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Note: In order to fill and save this form electronically, it must be opened using Adobe Reader or Acrobat software. Save a copy of the file, open Adobe Reader, select File > Open and browse for the file you saved.

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 10/21)

Notice: Use this form to request **a written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This from should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf"

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name	First	MI	Organization/ Business Name		
Jones	Kristin		Newell Operating Company		
Mailing Address			City	State	ZIP Code
6655 Peachtree Dunwoody Road			Atlanta	GA	30328
Phone # (include area code)	Fax # (include area code)		Email		
(770) 418-7822			Kristin.Jones@newellco.com		

The requester listed above: (select all that apply)

- ☐ Is currently the owner
- ☐ Is considering selling the Property
- ☐ Is renting or leasing the Property
- ☐ Is considering acquiring the Property
- ☐ Is a lender with a mortgagee interest in the Property
- ☒ Other. Explain the status of the Property with respect to the applicant:

  Newell Operating Company is the former property owner. The City of Manitowoc Community Development Authority took ownership in 2016.

Contact Information (to be contacted with questions about this request)

☒ Select if same as requester

Contact Last Name	First	MI	Organization/ Business Name		
Jones	Kristin		Newell Operating Company		
Mailing Address			City	State	ZIP Code
6655 Peachtree Dunwoody Road			Atlanta	GA	30328
Phone # (include area code)	Fax # (include area code)		Email		
(770) 418-7822			Kristin.Jones@newellco.com		

☒ Environmental Consultant (if applicable)

Contact Last Name	First	MI	Organization/ Business Name		
Tarvin	Jeanne		Ramboll Americas Engineering Solutions, Inc.		
Mailing Address			City	State	ZIP Code
234 West Florida Street, Fifth Floor			Milwaukee	WI	53204
Phone # (include area code)	Fax # (include area code)		Email		
(262) 901-0085			jtarvin@ramboll.com		

☒ Attorney (if applicable)

Contact Last Name	First	MI	Organization/ Business Name		
Rodriguez	Gabriel		ArentFox Schiff, LLP		
Mailing Address			City	State	ZIP Code
233 South Wacker Drive, Suite 7100			Chicago	IL	60606
Phone # (include area code)	Fax # (include area code)		Email		
(312) 258-5516			gabriel.rodriguez@afslaw.com		

☒ Property Owner (if different from requester)

Contact Last Name	First	MI	Organization/ Business Name		
Tegen	Adam		City of Manitowoc Community Development Authority		
Mailing Address			City	State	ZIP Code
900 Quay Street			Manitowoc	WI	54220
Phone # (include area code)	Fax # (include area code)		Email		
(920) 686-6931			ategen@manitowoc.org		

Section 2. Property Information

Property Name	FID No. (if known)
Mirro Plant No. 9 (Former)	436033730

BRRTS No. (if known)	Parcel Identification Number
02-36-545108	05200024600000

Street Address	City	State	ZIP Code
1512 Washington Street	Manitowoc	WI	54220

County	Municipality where the Property is located	Property is composed of:	Property Size Acres
Manitowoc	(●) City ( ) Town ( ) Village of	(●) Single tax parcel ( ) Multiple tax parcels	3.72

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.
   (●) No ( ) Yes
   Date requested by: _____
   Reason:

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?
   (●) No. **Include the fee that is required for your request in Section 3, 4 or 5.**
   ( ) Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:
Section 3. Technical Assistance or Post-Closure Modifications;
Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [**Numbers in brackets are for WI DNR Use]**

- ☐ No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - Include a fee of $350. Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- ☐ Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of $700.**
- ☐ Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of $1050.**
- ☐ Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of $1050.**
- ☐ Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of $1050.**
- ☐ Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of $1050.**
- ☐ Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of $350**
- ☐ Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of $425.**
- ☐ Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of $425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- ☐ Schedule a Technical Assistance Meeting - **Include a fee of $700.**
- ☐ Hazardous Waste Determination - **Include a fee of $700.**
- ☐ Other Technical Assistance - **Include a fee of $700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- ☐ Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of $1050, and:**
  - ☐ Include a fee of $300 for sites with residual soil contamination; and
  - ☐ Include a fee of $350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

  Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

☐ **Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.**

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. **[Numbers in brackets are for DNR Use]**

☐ "Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of $700.**

Provide the following documentation:

(1) ownership status of the real Property, and/or the personal Property and fixtures;

(2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;

(3) the date the environmental assessment was conducted by the lender;

(4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.

(5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.

(6) a copy of the Property deed with the correct legal description; and,

(7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).

(8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292. 21(1)(c)2.,h.-i., Wis. Stats.:

h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.

i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

☐ "Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of $700.**

Provide the following documentation:

(1) ownership status of the Property;

(2) the date of Property acquisition by the representative;

(3) the means by which the Property was acquired;

(4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;

(5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and

(6) a copy of the Property deed with the correct legal description.

☐ Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

☐ hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];

☐ Perceived environmental contamination - [649];

☐ hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or

☐ solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of $700, a summary of the environmental liability clarification being requested, and the following:**

(1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).

(2) current and proposed ownership status of the Property;

(3) date and means by which the Property was acquired by the LGU, where applicable;

(4) a map and the ¼, ¼ section location of the Property;

(5) summary of current uses of the Property;

(6) intended or potential use(s) of the Property;

(7) descriptions of other investigations that have taken place on the Property; and

(8) (for solid waste clarifications) a summary of the license history of the facility.

Section 4. Request for Liability Clarification (cont.)

☐ Lease liability clarification - s. 292.55, Wis. Stats. [646]

- ❖ **Include a fee of $700 for a single Property, or $1400 for multiple Properties and the information listed below:**

(1) a copy of the proposed lease;

(2) the name of the current owner of the Property and the person who will lease the Property;

(3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;

(4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;

(5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and

(6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

☒ General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

- ❖ **Include a fee of $700 and an adequate summary of relevant environmental work to date.**

☐ No Action Required (NAR) - NR 716.05, [682]

- ❖ **Include a fee of $700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

☐ Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

- ❖ **Include a fee of $700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

Ramboll Americas Environmental Solutions, Inc., on behalf of Newell Operating Company, is submitting a Polychlorinated Biphenyl Liability Clarification Request for the former Mirro Plant No. 9 facility located at 1512 Washington Street in Manitowoc, Wisconsin. Newell Operating Company is seeking a written determination from the Wisconsin Department of Natural Resources, in the form of a General Liability Clarification, that Newell Operating Company is not responsible to further investigate or remediate polychlorinated biphenyl impacted soils, sediments, groundwater, or other materials in the loading dock area (Building K), Area 8 (Building I), the areas extending approximately 20 feet surrounding the loading dock area and Area 8, or the sewer network (storm sewer or sanitary sewer).

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/lgu.html#tabx4.

☐ Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

- ❖ **Include a fee of $700, and the information listed below:**

(1) Phase I and II Environmental Site Assessment Reports,

(2) a copy of the Property deed with the correct legal description.

☐ Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

- ❖ **Include a fee of $700, and the information listed below:**

(1) Phase I and II Environmental Site Assessment Reports,

(2) a copy of the Property deed with the correct legal description.

☐ Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

- ❖ **Include a fee of $1400, and the information listed below:**

(1) a draft schedule for remediation; and,

(2) the name, mailing address, phone and email for each party to the agreement.

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

- ☐ Phase I Environmental Site Assessment Report - Date: _____
- ☐ Phase II Environmental Site Assessment Report - Date: _____
- ☐ Legal Description of Property (required for all liability requests and specialized agreements)
- ☐ Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

☐ Groundwater ☐ Soil ☐ Sediment ☐ Other medium - Describe: _____

Date of Collection: _____

- ☐ A copy of the closure letter and submittal materials
- ☐ Draft tax cancellation agreement
- ☐ Draft agreement for assignment of tax foreclosure judgment
- ☒ Other report(s) or information - Describe: PCB Liability Clarification Request

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

- ◯ Yes - Date (if known): _____
- ◯ No

Note: The Notification for Hazardous Substance Discharge Form - Non-Emergency Only (Form 4400-225) is accessible through the RR Program Submittal Portal application. Directions for using the form and the Submittal Portal application are available on the Submittal Portal web page.

Section 7. Certification by the Person who completed this form

- ☐ I am the person submitting this request (requester)
- ☒ I prepared this request for: Newell Operating Company
  Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.

Jeanne M. Ta
Signature

November 21, 2023
Date Signed

E&H Americas Country Market Director
Title

(262) 901-0085
Telephone Number (include area code)

Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a DNR regional brownfields specialist with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf.

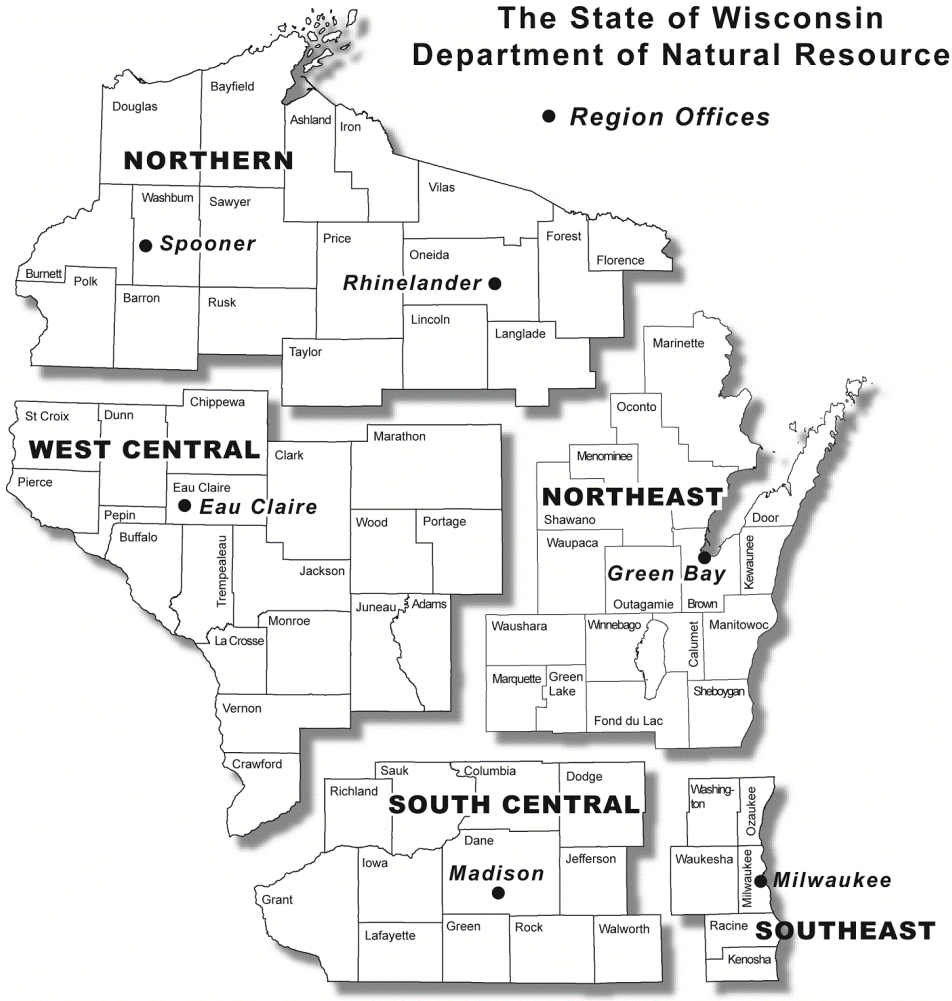
DNR NORTHERN REGION
Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION
Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION
Attn: RR Program Assistant
Milwaukee DNR Office
1027 West St. Paul Ave
Milwaukee WI 53233

DNR WEST CENTRAL REGION
Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer	Comments		
Fee Enclosed? ◯ Yes ◯ No	Fee Amount $	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

ENVIRONMENT
& HEALTH

Sent via RR Portal

Mr. Tauren Beggs
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2984 Shawano Avenue
Green Bay, WI 54313-6727

POLYCHLORINATED BIPHYENYLS LIABILITY CLARIFICATION REQUEST
FORMER MIRRO PLANT NO. 9 FACILITY
1512 WASHINGTON STREET, MANITOWOC, WISCONSIN
WDNR BRRTS NO. 02-36-545108

Dear Mr. Beggs:

Ramboll Americas Environmental Solutions, Inc. (Ramboll), on behalf of Newell Operating Company (NOC or Newell), is submitting this Polychlorinated Biphenyl (PCB) Liability Clarification Request (the "clarification request") for the former Mirro Plant No. 9 facility located at 1512 Washington Street in Manitowoc, Wisconsin (the "facility" or "site"). A figure presenting the site layout and historical building names and pertinent areas are shown in Figure 1 and a historical map from a prior document is included as Attachment A. As detailed in this letter, numerous environmental studies clearly demonstrate that PCB impacts identified at the site were caused by parties unrelated to NOC after its 2004 sale of the facility. NOC was not responsible for the release or spills of PCBs at the property or within the building that caused those impacts. Consequently, NOC is seeking a written determination from Wisconsin Department of Natural Resources (WDNR), in the form of a General Liability Clarification, that NOC is not responsible to further investigate or remediate PCB-impacted soils, sediments, groundwater, or other materials in the loading dock area (Building K), Area 8 (Building I), the areas extending approximately 20 feet surrounding the loading dock area and Area 8, or the sewer network (storm sewer or sanitary sewer).

This request was developed using information previously provided to the WDNR in Ramboll's February 23, 2022, *NR 716 Site Investigation Report* (the "2022 SIR") and other pertinent information found through a review of the Wisconsin WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) database for this site.

November 21, 2023

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Ref. 1690019647

Site History

A comprehensive site history including development and ownership history, release history, building investigation and demolition history, subsurface site investigation history, and summary of historical environmental investigation and removal actions was presented in Section 2 of the 2022 SIR and is briefly summarized as follows.

According to a *Phase I Environmental Site Assessment* (the "2003 Phase I ESA") completed by STS Consultants, Ltd (STS) in June 2003, the facility was historically used for industrial purposes in the 1880s and operated as an aluminium goods manufacturing facility until the 1980s. Based on the interviews conducted for the 2003 Phase I ESA, PCB containing oils, while present in two electrical transformers and potentially fluorescent light ballasts, were not used within production equipment. NOC's parent company acquired the Mirro Alluminum Company (Mirro) in 1983. In 1986, the facility use was transitioned to office and research/ development space.

In 2004, Newell Holdings Delaware, Inc. (an NOC affiliate) sold the property to Union Street Partners, LLC. Between November 2005 and June 2006, the facility was sold/transferred three more times:

1. November 11, 2005: Union Street Partners, LLC to Kenneth J. Lemberger, Sr.
2. March 23, 2006: Kenneth J. Lemberger, Sr. to Mirro Building, LLC
3. June 20, 2006: Mirro Building, LLC to E.J. Spirtas Manitowoc, LLC

After taking ownership in June 2006, EJ Spirtas Manitowoc, LLC (EJ Spirtas) began salvage operations to remove wood flooring and structural steel from the facility buildings. Between 2011 and 2016, Spirtas demolished the 3-story building located in the northeast of the facility (Buildings A through H). In 2016, the City of Manitowoc Community Development Authority (CDA) took ownership of the property under "blight elimination" and, in 2017, demolished the remaining portions of the facility (Buildings I through P and Building V) to prepare the site for redevelopment.

Environmental History and Discussion

As discussed in the 2022 SIR, a review of the WDNR BOTW database identified the following: six closed reported release cases, one open case (BRRTS No. 02-36-545108), and numerous environmental reports (e.g., Phase I ESAs, Phase II ESAs, hazardous materials building surveys and/or building inspection activities) completed at the site between 2003 and 2016. Ramboll completed a more detailed review of the WDNR BOTW site file in 2023 and identified electronic mail (e-mail) correspondences, telephone logs/ meeting notes, and United States Environmental Protection Agency (USEPA) documents pertinent to the environmental history at the site as it relates to the release of PCBs to the environment. A summary of these BRRTS cases, select environmental reports, and other pertinent information is presented in the following table and discussed below in chronological order and indicates the property owner when the information was submitted or received by the WDNR.

Property Owner[1]	Date of Production / Publication	Activity Summary
Newell	July 1991	**Closed Historical Spill Case (BRRTS No. 04-36-046037):** Propane gas was released to the environment on July 10, 1991, due to a broken pipe; the majority of the material evaporated. No action was required by the WDNR related to this 1991 incident.

[1] Any reference to Newell on this table reflects that Newell or a Newell affiliate owned the property.

Property Owner[1]	Date of Production / Publication	Activity Summary
Newell	August 1994	**Closed Historical Spill Case (BRRTS No. 04-36-049803):** Sodium hydroxide was released on site on August 2, 1994. The spill was contained using absorbents. No other actions were required by the WDNR related to this 1994 incident.
Newell	February 1997	**Closed Historical Spill Case (BRRTS No. 04-36-223347):** Mercury was found on underlying wood flooring on February 10, 1997, and was tied to a failed gauging station. The spill was contained, and the mercury was not believed to have migrated to the underlying soil. No other actions were required by the WDNR related to this 1997 incident.
Newell	March 1999	***Closure of WDNR ERRP/LUST Case with Groundwater Standard Exemption* (BRRTS No. 03-36-000085):** According to the WDNR site file for the closed BRRTS case, two underground storage tanks (USTs) of unknown capacity containing mineral spirits, located along South 15th Street, were removed and approximately 100 cubic yards of soil was excavated and replaced with clean backfill in 1988. Post-excavation soil samples were collected from the sidewalls and bottom of the excavation and residual volatile organic compounds (VOCs) were detected in soils. Groundwater monitoring wells were installed near the excavation and VOCs were detected in groundwater. Due to residual VOCs in soil and groundwater, a soil vapor extraction (SVE) system was installed in 1991 and operated between 1992 and 1995. Closure was granted in March 1999 with an exemption to the WAC NR 140 Preventative Action Level (PAL) for cis-1,2-dichloroethene (cis-1,2-DCE).
Newell	September 2000	***Case Closure for Mirro Company Plant #9* (BRRTS No. 02-36-216391):** According to the WDNR site file for the closed BRRTS case, three USTs of unknown capacity containing mineral spirits, located along South 16th Street, were removed and approximately 50 cubic yards of soil was excavated and replaced with clean backfill in 1988. Post-excavation soil samples were collected from the sidewalls and bottom of the excavation and residual VOCs were detected in soils. Groundwater monitoring wells were installed near the excavation and VOCs were detected in groundwater. Due to residual VOCs in soil and groundwater, a SVE system was installed in 1991 and operated between 1991 and 1995. Closure was granted in September 2000 with an exemption to the WAC NR 140 PAL for TCE.
Newell	June 20, 2003	***Phase I Environmental Site Assessment* (STS Consultants, Ltd.):** The 2003 Phase I ESA was completed by STS prior to Newell Holdings Delaware, Inc.'s sale of the building in March 2004. The Phase I ESA scope of work included: historical research of the facility, interviews with Mirro personnel and local government officials, and a site reconnaissance. Recognized environmental conditions (RECs) and historical RECs were identified during the 2003 Phase I ESA. RECs were primarily focused on oil-stained concrete or wooden flooring in "Building C" (cleaning room with drainage trenches to a floor drain), "east end of Building N" (the former anodizing room), and "Buildings K, L, M" (the former press room). The Phase I ESA scope of review included, at a minimum, the first (main) floor, the underlying basement, and the sixth floor (former laboratory). Small containers (less than 1 gallon) were observed throughout the main floor and the former laboratory. An electrical transformer and surrounding concrete located on the first floor in Building I was inspected by STS during the Phase I ESA (later referred to as

Property Owner[1]	Date of Production / Publication	Activity Summary
		"Area 8" by Stantec). No evidence of "a release of PCB-containing fluids near the transformer" was observed. Several large capacity totes (250 to 350 gallons in capacity) were observed on the main floor; however, according to STS, they appeared empty. No observations or documentation of oil-filled drums, debris in loadings docks, or damaged electrical transformers were identified in the Phase I ESA report. Pertinent information from the 2003 Phase I ESA is provided in Attachment B.
Newell	November 2003	***Final Closure Commerce #54220-5046-12*** **(BRRTS No. 03-36-274209):** In-place abandonment of four 4,406-gallon fuel oil USTs located in a small alleyway in the central portion of the site in June 2001. The WDNR granted closure in November 2003. In May 2020, the City of Manitowoc's environmental consultant, Stantec, submitted a *Supplemental Underground Storage Tank Assessment* which documented one of the four USTs had been previously removed at an unknown date. Based on a May 2020 site assessment completed by Stantec, two of the remaining USTs were removed in June 2021. Based on the work completed by Stantec, one UST remains abandoned in place. According to the *Supplemental Phase II ESA – Underground Storage Tank Removal and Soil Sampling* prepared by Stantec in August 2021, soil samples collected after the removal of two USTs detected polycyclic aromatic hydrocarbons (PAHs) above the WAC NR 720 non-industrial direct contact and groundwater pathway residual contaminant levels (RCLs). No VOCs were detected above WDNR NR 720 RCLs. No staining or oil was observed during excavation activities.
MARCH 26, 2004: PROPERTY SOLD TO UNION STREET PARTNERS		
Union Street Partners	March 2005	***Phase II Environmental Site Assessment: Mirro Building – Plant 9*** **(Earth Science & Technology, LLC [EST] for K&L Construction Company [Kenneth Lemberger]):** The 2005 Phase II ESA was conducted by EST on behalf of K&L Construction Company in February 2005 to confirm the original findings of the 2003 Phase I ESA and to assess if additional or "new environmental conditions could be present." Oil-stained concrete was noted in similar areas described in the 2003 Phase I ESA. The report did not document any transformer damage, oil releases near or from transformers located in the building, or containers or drums located near transformers. Discrete soil samples were collected from select locations at the facility: beneath the concrete slab in Building B, Building C, Building D, and Building N (ET-1, WT-1, NE-1, NE-BASE, and AR-1); oil within a sump in Building D/Building G (OIL); sand beneath wood flooring in Building L (SAND); and ash in Building M (SILO). PCB Aroclor 1248 was detected in a soil sample (WT-1) collected directly beneath a concrete drainage channel in Building C at a concentration of 0.320 milligrams per kilogram (mg/kg). PCB Aroclor 1254 was detected in the oil within a sump in Building D/Building G (OIL) at a concentration of 14.0 mg/kg. No other PCBs, including PCB Aroclor 1260, were detected in samples collected in March 2005. Pertinent information from the 2005 Phase II ESA is provided in Attachment C.

