

Superior Water Light & Power Superior, Wisconsin

Phase I Environmental Assessment Report Superior MGP



**ENSR Corporation
October 2001
Document Number 09413-098-100**

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EXECUTIVE SUMMARY

This report presents the results of an environmental due diligence evaluation of the former Superior manufactured gas plant (MGP) located at Winter and Water Streets in Superior, Wisconsin.

This assessment was conducted by ENSR in accordance with the American Society for Testing and Materials (ASTM) Practice E1527-00. This Phase I Environmental Site Assessment (ESA) included an evaluation of on-site contamination issues, a regulatory database review, and a compilation of historical changes in the Superior shoreline in the vicinity of the Superior MGP. A reconnaissance of the subject property took place on September 18, 2001.

The Superior MGP was a small plant that manufactured gas for a period of 15 years ending in 1904. Waste volumes associated with the gas manufacturing are correspondingly small, but not zero, thus the potential exists for coal ash, tar, and/or gas purification wastes to be present at the subject property. No such wastes are visible at the ground surface; however, plant layout drawings are available to suggest areas to explore in a Phase II investigation. These areas include:

- Three former gas holder foundations
- A tar receiver tank near the former gas plant building

A Phase II investigation should also evaluate the potential for MGP chemicals to be present in groundwater at the site.

This investigation also provided the following facts relative to the historical development of the Superior shoreline:

- The water depth in Superior Bay in the vicinity of the Superior MGP in 1861 was approximately five feet.
- Dock construction in 1905 resulted in dredging to a depth of approximately 20 feet, and considerable filling of the nearby shoreline.
- Construction of the aeration basin for the City of Superior wastewater treatment plant resulted in re-dredging the boat slip, and additional shoreline filling.
- The boat slip was last dredged in 1990. The current depth is approximately 26 feet.

1.0 INTRODUCTION

1.1 Preface

ENSR performed an environmental due diligence evaluation of the former manufactured gas plant (MGP) property located in the vicinity of the intersection of Winter Street and Water Street in Superior, Wisconsin. The main purpose of the investigation was to identify the extent to which environmental liabilities may exist with respect to the subject property. The results of this Phase I investigation will be used to plan a Phase II environmental assessment to verify whether contamination exists on the subject property.

The Wisconsin Department of Natural Resources (WDNR) has identified elevated concentrations of polynuclear aromatic hydrocarbons (PAH) in sediment samples collected from a slip in Superior Bay near the subject property. Industrial development not related to the subject property has created filled land areas along Superior Bay that are used for railroads, municipal wastewater treatment, coal and fuel docks, and other industrial purposes. Therefore, a particular focus of this investigation was to assess the historical development of the shoreline of Superior Bay adjacent to the subject property.

1.2 Scope of Work

ENSR conducted a site visit on September 18, 2001. The locations of the various gas holders were marked in the field, and the existing building was determined to be rebuilt on the same spot as the original MGP building. Company records dating to the startup of the gas manufacturing operations in 1889 were available to provide accurate information about the site layout, process operations, and production history. Public records including historical maps and aerial photographs, MGP literature, and information from the state and local governments were researched for this investigation. ENSR also interviewed persons knowledgeable about the subject property and the surrounding area.

The results of this investigation are described in this report, and are used to estimate the potential for environmental impacts that may necessitate expenditures for characterization and remediation.

2.0 SITE DESCRIPTION

2.1 Site Location and Description

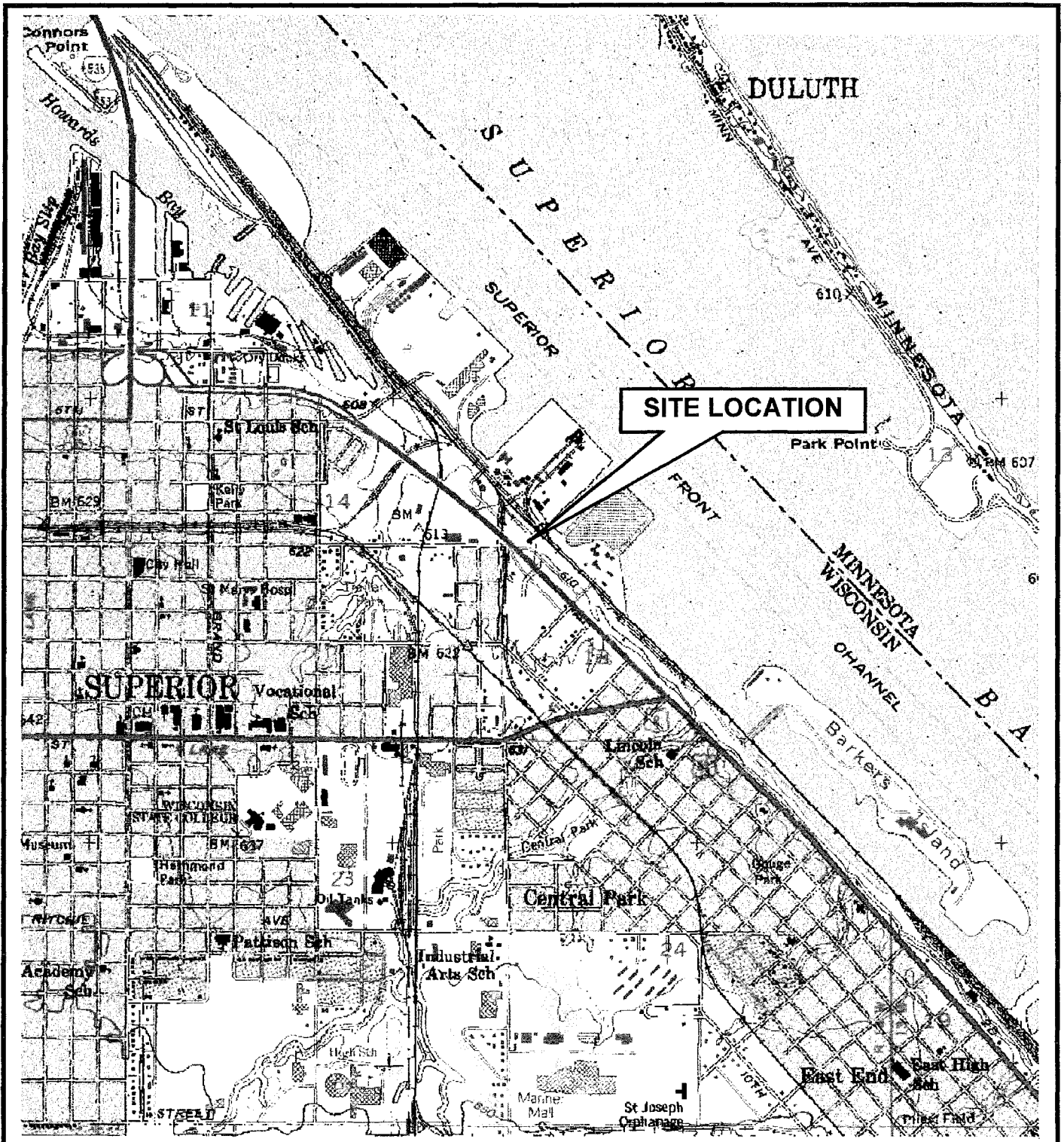
The subject property is located in the vicinity of the intersection of Winter and Water Streets in Superior, Wisconsin (Figure 2-1). A 3,000-square foot brick building, that was an original MGP building reconstructed in 1929, is located on the northeast side of Water Street, between Water Street and the railroad tracks that roughly parallel the shoreline of Superior Bay. Gravel parking areas surround the building. Several parcels of land adjacent to the building were part of the MGP property including a vacant grass-covered field to the west of the building where two gas holders were once located. Another larger gas holder was located on the now-vacant property south of the building, immediately south of U.S. Highway 53. A city street and vacant, grass-covered lots are now located where the larger gas holder was located.

A formal title search was not performed for this investigation, however, portions of the former MGP property are now owned by Superior Water Light & Power (SWL&P), the City of Superior, the U.S. Department of Transportation, and CLM, Inc. Figure 2-2 is a color-coded map indicating property ownership in the vicinity of the MGP site.

The subject property is irregularly shaped and consists of approximately five acres, and is situated approximately two miles from the downtown area of Superior. The area surrounding the subject property consists of industrial land along the Superior Bay shoreline and commercial/residential properties further inland. The property east of the subject property is a fenced parcel used by Lakehead Cement Company for storage and a ready mix plant. Northeast of the subject property is the City of Superior wastewater treatment plant. The slip where WDNR collected sediment samples is north of the subject property. Northwest of the subject property is a former coal dock that is now owned and operated by CLM, Inc. for the production of lime. Adjacent to the CLM, Inc. dock are two large aboveground storage tanks that formerly contained fuel oil. Commercial and residential properties are located along Winter Street and other city streets south of the subject property.

2.2 Topography, Hydrology and Geology

The subject property lies at an elevation between 610 and 620 feet above mean sea level. The topography in the area of the subject property is relatively flat with little or no slope. Based on the proximity to Lake Superior (elevation approximately 601 feet above mean sea level) groundwater is expected to flow across the site from southwest to northeast. Groundwater is estimated to be at approximately 10 feet below ground surface. This investigation did not identify any prior subsurface or environmental investigations on the subject property. However, monitoring wells installed for a groundwater investigation at the nearby Marine Fueling Terminal indicate a



SOURCE: USGS 7 1/2 Minute Topographic Quadrangle from DeLorme Superior, Wisconsin, 1993

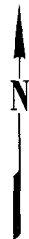
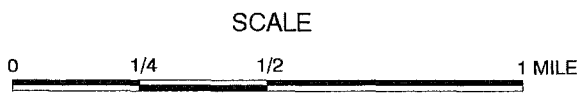
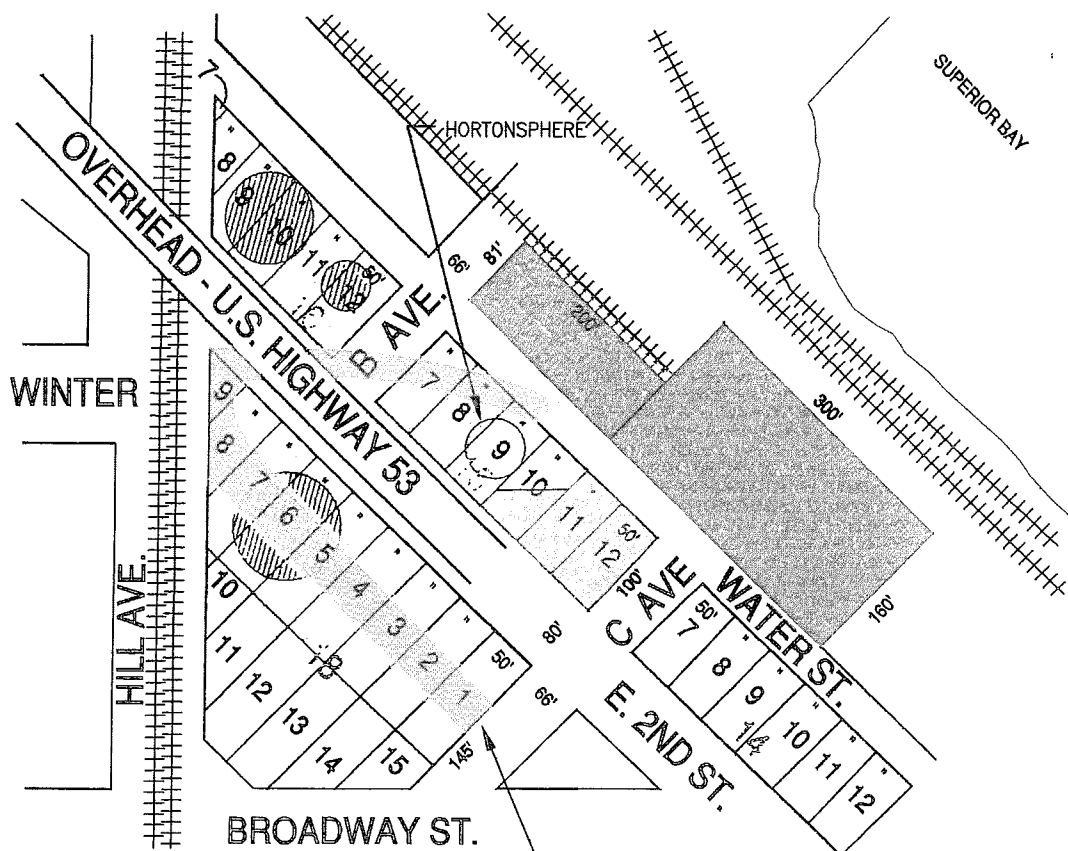


FIGURE 2-1
SITE LOCATION MAP
Superior Water Light & Power MGP
Superior, Wisconsin




PREPARED BY: CMB:	DATE: Sept 2001	PROJECT NO: 09413-098	REV: 0
FILE NO.: FIG1.DOC	CHECKED: WMG		



NOTE: City street on SWL&P Co. land -
No recorded easement as of 1/2/81

ROY'S ADDITION TO THE
CITY OF SUPERIOR



-  DEEDED TO STATE
-  OWNED BY SWL&P CO.
-  OWNED BY CLM

 FORMER GAS HOLDERS

PROPERTY OWNED BY
SUPERIOR WATER, LIGHT & POWER
SUPERIOR, WI

APPROXIMATE SCALE

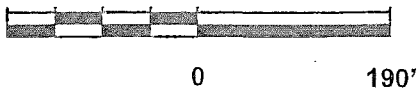


FIGURE 2-2
PROPERTY OWNERSHIP MAP
SUPERIOR MGP
Source: SWL&P Co. Records

PREPARED BY: AJT	DATE: SEP 2001	PROJECT NO: 9413-098	REV: 0
FILE NO.: Property.DOC	CHECKED: WMG		

shallow water table sloping toward Superior Bay. Boring logs indicate that soils consist of sandy fill overlying native red clay. Geotechnical soil borings at the Superior Wastewater Treatment Plant indicate up to 19 feet of fill overlying native red clay. A significant amount of saw dust and wood waste was encountered on the City's property, as a result of its former use as a sawmill.

3.0 FACILITY OPERATIONS AND REGULATORY CONSIDERATIONS

The only operations conducted on the subject property are associated with the brick building owned by CLM, Inc. ENSR inspected the interior of the building and interviewed the building owner on September 18, 2001. According to Mr. Dana Stone, Vice President of Operations, for CLM, Inc., the building is only used for storage. One of the three rooms in the building at the subject property is being leased by Lakehead Cement Co, and is used for storage of sand, lime, cement, and miscellaneous materials related to Lakehead's adjacent ready-mix plant. The other two rooms in the building are used by CLM, Inc. for the storage of miscellaneous motors, pumps, bridge and kiln parts.

Reportedly no routine vehicle parking or maintenance takes place on the subject property. ENSR observed two used oil filters on the ground outside the building that may have been left by trespassers. One 5-gallon pail was observed inside the building containing material that appeared to be waste oil. No discoloration or staining of surficial soils were observed. No characteristic blue staining from oxide box wastes was observed on the ground or on concrete surfaces. Materials stored by Lakehead Cement Company are handled in pallet quantities and are transferred to and from Lakehead Cement Company's manufacturing plant adjacent to the east boundary of the subject property. Aside from an occasional broken bag, no wastes are generated on the subject property.

Electricity is supplied to the building by SWL&P. No water, sewer, or other utilities are active at the subject property. No transformers were observed at the building, although several pole-mounted transformers were present along the street within the subject property boundaries. No staining was observed in association with the transformers at the time of ENSR's site inspection.

The interior and exterior of the building is brick, with no building insulation or other potential asbestos-containing building materials observed by ENSR. The roof is built up with tar and gravel, and it is not known if ACBM is present. Portions of the roof had been patched or re-built by CLM since their period of ownership began in 1978. The eastern-most room in the building contained one 1-inch diameter pipe approximately 20 feet long that was insulated. The insulation appeared to be damaged in several places. The brick had an old paint coating that was peeling.

Based on the use of the subject property, and the limited activities that take place, no environmental compliance issues were identified at the subject property.

4.0 SITE AND SURROUNDING LAND USE HISTORY

4.1 Introduction

For the purpose of this Phase I report, the history of the subject property and vicinity was researched to the earliest date possible. In this case, an 1861 map of Superior is the oldest reference found, showing the Superior Bay shoreline prior to any significant development. This map was found at the Army Corps of Engineers (ACOE) office in Duluth, Minnesota, along with numerous subsequent maps that chart the growth of industrial development in the Duluth-Superior Harbor. Another excellent source of information for this property was archival company records provided by SWL&P. The entire production history of the Superior MGP is included in the company records. The ACOE maps and company records were supplemented with other public information (e.g., Sanborn maps, aerial photographs, city directories, etc.) to compile the following history of the Superior MGP.

4.2 Gas Plant History

The gas plant was built in 1888 and began operations on November 1, 1889. At the same time, the company built an electric generating plant and a water supply station adjacent to the gas plant. A water intake in Superior Bay provided the municipal supply, and coal-fired boilers and dynamos were used to produce electricity. A picture of the gas plant in 1889, showing the rounded southwest corner of the building is reproduced in Figure 4-1. The generator sets were located in the central part of the building behind the arched doorway. The purifier room was adjacent to the meter room to the left of the photograph. The plant layout, based on an 1891 city atlas, is shown in Figure 4-2. Within the first few years of operations, the electric plant was relocated to West Superior, and the water plant was moved to the eastern edge of town. A detailed description of the gas plant facilities at the time is given in a company document entitled "Statement giving Information as to Plant of SWL&P Company" reproduced below:

"This building is located about midway between the east and west ends of the city on Superior Bay and is a one and a half story building of substantial construction.

The gas is a water gas made by the improved "Springer" process. The apparatus comprises of two No 2½ Generators with scrubber and condenser, one nine ft. station meter, one 10 inch Conolly Governor, one five ft meter prover, one No. 3 Roots Exhauster, one 54 inch by 14 ft steam boiler, on Stureevant engine with blower, together with oil pump, boiler pump and other necessary appliances. In the purifying room are located four 6 ft x 8 ft x 3 ft wrought iron purifying boxes. Adjoining the purifying room is the revivifying room with concrete floor. This room also contains apparatus for distilling water out of tar.

