



July 24, 2022

John T. Hunt
Wisconsin Department of Natural Resources
223 East Steinfest Road
Antigo, WI 54409-2777

Re: **Revised Construction Completion Report**
Portions of Parcels 06-806-00739-05 and 06-806-00739-00
2929 Halvor Lane
Superior, Wisconsin
BRRTS#: 07-16-583046
BBJ Group Project No. R2112496.0

Dear Mr. Hunt:

BBJ Group, LLC (BBJ Group) on behalf of HCI Limited Partnership, respectfully submits this Construction Completion Report (Report) for implementation of the Materials Management Plan of soils on portions of parcels 06-806-00739-05 and 06-806-00739-00 associated with the FedEx expansion at 2929 Halvor Lane in Superior, Wisconsin.

Please contact Mr. Justin Button-Hutchens at (224) 433-8544 or jbutton@bbjgroup.com with any questions regarding this report.

Sincerely,

BBJ GROUP, LLC

A handwritten signature in blue ink that reads "Justin Button Hutchens".

Justin Button-Hutchens, P.E.
License # E-48325
Project Manager/Project Engineer



CONSTRUCTION COMPLETION REPORT

**FedEx Facility
2929 Halvor Lane
Superior, Wisconsin
BRRTS#: 07-16-583046**

Submitted to:

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Superior, Wisconsin

On Behalf of:

HCI Limited Partnership

Prepared by:

BBJ GROUP, LLC

July 24, 2022



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1.0 INTRODUCTION

BBJ Group, LLC (BBJ Group), on behalf of HCI Limited Partnership (HCI), prepared this Construction Completion Report (Report) to document activities completed as part of the parking lot expansion project for the FedEx facility located at 2929 Halvor Lane, Superior, Douglas County, Wisconsin (Subject Property). The Subject Property is depicted on Figure 1.

The Subject Property now owned by HCI was part of the former 42-acre Amoco Oil Terminal site, a petroleum storage facility of aboveground tanks with capacity of up to 50 million gallons. For this correspondence the subject property will be referred to as the Amoco Oil Terminal – FedEx Facility. The Amoco facility operated for approximately 100 years and was decommissioned in the late 1990's. The DNR was notified of numerous petroleum discharges over the years that contaminated soil and groundwater, leading the DNR to regard BP Products North America Inc. (BP) as the responsible party for investigation and remediation of the Amoco Oil Terminal site. The facility has a Bureau of Remediation and Redevelopment Tracking System (BRRTS) number 02-16-000331. BP has been performing investigation and interim remedial action activities at the Amoco Oil Terminal site for several years. The property now owned by HCI was purchased and developed in 2005 as a distribution center for FedEx. Recently, additional former Amoco Oil Terminal property was purchased by HCI to expand the parking lot areas for the FedEx facility. The Deeds to the property expansion are included in Appendix A. The property owner contact information is as follows:

Property Owner: Cory Hart
HCI Limited Partnership
3121 Mercedes Drive
Monroe, LA 71291

A summary of the FedEx parking lot expansion project is summarized below.

2.0 FEDEX PARKING LOT EXPANSION CONSTRUCTION

The parking lot expansion project resulted in disturbing approximately 3600 cubic yards of contaminated soil which were bermed and capped on-site. Contaminated soils were also left in-place and capped with asphalt and/or concrete. HCI submitted and received approval via the MMP to manage the contaminated soil on the Amoco Oil Terminal - FedEx Facility utilizing Wisconsin Administrative Code § NR 718.12.

2.1 Materials Management Plan

An initial Materials Management Plan (MMP) dated May 27, 2021, was received with additional information provided on August 10, 2021 with a revised MMP submitted August 24, 2021, as defined by Wisconsin Administrative Code § NR 718.12 (2) (b) and (c), was provided to the DNR. DNR approved the MMP on August 31, 2021.

2.2 Implementation of Materials Management Plan

Main construction activities associated with the parking lot expansion began in September 2021 and ended in late November 2021. Construction activities were performed using the MMP to guide what areas needed to be capped and where excess soils were to be moved. Construction activities included the following:

- Grading of soils;
- Compacting and importing gravel and sand bases for the parking lot;
- Placement of geogrids;
- Excavation of dry pond location; and
- Placement of grading and dry pond excavation spoils to the berm.

The Subject Property will continue to operate as a FedEx facility. Graded soils were covered with concrete or asphalt barriers. Excess graded soils were placed with the soil berm along the eastern portion of the Subject Property. Excavated soils were placed within the soil berm along the eastern portion of the property. The berm was covered with a 30 MIL PVC Geomembrane, 8-inches of clean topsoil, and a grass seed mixture 70 for vegetation. Figure 2 depicts the locations where excess soils were generated. Figure 3 depicts the locations of the concrete or asphalt barriers and the soil berm. The weekly construction reports for the activities and photos from the project can be found in Appendix B.

The asphalt pavement, concrete pavement, and soil berm with a 30 MIL PVC geomembrane liner covering the contaminated soils serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cover/barriers also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in Wisconsin Administrative Code § NR 140.

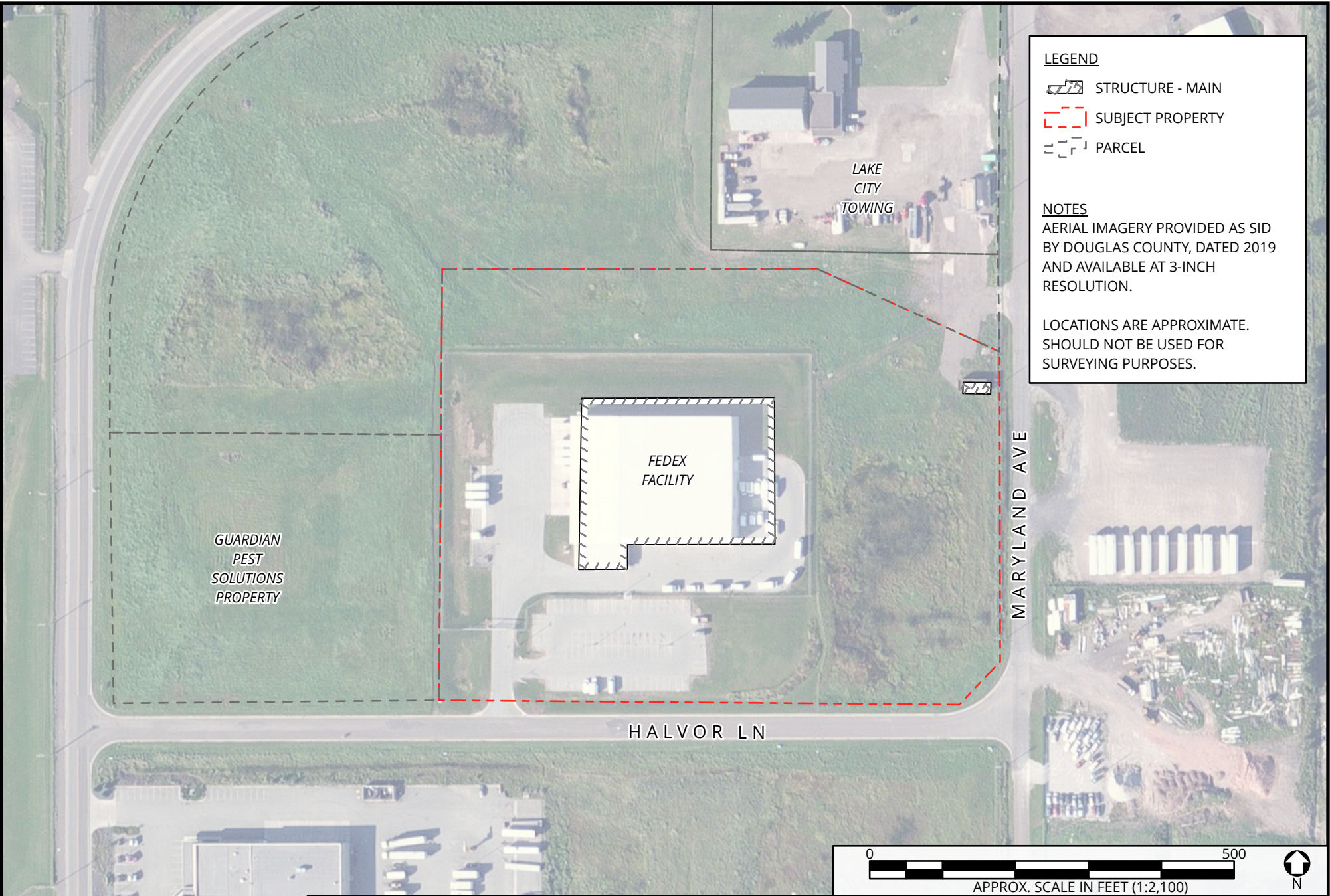
A redline as-built mark-up of the construction documents is provided in Appendix C.

2.3 Maintenance Plan




Maintenance and inspection of the berm and newly constructed asphalt/concrete covered areas will be done annually. The berm overlying the contaminated soil and as depicted in Figure 2 will be inspected for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The concrete and asphalt areas overlying the contaminated soil and as depicted in Figure 2 will also be inspected, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented.

An updated maintenance plan is attached in Appendix D, with the main updates being to the figures attached to the maintenance plan.

FIGURES



LEGEND

-  STRUCTURE - MAIN
-  SUBJECT PROPERTY
-  PARCEL

NOTES
 AERIAL IMAGERY PROVIDED AS SID BY DOUGLAS COUNTY, DATED 2019 AND AVAILABLE AT 3-INCH RESOLUTION.

LOCATIONS ARE APPROXIMATE. SHOULD NOT BE USED FOR SURVEYING PURPOSES.