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NOVEMBER 2005: PROPERTY SOLD TO KENNETH LEMBERGER		
Kenneth Lemberger	March 7, 2006	**E-Mail Correspondence: Mirro Building Manitowoc (Michael Dovichi of EST [for Kenneth Lemberger to WDNR):** The environmental consultant for Kenneth Lemberger indicates plans for Kenneth Lemberger to demolish the facility building. This communication also disclosed to the WDNR the results of the 2005 Phase II ESA. The e-mail is provided in Attachment D.
Kenneth Lemberger	March 21, 2006	***Reported Contamination at Mirro-Lemberger, 1512 Washington, Manitowoc, Wisconsin*** **(Responsible Party Letter from the WDNR):** Responsible party letter from the WDNR to Kenneth Lemberger (Owner) providing details on the legal responsibility to investigate and remediate the contamination found during the 2005 Phase II ESA.
MARCH 21, 2006: WDNR OPENS ERP CASE AND ASSIGNS BRRTS NO. 02-36-545108 (i.e., Current Open BRTTS listing)		
MARCH 23, 2006: PROPERTY TRANSFERRED TO MIRRO BUILDING, LLC (OWNED AND OPERATED BY KENNETH LEMBERGER)		
Mirro Building, LLC (Kenneth Lemberger)	April 18, 2006	**Letter from Manitowoc Fire Department to Kenneth Lemberger:** The Manitowoc Fire Department Chief (James Krowiorz) sent a letter to Kenneth Lemberger indicating an inspection of the property was completed on April 17, 2006, and found multiple fire code violations which indicated improper maintenance of the fire suppression system. A follow-up inspection verifying the repairs was scheduled for April 25, 2006. A record or verification of the follow-up inspection is not available. The letter did not discuss transformers or open containers of unknown contents based on the site visit by the Manitowoc Fire Department. The letter indicates the fire department completed periodic site inspections and is provided in Attachment E.
Mirro Building, LLC (Kenneth Lemberger)	May 10, 2006	**E-Mail Correspondence: Visit to Manitowoc – EJ Spirtas:** David (Dave) Less (City of Manitowoc) discusses a possible purchase arrangement between Kenneth Lemberger and Eric J. Spirtas of EJ Spirtas. The e-mail is provided in Attachment F.
JUNE 21, 2006: PROPERTY SOLD TO EJ SPIRTAS MANITOWOC, LLC (OWNED AND OPERATED BY ERIC SPIRTAS)		
EJ Spirtas	July 17, 2006	***Mirro building falls short of codes*** **(Manitowoc Herald Times):** A newspaper article from the Manitowoc Herald Times providing details of the Manitowoc Fire Department asking the facility building owner to "provide a working sprinkler system and to secure the downtown structure against intruders." The article suggests the facility is not secure from unauthorized persons from entering the facility building and mentions the Manitowoc Fire Department completing periodic site inspections. The article is provided in Attachment G.
EJ Spirtas	June 5, 2008	**Letter from Manitowoc Fire Department to Eric Spirtas:** The Manitowoc Fire Department Deputy Chief, Gregg Kadow, sent a letter to Eric Spirtas indicating multiple fire code violations. The Deputy Chief gave Eric 15 days to address the issues. The letter indicates the fire department continues to inspect

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		the facility building and does not discuss transformers or open containers of unknown contents. The letter is provided in Attachment H.
JUNE 19, 2008: REIMBURSEMENT AGREEMENT BETWEEN CITY OF MANITOWOC AND EJ SPIRTAS		
EJ Spirtas	July 8, 2008	**Letter from Manitowoc Fire Department to Eric Spirtas:** The Manitowoc Fire Department Interim Chief, William P. Manis II, sent a letter to Eric Spirtas providing details on the items requiring repair or monthly inspection including securing the building from unauthorized persons. These items were discussed during an in-person meeting on July 8, 2008. The letter indicated the fire department continues to complete weekly inspections to monitor progress rectifying building code compliance. The letter is provided in Attachment I.
EJ Spirtas	September 2, 2008	**Memorandum: Site Reconnaissance – Former Mirro Property, Manitowoc, Wisconsin (STS|AECOM):** The memo provides details on an August 19, 2008, site visit completed by the environmental consultant, STS|AECOM on behalf of the City of Manitowoc, to complete a Phase I ESA. The memo summarized items which STS|AECOM considered requiring immediate attention. The items include "several 55-gallon drums of apparent PCB containing transformer fluid" and "twenty to thirty containers with unknown fluids." The STS|AECOM memo is provided in Attachment J.
EJ Spirtas	October 21, 2008	**Conference Call Meeting Notes Collected by David Less (City of Manitowoc):** The conference call included Eric Spirtas and STS|AECOM. The meeting discussed the findings of the August 2008 STS|AECOM site visit. One meeting discussion item related to an electrical transformer on the second floor of the facility building where a "previous owner tried to drain the PCBs from the transformer into drum when they tried to drain to the first floor." Based on the conference call meeting notes and the STS|AECOM memo, the presence of a drum or draining of a transformer had not been identified in previous communications prior to August 2008. The meeting notes are provided in Attachment K.
EJ Spirtas	November 18, 2008	**Letter from Manitowoc Fire Department to Eric Spirtas:** The Manitowoc Fire Department Chief, William P. Manis II, sent a letter to Eric Spirtas providing details on two citations for failure to comply with the July 8, 2008 letter. The letter also provides evidence of planned weekly fire department site inspections and facility building monitoring. The letter states that contractor access to the facility building would be managed by the fire department. The letter is provided in Attachment L.
EJ Spirtas	January 19, 2009	***Phase I ESA* (AECOM for the City of Manitowoc):** As discussed in the September 2, 2008 memo (Attachment J), the 2009 Phase I ESA site reconnaissance was completed on August 19, 2008, by AECOM (formerly STS|AECOM). The 2009 Phase I ESA verified previously described RECs from the 2003 Phase I ESA (Attachment B) and 2005 Phase II ESA (Attachment C). The Phase I ESA, as well as the September 2008 memo, also identified an electrical transformer located on the second floor (Building K) with placarding indicating the transformer contained PCBs. According to the Phase I ESA and documented in the September 2008 STS|AECOM memo to the WDNR, a "drum" was observed next to the second-floor transformer (Building K) and contents of the transformer appeared

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		to have been drained into the "drum" with an attached hose. The hose appeared to convey transformer oil from the second floor to a "drum" located on the first floor near a loading dock (later referred to as "Loading Dock/Area 14" by Stantec). The area near the loading dock drum contained "significant staining." When interviewed by AECOM, a representative of EJ Spirtas Group, LLC noted 12 additional electrical transformers located within the building. AECOM was only able to locate six of the additional 12 transformers. The six transformers were labelled with placards indicating they contained non-PCB oils. The oil transfer activities or "significant staining" observed by AECOM in 2008 were not previously observed or discussed in the 2003 Phase I ESA or the 2005 Phase II ESA. No RECs associated with Building I or the transformer located in Building I were identified as part of the 2009 Phase I ESA. Pertinent information from the AECOM 2009 Phase I ESA is provided in Attachment M.
EJ Spirtas	June 4, 2009	***Phase II Subsurface Assessment*** **(AECOM for the City of Manitowoc):** Phase II Subsurface Assessment investigation activities were completed by AECOM in 2009. The investigation activities were focused on subsurface investigations of the previously identified RECs presented in the 2009 Phase I ESA. Twelve direct-push technology (DPT) soil borings (GP-1 through GP-12) were installed at discrete locations including the area near the drum containing PCB oil mentioned in the 2009 Phase I ESA, which had been transferred from the second-floor electrical transformer (GP-8 [2-4']). No RECs were investigated in Building I (Area 8) based on the findings by the STS|AECOM 2009 Phase I ESA. Soil analytical results from GP-8 (2-4') had detections of PCB Aroclor 1260 above the USEPA Toxic Substance Control Act (TSCA) criteria of 50 mg/kg at a concentration of 210 mg/kg. No other PCB Aroclors were detected in soil samples collected as part of the 2009 Phase II ESA field activities. Pertinent information from the AECOM 2009 Phase II Subsurface Assessment is provided in Attachment N.
EJ Spirtas	December 2009	***Presentation of Building Inspection Results*** **(Sullivan International / TN & Associates, Inc. [STN] for USEPA):** The December 2009 report documents the inspection, identification, and sampling of building materials and equipment that required special handling and disposal prior to the continued demolition of the facility building. STN collected multiple samples of various media for asbestos-containing materials (ACM), lead-based paint (LBP), mercury switches, light fixture ballasts, and various fluids or materials unidentifiable by the inspector. Results presented by STN indicated multiple building materials containing ACM, lead-based paint areas, light fixture ballasts with PCBs, mercury containing light-bulbs and switches, PCB dielectric fluids located in Building M (Building K) and Building I, and freon containing equipment (e.g., fire extinguishers, refrigerators, etc.). Two PCB dielectric fluid samples were collected during the 2009 building inspection. One PCB sample (PDF01) was collected from a transformer located on the second floor in a room labelled "Room 2M" (Building M/Building K) and a second PCB sample (PDF02) was collected from a transformer located on the first floor in a room labelled "Room 1J" (Building I). The locations of these samples were not indicated on a figure in the report; however, the sample result tables for asbestos (ACM-45) and lead based paint (LBP-34) provide labels which identify the purpose

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		or content of the room and a sample location on a figure. As indicated in the December 2009 report, the sample ACM-45 was collected on the "Ground Floor – 1J Transformer Room wall" and the sample LBP-34 was collect on the "2nd Floor" in the room labelled "2M Transformer." Concentrations of PCB Aroclor 1260 were detected in each sample at a concentration of 341.6 mg/kg (PDF01) and 347.7 mg/kg (PDF02). An "Evaluation of Containers Containing Chemicals and Other Fluids" section was included in the December 2009 report. The section identified nine 1-gallon containers with ethylene glycol and approximately 8 gallons of used oil in elevator equipment. According to the report, "No containers of unidentified fluids were found." Pertinent information from the December 2009 report is provided in Attachment O.
EJ Spirtas	October 2010	**Multiple E-Mail Correspondences** **October 19, 2010 – 1512 Washington St (Jim Muenzenmeyer / Dave Less / William Manis [City of Manitowoc])** **October 20-21, 2010 – PCB Transformer (Mike Bingham [Advanced Environmental Solutions, Inc.] / Annette Weissbach [WDNR])** **October 20, 2010 – Photos of Drum Area 2006 and 2010 (Annette Weissbach [WDNR] / Jon Peterson [USEPA])** **October 20, 2010 – 1512 Washington – PCB Transformer (Dave Less [City of Manitowoc] / Annette Weissbach [WDNR]):** Four e-mail correspondences with photographs are provided as Attachment P and were distributed between the City of Manitowoc, WDNR, USEPA, and a USEPA contractor, Advanced Environmental Solutions, Inc. (AES) and AECOM. The e-mails discuss the discovery of containers by AES on behalf of the USEPA and the City of Manitowoc during a *Targeted Brownfields Assessment* (TBA). AES subcontracted with AECOM to assist with field activities and report preparation. According to e-mails and photographs collected during the initial field activities completed on October 19, 2009, former Mirro employee, Tom Reed, accompanied AES/AECOM personnel to assist with locating four former heating oil USTs associated with the closed BRRTS No. 03-36-274209 case. During the visit, Tom Reed observed "two load centers that at one time contained large amounts of PCBs…the liquid is still there in unsealed and unlabelled barrels." The "unsealed and unlabelled barrels" mentioned by Tom Reed were found on the first floor transformer room (Building I) and were not identified in the prior December 2009 building inspection letter report or the 2009 AECOM reports (Phase I ESA or Phase II ESA). Also, Dave Less in a reply e-mail (October 20, 2010; 1512 Washington – PCB Transformer) observed "substantial staining around a drain located in a truck dock area." In the e-mail sent on October 20, 2010, with the subject *Photos of drum area 2006 and 2010*, Annette Weissbach discusses one photograph collected in 2006 and another photograph collected in 2010. She describes the photographed area/room as being "the same area" in each photograph and that, in contrast to the 2010 photograph, the "drums were not there in 2006."

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EJ Spirtas	December 15, 2010	**E-Mail Correspondence: WDNR Request for Assistance – Mirro-Spirtas (Roxanne Chronert, WDNR to Mark Durno and Mike Ribordy, USEPA):** In a December 15, 2010 e-mail correspondence, Roxanne Chronert of the WDNR asked the USEPA (Mark Durno and Mike Ribordy) for assistance "to conduct a time critical removal action" at the facility building. In the e-mail Roxanne states that "390 gallons of PCB transformer oil is contained in 26 15-gallon poly drums stored adjacent to the transformers on the first floor and second floor of the 7-story building" and that the "transformers are now completely emptied of oil but they [the two transformers] had full storage capacities of 370 (1st floor) and 475 (2nd floor)." Roxanne concludes that the remaining "450 gallons of oil are missing and may have been dumped or spilled on site while scrapers [sic] removed the copper coils within the transformers." The e-mail correspondence is included as Attachment Q.
EJ Spirtas	March 15, 2011	***Site Assessment Report*** **(Oneida Total Integrated Enterprises [OTIE, formerly STN] for the USEPA):** The 2011 *Site Assessment Report* documents the assessment of PCB impacts in select areas of the building as identified during the prior 2009 Phase I/II ESA and the 2010 building inspection; however additional containers were identified which were not documented in the December 2009 report from STN. According to the 2011 Site Assessment Report, "During this Site activity, 4 suspected PCB-containing drums were observed on the sixth floor," which disputes the December 2009 report conclusion of "No containers of unidentified fluids were found" and provides evidence containers were added after subsequent site visits from authorized contractors. As part of the site activity, PCB wipe and fluid samples were collected from a main floor electrical transformer and drums of fluid located in Building I, the second-floor transformer and drums of fluid located in Building K (previously described as Building M in the January 2010 *Presentation of Building Inspection Results* letter report), and drums of fluid in the basement of Building V. Analytical data from the sampling indicated PCBs fluids or PCB impacted surfaces of PCB Aroclor 1260 in Building I and Building K. Analytical data from the drummed fluid found in other areas of the facility building indicated primarily diesel range organic (DRO) fluids with low levels of PCB Aroclor 1260. Pertinent information from the March 2011 Site Assessment Report is provided in Attachment R.
EJ Spirtas	March 2011	***Targeted Brownfield Assessment Report*** **(AES for USEPA):** The 2011 TBA Report scope of work included drilling of multiple soil borings and monitoring wells located throughout the site. The primary focus of this report was subsurface investigation activities; however, PCB wipe samples were collected from a catch basin rim located in the loading dock area based on a request by the USEPA due to suspected release of oil. PCB Aroclor 1260 was detected on the catch basin wipe sample. This report also documents the concurrent work completed by OTIE in the *Site Assessment Report.* Pertinent information from the TBA Report is provided in Attachment S.
EJ Spirtas	April 6, 2011	***Memorandum: Request for Approval and Funding for a Time-Criterial Removal Action at the Mirro Spirtas Site, Manitowoc, Manitowoc County, Wisconsin*** **(Kathy C. Halbur, USEPA On-Scene Coordinator to Jason H. El-Zein and Douglas Ballotti, USEPA):** Based on the information provided in the OTIE *Site Assessment Report*, the AES

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		TBA Report, and the December 15, 2010 e-mail request from the WDNR, the USEPA On-Scene Coordinator (OSC), Kathy C. Halbur, submitted an *Action Memorandum: Request for Approval and Funding for a Time-Critical Removal Action at the Mirro-Spirtas Site, Manitowoc County, Wisconsin (Site ID #B5ZW)* (the "Action Memo") on April 6, 2011. The memo discusses the discovery of drums between 2006 and 2009 near transformers that appear to containerize oil from a transformer. Spilled oil was documented on the floor surrounding the transformers. The USEPA also indicates the TBA contractor had "demonstrated that the spilled oil seeped to the sub-surface soil." The Action Memo explains: "In October 2010, drums were discovered by a contractor conducting an EPA Targeted Brownfields Assessment (TBA) in the Mirro Complex. The drums were not present during previous (2006 and 2009) investigations at the Site. Based on the location of the majority of the drums, it appears that transformers at the facility had been drained into the containers. Staining observed on the floor surrounding the transformers intimated that oil had been spilled when the transformers were emptied. Samples taken by the TBA contractor confirmed PCB concentrations in the drums (up to 500,000 mg/kg---or "parts per million" (ppm)---PCB-1260). The TBA contractor also demonstrated that the spilled oil seeped to the sub-surface soil." Pertinent information from the *Action Memo* is provided in Attachment T.
EJ Spirtas	August 4, 2011	***USEPA Pollution/Situation Report – POLREP #1 Initial Mirro Spirtas*** **(Kathy Halbur, USEPA OSC):** In response to the *Action Memo*, the POLREP #1 documents the removal of PCB containers (22 drums) and PCB contaminated building materials (three rolloffs) in July 2011.
2011-2015: EJ SPIRTAS COMPLETES DEMOLITION OF THE NORTHEASTERN BUILDINGS (BUILDINGS A THROUGH G) AND RECLAIMS BUILDING MATERIALS		
EJ Spirtas	May 2015	***PCB Removal and Cleanup Documentation Report*** **(Stantec for the City of Manitowoc):** The 2015 scope of work included concrete sampling for PCBs near the main floor electrical transformer (Building I/Area 8) and in the Building K/Loading Dock associated with PCB fluid transfer from the second-floor electrical transformer. All concrete samples contained PCB Aroclor 1260 concentrations greater than 10,000 mg/kg; however, PCB Aroclor 1260 was detected in the laboratory method blank sample at a concentration of 0.0415 mg/kg. A composite drum sample was collected from five, unlabelled, 15-gallon plastic drums containing a similar fluid. The analytical results of the fluid contained low level PCBs (less than 0.0095 mg/kg), low level PVOCs (toluene less than 0.0088 mg/L), and low-level metals. The 15-gallon drums were transported and disposed of off-site as non-hazardous wastes.
JUNE 26, 2015 ORDER TO RAZE, ISSUED BY CITY OF MANITOWOC TO EJ SPIRTAS		
ACCORDING TO STANTEC, THE CITY OF MANITOWOC ASSUMES OWNERSHIP OF THE PROPERTY ON JUNE 29, 2016		

PCB Impacts are Associated with Post-Newell Ownership (March 2004 to June 2016)

Based on the information provided above, on-site activities not affiliated with NOC and between NOC's sale of the former Mirro Plant No. 9 site in March 2004 and the City of Manitowoc's acquisition of the property have caused the release of PCBs to the property, including subsurface soils in and around the former loading dock area (former Building K), Area 8 (former Building I), and to a catch basin located in the loading dock. Evidence of the releases after Newell no longer occupied, owned or controlled the property in Area 8 and the former loading dock area is clearly documented in correspondence and reports contained in the WDNR case file. In addition, subsequent property owners did not properly secure or maintain the facility building based on multiple municipal code violations. The following key points clearly support this conclusion.

- There is no evidence PCBs were used in the production equipment or manufacturing process at the former Mirro Plant No. 9 facility.
- The PCB transformer on the first floor in Building I was intact at the time of the 2003 site visit as evident in the June 2003 Phase I ESA completed by STS approximately ten months prior to Newell's sale of the site. No staining near transformers was observed by STS in the report. Observations of staining near transformers was required to be identified in Phase I ESA reports according to the ASTM 1527-00 Phase I standard which includes identifying RECs. RECs, as defined in the 2003 Phase I ESA and in the ASTM 1527-00 standard, are:

  > The presence or expected presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

  Additionally, there was no observation of the storage of containers or drums near the transformers at that time.
- The March 2005 Phase II ESA completed by Earth Science & Technology, approximately 1 year following Newell's sale of the property, does not identify staining, a release of oil, or the storage of containers or drums near the transformers. During the March 2005 Phase II ESA, various samples were collected from the facility for PCBs, including the oil in a basement sump in Building C (OIL) and from a first-floor drainage trench in Building C (WT-1). PCB Aroclor 1254 was detected in the OIL sample at a concentration of 14 mg/kg. PCB Aroclor 1248 was detected in the WT-1 sample at a concentration of 0.32 mg/kg. PCB Aroclor 1260 was not detected in any samples from the March 2005 Phase II ESA.
- Subsequent to Newell's occupancy and ownership, the Manitowoc Fire Department cited both Kenneth Lemberger, Sr. and Eric Spirtas on multiple occasions from approximately April 2006 to November 2008 concerning building security (e.g., unauthorized access/trespassers), building safety (e.g., unsecured large openings in floors above the main floor), and operation of the fire suppression system. This confirms the building was not properly secured or maintained and substantiates a pattern of neglect by the property owner(s).

- In August 2008, a Phase I ESA site visit completed by AECOM (formerly STS) found “several conditions… requiring immediate attention” including “several 55-gallon drums of apparent PCB containing transformer fluid” and “twenty to thirty containers with unknown fluids.” The drums or containers of “PCB containing transformer fluid” items were not documented in prior communications or reports. In addition, no RECs were observed in the transformer room of Building I (Area 8). The AECOM Phase I ESA report was provided to the WDNR in January 2009.
- Based on the AECOM Phase I ESA, a *Phase II Subsurface Assessment* was completed in February 2009 and a soil boring (GP-8) was completed near a drum located in the first floor loading dock (Building K). A REC was not observed in the transformer room in Building I. One soil sample was collected for PCBs from the 2 to 4 feet bgs (GP-8 [2-4’]) interval. PCB Aroclor 1260 was detected at 210 mg/kg. This was the initial detection of PCB Aroclor 1260 at the facility and in the subsurface soils.
- In November 2009, STN JV completed a building inspection which documented and analyzed hazardous building materials (e.g., asbestos containing material, lead based paint, PCB containing equipment, etc.) including dielectric fluids (transformers) and an evaluation of containers containing chemicals and other fluids. The report acknowledges the previous observations of AECOM in August 2008 and February 2009; however, no documentation or observation of additional containers or drums near the transformers in Building I (Area 8) or Building K (2nd floor above loading dock) were made and no indication of improper containerization or disposal of the drums near each of the transformers. PCB samples were collected from, and confirmed, within fluorescent light ballasts and the oil within each transformer located in Building I and Building K. The PCB Aroclor 1260 was detected in the oil samples from each transformer.
- In December 2010, an e-mail from the WDNR (Roxanne Chronert) was sent to the USEPA requesting a “time critical removal action” based on the observed quantities of PCB transformer oil in containers near two transformers. The WDNR e-mail also noted the two transformers located on the first floor (Building I [Area 8]) and second floor (Building K) do not contain oil and, based on the quantity of oil contained in drums near each transformer, that approximately 450 gallons of transformer oil are missing and may have been released to a catch basin located in the loading dock. As such, between the November 2009 STN JV visit, when the oil within the two transformers was sampled, and the December 2010 WDNR e-mail from Roxanne, the remaining oil was removed from the transformers and may have been released to the environment (e.g., building materials, subsurface soils, and the sewer [storm or sanitary] via a catch basin located in the loading dock).
- A 2011 Time-Critical Removal Action Memo prepared by the USEPA OSC, Kathy Halbur, classified the discovery of drums containing PCB oil and the noticeable staining in October 2010 as occurring after the February (AECOM) and November (STV JV) 2009 site visits. The USEPA adds that the TBA contractor (AES) demonstrated that the “spilled oil seeped to the sub-surface soil” next to the transformer located in Area 8 and the loading dock areas (Attachment T).
- In 2015, the City of Manitowoc environmental consultant (Stantec) documented the presence of additional containers with oil in the building, further substantiating a pattern of neglect by the post-2004 property owner(s).

Conclusions

Based on the available information, including information from the WDNR site file for the former Mirro Plant No. 9 project, there is no documentation to indicate PCBs were used as part of the historical manufacturing process or that PCBs were released to the environment during NOC’s ownership or occupation of the facility building in the loading dock (Building K) or Area 8 (Building I). The presence of PCBs within equipment

stored or used in the building (e.g., transformers, fluorescent light ballasts, or manufacturing equipment containing hydraulic oil) was documented in the 2003 Phase I ESA. However, the condition of the equipment as documented in the 2003 Phase I ESA, including a first-floor transformer located in Building I, did not indicate oils from transformers had been released or spills had occurred in the facility building.