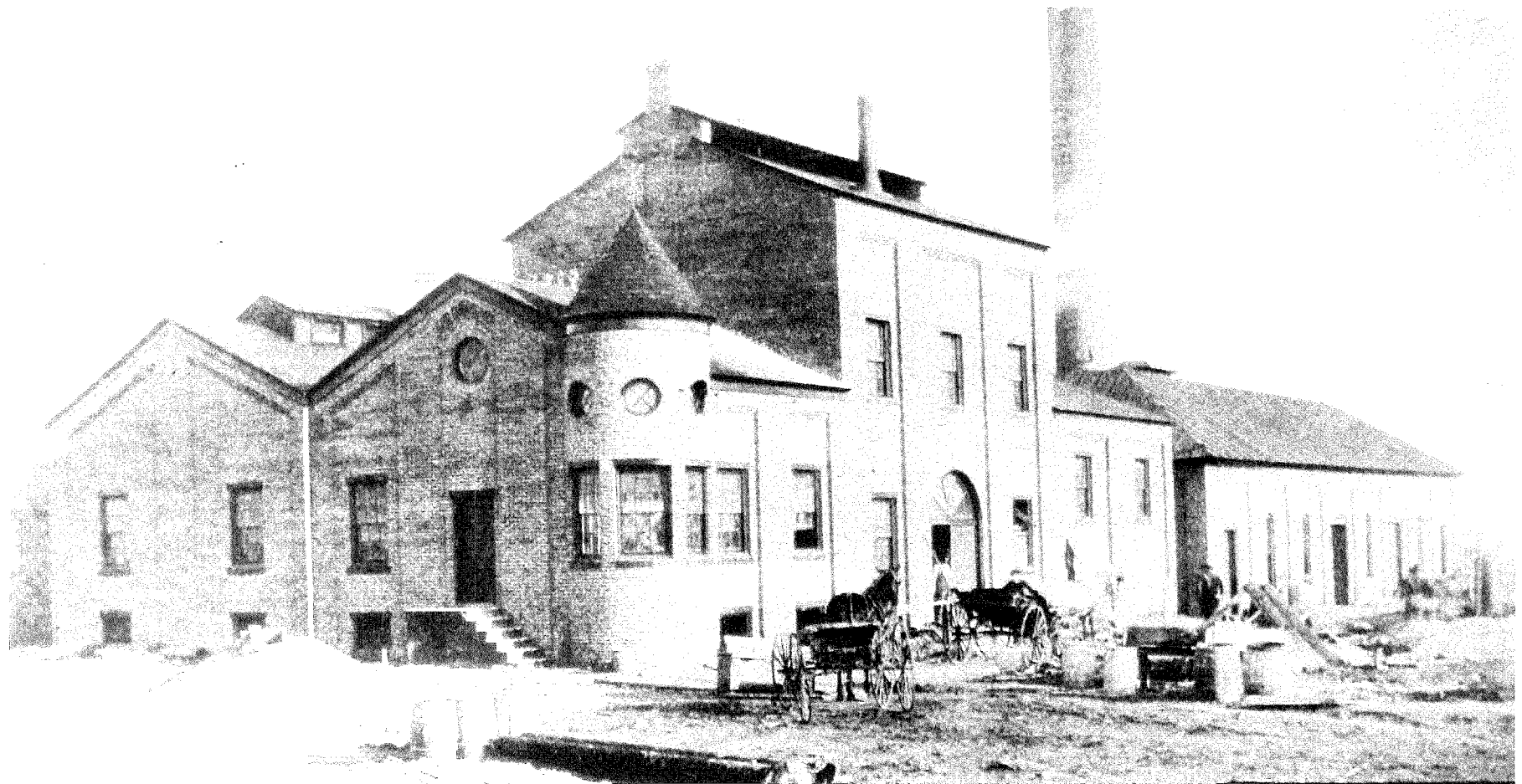


FIGURE 4-1
1889 PHOTOGRAPH

Source: SWL&P Company Records

Superior MGP

Date: Sept. 2001

Project No: 09413-098

Prepared By: CMB

Checked by: WMG

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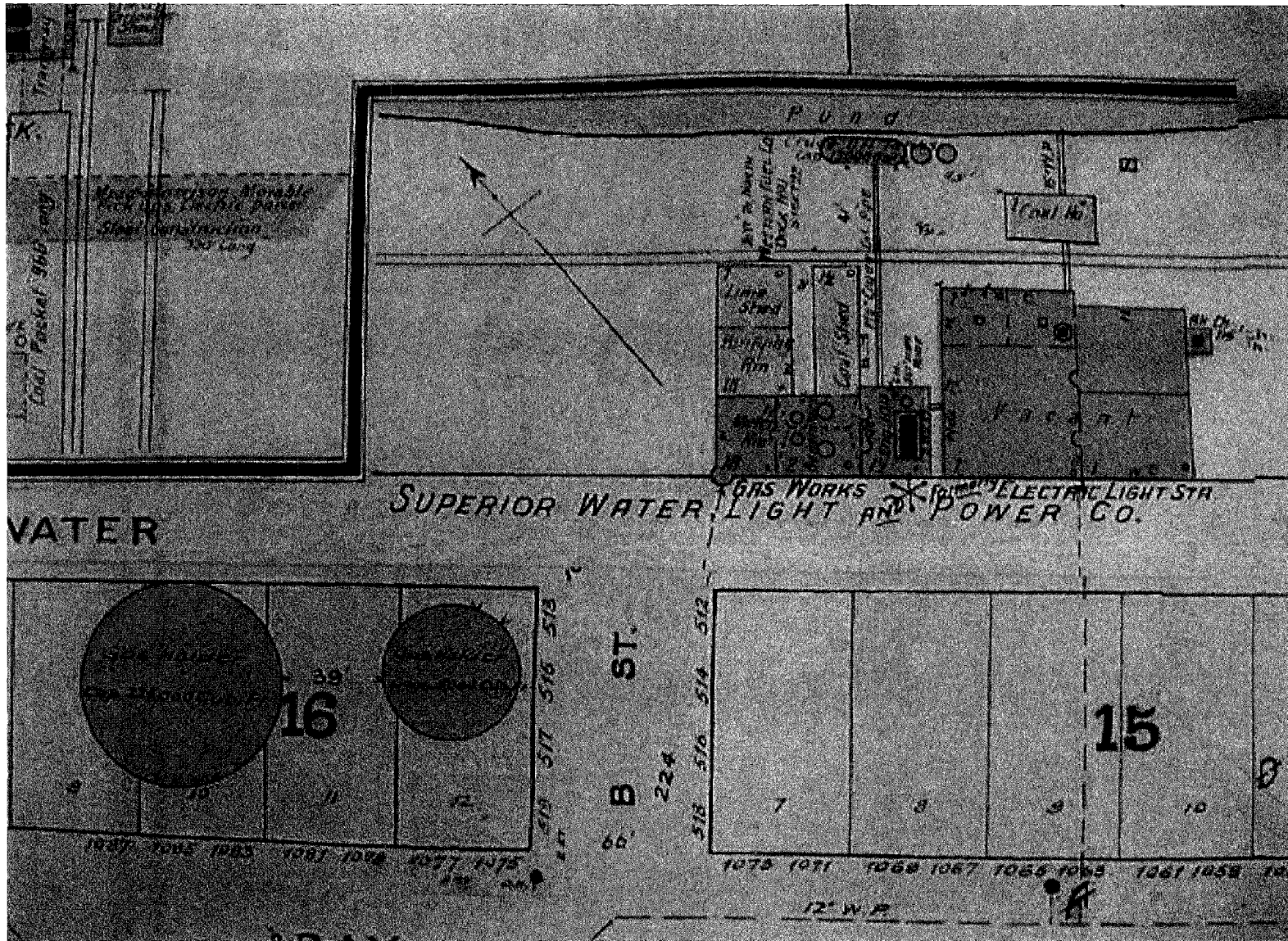


FIGURE 4-2
1892 SANBORN MAP

Superior MGP

Date: Sept. 2001

Project No: 09413-098

Prepared By: CMB

Checked by: WMG

The gas holders are two in number; one of 35,000 cubic feet capacity, built in October 1889, single lift; one double lift holder of 250,000 cubic feet capacity, dimensions of 92 ft x 21 ft x 21 ft, completed in October 1891. From both of these there is connection through the station meter, governor and mains."

The "Springer" process refers to a common water gas production method wherein the gas producer, or generator, was combined with the carburetor and superheater in a single vertical shell, thus saving floor space. Of special interest in the gas plant description is the "apparatus for distilling water out of tar" in the revivifying room. The market for coal tar consisted in large part of the refining industry, which produced creosote, road tars, roofing pitch and other products. Coal tar refiners would not purchase coal tar that contained greater than two percent water. Therefore, the Superior MGP needed to remove water from the tar to increase the tar's marketability. Company records indicate that the Superior MGP sold tar for \$3.00 per barrel. However, the total amount of tar produced and/or sold is not indicated in the company records.

Gas was produced at the Superior MGP from November 1889 to August 1904. After August 1904, all of the gas sold by SWL&P was purchased by the company from the Zenith Furnace Company (later known as Interlake, Corporation). The gas purchased from Zenith/Interlake was purified in West Duluth before it was piped to SWL&P's plant in Superior. Therefore, no purifier wastes were generated in Superior after August 1904. Table 4-1 lists the amount of gas produced at the plant from 1889 through 1904 based on the handwritten financial ledgers in SWL&P's archives. The Superior MGP produced a total of approximately 262,000 MCF (thousand cubic feet) of gas during its 15-year production history. Also shown on Table 4-1 are the annual amounts of gas purchased from Zenith/Interlake from 1909 through 1930, based on SWL&P's annual reports to the Wisconsin Railroad Commission (no records were found for the period from August 1904 to 1909). Table 4-1 shows a generally steady growth in the amount of gas produced then purchased by SWL&P from Zenith Furnace Company.

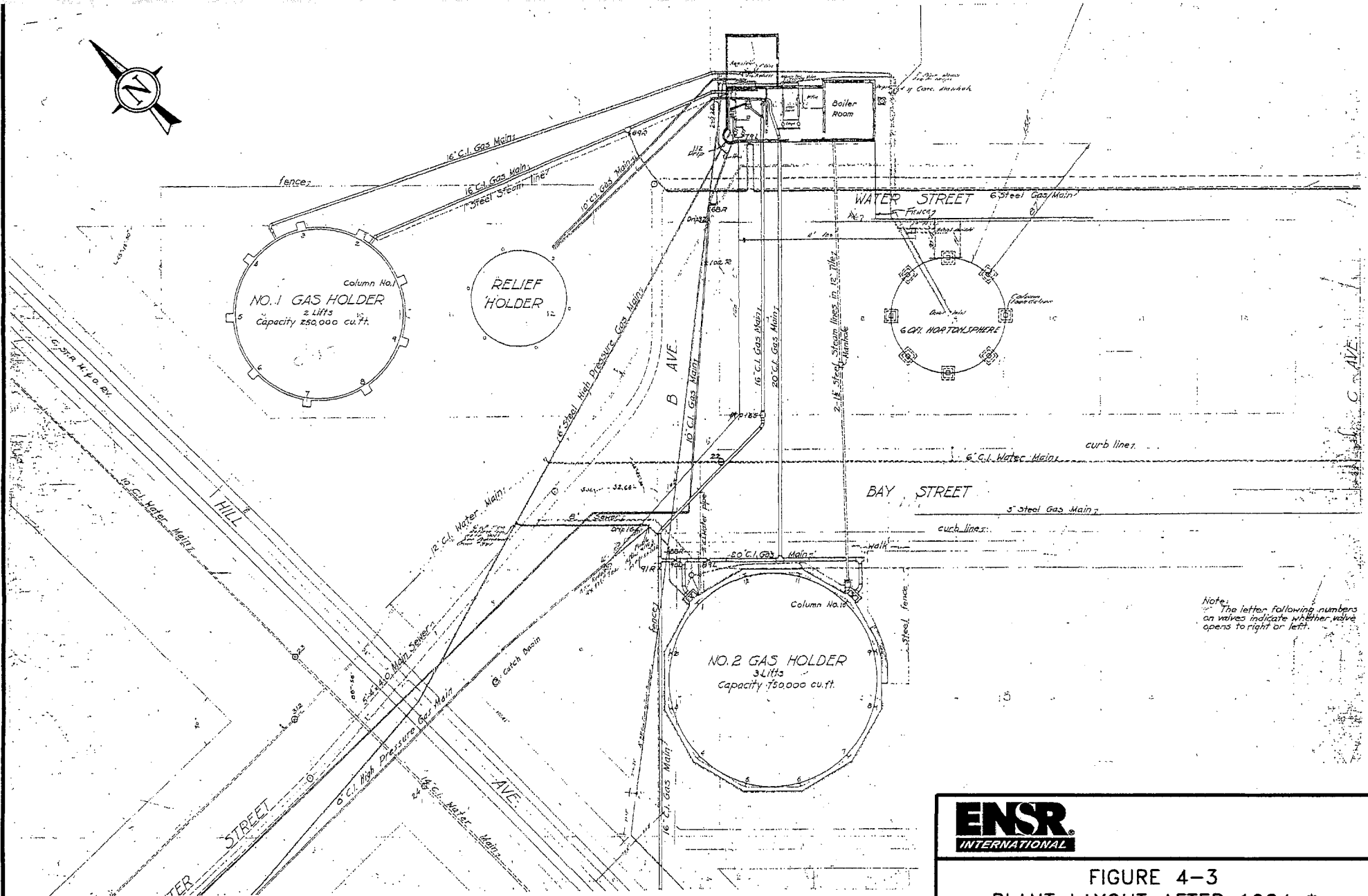
In 1924, a third gas holder was constructed at the subject property. This 750,000-cubic foot gas holder was located southwest of the former MGP building. Figure 4-3 is a 1925 general plan of the subject property showing the new gas holder. Figure 4-3 also shows a spherical gas holder called the "Horton Sphere" and the relief holder was no longer used to store gas (the piping was disconnected). Other company records confirm that the Horton Sphere was actually constructed in 1950, so this 1925 drawing was either modified at a later date, or depicts the planned construction of the Horton Sphere. The 1925 drawing is useful because it appears to accurately reflect the layout of the storage tanks, piping, and building. Figure 4-4 is an enlargement of the drawing showing the building and a "Receiver Tank" just outside the northeast wall of the building. This tank is presumed to have stored coal tar condensed from the gas manufactured prior to 1904.

**Table 4-1
Superior MGP Annual Gas Production**

Year	Total Gas Produced, MCF ⁽¹⁾	Total Gas Purchased, MCF
1890 ⁽²⁾	9,920	-
1891	12,014	-
1892	14,437	-
1893	18,634	-
1894	12,940	-
1895	11,743	-
1896	12,333	-
1897	13,261	-
1898	11,223	-
1899	12,888	-
1900	21,886	-
1901	22,027	-
1902	26,306	-
1903	33,812	-
1904 ⁽³⁾	28,597 ⁽⁴⁾	-
1905	-	NR ⁽⁵⁾
1906	-	NR
1907	-	NR
1908	-	NR
1909	-	53,124
1910	-	57,952
1911	-	63,033
1912	-	72,428
1913	-	78,003
1914	-	88,139
1915	-	91,005
1916	-	91,783
1917	-	89,714
1918	-	110,364
1919	-	124,975
1920	-	150,158
1921	-	169,082
1922	-	180,608
1923	-	190,128
1924	-	202,170
1925	-	204,021
1926	-	210,246
1927	-	219,250
1928	-	239,834
1929	-	246,044
1930	-	251,953

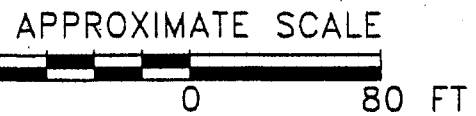
Notes

- (1) Production data are calculated from SWL&P Company financial records.
- (2) The production year of 1890 includes production from November 1889.
- (3) The figures for 1904 are from December 1903 through August 1905 when gas ceased to be manufactured at the Superior MGP.
- (4) 262,022 = Subtotal of total gas produced.
- (5) NR= No Records were found for this time period.

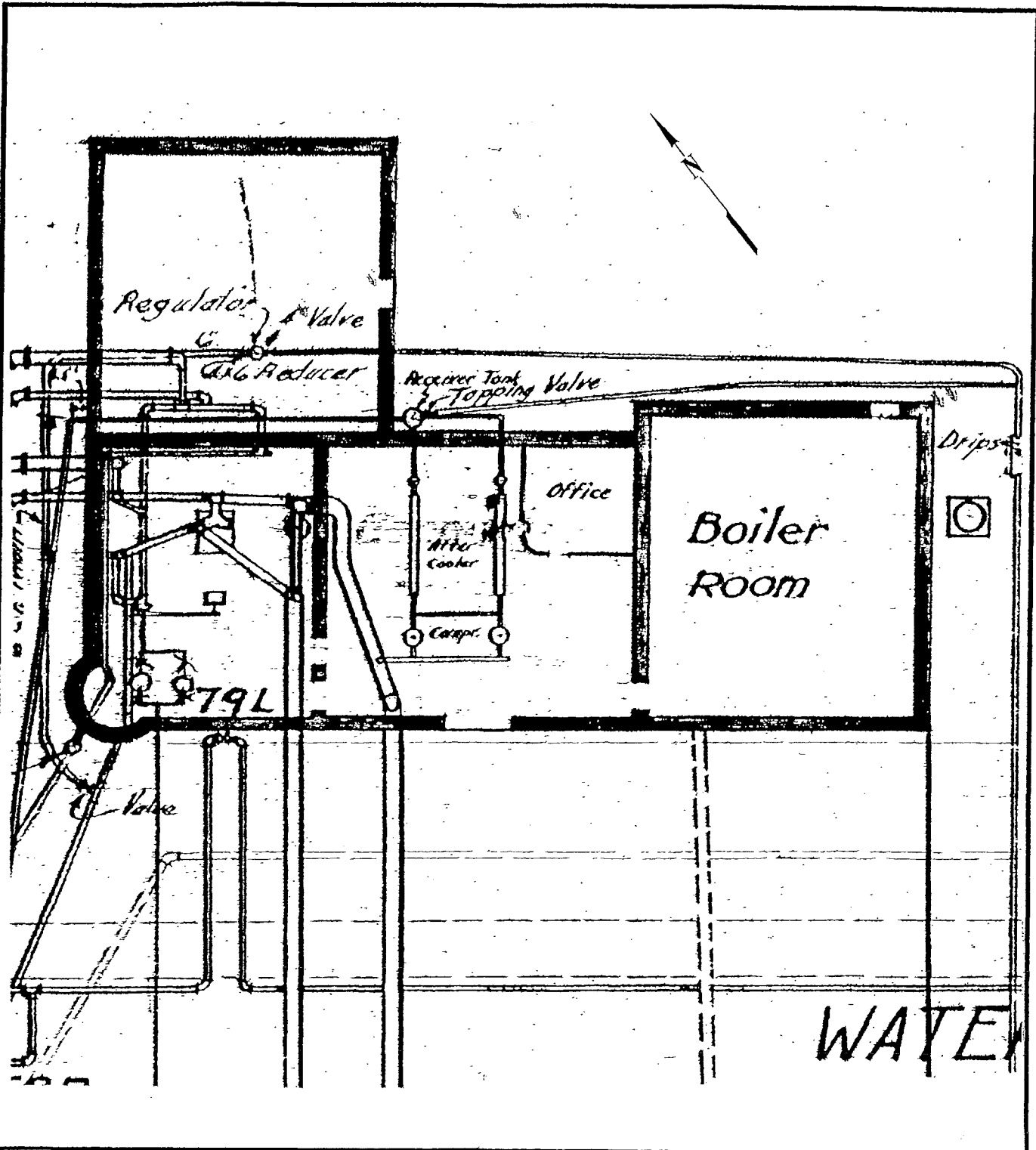


Note:
 The letter following numbers on valves indicate whether valve opens to right or left.