	PROJECT NO: R2112496
	CREATED BY: JBH 08.24.2021
	CHECKED BY: JBH 08.24.2021
	APPROVED BY: KLM 08.24.2021

0 500






APPROX. SCALE IN FEET (1:2,100)

SITE AND VICINITY PLAN

FEDEX FACILITY
 2929 HALVOR LANE
 SUPERIOR, WISCONSIN

FIGURE
1

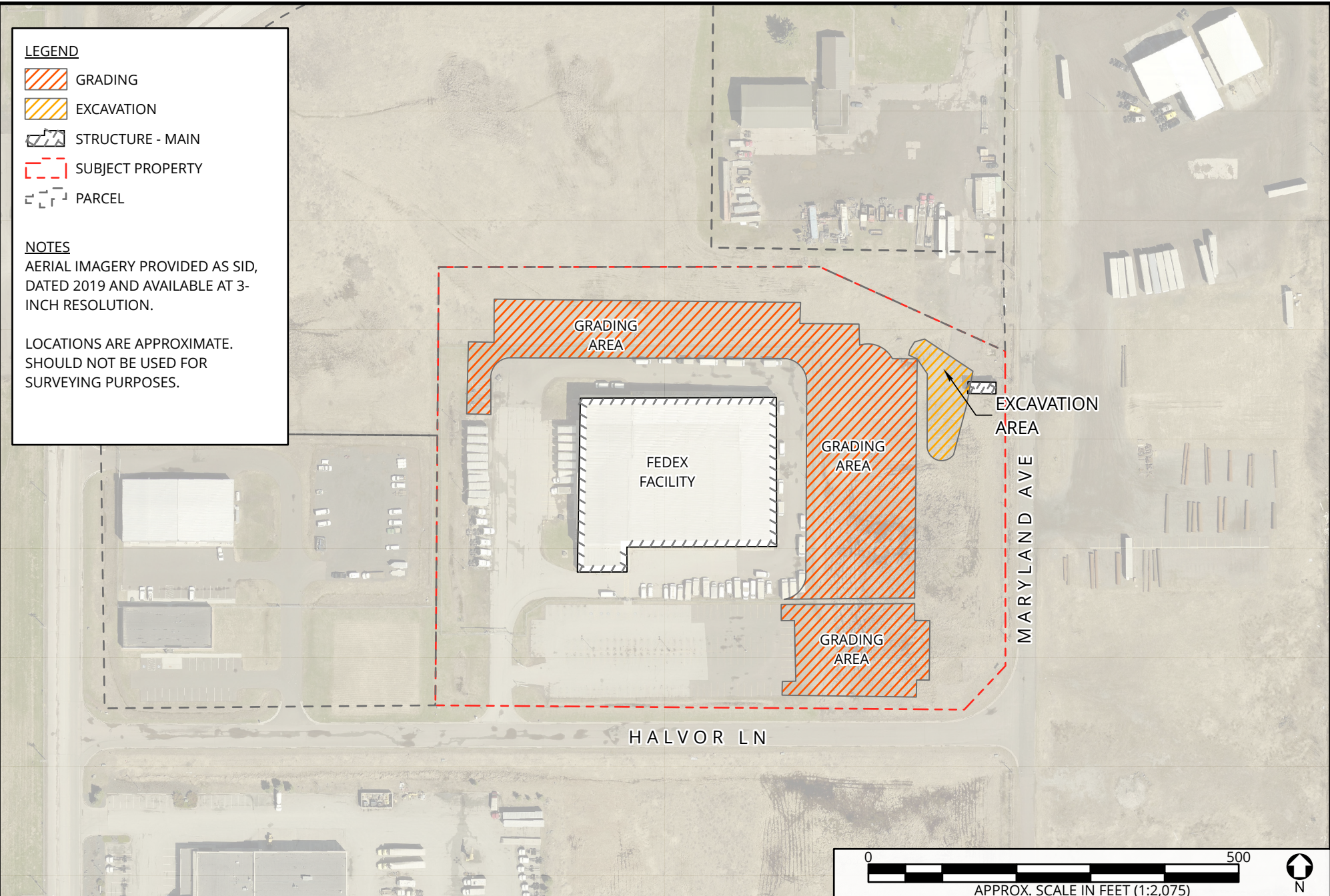
LEGEND

-  GRADING
-  EXCAVATION
-  STRUCTURE - MAIN
-  SUBJECT PROPERTY
-  PARCEL



NOTES

AERIAL IMAGERY PROVIDED AS SID, DATED 2019 AND AVAILABLE AT 3-INCH RESOLUTION.

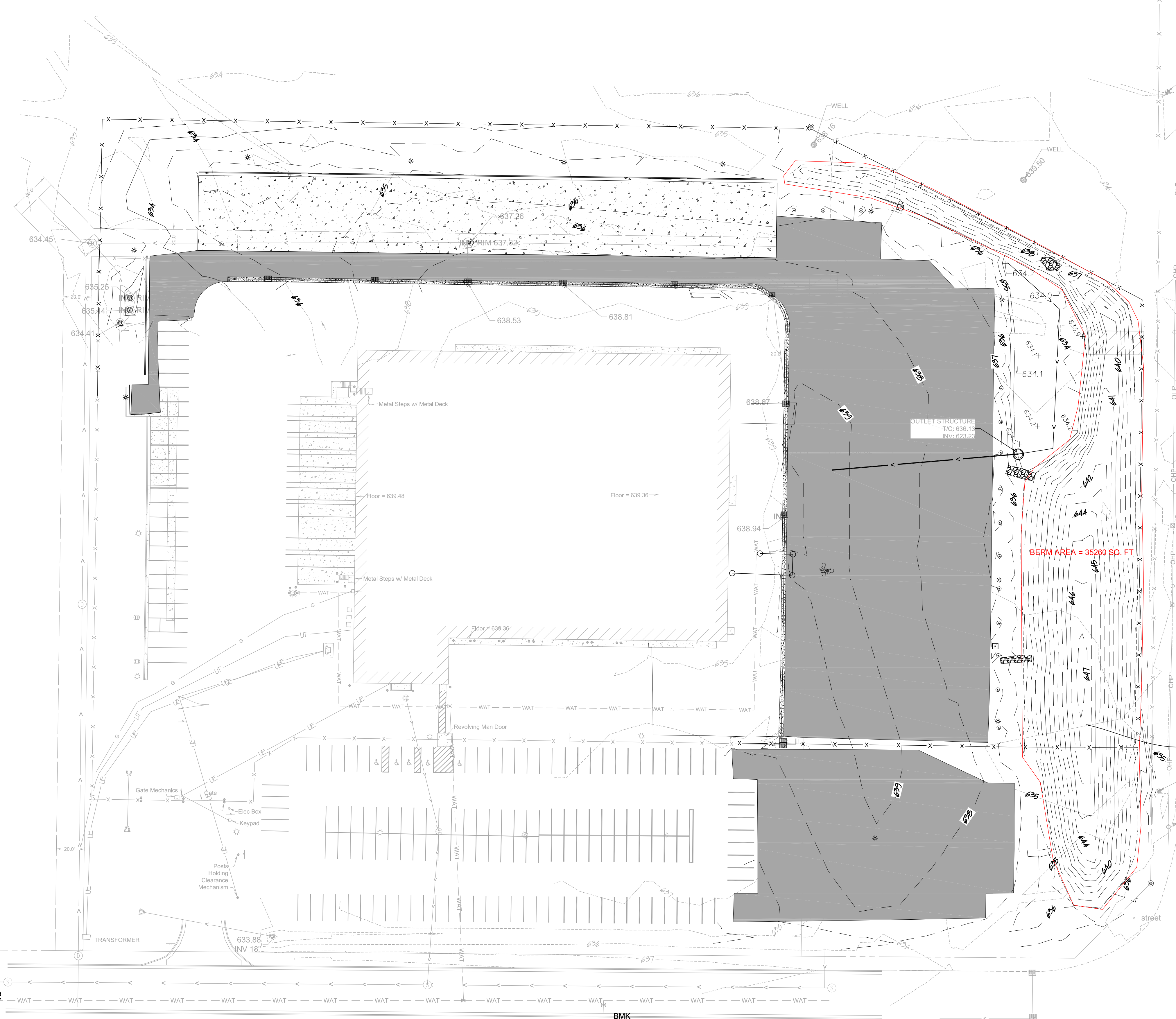
LOCATIONS ARE APPROXIMATE. SHOULD NOT BE USED FOR SURVEYING PURPOSES.



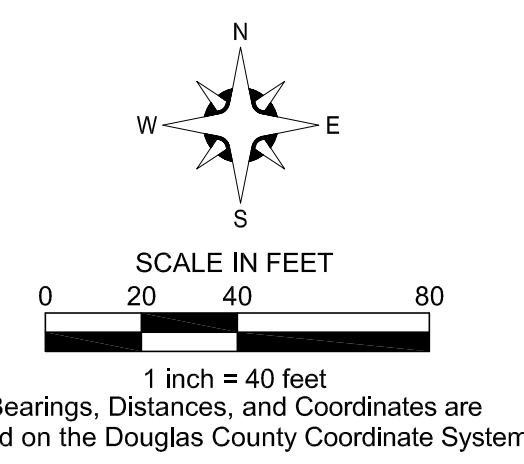
	PROJECT NO: R2112496
	CREATED BY: JBH 08.24.2021
	CHECKED BY: JBH 08.24.2021
	APPROVED BY: KLM 08.24.2021

 APPROX. SCALE IN FEET (1:2,075)	 N
EXCESS SOILS GENERATION LOCATIONS	
FEDEX FACILITY 2929 HALVOR LANE SUPERIOR, WISCONSIN	
FIGURE 2	

PLOT DATE: Jul 08, 2022 - 11:32am
 FILENAME: K:\g-m\UDC\Properties\LL\C18052000\02_Project-Data\04_Surveys\Asbuilt\Fed Ex Base.dwg



Benchmark
 Top Nut Hydrant
 ELEV: 638.40



LEGEND

	PROPERTY LINE (SEE SEPARATE BOUNDARY SURVEY)
	UTILITY EASEMENT
	RIGHT OF WAY LINE
	CHAINLINK FENCE
	UNDERGROUND GAS
	UNDERGROUND UTILITY
	SANITARY SEWER W/ CLEANOUT, MH
	STORM SEWER W/ MH, END SECTION, CS
	UNDERGROUND ELECTRIC W/ L POLE
	UNDERGROUND ELECTRIC W/ POLE
	OVERHEAD POWER LINE
	PARKING STRIPE
	CONTOUR - MAJOR
	CONTOUR - MINOR
	CONCRETE
	CURB AND GUTTER
	BITUMINOUS
	ELECTRIC PLUG
	WATER HYDRANT, VALVE
	SIEM
	MONITORING WELL
	GUARDPOST

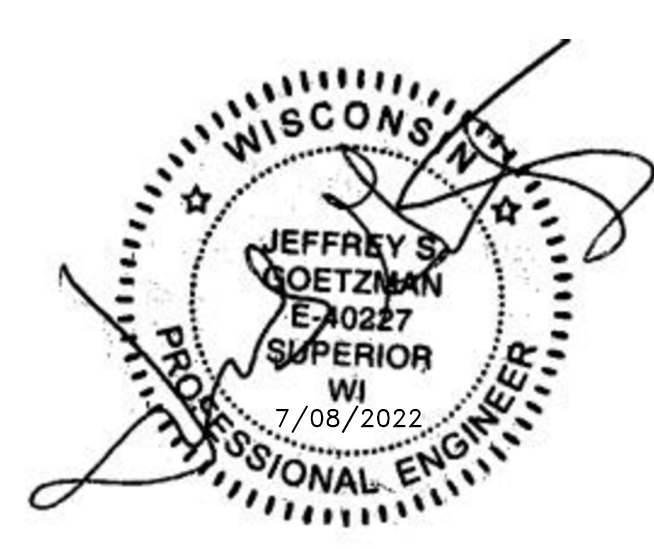
POND BERM CALCULATIONS

TOTAL GROSS POND BERM VOLUME: 153,900 CUBIC FEET
 COVER VOLUME: 35,260 x .05 = 17,360 CUBIC FEET
 NET CONTAMINATED SOILS VOLUME: 153,900 - 17,630 = 136,270 CUBIC FEET