NOC sold the property in March 2004. Subsequent property owners, unrelated to NOC, transferred several more times over the next two years. Documentation of staining or a release near a transformer at the facility building did not occur until August 2008, four years after NOC sold the property. AECOM produced a September 2008 memo to the WDNR noting “several 55-gallon drums of apparent PCB containing transformer fluid” (Attachment J).

Additionally, three separate documents produced in 2010 from the WDNR (Annette Weissbach and Roxanne Chronert) and USEPA personnel (Kathy Clayton and Jon Peterson) concluded that PCB impacts to building materials, a catch basin in the loading dock, and subsurface soils had occurred between 2006 and 2010 (Attachments P, Q, and T). For example, Roxanne Chronert observed that “390 gallons of PCB transformer oil” was contained in drums adjacent to the transformers—drums that Annette Weissbach observed were not at the facility as of 2006. Roxanne Chronert concluded that “450 gallons of oil are missing and may have been dumped or spilled on site while scrapers [sic] removed the copper coils within the transformers.”

Furthermore, multiple documented code violations at the facility building and property indicate improper maintenance and unsecured site access post Newell’s occupancy and ownership by subsequent owners (Attachments E, G, H, I, and L).

This voluminous record clearly demonstrates that PCB impacts identified at the site were caused by parties unrelated to NOC after its 2004 sale of the facility. NOC was not responsible for the release or spills of PCBs at the property or within the building that caused those impacts. Consequently, NOC is seeking a written determination from Wisconsin Department of Natural Resources (WDNR), in the form of a General Liability Clarification, that NOC is not responsible to further investigate or remediate PCB-impacted soils, sediments, groundwater, or other materials in the loading dock area (Building K), Area 8 (Building I), the areas extending approximately 20 feet surrounding the loading dock area and Area 8, or the sewer network (storm sewer or sanitary sewer). A completed WDNR Form 4400-201 and a $700 check for the associated review fee is attached.

Yours sincerely,

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Figure

Figure 1: Historical Site Features and Post-2004 Polychlorinated Biphenyl Impacts

Attachments

Attachment A: STS Historical Figure - Building Layout and Labels

Attachment B: Select pages from *Phase I Environmental Site Assessment,* STS, June 2003

Attachment C: Select pages from *Phase II Environmental Site Assessment,* Earth Science & Technology, March 2005

Attachment D: Michael Dovichi, E-mail to WDNR, March 7, 2006

Attachment E: Letter to Kenneth Lemberger, Manitowoc Fire Department, April 18, 2006

Attachment F: Dave Less (City of Manitowoc), E-Mail to WDNR, May 10, 2006

Attachment G: "Mirro building falls short of codes," Charlie Mathews. Manitowoc Herald Times, July 17, 2006

Attachment H: Letter to Eric Spirtas, Manitowoc Fire Department, June 5, 2008

Attachment I: Letter to Eric Spirtas, Manitowoc Fire Department, July 8, 2008

Attachment J: *Memorandum: Site Reconnaissance – Former Mirro Property,* STS|AECOM to WDNR, September 2, 2008

Attachment K: Dave Less (City of Manitowoc), Notes from October 21, 2008, meeting

Attachment L: Letter to Eric Spirtas, Manitowoc Fire Department, November 18, 2008

Attachment M: Select pages from *Phase I ESA,* AECOM, January 2009

Attachment N: Select pages from *Phase II Subsurface Assessment,* AECOM, May 2009

Attachment O: Select pages from *Presentation of Building Inspection Results,* STN, December 2009

Attachment P: Multiple E-mail Correspondences from WDNR/USEPA/City of Manitowoc, October 19 to 21, 2009

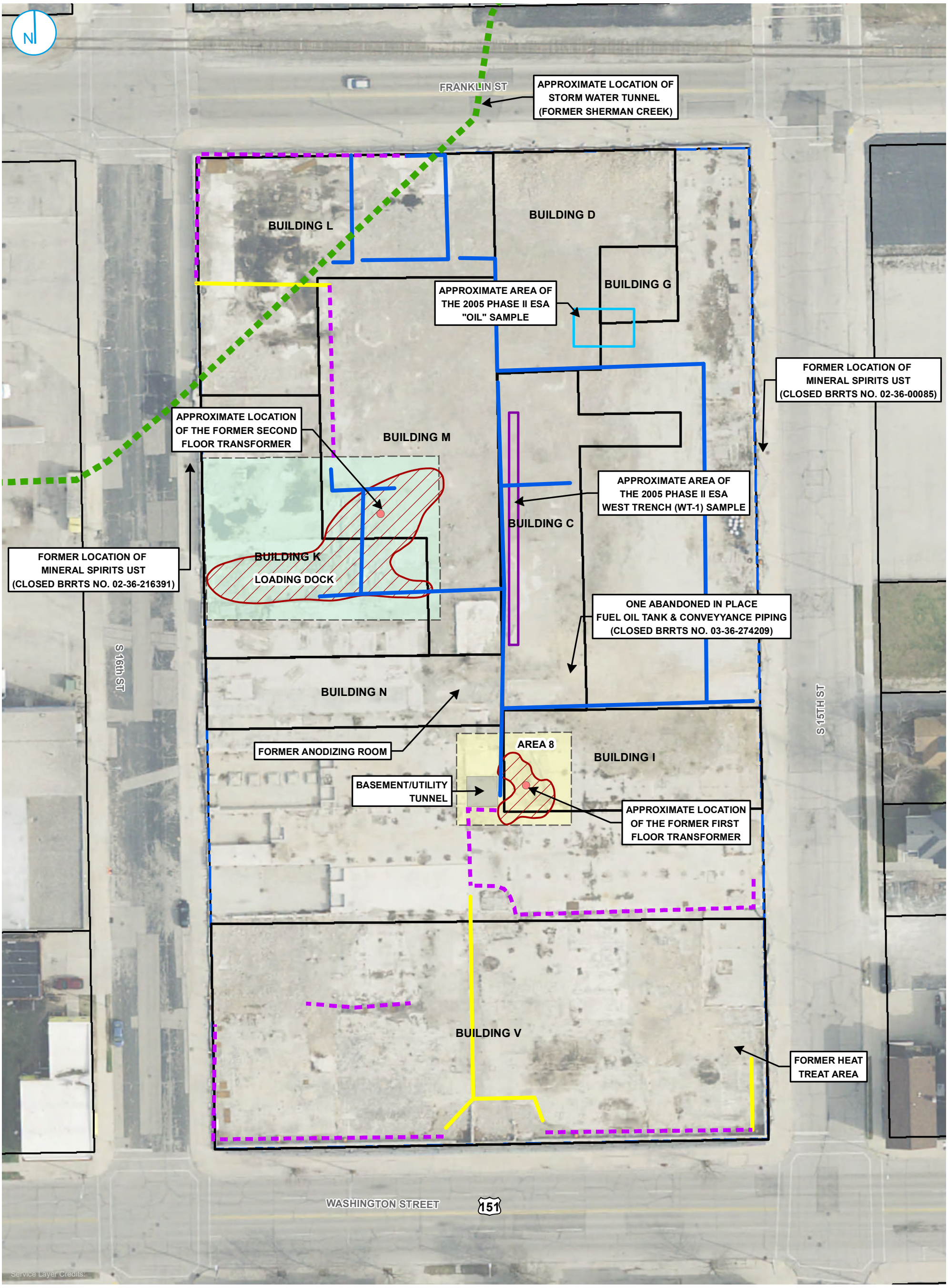
Attachment Q: Roxanne Chronert (WDNR) to USEPA, December 15, 2010

Attachment R: Select pages from *Site Assessment Report,* OTIE, March 2011

Attachment S: Select pages from *Targeted Brownfields Assessment,* AES, March 2011

Attachment T: Select pages form the *Memorandum: Request for Approval and Funding for a Time-Critical Removal Action at the Mirro Spirtas Site, Manitowoc, Manitowoc County, Wisconsin (Site ID #B5ZW)*, USEPA, April 6, 2011

FIGURE



HISTORICALLY DOCUMENTED UTILITY TUNNEL (POTENTIALLY COLLASPED)
STORM WATER TUNNEL (FORMER SHERMAN CREEK)
UTILITY TUNNEL (NON-ACCESSIBLE)
UTILITY TUNNEL (TELEVISIED)
FORMER BUILDING LOCATION
PROPERTY BOUNDARY
LOADING DOCK

0 25 50 Feet

AREA 8
BASEMENT/UTILITY TUNNEL
PARCEL BOUNDARY
FORMER TRANSFORMER
PCB AROCLOR 1260 IMPACTED SOILS ABOVE 1 mg/kg
APPROXIMATE AREA OF THE 2005 PHASE II ESA "OIL" SAMPLE
APPROXIMATE AREA OF THE 2005 PHASE II ESA WEST TRENCH ("WT-1") SAMPLE

HISTORICAL SITE FEATURES AND POST-2004 PCB IMPACTS

SITE INVESTIGATION REPORT
FORMER MIRRO PLANT NO. 9
MANITOWOC, WISCONSIN

FIGURE 1

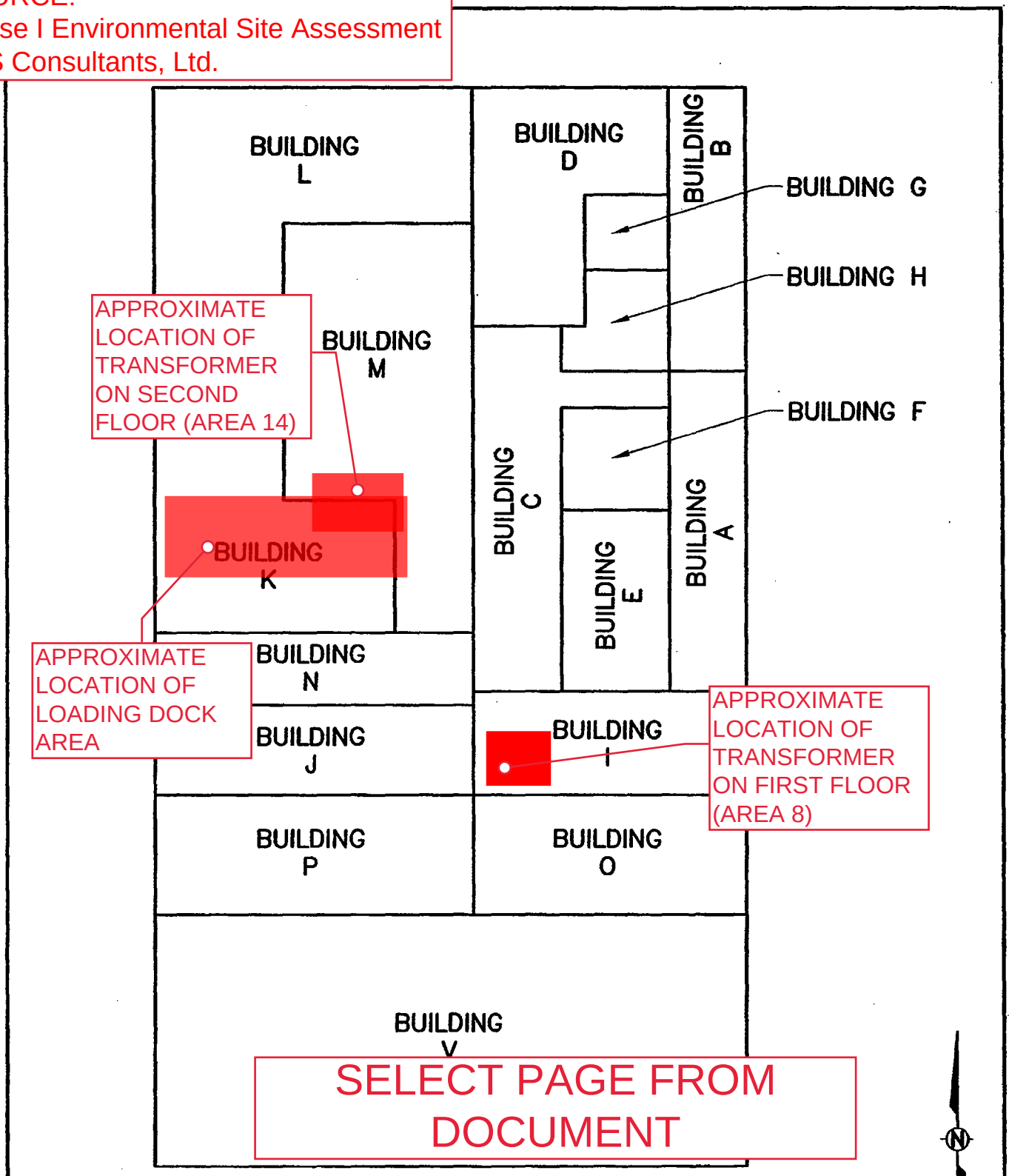
RAMBOLL AMERICAS
ENGINEERING SOLUTIONS

RAMBOLL

ATTACHMENT A

STS HISTORICAL FIGURE - BUILDING LAYOUT AND LABELS

Attachment A
SOURCE:
Phase I Environmental Site Assessment
STS Consultants, Ltd.



SELECT PAGE FROM DOCUMENT

1. BASERMAP DERVIVED FROM FACILITY DRAWING PROVIDED BY ASSESSOR'S OFFICE

STS Consultants Ltd.
Consulting Engineers
1035 Kepler Dr.
Green Bay, WI 54311
920.468.1978

BUILDING LOCATION MAP
PHASE I ESA
MIRRO PLANT 9 (1512 WASHINGTON STREET)
MANITOWOC, WISCONSIN

DESIGNED BY	MLD	05/22/03
DRAWN BY	ACS	05/22/03
APPROVED BY		
CADFILE	SCALE	N.T.S.
STS PROJECT NO. 28130EA	FIGURE NO.	2

X:\PROJECTS\Dwg2003\428130\EA\G428130EA_FIG2_DIAGRAM_MIRRO_PLANT_9.DWG, 6/11/2003 6:52:18 AM, reince, \\04main\04GBHP5000W

ATTACHMENT B

SELECT PAGES FROM PHASE I ESA
STS, JUNE 2003

Attachment B
SOURCE:
Phase I Environmental Site Assessment
STS Consultants, Ltd.

STS CONSULTANTS

STS CONSULTANTS, LTD.

Phase I Environmental Site Assessment

MIRRO Plant 9
1512 Washington Street
Manitowoc, Wisconsin

STS Project No. 4-28130EA

Newell Rubbermaid, Inc.
29 East Stephenson Street
Freeport, Illinois 61032

SELECT PAGES FROM DOCUMENT

Attachment B
SOURCE:
Phase I Environmental Site Assessment
STS Consultants, Ltd.

STS CONSULTANTS

STS Consultants, Ltd.
1035 Kepler Drive
Green Bay, Wisconsin 54311-8320
voice 920-468-1978
fax 920-468-3312
web www.stsconsultants.com

June 20, 2003

Mr. Peter Schultz
Newell Rubbermaid, Inc.
6833 Statler Drive Road
Rockford, Illinois 61108

Re: Phase I Environmental Site Assessment, MIRRO Plant 9, 1512 Washington Street, City of Manitowoc, Manitowoc County, Wisconsin -- STS Project No. 4-28130EA

Dear Mr. Schultz:

STS Consultants, Ltd. has completed the Phase I Environmental Site Assessment (ESA) for the above-referenced property. The objective of the Phase I ESA was to identify recognized environmental conditions in connection with the property. This Phase I ESA was conducted in general accordance with the ASTM Standard E 1527-00 entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Please call if you have any questions or comments regrading the information presented in this report.

Sincerely,

STS CONSULTANTS, LTD.

Michael L. DeBraske, P.E.
Project Engineer

Roger A. Miller, P.G., CHMM
Associate Hydrogeologist

MLD/tjs

SELECT PAGES FROM DOCUMENT

Newell Rubbermaid, Inc.
MIRRO Plant 9 (1512 Washington Street)
STS Project No. 4-28130EA
June 20, 2003

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible, current RECs and historical RECs in connection with the subject property. The ASTM Standard E 1527-00 states that: "The Phase I Environmental Site Assessment is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability; that is, the practices that constitute "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice, as defined in 42 USC, Section 9601(35)(B)."

1.2 Detailed Scope of Services

This Phase I ESA includes site history research, government environmental database search, site reconnaissance, interviews with current and previous facility personnel and local governmental officials, and preparation of a written report.

As part of the historical research, STS reviewed historical aerial photographs, local government records, and historical library references for the subject property. Additionally, STS interviewed the following:

- Mr. Peter Schultz, Director of Environmental Affairs, Newell Rubbermaid, Inc.
- Mr. Charles Hauck, Maintenance Manager, MIRRO
- Mr. Richard Todl, Senior Plant Engineer, MIRRO
- Mr. Tom Reed, former MIRRO Environmental Engineer, Manitowoc Public Utilities
- Ms. Sandi White, Assessment Clerk, City of Manitowoc (City) Assessor's Office
- Mr. Jim Krowiorz, Deputy Chief, City Fire Department
- Mr. Paul Braun, Associate Planner, City Planning Department
- Ms. Jill Erickson, Engineering Aide, City Engineering Department
- Mr. Robert H. Klauk, Wisconsin Department of Commerce (Commerce)

These resources are discussed throughout the text of this report and are listed in Appendix A.

Mr. Todl indicated that the elevator shaft had issues with standing water for as long as he could recall, but was unaware where the water was originating from.

STS also observed a portion of the sixth floor during the site reconnaissance. Observation of the sixth floor was performed during a review of historical facility drawings located in the former corporate and engineering offices. In addition to office furniture remnants and construction debris, the sixth floor was observed to include two former environmental or quality assurance laboratories. The laboratories were observed to contain small containers (less than 1 gallon) of various acids, bases, and other hazardous chemicals.

5.5 Hazardous Substances in Connection with Identified Uses

STS observed the subject property for petroleum products, process chemicals, and other hazardous substances. Several small containers (less than 1 gallon) of oil were observed throughout the first floor, with a majority of those being located in Building O. Small containers (less than 1 gallon) of various acids, bases, and other hazardous chemicals were also observed on the sixth floor, within two former environmental or quality assurance laboratories. Several 250-gallon to 350-gallon totes were also observed on the first floor; however, the totes appeared empty.

Mr. Todl indicated that a majority of the petroleum products and other hazardous substances were removed from the subject property shortly after manufacturing operations ceased in the mid-1980s. Mr. Todl indicated that a majority of the buildings on the subject property formerly contained drums or totes of oil, coolant, acids, caustic, solvent cleaners, or various wastewater treatment chemicals.

Mr. Todl indicated that a heating coil system was installed beneath the concrete outside of the main entrance on Washington Street. The heating coil system reportedly consisted of a series of connected 1-inch diameter cast iron pipes installed a few inches beneath the concrete surface. Mr. Todl indicated that heated ethylene glycol was recycled through the pipes to melt ice on the concrete surface above. Mr. Todl indicated that he was unaware how long the system operated, but stated that when it was shut down, the ethylene glycol was drained from the pipes.

Mr. Reed stated that a few unidentified USTs may have been removed during the 1988 tank excavation activities, but he could not recall details regarding the excavations. STS review of MFD records revealed no references to additional tanks being removed from the excavations.

During the site reconnaissance, STS observed the subject property for the presence of USTs and ASTs. STS observed the manways related to the four abandoned fuel oil USTs, but did not observe any additional manways, fill ports, or vent pipes that are usually associated with underground tanks. Storage containers observed on the property consisted of empty plastic totes and various small (less than 1 gallon) containers of oil and laboratory chemicals.

5.7 Indications of Polychlorinated Biphenyls

STS observed the subject property for the presence of equipment suspected of containing polychlorinated biphenyls (PCBs). PCBs may be found in insulating or dielectric fluids in electrical and hydraulic equipment. STS observed a transformer labeled as containing PCBs in an approximate 10-foot by 20-foot room located at the southwest corner of Building I. Evidence suggesting a release of PCB-containing fluids near the transformer was not observed. Mr. Todl indicated that a second transformer labeled as containing PCBs was located on the second floor. Mr. Reed and Mr. Todl were unaware of the former use of PCB-containing oils within production equipment on the subject property. Fluorescent lighting was observed throughout the industrial building; therefore, the possibility exists that the ballasts may contain PCBs.

5.8 Indications of Solid Waste Disposal

STS observed the subject property for solid waste management issues including generation and disposal methods. Evidence of dumping or disposal of solid waste on the subject property was not observed.

5.9 Wetlands

Evidence suggesting the presence of wetlands on the subject property was not observed during the site reconnaissance. However, a wetland survey was not conducted as part of this Phase I ESA.

ATTACHMENT C

SELECT PAGES FROM PHASE II ESA
EARTH SCIENCE & TECHNOLOGY, MARCH 2005

Attachment C
SOURCE:
Phase II Environmental Site Assessment
Earth Science & Technology

Phase II Environmental Site Assessment
Mirro Building - Plant 9
1512 Washington Street
Manitowoc, WI 54220

MARCH 10, 2005

SELECT PAGES FROM DOCUMENT

EARTH SCIENCE & TECHNOLOGY

8598 Highway M • Algoma, WI 54201
920-487-3648 • FAX 920-487-3674 • MOBILE 920-621-9204

Attachment C
SOURCE:
Phase II Environmental Site Assessment
Earth Science & Technology

EARTH SCIENCE
& TECHNOLOGY

March 10, 2005

Mr. Kenneth Lemberger
K & L CONSTRUCTION COMPANY
7219 Highway T
Whitelaw, WI 54247

RE: Phase II Environmental Site Assessment
Mirro Building Plant #9
1512 Washington Street
Manitowoc, Wisconsin

Dear Mr. Lemberger:

Earth Science & Technology, LLC has completed a Phase II Environmental Site Assessment (Phase II ESA) for the Mirro Building Plant #9. The objective of the Phase II ESA was to determine if the recognized environmental conditions identified in the 2003 Phase I ESA, or subsequent recognized environmental conditions, represented releases to the environment.

The locations of the recognized environmental conditions within the multi-storied buildings made a complete investigation difficult to perform. Generally, a Phase II ESA determines both the degree and extent of a contaminant release. The investigation may have determined the degree of the contamination but it was unable to determine the extent of any release because of the inability to use equipment capable of boring through the massive concrete floors and footings. Additionally, the ground was frozen.

The investigation did identify locations where volatile organic compounds (VOC), semi-volatile organic compounds (S-VOC), and polychlorinated biphenyls (PCB) have been released to the subsurface. Our recommendation is to address the PCB contamination in the basement of Building D before any demolition is done in that area. The oil in the sump should be removed, the concrete surfaces should be cleaned, and if possible, the source of the oil traced to its origin. If the sump contains a drain, the drain should be traced, if practical. Demolition of the buildings could then proceed down to the surface of the first floor. At that point, suitable exploratory equipment could be mobilized and sufficient samples collected to define the degree and extent of the various areas contaminated with VOCs, S-VOCs, and PCBs.

Others have reported that asbestos and lead paints exist in the building. This Phase II ESA did not address these two contaminants. There was no evidence of other contaminants that would be a hazard to workers involved in the demolition of the building. The contamination appears to be contained below the surface of the concrete of the first floor.