* Horton Sphere was constructed between 1940 and 1957



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FIGURE 4-3 PLANT LAYOUT AFTER 1924 * SUPERIOR MGP		
Source: Superior Water, Light and Power Co. Gas Plant General Plan, December, 1925		
PREPARED BY: AJT	DATE: SEPT 2001	PROJECT NO:
FILE NAME: Layout.dwg	CHECKED: WMG	09413-088



APPROXIMATE SCALE



0 13'

ENSR
INTERNATIONAL

FIGURE 4-4

BUILDING LAYOUT
SUPERIOR MGP

Source: SWL&P Co. Gas Plant
General Plan, December 1925

PREPARED BY: AJT

DATE: SEP 2001

PROJECT NO:
9413-098

REV:
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FILE NO.: Bldglayout.DOC

CHECKED: WMG

In 1929, the gas plant building was rebuilt in its present configuration. Gas purchased from Zenith/Interlake was stored in the gas holders, and pumped and metered from the reconstructed building.

Storage and metering of manufactured gas purchased from Zenith/Interlake continued until natural gas supplies became available in 1959. The 35,000-cubic foot gas holder, labeled "Relief Holder" on the 1925 drawing, was removed prior to 1938. The 250,000-cubic foot gas holder was removed between 1940 and 1961. The 750,000-cubic foot gas holder was removed between 1962 and 1966, and the Horton Sphere was removed in 1985.

In 1978, SWL&P sold the former gas plant building, and the property shown in purple on Figure 2-2, to CLM, Inc. The building was gutted, concrete floors were poured over the existing sand floors, and the building has been used for storage since that time.

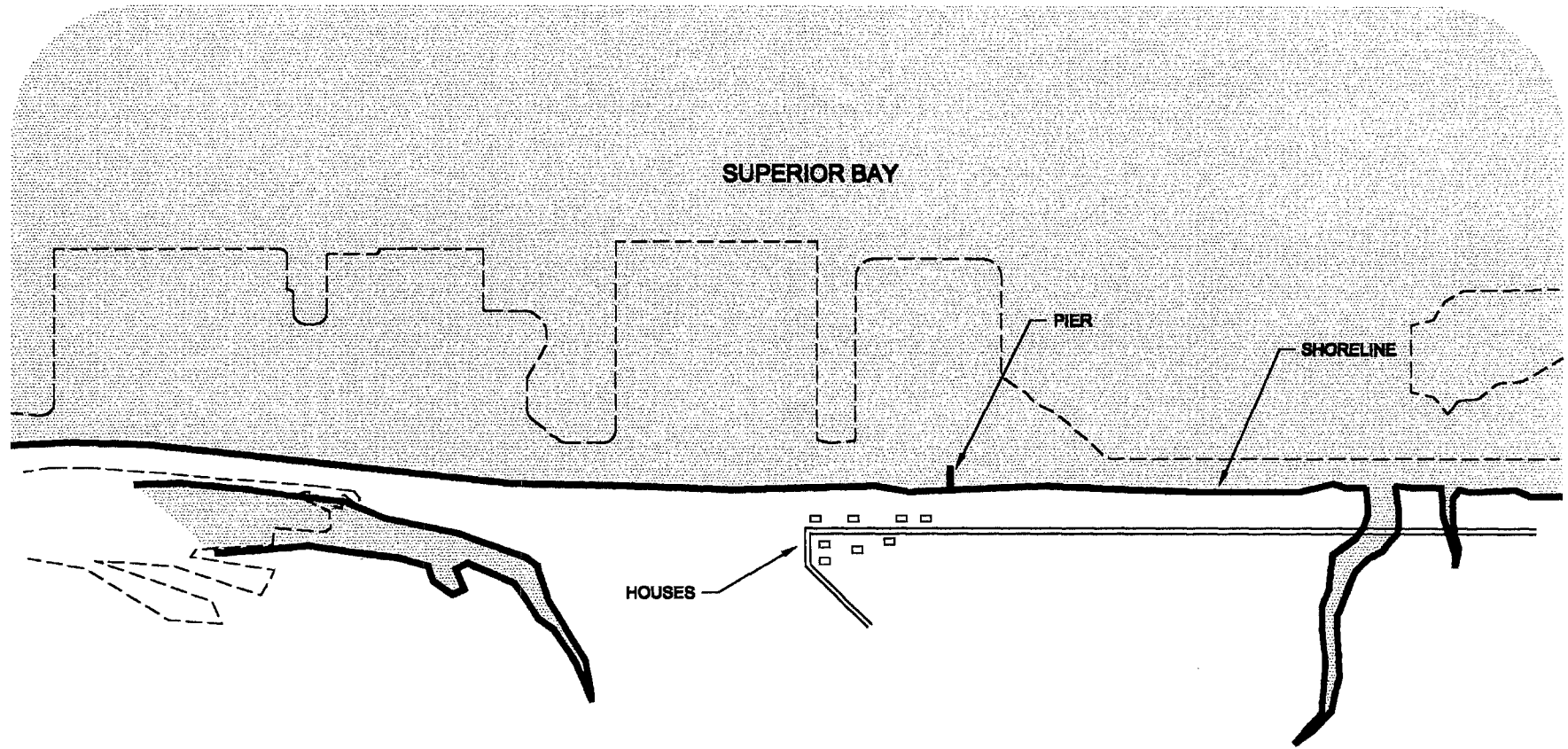
4.3 Shoreline History

A series of drawings showing the Superior shoreline and features from 1861 to the present are shown in Figures 4-5 through 4-20. The 1861 map which forms the basis for Figure 4-5 also provides soundings in Superior Bay that indicate shallow water depths (approximately five feet deep) along the shoreline and extending out to the main channel in the middle of Superior Bay. The City of Superior had a few houses and apparently no industrial development in the vicinity of the subject property in 1861.

Figure 4-6 depicts the shoreline and features in 1893. The Superior MGP is shown at the water's edge. The shoreline was approximately 70 feet from the MGP building at that time. A Great Northern Railroad (now BNSF) track had been constructed along the shoreline, and much of the track was located 80 to 100 feet off shore. Northwest of the Superior MGP, a saw mill had been constructed with associated docks and filled land along the shoreline.

Figure 4-7 shows that by 1896 a second sawmill was located where the Superior Wastewater Treatment Plant is now located.

Shoreline features in 1905 (Figure 4-8) show construction of three-quarters of the Northwest Fuel Company dock, the same dock currently owned by CLM, Inc. According to Mr. Stone of CLM, Inc., the dock was built with wood cribbing, and the perimeter was dredged to allow ships to dock and to provide fill to create the land area of the dock. This represented the first time the slip adjacent to the Superior MGP was dredged, which was one year after gas production had ceased at the plant. Also, by 1905, the early saw mill was replaced by coal docks.



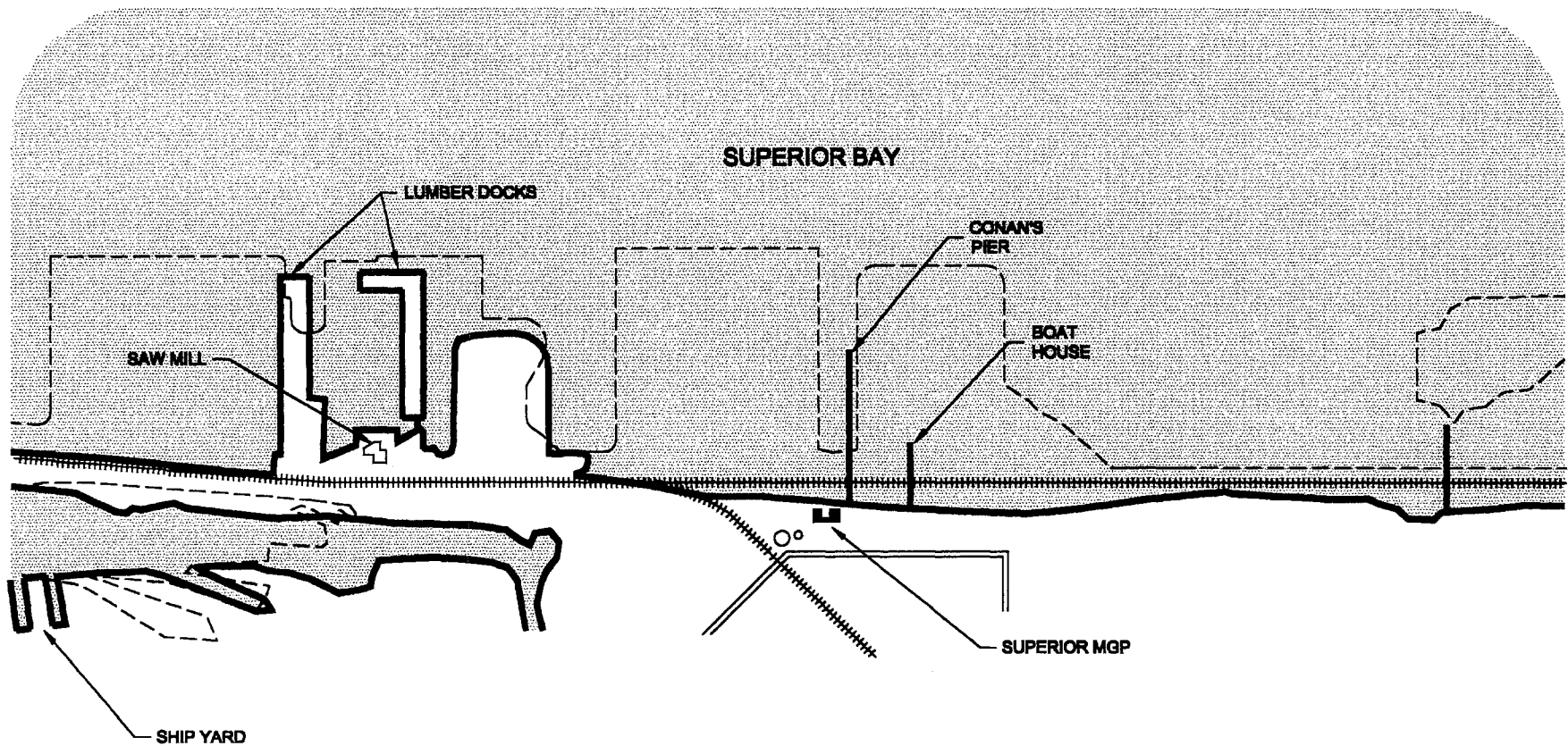
LEGEND:

- ||||| = RAILROAD TRACKS
- = CURRENT SHORELINE
- = 1861 SHORELINE

APPROXIMATE SCALE
1 INCH = 1,000 FEET



ENSR INTERNATIONAL		
FIGURE 4-5 1861 SHORELINE AND FEATURES SUPERIOR MGP		
Source: 1861 Army Corps of Engineers		
DRAWN BY: CMB	DATE: SEPT 2001	PROJECT NO: 09413-098
FILE NAME: 1861.dwg	CHECKED: WMG	



- LEGEND:**
- +++++ = RAILROAD TRACKS
 - - - - = CURRENT SHORELINE
 - = 1893 SHORELINE

APPROXIMATE SCALE
1 INCH = 1,000 FEET



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INTERNATIONAL

FIGURE 4-6
1893 SHORELINE AND FEATURES
SUPERIOR MGP

Source: 1893 Army Corps of Engineers

DRAWN BY: CMB

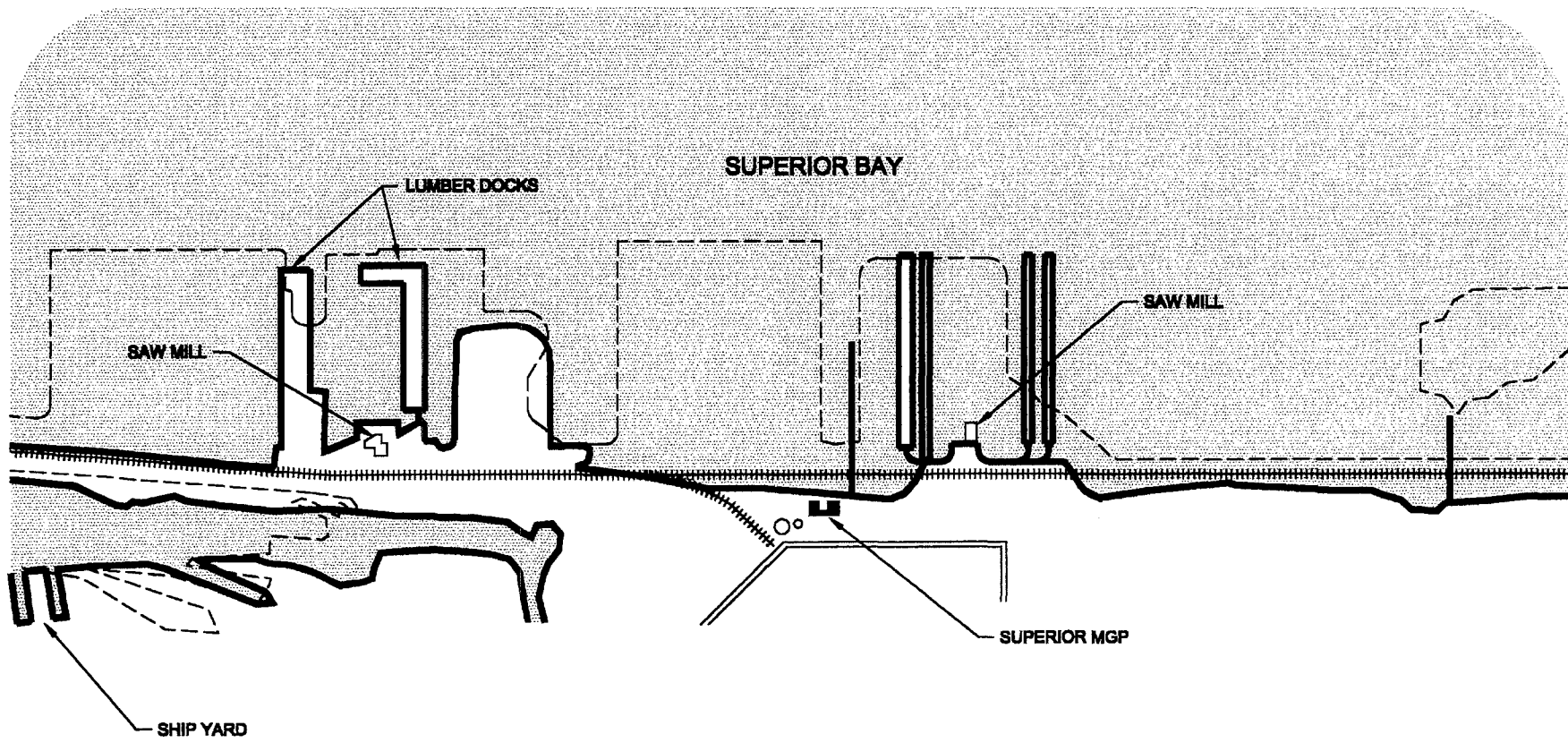
DATE: SEPT 2001

PROJECT NO:

FILE NAME: 1893.dwg

CHECKED: WMG

09413-088



LEGEND:

- ||||| = RAILROAD TRACKS
- - - - = CURRENT SHORELINE
- = 1896 SHORELINE

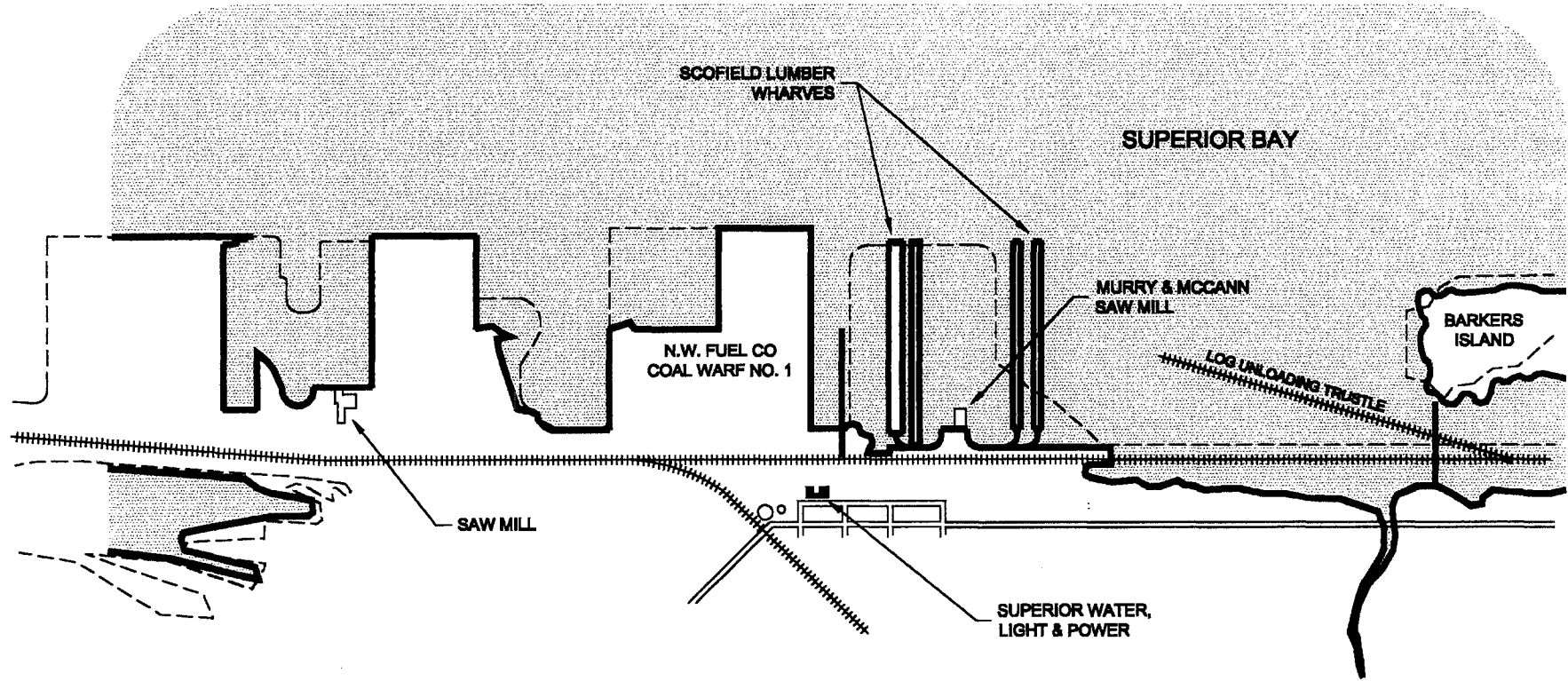
APPROXIMATE SCALE
1 INCH = 1,000 FEET



FIGURE 4-7
1896 SHORELINE AND FEATURES
SUPERIOR MGP

Source: 1896 Army Corps of Engineers

DRAWN BY: CMB	DATE: SEPT 2001	PROJECT NO: 09413-088
FILE NAME: 1896.dwg	CHECKED: WMG	



- LEGEND:**
- +++++ = RAILROAD TRACKS
 - - - - = CURRENT SHORELINE
 - = 1905 SHORELINE

APPROXIMATE SCALE
1 INCH = 1,000 FEET



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FIGURE 4-8
1905 SHORELINE AND FEATURES
SUPERIOR MGP

Source: 1905 Army Corps of Engineers Map

DRAWN BY: CMB

DATE: SEPT 2001

PROJECT NO:

FILE NAME: 1905.dwg

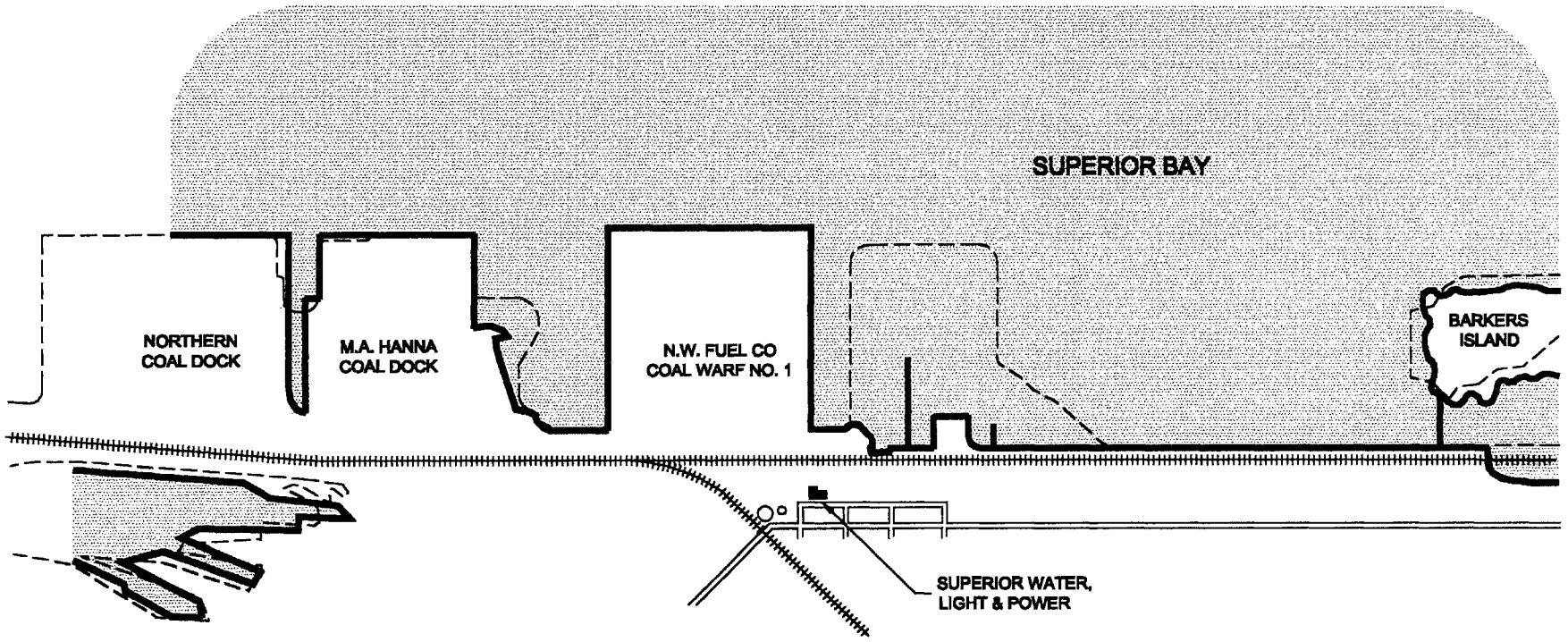
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09413-098

Figures 4-9, 4-10, and 4-11 show the shoreline and features in 1919, 1940, and 1961, respectively. By 1919, shoreline filling had land-locked the railroad tracks as far east as Barkers Island. Throughout this period of time, additional fill was placed along the shore and docks to create usable land. The City of Superior Wastewater Treatment Plant was built in the 1950s northeast of the former Superior MGP. In 1961, the treatment plant did not include the large aeration basin, and the plant discharge would have been more widely distributed along the shoreline than it is today.

Figure 4-12 shows that the Superior Wastewater Treatment Plant had added the aeration basin by 1978. According to a map provided by the CLM, Inc. office in Duluth, the aeration basin was built in 1975 and the concrete storm sewer that enters the boat slip between the aeration basin and the CLM, Inc. dock was built at the same time. The possible existence of other storm sewers in the vicinity of CLM, Inc. and the City of Superior Wastewater Treatment Plant prior to 1975 is still being investigated. According to CLM, Inc. records, the entire boat slip was dredged in conjunction with the construction of the aeration basin, which was built with sloped earthen materials (rock and sand).

Figure 4-13 represents the most recent shoreline features, based on a 1999 aerial photograph.



LEGEND:

- +++++ = RAILROAD TRACKS
- = CURRENT SHORELINE
- = 1919 SHORELINE

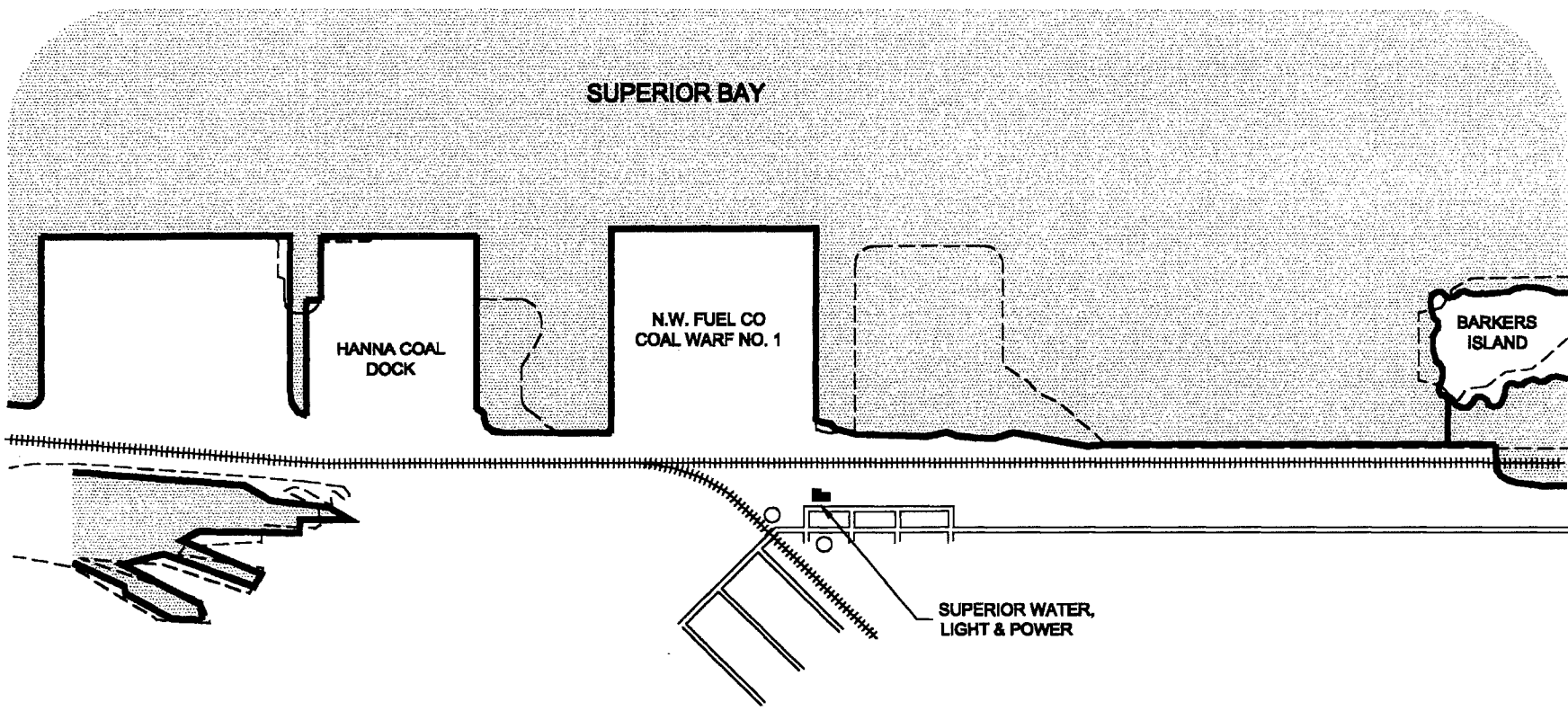
APPROXIMATE SCALE
 1 INCH = 1,000 FEET



FIGURE 4-9
1919 SHORELINE AND FEATURES
SUPERIOR MGP

Source: 1919 Army Corps of Engineers Map

DRAWN BY: CMB	DATE: SEPT 2001	PROJECT NO:
FILE NAME: 1919.dwg	CHECKED: WMG	09413-098



LEGEND:

- +++++ = RAILROAD TRACKS
- - - - = CURRENT SHORELINE
- = 1940 SHORELINE

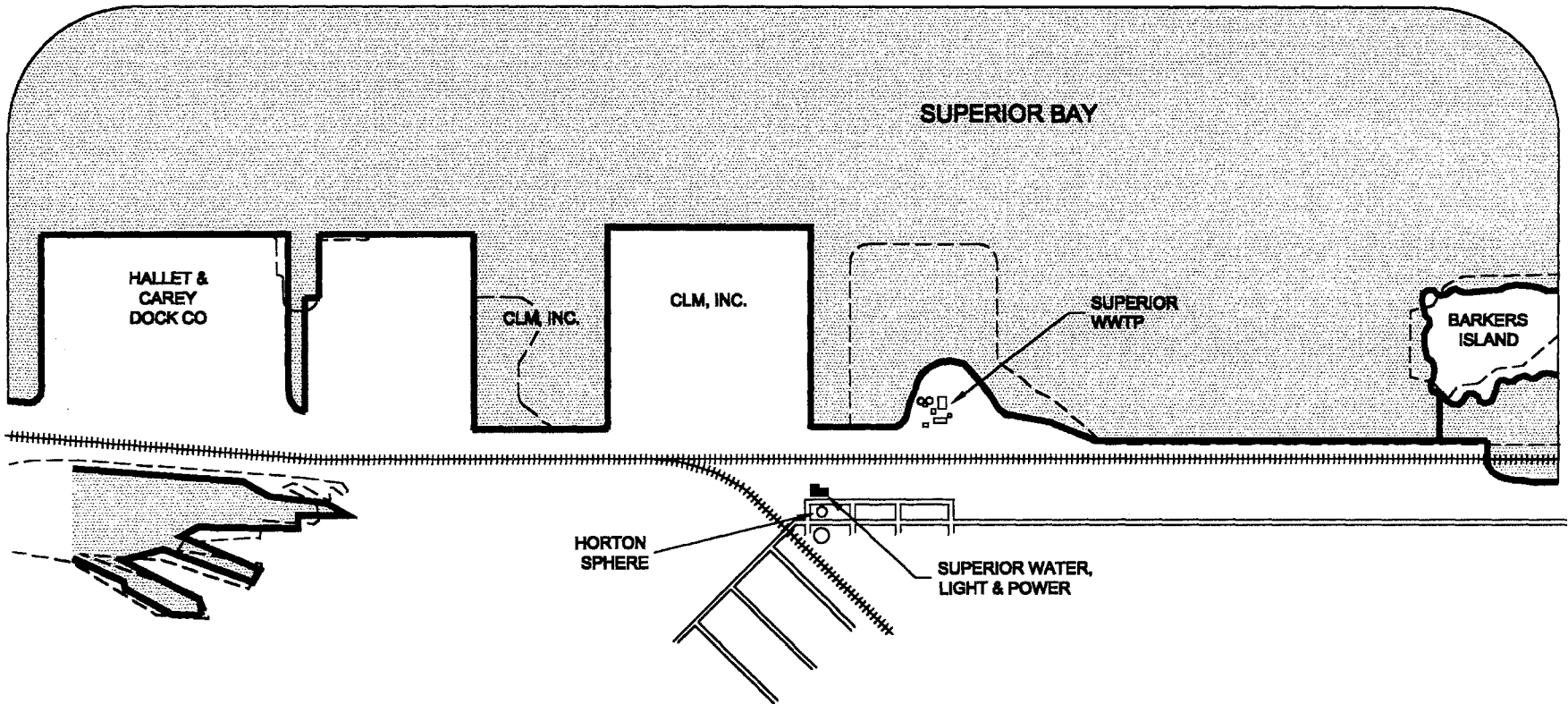
APPROXIMATE SCALE
 1 INCH = 1,000 FEET



FIGURE 4-10
1940 SHORELINE AND FEATURES
SUPERIOR MGP

Source: 1940 Aerial Photograph

DRAWN BY: CMB	DATE: SEPT 2001	PROJECT NO:
FILE NAME: 1940.dwg	CHECKED: WMG	09413-098

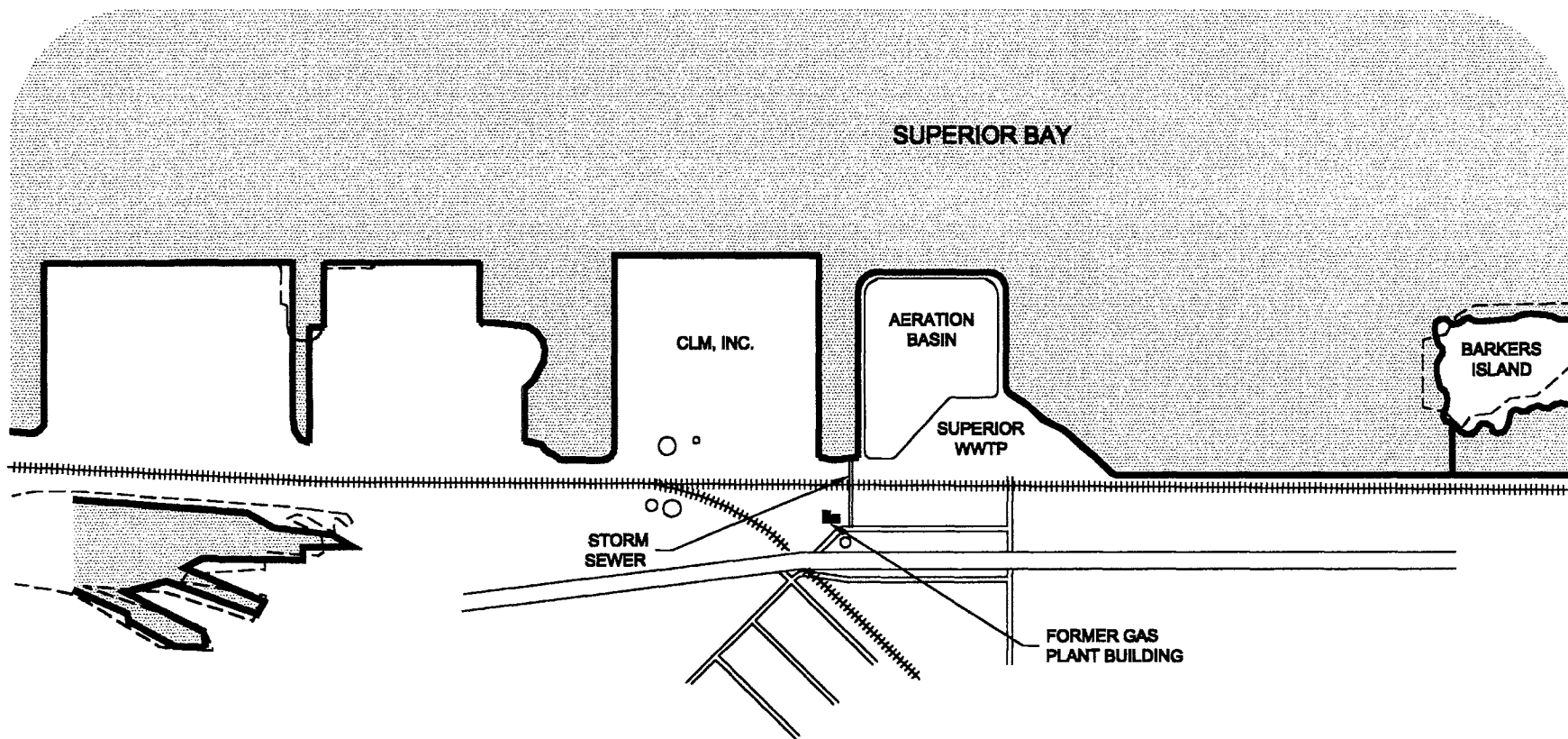


- LEGEND:**
- +++++ = RAILROAD TRACKS
 - - - - = CURRENT SHORELINE
 - = 1981 SHORELINE

APPROXIMATE SCALE
 1 INCH = 1,000 FEET



ENSR INTERNATIONAL		
FIGURE 4-11 1961 SHORELINE AND FEATURES SUPERIOR MGP		
Source: 1961 Aerial Photograph		
DRAWN BY: CMB	DATE: SEPT 2001	PROJECT NO: 09413-098
FILE NAME: 1981.dwg	CHECKED: WMG	



LEGEND:

- ===== = RAILROAD TRACKS
- = CURRENT SHORELINE
- = 1978 SHORELINE

APPROXIMATE SCALE

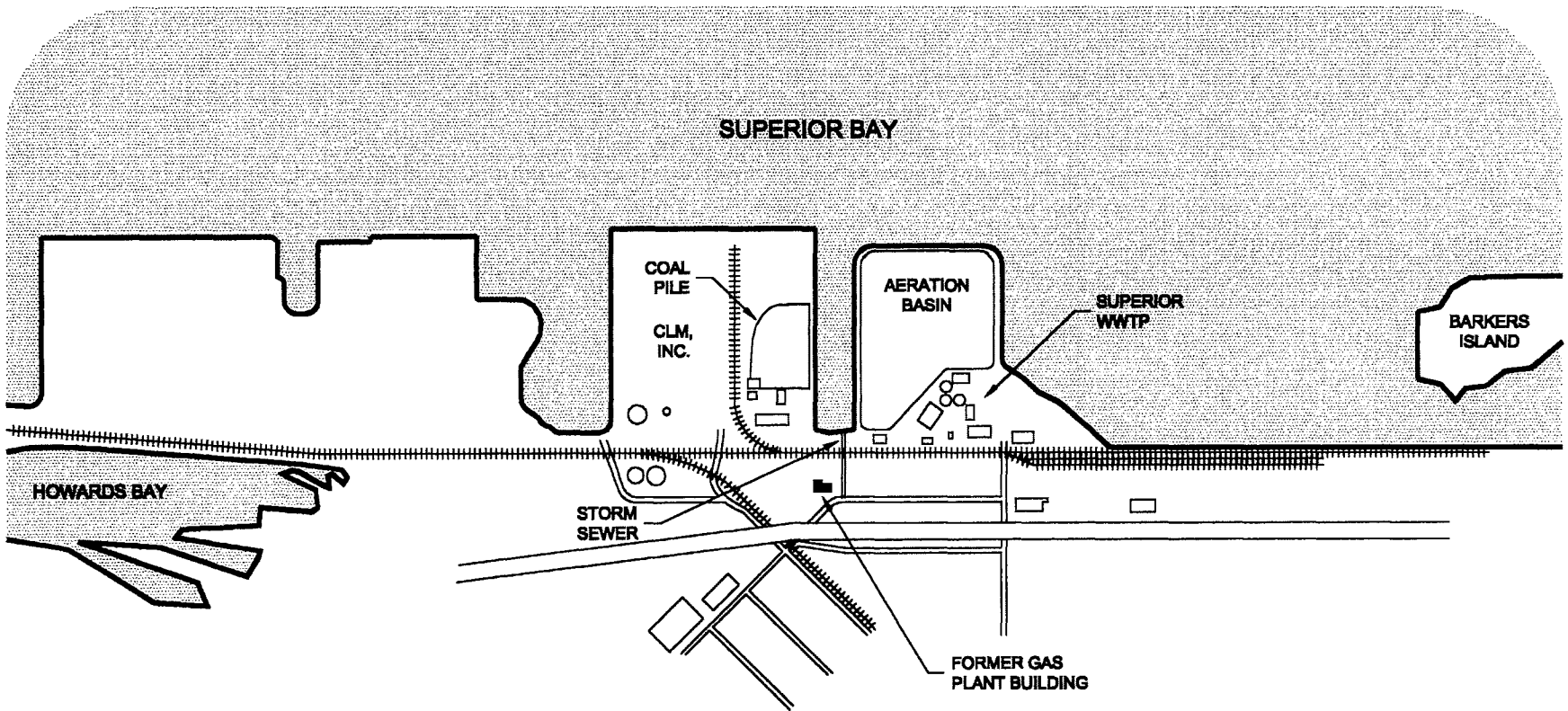
1 INCH = 1,000 FEET



FIGURE 4-12
1978 SHORELINE AND FEATURES
SUPERIOR MGP

Source: 1978 Aerial Photograph

DRAWN BY: CMB	DATE: SEPT 2001	PROJECT NO:
FILE NAME: 1978.dwg	CHECKED: WMG	09413-088



LEGEND:
 ===== = RAILROAD TRACKS
 _____ = 1998 SHORELINE

APPROXIMATE SCALE
 1 INCH = 1,000 FEET



ENSR INTERNATIONAL		
FIGURE 4-13 1998 SHORELINE AND FEATURES SUPERIOR MGP		
Source: 1997 and 1998 aerial photos and USGS Topographic Quadrangle Superior, Wisconsin 1993		
DRAWN BY: CMB	DATE: SEPT 2001	PROJECT NO: 09413-098
FILE NAME: 1998.dwg	CHECKED: WMG	

5.0 ENVIRONMENTAL DATABASE REVIEW

VISTA Information Solutions provided a summary of the environmental regulatory records for the subject property and surrounding properties. VISTA's report is included as Appendix A to this report. The subject property does not appear on any environmental regulatory database. Surrounding properties that do appear in the government records include six properties on the Wisconsin Hazardous Waste Sites Database (SCL) and five properties on the Leaking Underground Storage Tanks (LUST) database. Of the six SCL properties, two are located upgradient from the subject property relative to the groundwater flow direction. Therefore, the groundwater represents a potential pathway for chemicals from those sites to travel to the subject property. One of the upgradient SCL sites is Superior Propane Ferrellgas at 39 East Fifth Street (Approximately one-half mile from the subject property). According to information available from WDNR's website (Appendix A), metals and PAH have been found in the soil at the site. There was no further information available about groundwater, remediation, or case closure.

The second upgradient SCL site is Twin Ports Automotive at 1015 Elm Street (approximately one-quarter mile from the subject property). The nature of the problem at this site was not specified in the database, however, the site was closed in 1998. The other four SCL sites are not expected to present a potential for impacting the subject property.

Nearby LUST sites include two sites along Winter Street west of the subject property. Phil's Auto Repair at 222 Winter Street has soil and groundwater contamination from leaded and unleaded gas. Jeff Foster Trucking at 322 Winter Street has received closure for a diesel/fuel oil UST. These sites are probably cross-gradient from the subject property, and may or may not contribute petroleum hydrocarbons to background groundwater quality at the subject property.

Gateway Foods at 1230 Poplar Avenue is approximately one-half mile upgradient from the subject property, and has soil and groundwater contamination from unleaded gas and waste oil tanks. Soil contamination by unidentified petroleum hydrocarbons was closed in place at the Metro Credit Union at 25 Belknap Street. Both of these LUST sites may potentially impact the subject property, although impact is not certain because of the distance involved.

The final LUST site identified in the database is cross-gradient and is not expected to be a potential source of contaminants at the subject property.

6.0 DISCUSSION OF FINDINGS

6.1 Findings

This report presents the results of an environmental due diligence evaluation of the former Superior MGP located at Winter and Water Streets in Superior, Wisconsin.

This assessment was conducted by ENSR in accordance with the American Society for Testing and Materials (ASTM) Practice E1527-00. This Phase I Environmental Site Assessment (ESA) included an evaluation of on-site contamination issues, a regulatory database review, and a compilation of historical changes in the Superior shoreline in the vicinity of the Superior MGP. A reconnaissance of the subject property took place on September 18, 2001.

The Superior MGP produced a total of approximately 262,000-MCF of gas during its 15-year production history. A rough estimate of the amount of ash, coal tar, and oxide box waste produced by the plant can be calculated using the gas production record (ERT, 1984). In general, ash was produced at the rate of about 12 percent of the amount of coal used. For the Superior MGP, ENSR estimates approximately 200-cubic yards of coal ash, based on a typical gas yield of about 100,000-cubic feet per ton of coal. The ash material would be relatively inert, although a variety of trace metals would be present and somewhat leachable.

Water gas plants typically produced about one gallon of tar per 1,000-cubic feet of gas (ERT, 1984). Therefore, the Superior MGP would have produced about 262,000 gallons of coal tar during its operating history. Because the plant sold its coal tar, any tarry waste residues are likely to be limited to bottom sludges found in tanks, gas holder bases, and/or process areas of the plant (e.g., where the tar barrels were filled and stored prior to sale). Assuming anywhere from 0.1 to 1 percent of the tar ended up as bottom sludge yields an estimated tar sludge volume of 2- to 22-cubic yards. The sludge would be comprised almost entirely of PAH, with possible traces of phenolics and light aromatics.

A rough estimate of the amount of spent oxide box waste generated by the plant can be obtained from operating data reported in the technical literature. Assuming 20 to 25 pounds of oxide per cubic foot of bed material (Wilson and Wells, 1950) and achievement of theoretical H₂S adsorption capacity, 13 to 16 pounds of H₂S would be removed per cubic foot of oxide material, at which point the material would contain about 60 percent sulfur and be discarded. Using a typical H₂S content of 100 to 500 grains per 100 cubic feet (Gas Engineers Handbook, 1966), 100 percent H₂S removal at a rate of 13 to 16 pounds H₂S/ft³ oxide, and the estimated plant life gas production of 262,000 MCF yields a total of 70 to 350 cubic yards of spent oxide generated over the lifetime of the water gas plant. Spent oxide wastes are high in sulfur and also contain complex cyanides.

Note that all of these waste volume estimates are very rough, and are given only to indicate likely magnitudes.

In addition to the MGP wastes discussed above, there is a potential for petroleum hydrocarbons to be present in the soil or groundwater from the 12,000-gallon aboveground storage tank used by the MGP. The tank is shown on the 1892 Sanborn Map (Figure 4-2) located between the building and the shoreline.

A subsurface investigation consisting of soil and groundwater sampling would be needed to determine if MGP wastes, petroleum hydrocarbons, or any other chemicals are present at the subject property.

The shoreline historical research has revealed substantial changes in the vicinity of the subject property, especially in the years since 1904 when the Superior Gas Plant began purchasing gas instead of manufacturing gas. The Superior MGP was adjacent to the shoreline when the plant was built in 1889. The first time the boat slip adjacent to the Superior MGP was dredged was in 1905, and it was dredged on at least two other occasions in 1975 and 1990, as reported by Mr. Stone. Reportedly, CLM, Inc. has also conducted "spot dredging" to remove limited areas in the boat slip over the years. A complete history of the Superior Wastewater Treatment Plant was not researched for this investigation. However, according to Dan Romans, Wastewater Treatment Administrator, storm sewers, sanitary sewers, and combined sewers have a somewhat complicated history in Superior, but for much of the 20th Century, there was either no sewer, or if there was, there was no treatment. In general, Superior city sewers represent a pathway for PAH, metals, and other chemicals to enter Superior Bay from anywhere in the city. Listed below are all the known companies doing business on the Superior shoreline in the vicinity of the subject property, as indicated on harbor maps obtained from the U.S. ACOE, and Sanborn maps.

Scofield Lumber
Murry and McCann Saw Mill
Northwest Fuel Company
M.A. Hanna Coal Dock
Northern Coal Dock
Hallet and Carey Dock Company
CLM, Inc.
Superior Wastewater Treatment Plant
Superior Fiber Products

7.0 REFERENCES

7.1 Persons Interviewed

Mr. Edward Parzych, Civil Engineering Technician, US Army Corps of Engineers, Detroit District, Duluth Area Office, 600 Lake Avenue South, Canal Park, Duluth, Minnesota 55802, (218) 720-5261.

Mr. Jim Weinzierl, Permit Engineer, US Army Corps of Engineers, St. Paul District, Two Harbors, Minnesota, (218) 834-6630.

Mr. Dana C. Stone, Vice President – Operations, CLM, Inc., 12th Avenue West and Waterfront, P.O. Box 16807, Duluth, Minnesota 55816, (218) 722-3981.

Mr. Dan Romans, Wastewater Treatment Administrator, Superior Wastewater Treatment Plant, Superior, Wisconsin, (715) 394-0392x104.

Mr. Gary Blaisdale, Superior Engineering Department, Superior, Wisconsin, (715) 394-0300.

7.2 Reports and Documents Reviewed

United States Geological Survey (USGS) 7.5 Minute Superior Wisconsin Quadrangle map, dated 1954, photorevised 1983.

United States Geological Survey (USGS) 15-Minute Superior Wisconsin Quadrangle map, dated 1917, reprinted 1939.

VISTA Information Solutions, Inc., Site Assessment Plus Report, Former MGP Property, Superior, Wisconsin, September 13, 2001.

US Army Corps of Engineers, Various Maps of the Duluth-Superior Harbor dated 1861, 1893, 1898, 1905, 1908, 1919, 1934, 1955, and 1966.

Historical Information Gatherers, Inc., Information Search, Aerial Photographs dated 1938, 1940, 1961, 1966, 1972, 1978, 1980, 1991, and 1997; and City Directories dated 1930, 1935, 1940, 1946, 1952, 1957, 1962, 1967, 1972, 1977, 1982, 1987, 1992, and 1998.

City of Superior, City Atlas dated 1891.

Superior Water Light & Power, Company Records for Gas Plant dated 1889 through 1930.

Sanborn Insurance Maps dated 1892 through 1955.

ERT, Inc., 1984, Handbook on Manufactured Gas Sites. Utilities Solid Waste Activities Group & Edison Electric Institute, September 1984.

7.3 Environmental Professionals Performing the Site Investigation

William M Gregg, Senior Program Manager; Site Inspection, Historical Records Review, and Report Preparation.

Andrew J. Tarara, Staff Specialist, Historical Records Review.

James R. Curtis, Project Manager; Quality Assurance Review.

8.0 STUDY LIMITATIONS

This report describes the results of ENSR's due diligence investigation to identify the presence of significant environmental liabilities materially affecting the subject property. In the conduct of this due diligence investigation, ENSR has attempted to independently assess the presence of such problems within the limits of the established scope of work for this project.

As with any due diligence evaluation, there is a certain degree of dependence upon oral information provided by facility or site representatives which is not readily verifiable through visual inspection or supported by any available written documentation. ENSR shall not be held responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed by facility or site representatives at the time this investigation was performed.

This report and all field data and notes were gathered and/or prepared by ENSR in accordance with the agreed upon scope of work and generally accepted engineering and scientific practice in effect at the time of ENSR's investigation of the site. The statements, conclusions, and opinions contained in this report are only intended to give approximations of the environmental conditions on site.

This report, including all supporting field data and notes (collectively referred to hereinafter as "information"), was prepared or collected by ENSR for the benefit of its client, SWL&P Company. The information may be released to third parties, who may use and rely upon the information at their discretion. However, any use of or reliance upon the information by a party other than specifically named above shall create no rights, obligations, or liabilities on the part of ENSR with respect to any such party. The information shall not be used or relied upon by a party that does not agree to be bound by the above statement.

9.0 SIGNATURES AND QUALITY CONTROL REVIEW

BY: William M. Gregg
William M. Gregg
TITLE: Program Manager

DATE: October 8, 2001

QUALITY CONTROL REVIEW BY:

BY: James R. Curtis
James R. Curtis
TITLE: Project Manager

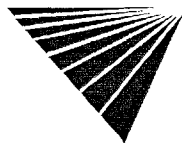
DATE: October 8, 2001

APPENDIX A
VISTA SITE ASSESSMENT REPORT

SITE ASSESSMENT PLUS REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 9413-098-100 Former MGP Property Superior, WI Cross Street: Winter Latitude/Longitude: (46.727216, 92.074427)	Andrew Tarara ENSR 4500 Park Glen Road, Suite 210 St. Louis Park, MN 55416

Site Distribution Summary	<i>within 1/8 mile</i>	<i>1/8 to 1/4 mile</i>	<i>1/4 to 1/2 mile</i>	<i>1/2 to 1 mile</i>
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions (w/o TSD)	0	0	0	0
US EPA TSD CORRACTS RCRA Corrective Actions and associated TSD	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:				
STATE SCL State equivalent CERCLIS list	3	2	1	-
US EPA CERCLIS / NFRAP Sites currently or formerly under review by US EPA	0	0	0	-
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE REG CO LUST Leaking Underground Storage Tanks	0	1	4	-
STATE/ REG/CO SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
USGS/STATE WATER WELLS Federal and State Drinking Water Sources	0	0	0	-
C) Databases searched to 1/4 mile:				
US EPA RCRA Viol RCRA violations/enforcement actions	1	0	-	-
US EPA TRIS Toxic Release Inventory database	0	0	-	-
STATE UST/AST Registered underground or aboveground storage tanks	1	1	-	-



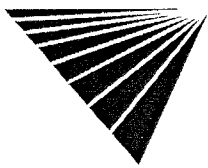
For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 514301901

Date of Report: September 13, 2001

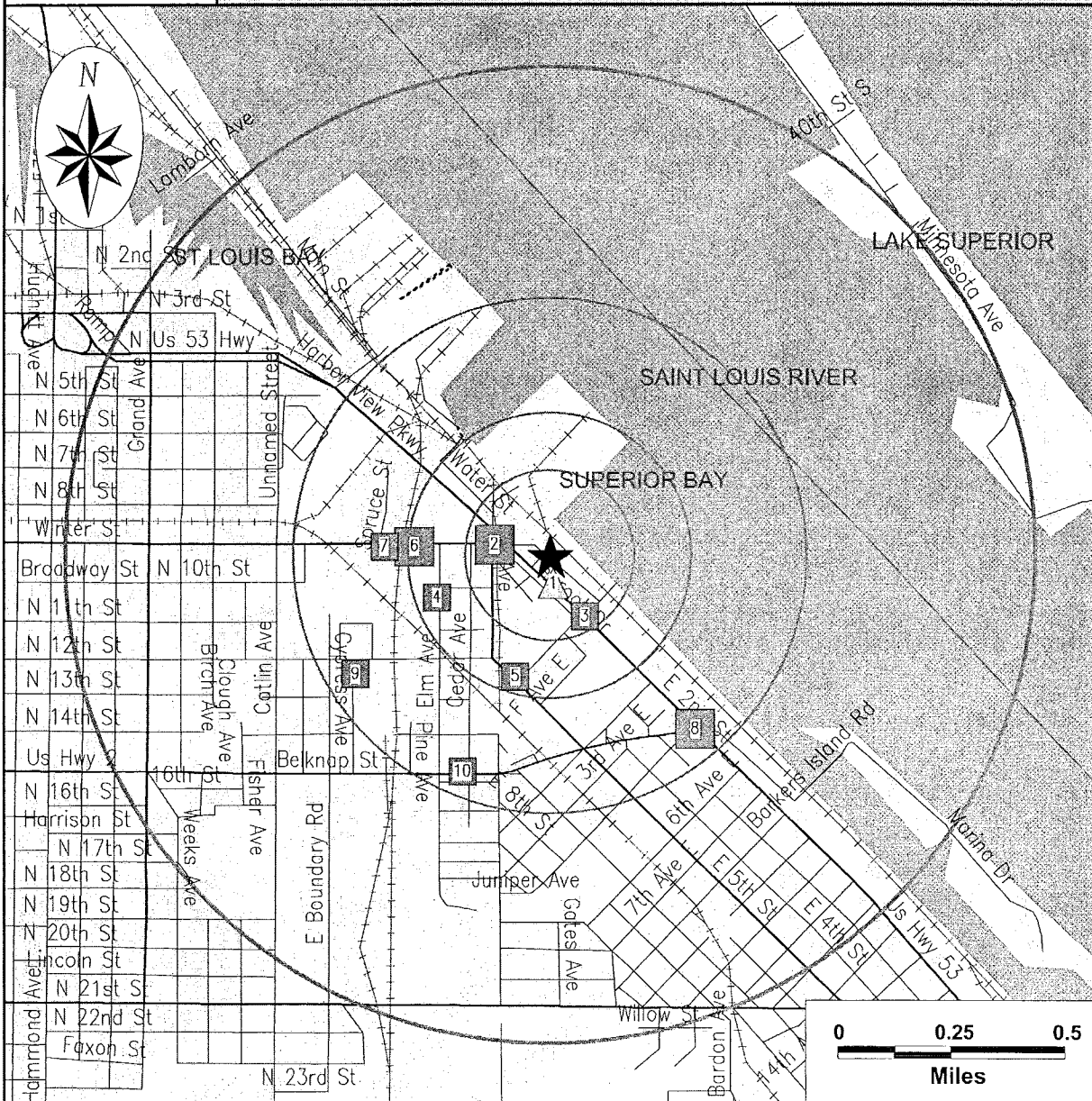
Version 2.7

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SITE ASSESSMENT PLUS REPORT

Map of Sites within One Mile

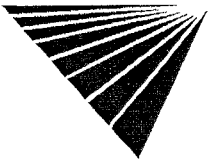


Subject Site 	Category: Databases Searched to:	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
	Single Sites Multiple Sites				
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	NPL, SPL, CORRACTS (TSD)	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