Maryland Avenue

Halvor Lane

BMK
 N: 307013.930
 E: 142424.228
 Bench ELEV: 639.680
 Nut of Hydrant = 639.59



NO.	DATE	BY	DESCRIPTION OF REVISIONS
1	6/30/22	JK	BERM AS-BUILT
2	7/08/22	JK	CLIENT COMMENTS

DESIGNED JL
 DRAWN JK, TM
 CHECKED AB
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.
 SIGNATURE: *[Signature]* DATE: 6/30/2022
 NAME: JEFF S. GOETZMAN LIC. NO.: 40227

TKDA
 444 Cedar Street, Suite 1500
 Saint Paul, MN 55101
 651.292.4400
 tkda.com

FedEx PARKING LOT EXPANSION

BERM AS-BUILT

PROJ. NO. 18052.001
 DRAWING NO. 1 of 1

APPENDIX A

DEEDS

State Bar of Wisconsin Form 00-2011
CORRECTION INSTRUMENT

Under Wis. Stat. § 706.085

Document Number

Document Name

DOCUMENT# **920183**

Recorded or filed on
04-29-2021 at 8:57 AM

TRACY A MIDDLETON
DOUGLAS COUNTY RECORDER

Fee Amount: \$30.00

FEE EXEMPT: 3

Total Pages: 6

ELECTRONICALLY RECORDED DOCUMENT

Undersigned hereby states that a certain document ("conveyance") titled as Warranty Deed (type of document), and executed between Thompson Land Company, L.L.P., Grantor, and HCI Limited Partnership, LLP, Grantee, was recorded in Douglas County, Wisconsin, on April 27, 2021, in volume _____, page _____, as document number 920118, and contained the following error:

The legal description and Exhibit B were incorrect.

Recording Area

Name and Return Address

First American Title Company
11 E Superior Street, Ste. 110
Duluth, MN 55802
1573460

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

Legal description was to be as described on attached Exhibit A which legal was to be split out of 06-806-00739-00 and Exhibit B should be as shown as on attached Exhibit B

The basis for Undersigned's personal knowledge is (check one):

- Undersigned is the Grantor/Grantee of the property described in the conveyance.
- Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument
- Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument
- Other (Explain):

06-806-00739-06

Parcel Identification Number (PIN)

A copy of the conveyance (in part or whole) is is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).

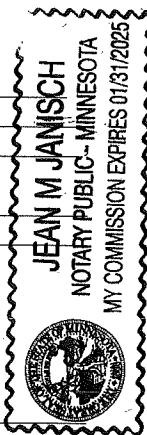
Undersigned has sent notice of the execution and recording of this Correction Instrument by 1st class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated 4/28/2021.

Tammy L. Anderson (SEAL)
* Tammy L. Anderson, Escrow Officer

AUTHENTICATION

Signature of _____
authenticated on _____
* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. §706.06)



ACKNOWLEDGMENT

STATE OF Minnesota)
WISCONSIN) ss
St. Louis) COUNTY)
Personally came before me on April 28, 2021
the above-named Tammy Anderson
to me known to be the person who executed the foregoing
instrument and acknowledged the same.
Jean M. Janisch
* Jean M. Janisch
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 1/31/2025)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

CORRECTION INSTRUMENT

STATE BAR OF WISCONSIN

FORM NO. 00-2011

* Type name below signatures.

EXHIBIT A
Legal Description

That part of the Southeast Quarter of Section 16, Township 49 North, Range 14 West of the Fourth Principal Meridian, City of Superior, Douglas County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 16; thence on an assumed bearing of South 00 degrees 02 minutes 12 seconds East, along the East line of said Southeast Quarter for a distance of 2643.24 feet to the Southeast corner of said Section 16; thence North 14 degrees 35 minutes 47 seconds West 1710.90 feet to the intersection of the West right of line of Maryland Avenue as monumented and the North right of way line of Halvor Lane as monumented, said point being the point of beginning of the parcel herein described; thence North 00 degrees 05 minutes 16 seconds West, along said West right of way line 415.00 feet; thence North 63 degrees 27 minutes 17 seconds West 278.89 feet to the Northerly extension of the East line of Certified Survey Map No. 955, according to the recorded map thereof, Douglas County, Wisconsin, said map being filed in Volume 7, Pages 36 and 37 in the Office of the Douglas County Register of Deeds; thence South 00 degrees 02 minutes 56 seconds East, along said Northerly extension and along said East line of Certified Survey Map No. 955 for a distance of 595.19 feet to the Southeast corner of said Certified Survey Map No. 955, said point being on the North right of way line of Halvor Lane as monumented; thence North 89 degrees 40 minutes 59 seconds East, along said North right of way line 195.51 feet; thence North 44 degrees 48 minutes 01 seconds East 76.79 feet to the point of beginning.

Reserving an easement to Grantor and its successors and assigns, forever, for the construction, repair and maintenance of a stormwater conveyance system in the northerly 100 feet of the westerly 20 feet of the Property, including the right to remove vegetation and Grantee shall, at its cost and expense, provide for proper stormwater drainage from the Property in accordance with all applicable laws, rules and regulations.

EXHIBIT B

1. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.
2. Any and all levied and pending assessments.
3. Terms and conditions of Right of Entry Agreement between Amoco Oil Co and R.R.S. Inc recorded September 11, 2000 as Doc. No. 723208.
4. Easement for pipeline purposes..
5. Possible encroachment by driveway along Maryland Avenue.
6. Water rights, claims or title to water, whether or not shown by the public records.
7. Rights of the public in and to that portion of the land lying within Halvor Lane, Susquehanna Avenue, Winter Street and Maryland Avenue.
8. Rights of the United States of America and/or the State of Wisconsin, the county, the municipality, and the public, in and to that part of the land which may be within wetlands.
9. That certain License Agreement between Seller and Fedex Ground Package System, Inc. dated September 15, 2020.
10. The environmental matters described under the following Wisconsin Bureau of Remediation and Redevelopment Tracking System (“BRRTS”) Numbers: BRRTS #02-16-000331; BRRTS # 02-16-297979 and BRRTS # 02-16-117873.
11. The following matters disclosed by a survey made by ALTA Land Survey Company on February 21, 2021, designated Job No. 21-012:
 - 11.1. Evidence of occupation and use along North portion of the Land by adjacent owner to the North.
 - 11.2. Encroachment of water main line and underground telecom along East portion of the Land without the benefit of an easement.
 - 11.3. Encroachment of storm sewer and sanitary sewer across West portion of the Land without the benefit of an easement.
 - 11.4. Discrepancies, conflicts or encroachments in the Land's boundary lines by reason the location of fences other than on actual boundary lines.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

DOCUMENT# **920118**
Recorded or filed on
04-27-2021 at 11:20 AM
TRACY A MIDDLETON
DOUGLAS COUNTY RECORDER
Fee Amount: \$30.00
Transfer Fee: \$1200.00
Total Pages: 3

ELECTRONICALLY RECORDED DOCUMENT

THIS DEED, made between **Thompson Land Company, L.L.P.**, a Wisconsin Limited Liability Partnership ("Grantor," whether one or more), and **HCI Limited Partnership, LLP**, a Louisiana Limited Liability Partnership, ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Douglas County, State of Wisconsin ("Property") as shown on Exhibit A attached hereto.

Recording Area

Name and Return Address

Steven C. Overom
Overom Law, PLLC
11 E. Superior Street
Suite 543
Duluth, MN 55802

See Exhibit A attached hereto

Parcel Identification Number (PIN)

This IS NOT homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: All liens, claims, encumbrances, restrictions, covenants, conditions, matters or exceptions to title that are set forth in the Title Commitment or Survey, but not objected to by Purchaser in a Defects Notice; and any other Defects to which Grantee objects by delivery of a Defects Notice, but Grantor fails to cure and Grantee nevertheless elects to close, accepting title to the Property subject to such Defects and such items described on Exhibit B attached hereto.

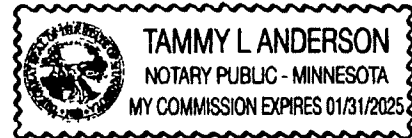
Dated

4/19/21

Thompson Land Company, L.L.P.



By Jay Thompson,
Its Chief Executive Officer



AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Steven C. Overom, Attorney at Law, WI Bar #1013130
11 E. Superior St., Suite 543, Duluth, MN 55802

ACKNOWLEDGMENT

STATE OF MINNESOTA)
) ss.
ST. LOUIS COUNTY)

Personally came before me on April 19, 2021, the above-named Jay Thompson the Chief Executive Officer of and on behalf of Thompson Land Company, L.L.P., a Wisconsin Limited Liability Partnership, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* T Anderson
Notary Public, State of Minnesota
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

EXHIBIT A
Legal Description

Lot 1, Certified Survey Map No. 1419 filed as Document No. 910012 in Volume 11 on pages 26-28 in the office of the Register of Deeds, Douglas County, Wisconsin, which parcel is also legally described as follows:

That part of the Southeast Quarter of Section 16, Township 49 North, Range 14 West of the Fourth Principal Meridian, City of Superior, Douglas County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 16; thence on an assumed bearing of South 00 degrees 02 minutes 12 seconds East, along the East line of said Southeast Quarter for a distance of 2643.24 feet to the Southeast corner of said Section 16; thence North 14 degrees 35 minutes 47 seconds West 1710.90 feet to the intersection of the West right of way line of Maryland Avenue as monumented and the North right of way line of Halvor Lane as monumented, said point being the point of beginning of the parcel herein described; thence North 00 degrees 05 minutes 16 seconds West, along said West right of way line 609.18 feet to the Southeast corner of Certified Survey Map No. 884, according to the recorded map thereof, Douglas County, Wisconsin, said map being filed in Volume 6, Page 195 in the Office of the Douglas County Register of Deeds; thence South 89 degrees 40 minutes 30 seconds West, along the South line of said Certified Survey Map No. 884 for a distance of 380.27 feet to the Southwest corner of said Certified Survey Map No. 884; thence North 00 degrees 04 minutes 09 seconds West, along the West line of said Certified Survey Map No. 884 for a distance of 343.08 feet to the Northwest corner of said Certified Survey Map No. 884; thence South 89 degrees 40 minutes 30 seconds West, along the South right of way line of Winter Street as monumented 361.90 feet to the Northeast corner of Certified Survey Map No. 1237, according to the recorded map thereof, Douglas County, Wisconsin, said map being filed in Volume 9, Pages 114 and 115 in the Office of the Douglas County Register of Deeds; thence Southerly 762.62 feet, along the Southeasterly line of Outlot 1 of said Certified Survey Map No. 1237, along a tangential curve, concave to the Southeast, having a central angle of 89 degrees 43 minutes 20 seconds and a radius of 487.00 feet to the most Southerly corner of said Certified Survey Map No. 1237; thence South 00 degrees 02 minutes 50 seconds East, along the East line of Susquehanna Avenue as monumented 144.63 feet to the Northwest corner of Certified Survey Map No. 1236; according to the recorded map thereof, Douglas County, Wisconsin, said map being filed in Volume 9, Pages 112 and 113 in the Office of the Douglas County Register of Deeds; thence North 89 degrees 40 minutes 59 seconds East, along the North line of said Certified Survey Map No. 1236 for a distance of 462.79 feet to the Northeast corner of said Certified Survey Map No. 1236; thence North 00 degrees 00 seconds 35 seconds West, along the West line of Certified Survey Map No. 955, according to the recorded map thereof, Douglas County, Wisconsin, said map being filed in Volume 7, Pages 36 and 37 in the Office of the Douglas County Register of Deeds and it's Northerly extension 221.06 feet to the intersection with a line parallel with and distant 100.00 feet North of the North line of said Certified Survey Map No. 955; thence South 89 degrees 59 minutes 55 seconds East, along said parallel line 514.75 feet to the intersection with the Northerly extension of the East line of said Certified Survey Map No. 955; thence South 00 degrees 02 minutes 56 seconds East, along said East line and it's Northerly extension 595.19 feet to the Southeast corner of said Certified Survey Map No. 955, said point being on the North right of way line of Halvor Lane as monumented; thence North 89 degrees 40 minutes 59 seconds East, along said North right of way line 195.51 feet; thence North 44 degrees 48 minutes 01 seconds East 76.79 feet to the point of beginning.

Parcel No. ~~06-806-00739-00~~

06-806-00739-06

EXHIBIT B

1. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.
2. Any and all levied and pending assessments.
3. Terms and conditions of Right of Entry Agreement between Amoco Oil Co and R.R.S. Inc recorded September 11, 2000 as Doc. No. 723208.
4. Easement for pipeline purposes..
5. Possible encroachment by driveway along Maryland Avenue.
6. Water rights, claims or title to water, whether or not shown by the public records.
7. Rights of the public in and to that portion of the land lying within Halvor Lane, Susquehanna Avenue, Winter Street and Maryland Avenue.
8. Rights of the United States of America and/or the State of Wisconsin, the county, the municipality, and the public, in and to that part of the land which may be within wetlands.
9. That certain License Agreement between Seller and Fedex Ground Package System, Inc. dated September 15, 2020.
10. The environmental matters described under the following Wisconsin Bureau of Remediation and Redevelopment Tracking System ("BRRTS") Numbers: BRRTS #02-16-000331; BRRTS # 02-16-297979 and BRRTS # 02-16-117873.
11. The terms and provisions contained in the document entitled "Stormwater Drainage Easement and Maintenance Agreement" recorded _____ as _____ of Official Records.
12. The following matters disclosed by a survey made by ALTA Land Survey Company on February 21, 2021, designated Job No. 21-012:
 - 12.1. Evidence of occupation and use along North portion of the Land by adjacent owner to the North.
 - 12.2. Encroachment of water main line and underground telecom along East portion of the Land without the benefit of an easement.
 - 12.3. Encroachment of storm sewer and sanitary sewer across West portion of the Land without the benefit of an easement.
 - 12.4. Discrepancies, conflicts or encroachments in the Land's boundary lines by reason the location of fences other than on actual boundary lines.

853541

Document Number

WARRANTY DEED

DOCUMENT# 853541

Recorded or Filed on
September 17, 2012 9:30 AM
GAYLE I. WANNER
DOUGLAS COUNTY RECORDER
SUPERIOR, WI 54880-2769
Fee Amount: \$300.00
Transfer Fee: \$300.00
Total Pages 1

This Deed, made between Winter Business Park, LLC, a Wisconsin Limited Liability Company, Grantor, and HCI Limited Partnership, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Douglas County, State of Wisconsin (the "Property"): That part of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section 16, Township 49 North, Range 14 West, City of Superior, Douglas County, Wisconsin, described as follows:

Commencing at the northeast corner of said NE 1/4 of SE 1/4; thence South 00°43'11" West, assumed bearing along the east line of said NE 1/4 of SE 1/4, a distance of 33.00 feet to the south line of Winter Street; thence North 89°33'49" West 430.00 feet along the south line of said Winter Street to the west line of Maryland Avenue; thence South 00°43'11" West 952.26 feet along the west line of said Maryland Avenue to the north line of Halvor Lane; thence South 45°32'50" West 76.47 feet along the north line of Halvor Lane; thence North 89°34'12" West 196.00 feet along the north line of said Halvor Lane to the southeast corner of Douglas County Certified Survey Map No. 955 (CSM No. 955); thence North 00°42'42" East 495.19 feet to the northeast corner of said CSM No. 955, the point of beginning of the tract to be described; thence North 89°14'37" West 514.99 feet to the northwest corner of said CSM No. 955; thence North 00°42'48" East 100.00 feet; thence South 89°14'37" East 514.99 feet; thence South 00°42'42" West 100.00 feet to the point of beginning.

Recording Area

Name and Return Address
Pioneer Abstract & Title

30/12

Part of 06-806-00748-00 & 06-806-00739-00
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except Easements, Restrictions, Reservations of record.

Dated this 10th day of September, 2012.

Winter Business Park, LLC

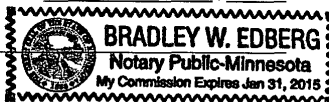
[Signature]

* By: Brian D. Forcier

AUTHENTICATION

Signature(s)

authenticated this ___ day of _____,



TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
B. Edberg

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF Minnesota)

) ss.

St. Louis County)

Personally came before me this 10th day of
September, 2012 the above named
Brian D. Forcier

[Signature]

Notary Public, State of Minnesota
My Commission is permanent. (If not, state expiration date:
1-31-2015)

* Names of persons signing in any capacity must be typed or printed below their signature.

APPENDIX B
WEEKLY CONSTRUCTION REPORTS

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



8 Field Reports

Weekly Recap Form - Oct 25, 2021, ID #58, Submitted	2
Copied from Oct 18, 2021	
Weekly Recap Form - Oct 18, 2021, ID #52, Submitted	7
Copied from Oct 11, 2021	
Weekly Recap Form - Oct 11, 2021, ID #46, Submitted	11
Copied from Oct 4, 2021	
Weekly Recap Form - Oct 4, 2021, ID #40, Submitted	15
Copied from Sep 27, 2021	
Weekly Recap Form - Sep 27, 2021, ID #34, Submitted	19
Copied from Sep 20, 2021	
Weekly Recap Form - Sep 20, 2021, ID #27, Submitted	23
Copied from Sep 13, 2021	
Weekly Recap Form - Sep 13, 2021, ID #22, Submitted	27
Copied from Sep 7, 2021	
Weekly Recap Form - Sep 7, 2021, ID #16, Submitted	32
Copied from Aug 30, 2021	

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Weekly Recap Form

Oct 25, 2021, ID #58

REPORT DETAILS

Description Copied from Oct 18, 2021

Submitted by Matt Johnson

Status Submitted

Last update Oct 25, 2021 9:38 AM

Last updated by Matt Johnson

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



PHOTOS (10)



Liner & Sand in Pond
Scott Luostari
Oct 22, 2021 2:09 PM



Head Blot Heater Pedestals
Scott Luostari
Oct 22, 2021 2:09 PM



E-Mat and Fencing on Berm
Scott Luostari
Oct 21, 2021 4:22 PM



Topsoil, Draitile and Sand for Pond
Scott Luostari
Oct 21, 2021 4:22 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



E-Mat @ SE Corner of Site

Scott Luostari

Oct 21, 2021 4:22 PM



Fine Grading of Van Lot

Scott Luostari

Oct 20, 2021 3:54 PM



Berm Topsoil Placed by Conveyor

Scott Luostari

Oct 19, 2021 3:40 PM



Berm PVC Liner

Scott Luostari

Oct 19, 2021 3:40 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Pond & Berm PVC Liner

Scott Luostari

Oct 18, 2021 3:31 PM



Fence & Topsoil at N Edge of Trailer Lot

Scott Luostari

Oct 18, 2021 3:31 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Weekly Recap Form

Oct 18, 2021, ID #52

REPORT DETAILS

Description Copied from Oct 11, 2021

Submitted by Matt Johnson

Status Submitted

Last update Oct 18, 2021 8:42 AM

Last updated by Matt Johnson

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



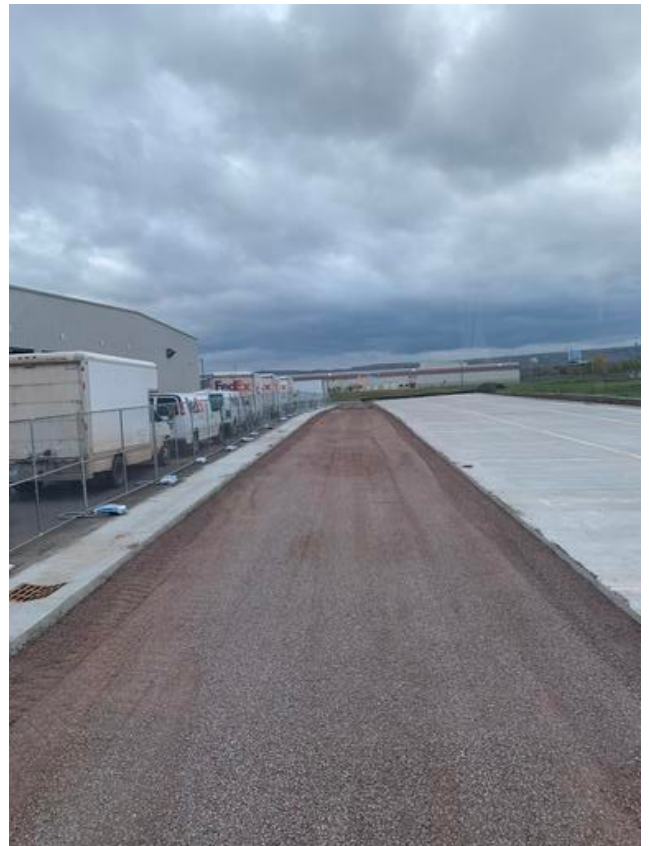
PHOTOS (8)