SELECT PAGES FROM DOCUMENT

Earth Science & Technology, LLC
8598 Highway M • Algoma, WI 54201 • 920-487-3648 • FAX 920-487-3674

Attachment C
SOURCE:
Phase II Environmental Site Assessment
Earth Science & Technology

Please review the report and contact this office with any questions or comments you may have regarding this project.The owner of the property is responsible for notifying the WDNR of a release of VOCs and the presence of the PCBs. Earth Science & Technology, LLC can perform the notification on behalf of the property owner. Please have the owner contact this office directly.

Sincerely,
EARTH SCIENCE & TECHNOLOGY, LLC

Michael D. Dovichi, P.G.
President

MDD/jh
k:\127 02 3-10-05 mirro phase II esa

ENC. Phase II ESA, Mirro Building Plant #9, March 10, 2005 (3 copies)

cc. Ms. Colleen Van Ells – W4991 Pioneer Drive, Shawano, WI 54166 (4 copies)

SELECT PAGES FROM DOCUMENT

- The steam outlet in the south end of Building C was investigated and it was confirmed that there was a drain in the southeast corner of the building. It was not possible to confirm where the drain ran, but it is most likely connected to the stormwater system.

- The Phase I ESA reports that four 4,406-gallon fuel oil USTs were abandoned in place on the east side of the property. The tanks were actually located in the "Alley" located between Buildings I and A/C/E. Since the Phase I ESA was completed, a water main located under these tanks broke and the two northern most tanks were dug up.

3 PHASE II ESA PROCEDURES

The purpose of the Phase II ESA is to identify the degree and extent of environmental conditions identified in the Phase I ESA and subsequent investigations. The northern 2/3rd of the Mirro building complex is scheduled for demolition. Because the recognized environmental conditions are located on the ground floor, it would be more convenient to wait until the buildings have been demolished before the Phase II ESA investigation is performed. The structures limit the amount of subsurface investigation that can be performed. Drilling rigs cannot be brought into the building. The massive concrete floors and foundations restrict the depth to which subsurface samples can be retrieved. Also, it is impossible to sample within the subsurface utility tunnels, the lowest portion of the buildings.

The options for the investigation were limited to the use of electric drills with augers. An electric percussion drill was used to drill through the concrete and collect soil samples. When possible, the boring was drilled at a crack in order to increase the likelihood that the sample collected represented a worst-case situation. Samples were collected at the following locations. The specific sample label is presented in brackets.

1. The east drainage channel in Building C [ET-1]
2. The west drainage channel in Building C [WT-1]

3. The floor in Building B [NE-1]
4. The basement of Building D [NE-BASE]
5. The floor in Building N, Anodizing Room [AR-1]

In addition to the soil samples, the following grab samples were collected:

1. The sand in the floor of Building L [SAND]
2. The ash within the Ventilation Shaft in Building M [SILO]
3. A sample of the oil in the drainage sump in the basement of Building D [OIL]

An attempt was made to collect a sample under the concrete floor of Building L, but it was not possible because of the thickness of the concrete slab. Instead, a sample of the sand from under the wood floor was collected as a representation of the potential impact that could have occurred to the subsurface if there was a crack in the concrete floor.

Samples were not collected at any of the underground storage tank locations since these environmental conditions are located below the grade of the demolition and will not be affected by the removal of the building. Additionally, the WDNR and the Wisconsin Department of Commerce have closed these cases out, having determined that they do not pose a threat to human health of the environment.

An attempt was made to collect a sample from the two pits associated with the generators in Building F, but because of the location of these pits at the footings of the equipment, it was not practical to drill through the concrete to collect soil samples immediately underlying the concrete.

Samples were not collected within the tunnels because of the limited access and lack of electric power in the tunnels.

The soils consisted primarily of sandy silt and sand though sample NE-1 contained approximately 6 inches of brown silty clay immediately under the concrete floor. The boring logs are included in Appendix I of this report.

could be collected. The samples were delivered to the EnChem Analytical Services laboratory, Green Bay for analysis.

Each soil sample was analyzed for the eight heavy metals, volatile organic compounds (VOC), semi-volatile organic compounds (S-VOC), and polychlorinated biphenyl (PCB). The laboratory can only detect the presence of a metal or compound to a specific level determined by the analytical procedure and the nature of the sample. The estimated quantitation limit (EQL) for metals and the Limit of Detection (LOD) and Limit of Quantitation (LOQ) for organics identify the lowest concentration that can be detected for the specific sample. The analytical data is reproduced in Tables 2-5. A less than symbol (<) in front of the result indicates that if the metal or compound is present in the sample, the concentration is less than the respective value. A "Q" after the value means that the analyte was detected between the limit of detection and the limit of quantitation. The results are qualified when there is uncertainty of analyte concentrations between the range of values.

A Phase I ESA performed in 2003 identified a number of environmental conditions where contamination from heavy metals and or petroleum products might exist. A Phase II ESA conducted in February 2005 was conducted to determine if the environmental conditions found in 2003 and any subsequent environmental conditions exceed state and federal standards.

Soil samples [ET-1, WT-1, and NE-1] were collected under the concrete floors at locations where lubricating oils may have seeped into the underlying soils. These samples were analyzed for heavy metals, VOCs, S-VOCs, and PCBs. A soil sample [NE-BASE] from the basement of Building G was analyzed for heavy metals and S-VOCs. A sample [ASH] of waste in the Ventilator Shaft in Building M was analyzed for heavy metals and TCLP aluminum. A sample of sand [SAND] collected from below the wooden floor in Building L was collected and analyzed for heavy metals, VOCs, S-VOCs, and PCBs. A sample [OIL] of oil collected from a sump in the basement of Building G was analyzed for PCBs. A soil sample [AR-1] from the Anodizing Room in Building N was analyzed

obtained by drilling a hole at a crack in the floor. Apparently the crack provided an avenue for the oil to seep into the soil below the concrete slab.

The generic soil cleanup levels for semi-volatile compounds are only suggested concentrations. Consideration should be given to cleaning any area represented by these levels to the non-industrial levels to ensure that future land use is not limited by residual contamination.

3.2.4 Polychlorinated Biphenyl

Polychlorinated biphenyl's are frequently found in industrial buildings from past use in lubricating oils, transformers, etc. and cannot be differentiated from other oils by appearances. Because oils were identified in a number of locations in the building, soil samples and the sand under the floor in building L were tested for PCBs. The oil in the sump in the basement of Building D was particularly suspicious and was also tested for PCBs. The data is presented in Table 5.

Table 5
Polychlorinated Biphenyl (PCB) ug/kg

	ET-1	WT-1	NE-1	SAND	NE-BASE	OIL
Aroclor 1016	<60	<54	<54	<54	<59	<10,000
Aroclor 1221	<60	<54	<54	<54	<59	<10,000
Aroclor 1232	<60	<54	<54	<54	<59	<10,000
Aroclor 1242	<60	<54	<54	<54	<59	<10,000
Aroclor 1248	<60	320	<54	<54	<59	<10,000
Aroclor 1254	<60	<54	<54	<54	<59	**14,000**
Aroclor 1260	<60	<54	<54	<54	<59	<10,000
Total PCB	<60	320	<54	<54	<59	14,000

Two samples had detections of PCBs; WT-1 from Building C and the OIL sample from Building D. Concentrations of PCBs greater than 50 ppm (mg/kg) require that the material has to be disposed of in a hazardous waste landfill or burned in a hazardous waste incinerator. Material that has a concentration that is less than 50 ppm but greater than 1 ppm must be disposed of in a Subtitle D landfill. Since the OIL sample is a liquid with a concentration less than 50 ppm but greater than 1 ppm, the material must be collected and properly disposed of. The concrete that is coated with this oil may also have to be disposed of in a Subtitle D landfill. Additional testing will be required to determine

the concentration of the oil-coated concrete. Furthermore, it will be necessary to test under the concrete and determine if the sump that is holding the oil has a drain and if so where it goes.

3.3 SUMMARY

The Mirro Building complex consists of numerous individual buildings that have been constructed on the city block over the last century. Prior to the first notation of the Manitowoc Aluminum Novelty Company on the 1900 Suborn Map, the Henry Vits Tannery occupied the northeast corner of the block. Homes were located on the remaining lots in the block. The 1912 Sanborn map shows that the Aluminum Casting Company and the Aluminum Manufacturing Company occupied the northern half of the block. By 1919, the northern 2/3rd of the block was occupied by buildings of the Aluminum Goods and Manufacturing Company. The company occupied the block as shown on the 1946 Sanborn Map.

The Phase I Environmental Site Assessment at 1512 Washington Street in the City of Manitowoc Wisconsin was performed by STS Consultants, LTD in 2003 for Newell Rubbermaid, Inc. was performed in general accordance with the ASTM Standard E-1527-00. The assessment identified a number of environment conditions in connection with the property.

The Phase I ESA reported that underground petroleum product storage tanks have leaked but that the WDNR and WDCOMM have determined that these releases are not a threat to human health or the environment and closed each of the cases. The report identified a number of locations throughout the various buildings that could be locations where releases have impacted the underlying soils.

A walk through and Phase II ESA was performed in February 2005 to verify the environmental conditions identified in the Phase I ESA and to identify any environmental conditions that may have occurred since the Phase I ESA was conducted. The walk-through determined that the 13 elevators mentioned in the Phase I ESA were electric cable, not hydraulic elevators, and therefore not an environmental condition.

ATTACHMENT D

MICHAEL DOVICHI, E-MAIL TO WDNR
MARCH 7, 2006

Weissbach, Annette E

02-36-545108

ATTACHMENT D
SOURCE:
WDNR SITE FILE
E-MAIL - MICHAEL DOVICHI TO WDNR
MARCH 7, 2006

From: Michael Dovichi [mdovichi@itol.com]
Sent: Tuesday, March 07, 2006 10:37 AM
To: Weissbach, Annette E
Subject: Mirro Building Manitowoc

Annette, the Mirro project is moving again now that Ken Lemberger has taken ownership of the building. When we last talked about this about a year ago, I was hired by Ken to do a Phase II. Ken was working for Tom Newton at that time. Tom represented himself as the owner of the building and Ken was given the responsibility to have a Phase II completed. Since then a lawsuit(s) have been filed with the end result that Ken is now the owner.

He is moving forward with plans to demolish the building. I understand that you have been in communication with Michele Lemberger and will be meeting with her in the near future. I have been directed to notify the Department that the Phase II ESA identified toluene at a concentration of 1700 ug/kg in a soil sample collected below the concrete floor within the building. Semivolatiles were also identified in other soil samples in the building and oil in a sump contained 14 ppm PCBs.

At this time the responsible party is Ken Lemberger, 7219 Hwy T, Whitelaw, WI 54247, 920-374-0724. Would you be interested in viewing the site to see the locations where the impacts were identified? If so, let me know what times are best for you.

Michael D. Dovichi
EARTH SCIENCE & TECHNOLOGY, LLC
8598 Highway M
Algoma, WI 54201
920-487-3648
FAX 920-487-3674
miked@earthsci-tech.com

SELECT PAGE FROM
WDNR SITE FILE

ATTACHMENT E

LETTER TO KENNETH LEMBERGER, MANITOWOC FIRE DEPARTMENT
APRIL 18, 2006

Weissbach, Annette E

ATTACHMENT E
SOURCE:
WDNR SITE FILE
E-MAIL - DAVE LESS TO WDNR
APRIL 19, 2006

From: Weissbach, Annette E
Sent: Wednesday, April 19, 2006 9:14 AM
To: Polczinski, Leonard; Weix, Lawrence J
Subject: FYI - Mirro-Lemberger
Attachments: 1512 Washington 04-17-06.doc

From: Dave Less [mailto:dless@manitowoc.org]
Sent: Wednesday, April 19, 2006 9:10 AM
To: Weissbach, Annette E
Subject: FW: 1512 Washington St.-FYI

FYI.

-----Original Message-----
From: Jim Krowiorz
Sent: Wednesday, April 19, 2006 8:04 AM
To: Bill Manis; Daniel Salm; Dave Less; Fire Battalion Chiefs; Greg Minikel; Jim Muenzenmeyer; Jim Wyss; Kevin Crawford; Perry Kingsbury; Steve Bacalzo

Subject: 1512 Washington St.-FYI

<<1512 Washington 04-17-06.doc>>

James P. Krowiorz, Fire Chief
Manitowoc Fire Department

SELECT PAGES FROM
WDNR SITE FILE

April 18, 2006

ATTACHMENT E
SOURCE:
WDNR SITE FILE
E-MAIL - DAVE LESS TO WDNR
APRIL 19, 2006

MR KENNETH LEMBERGER SR
10007 REIF MILLS RD
WHITELAW, WI 54247

Dear Mr. Lemberger:

Upon inspection of your property located at 1512 Washington Street, on 4/17/06, it was noted that only 4 of the 12 automatic fire sprinkler risers were in a functional mode. It was also noted that on the 16th Street side of the building underneath steps directly to the north of the boiler room, there was a broken sprinkler head that was spraying water. This was pointed out to two individuals that were there dropping off a "dumpster." It was further noted that there was a broken elbow in the system piping that goes through a wall and feeds the stairwell sprinkler system to the north of risers #4 and #5.

In accordance with the State of Wisconsin and City of Manitowoc Fire Codes, the automatic sprinkler system must be fully operational. The following is an excerpt from NFPA 1 "*Fire Prevention Code*" (which is adopted by Wisconsin Comm. 14 "*Fire Prevention*"), Chapter 3, section 3-8.2; "Buildings that are vacant shall maintain all required sprinklers and standpipe systems, and the associated waterflow, and sprinkler supervisory alarm systems in service."

Therefore, you are hereby ordered to immediately begin repairs to place the automatic fire sprinkler system at 1512 Washington St. back into normal operating mode. I will reinspect the facility in one week (April 25, 2006), if the system is not back in the proper operating status, a citation will be issued. It is also possible that citations will be issued for each day the system is not in its normal operational mode.

If you have any questions, please feel free to contact me at 686-6541

Respectfully,

James Krowiorz, Chief
Manitowoc Fire Department

pc: Mayor Crawford
City Attorney James Wyss

SELECT PAGES FROM
WDNR SITE FILE

ATTACHMENT F

DAVE LESS (CITY OF MANITOWOC), E-MAIL TO WDNR
MAY 10, 2006

ATTACHMENT F
SOURCE:
WDNR SITE FILE
E-MAIL - DAVE LESS TO WDNR
MAY 10, 2006

Weissbach, Annette E

Subject: FW: Visit to Manitowoc - EJ Spirtas Manitowoc, LLC

From: Dave Less [mailto:dless@manitowoc.org]
Sent: Wednesday, May 10, 2006 1:53 PM
To: Weissbach, Annette E; Bethany Hemstreet; Bob Ziegelbauer; Foss, Darsi J; Ed Brey (E-mail); Greg Minikel (E-mail); Scott, Jason A. - COMM; Jim Krowiorz; Jim Muenzenmeyer; Jim Wyss; Kevin Crawford; Weix, Lawrence J; Michele Lemberger (E-mail); Nic Levendusky (E-mail); Paul Braun (E-mail); Rep.Ziegelbauer
Subject: FW: Visit to Manitowoc - EJ Spirtas Manitowoc, LLC

FYI. This gentlemen will be in Manitowoc tomorrow. He has some kind of purchase arrangment with Ken Lemberger regarding 1512 Washington. He did not provide details. I have asked him to bring whatever agreements he has, so that we can understand what he is doing. Just wanted to keep everyone in the loop.

-----Original Message-----
From: Eric J. Spirtas [mailto:ericspirtas@ejspirtasgroup.com]
Sent: Wednesday, May 10, 2006 1:40 PM
To: Dave Less
Subject: FW: Visit to Manitowoc - EJ Spirtas Manitowoc, LLC

Eric

Eric J Spirtas

EJ Spirtas Group LLC
11135 Olive Blvd,
Creve Coeur MO 63141
☎ Phone 314.432.7733
☎ Cell 314.780.3742
☎ Fax 314.432.7734
✉ Email ericspirtas@ejspirtasgroup.com
Web http://www.ejspirtasgroup.com

From: Eric J. Spirtas [mailto:ericspirtas@ejspirtasgroup.com]
Sent: Wednesday, May 10, 2006 1:24 PM
To: 'tprigge@manitowoc.org'
Subject: Visit to Manitowoc - EJ Spirtas Manitowoc, LLC

Tina Prigge, Assistant to Mayor
City of Manitowoc "Wisconsin's Maritime Capitol"
900 Quay Street, Manitowoc, WI 54220
Ph (920) 686-6980; Fa

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Tina

Thank you for the contact information.

I am planning on arriving in Greenbay at 11:10am and driving straight to the site.

After such, I will be headed to visit City Hall.

I will try to contact David Less, but maybe you can contact him and ask him to give me another call regarding meeting and city opportunities.

I am hoping that I can have late dinner with Mayor Crawford (at his convenience).

Thank you and feel free to update me if you have any information regarding such.

Eric

ATTACHMENT F
SOURCE:
WDNR SITE FILE
E-MAIL - DAVE LESS TO WDNR
MAY 10, 2006

Eric J Spirtas

EJ Spirtas Group LLC
11135 Olive Blvd,
Creve Coeur MO 63141
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ATTACHMENT G

"MIRRO BUILDING FALLS SHORT OF CODES," CHARLIE MATHEWS, MANITOWOC HERALD TIMES JULY 17, 2006

ATTACHMENT G
SOURCE:
WDNR SITE FILE
MANITOWOC HERALD TIMES
CHARLIE MATHEWS
JULY 17, 2006

Mirro building falls short of codes

New owner of Manitowoc structure must update security, fire protection

By Charlie Mathews
Gannett Wisconsin Newspapers July 17, 2006

zoom

The nearly 1-million-square-foot Mirro building off of Washington Street in Manitowoc has fallen into disrepair. The building's new owners have been ordered to make some changes or risk citations. Sue Pischke/Gannett Wisconsin Newspapers

MANITOWOC — The Manitowoc Fire Department on Friday directed the owner's representative for the seven-story former Mirro building to provide a working sprinkler system and to secure the downtown structure against intruders.

Manitowoc Fire Department Deputy Chief Tyronza Snowden said he informed Mike Hogan, off-site building manager for the former cookware manufacturing plant, that the building is not in compliance with fire protection requirements.

The building was purchased for $200 on June 2 by St. Louis businessman Eric Spirtas.

"I told Mr. Hogan he needs to maintain the fire protection — the sprinkler system, and he needs to keep the building secure from unwanted individuals from going in and doing whatever," Snowden said.

Given the building's size and decades-old wood floors, Snowden said compliance is urgent.

"The building covers one square block. If there was a fire in that facility, the resources it would take to extinguish the fire, and the life and safety hazards, would put our firefighters in great risk," said Snowden.

In a telephone interview late Friday with the Herald Times Reporter, Spirtas said his company was "evaluating the capabilities of the sprinkler system."

He said it was a high priority to get it working as soon as possible and to determine security needs.

Snowden said he walked through the building earlier this month and discovered one particularly dangerous situation.

"There are some doors on upper floors that open to drop-offs. That truly concerns me ... a firefighter at night, trying to find fire, walking through and falling down to the first floor," said Snowden.

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WDNR SITE FILE

Manitowoc Police Department patrol officers are monitoring activity around the building as best they can, said Tony Dick, deputy chief.

"It's on the main drag. We're driving by it all the time," said Dick. "We don't grab the door and shake the handle on a continuous basis. We aren't going to be their private security. When you buy a building, you take on certain obligations."

Sue Peterik said she hopes Snowden can get the owner to comply. She has lived across from the 900,000 square-foot building for 28 years, at 921 15th St.

"I saw kids throwing firecrackers through the broken windows last year. I called the police. I was concerned about a fire," Peterik said.

"Every time I turn around there's more broken windows. It's really an eyesore now," she said.

She wishes Spirtas well.

"I'd like to see it revamped as some kind of business, maybe boutiques, second-hand stores, employing lots of people, offering downtown shopping.

"It would be good if the building was a productive part of the community. I've been upstairs. The offices were beautiful," Peterik said.

ATTACHMENT G
SOURCE:
WDNR SITE FILE
MANITOWOC HERALD TIMES
CHARLIE MATHEWS
JULY 17, 2006

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WDNR SITE FILE

Gannett Wisconsin Newspapers

TOWN OF MENASHA — Kimberly-Clark Corp. wants to bring back 20 to

operators to run it.

"It's (the product demand) stronger than had been forecasted," said company spokesman Dave

through with the permanent closure of the mill by the end of 2007, Dickson said.

The workers recalled

ily.

"If they haven't found something right now it will give them an opportu-

company by June 9 decided to enter early retirement or accepted the firm's severance package.

In mid-March,

been a few nibbles on the sales front but nothing final. "We've certainly had some discussions," he said.

— Pete Bach writes for The Post-

The nearly 1-million-square-foot Mirro building off of Washington Street in Manitowoc has fallen into disrepair. The building's new owners have been ordered to make some changes or risk citations. Photos by Sue Pischke/Gannett Wisconsin Newspapers

Mirro building falls short of codes

New owner of Manitowoc structure must update security, fire protection

BY CHARLIE MATHEWS
Gannett Wisconsin Newspapers

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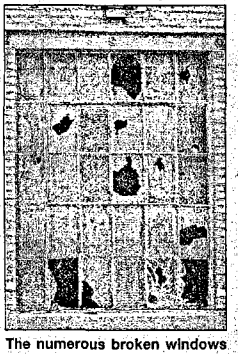

The numerous broken windows on the Mirro building in Manitowoc show the decay of the former cookware manufacturing plant.

Snowden.

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"It would be good if the building was a productive part of the community. I've been upstairs. The offices were beautiful," Peterik said.

— Charlie Mathews writes for the Herald-Times-Reporter of Manitowoc.

Online click fraud continues to rise, survey shows

BY MICHAEL LIEDTKE
The Associated Press

SUN VALLEY, Idaho — Swindlers have stepped up their effort to fleece millions of dollars from online advertisers who use lucrative marketing networks run by Google Inc. and Yahoo Inc., according to a quarterly report to be released Monday.

The sales referrals generated by clicks on the brief advertising links popularized by the two Internet powerhouses are a sham 14.1 percent of the time, based on information collected from 1,300 online marketers.

That's up from a click fraud rate of 13.7 percent three months ago, according to Click Forensics, a San Antonio-based consulting service that compiles the index.

The statistics jibe with other data asserting advertisers are paying a significant sum to Google, Yahoo and their partner Web sites for phantom shoppers even as more resources are devoted to thwarting scammers.

A recently released survey of 407 online advertisers by market research firm Outsell Inc. estimated click fraud cost advertisers $800 million last year.

Click fraud is a highly sensitive subject for Mountain View, Calif.-based Google and Sunnyvale, Calif.-based Yahoo because it raises doubts about the trustworthiness of the advertising model that drives their profits and stock prices.

Google, Yahoo and partner Web sites get paid each time someone clicks on advertising links usually displayed at the top and on the side of Web pages. Advertisers pay the commission even when the click doesn't produce a sale — a system that inspired bilking schemes.