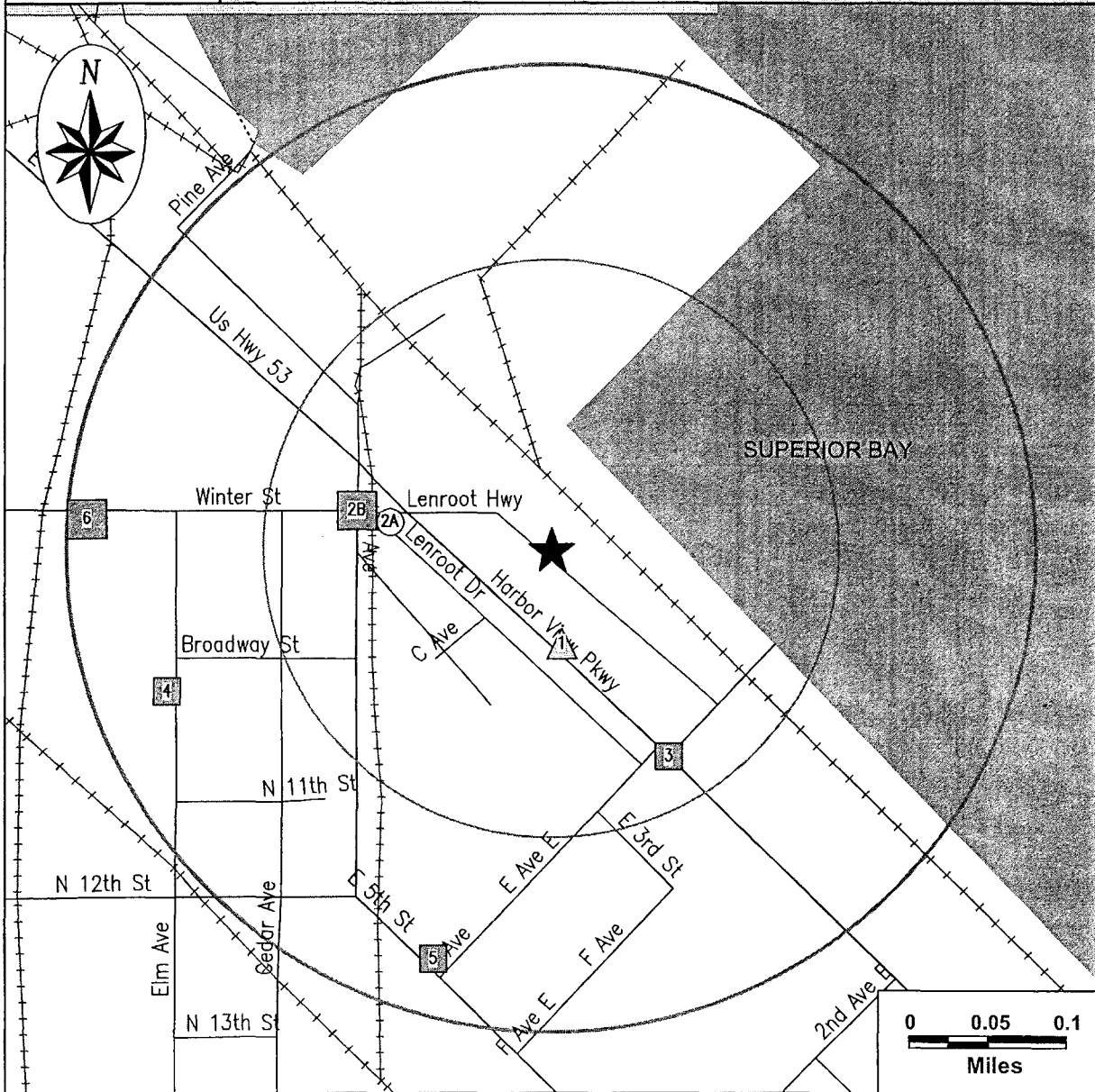
Report ID: 514301901

Date of Report: September 13, 2001



SITE ASSESSMENT PLUS REPORT

Map of Sites within Quarter Mile



Subject Site 	Category: Databases Searched to: Single Sites Multiple Sites	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
	Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	NPL, SPL, CORRACTS (TSD)	CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS

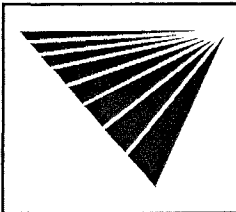
If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

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Report ID: 514301901

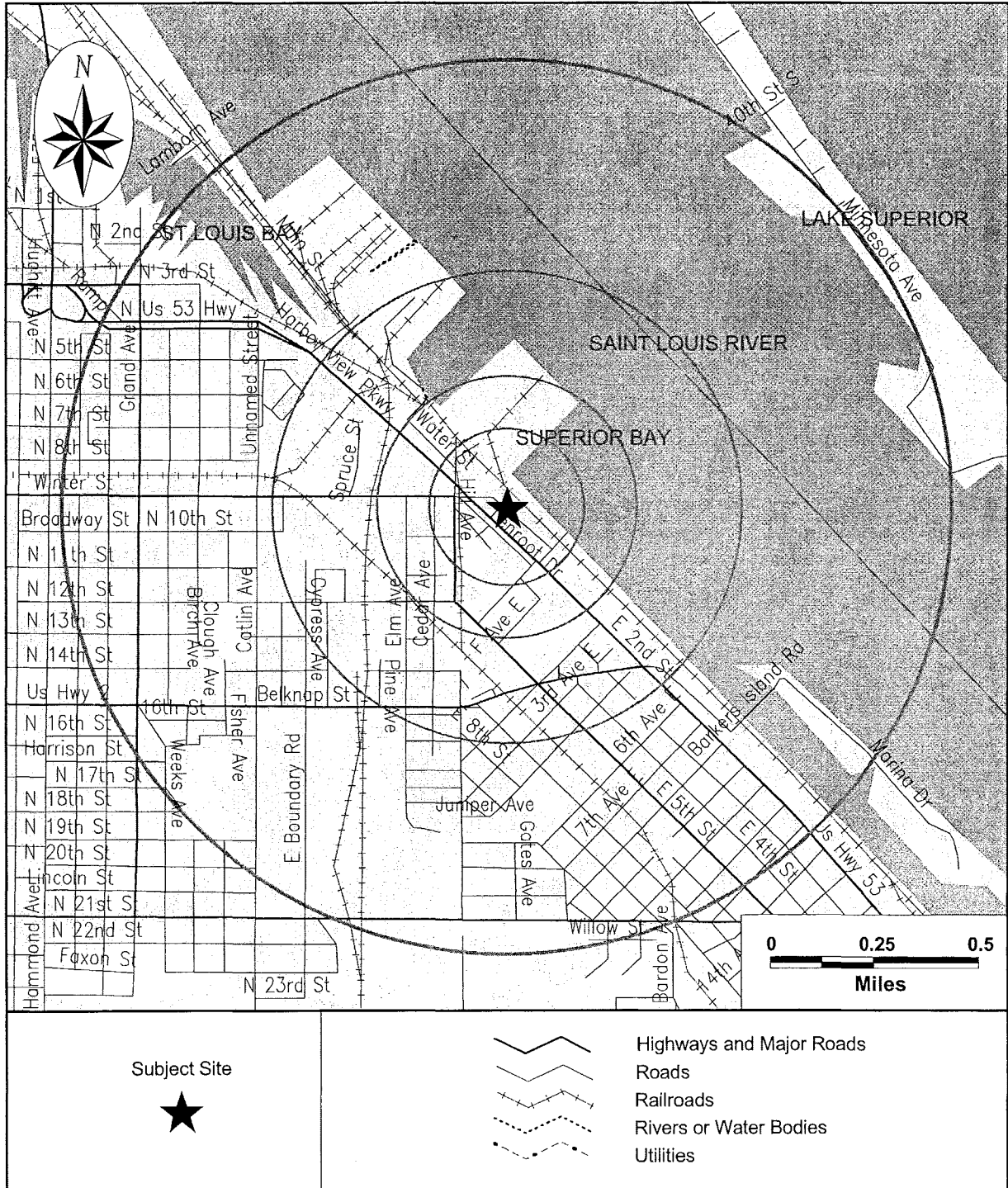
Date of Report: September 13, 2001

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SITE ASSESSMENT PLUS REPORT

Street Map

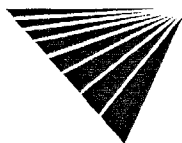


SITE ASSESSMENT PLUS REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A			B					C			D				
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
1	H AND H MARINE SALES 49 2ND ST SUPERIOR, WI 54880	184209 <0.01 MI S										X				X		
2A	MIDWEST ENERGY RES SUP MDWST ENRGY TERM 2 MI FROM HWY 53 ON WINTER ST SUPERIOR, WI 54880	273881 0.05 MI W																X
2B	C L M CORPORATION-SUPERIOR HILL AVE AND WINTER ST SUPERIOR, WI 54880	88460 0.07 MI W														X		
2B	HILL AVE WINTER ST SUPERIOR, WI 54880	66075944 0.07 MI W											X					
2B	CLM-HURON CEMENT CLM CEMENT PLT SUPERIOR, WI 0	66317302 0.07 MI W					X											
2B	MARINE FUELING TERMINAL WINTER ST HILL AVE SUPERIOR, WI 0	65199641 0.07 MI W					X											
3	E ST ELEVATED WETLAND E ST E 2ND ST SUPERIOR, WI 0	65201641 0.09 MI SE					X											

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A			B					C			D				
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
4	TWIN PORTS AUTOMOTIVE 1015 ELM SUPERIOR, WI 54880	64539722 0.20 MI W					X											
5	SUPERIOR PROPANE FERRELLGAS 39 E 5TH ST SUPERIOR, WI 54880	7309693 0.21 MI SW					X											
6	222 WINTER ST SUPERIOR, WI 54880	66046901 0.23 MI W											X					



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 514301901

Date of Report: September 13, 2001

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A				B				C			D				
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
6	PHILS AUTO REPAIR 222 WINTER ST SUPERIOR, WI 54880	7268009 0.24 MI W									X							

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A				B				C			D				
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
7	JEFF FOSTER TRUCKING 322 WINTER ST SUPERIOR, WI 54880	7028151 0.30 MI W								X								
8	BONG HERITAGE CENTER 305 HARBORVIEW PARKWAY SUPERIOR, WI 0	66317269 0.43 MI SE					X											
8	MEADOWS PAUL SITE 4 BELKNAP ST SUPERIOR, WI 54880	3618786 0.44 MI SE							X									
9	GATEWAY FOODS 1230 POPLAR AVE SUPERIOR, WI 54880	7143079 0.44 MI W							X									
10	METRO CREDIT UNION 25 BELKNAP ST SUPERIOR, WI 54880	5339904 0.45 MI SW							X									

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A				B				C			D				
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
No Records Found																		



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

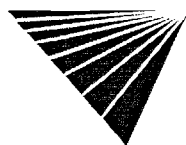
Report ID: 514301901

Date of Report: September 13, 2001

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UNMAPPED SITES	VISTA ID	A				B				C			D				
		NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
E ST SUPERIOR, WI 54880	66764408												X				
901 OGDEN/1702 WINTER ST SUPERIOR, WI 54880	66767843												X				



X = search criteria; • = tag-along (beyond search criteria).

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SITE ASSESSMENT PLUS REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

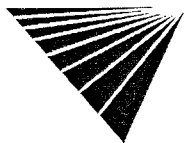
VISTA Address*:	H AND H MARINE SALES 49 2ND ST SUPERIOR, WI 54880	VISTA ID#:	184209
		Distance/Direction:	<0.01 MI / S
		Plotted as:	Point

Map ID

1

RCRA-Violations / SRC# 11	EPA ID:	WID047245709
Agency Address:	SAME AS ABOVE	
Violation Number:	WID047245709S0001	
Area of Violation:	GENERATOR-ALL REQUIREMENTS	
Violation Class:	CLASS 2	
Priority Indicator:	NOT REPORTED	
Date Determined:	03/31/1992	
Date Resolved:	04/01/1992	
Scheduled Response Date:	04/01/1992	
Enforcement Action Number:	19920401001	
Enforcement Action Date:	04/01/1992	
Lead Agency:	STATE	
Fields Not Reported by the Source	Enforcement Action Type(1)	
Agency for this Site:		

RCRA-SmGen - RCRA-Small Generator / SRC# 15	EPA ID:	WID047245709
Agency Address:	SAME AS ABOVE	
EPA Region:	05	
Mailing Address:	49 2ND ST SUPERIOR WI 54880	
Significant Non-Complier Indicator:	HANDLER IS NOT A SIGNIFICANT NON-COMPLIER AT BEGINNING OF FISCAL YEAR.	
RCRA Facility Classification(s):	HANDLER IS NOT A MEMBER OF THE SUBJECT TO CORRECTIVE ACTION UNIVERSE. HANDLER IS NOT A MEMBER OF THE RCRA REGULATED TRANSPORTER UNIVERSE. HANDLER IS NOT A MEMBER OF THE VERIFIED FULLY-REGULATED GENERATOR UNIVERSE. HANDLER IS NOT A MEMBER OF THE VERIFIED SMALL QUANTITY GENERATOR UNIVERSE. HANDLER IS A MEMBER OF THE VERIFIED CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR UNIVERSE. FACILITY IS NOT A MEMBER OF THE VERIFIED STORAGE/TREATMENT UNIVERSE. FACILITY IS NOT A MEMBER OF THE VERIFIED LAND DISPOSAL UNIVERSE. FACILITY IS NOT A MEMBER OF THE VERIFIED COMBUSTION UNIVERSE.	
Notification Type:	PART A DATA - CORE	
Contact:	BOB HOMSEY	
Title:	SALES MGR	
Phone:	(715) 394-3849	
Contact Address:	49 2ND ST SUPERIOR WI 54880	
Notification Type:	NOTIFICATION DATA - CORE	



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 514301901

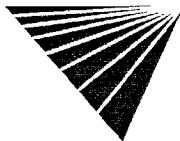
Date of Report: September 13, 2001

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Contact: BOB HOMSEY
Title: SALES MGR
Phone: (715) 394-3849
Contact Address: 49 2ND ST
SUPERIOR WI 54880
Owner/Operator Indicator: CURRENT OWNER
Owner/Operator Type: PRIVATE
Owner/Operator Name: HOMSEY BOB
Phone: (312) 555-1212
Address: ADDRESS NOT REPORTED
CITY NOT REPORTED AK 99998
Owner/Operator Indicator: CURRENT OPERATOR
Owner/Operator Type: PRIVATE
Owner/Operator Name: NAME NOT REPORTED
Phone: (312) 555-1212
Address: ADDRESS NOT REPORTED
CITY NOT REPORTED AK 99998
Generator Indicator: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Transporter Indicator: UNVERIFIED
TSD Indicator: NOT A TSD, UNVERIFIED
Burner/Blender Indicator: UNVERIFIED
HWF Market to Burner Indicator: NO GENERATOR-MARKETING-TO-BURNER ACTIVITY
HWF Other Marketer Indicator: NO OTHER MARKETER ACTIVITY
HWF Burner Indicator: NO BURNER ACTIVITY
Used Oil Fuel Marketer to Burner Indicat: NO MARKETING TO BURNER ACTIVITY
Used Oil Fuel Burner Indicator: NO USED OIL FUEL BURNER ACTIVITY
Specification Used Oil Marketing Indicat: NO SPEC. USED OIL FUEL MARKETING ACTIVITY
Utility Boiler Indicator: NO ACTIVITY
Industrial Boiler Indicator: NO ACTIVITY
Industrial Furnace Indicator: NO ACTIVITY
Underground Injection Control Indicator: NO ACTIVITY
Used Oil Recycler Indicator: UNVERIFIED
Used Oil Transporter Indicator: NO USED OIL TRANSPORT/TRANSFER FACILITY ACTIVITY
Used Oil Processor/Re-refiner: NO PROCESS/RE-REFINE ACTIVITY
Air Transporter Indicator: DOES NOT TRANSPORT BY AIR
Rail Transportation Indicator: DOES NOT TRANSPORT BY RAIL
Road Transportation Indicator: DOES NOT TRANSPORT BY ROAD
Water Transportation Indicator: DOES NOT TRANSPORT BY WATER
Generator Status Description: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Generator Status: NOT RCRA REGULATED
Information Source: NOTIFICATION
Date Submitted: 05/04/1989
Evaluation Number: 19920331001
Evaluation Type: COMPLIANCE EVALUATION INSPECTION.
Evaluation Date: 03/31/1992
Lead Agency: STATE



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Fields Not Reported by the Source Agency for this Site: *Other Transportation Indicator(1), Transporter Status Description(1), TSD Status Description(1), Burner/Blender Status Description(1), Transporter Status(1), TSD Status(1), Burner/Blender Status(1), Used Oil Recycler RCRA Regulatory Status(1), Evaluation Coverage Area(1)*

