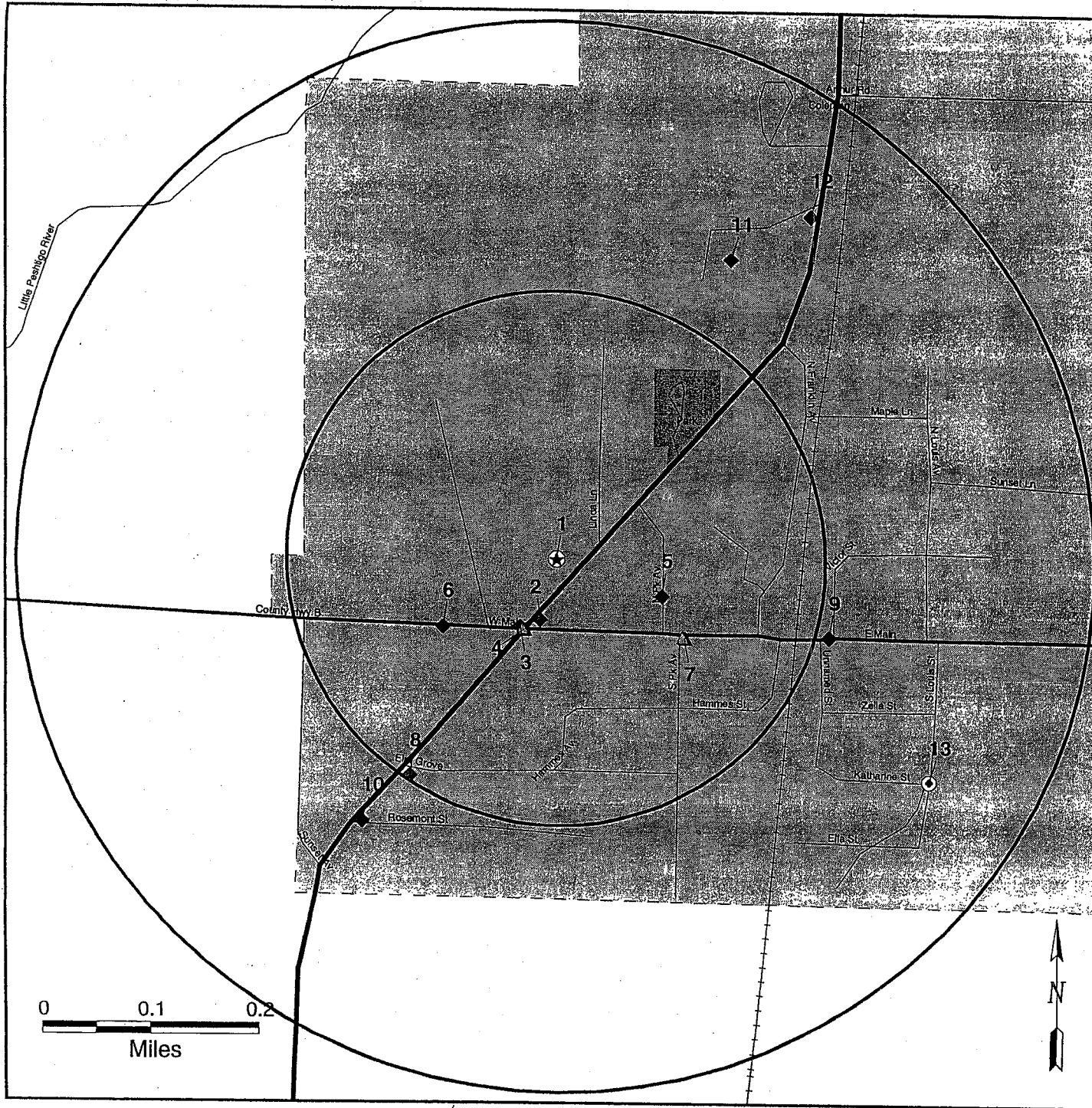
■ Parks	— Streets
■ Incorp. Areas	— Secondary Roads
■ Water	— Primary Roads
■ Cemeteries	— Freeways
	+++ Railroads
	--- Boundaries

Note: The information contained on this map is subject to the general disclaimer on the first page.

EcoSearch Environmental Resources, Inc.