The motives for click fraud vary. Most often, Web site owners repeatedly click the ads on their own sites to generate money for themselves. In other cases, advertisers target the ads of their rivals to drain their marketing budgets.

tradition to remain

BY RAMESH SANTANAM
The Associated Press

PITTSBURGH — Few things will change about Rolling Rock beer when it's brewed and distributed out of New Jersey next month, according to its new owner.

Anheuser-Busch Cos. Inc., which bought the beer in May, said the Latrobe, Penn., brew's iconic green bottle will stay the same, as will the taste. The label will undergo a few minor changes, but the mysterious "33" will remain.

"We are going to retain as much of the history and tradition and heritage of this brand," said Andy Goeler, vice president of Anheuser-Busch's import, craft and specialty group.

Based in St. Louis, Anheuser-Busch bought the famed western Pennsylvania brand for $82 million from Belgium-based InBev SA.

Latrobe Brewing Co., which made the beer since 1939, was not part of the deal. InBev said it is negotiating with La Crosse-based City Brewing Co. over the sale of Latrobe Brewing.

Anheuser-Busch, the nation's largest brewer, is already brewing Rolling Rock in New Jersey and will begin bottling it Aug. 1, said company brewmaster Doug Muhleman.

The company also plans to expand to other brewing locations in the United States, Goeler said during a conference call Friday.

"There will be virtually no change to the brand at all," he said. "The whole mission here is to keep all the things we love about the brand and keep things that were very important to us when we went out to purchase the brand."

The label will retain the enigmatic number "33" at the end of its quality pledge. But the words "St. Louis, Missouri" will be added to the pledge, which will now be preceded by the phrase: "To honor the tradition of this great brand, we quote from the original pledge."

And while the beer will now be made in New Jersey, the labels will still say: "From the glass-lined tanks of old Latrobe, we tender this premium beer for your enjoyment, as a tribute to your good taste. It comes from the mountain springs to you."

The water will no longer come from mountain springs, but from the Wanaque Reservoir near Newark, N.J., Goeler said.

Monday
July 17, 2006

GET THE FACTS | News items to keep you in the know

Agenda

Business networking

Business Network International: 7:30-9 a.m. Thursday at Stadium View Banquet Hall & Conference Center, 1963 Holmgren Way, Ashwaubenon. BNI is a business and professional networking organization offering members the opportunity to share ideas, contacts and referrals. Jackie Vernon, (920) 468-5555.
— Press-Gazette

More agenda

Farming forum

ences, Arts and Letters. Free. Registration encouraged at www.wisconsinacademy.org/

401(k) plans

three years

ATTACHMENT H

LETTER TO ERIC SPIRTAS, MANITOWOC FIRE DEPARTMENT
JUNE 5, 2008

ATTACHMENT H
SOURCE:
WDNR SITE FILE
MANITOWOC FIRE DEPARTMENT TO ERIC SPIRTAS

June 5, 2008

Mr. Eric Spirtas
Manitowoc LLC
866 Deaver Lane
Creve Couer, MO 63141

Dear Mr. Spirtas,

The Manitowoc Fire Department did a walk through of your property at 1512 Washington St. We were at the building from approximately 230 pm until 400 pm. Several issues were found and need to be fixed immediately.

- Broken windows need to be replaced or covered.
- There are still a lot of combustibles in the building which possess a severe fire hazard.
- Yearly checks of the fire suppression system are overdue. This must be done by a licensed sprinkler company.
- More of the floor area is buckling posing a danger for anyone inside the building.
- Three of the riser systems that make up the sprinkler system are not working.

You have 15 days to address these issues. The Manitowoc Fire Department will revisit the building on Friday, June 20, 2008 to make sure the issues listed have been corrected. Due to the poor condition of the building, the Manitowoc Fire Department will check the building on a monthly basis. If there are any structural concerns, we will also ask the City of Manitowoc Building Inspection Department to accompany us on the monthly checks. If you have any questions, please contact the Fire Department. A business card has been enclosed with the contact information.

Sincerely,

Deputy Chief Gregg Kadow
Manitowoc Fire Department

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ATTACHMENT I

LETTER TO ERIC SPIRTAS, MANITOWOC FIRE DEPARTMENT
JULY 8, 2008

ATTACHMENT I
SOURCE:
WDNR SITE FILE
MANITOWOC FIRE DEPARTMENT TO
ERIC SPIRTAS

CITY OF MANITOWOC

EJ Spirtas Group LLC
866 Deaver Lane
St. Louis, MO 63141

July 8, 2008

Dear Mr. Spirtas

It was a pleasure to formally meet you today. I have also been impressed with your ability to fix or solve problems. As you know we have several problems that need to be addressed at 1512 Washington St. (Old Mirro Building). You will be receiving a letter from each department as to the areas their department covers.

The Fire Department has the following problems we need addressed:

OFFICE OF FIRE DEPARTMENT

1. Within 5 days secure the building so that no one from the outside can easily enter the building.
    a. This will include replacing all windows that are broke on the first floor.
    b. Replacing the garage panels that are broken.
    c. In the near future replace widows on second floor
    d. Close all open windows on floors 1-3.
2. Within 10 days have a certified sprinkler company inspect and tag all risers per NFPA 25.
3. Per NFPA 25 become compliant immediately with weekly and monthly checks of risers. See attached paperwork. This paperwork will also be hand delivered by Deputy Chief Gregg Kadow when Jason checks in to begin work.
4. Remove all food products from the building within 7 days.
5. Close and keep closed all fire doors/elevator shafts within 5 days.

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ATTACHMENT I
SOURCE:
WDNR SITE FILE
MANITOWOC FIRE DEPARTMENT TO
ERIC SPIRTAS

6. Remove combustibles from the first floor within the time frame you chose in your letter to Gregg Kadow dated June 20th. That will give you until July 20, 2008. Continue to remove combustible materials from floors 2-7 over the next 2 months.

7. The sprinkler system will need to be a completely dry system by October 1, 2008

The Fire Department will be making weekly inspections to monitor progress of problems noted.

Workers that need to enter the building will need to check in and check out with the Fire Department daily. Due to the open amount of asbestos, your workers should have proper respiratory protection when working in and around the building.

The Fire Department wishes to work with your company to assure the above problems can be addressed in a safe but timely manner. Should you need time extension(s) for the above items please contact Deputy Chief Gregg Kadow in writing with your request. I have attached both of our business cards with this letter.

Sincerely;

William P. Manis II
Interim Fire Chief

Cc: Mayor Kevin Crawford
Building Inspector Jim Muenzenmeyer
Jim Blaha, County Public Heath
Acting City Attorney Juliana Ruenzel
City Engineer Valorie Mellon
Detective Scott Luchterhand
Deputy Chief Gregg Kadow, Fire Inspector

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ATTACHMENT J

***MEMORANDUM: SITE RECONNAISSANCE – FORMER MIRRO PROPERTY*, STS|AECOM TO WDNR, SEPTEMBER 2, 2008**

Attachment J
SOURCE:
WDNR Site File
STS/AECOM

STS | AECOM

STS
1035 Kepler Drive, Green Bay, Wisconsin 54311
T 920.468.1978 F 920.468.3312

Memorandum

Date: September 2, 2008

To: Ms. Annette Weissbach, WDNR

CC: Mr. David Less, City of Manitowoc
Mr. Eric Spirtas

From: Andrew Mott, STS
Paul J. Killian, P.E., STS

Subject: Site Reconnaissance –Former Mirro Property – Manitowoc, Wisconsin
STS Project No. 200803466

On Tuesday, August 19, 2008, STS completed the site reconnaissance for the Phase I Environmental Site Assessment (Phase I ESA) of the former Mirro Plant No.9 located at 1512 Washington Street, Manitowoc, Wisconsin. STS is currently moving forward with completion of the Phase I ESA, however, STS did observe several conditions that, in our opinion, require immediate attention and directly impact completion of services outlined in our proposal dated May1, 2008. Conditions include the following:

1. Located on the first floor of the building are several piles of building debris ranging from ceiling tiles, desks, chairs, insulation, to miscellanies metal parts. Some of the debris likely contain asbestos containing materials (ACM). Possible disturbed ACM was observed in the Coal Boiler Room, Main Boiler Room, Compressor/Electrical Room, and 7th Floor Office Space areas.
2. Several 55-gallon drums of apparent PCB containing transformer fluid.
3. Miscellaneous containers of RV and Marine antifreeze were encountered throughout the building.
4. Twenty to thirty containers with unknown fluids.

It is our understanding the funding from the current SAG is to be allocated for the Phase I ESA, Phase II ESA, and a NR 716 Site Investigation. STS will complete the Phase I ESA with the current funding. However, based on observations made during the August 2008 walkover, Item 1 above (ACM debris) should be mitigated before any additional ESA activities are performed within the building. In our opinion, this represents a hazardous condition to STS employees and other people which may enter the premises.

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WDNR SITE FILE

Attachment J
SOURCE:
WDNR Site File
STS/AECOM

STS | AECOM

STS
1035 Kepler Drive, Green Bay, Wisconsin 54311
T 920.468.1978 F 920.468.3312

Memorandum

To address this condition, STS recommends reallocation of the SAG funding from the Phase II and NR 716 Site Investigation to complete high risk asbestos abatement and container removal. This would consist of removing the ACM and containerized material that is considered an immediate risk to human health. It is our understanding that costs for asbestos assessment and abatement are only eligible if associated with demolition or if necessary to facilitate environmental assessment. These conditions clearly impede any further site assessment and subsurface exploration activity and should be grant eligible. By copy of this memo, we are requesting concurrence from the WDNR on this conclusion.

We also recommend completing a Round 10 Site Assessment Grant (SAG) application to address any Phase II ESA and NR 716 Site Investigation costs which could not be funded by the current grant due to the proposed reallocation. Funding for a comprehensive asbestos assessment, hazardous materials inventory and related abatement should also be included within the application. The Round 10 SAG applications are currently available and are due November 3, 2008, and award of the SAG would be in Spring 2009.

A site specific EPA Hazardous Assessment Grant should also be considered. The EPA Assessment Grant will provide funding to: characterize the site, assess the site (pre-demolition hazardous materials assessment), conduct cleanup and redevelopment planning (remedial action plan), and community involvement. A draft application for the EPA grant is currently available and would be due in winter of 2008. If awarded the EPA Grant funding would be available in about October 2009.

In summary, STS recommends the following course of action:

1. Request a reallocation of SAG funding from Phase II ESA and NR 716 Site Investigation for abandon container removal and asbestos abatement of high risk ACM.
2. Perform an inventory of abandoned containers and retain a contractor to remove the materials.
3. Complete asbestos abatement of the high risk ACM.
4. Complete a Round 10 SAG for a Phase II ESA, NR 716 Site Investigation, asbestos assessment and abatement.
5. Complete a 2009-2011 EPA Site Assessment Grant application

STS would be pleased to assist implementing this course action. Please contact us with any questions.

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ATTACHMENT K

DAVE LESS (CITY OF MANITOWOC), NOTES FROM OCTOBER 21, 2008, MEETING

Attachment K
SOURCE:
WDNR Site File
City of Manitowoc/AECOM

Weissbach, Annette E - DNR

From: Dave Less [dless@manitowoc.org]
Sent: Friday, October 24, 2008 8:54 AM
To: Mott, Andrew G.; ericspirtas@ejspirtasgroup.com; Killian, Paul J.
Cc: Weissbach, Annette E - DNR; Common Council; Kevin Crawford
Subject: Oct 21 conf call notes (spirtas, killian, less)
Attachments: 1512SAGnotes-102108.pdf

Attached are the "FINAL" notes from our 10/21 meeting.

From: Dave Less
Sent: Wednesday, October 22, 2008 7:06 AM
To: 'Mott, Andrew G.'; ericspirtas@ejspirtasgroup.com; Killian, Paul J.
Subject: My notes from Yesterday's Conference Call

Gentlemen. I prepared some notes regarding yesterday's telephone call. Please get back to me **by 3:00 P.M. today** with any edits, changes, omissions etc. that I missed. I will send out a "FINAL" on these notes later today, as well as send a copy to Annette.

Thanks.

From: Mott, Andrew G. [mailto:Andrew.Mott@aecom.com]
Sent: Tuesday, October 21, 2008 3:56 PM
To: ericspirtas@ejspirtasgroup.com
Cc: Dave Less; Killian, Paul J.
Subject:

Eric,
I am available to do the walk over at the Manitowoc Mirro Plant with Badger Environmental and Legends during the day's of 10/28, 10/29, and 10/30. Let me know what works and I will meet everyone on-site.

Thank you Andrew

Andrew G. Mott, C.P.G
Project Scientist - Hydrogeologist
D 920.236.6713
C 920.379.6024

AECOM
558 North Main Street
Oshkosh, WI 54902
T 920.236.6713 F 920.235.0321
www.aecom.com

Please note: my email has changed to andrew.mott@aecom.com

Important STS News

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STS's parent company AECOM is evolving to better serve global clients. AECOM is forming AECOM Environmental -- a new global business line that merges the environmental resources of ENSR, Earth Tech, STS, and Metcalf & Eddy. With 4,200 staff in 20 countries, AECOM Environmental will be one of five global business lines of AECOM (AECOM Water, AECOM Transportation, AECOM Design, AECOM Energy & Power). Though our name is changing, our commitment to the success of your projects and your organization remains strong. We will keep you apprised of future details.

Attachment K
SOURCE:
WDNR Site File
City of Manitowoc/AECOM

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WDNR SITE FILE

Note to File:
Re: Status Report on 1512 Washington SAG - 10/21/08
Conference call: Paul Killian and Andrew Mott (STS), Eric Spirtas and Less.

The purpose of this conversation was to discuss the status of the 1512 SAG project, cover the results of the 8/08 site reconnaissance and current Phase 1 ESA (P1), and to determine next steps.

1. Draft of P1 being sent to Eric and Less prior to filing it with DNR.

2. There were 9 identified Recognized Environmental Conditions (REC) in the building. Some were identified in the P1 that was conducted in 2003.

   A. Old steam cleaning room (Building "C"). 2 drainage channels in floor. Not sure where they lead to. Did some soil sample and identified VOC's, PCB's and other stuff. Need to do more investigation in area. Possible source area.

   B. Room adjacent to old steam room. Did some chemical work and sampling. Found pre-elevated levels of aluminum. May be other substances beneath slab that they didn't sample for. Recommendation is to look further.

   C. Throughout facility (Buildings "K", "L" and "M") there are stained floors. Wood planking is on top of other wood planking is on top of sand is on top of concrete. Oil appears to have penetrated into the sand layer. Not sure of the condition of the concrete.

   D. Seaborne Maps indicated a tannery in the NE corner of the property in the late 1800's. Some indicated on the Maps of stockpiling bark and other products. Need to do added work in the area of the tannery in the area of Building "C"). Potential for tannery contamination should be explored further.

   E. Ethylene glycol (a chemical used in such things as antifreeze) heating system on the Washington Street side of the building. This was also identified in 2003 P1 and via former Mirro employee interviews. Not sure of condition. Additional work needed.

   F. Concrete air compressor pits used to house M/E, particularly in Building "B", east of the main boiler room. Some standing water and oil was present. Concrete looks okay. Concern is that groundwater leakage has occurred.

G. 2 LUST sites previously closed out with Preventive Action Limit (PAL) exemption (lesser concentration of substance than enforcement standard). There were no deed restrictions required. Detected chlorinated compounds not a component of mineral spirits that tanks housed. Where did the compounds come from?

H. Electric transformer on second floor. Previous owner tried to drain the PCB's from the transformer into drum when they tried to drain to the first floor. There are 2, 55-gallon drums on the first floor. Sign of staining present. Drums need to be taken care of.

I. Sump in basement of Building "C" discovered during a 2005 P2. Some suspicious water and oil mixture in the sump. Oil was tested and PCB's found. Not sure where the sump drains to, or if there is an outlet at all. Needs to be examined further.

3. Priorities at this time were to clean up debris on 1st floor (asbestos concerns), remove PCB laden transformer fluid and clean out the sump.

4. Eric had Badger Environmental go in and clean up the debris pile. This was after STS was in the building. Eric didn't have Badger do anything more than organize the debris pile. Eric stated that Legend Technical Services, Inc., an asbestos monitoring company, had also been in the building.

5. Badger and Legend were commissioned by Eric. They are not coordinated with STS at this time. It was decided that STS would coordinate with Eric, Badger and Legend to do another walk through on the building before the P1 was finalized.

6. Eric explained that the debris pile had been centralized, but had not yet been disposed of. The cost for this could be in the area of $20k.

7. Next step is for all parties to coordinate to go through the building together, so that they can view reality together, share ideas etc. STS will coordinate this with Eric.

8. We then discussed funding program options. The DOC Brownfield grant was discussed, but that would require the City to own the building which Less stated that he did not want.

9. We then discussed whether or not to pursue an EPA Brownfield Assessment grant. It was decided that it was probably the most logical source to pursue as it did not require municipal ownership of the property, and the feeling of STS was that funding in the area of $200k could be secured. STS felt that this project would be competitive and could score high enough to get funded under this program. This program does not require the City to be owner of the property. Eric and STS to work out any financial arrangement required to pay for the cost to prepare an application. If Eric and STS decide to proceed, the decision will have to be made quickly as the application deadline is 11/14/08.

10. Assuming this application will require City support, they'll have to get the information and required actions to Less as soon as possible as the only Council meeting before the submittal deadline is on 11/3, which means that Less needs to know how to proceed by 10/30. STS will contact John Peterson at EPA to discuss the fundability of this project.

ATTACHMENT L

LETTER TO ERIC SPIRTAS, MANITOWOC FIRE DEPARTMENT
NOVEMBER 18, 2008

ATTACHMENT L
SOURCE:
WDNR SITE FILE
MANITOWOC FIRE DEPARTMENT TO
ERIC SPIRTAS

CITY OF MANITOWOC

OFFICE OF FIRE DEPARTMENT

EJ Spirtas Group LLC
866 Deaver Lane
St. Louis, MO 63141

November 18, 2008

Dear Mr. Spirtas

This letter is being sent to you along with two citations, for your property located at 1512 Washington Street, in the City of Manitowoc. The citations are being issued for failure to comply with the letter dated July 8, 2008. The first citation is for not having a certified sprinkler company inspect and tag all risers per NFPA 25. The second citation is for, per NFPA 25, to become compliant immediately with weekly and monthly checks of risers.

I will also be monitoring your building weekly for fear the sprinkler system is not going to handle the cold temperature much longer. The same letter dated July 8, 2008 mentioned that the sprinkler system needed to be converted over to a dry system by October 1, 2008. When I inspected the building last Friday you still had wet some systems. State law requires you to provide 24 hour on site security if a system freezes and becomes in-operable. This 24/7 coverage would need to be documented and in place until a certified sprinkler company certifies the system is compliant and up and running to State and Local Municipal Code.

I have also contacted the State Inspector, he will become involved if needed. He also stated he would be making a courtesy call to see if you will be complying with our letter dated July 8, 2008.

I still would be willing to let your salvage crew enter and do some salvage work to help offset your cost in this matter. I will need a letter from you that they know there are health risks in that building and they should be wearing a respirator per OSHA guidelines.

Workers that need to enter the building will still need to check in and check out with the Fire Department daily. Due to the open amount of asbestos, your workers should have proper respiratory protection when working in and around the building.

Sincerely;

William P. Manis II
Fire Chief

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WDNR SITE FILE

Cc: Mayor Kevin Crawford
Building Inspector Jim Muenzenmeyer
City Attorney Juliana Ruenzel
Police Chief Tony Dick

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AECOM, JANUARY 2009

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Phase I Environmental Site Assessment

Mirro Plant 9
1512 Washington Street
Manitowoc, Wisconsin

Project No. 200803466

Prepared by:
Andrew G. Mott, C.P.G.
Project Scientist - Hydrogeologist
AECOM
920.236.6713

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AECOM
558 North Main Street, Oshkosh, Wisconsin 54901
P. 920.235.0270 F.920.235.0321

January 19, 2009

Mr. David Less
City of Manitowoc
900 Quay Street
Manitowoc, Wisconsin 54220-4543

RE: Phase I Environmental Site Assessment, Former Mirro Plant No. 9, 1512 Washington Street, City of Manitowoc, Manitowoc County, Wisconsin -- AECOM Project No. 200803466

Dear Mr. Less:

AECOM is pleased to provide this Phase I Environmental Site Assessment (ESA) for the above-referenced property. The objective of the Phase I ESA was to identify recognized environmental conditions (RECs) and historical RECs in connection with the property. This Phase I ESA was conducted in general accordance with the American Society for Testing and Materials (ASTM) Standard E1527-05 titled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I ESA was performed in conjunction with the Wisconsin Department of Natural Resources Site Assessment Grant No. 567. No sampling or testing was conducted as part of this Phase I ESA.

Thank you for the opportunity to assist you with this project. Please contact us if you have any questions or comments regarding the information presented in this report.

Sincerely,

Andrew G. Mott, C.P.G
Project Scientist - Hydrogeologist

Paul J. Killian/mmh
Paul J. Killian, P.E.
Principal Engineer

Cc: Mr. Eric Spirtas
Spirtas Group
10121 Paget Drive
St. Louis, Missouri 63132

Ms. Annett Weissbach
Wisconsin Department of Natural Resources
2984 Shawano Ave
Green Bay, Wisconsin 54313

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November 18, 2005. The property was then transferred to Mirro Building, LLC on March 23, 2006, and was then most recently purchased by EJ Spirtas Manitowoc, LLC on June 2, 2006.

The structure is constructed of steel or reinforced concrete supports and brick walls. Partition walls within the interior were generally constructed of concrete block or brick. Flooring and non-concrete walls inside the structure appeared to be in poor condition. Sections of wooden floors throughout the structure were observed to be in poor condition. Visible staining of the concrete and wooden floor surfaces was observed throughout the structure. Several pieces of manufacturing equipment and associated production-related materials were present at the time of the site reconnaissance. AECOM also observed several piles of building debris ranging from ceiling tiles, desks, chairs, insulation, to miscellaneous metal parts.

AECOM has performed this Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Practice E1527-05. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of RECs or historical RECs in connection with the subject property except for the following:

AECOM identified the following RECs concerning the subject property as a result of this Phase I ESA:

- Based on interviews with former Mirro employees as documented in an AECOM June 20, 2003, Phase I ESA, a steam outlet was formerly located on the south end of Building C (Figure 2) and was historically used to steam-clean tools, equipment, and other heavily soiled, hard-to-clean items. Former Mirro employees indicated that oils and other hazardous substances likely have impacted the subsurface in this area, because the concrete floor was cracked and in generally poor condition at that time. Discolored, unpaved ground surfaces were observed inside Building C. The unpaved surfaces were approximately 4 to 6 inches wide located on either side of the concrete floor slab, and appeared to be drainage channels linked to floor drains observed at the south end of the building. A Phase II ESA dated March 10, 2005, documented the collection of soil samples from underneath the two drainage channels in Building C. Volatile organic compounds (VOCs) were detected in both soil samples and polychlorinated biphenyls (PCBs) in one of the samples.