Fence Posts @ North Property Line

Scott Luostari

Oct 15, 2021 3:59 PM



Trailer Lot Fine Grading

Scott Luostari

Oct 15, 2021 3:59 PM



Van Lot Fine Grading

Scott Luostari

Oct 14, 2021 2:11 PM



Pond and Berm

Scott Luostari

Oct 14, 2021 2:11 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



NW Site Perimeter Grading

Scott Luostari

Oct 13, 2021 3:26 PM



North Site Perimeter Grading

Scott Luostari

Oct 13, 2021 3:26 PM



Valley Curb

Scott Luostari

Oct 12, 2021 4:08 PM



West Curb Line

Scott Luostari

Oct 11, 2021 4:15 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Weekly Recap Form

Oct 11, 2021, ID #46

REPORT DETAILS

Description Copied from Oct 4, 2021

Submitted by Matt Johnson

Status Submitted

Last update Oct 11, 2021 8:30 AM

Last updated by Matt Johnson



WEEKLY RECAP REPORT

WEEK ENDING DATE: 10/08/21
 HOURS WORKED: _____

PROJECT: FedEx Ground Parking Expansion
 JOB NO: 7785

EQUIPMENT ONSITE		SUMMARY OF EMPLOYEES ON SITE			
EQUIP #	EQUIPMENT	J.R. JENSEN:		QTY	QTY
2404	Cat Loader	Trades	Carpenter FM	1	
2015	Cat 320 Excavator		Operator	3	
2406	Cat 299 Skid Steer		PM	1	
2204	Cat D5 Dozer				
2116	Bomag Roller				
2502	Bobcat Skid Steer	TOTAL			<u>5</u>
2630	Bobcat Sweeper Attachment	SUBCONTRACTORS:			
		Hunt Electric	3		
		TKDA - Survey	1		
		TPT - Compaction	1		
RENTAL	SUB EQUIP	HMI - Paving	11		
Cat 299 Excavator		Econ-Placer	2		
		CLIENT:			
		TOTAL			<u>18</u>

INCIDENTS OR ISSUES (Safety, Quality, Environmental, Property Damage, Equipment, Tools, etc.):

City environmental inspector requested south access be removed as it was not on the plans.

WORK COMPLETED/MILESTONES ACHIEVED (Include 5-10 Photos):

All catch basins and piping set and grouted
 Trailer parking lot paving poured and broom finished. Valley curb forms set. One section of valley curb poured
 Form and pour block heater pedestals on van lot
 Excavate pond and begin shaping pond berm
 Removed south access driveway

PROJECT CHANGES/DELAYS/FORECAST: Work forecasted for week of 10/11/21

Finish valley curb and strip remaining site concrete forms
 Continue with site electrical foundation and rough-ins
 Fine grade all lots in preparation for bituminous paving
 Excavate pond and continue to shape berm & site perimeter.

DELIVERIES/PICKUPS:

Udeen - Gravel
 DRM - Concrete
 Midwest Transport - Concrete pipe support foundation haul out

Project Supervisor Signature

Project Inspector

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



PHOTOS (8)



South Entrance Removed

Scott Luostari

Oct 8, 2021 2:26 PM



Pond berm & debris

Scott Luostari

Oct 8, 2021 2:26 PM



Pond and light poles

Scott Luostari

Oct 7, 2021 4:08 PM



Trailer paving

Scott Luostari

Oct 6, 2021 4:04 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Valley curb pour

Scott Luostari

Oct 5, 2021 4:10 PM



Excavating pond and removing debris

Scott Luostari

Oct 5, 2021 4:10 PM



Trailer paving formed

Scott Luostari

Oct 5, 2021 4:10 PM



Trailer lot prep

Scott Luostari

Oct 4, 2021 3:50 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Weekly Recap Form

Oct 4, 2021, ID #40

REPORT DETAILS

Description Copied from Sep 27, 2021

Submitted by Matt Johnson

Status Submitted

Last update Oct 4, 2021 9:46 AM

Last updated by Matt Johnson

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



PHOTOS (8)



Grading North of Trailer Paving Curb

Scott Luostari

Oct 1, 2021 4:07 PM



Light Pole Foundations & Berm Shaping

Scott Luostari

Oct 1, 2021 4:07 PM



Trailer Lot Curb

Scott Luostari

Sep 29, 2021 4:10 PM



Pouring Trailer Curb & Gravel Import

Scott Luostari

Sep 28, 2021 4:21 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Trailer Curb Curing & Excavated Spoils

Scott Luostari

Sep 28, 2021 4:21 PM



Geogrid and Gravel Placement on Van Lot

Scott Luostari

Sep 27, 2021 3:38 PM



Geogrid & Gravel at NE Corner of Site

Scott Luostari

Sep 27, 2021 3:38 PM



GeoGrid, Gravel and Compaction at NE Corner of Lot

Scott Luostari

Sep 27, 2021 3:38 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Weekly Recap Form

Sep 27, 2021, ID #34

REPORT DETAILS

Description Copied from Sep 20, 2021

Submitted by Matt Johnson

Status Submitted

Last update Sep 27, 2021 8:27 AM

Last updated by Matt Johnson



WEEKLY RECAP REPORT

WEEK ENDING DATE: 09/25/21
HOURS WORKED: _____

PROJECT: FedEx Ground Parking Expansion
JOB NO: 7785

EQUIPMENT ONSITE		SUMMARY OF EMPLOYEES ON SITE		
EQUIP #	EQUIPMENT	J.R. JENSEN:	QTY	QTY
2404	Cat Loader	Trades Carpenter FM	1	
2015	Cat 320 Excavator	Laborer	0	
2406	Cat 299 Skid Steer	Operator	5	
2204	Cat D5 Dozer	PM	1	
2116	Bomag Roller			
2202	Cat D6 Dozer			
2502	Bobcat Skid Steer			
2630	Bobcat Sweeper Attachment			
		TOTAL		
				7
		SUBCONTRACTORS:		
		Hunt Electric	2	
		TKDA - Survey	1	
		TPT - Compaction	1	
		CLIENT:		
		TOTAL		
				4

INCIDENTS OR ISSUES (Safety, Quality, Environmental, Property Damage, Equipment, Tools, etc.):

Rain delays on Monday and Friday afternoons. Crew worked Saturday to catch up.
Catch basins scheduled to arrive Friday were pushed by mfg. to Monday.

WORK COMPLETED/MILESTONES ACHIEVED (Include 5-10 Photos):

Imported, graded and compacted sand base for Trailer lot. Compaction testing passed.
GeoGrid and gravel for trailer lot. 80% until catch basins are installed.
Fine grade and compaction testing of sand base van lot. Compaction testing passed.
GeoGrid and gravel for van lot. 85% complete. Install hydrant bollards.
Fabric and sand placement at NE trailer/van connection lot.

PROJECT CHANGES/DELAYS/FORECAST: Work forecasted for week of 9/27/21

Complete gravel placement, fine grading and compaction testing of the van lot.
Install new catch basins for storm water system. Continue work on site electrical building tie-in.
Layout and begin pouring concrete for curbs in trailer lot.
Remove existing curb system and prepare sub grate at lot transitions

DELIVERIES/PICKUPS:

Udeen - Sand & Gravel
ASDCO - Fabric

Project Supervisor Signature

Project Inspector

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



PHOTOS (8)



Fabric & Sand @ NE Lot Connection

Scott Luostari

Sep 25, 2021 2:01 PM



GeoGrid and Gravel on Van Lot

Scott Luostari

Sep 25, 2021 2:01 PM



Hydrant Bollards & GeoGrid on Van Lot

Scott Luostari

Sep 24, 2021 12:31 PM



Sand Placement on West Trailer Lot

Scott Luostari

Sep 22, 2021 4:21 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



GeoGrid and Gravel on Trailer Lot

Scott Luostari

Sep 22, 2021 4:21 PM



Sand Placement on Trailer Lot

Scott Luostari

Sep 21, 2021 3:55 PM



GeoGrid on Trailer Lot

Scott Luostari

Sep 21, 2021 3:55 PM



Fine Grading of Sand on Trailer Lot

Scott Luostari

Sep 21, 2021 3:55 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Weekly Recap Form

Sep 20, 2021, ID #27

REPORT DETAILS

Description Copied from Sep 13, 2021

Submitted by Matt Johnson

Status Submitted

Last update Sep 20, 2021 8:41 AM

Last updated by Matt Johnson



WEEKLY RECAP REPORT

WEEK ENDING DATE: 09/17/21
 HOURS WORKED: _____

PROJECT: FedEx Ground Parking Expansion
 JOB NO: 7785

EQUIPMENT ONSITE		SUMMARY OF EMPLOYEES ON SITE			
EQUIP #	EQUIPMENT	J.R. JENSEN:		QTY	QTY
2404	Cat Loader	Trades	Carpenter FM	1	
2015	Cat 320 Excavator		Laborer	0	
2406	Cat 299 Skid Steer		Operator	4	
2204	Cat D5 Dozer		PM	1	
2116	Bomag Roller				
2202	Cat D6 Dozer				
2502	Bobcat Skid Steer				
2630	Bobcat Sweeper Attachment				
		TOTAL			6
RENTAL		SUBCONTRACTORS:			
		Hunt Electric	2		
SUB EQUIP		Dairyland Fence	2		
		CLIENT:			
		David Shores	1		
		TOTAL			5

INCIDENTS OR ISSUES (Safety, Quality, Environmental, Property Damage, Equipment, Tools, etc.):

None

WORK COMPLETED/MILESTONES ACHIEVED (Include 5-10 Photos):

- Removed north fence line and install temp fence panels.
- Sub-cut transition at fence line between existing and new trailer parking lot.
- Sub-cut north trailer parking lot. Installed fabric and placed first layer of sand on 80% of lot.
- Remove and salvage light poles at north fence line. Remove light pole foundations.
- Finalized lightning plan and began install in conduit for new site lighting

PROJECT CHANGES/DELAYS/FORECAST: Work forecasted for week of 9/20/21

- Import and compact sand base for trailer lot.
- GeoGrid and gravel for trailer lot.
- Fine grade and compaction testing of sand base on van lot.
- Survey and layout for upcoming concrete flat work on trailer lot.