VISTA Address*:	MIDWEST ENERGY RES SUP MDWST ENRGY TERM 2 MI FROM HWY 53 ON WINTER ST SUPERIOR, WI 54880	VISTA ID#:	273881
		Distance/Direction:	0.05 MI / W
		Plotted as:	Point
RCRA Notifiers / SRC# 1298		EPA ID:	WID079716973

Map ID
2A

Agency Address: *SAME AS ABOVE*
EPA Region: *05*
EPA ID: *WID079716973*
Current Notifier Status: *RCRIS NOTIFIER (UPDATED NOTIFICATION)*

RCRA Facility Classification(s): *UNVERIFIED*
Contact: *JOHN
ETHEN
MANAGER*
Title: *MANAGER*
Phone: *(715) 392-9807*
Contact Address: *PO BOX 706
SUPERIOR, WI
54880*

Contact: *JOHN
ETHEN
MANAGER*
Title: *MANAGER*
Phone: *(715) 392-9807*
Contact Address: *PO BOX 706
SUPERIOR, WI
54880*

Owner/Operator Indicator: *CURRENT OWNER*
Owner/Operator Type: *PRIVATE*
Owner/Operator Name: *NAME NOT REPORTED*
Phone: *(312) 555-1212*
Address: *ADDRESS NOT REPORTED
CITY NOT REPORTED, AK
99998*

Owner/Operator Indicator: *CURRENT OPERATOR*
Owner/Operator Type: *PRIVATE*
Owner/Operator Name: *NAME NOT REPORTED*
Phone: *(312) 555-1212*
Address: *ADDRESS NOT REPORTED
CITY NOT REPORTED, AK
99998*

Fields Not Reported by the Source Agency for this Site: *Mailing Address(1), Land Type(1)*



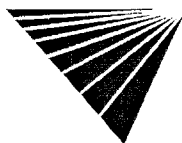
PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address*:	C L M CORPORATION-SUPERIOR HILL AVE AND WINTER ST SUPERIOR, WI 54880	VISTA ID#:	88460
		Distance/Direction:	0.07 MI / W
		Plotted as:	Point

Map ID
2B

RCRA-SmGen - RCRA-Small Generator / SRC# 15	EPA ID:	WID980793665
--	---------	--------------

Agency Address:	<i>CLM CORP FOOT OF HILL AVE SUPERIOR, WI 54880</i>
EPA Region:	<i>05</i>
Mailing Address:	<i>FOOT OF HILL AVE SUPERIOR WI 54880</i>
Significant Non-Complier Indicator:	<i>HANDLER IS NOT A SIGNIFICANT NON-COMPLIER AT BEGINNING OF FISCAL YEAR.</i>
RCRA Facility Classification(s):	<i>HANDLER IS NOT A MEMBER OF THE SUBJECT TO CORRECTIVE ACTION UNIVERSE. HANDLER IS NOT A MEMBER OF THE RCRA REGULATED TRANSPORTER UNIVERSE. HANDLER IS NOT A MEMBER OF THE VERIFIED FULLY-REGULATED GENERATOR UNIVERSE. HANDLER IS A MEMBER OF THE VERIFIED SMALL QUANTITY GENERATOR UNIVERSE. HANDLER IS NOT A MEMBER OF THE VERIFIED CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR UNIVERSE. FACILITY IS NOT A MEMBER OF THE VERIFIED STORAGE/TREATMENT UNIVERSE. FACILITY IS NOT A MEMBER OF THE VERIFIED LAND DISPOSAL UNIVERSE. FACILITY IS NOT A MEMBER OF THE VERIFIED COMBUSTION UNIVERSE.</i>
Notification Type:	<i>PART A DATA - CORE</i>
Contact:	<i>DANA STONE</i>
Title:	<i>VP</i>
Phone:	<i>(218) 722-3981</i>
Contact Address:	<i>FOOT OF HILL AVE SUPERIOR WI 54880</i>
Notification Type:	<i>NOTIFICATION DATA - CORE</i>
Contact:	<i>DANA STONE</i>
Title:	<i>VP</i>
Phone:	<i>(218) 722-3981</i>
Contact Address:	<i>FOOT OF HILL AVE SUPERIOR WI 54880</i>
Owner/Operator Indicator:	<i>CURRENT OWNER</i>
Owner/Operator Type:	<i>PRIVATE</i>
Owner/Operator Name:	<i>CUTLER-MAGNER CO</i>
Phone:	<i>(312) 555-1212</i>
Address:	<i>ADDRESS NOT REPORTED CITY NOT REPORTED AK 99998</i>
Owner/Operator Indicator:	<i>CURRENT OPERATOR</i>
Owner/Operator Type:	<i>PRIVATE</i>
Owner/Operator Name:	<i>NAME NOT REPORTED</i>
Phone:	<i>(312) 555-1212</i>
Address:	<i>ADDRESS NOT REPORTED CITY NOT REPORTED AK 99998</i>
Generator Indicator:	<i>SMALL QUANTITY GENERATOR</i>
Transporter Indicator:	<i>UNVERIFIED</i>
TSD Indicator:	<i>NOT A TSD, UNVERIFIED</i>
Burner/Blender Indicator:	<i>UNVERIFIED</i>
HWF Market to Burner Indicator:	<i>NO GENERATOR-MARKETING-TO-BURNER ACTIVITY</i>



* VISTA address includes enhanced city and ZIP.

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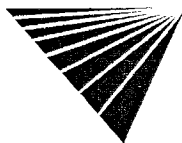
PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

HWF Other Marketer Indicator:	NO OTHER MARKETER ACTIVITY
HWF Burner Indicator:	NO BURNER ACTIVITY
Used Oil Fuel Marketer to Burner Indicat:	NO MARKETING TO BURNER ACTIVITY
Used Oil Fuel Burner Indicator:	NO USED OIL FUEL BURNER ACTIVITY
Specification Used Oil Marketing Indicat:	NO SPEC. USED OIL FUEL MARKETING ACTIVITY
Utility Boiler Indicator:	NO ACTIVITY
Industrial Boiler Indicator:	NO ACTIVITY
Industrial Furnace Indicator:	NO ACTIVITY
Underground Injection Control Indicator:	NO ACTIVITY
Used Oil Recycler Indicator:	UNVERIFIED
Used Oil Transporter Indicator:	NO USED OIL TRANSPORT/TRANSFER FACILITY ACTIVITY
Used Oil Processor/Re-refiner:	NO PROCESS/RE-REFINE ACTIVITY
Air Transporter Indicator:	DOES NOT TRANSPORT BY AIR
Rail Transportation Indicator:	DOES NOT TRANSPORT BY RAIL
Road Transportation Indicator:	DOES NOT TRANSPORT BY ROAD
Water Transportation Indicator:	DOES NOT TRANSPORT BY WATER
Generator Status:	RCRA REGULATED
Information Source:	NOTIFICATION
Date Submitted:	05/16/1986
Fields Not Reported by the Source Agency for this Site:	Other Transportation Indicator(1), Generator Status Description(1), Transporter Status Description(1), TSD Status Description(1), Burner/Blender Status Description(1), Transporter Status(1), TSD Status(1), Burner/Blender Status(1), Used Oil Recycler RCRA Regulatory Status(1)

VISTA Address*:	HILL AVE WINTER ST SUPERIOR, WI 54880	VISTA ID#:	66075944
		Distance/Direction:	0.07 MI / W
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 537		Agency ID:	113270

Map ID
2B

Agency Address:	SAME AS ABOVE
Site ID #:	113270
Site Name:	NOT REPORTED
Site Address:	HILL AVE WINTER ST SUPERIOR, WI 54880
Site County:	DOUGLAS
Municipal Type:	CITY
Municipal Name:	SUPERIOR
Total Underground Tanks:	2
Total Aboveground Tanks:	NOT REPORTED
Total Tanks Removed:	0
Owner Name:	NATIONAL GYPSUM CO CEMENT DIV
Owner Address:	4000 TOWN CENTER, SUITE 2000 SOUTHFIELD, MI 48037
Land Owner Type:	PRIVATE
Tank ID #:	284277
Tank Type:	UST
Wang Object ID #:	160100531



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

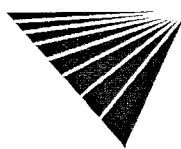
Tank Status:	ABANDONED WITHOUT PRODUCT
Tank Contents:	FUEL OIL
Tank Capacity (G):	250
Tank Occupancy Type:	INDUSTRIAL
Tank ID #:	284276
Tank Type:	UST
Wang Object ID #:	160100530
Tank Status:	ABANDONED WITHOUT PRODUCT
Tank Contents:	FUEL OIL
Tank Capacity (G):	250
Tank Occupancy Type:	INDUSTRIAL
Fields Not Reported by the Source Agency for this Site:	Owner Address(1), Tank Status Date(2)

VISTA Address*:	CLM-HURON CEMENT CLM CEMENT PLT SUPERIOR, WI 0	VISTA ID#:	66317302
		Distance/Direction:	0.07 MI / W
		Plotted as:	Point

Map ID
2B

SCL - State Equivalent CERCLIS List / SRC# 539	EPA/Agency ID:	N/A
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Agency Address:	CLM-HURON CEMENT CLM CEMENT PLT SUPERIOR, WI
Facility Name:	CLM-HURON CEMENT
Facility Address:	CLM CEMENT PLT
Facility City:	SUPERIOR
Facility State:	WI
Facility County:	DOUGLAS
Facility Type:	NOT REPORTED
Activity Number:	0216000089
Activity Name:	CLM-HURON CEMENT
Priority:	HIGH
Risk Rank:	UNKNOWN
Risk Date:	12/01/1999
Drycleaner Site:	N
NPL Status:	UNKNOWN
State Status:	NOT REPORTED
Action Name:	NOTIFICATION
Action Date:	10/20/1982
Action Name:	MISCELLANEOUS
Action Date:	09/16/1992
Action Comments:	TREAT DISPOSE FORMS APPROVED
Action Name:	MISCELLANEOUS/2
Action Date:	10/19/1992
Action Comments:	TREAT DISPOSE FORMS APPROVED
Action Name:	MISCELLANEOUS/3
Action Date:	12/02/1992
Action Comments:	ADDENDUM TO BENZENE CALCULATIONS. 318 CU YDS TOTAL



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

**Fields Not Reported by the Source
Agency for this Site:**

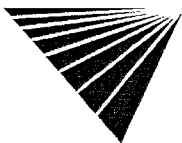
Facility ID #(1), Lead Agency(1), Action Comments(1)

VISTA Address*:	MARINE FUELING TERMINAL WINTER ST HILL AVE SUPERIOR, WI 0	VISTA ID#:	65199641
		Distance/Direction:	0.07 MI / W
		Plotted as:	Point
SCL - State Equivalent CERCLIS List / SRC# 539		EPA/Agency ID:	N/A

Map ID

2B

Agency Address:	MARINE FUELING TERMINAL WINTER ST HILL AVE SUPERIOR, WI
Facility Name:	MARINE FUELING TERMINAL
Facility Address:	WINTER ST HILL AVE
Facility City:	SUPERIOR
Facility State:	WI
Facility County:	DOUGLAS
Facility Type:	NOT REPORTED
Activity Number:	0216000446
Activity Name:	MARINE FUELING TERMINAL
Priority:	HIGH
Risk Rank:	HIGH
Risk Date:	12/30/1999
Drycleaner Site:	N
NPL Status:	UNKNOWN
State Status:	NOT REPORTED
Action Name:	NOTIFICATION
Action Date:	10/01/1991
Action Name:	REMEDIAL ACTION REPORT RECEIVED
Action Date:	11/10/1997
Action Name:	REMEDIAL ACTION REPORT RECEIVED/2
Action Date:	12/04/1997
Action Name:	REMEDIAL DESIGN START - STATE LEAD
Action Date:	03/12/1997
Action Name:	CLOSURE REVIEW REQUEST RECEIVED WITH FEE
Action Date:	12/11/1998
Action Comments	\$750. HOSCH
Action Name:	CLOSURE REVIEW REQ RECEIVED(W/OUT FEE)
Action Date:	02/23/1999
Action Comments	ADDITIONAL INFO
Action Name:	CLOSURE NOT APPROVED
Action Date:	02/08/1999
Action Name:	CONDITIONAL CLOSURE
Action Date:	06/03/1999
Action Comments	GW USE RESTRICTION REQUIRED
Action Name:	GROUNDWATER USE RESTRICTIONCLOSURE
Action Date:	06/03/1999
Action Name:	MISCELLANEOUS



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Action Date:	12/19/2000
Action Comments	STATUS UPDATE REQUEST LETTERSENT
Fields Not Reported by the Source Agency for this Site:	Facility ID #(1), Lead Agency(1), Action Comments(6), Responsible Party Address(1)

VISTA Address*:	E ST ELEVATED WETLAND	VISTA ID#:	65201641
	E ST E 2ND ST	Distance/Direction:	0.09 MI / SE
	SUPERIOR, WI 0	Plotted as:	Point
SCL - State Equivalent CERCLIS List / SRC# 539		EPA/Agency ID:	N/A

Map ID
3

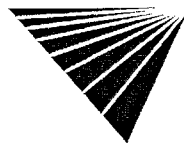
Agency Address:	E ST ELEVATED WETLAND E ST E 2ND ST SUPERIOR, WI
Facility Name:	E ST ELEVATED WETLAND
Facility Address:	E ST E 2ND ST
Facility City:	SUPERIOR
Facility State:	WI
Facility County:	DOUGLAS
Facility Type:	NOT REPORTED
Activity Number:	0216000366
Activity Name:	E STREET ELEVATED WETLAND
Priority:	UNKNOWN
Risk Rank:	UNKNOWN
Risk Date:	12/01/1999
Drycleaner Site:	N
NPL Status:	UNKNOWN
State Status:	NOT REPORTED
Action Name:	NOTIFICATION
Action Date:	06/05/1979
Action Name:	ACTIVITY CLOSED
Action Date:	08/06/1998
Action Comments	CLOSED PER S LAVALLEY, PM
Pollutant(s):	OTHER NOT REPORTED NOT REPORTED
Fields Not Reported by the Source Agency for this Site:	Facility ID #(1), Lead Agency(1), Action Comments(1), Impact Comments(1), Responsible Party Address(1), Responsible Party City(1), Responsible Party State(1), Responsible Party Zip(1), ERP Disposal City(1), ERP Disposal State(1)

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

VISTA Address*:	TWIN PORTS AUTOMOTIVE	VISTA ID#:	64539722
	1015 ELM	Distance/Direction:	0.20 MI / W
	SUPERIOR, WI 54880	Plotted as:	Point
SCL - State Equivalent CERCLIS List / SRC# 539		EPA/Agency ID:	N/A

Map ID
4

Agency Address:	TWIN PORTS AUTOMOTIVE 1015 ELM SUPERIOR, WI
Facility Name:	TWIN PORTS AUTOMOTIVE



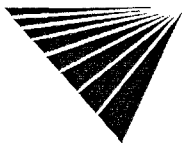
SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Facility Address:	1015 ELM
Facility City:	SUPERIOR
Facility State:	WI
Facility County:	DOUGLAS
Facility Type:	NOT REPORTED
Activity Number:	0216000083
Activity Name:	TWIN PORTS AUTOMOTIVE
Priority:	UNKNOWN
Risk Rank:	UNKNOWN
Risk Date:	12/01/1999
Drycleaner Site:	N
NPL Status:	UNKNOWN
State Status:	NOT REPORTED
Action Name:	NOTIFICATION
Action Date:	08/11/1993
Action Name:	ACTIVITY CLOSED
Action Date:	08/06/1998
Action Comments	CLOSED PER S LAVALLEY, PM
Fields Not Reported by the Source Agency for this Site:	Facility ID #(1), Lead Agency(1), Action Comments(1)

VISTA Address*:	SUPERIOR PROPANE FERRELLGAS 39 E 5TH ST SUPERIOR, WI 54880	VISTA ID#:	7309693
		Distance/Direction:	0.21 MI / SW
		Plotted as:	Point
SCL - State Equivalent CERCLIS List / SRC# 539		EPA/Agency ID:	N/A

Map ID
5

Agency Address:	SUPERIOR PROPANE FERRELLGAS 39 E 5TH ST SUPERIOR, WI
Facility Name:	SUPERIOR PROPANE FERRELLGAS
Facility Address:	39 E 5TH ST
Facility City:	SUPERIOR
Facility State:	WI
Facility County:	DOUGLAS
Facility Type:	NOT REPORTED
Activity Number:	0216182463
Activity Name:	SUPERIOR PROPANE/FERRELLGAS
Priority:	UNKNOWN
Risk Rank:	UNKNOWN
Risk Date:	12/01/1999
Drycleaner Site:	N
NPL Status:	UNKNOWN
State Status:	NOT REPORTED
Action Name:	NOTIFICATION
Action Date:	02/19/1998
Action Name:	RP LETTER SENT
Action Date:	02/25/1998



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Action Name:	MISCELLANEOUS
Action Date:	06/11/1998
Action Comments	CONSULTANT HIRED
Pollutant(s):	METALS
Pollutant(s):	NOT REPORTED
Pollutant(s):	NOT REPORTED
Pollutant(s):	PAHS
Pollutant(s):	NOT REPORTED
Pollutant(s):	NOT REPORTED
Fields Not Reported by the Source Agency for this Site:	Facility ID #(1), Lead Agency(1), Action Comments(2), Impact Comments(2), ERP Disposal City(2), ERP Disposal State(2)

VISTA Address*:	222 WINTER ST SUPERIOR, WI 54880	VISTA ID#:	66046901
		Distance/Direction:	0.23 MI / W
		Plotted as:	Point
		Agency ID:	117665

Map ID
6

STATE UST - State Underground Storage Tank / SRC# 537	
Agency Address:	SAME AS ABOVE
Site ID #:	117665
Site Name:	NOT REPORTED
Site Address:	222 WINTER ST SUPERIOR, WI 54880
Site County:	DOUGLAS
Municipal Type:	CITY
Municipal Name:	SUPERIOR
Total Underground Tanks:	3
Total Aboveground Tanks:	NOT REPORTED
Total Tanks Removed:	3
Owner Name:	JOSEPH PENNEY
Owner Address	1309 BROADWAY SUPERIOR, WI 54880
Land Owner Type:	PRIVATE
Tank ID #:	284559
Tank Type:	UST
Wang Object ID #:	160100870
Tank Status:	CLOSED/REMOVED
Tank Status Date	12/12/1997
Tank Capacity (G):	3000
Tank Occupancy Type:	GAS/RETAIL SALES
Tank ID #:	284558
Tank Type:	UST
Wang Object ID #:	160100869
Tank Status:	CLOSED/REMOVED
Tank Status Date	12/12/1997
Tank Contents:	UNLEADED GASOLINE
Tank Capacity (G):	3000
Tank Occupancy Type:	GAS/RETAIL SALES



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Tank ID #:	284557
Tank Type:	UST
Wang Object ID #:	160100868
Tank Status:	CLOSED/REMOVED
Tank Status Date	12/12/1997
Tank Contents:	UNLEADED GASOLINE
Tank Capacity (G):	3000
Tank Occupancy Type:	GAS/RETAIL SALES
Fields Not Reported by the Source Agency for this Site:	Tank Contents(1)

VISTA Address*:	PHILS AUTO REPAIR 222 WINTER ST SUPERIOR, WI 54880	VISTA ID#:	7268009
		Distance/Direction:	0.24 MI / W
		Plotted as:	Point

Map ID
6

STATE LUST - State Leaking Underground Storage Tank / SRC# 540		EPA/Agency ID:	N/A
Agency Address:	PHILS AUTO REPAIR 222 WINTER ST SUPERIOR, WI		
Facility Name:	PHILS AUTO REPAIR		
Facility Address:	222 WINTER ST		
Facility City:	SUPERIOR		
Facility State:	WI		
Facility County:	DOUGLAS		
Facility ID #:	816056340		
Activity Number:	0316179976		
Activity Name:	PHILS AUTO REPAIR		
Priority:	UNKNOWN		
Risk Rank:	UNKNOWN		
Risk Date:	12/01/1999		
Media Affected:	SOIL CONTAMINATION		
Discovery Date:	NOT REPORTED		
Media Affected:	GROUNDWATER CONTAMINATION		
Discovery Date:	NOT REPORTED		
Substance Released:	LEADED GAS		
Substance Released Comment:	2 TANKS, 3,000 EA		
Substance Released:	UNLEADED GAS		
Substance Released Comment:	1 TANK, 3,000		
Fields Not Reported by the Source Agency for this Site:	Agency Contact(1), Media Affected Comment(2)		



* VISTA address includes enhanced city and ZIP.