- Based on interviews with former Mirro employees documented in an AECOM June 2003 Phase I ESA, an automatic anodizing room was formerly located on the east end of Building N. Primary chemicals used to anodize aluminum products were sodium hydroxide, sodium gluconate, and sulfuric acids. Floors in the anodizing room were observed to be in poor condition and stained. Two subsurface access ports were observed in the concrete floor at the east end of the room. The ports were reportedly used for maintenance access to piping and appurtenances installed beneath the concrete floor. Observation of the subsurface beneath one of the ports revealed apparently discolored (orange) soil. A room north of the automatic anodizing room had a variety of processes that included chrome plating, chemical polishing, and aluminum etching. The March 2005 Phase II ESA documented the collection of a soil sample from under the anodizing room. The soil sample was analyzed for Resource Conservation and Recovery Act (RCRA) metals by toxic characteristic leaching procedures and total aluminum. A soil sample collected from below the anodizing room had elevated levels of aluminum.

- Wooden floors throughout the press room (portions of Buildings K, L, and M) were observed to be stained, and several areas of exposed subsurface were observed to be saturated with oil. According to former Mirro employees as documented in the June 2003 Phase I ESA report, the production floors are

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constructed of a concrete slab, overlain by several inches of compacted fill (sand), overlain by 2-inch by 12-inch framing, and overlain by hardwood plank floor. A sample of the sand collected as part of the Phase II ESA had elevated concentrations of VOCs. It is likely that the compacted fill in these areas is impacted by petroleum products or other hazardous substances. The potential exists that petroleum products or other hazardous substances may have impacted the subsurface beneath the concrete slab in these areas.

- Review of Sanborn Fire Insurance (Sanborn) maps indicates that a tannery was formerly located on the subject property at the corner of Franklin Street and South 15th Street. Buildings identified as the Henry Vits Tannery were observed on the readily available Sanborn maps from 1883, 1887, and 1894. One of the buildings was identified as “Leach Vats” and may have been associated with the use of hazardous substances to prepare animal hides. The March 2005 Phase II ESA indicated the tannery may have used tannic acid processed from bark to tan the hides and not chromium. However, other hazardous substances were used as part of the tannery process such as degreasers to remove animal grease and fats from the hides. The potential exists that hazardous substances related to the former tannery operations may have impacted the subsurface of the subject property.

- Based on the June 2003 Phase I ESA interviews with former Mirro employees, a former ethylene glycol heating coil system could remain underneath the concrete walkway adjacent to the main entrance on Washington Street. The heating coil system was reportedly used to melt ice on the concrete entrance and consisted of a series of 1-inch diameter cast iron pipes filled with ethylene glycol, all connected to an interior aboveground storage tank (AST), heat exchanger, and recycling pump. Former Mirro employees familiar with the system indicate that the pipes likely contain residual ethylene glycol. Considering the age of the cast iron pipes and the potential for residual ethylene glycol, the potential exists that hazardous substances have impacted the subsurface of the subject property. The March 2005 Phase II ESA indicated that an inspection of the basement did not indicate a system was in-place. Electrical wiring is typically found as part of the heating system. Additional investigation is required to determine if the system exists and if a release to the subsurface has occurred.

- Concrete press and air compressor pits were observed within the industrial structure and were formerly used to collect hydraulic oil that originated/leaked from hydraulically operated manufacturing equipment. The June 2003 Phase I ESA indicated the press pits were reportedly closed without documentation by removing residual oil, filling them with sand or other inert material, and capping the surface with concrete. Oil was observed in the base of the pits during the site walkover as part of this Phase I ESA. The June 2003 Phase I ESA documented interviews with former Mirro employees regarding probable leaks from comparable pits at other Mirro facilities, and the potential exists that petroleum products or other hazardous substances may have impacted the subsurface in these areas.

- Groundwater concentrations of cis-1,2-dichloroethene (cis-1,2-DCE) were detected on the east side of the subject property and trichloroethylene (TCE) on the west side of the subject property as part of the assessment of the two leaking underground storage tank (LUST) sites. Concentrations were detected at levels between NR 140 preventive action limits (PALs) and enforcement standards (ES). TCE and cis-1,2-TCE are chlorinated compounds typically associated with solvents and not petroleum products that were released from the two LUST sites. Both sites were closed with an NR 140 PAL Exemption; however, chlorinated solvents were used in at least three areas in the facility. Based on information from a former Mirro employee, TCE and 111-trichlorothane were used. The degree and extent of chlorinated impacts are unknown and could still be contributing to subsurface degredation.

- The site review identified an electrical transformer located on the second floor that has a placard that identified PCB-containing oils within the transformer. An open drain was observed in the side of the transformer with a 55-gallon drum half filled with oil directly below the drain. A hose connected to the drum was observed running through a hole in the second story floor down to a 55-galllon drum located on the first floor. This drum was a half full of oil, and significant staining was observed around the drum. The condition of the wood floor was poor and as such the potential exists for hazardous substances to have

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impacted the subsurface beneath the wood floor. Both drums containing the oil should be disposed of immediately.

- A sump located in the basement underneath Building C was tested for PCBs as part of the March 2005 Phase II ESA. Concentrations of PCBs were detected in the sump. It is unclear if the subsurface has been impacted in the area of the sump, and if the sump has a drain, where it goes. The sump should be cleaned out, and additional investigation of the sump should be performed.

AECOM identified the following historical RECs concerning the subject property as a result of this Phase I ESA:

- Review of the Environmental Data Resources, Inc. (EDR) report and Wisconsin Department of Natural Resources (WDNR) databases indicates that seven underground storage tanks (USTs) were closed and removed from the subject property in 1988. Three mineral spirits or kerosene tanks were removed from the west side (Excavation 1), two diesel tanks were removed from the northwest corner (Excavation 2), and two mineral spirits tanks were removed from the east side (Excavation 3). Releases of hazardous substances were reported to the WDNR as a result of tank removal activities in Excavations 2 and 3. One LUST case (WDNR Activity No. 03-36-000085) was opened by the WDNR to address the impacts related to the USTs in Excavation 3, and one Emergency Repair Program (ERP) case (WDNR Activity No. 02-36-216391) was opened by the WDNR to address the impacts related to the USTs in Excavation 2. Two separate soil vapor extraction (SVE) systems were installed and operated between 1992 and 1996 to remediate impacted soil and groundwater in these areas. The WDNR granted closure of the LUST case in 1999 and the ERP case in 2000.

- Review of the EDR report and WDNR databases indicates that four 406-gallon fuel oil USTs were closed and abandoned in place on the east side of the subject property in June 2001. Two soil samples collected from the area exceeded the diesel range organics (DRO) NR 720 Residual Contaminant Level (RCL) of 250 milligrams per kilogram (mg/kg). As a result of UST assessment activities, the WDNR was notified of a release of hazardous substances. The WDNR opened a LUST case (Activity No. 03-36-274209) to address the impacts in this area, but later transferred the case to the Wisconsin Department of Commerce (Commerce) (Commerce Case No. 54220-5046-12). Mr. Robert Klauk (Commerce) indicated that the USTs were abandoned in place because of concerns that tank removal would jeopardize the integrity of adjacent buildings. Mr. Klauk indicated the site was closed on November 26, 2003.

While not considered a REC or historical REC, the following environmental issues were noted:

- Located by the loading docks in Building J and V are several debris pile that contain office furniture, wood and metal debris, and other miscellaneous items.

- Miscellaneous containers of RV and Marine antifreeze were encountered on the 7th floor of the building. The antifreeze should be disposed of properly.

- Twenty to thirty containers with unknown fluids were observed throughout the facility. The fluids should be disposed of properly.

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4.2 Additional Environmental Record Sources

City of Manitowoc Building Inspection Records

AECOM visited the Client's Building Inspection Department to obtain notable information on the subject property. Information available in the building inspection files included building and occupancy permits, plumbing permits, electrical permits, and correspondence. The earliest available file was a 1946 building permit for an expansion of one of the manufacturing buildings. Additional noteworthy documents observed within the file included a 1956 building permit that identified the installation of three bays for punch presses and three bays for plating and anodizing, and indicated that the basement under the center press bay was intended to be used for storage of metal dies on racks. Approval of a demolition permit for Mr. Kenneth Lemberger, Sr. was also included in the file. Several notes by the Building Inspection Department regarding loose roofing materials and debris on the subject property were also included in the file. Documents related to the installation, removal, or modification of ASTs or USTs were not observed within the building inspection file.

Assessor Records

Information available from the Assessor's Office included two appraisal documents dated prior to 1972. According to the appraisal documents, the legal description of the subject property is "Lots 1 to 14, All of Block 247." The appraisal documents identified 17 buildings and indicated that the buildings were constructed from 1904 to 1927. Notable information identified within the appraisal documents included references to Chromium Plating within Building D. The Assessor record also noted the change in property ownership from Kenneth Lemberger to EJ Spirtas Manitowoc, LLC.

Fire Department Records

AECOM reviewed the Client's Fire Department (MFD) files to obtain available information on the subject property. The MFD files included a 1990 letter from Mr. Tom Reed of Mirro to the MFD regarding the removal of seven USTs from the subject property in 1988. The letter included tank inventory forms for two 2,000-gallon mineral spirits tanks, three 250-gallon empty tanks, one 1,500-gallon empty tank, and one 1,000-gallon empty tank. The letter also indicated that two transformers containing PCBs and four fuel oil USTs were present at the subject property. A letter dated April 18, 2006, to Mr. Kenneth Lemberger, Sr. regarding the automatic fire sprinklers not functioning was observed in the file. Several other letters related to the fire suppression system were in the files. Interviews with the current owner's representative have indicated the fire suppression system is operational.

WDNR and Commerce Records

AECOM reviewed the files at the WDNR and Commerce offices to obtain available information on the subject property. A summary of the file review and agency personal interviews are the following:

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Two coal-fired boilers were observed within a room located at the northwest corner of Building P. The boiler room was situated approximately 6 feet below grade, and was accessed by stairs located at the northwest corner of the room. The room included two overhead doors on the west side, adjacent to South 16th Street. The room included a concrete slab floor, which was observed to be in good condition. Mr. Heubbwert indicated that the boilers were formerly fueled by coal that was historically delivered to the facility by truck, and was dumped on the floor of the boiler room via the overhead doors. The boiler room was observed to contain miscellaneous parts, wooden crates, and debris at the time of the site reconnaissance. Possible ACM was observed on the boilers.

Mr. Heubbwert identified an electrical transformer located on the second floor that has a placard identifying PCB-containing oils within the transformer. An open drain was observed in the side of the transformer with a 55-gallon drum half filled with oil directly below the drain. A hose connected to the drum was observed running through a hole in the second floor down to the first floor to a second 55-gallon drum in Building I. This drum was half filled with oil, and significant staining was observed around the drum. Mr. Heubbwert indicated that the transformer was in this condition when EJ Spirtas acquired title to the subject property. Mr. Heubbwert also noted twelve other electrical transformers at various areas throughout the facility. AECOM observed six of the transformers. All six of the observed transformers were labeled with a placard identifying the transformers as containing non-PCB oils.

AECOM also observed a portion of the sixth and seventh floors during the site reconnaissance. Office furniture remnants and construction debris were observed throughout the two floors. Miscellaneous containers of RV and Marine antifreeze were encountered on the seventh floor. According to Mr. Heubbwert, the previous owner would use the antifreeze to keep the fire suppression system from freezing.

The subject property occupies approximately 3.72 acres of land, and is situated on an entire city block in Manitowoc, Wisconsin. The property is bordered by Franklin Street to the north, South 15th Street to the east, Washington Street to the south, and South 16th Street to the west. The property is comprised of approximately 17 buildings of various heights coupled together as one structure. Sidewalks and paved loading dock entrances comprise the remainder of the subject property. The structure was observed to include a main entrance on Washington Street, and additional man door entrances and loading dock door entrances off South 15th and South 16th Streets. The exterior walls of the structure were observed to be comprised of a combination of concrete and brick, with portions of the walls including a thin covering of a white stucco-like material. Vegetated and other unpaved areas were not observed. Observation of the exterior of the structure and ground surfaces did not reveal the presence of staining or other indicators of a former release of petroleum or other hazardous substances.

Observation of the properties adjacent to the subject property did not reveal the presence of visible staining, stressed vegetation, or other indicators of a former release of petroleum or other hazardous substances.

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AECOM, MAY 2009

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Phase II Subsurface Assessment
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Prepared for:
City of Manitowoc
Manitowoc, Wisconsin

Phase II Subsurface Assessment

Former Mirro Plant No. 9
1512 Washington Street
Manitowoc, Wisconsin

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AECOM, Inc.
May 2009
Document No.: 13085-001

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REC	Phase II Activities
5. Former Tannery Location	Advanced Soil Boring GP-2 in the former tannery location (northeast corner of building), with one soil sample submitted for analysis of VOCs, RCRA metals, and pH. Benzene was detected in the soil sample above its WAC NR 720 Groundwater Pathway RCL. The soil boring was converted to a temporary well and sampled for VOCs, arsenic, chromium and lead. Chlorinated compounds TCE was detected in the groundwater sample above its WAC NR 140 ES, and cis-1,2-dichloroethene (cis-1,2-DCE) was detected between the WAC NR 140 PAL and ES.
6. Ethylene Glycol Heating Coil System	One soil boring (GP-1) was advanced adjacent to the heating coil system, with one soil sample submitted for analysis of VOCs, including ethylene glycol. Chloromethane was detected in the soil sample above its WAC NR 720 Groundwater Pathway RCL. Ethylene glycol was not detected.
7. Air Compressor Pits	Soil boring advanced adjacent to former air compressor press pits to a depth of 2 feet but was discontinued due to concrete refusal.
8. Detected Chlorinated Compounds Associated with the Former Leaking Underground Storage Tank (LUST) Sites	Soil samples collected from soil borings (GP-5, GP-6, GP-10, and GP-11) had detections of PCE and TCE exceeding NR 720 Groundwater Pathway RCL. TCE and cis-1,2-DCE were detected in a groundwater sample collected from GP-2
9. Transformer Fluids	One soil boring (GP-8) was advanced to a depth of 4 feet in the area of the stained flooring and collected soil sample analyzed for PCBs. PCB, Aroclor 1260, which is found in transformer fluid, was detected above the US Environmental Protection Agency (EPA) regulatory limit of 50 milligrams per kilogram (mg/kg).
10. Building C Sump (Basement Area)	A soil boring (GP-9) was advanced to a depth of 4 feet in the area of the sump and collected soil sample analyzed for VOCs, PAHs, and PCBs. Chloromethane was detected above its WAC NR 720 Groundwater Pathway RCL.
11. Heat Treat Room	A soil boring (GP-12) was advanced adjacent to the former Heat Treat Room where heated materials were quenched using an oil and water bath. This room was not accessible during the Phase I ESA walkover. An oily substance was observed in the base of two vats. The base of each vat was below grade and oils were observed on the concrete surface and staining observed on the sides of the vats. A soil sample was collected from the boring and analyzed for VOCs and PAHs with no detection of the compounds above the laboratories lower limits of detection (LOD). The soil boring was converted to a temporary monitoring well and sampled for VOCs and PAHs. A groundwater sample collected from the temporary monitoring well had benzene detected between its WAC NR 140 PAL and ES.

Hazardous substances including PCBs, petroleum, and chlorinated compounds have been detected within the subsurface of the subject property above state standards. Consistent with requirements of Section 292.11, Wisconsin State Statute, WDNR should be formally notified of the release of a hazardous substance. Non-emergency hazardous substance discharges should be reported to the WDNR by calling, visiting, tele-fax or e-mailing the general site information, including results of analytical laboratory tests.

equipment. The June 2003 Phase I ESA indicated the press pits were reportedly closed without documentation by removing residual oil, filling them with sand or other inert material, and capping the surface with concrete. Oil was observed in the base of the pits during the site walkover as part of this Phase I ESA.

7. Groundwater concentrations of cis-1,2-dichloroethene (cis-1,2-DCE) were detected on the east side of the subject property and TCE on the west side of the subject property as part of the assessment of the two LUST sites. Concentrations were detected at levels between NR 140 PALs and ES. TCE and cis-1,2-TCE are chlorinated compounds typically associated with solvents and not petroleum products characteristic of the two LUST release sites. Both LUST sites were closed with an NR 140 PAL Exemption. Chlorinated solvents were reportedly used in at least three areas in the facility. Based on information from a former Mirro employee, TCE and 111-trichlorothane were used.
8. The site review identified an electrical transformer located on the second floor that has a placard that identified PCB-containing oils within the transformer. An open drain was observed in the side of the transformer with a 55-gallon drum half filled with oil directly below the drain. A hose connected to the drum was observed running through a hole in the second story floor down to a 55-gallon drum located on the first floor. This drum was half full of oil, and significant staining was observed around the drum.
9. A sump located in the basement underneath Building C was tested for PCBs as part of the March 2005 Phase II ESA. Concentrations of PCBs were detected in water collected from the sump.

A former Heat Treat Room where heated materials were quenched using an oil and water bath was identified by a former employee of Mirro. This room was not accessible during the Phase I ESA walkover but was during the Phase II ESA walkover. An oily substance was observed in the base of two vats. The base of each vat was below grade and oils were observed on concrete surface and staining was observed along the sides of the vats.

This report includes a description of the environmental sampling activities, a summary of field and analytical data, and a discussion of soil and groundwater analytical test results related to the identified RECs. Recommendations for further investigation are also included.

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Phase II Subsurface Assessment
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Boring	Location	Soil Sample Depth (feet)	Analysis
GP-1	One soil boring advanced to a depth of 4 feet adjacent to the heating coil system.	2 - 4	**Soil** - VOC plus ethylene glycol
GP-2	One soil boring advanced to a depth of 12 feet in the former tannery location (northeast corner of building). The soil boring was converted to a temporary well.	4 - 6	**Soil** - VOCs, PAHs, arsenic, chromium, lead and pH **Water** - VOCs, arsenic, chromium and lead
GP-3	One soil boring advanced to a depth of 12 feet adjacent to the former steam outlet and Aluminum Etching Room. The soil boring was converted to a temporary well.	4 - 6	**Soil** - VOCs, PAHs, and PCBs **Water** - VOCs and PAHs.
GP-4	One soil boring advanced at the north end of the channels to a depth of 12 feet and converted to a temporary well.	8 - 10	**Soil** - VOCs, PAHs, RCRA metals and PCBs **Water** - VOCs and PAHs
GP-5 and GP-6	Soil boring in the former anodizing area and adjacent room to the east (two borings total) advanced to a depth of 12 feet. The soil boring in the anodizing room was converted to a temporary well.	Anodizing Area - 2 - 4 Adjacent room to the east - 4 - 6	**Soil** - VOC, PAHs, RCRA metals, aluminum and pH **Water** - VOCs, RCRA Metals, and PAHs
GP-7	Soil boring advanced to a depth of 4 feet adjacent to former air compressor press pits in Building F.	Boring discontinued due to concrete refusal	Not Supplied
GP-8	Soil boring was advance to a depth of 4 feet in the area of the stained flooring and PCB transformer fluid drum storage area.	2 - 4	PCBs
GP-9	Soil boring was advanced to a depth of 4 feet in the area of the Building C sump.	0 - 2	**Soil** - VOCs, PAHs, and PCBs
GP-10 and GP-11	Two soil borings advanced to a depth of 4 feet adjacent to the stained floor areas in Building M.	0 - 2	**Soil** - VOCs and PAHs

The temporary monitoring wells were installed to intersect the apparent groundwater table observed in the field. The temporary wells were constructed of 3/4-inch diameter, Schedule 40, polyvinyl chloride (PVC), with a 10-foot section of slotted well screen (0.01-inch manufactured slots). Monitoring well construction is depicted on the WDNR Soil Boring forms provided in Appendix A.

Groundwater samples submitted for analysis were collected with low-flow pumps, then placed and preserved in appropriate containers provided by the analytical laboratory. Collected soil and groundwater samples were submitted to Synergy under Chain of Custody control.

The soil borings (GP-1, GP-6, GP-8, GP-9, GP-10, and GP-11) not constructed as temporary monitoring wells were abandoned by backfilling with bentonite following soil sample collection. WDNR soil boring abandonment forms are also included in Appendix A.

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Sampling Location	Soil and Groundwater Results
GP-1 - Ethylene Glycol Heating Coil System	**Soil** – Chloromethane [43 micrograms per kilogram (µg/kg)] was detected above its calculated generic WAC NR 720 Groundwater Pathway RCL. Ethylene glycol was not detected.
GP-2 - Former Tannery Location	**Soil** - Benzene was detected above its WAC NR 720 Groundwater Pathway RCL at 51µg/kg. **Groundwater** - Chlorinated compound TCE was detected above its WAC NR 140 ES at 6.9 micrograms per liter (µg/L).and cis-1,2-DCE (16.2 µg/L) was detected between the WAC NR 140 PAL and ES.
GP-3 - Former Steam Cleaning Area and Aluminum Etching Room	**Soil** - The compounds detected were at concentrations below State of Wisconsin regulatory limits. **Groundwater** - Groundwater samples collected from the temporary well did not have concentrations of compounds that exceeded State of Wisconsin groundwater standards.
GP-4 - Discolored Soils in Drainage Channels	**Soil** - Selenium [1.4 milligrams per kilogram (mg/kg)] and chloromethane were detected above their calculated generic WAC NR 720 Groundwater Pathway RCL. Benzo(b)fluoranthene (95 µg/kg) was detected in the soil sample above the WAC NR 746 Suggested Non-industrial Direct Contact RCL. Naphthalene was detected above its WAC NR 746 Table 1 for free product at a concentration of 14,200 µg/kg. **Groundwater** - Benzo(b)fluoranthene (23.5 µg/L) and chrysene (187 µg/L) were detected above their respective NR 140 ES. Several additional PAHs (fluoranthene, fluorine, and pyrene) were detected between the NR 140 PAL and ES.
GP-5 - Automatic Anodizing Room	**Soil** - Selenium (8.4 mg/kg) was detected above its WAC NR 720 Groundwater Pathway RCL in GP-5. TCE (5,100 µg/kg) was detected above its WAC calculated generic NR 720 Groundwater Pathway RCL. **Groundwater** - Compounds detected were below NR 140 PALs.
GP-6 - Room to the North of the Automatic Anodizing Room	**Soil** - TCE was detected above its WAC calculated generic NR 720 Groundwater Pathway RCL at a concentration of 40 µg/kg.
GP-7 - Air Compressor Pits	Soil boring advanced adjacent to former air compressor press pits to a depth of 2 feet but was discontinued due to concrete refusal.
GP-8 - Transformer Fluids	**Soil** - PCB, Aroclor 1260, which is found in transformer fluid, was detected above the EPA regulatory limit of 50 mg/kg.
GP-9 - Building C Sump (Basement Area)	**Soil** - Chloromethane (57 µg/kg) was detected above its WAC calculated generic NR 720 Groundwater Pathway RCL. PCB, Aroclor 1260 was detected at a concentration of 0.017 mg/kg.