DELIVERIES/PICKUPS:

- Udeen - Sand & Gravel
- ASDCO - Fabric

 Project Supervisor Signature

 Project Inspector

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



PHOTOS (8)



Conduit Extensions @ East Van Lot

Scott Luostari

Sep 16, 2021 4:08 PM



Fabric & Sand Placement @NW Trailer Lot

Scott Luostari

Sep 16, 2021 4:08 PM



Sand Compaction @ Trailer Lot

Scott Luostari

Sep 16, 2021 4:08 PM



Sub-Cutting Trailer Lot

Scott Luostari

Sep 15, 2021 4:11 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Compacting Sand on Trailer Lot

Scott Luostari

Sep 15, 2021 4:11 PM



Sub-Cutting Trailer Lot

Scott Luostari

Sep 14, 2021 4:03 PM



Sub-Cutting Trailer Lot

Scott Luostari

Sep 13, 2021 4:22 PM



Sub-Cutting Trailer Lot

Scott Luostari

Sep 13, 2021 4:22 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Weekly Recap Form

Sep 13, 2021, ID #22

REPORT DETAILS

Description Copied from Sep 7, 2021

Submitted by Matt Johnson

Status Submitted

Last update Sep 13, 2021 7:55 AM

Last updated by Matt Johnson

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



PHOTOS (8)



Shoulder employee lot with top soil

Scott Luostari

Sep 10, 2021 3:59 PM



Sub-cut and import sand east lot transition

Scott Luostari

Sep 10, 2021 3:59 PM



Fire hydrant relocation

Scott Luostari

Sep 9, 2021 4:10 PM



Import and grade sand at north end of van lot

Scott Luostari

Sep 9, 2021 4:10 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Disconnect & salvage light poles @ east lot

Scott Luostari

Sep 8, 2021 4:20 PM



Place and compact sand on van lot

Scott Luostari

Sep 8, 2021 4:20 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Sub-cut east lot transition

Scott Luostari

Sep 7, 2021 4:15 PM



Catch basin tie-in

Scott Luostari

Sep 7, 2021 4:15 PM

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



Weekly Recap Form

Sep 7, 2021, ID #16

REPORT DETAILS

Description Copied from Aug 30, 2021

Submitted by Matt Johnson

Status Submitted

Last update Sep 7, 2021 8:27 AM

Last updated by Matt Johnson



WEEKLY RECAP REPORT

WEEK ENDING DATE: 09/03/21
 HOURS WORKED: _____

PROJECT: FedEx Ground Parking Expansion
 JOB NO: 7785

EQUIPMENT ONSITE		SUMMARY OF EMPLOYEES ON SITE			
EQUIP #	EQUIPMENT	J.R. JENSEN:	QTY		QTY
2404	Cat Loader	Trades Carpenter FM	1		
2015	Cat 320 Excavator	Laborer	1		
2406	Cat 299 Skid Steer	Operator	4		
2204	Cat D5 Dozer	PM	1		
2116	Bomag Roller				
2202	Cat D6 Dozer				
2502	Bobcat Skid Steer				
2630	Bobcat Sweeper Attachment				
RENTAL	SUB EQUIP				
			TOTAL		7
		SUBCONTRACTORS:			
		TPT - Compaction	1		
		Dairyland Fence	2		
		Belknap Plumbing	2		
		CLIENT:			
			TOTAL		1

INCIDENTS OR ISSUES (Safety, Quality, Environmental, Property Damage, Equipment, Tools, etc.):

None

WORK COMPLETED/MILESTONES ACHIEVED (Include 5-10 Photos):

Installed Geogrid, placed and compacted gravel and completed rough grading of the employee parking lot

Sub-cut and shaped van parking lot sub-grade and pushed topsoil to berm location

Installed fabric and first lift of sand to existing catch basin for van parking lot

Installed temp fence and removed existing along the east edge of current parking lot

Assisted Atena with the removal of 4 test wells.

PROJECT CHANGES/DELAYS/FORECAST: Work forecasted for week of 9/7/21

Core drill and install storm water line from catch basin to berm/pond

Import, place and compact sand throughout the van parking lot

Sub-cut transition at fence line between existing and new van parking lot

Relocate fire hydrant

DELIVERIES/PICKUPS:

Udeen - Sand & Gravel

Project Supervisor Signature _____

Project Inspector _____

FedEx - Parking Lot Expansion

2929 Halvor Lane, Superior, Wisconsin

7785



PHOTOS (8)



Van Lot Sub-Cut

Matt Johnson

Sep 7, 2021 8:11 AM



Van Lot Fabric and Sand

Matt Johnson

Sep 7, 2021 8:11 AM



Catch Basin Tie-In Excavation

Scott Luostari

Sep 3, 2021 4:07 PM



Van Lot Fabric and Sand

Scott Luostari

Sep 2, 2021 4:17 PM

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2929 Halvor Lane, Superior, Wisconsin

7785



Existing Fence Removal

Scott Luostari

Sep 2, 2021 4:17 PM



Temp Fence Install

Scott Luostari

Sep 1, 2021 3:57 PM



GeoGrid and Gravel

Scott Luostari

Aug 31, 2021 3:48 PM



Rough Grade Employee Lot

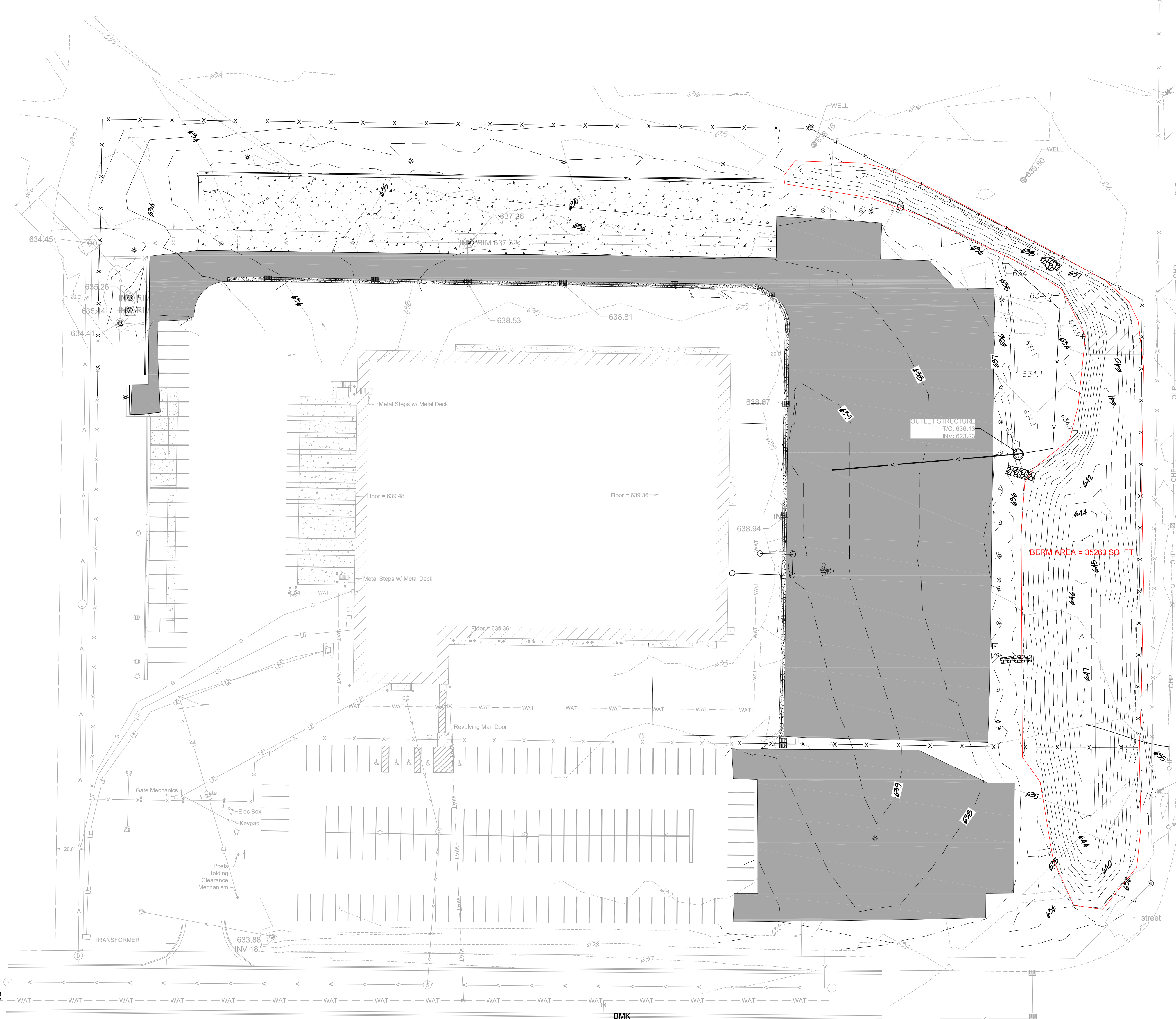
Scott Luostari

Aug 31, 2021 3:48 PM

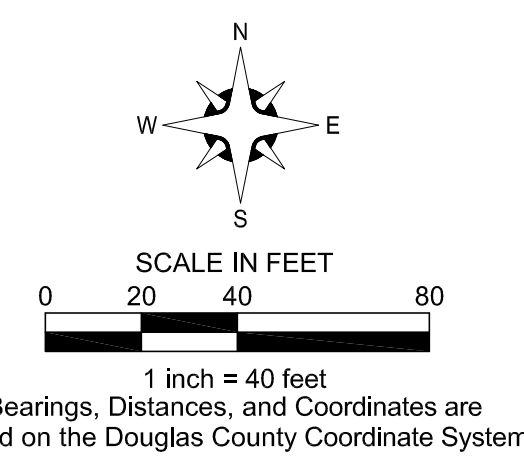
APPENDIX C

AS-BUILT CONSTRUCTION DRAWINGS

PLOT DATE: Jul 08, 2022 - 11:32am
 FILENAME: K:\g-m\UDC\Properties\LL\C18052000\02_Project-Data\04_Surveys\Asbuilt\Fed Ex Base.dwg



Benchmark
 Top Nut Hydrant
 ELEV: 638.40



LEGEND

	PROPERTY LINE (SEE SEPARATE BOUNDARY SURVEY)
	UTILITY EASEMENT
	RIGHT OF WAY LINE
	CHAINLINK FENCE
	UNDERGROUND GAS
	UNDERGROUND UTILITY
	SANITARY SEWER W/ CLEANOUT, MH
	STORM SEWER W/ MH, END SECTION, CS
	UNDERGROUND ELECTRIC W/ L POLE
	UNDERGROUND ELECTRIC W/ POLE
	OVERHEAD POWER LINE
	PARKING STRIPE
	CONTOUR - MAJOR
	CONTOUR - MINOR
	CONCRETE
	CURB AND GUTTER
	BITUMINOUS
	ELECTRIC PLUG
	WATER HYDRANT, VALVE
	SIEMENS
	MONITORING WELL
	GUARDPOST