Priority Risk Report Map

Report ID: 2405-502
 Site: 125 North Highway 141
 Coleman, WI 54112



- ★ Study Site
- ⊛ Study Site Matches Database

	Radius (mi)
■ NPL Sites	1.00
▣ CERCLA (Active) Sites	1.00
▣ CERCLA (NFRAP Archive) Sites	1.00
▲ RCRA TSD Sites	1.00
▲ RCRA Generator Sites	0.25
◆ CORRACTS Sites	1.00
▼ ERNS Sites	0.25
● PADS Sites	1.00
✚ TRI Sites	0.50
★ SSTS Sites	1.00
● DOCKET Sites	1.00
▼ TSCA Sites	1.00

■ HRL (HWS) Sites	1.00
▣ ERP (HWS) Sites	1.00
◆ SWF Sites	1.00
◆ LUST Sites	0.50
◆ RST Sites	0.25
★ SPILLS Sites	0.25

- ⊛ Two Database Matches
- ⊛ Three or More Matches
- ▣ Database Area Site

- ▣ Parks
- ▣ Incorp. Areas
- ▣ Water
- ▣ Cemeteries
- Streets
- Secondary Roads
- Primary Roads
- Freeways
- +++ Railroads
- Boundaries

Note: The information contained on this map is subject to the general disclaimer on the first page.

EcoSearch Environmental Resources, Inc.

USGS 7.5 Minute Topographical Map

Report ID: 2405-502
Site: 125 North Highway 141
Coleman, WI 54112

○ Target Area

Map Features are Color Coded

Black -- Cultural features such as roads and buildings.

Blue -- Hydrographic features such as lakes and rivers.

Brown -- Hypsographic (elevation) features shown by contour lines.

Green -- Woodland cover, scrub, orchards, and vineyards.

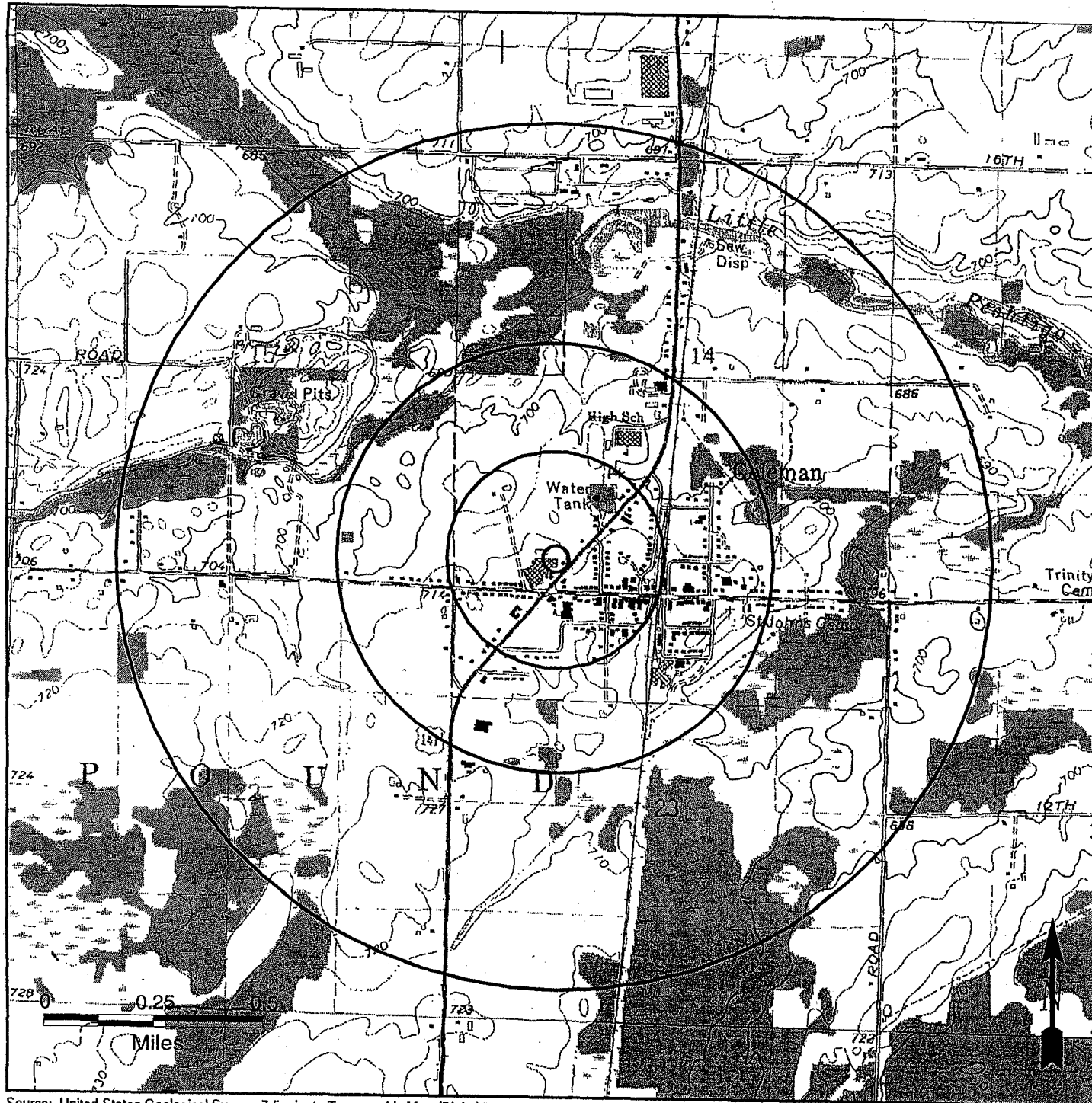
Red -- Important roads and public land survey system.