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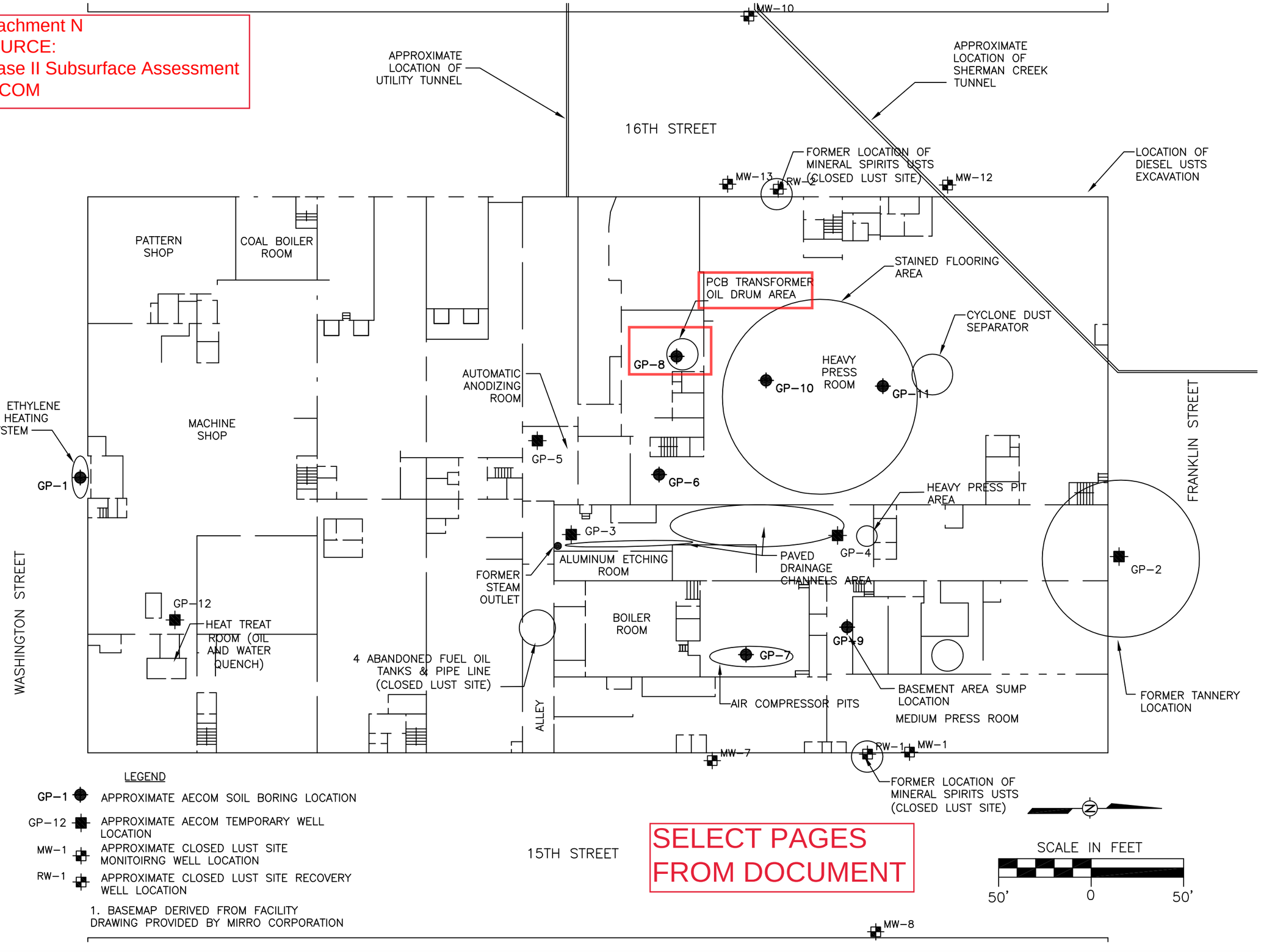

LEGEND

- GP-1 — APPROXIMATE AECOM SOIL BORING LOCATION
- GP-12 — APPROXIMATE AECOM TEMPORARY WELL LOCATION
- MW-1 — APPROXIMATE CLOSED LUST SITE MONITOIRNG WELL LOCATION
- RW-1 — APPROXIMATE CLOSED LUST SITE RECOVERY WELL LOCATION

1. BASEMAP DERIVED FROM FACILITY DRAWING PROVIDED BY MIRRO CORPORATION

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558 North Main Street
Oshkosh, Wisconsin
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SOIL BORING LOCATION DIAGRAM
PHASE II ESA
MIRRO PLANT 9 (1512 WASHINGTON STREET)
MANITOWOC, WISCONSIN

Drawn :	REO	4/6/2009
Checked:	AGM	4/6/2009
Approved:		
PROJECT NUMBER	200803466	
FIGURE NUMBER	2	

TABLE 2
SOIL ANALYTICAL RESULTS
MIRRO PLANT
OSHKOSH, WISCONSIN
PROJECT NO. 200803466

Parameters	Generic RCLs: Direct Contact Pathway: Non-Industrial	Generic RCLs: Direct Contact Pathway: Industrial	Generic RCLs: Groundwater Pathway	NR 746 Soil Screening Levels	GP-1 S02 2/16/09	GP-2 S03 2/16/09	GP-3 S03 2/16/09	GP-4 S05 2/16/09	GP-5 S02 2/17/09	GP-6 S03 2/17/09	GP-8 S02 2/17/09	GP-9 S01 2/16/09	GP-10 S01 2/16/09	GP-11 S01 2/16/09	GP-12 S02 2/17/09
Metals (mg/kg)															
Aluminum	--	--	--	--	NA	NA	NA	NA	16,000	8,000	NA	NA	NA	NA	NA
Arsenic	0.039 [E]	1.6 [E]	0.58	--	NA	<0.27	NA	<1.4	0.40 "J"	<1.4	NA	NA	NA	NA	NA
Barium	3,130	2.4×10^5 [E]	3,300	--	NA	NA	NA	8.1	230	32	NA	NA	NA	NA	NA
Cadmium	8.0 [E]	510 [E]	1.5	--	NA	NA	NA	0.054 "J"	0.8	0.096 "J"	NA	NA	NA	NA	NA
Chromium	16,000 [E]	1.53×10^6 [E]	--	--	NA	6.0	NA	5.6	6.7	14	NA	NA	NA	NA	NA
Lead	50 [E]	500 [E]	--	--	NA	3.5	NA	2.1	10	4.4	NA	NA	NA	NA	NA
Selenium	78.2	5,110	1.0	--	NA	NA	NA	**1.2** [C]	**8.4** [C]	0.76	NA	NA	NA	NA	NA
Silver	78.2	5,110	1.67	--	NA	NA	NA	<0.16	<0.16	<0.16	NA	NA	NA	NA	NA
Mercury	--	--	0.42	--	NA	NA	NA	0.011 "J"	0.015 "J"	0.028	NA	NA	NA	NA	NA
VOCs (µg/kg)															
Benzene	1,100 [E]	52,000	5.5 [E]	8,500	<20	**51 "J"** [C]	<20	<200	<20	<20	NA	<20	<20	**27.3 "J"** [C]	<20
Bromobenzene	--	--	--	--	<34	<34	<34	<340	<34	<34	NA	<34	<34	<34	<34
Bromochloromethane	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bromodichloromethane	1,030	46,200	0.24	--	<16	<16	<16	<160	<16	<16	NA	<16	<16	<16	<16
Bromoform	8,090	362,000	2.0	--	<23	<23	<23	<230	<23	<23	NA	<23	<23	<23	<23
Bromomethane	21,900	1,430,000	4.0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	--	--	--	--	<25	<25	<25	410 "J"	<25	<25	NA	<25	<25	46 "J"	<25
tert-Butylbenzene	--	--	--	--	<23	<23	<23	<230	<23	<23	NA	<23	<23	<23	<23
n-Butylbenzene	--	--	--	--	<35	<35	<35	1,910	<35	<35	NA	<35	86 "J"	264	<35
Carbon tetrachloride	491	22,000	5.0	--	<21	<21	<21	<210	<21	<21	NA	<21	<21	<21	<21
Chloroform	10,500	469,000	2.0	--	<50	<50	<50	<500	<50	<50	NA	<50	<50	<50	<50
Chlorobenzene	313,000	20,400,000	150	--	<16	<16	<16	<160	<16	<16	NA	<16	<16	<16	<16
Chlorodibromomethane	760	34,100	24	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chloroethane	--	--	--	--	<23	<23	<23	<230	<23	<23	NA	<23	<23	<23	<23
Chloromethane	4,910	220,000	1.0	--	**43 "J"** [C]	<43	<43	**480 "J"** [C]	<43	<43	NA	**57 "J"** [C]	**53 "J"** [C]	**72 "J"** [C]	<43
2-Chlorotoluene	313,000	20,400,000	--	--	<31	<31	<31	<310	<31	<31	NA	<31	<31	<31	<31
4-Chlorotoluene	--	--	--	--	<24	<24	<24	<240	<24	<24	NA	<24	<24	<24	<24
1,2-Dibromo-3-chloropropane	46	2,040	0.1	--	<37	<37	<37	<370	<37	<37	NA	<37	<37	<37	<37
1,2-Dibromoethane	31.9	1,430	0.033	--	<21	<21	<21	<210	<21	<21	NA	<21	<21	<21	<21
Dibromomethane	156,000	10,200,000	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	--	--	--	--	<41	<41	<41	<410	<41	<41	NA	<41	<41	<41	<41
1,4-Dichlorobenzene	2,660	119,000	110	--	<42	<42	<42	<420	<42	<42	NA	<42	<42	<42	<42
1,2-Dichloroethane	702 [E]	31,400	4.9 [E]	600	<24	<24	<24	<240	<24	<24	NA	<24	<24	<24	<24
1,2-Dichlorobenzene	1,410,000	92,000,000	1,800	--	<32	<32	<32	<320	<32	<32	NA	<32	<32	<32	<32
1,1-Dichloroethene	782,000	51,100,000	10	--	<27	<27	<27	<270	<27	<27	NA	<27	<27	<27	<27
cis-1,2-Dichloroethene	156,000	10,200,000	55	--	<24	<24	<24	<240	<24	<24	NA	<24	<24	<24	<24
Dichlorodifluoromethane	3,130,000	204,000,000	21,918	--	<33	<33	<33	<330	<33	<33	NA	<33	<33	<33	<33
trans-1,2-Dichloroethene	313,000	20,400,000	98	--	<29	<29	<29	<290	<29	<29	NA	<29	<29	<29	<29
1,2-Dichloropropane	939	42,100	1.9	--	<19	<19	<19	<190	<19	<19	NA	<19	<19	<19	<19
1,1-Dichloroethane	3,130,000	204,000,000	349	--	<22	<22	<22	<220	<22	<22	NA	<22	<22	<22	<22
1,3-Dichloropropane	313,000	20,400,000	--	--	<21	<21	<21	<210	<21	<21	NA	<21	<21	<21	<21
2,2-Dichloropropane	--	--	--	--	<115	<115	<115	<1,150	<115	<115	NA	<115	<115	<115	<115
1,1-Dichloropropene	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,3-Dichloropropene	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
trans-1,3-Dichloropropene	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Diisopropyl ether	6,260,000	409,000,000	--	--	<15	<15	<15	<150	<15	<15	NA	<15	<15	<15	<15
Ethylbenzene	1,560,000	102,000,000	2,900 [E]	4,600	<16	37 "J"	<16	1,050	<16	<16	NA	<16	23.2 "J"	100	<16
Trichlorofluoromethane	4,690,000	307,000,000	9,264	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Hexachlorobutadiene	819	36,700	--	--	<50	<50	<50	<500	<50	<50	NA	<50	<50	<50	<50
Isopropylbenzene	--	--	--	--	<30	<30	<30	<300	<30	<30	NA	<30	<30	40 "J"	<30
p-Isopropyltoluene	--	--	--	--	<30	<30	<30	<300	<30	<30	NA	<30	241	41 "J"	<30
Methylene chloride	8,520	382,000	1.6	--	<44	<44	<44	<440	<44	<44	NA	<44	<44	<44	<44
Methyl-tert-butyl-ether	--	--	--	--	<23	<23	<23	<230	<23	<23	NA	<23	<23	<23	<23
Naphthalene	60,000 [E]	4,000,000 [E]	400 [E]	2,700	<117	<117	<117	**14,200** [D]	<117	<117	NA	<117	252 "J"	**640** [C]	<117
n-Propylbenzene	--	--	--	--	<29	<29	<29	810 "J"	<29	<29	NA	<29	39 "J"	206	<29
Styrene	3,130,000	204,000,000	370	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,2,2-Tetrachloroethane	319	14,300	0.09	--	<25	<25	<25	<2,500	<25	<25	NA	<25	<25	<25	<25
1,1,1,2-Tetrachloroethane	2,460	110,000	157	--	<27	<27	<27	<2,700	<27	<27	NA	<27	<27	<27	<27
Tetrachloroethene	1,230	55,000	4.1	--	<18	<18	<18	<180	<18	<18	NA	<18	**27.8 "J"** [C]	**340** [C]	<18
Toluene	1,250,000	81,800,000	1,500 [E]	38,000	<23	131	<23	<230	37 "J"	<23	NA	28.8 "J"	290	152	<23
1,2,3-Trichlorobenzene	--	--	--	--	<87	<87	<87	<870	<87	<87	NA	<87	<87	<87	<87
1,2,4-Trichlorobenzene	156,000	10,200,000	540	--	<53	<53	<53	<530	<53	<53	NA	<53	<53	<53	<53
1,1,1-Trichloroethane	3,130,000	204,000,000	280	--	<27	<27	<27	<270	121	<27	NA	<27	<27	30.1 "J"	<27
1,1,2-Trichloroethane	1,120	50,200	1.9	--	<30	<30	<30	<300	<30	<30	NA	<30	<30	<30	<30
1,2,4-Trimethylbenzene[1]	782,000	51,100,000	7573	--	<53	41 "J"	<20	6,500	22.3 "J"	<20	NA	28.8 "J"	150	740	<53
Trichloroethene	160	7,150	3.7	--	<20	<20	<20	<200	**5,100** [A]	**40 "J"** [C]	NA	<20	**20.4 "J"** [C]	**1,260** [A]	<20
1,2,3-Trichloropropane	9.12	409	0.0076	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene[1]	782,000	51,100,000	3520	--	<24	<24	<24	1,810	26.8 "J"	<24	NA	<24	153	154	<24
Vinyl chloride	42.6	1,910	0.13	--	<17	<17	<17	<170	<17	<17	NA	<17	<17	<17	<17
Xylenes, total	3,130,000	204,000,000	4,100 [E]	42,000	<48	153 "J"	<48	3,490	44 "J"	<48	NA	<48	162 "J"	578	<48
PAHs (µg/kg) [F]															
Acenaphthene	900,000	60,000,000	38,000	--	<19	<19	<19	<19	<19	<19	NA	<19	<19	<19	<19
Acenaphthylene	18,000	360,000	700	--	<11	<11	<11	124	<11	26.6 "J"	NA	<11	<11	67	<11
Anthracene	5,000,000	300,000,000	3,000,000	--	<19	<19	<19	137	<19	21.3 "J"	NA	<19	39 "J"	140	<19
Benzo(a)anthracene	88	3,900	17,000	--	<16	<16	<16	46 "J"	19.9 "J"	20 "J"	NA	<16	**230** [A]	**312** [A]	<16
Benzo(a)pyrene	8.8	390	48,000	--	<25	<25	<25	<25	<25	<25	NA	<25	**390** [B]	**315** [A]	<25
Benzo(b)fluoranthene	88	3,900	360,000	--	<18	<18	<18	**95** [A]	34 "J"	32 "J"	NA	<18	**650** [A]	**320** [A]	<18
Benzo(ghi)perylene	1,800	39,000	6,800,000	--	<19	<19	<19	<19	19.6 "J"	42 "J"	NA	<19	201	51 "J"	<19
Benzo(k)fluoranthene	880	39,000	870,000	--	<16	<16	<16	<16	<16	<16	NA	<16	211	141	<16
Chrysene	8,800	390,000	37,000	--	<18	<18	<18	530	51 "J"	22.4 "J"	NA	<18	460	730	<18
Dibenzo(a,h)anthracene	8.8	390	38,000	--	<22	<22	<22	<22	<22	<22	NA	<22	**68 "J"** [A]	**77** [A]	<22
Fluroanthene	600,000	40,000,000	500,000	--	16.9 "J"	16.9 "J"	21.1 "J"	460	40 "J"	45	NA	<13	370	297	<13
Fluorene	600,000	40,000,000	100,000	--	<8.3	<8.3	<8.3	155	<8.3	<8.3	NA	<8.3	14.6 "J"	<8.3	<8.3
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	--	<12	<12	<12	<12	<12	28.9 "J"	NA	<12	**175** [A]	61	<12
1-Methylnaphthalene	1,100,000	70,000,000	23,000	--	<15	<15	<15	121	70	<15	NA	<15	20.8 "J"	48 "J"	<15
2-Methylnaphthalene	600,000	40,000,000	20,000	--	<17	<17	<17	63	79	<17	NA	<17	22.2 "J"	53 "J"	<17
Naphthalene	20,000	110,000	400	--	<13	<13	<13	21 "J"	54	<13	NA	<13	33 "J"	40 "J"	<13
Phenanthrene	18,000	390,000	1,800	--	<14	<14	18.4 "J"	1620	131	41 "J"	NA	<14	203	284	<14
Pyrene	500,000	30,000,000	8,700,000	--	<15	<15	<15	113	38 "J"	38 "J"	NA	<15	330	1,250	<15
PCBs (mg/kg)				EPA Regulatory Limit											
Aroclor 1016	--	--	--	50	NA	NA	<0.002	<0.002	NA	<0.002	<2.0	<0.002	NA	NA	NA
Aroclor 1221	--	--	--	50	NA	NA	<0.0049	<0.0049	NA	<0.0049	<4.9	<0.0049	NA	NA	NA
Aroclor 1232	--	--	--	50	NA	NA	<0.0072	<0.0072	NA	<0.0072	<7.2	<0.0072	NA	NA	NA
Aroclor 1242	--	--	--	50	NA	NA	<0.0049	<0.0049	NA	<0.0049	<4.9	<0.0049	NA	NA	NA
Aroclor 1248	--	--	--	50	NA	NA	<0.0027	<0.0027	NA	<0.0027	<2.7	<0.0027	NA	NA	NA
Aroclor 1254	--	--	--	50	NA	NA	<0.005	<0.005	NA	<0.005	<5.0	<0.005	NA	NA	NA
Aroclor 1260	--	--	--	50	NA	NA	<0.0028	<0.0028	NA	<0.0028	**210**	0.017 "J"	NA	NA	NA

Notes:
VOCs = Volatile Organic Compounds
PAHs = Polynuclear Aromatic Hydrocarbons
PCBs = PolyChlorinated Biphenyls
[1] Standards are for 1,2,4- and 1,3,5-Trimethylbenzene combined.
[A] Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.
[B] Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.
[C] Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.
[D] Parameter exceeds NR 746 Table 1 Soil Screening Levels
[E] Generic RCL is established under NR 720 or NR 746
[F] Generic RCLs provided in *Soil Cleanup Levels for PAHs Interim Guidance* , WDNR RR-5 1997
-- No Generic RCL established.
Generic RCLs not included in Wisconsin Administrative Code or Guidance are calculated from the US EPA Soil Screening Level Web Page and the default values contained in *Determining Residual Contaminant Levels using the EPA Soil Screening Level Web Site* WDNR PUB-RR-682 on May 12, 2006
NA = Not analyzed

Attachment N
SOURCE:
Phase II Subsurface Assessment
AECOM

ATTACHMENT O

SELECT PAGES FROM *PRESENTATION OF BUILDING INSPECTION RESULTS* STN, DECEMBER 2009

Attachment O
SOURCE:
Presentation of Building Inspection Results
STN JV

December 23, 2009

Mr. Jon Peterson
Brownfields Project Manager
U.S. EPA Region 5
77 West Jackson Boulevard
Mail Code: SE-7J
Chicago, IL 60604-3507

Subject: Presentation of Building Inspection Results
Mirro Building No. 9
Manitowoc, Wisconsin
Technical Direction Document No. S05-0906-001
STN JV Contract No. EP-S5-06-03

Dear Mr. Peterson:

On behalf of the United States Environmental Protection Agency (U.S. EPA), the Sullivan International/T N & Associates, Inc. (now Oneida Total Integrated Enterprises (OTIE)) Joint Venture Team's (STN JV) Superfund Technical Assessment and Response Team (START) has overseen completion of a building inspection and corresponding report for the Mirro Building No. 9 property (Subject Property) located at 9180 South 5th Avenue in Manitowoc, Wisconsin. The building inspection and the attached ***Building Inspection Report*** were completed by a building inspection firm, Harenda Management Group (Harenda), retained by OTIE on behalf of STN JV. Harenda is based in New Berlin, Wisconsin.

This work was performed in response to a request for assistance to the U.S. EPA received from the City of Manitowoc, Manitowoc, Wisconsin. The City of Manitowoc is interested in supporting the Subject Property owner in demolition or renovation of the Subject Property building to facilitate redevelopment. The building inspection focused on identifying and quantifying building materials and equipment that might require special handling and disposal as part of building demolition or renovation activities. The ***Building Inspection Report*** (prepared by Harenda December 2009) and reviewed and approved by STN JV provides the results of the inspection. It is understood that these results will be used to support the development of building demolition or redevelopment plans and specifications and the identification of a qualified building demolition or redevelopment contractor by the building owner. This report does not provide any recommendations with respect to the abatement, handling or disposal of the identified materials.

Background

The following background information was obtained from documentation of various prior site assessments and investigations performed at the Subject Property.

The Subject Property is comprised of approximately 17 buildings, of various heights, and ages, combined together as one structure, which occupies an entire city block between Franklin Street,

SELECT PAGES FROM DOCUMENT

South 15th Street, Washington Street, and South 16th Street. Sidewalks and paved loading dock driveways comprise the remainder of the Subject Property. The existing structure on the Subject Property was constructed in multiple phases between 1904 and 1927. From 1898 to 1986, the property was used to manufacture various aluminum products, including aluminum cookware. All manufacturing activities at the Subject Property ceased in 1986. Mirro corporate and engineering offices were maintained on the sixth and seventh floors of the structure until 2001. The structure was vacated in 2001 and has remained unused since then.

The seventeen buildings can be effectively grouped into four portions, referred to as buildings for the purposes of this inspection:

- A seven story building (south side of the block) that housed offices in addition to manufacturing operations,
- A five-story connector (south center of building)
- A six-story building (northwest side of block), and
- A three-story building (northeast side of block).

The six-, five- and three-story portions or buildings are targeted for demolition. The seven-story portion or building may be renovated or it may be demolished depending on its condition and future plans for property reuse. The building is constructed of steel or reinforced concrete supports and brick walls. Partition walls within the interior were generally constructed of concrete block or brick. Some of the floors were reportedly constructed with an approximately 0.5-inch layer of ash between the concrete based and the wood overlay as an insulator, although, as discussed below and in the ***Building Inspection Report***, this was not confirmed by this inspection. Flooring and non-concrete walls inside the structure are in poor condition. Due to extensive water damage, most of the wooden floor overlays are badly damaged. Many areas of the floors are of questionable integrity and the floors in several places have collapsed into the underlying space. While the building is currently largely vacant, several pieces of manufacturing and building facilities equipment still exist, primarily on the first floor. Various containers, many of which are empty, are also present at various locations in the building. Electrical and mechanical equipment and associated structures that form part of the building construction still remain on the Subject Property. Polychlorinated biphenyl (PCB) containing fluids are known to exist in an electrical transformer located on the second floor, which was observed to have a hose draining fluids to a 55-gallon drum on the floor below. PCBs have also been identified in fluids in a sump associated with an elevator located in a basement beneath building C. Further evaluation of these features was not considered necessary for this building inspection. Subsurface contamination including PCBs, petroleum, and chlorinated compounds has been identified in soils beneath the building. It is understood that further evaluation of subsurface conditions beneath the building will be conducted following building demolition.