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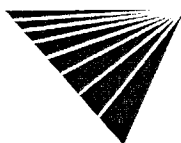
SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	JEFF FOSTER TRUCKING 322 WINTER ST SUPERIOR, WI 54880	VISTA ID#:	7028151
		Distance/Direction:	0.30 MI / W
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 540		EPA/Agency ID:	N/A
Agency Address:	<i>JEFF FOSTER TRUCKING 322 WINTER ST SUPERIOR, WI</i>		
Facility Name:	<i>JEFF FOSTER TRUCKING</i>		
Facility Address:	<i>322 WINTER ST</i>		
Facility City:	<i>SUPERIOR</i>		
Facility State:	<i>WI</i>		
Facility County:	<i>DOUGLAS</i>		
Facility ID #:	<i>816056560</i>		
Activity Number:	<i>0316000662</i>		
Activity Name:	<i>RUAN LEASING CO</i>		
Priority:	<i>LOW</i>		
Risk Rank:	<i>LOW</i>		
Risk Date:	<i>12/01/1999</i>		
Media Affected:	<i>SOIL CONTAMINATION</i>		
Media Affected Comment	<i>SOIL CONTAMINATION</i>		
Discovery Date:	<i>NOT REPORTED</i>		
Substance Released:	<i>DIESEL</i>		
Substance Released Comment:	<i>DIESEL</i>		
Substance Released:	<i>FUEL OIL</i>		
Substance Released Comment:	<i>FUEL OIL</i>		
Fields Not Reported by the Source	<i>Agency Contact(1)</i>		
Agency for this Site:			

Map ID
7

VISTA Address*:	BONG HERITAGE CENTER 305 HARBORVIEW PARKWAY SUPERIOR, WI 0	VISTA ID#:	66317269
		Distance/Direction:	0.43 MI / SE
		Plotted as:	Point
SCL - State Equivalent CERCLIS List / SRC# 539		EPA/Agency ID:	N/A
Agency Address:	<i>BONG HERITAGE CENTER 305 HARBORVIEW PARKWAY SUPERIOR, WI</i>		
Facility Name:	<i>BONG HERITAGE CENTER</i>		
Facility Address:	<i>305 HARBORVIEW PARKWAY</i>		
Facility City:	<i>SUPERIOR</i>		
Facility State:	<i>WI</i>		
Facility County:	<i>DOUGLAS</i>		
Facility Type:	<i>NOT REPORTED</i>		
Activity Number:	<i>0216259538</i>		
Activity Name:	<i>BONG HERITAGE CENTER</i>		
Priority:	<i>UNKNOWN</i>		
Risk Rank:	<i>UNKNOWN</i>		
Risk Date:	<i>10/11/2000</i>		

Map ID
8



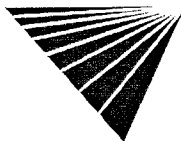
SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Drycleaner Site:	N
NPL Status:	UNKNOWN
State Status:	NOT REPORTED
Action Name:	NOTIFICATION
Action Date:	10/04/2000
Action Name:	RP LETTER SENT
Action Date:	10/11/2000
Action Name:	TANK CLOSURE/SITE ASSESSMENTREPORT RECEIVED
Action Date:	10/04/2000
Action Name:	SITE INVESTIGATION REPORT RECEIVED WITH FEE
Action Date:	01/12/2001
Action Comments	\$750. HOSCH
Action Name:	SITE INVESTIGATION REPORT RECEIVED WITH FEE/2
Action Date:	04/06/2001
Action Comments	\$750. HOSCH.
Pollutant(s):	PAHS
	NOT REPORTED
Pollutant(s):	NOT REPORTED
	METALS
	NOT REPORTED
Pollutant(s):	NOT REPORTED
	VOCS
	NOT REPORTED
	NOT REPORTED
Fields Not Reported by the Source Agency for this Site:	Facility ID #(1), Lead Agency(1), Action Comments(3), Impact Comments(3), ERP Disposal City(3), ERP Disposal State(3)

VISTA Address*:	MEADOWS PAUL SITE 4 BELKNAP ST SUPERIOR, WI 54880	VISTA ID#:	3618786
		Distance/Direction:	0.44 MI / SE
		Plotted as:	Point

Map ID
8

STATE LUST - State Leaking Underground Storage Tank / SRC# 540	EPA/Agency ID:	N/A
Agency Address:	MEADOWS PAUL SITE 4 BELKNAP ST SUPERIOR, WI	
Facility Name:	MEADOWS PAUL SITE	
Facility Address:	4 BELKNAP ST	
Facility City:	SUPERIOR	
Facility State:	WI	
Facility County:	DOUGLAS	
Facility ID #:	816099460	
Activity Number:	0316000508	
Activity Name:	MEADOWS, PAUL SITE	
Priority:	LOW	
Risk Rank:	LOW	
Risk Date:	12/01/1999	
Media Affected:	SOIL CONTAMINATION	
Media Affected Comment	SOIL CONTAMINATION	
Discovery Date:	NOT REPORTED	



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Substance Released: *FUEL OIL*
 Substance Released Comment: *FUEL OIL*
 Fields Not Reported by the Source: *Agency Contact(1)*
 Agency for this Site:

VISTA Address*:	GATEWAY FOODS 1230 POPLAR AVE SUPERIOR, WI 54880	VISTA ID#:	7143079
		Distance/Direction:	0.44 MI / W
		Plotted as:	Point

Map ID
9

STATE LUST - State Leaking Underground Storage Tank / SRC# 540 EPA/Agency ID: N/A

Agency Address: *GATEWAY FOODS*
1230 POPLAR AVE
SUPERIOR, WI

Facility Name: *GATEWAY FOODS*

Facility Address: *1230 POPLAR AVE*

Facility City: *SUPERIOR*

Facility State: *WI*

Facility County: *DOUGLAS*

Facility ID #: *816097700*

Activity Number: *0316000782*

Activity Name: *GATEWAY TWIN PORTS, INC SITE 1*

Priority: *HIGH*

Risk Rank: *MEDIUM*

Risk Date: *12/01/1999*

Media Affected: *SOIL CONTAMINATION*

Media Affected Comment: *SOIL CONTAMINATION*

Discovery Date: *NOT REPORTED*

Substance Released: *UNLEADED GAS*

Substance Released Comment: *UNLEADED GAS*

Substance Released: *WASTE OIL*

Substance Released Comment: *WASTE OIL*

Fields Not Reported by the Source: *Agency Contact(1)*
 Agency for this Site:

VISTA Address*:	METRO CREDIT UNION 25 BELKNAP ST SUPERIOR, WI 54880	VISTA ID#:	5339904
		Distance/Direction:	0.45 MI / SW
		Plotted as:	Point

Map ID
10

STATE LUST - State Leaking Underground Storage Tank / SRC# 540 EPA/Agency ID: N/A

Agency Address: *METRO CREDIT UNION*
25 BELKNAP ST
SUPERIOR, WI

Facility Name: *METRO CREDIT UNION*

Facility Address: *25 BELKNAP ST*

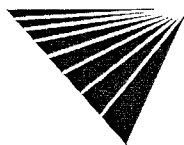
Facility City: *SUPERIOR*

Facility State: *WI*

Facility County: *DOUGLAS*

Facility ID #: *816099570*

Activity Number: *0316000814*



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Activity Name:	<i>METRO CREDIT UNION</i>
Priority:	<i>HIGH</i>
Risk Rank:	<i>HIGH</i>
Risk Date:	<i>12/01/1999</i>
Media Affected:	<i>SOIL CONTAMINATION</i>
Media Affected Comment	<i>SOIL CONTAMINATION</i>
Discovery Date:	<i>NOT REPORTED</i>
Substance Released:	<i>UNKNOWN HYDROCARBON</i>
Substance Released Comment:	<i>UNKNOWN HYDROCARBONS</i>
Fields Not Reported by the Source	<i>Agency Contact(1), Responsible Party Address(1)</i>
Agency for this Site:	

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



*** VISTA address includes enhanced city and ZIP.**

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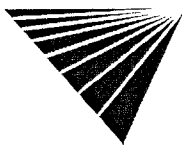
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UNMAPPED SITES

Records Found, No Details Displayed



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SITE ASSESSMENT PLUS REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 19 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for National Priorities List was July, 2001.

The NPL Report is the US EPA's registry of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

SPL
SRC#: 333 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Superfund Permanent List of Priorities was May, 2001.

This database is provided by the Pollution Control Agency. The agency may be contacted at: 612-297-1607.

SPL
SRC#: 334 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Master Entity System Data was May, 2001.

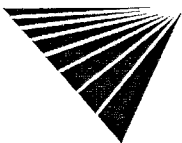
This database is provided by the Pollution Control Agency, PW and SW Division. The agency may be contacted at: 651-296-1796.

SPL
SRC#: 535 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Hazard Ranking List was July, 1994.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-264-6009.

CORRACTS
SRC#: 14 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS Corrective Action Sites was June, 2000.

The CORRACTS database contains information concerning RCRA facilities that have conducted, or are currently conducting a corrective action. A Corrective Action Order is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may also be imposed as a requirement of receiving and maintaining a TSD permit.



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RCRIS-TSDC
SRC#: 556

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS TSDs Subject to Corrective Action was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDCs are treatment, storage and/or disposal facilities that are subject to corrective action under RCRA.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 17

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Comprehensive Environmental Response, Compensation and Liability Information Sys was July, 2001.

The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL).

NFRAP
SRC#: 18

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for No Further Remedial Action Planned was July, 2001.

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

SCL
SRC#: 331

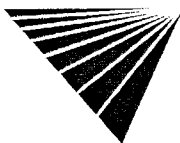
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Voluntary Investigation Cleanup Program List was March, 2001.

This database is provided by the Pollution Control Agency, Site Assessment Unit. The agency may be contacted at: 612-296-8407. The Minnesota Voluntary Investigation and Cleanup Program Database includes identified hazardous waste sites where the investigation and cleanup activities are completed through Voluntary actions of the responsible party(s).

SCL
SRC#: 534

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Hazard Ranking List was July, 1994.

This database is provided by the Department of Natural Resources. The agency may be contacted at: 608-264-6009.



For more information call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403.**

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SCL
SRC#: 539

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Environmental Repair Program (ERP) Sites List was May, 2001.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-266-2699. The Wisconsin Hazardous Waste Sites Database was compiled from the following five lists from the State of Wisconsin: the ERP Ranking which lists the sites of concern in the state; the Environmental Fund Firms/ Projects which lists the sites of concern and the funds expended at the site; the Inventory of Sites or Facilities Which May Cause or Threaten to Cause Environmental Pollution which provides the media affected at the site, the current action at the site, and the party providing the repair funding; the Superfund Sites in Wisconsin and Wisconsin Sites Nominated/Proposed for Inclusion on the NPL Under Original HRS (Hazard Ranking Scoring System) which provides a list of current and potential NPL Superfund Sites; and the Hazard Ranking List which provides the current hazard ranking scores for most sites as well as a detailed description of those sites.

RCRIS-TSD
SRC#: 12

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for RCRIS Treatment, Storage and Disposal Facilities was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 23

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS Solid Waste Landfills was December, 1991.

This database is provided by the United States Geological Survey. The agency may be contacted at: 703-648-5613.

SWLF
SRC#: 326

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Permitted Solid Waste Facilities was March, 1999.

This database is provided by the Pollution Control Agency, Document Center. The agency may be contacted at: 612-296-7276.

SWLF
SRC#: 332

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Open Dump Inventory was May, 2001.

This database is provided by the MN Pollution Control Agency, Solid Waste Section. The agency may be contacted at: 651-297-1796.



SWLF
SRC#: 536

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Incinerators was February, 1999.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-264-8854.

SWLF
SRC#: 538

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Solid and Hazardous Waste Data System was August, 1999.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-264-6009.

SWLF
SRC#: 810

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Registry of Waste Disposal Sites was January, 2000.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-264-6009.

LUST
SRC#: 327

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Leak Sites Listing was January, 2001.

This database is provided by the Pollution Control Agency, Hazardous Waste Division-Tanks and Spills. The agency may be contacted at: 612-297-2552.

LUST
SRC#: 540

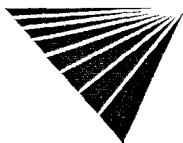
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Leaking Underground Storage Tanks was May, 2001.

This database is provided by the Department of Natural Resources. The agency may be contacted at: 608-264-6009.

USGS-WELLS
SRC#: 3

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS Water Wells was March, 1998.

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used or documented during research.



C) DATABASES SEARCHED TO 1/4 MILE

RCRIS-VIOL VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 11 **The agency release date for RCRIS Facilities with Violations was June, 2000.**

The Resource Conservation and Recovery Act Information System (RCRIS) identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRIS Violations report contains information concerning facilities that have been cited for violations of RCRA, as well as any enforcement actions taken against the facility.

UST VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 325 **The agency release date for Statewide Facilities Tank Information was January, 2000.**

This database is provided by the Department of Agriculture, Agronomy and Plant Protection. The agency may be contacted at: 612-297-5640.

UST VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 328 **The agency release date for Underground Storage Tanks was November, 1999.**

This database is provided by the Print Communications Division. The agency may be contacted at: 612-297-2552. Be advised that some states do not require registration of heating oil tanks, especially those used for residential purposes.

UST VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 537 **The agency release date for Underground Storage Tanks was July, 2001.**

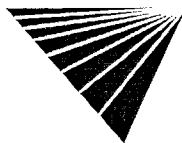
This database is provided by the Department of Commerce, Bureau of Storage Tank Regulation. The agency may be contacted at: 608-267-1384. Be advised that some states do not require registration of heating oil tanks, especially those used for residential purposes.

AST VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 329 **The agency release date for Aboveground Storage Tanks was November, 1999.**

This database is provided by the Print Communications Division. The agency may be contacted at: 612-297-2552.

AST VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 1273 **The agency release date for Aboveground Storage Tanks was July, 2001.**

This database is provided by the Department of Commerce, Bureau of Storage Tank Regulation. The agency may be contacted at: 608-267-1384. Be advised that some states do not require registration of heating oil tanks, especially those used for residential purposes.



TRIS
SRC#: 2

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Toxic Release Inventory System was January, 1998.

All facilities that manufacture, process, or import toxic chemicals in quantities in excess of 25,000 pounds per year are required to register with the EPA under Section 313 of the Superfund Amendments and Reauthorization Act (SARA Title III) of 1986. Data contained in the TRIS system covers approximately 20,000 sites and 75,000 chemical releases.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 8

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Emergency Response Notification System was December, 2000.

ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party.

RCRA-LQG
SRC#: 16

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Large Quantity Generators was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRIS-SQG
SRC#: 15

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Small Quantity Generators was June, 2000.

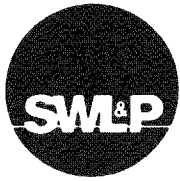
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small Quantity Generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

RCRIS-NOTI
SRC#: 1298

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Notifiers was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRIS Notifiers contains information on formerly regulated RCRA sites with more complete historical information.





Superior Water Light & Power Company

October 5, 2001

Mr. Jamie Dunn
Hydrogeologist, Northern Division
WI Department of Natural Resources
810 W Maple Street
Spooner, WI 54801

RE: SUPERIOR WATER, LIGHT AND POWER COMPANY – MANUFACTURED GAS PLANT

Dear Mr. Dunn:

Enclosed with this letter are two copies of the Phase I environmental assessment report of the former manufactured gas plant site located in Superior, WI. The plant was formerly owned and operated by Superior Water, Light and Power Company. The Phase I evaluation was performed by ENSR International in accordance with the American Society for Testing and Materials Practice E1527-00.

Also enclosed is a memo from Mr. Bill Gregg of ENSR containing a draft work plan for a Phase II investigation of the site.

I would like to schedule a meeting to discuss the Phase I report and content of the Phase II work plan. The schedule in the draft work plan suggests the fieldwork for Phase II to begin the first week of November. Please contact me at your earliest convenience to arrange a meeting date.

If you have any questions or would like any additional information, please contact me at 715-395-6288.

Thank you,

William S. Bombich
General Manager

encs

2915 Hill Avenue, PO Box 519, Superior, WI 54880 • (715) 394-2200

Providing Superior Service

SPILLS
SRC#: 330

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Spills Leaks Log Report was September, 1999.

This database is provided by the Pollution Control Agency, Hazardous Waste Division-Tanks and Spills. The agency may be contacted at: 651-297-8499.

SPILLS
SRC#: 541

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Hazardous Substance Spills was May, 2001.

This database is provided by the Department of Natural Resources. The agency may be contacted at: 608-267-7569.

End of Report



For more information call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403.**

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