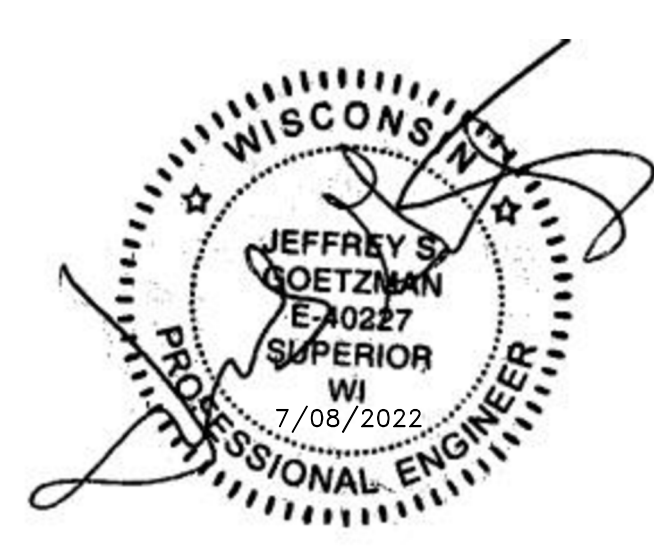
POND BERM CALCULATIONS

TOTAL GROSS POND BERM VOLUME: 153,900 CUBIC FEET
 COVER VOLUME: 35,260 x .05 = 17,360 CUBIC FEET
 NET CONTAMINATED SOILS VOLUME: 153,900 - 17,630 = 136,270 CUBIC FEET

Maryland Avenue

Halvor Lane

BMK
 N: 307013.930
 E: 142424.228
 Bench ELEV: 639.680
 Nut of Hydrant = 639.59



NO.	DATE	BY	DESCRIPTION OF REVISIONS
1	6/30/22	JK	BERM AS-BUILT
2	7/08/22	JK	CLIENT COMMENTS

DESIGNED JL
 DRAWN JK, TM
 CHECKED AB
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.
 SIGNATURE: *[Signature]* DATE: 6/30/2022
 NAME: JEFF S. GOETZMAN LIC. NO.: 40227



444 Cedar Street, Suite 1500
 Saint Paul, MN 55101
 651.292.4400
 tkda.com

FedEx PARKING LOT EXPANSION

BERM AS-BUILT

PROJ. NO. 18052.001
 DRAWING NO. 1 of 1

APPENDIX D

UPDATED MAINTENANCE PLAN

COVER or BARRIER MAINTENANCE PLAN
(to be included in Form 4400-202, as Attachment D)

April 27, 2022

Property Located at: 2929 Halvor Lane

DNR BRRTS/Activity #: 07-16-583046

Parcel Number: 06-806-00739-06

Introduction

This document is the Maintenance Plan for an engineered soil berm and asphalt cover that will be installed at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the future installation of the soil berm and asphalt cover which addresses or occupies the area over the contaminated soil.

D.1. Descriptions:

Description of Contamination

Based on the results of the soil investigation, the lone exceedance of the DC RCL for benzene and the several exceedances of select VOCs, PAHs and metals of the GW RCL document existing contamination at the Subject Property caused by the historical Former Terminal at the Subject Property. Soil contaminated by benzene and select petroleum related contaminants (i.e. PAHs) are located at a depth of approximately 1-4 feet on the eastern portion of the property. Groundwater contaminated by VOCs, PAHs, and metals associated with the historical Former Terminal is located at a depth of approximately 10 feet below ground surface. The extent of the soil and groundwater contamination is shown in Antea Groups Monitoring Well Abandonment Work Plan dated March 12, 2021.

Description of the [Cover/Barrier] to be Maintained

The asphalt pavement consists of approximately 12 inches of crushed aggregate base WisDOT 3/4 -inch base and 5-inches of asphalt surface and binder material for paved surfaces. The concrete barrier consists of approximately 12-inch aggregate base with 8-inches of concrete pavement. The soil berm consists of a 30 MIL PVC geomembrane liner covering excess soils in a soil berm topped by a minimum of eight inches of clean topsoil seeded with a type 10 or 70 seed for vegetation. The vegetation will be mowed on a regular basis by the property owner. The barriers are located as shown on the **Figure 1. Two detail pages from the construction specification drawings is also included for reference on relative thickness of these features.**

Cover/Building/Slab/Barrier Purpose

The asphalt pavement, concrete pavement, and soil berm with a 30 MIL PVC geomembrane liner covering the contaminated soils serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cover/barriers also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current use of the property, commercial use, the barrier should function as intended unless disturbed.

Annual Inspection

The berm overlying the contaminated soil and as depicted in Figure 1 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented.

The concrete and asphalt areas overlying the contaminated soil and as depicted in Figure 1 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

A copy of the inspection log must be submitted electronically to the DNR after every inspection, at least annually.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the asphalt, concrete, or berm overlying the contaminated soils are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DNR or its successor.

The property owner and tenant will be sure to mow the vegetation on the soil berm on a regular basis. The property owner, in order to maintain the integrity of the grass covered berm, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site (for example, no building is present), at the address of the property owner and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of DNR.

Contact Information

(Form 4400-202, Attachment D, Part 1.) Contact Information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.)

August 2021

Site Owner and Operator:	FedEx 2929 Halvor Lane
Property Owner:	Cory Hart HCI Limited Partnership 3121 Mercedes Drive Monroe, LA 71291
Consultant:	BBJ Group, LLC 140 S Dearborn St, Suite 1520 Chicago, IL 60603 312-219-7787
DNR:	John Hunt 223 E Steinfest Road Antigo, WI 54409 715-701-9383

D.2 Location Map(s)

Include a location map which shows:

- (1) the feature that requires maintenance;*
- (2) the location of the feature(s) that require(s) maintenance: on and off the source property;*
- (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site;*
- (4) the extent and type of residual contamination; and*
- (5) all property boundaries.*

D.3 Photographs of Cover/Barrier

The berm has not been installed yet, and will be completed September 2021. Photographs will be submitted with the first Inspection and Maintenance Log at that time.

D.4 Continuing Obligations Inspection and Maintenance Log

Use DNR Fillable Form [Form 4400-305](#)

Monitoring Well Maintenance Plan Template

D.1. Descriptions and Contact Information: (Form 4400-202, Attachment D, Part 1.)

The Monitoring Well Abandonment Work Plan and Abandonment and Transmissivity Memo from the Antea Group detail proposed monitoring well abandonment without replacement. Antea Group has requested to have existing monitoring, extraction, and recovery wells MW-3, MW-23, EW-9, EW-10, and RW-6 be abandoned. Antea Group is requesting that the monitoring and recovery wells be abandoned without replacement at the property. This work is pending approval of WI DNR.

Contact Information:

August 2021

Consultant: Antea Group
 5910 Rice Creek Parkway, Suite 100
 St. Paul, MN 55126
 651-697-5117

DNR: John Hunt
 223 E Steinfest Road
 Antigo, WI 54409
 715-701-9383

D.2. Location Map:

Location of abandoned wells will be submitted with Well Abandonment Forms. If monitoring wells are to be replaced, a location of where the monitoring well installation occurs will be provided by Antea Group.








D.3. Photograph of Monitoring Well:

Well photographs can be provided as required.

D.4. Continuing Obligations Inspection and Maintenance Log

Antea Group will be tasked with inspecting and maintaining their Monitoring Wells, if required to be replaced.

LEGEND

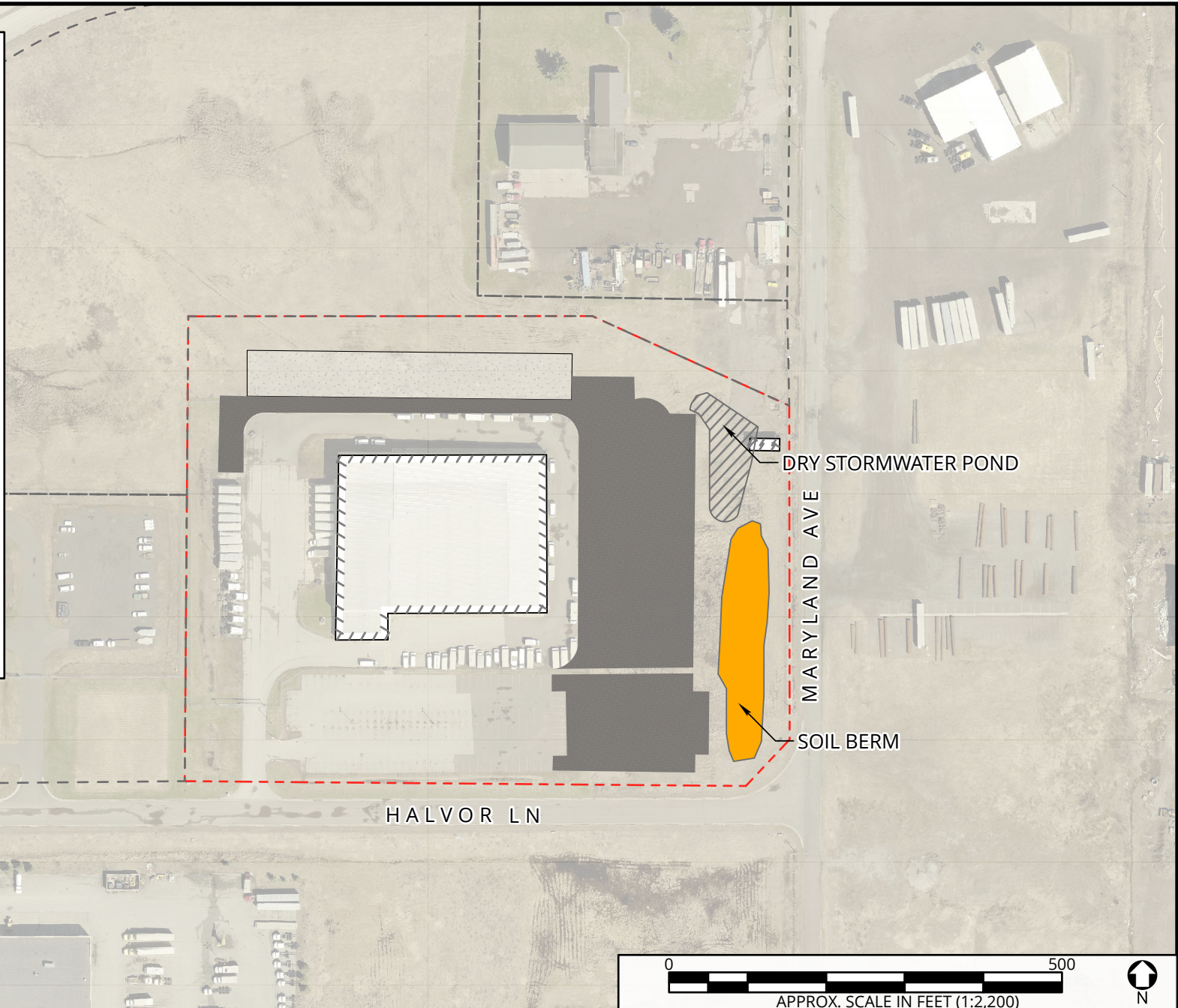
-  SOIL BERM
-  DRY STORMWATER POND
-  CONCRETE SURFACE
-  STRUCTURE - MAIN
-  SUBJECT PROPERTY
-  BITUMUNOUS PAVEMENT
-  PARCEL

NOTES

AERIAL IMAGERY PROVIDED AS SID BY DOUGLAS COUNTY, DATED 2019 AND AVAILABLE AT 3-INCH RESOLUTION.