Purple -- Features added from aerial photographs during map revision.
The changes are not field checked.

A detailed Topographic Map Symbols pamphlet is available from EcoSearch free upon request.

Topographical Map:

Coleman, WI -- 1973



Source: United States Geological Survey, 7.5 minute Topographic Map (Digital Raster Graphics)

Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
1A	RST Wisconsin Registered Storage Tank 65487	GEORGE & DIANNA HANNON 125 HWY 141 COLEMAN, WI 54112 MARINETTE	0.00000 mi Manually Geocoded*
1B	LUST Wisconsin Leaking Underground Storage Tank 204911	G & D MOBIL QUIKMART 125 N HWY 141 COLEMAN, WI MARINETTE	0.00000 mi Manually Geocoded*
2	RST Wisconsin Registered Storage Tank 68325	ETHEL DE WINDT 110 HWY 141 COLEMAN, WI 54112 MARINETTE	0.05885 mi SSW Manually Geocoded*
3	RST Wisconsin Registered Storage Tank 133719	RICHARD STEINER STEINERS NORTHWOODS I HWY 141 COLEMAN, WI 54112 MARINETTE	0.07200 mi SW Manually Geocoded*
4	RCRA Generator RCRA Notifier Site WIR000017525	NORTHLAND MOTORS INC HWY 141 & MAIN COLEMAN, WI 54112 MARINETTE	0.07211 mi SSW Manually Geocoded*
5	RST Wisconsin Registered Storage Tank 116070	OTTO KLUKAS 211 N PARK AVE COLEMAN, WI 54112-9438 MARINETTE	0.10365 mi ESE
6	RST Wisconsin Registered Storage Tank 123360	RICHARD PATENAUDE 343 W MAIN ST COLEMAN, WI 54112-9312 MARINETTE	0.12354 mi WSW
7	RCRA Generator RCRA Small Quantity Generator WID023188626	CAL COMPE CHEVROLET INC 143 W MAIN ST COLEMAN, WI 54112-9703 MARINETTE	0.13897 mi ESE Manually Geocoded*
8	RST Wisconsin Registered Storage Tank 96855	JOHN WALKER 305 ELM DR COLEMAN, WI 54112 MARINETTE	0.24518 mi SW Manually Geocoded*
9	LUST Wisconsin Leaking Underground Storage Tank 187938	NORTHLAND MOTORS INC 103 W MAIN ST COLEMAN, WI 54112-9703 MARINETTE	0.26290 mi ESE Manually Geocoded*
10	LUST Wisconsin Leaking Underground Storage Tank 20007	COLEMAN SPUR HWY 141 & ROSEMONT COLEMAN, WI MARINETTE	0.30553 mi SW Manually Geocoded*
11	LUST Wisconsin Leaking Underground Storage Tank 24052	COLEMAN SCHOOL DIST HWY 141 COLEMAN, WI MARINETTE	0.32429 mi NE Manually Geocoded*
12	LUST Wisconsin Leaking Underground Storage Tank 114869	KRAUSE LUMBER CO 447 HWY 141 N COLEMAN, WI MARINETTE	0.39930 mi NE Manually Geocoded*
13A	LUST Wisconsin Leaking Underground Storage Tank 25590	FRIDAY CANNING CORP COUNTRY GARDEN DIV 131 KATHARINE ST COLEMAN, WI 54112-9517 MARINETTE	0.40248 mi ESE

Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
13B	LUST Wisconsin Leaking Underground Storage Tank 25657	FRIDAY CANNING CORP COUNTRY GARDEN DIV 131 KATHARINE ST COLEMAN, WI 54112-9517 MARINETTE	0.40248 mi ESE
13C	LUST Wisconsin Leaking Underground Storage Tank 24268	FRIDAY CANNING CORP COUNTRY GARDEN DIV 131 KATHARINE ST COLEMAN, WI 54112-9517 MARINETTE	0.40248 mi ESE

- * -- Manually Geocoded: Site plotted or corrected using paper maps, phone calls, and other resources to properly place the site on the map.
- ** -- Agency Provided Lat/Long: Site plotted using the latitude and longitude given by the federal or state government agency.
- *** -- Area Manually Plotted: Area manually drawn using digital and paper maps.