THE CONCRETE, BITUMUNOUS (ASPHALT) PAVEMENT, AND SOIL BERM ARE THE FEATURES THAT REQUIRE ANNUAL INSPECTION. ANNUAL INSPECTIONS WILL BE RECORDED IN THE INSPECTION LOG.

LOCATIONS ARE APPROXIMATE. SHOULD NOT BE USED FOR SURVEYING PURPOSES.

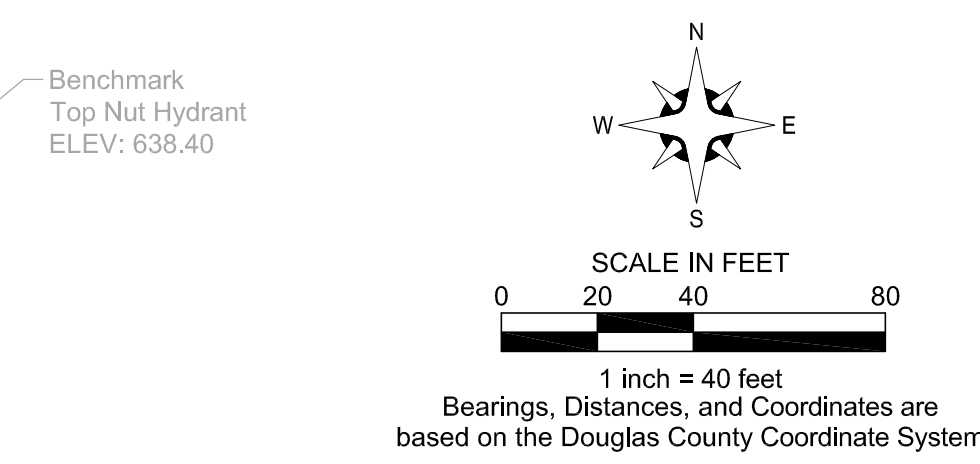
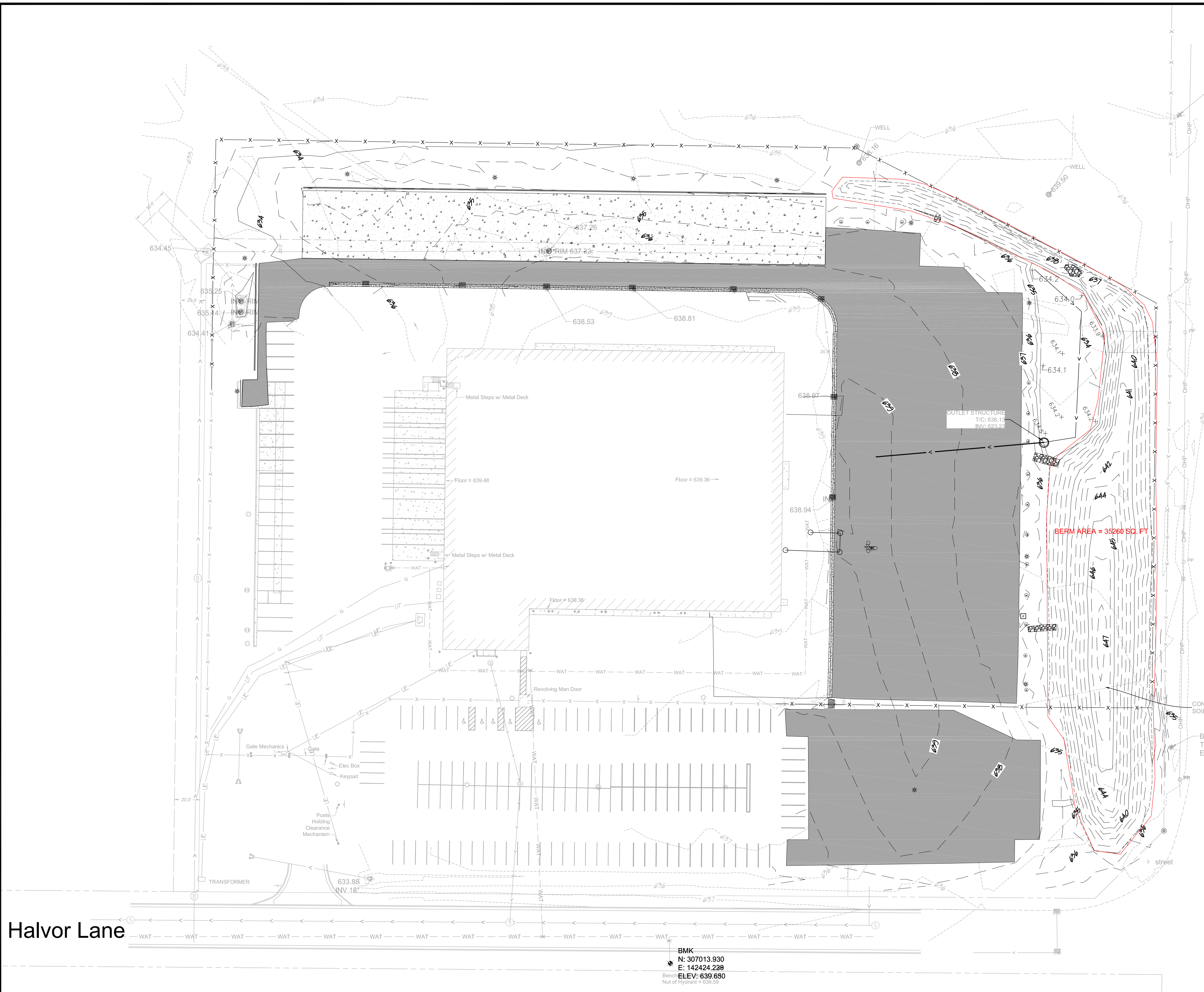


PROJECT NO: R2112496
 CREATED BY: JBH 08.24.2021
 CHECKED BY: JBH 08.24.2021
 APPROVED BY: KLM 08.24.2021

SITE LAYOUT AND LOCATIONS OF FEATURES REQUIRING ANNUAL MAINTENANCE
 FEDEX FACILITY
 2929 HALVOR LANE
 SUPERIOR, WISCONSIN

FIGURE
 1

PLOT DATE: Jul 08, 2022 - 11:32am
 FILENAME: K:\g-m\UDC\Properties\LL\C18052000\02_Project-Data\04_Surveys\Asbuilt\Fed Ex Base.dwg



LEGEND

	PROPERTY LINE (SEE SEPARATE BOUNDARY SURVEY)
	UTILITY EASEMENT
	RIGHT OF WAY LINE
	CHAINLINK FENCE
	UNDERGROUND GAS
	UNDERGROUND UTILITY
	SANITARY SEWER W/ CLEANOUT, MH
	STORM SEWER W/ MH, END SECTION, CS
	UNDERGROUND ELECTRIC W/ L POLE
	UNDERGROUND ELECTRIC W/ POLE
	OVERHEAD POWER LINE
	PARKING STRIPE
	CONTOUR - MAJOR
	CONTOUR - MINOR
	CONCRETE
	CURB AND GUTTER
	BITUMINOUS
	ELECTRIC PLUG
	WATER HYDRANT, VALVE
	SIEM
	MONITORING WELL
	GUARDPOST

POND BERM CALCULATIONS

TOTAL GROSS POND BERM VOLUME: 153,900 CUBIC FEET

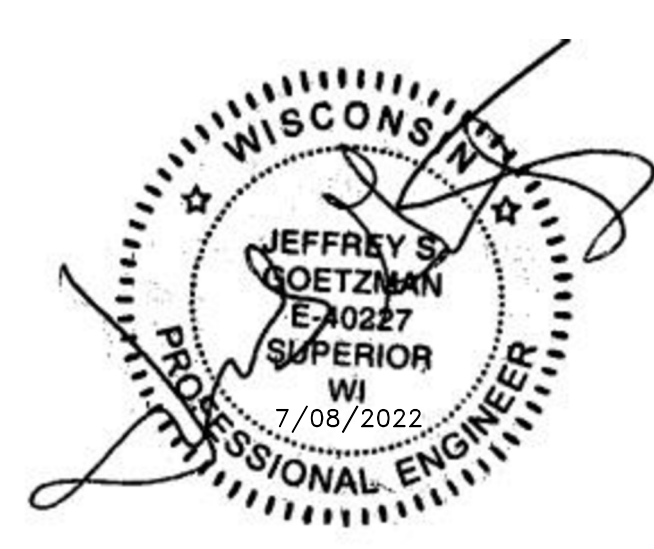
COVER VOLUME: 35,260 x .05 = 17,630 CUBIC FEET

NET CONTAMINATED SOILS VOLUME: 153,900 - 17,630 = 136,270 CUBIC FEET

Maryland Avenue

Halvor Lane

BMK
 N: 307013.930
 E: 142424.228
 Bench ELEV: 639.680
 Nut of Hydrant = 639.59



NO.	DATE	BY	DESCRIPTION OF REVISIONS
1	6/30/22	JK	BERM AS-BUILT
2	7/08/22	JK	CLIENT COMMENTS

DESIGNED JL
 DRAWN JK, TM
 CHECKED AB

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNATURE: *[Signature]* DATE: 6/30/2022
 NAME: JEFF S. GOETZMAN LIC. NO.: 40227

TKDA

444 Cedar Street, Suite 1500
 Saint Paul, MN 55101
 651.292.4400
 tkda.com

FedEx PARKING LOT EXPANSION

BERM AS-BUILT

PROJ. NO. 18052.001
 DRAWING NO. 1 of 1