A ***Limited Asbestos Visual Observation Survey*** was conducted by Legend Technical Services, Inc. (Legend) on behalf of the Subject Property owner in 2008 to determine the extent of possible asbestos contamination within certain rooms on the first floor. No sampling or analysis of suspect asbestos-containing material (ACM) was performed. Legend's observations are summarized as follows:

- "Electrical Room – Considerable amount of assumed ACM debris and damaged insulation still on pipes."

- "Main Boiler Room – Considerable amount assumed ACM debris and damaged insulation still on pipes. Additional debris piled in a closet off of the room possibly containing ACM debris."

- "Secondary Boiler Room – Considerable amount assumed ACM debris and damaged insulation still on pipes. Damage to boiler wall insulation as well."

- "Large Central Incinerator Room – Limited chunks of assumed ACM debris on floor dispersed throughout. Pipes appear intact across ceiling."

- "Small Fan Room SW of main boiler room – No visible suspect debris Assumed ACM pipes intact."

- "Main garage storage warehouse – No visible suspect debris Assumed ACM pipes intact."

DESCRIPTION OF THE INSPECTION ACTIVITIES

The following inspection activities were completed by Harenda between November 2 and 7, 2009 and documented in greater detail in the attached ***Building Inspection Report*** (dated December 2009) prepared by Harenda. The results of these activities are summarized in the later sections of this letter.

- ***Asbestos-Containing Materials Inspection*** – this inspection including required sampling of the building to identify ACM. Harenda provided information on types of ACM, locations, and estimated quantities. All work was completed by a Wisconsin certified asbestos inspector in compliance with State and industry standards. Information collected was intended to be sufficient for completion of the WDNR "Notification of Demolition and/or Renovation and Application for Permit Exemption" (Form 4500-113 Rev 06-05). Identification and quantification of ACM included the following types of potential ACM:

    - Floor tile/mastic/linoleum (square feet)

    - Corrugated transite siding/roofing (square feet)

    - Galbestos siding/roofing (square feet)

    - Window and door caulk/roping/flashing/gaskets/seals (linear feet)

    - Piping insulation/fittings in pipe chases, including access (linear feet)

    - Underground steam pipe/fitting insulation (linear feet)

    - Underground concrete duct bank (linear feet)

    - Underground transite water, sewer, or other pipe (linear feet)

- ***Lead-Based Paint Inspection*** – Harenda performed an inspection of the building to identify lead-based paint (LBP) and provided information on types of LBP, locations, and estimated quantities. All work was completed by a Wisconsin certified lead-based paint inspector in compliance with State and industry standards.

- ***Evaluation of Light Fixture Ballast for PCBs*** – this inspection identified and quantified the numbers and locations of light fixtures with PCB-containing oil. Identification was based on limited sampling and analyses and extrapolation based on fixture type.

- ***Evaluation of Dielectric Fluids for PCBs*** – identified and quantified the numbers and locations of equipment with PCB and non-PCB-containing dielectric fluids.

- ***Mercury-Containing Light Bulbs*** – identified and quantified the numbers and locations of light bulbs, such as fluorescent bulbs, that typically contain mercury. Sampling and analyses of the light bulbs was not considered necessary.

- ***Identification of Mercury Switches, Manometers, or Other Mercury Containing Equipment*** - identified and quantified the numbers and locations of electrical switches, manometers, and other equipment that typical contain mercury. Sampling and analyses of the equipment was not considered necessary.

- ***Identification of Freon-Containing Equipment*** - identified and quantified the numbers, types, and locations of likely freon-containing equipment. Sampling and analyses of the equipment was not considered necessary.

- ***Evaluation of Containers Containing Chemicals and Other Fluids*** – identified containers containing fluid, and if unidentifiable based on labeling, the contents were to be tagged for sampling and characterization. No containers of unidentifiable fluids were found.

- ***Evaluation of Ash in Floors*** – inspected floors for the presence of ash originally used as insulation in the building floors. If found, the ash was to be sampled for characterization. Sampling was to focus on locations where spills and releases may have penetrated the overlying wood flooring and impacted the ash. No ash or ash-like materials were identified in the building floors.

SUMMARY OF RESULTS

Following is a summary of the building inspection results. The full results, including tables and maps, are provided in the attached ***Building Inspection Report*** (December 2009) prepared by Harenda.

- ***Asbestos-Containing Materials Inspection*** – a total of 286 primary and 13 duplicate samples of suspected ACM were collected. A total of 219 primary and all duplicate samples were laboratory analyzed for the presence of asbestos. A total of 67 primary samples were eliminated from laboratory analyses based on positive results for other samples of the same material.

  The presence of ACM was confirmed on all floors of the building and in materials on the building roof. A total of 50 primary samples were reported to contain asbestos. Reported

asbestos contents ranged from 2 to 65 percent. The types of materials reported to contain asbestos were:

- Aircell pipe insulation
- Cardboard pipe insulation
- Magnesia pipe insulation
- Boiler insulation
- Water tank insulation
- Insulating paper
- Cloth gasket on air conditioners
- Transite
- Floor tile and mastic
- Wall mastic
- Ceiling dot mastic
- Window glazing compound
- Caulk
- Roofing material
- Roof flashing
- Rolled asphalt roofing
- Black tar

- ***Lead-Based Paint Inspection*** – a total of 175 samples of suspected LBP were collected and laboratory analyzed.

  The presence of LBP was confirmed on all floors of the building on the following building substrate types: brick, metal, concrete, wood, and plaster. A total of 150 suspected LBP samples were reported to contain lead above a concentration of 0.06 percent, which classifies them as LBP. Reported lead contents in samples considered positive for LBP ranged from 0.06 to 68.9 percent.

- ***Evaluation of Light Fixture Ballast for PCBs*** –five samples of ballast oil were collected from light fixture ballasts and submitted for laboratory analyses for PCBs.

The presence of PCBs was confirmed in all five samples with concentrations ranging from 244,278.9 to 618,807.9 parts per million (ppm), which are all well above the standard of 50 ppm for classifying fluids as PCB-containing for disposal purposes. Approximately 2,450 ballasts were with out any labels and approximately 900 ballasts were labeled as "No PCB".

- ***Evaluation of Dielectric Fluids for PCBs*** –two samples of oil were collected from dielectric equipment (e.g. transformers) and submitted for laboratory analyses for PCBs.

  The presence of PCBs was confirmed in both samples with concentrations of 341.6 and 347.7 ppm, which are both above the standard of 50 ppm for classifying fluids as PCB-containing for disposal purposes.

- ***Mercury-Containing Light Bulbs*** – the numbers and locations of likely mercury-containing light bulbs, such as fluorescent light tubes, compact fluorescent bulbs, high intensity discharge bulbs, and neon signs, were identified and quantified.

  The approximate numbers of likely mercury containing light bulbs identified in each of the four buildings that make up the overall building are as follow:

  - 7-Story South: 6,180
  - 5-Story South Center: 571
  - 6-Story Northwest: 900
  - 3-Story Northeast: 660

- ***Identification of Mercury Switches, Manometers, or Other Mercury Containing Equipment*** **-** the following types and numbers of likely mercury-containing equipment were identified:

  - Thermostats: 37
  - Breaker panels: 36
  - Gauges: 45
  - Meters: 9
  - Switches: 6
  - Space heaters: 9
  - Vapor lights: 11

- ***Identification of Freon-Containing Equipment*** – the following types and numbers of freon-containing equipment were identified:

- Fire extinguishers: 22
- Refrigerators: 3
- Compressors: 8
- Air conditioners: 23
- Drinking fountains: 1

- ***Evaluation of Containers Containing Chemicals and Other Fluids*** – identified containers containing fluid.

  Nine one-gallon containers labeled as containing ethylene glycol were identified. In addition a total of eight gallons of used oil were identified in the elevator machinery in the eight elevator penthouses. No containers of unidentified fluids were found.

Evaluation of Ash in Floors – selected sections of wood floors on all building floors were opened up and inspected for the presence of ash believed to have been used as insulation Should you have any questions or comments on this letter report, please contact me at (414) 217-1541. We have appreciated the opportunity to complete this TBA.

Sincerely,

Troy R. Thompson, PG, CPG, CHMM
Project Manager, STN JV

Attachment: "Building Inspection Report, Job Site: Mirro Building No. 9, 1512 Washington Street, Manitowoc, Wisconsin", Harenda Management Group, December 2009

Cc: Mr. David Less, City Planner, City of Manitowoc
Mr. Brad Stimple, U.S. EPA

HARENDA MANAGEMENT GROUP
A DIVISION OF KH INDUSTRIES LLC.

BUILDING INSPECTION REPORT
Job Site:

Mirro Building No. 9
1512 Washington Street
Manitowoc, Wisconsin

For:

Oneida Total Integrated Enterprises
1033 North Mayfair Road, Suite 200
Milwaukee, Wisconsin 53226

HMG Project No.: 09-0845

_____
Kenneth A. Harenda II
Vice President

Prepared by:

HARENDA MANAGEMENT GROUP
P.O. Box 511305
New Berlin, Wisconsin 53151-2105

December 2009

components. The results are valid only for the item tested. Current US EPA NESHAP regulations state asbestos materials means material containing more than 1% asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763 Section I, Polarized Light Microscopy. Where the first sample of a homogeneous material contained more than 1% asbestos, the subsequent samples of that material were not analyzed. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

D. Samples and Results

The following are the laboratory results. The laboratory report is in Appendix A. Sample locations are shown of the floor plans in Appendix E.

Sample #	Location and Description	Lab Result	Homogeneous Code
ACM-01	Ground Floor – Room C1-C8 – south window – glazing compound	**Positive 4% Chrysotile**	**MPG**
ACM-02	Not Analyzed Due to Prior Positive Sample	N/A	MPG
ACM-03	Not Analyzed Due to Prior Positive Sample	N/A	MPG
ACM-04	Ground Floor – Coil Boiler Room – under north boiler metal cover – white insulation	**Positive 15% Chrysotile**	**TBE**
ACM-05	Not Analyzed Due to Prior Positive Sample	N/A	TBE
ACM-06	Not Analyzed Due to Prior Positive Sample	N/A	TBE
ACM-07	Ground Floor – Coil Boiler Room – pipe near middle boiler – aircell insulation	**Positive 40% Chrysotile**	**TA**
ACM-08	Not Analyzed Due to Prior Positive Sample	N/A	TA
ACM-09	Not Analyzed Due to Prior Positive Sample	N/A	TA
ACM-10	Ground Floor – Storage Room G5 - roll on floor – tar paper	N/A	MPT
ACM-11a	Ground Floor – G01-G02 Office east side – 12" gray/tan/white floor tile	N/A	MF12ytw
ACM-11b	Ground Floor – G01-G02 Office east side – mastic	N/A	MF12ytw
ACM-12a	Ground Floor – G01-G02 Office center – 12" gray/tan/white floor tile	N/A	MF12ytw
ACM-12b	Ground Floor – G01-G02 Office center – mastic	N/A	MF12ytw
ACM-13a	Ground Floor – G01-G02 Office west side – 12" gray/tan/white floor tile	N/A	MF12ytw
ACM-13b	Ground Floor – G01-G02 Office west side – mastic	N/A	MF12ytw
ACM-14a	Ground Floor – G01-G02 Office – south wall – drywall	N/A	MDW
ACM-14b	Ground Floor – G01-G02 Office – south wall – joint compound	N/A	MDW
ACM-15a	5th Floor – 5A Office – north wall – drywall	N/A	MDW
ACM-15b	7th Floor – 7A Office – south wall – joint compound	N/A	MDW
ACM-16a	7th Floor – 7A Office – south wall – drywall	N/A	MDW
ACM-16b	5th Floor – 5A Office – north wall – joint compound	N/A	MDW
ACM-17	Ground Floor – Room I01 – in pile on west side – slate	Negative	MSM
ACM-18	Ground Floor – G8 Office – west wall – plaster	Negative	SPl
ACM-19	Ground Floor – Stair 2 entry – north wall – plaster	Negative	SPl
ACM-20	Ground Floor – Boiler Room – pile on floor – plaster	Negative	SPl
ACM-21	2nd Floor – 2M Restroom – west wall – plaster	Negative	SPl
ACM-22	3rd Floor – 3M Restroom – south wall – plaster	Negative	SPl
ACM-23	5th Floor – 503 Restroom – east wall – plaster	Negative	SPl
ACM-24	6th Floor – 6M – ceiling – plaster	Negative	SPl

Sample #	Location and Description	Lab Result	Homogeneous Code
ACM-25a	Ground Floor – Stair 2 office north – 9" green and white floor tile	**Positive 2% Chrysotile**	**MF9gw**
ACM-25b	Ground Floor – Stair 2 office north – mastic	**Positive 5% Chrysotile**	**MF9gw**
ACM-26a	Not Analyzed Due to Prior Positive Sample	N/A	MF9gw
ACM-26b	Not Analyzed Due to Prior Positive Sample	N/A	MF9gw
ACM-27a	Not Analyzed Due to Prior Positive Sample	N/A	MF9gw
ACM-27b	Not Analyzed Due to Prior Positive Sample	N/A	MF9gw
ACM-28a	Ground Floor – Stair 2 office – 4" black vinyl wallbase	Negative	MV4k
ACM-28b	Ground Floor – Stair 2 office – mastic	Negative	MV4k
ACM-29a	Ground Floor – Employment Office south – 1' x 1' pinholed and grooved ceiling tile	Negative	MSCT11PG
ACM-29b	Ground Floor – Employment Office south – dot mastic	Negative	MSCT11PG
ACM-30a	Ground Floor – Employment Office north – 1' x 1' pinholed and grooved ceiling tile	Negative	MSCT11PG
ACM-30b	Ground Floor – Employment Office north – dot mastic	Negative	MSCT11PG
ACM-31a	Ground Floor – Employment Office west – 1' x 1' pinholed and grooved ceiling tile	Negative	MSCT11PG
ACM-31b	Ground Floor – Employment Office west – dot mastic	Negative	MSCT11PG
ACM-32	Ground Floor – Employment Office north – green linoleum	Negative	MFLg
ACM-32	Ground Floor – Employment Office north – black mastic	Negative	MFLg
ACM-33	Ground Floor – Employment Office west – green linoleum	Negative	MFLg
ACM-33	Ground Floor – Employment Office west – black mastic	Negative	MFLg
ACM-34	Ground Floor – Employment Office south – green linoleum	Negative	MFLg
ACM-34	Ground Floor – Employment Office south – black mastic	Negative	MFLg
ACM-35	Northeast Basement – west room - <5" diameter cardboard pipe insulation	Negative	TC5
ACM-36	2nd Floor – 2N Restroom - <5" diameter cardboard pipe insulation	Negative	TC5
ACM-37	4th Floor – 4N northwest area - <5" diameter cardboard pipe insulation	Negative	TC5
ACM-38a	Ground Floor – 1N – east center remnant – 12" beige floor tile	**Positive 2% Chrysotile**	**MF12e**
ACM-38b	Ground Floor – 1N – east center remnant – mastic	**Positive 5% Chrysotile**	**MF12e**
ACM-39a	Ground Floor – 1T – west center area – 12" brown/white/ black floor tile	**Positive 3% Chrysotile**	**MF12nwk**
ACM-39b	Ground Floor – 1T – west center area – mastic	Negative	MF12nwk
ACM-40a	Not Analyzed Due to Prior Positive Sample	N/A	MF12nwk
ACM-40b	Ground Floor – 1T – west center area – mastic	Negative	MF12nwk
ACM-41a	Not Analyzed Due to Prior Positive Sample	N/A	MF12nwk
ACM-41b	Ground Floor – 1T – west center area – mastic	Negative	MF12nwk
ACM-42a	Ground Floor – 1T – south side – 12" brown and white floor tile	**Positive 2% Chrysotile**	**MF12nw**
ACM-42b	Ground Floor – 1T – south side – mastic	**Positive 3% Chrysotile**	**MF12nw**
ACM-43a	Not Analyzed Due to Prior Positive Sample	N/A	MF12nw
ACM-43b	Not Analyzed Due to Prior Positive Sample	N/A	MF12nw

Attachment O
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Sample #	Location and Description	Lab Result	Homogeneous Code
ACM-44a	Not Analyzed Due to Prior Positive Sample	N/A	MF12nw
ACM-44b	Not Analyzed Due to Prior Positive Sample	N/A	MF12nw
ACM-45	Ground Floor – 1J Transformer Room wall – transite	**Positive 18% Chrysotile**	**MTP**
ACM-45A	Not Analyzed Due to Prior Positive Sample	N/A	MTP
ACM-45B	Not Analyzed Due to Prior Positive Sample	N/A	MTP
ACM-46	Ground Floor – Boiler Room – in boiler – fire brick	Negative	MFB
ACM-47	Ground Floor – Boiler Room – in stack – fire brick	Negative	MFB
ACM-48	Ground Floor – Boiler Room – in boiler – fire brick	Negative	MFB
ACM-49	Ground Floor – 1L – south side water tank – light gray insulation	**Positive 20% Chrysotile, 20% Amosite**	**TWT**
ACM-50a	2nd Floor – 2G Office – east side – gray linoleum	Negative	MFLy
ACM-50b	2nd Floor – 2G Office – east side – black mastic	Negative	MFLy
ACM-51a	2nd Floor – 2G Office – west side – gray linoleum	Negative	MFLy
ACM-51b	2nd Floor – 2G Office – west side – black mastic	Negative	MFLy
ACM-52a	2nd Floor – 2G Office – south side – gray linoleum	Negative	MFLy
ACM-52b	2nd Floor – 2G Office – south side – black mastic	Negative	MFLy
ACM-53	2nd Floor – 2G Restroom floor – terrazzo	Negative	MTZ
ACM-54	5th Floor – Restroom 506 floor – terrazzo	Negative	MTZ
ACM-55	7th Floor – 7B West Restroom floor – terrazzo	Negative	MTZ
ACM-56a	2nd Floor – 2A – north side center – 12” brown and black floor tile	**Positive 3% Chrysotile**	**MF12nk**
ACM-56b	2nd Floor – 2A – north side center – mastic	**Positive 5% Chrysotile**	**MF12nk**
ACM-57	2nd Floor – 2D – under wood floor – tar paper #2	Negative	MPT2
ACM-58	6th Floor – 6E – under wood floor – tar paper #2	Negative	MPT2
ACM-59	5th Floor – 5A – under wood floor – tar paper #2	Negative	MPT2
ACM-60a	2nd Floor – 2K – southwest corner – 12” gray/white/black floor tile	**Positive 3% Chrysotile**	**MF12ywk**
ACM-60b	2nd Floor – 2K – southwest corner – mastic	**Positive 5% Chrysotile**	**MF12ywk**
ACM-61	3rd Floor – 3G – under wood floor – tan paper insulation	Negative	MPIt
ACM-62	4th Floor – 4G – under wood floor – tan paper insulation	Negative	MPIt
ACM-63	5th Floor – 5G – under wood floor – tan paper insulation	Negative	MPIt
ACM-64a	3rd Floor – 3B – center – brown/gray/white linoleum	**Positive 2% Chrysotile**	**MFLnyw**
ACM-64b	3rd Floor – 3B – center – mastic	**Positive 4% Chrysotile**	**MFLnyw**
ACM-65	3rd Floor – 3H – in cart west side – 2’ x 4’ ceiling tile	Negative	MSCT24
ACM-66	3rd Floor – 3M – east side in pile – marble	Negative	MSM2
ACM-67	3rd Floor – 3M – east side pipe - <5” diameter magnesia pipe insulation	**Positive 65% Chrysotile**	**TM**
ACM-70a	3rd Floor – 3P – northeast corner – 9” gray floor tile	**Positive 3% Chrysotile**	**MF9y**
ACM-70b	3rd Floor – 3P – northeast corner – mastic	Negative	MF9y
ACM-71a	3rd Floor – First Aid – restroom floor – 1” x 1” cream ceramic tile	Negative	MCTM11c
ACM-71b	3rd Floor – First Aid – restroom floor – grout	Negative	MCTM11c
ACM-72	3rd Floor – First Aid – restroom floor – mortar under cream ceramic tile	Negative	MCTMM11c

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Sq. Ft. = Square Feet

MPG glazing compound, and MCLKk black caulk and MCLKy gray caulk are on the same windows. Floor of Ground Floor room north of Boiler Room contaminated with insulation debris-2200 sq. ft.

III. LEAD BASED PAINT

A. Methods

A lead based paint inspection and sampling are recommended for building materials that may contain surfaces painted before 1980. The inspection determines if lead based paint is present in the building, the location(s) of lead containing surfaces, and the amount of lead in the paint. If the surfaces will be disturbed or demolished, workers can then prepare proper safety measures to reduce exposure to lead containing dust. In addition, the Wisconsin Department of Natural Resources requires determination of lead based paint prior to disposal or recycling of building materials (Concrete Recycling and Disposal Fact Sheet WA-605 2004). According to the Concrete Recycling and Disposal Fact Sheet, building materials from remodeling or demolition debris that contain lead based paint are considered a solid waste, unless an exemption is obtained from the Department.

The inspection and sampling testing took place on November 2 – 7, 2009. A room by room inspection was conducted, noting the location, substrate, color, and square footage of painted surfaces. Representative samples of paint were collected from painted surfaces representing all observed paint colors. Samples were analyzed at Schneider Laboratories, Inc., of Richmond, Virginia, for total lead content using EPA Method 7420/NIOSH Method 7082.

The United States Department of Housing and Urban Development (HUD) in the Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (HUD Guidelines) defines lead-based paint as having a surface concentration of lead that is at or greater than 1 milligram of lead per square centimeter of surface (1 mg/cm^2) or 0.5% or greater of lead per weight of a paint chip sample.

The Wisconsin Administrative Code (DHS 163) defines lead-based paint as having a surface concentration of lead that is more than 0.7 milligrams of lead per square centimeter of surface (0.7 mg/cm^2) or more than 0.06% of lead per weight of a paint chip sample. The Wisconsin standard for lead-based paint is more stringent than the HUD standard.

The results of the analysis was classified as follows:

Positive: Any result at or above the DHS 163 Standard of 0.06% lead.

Negative: Any result below the DHS 163 Standard of 0.06% lead.

The inspection protocol in Harenda Management Group's Building Inspection Standard Operating Procedures was used.

B. Component Testing Results

In an effort to develop a painting history of the building, specific component types were tested for the presence of lead based paint. Reference Test Results of Components below-Bold values indicate locations where results are above the 0.06% HFS Standard. The laboratory report is in Appendix B.

Exterior: 1512 Washington Street

- Painted surfaces were observed on the window frames and doors of each building portion, concrete surfaces on Buildings K and L, and metal equipment of the building roofs. Exterior brick is not painted. **Lead was detected at or above 0.06% on all exterior painted surfaces.**

Interior: 1512 Washington Street

- Painted surfaces were observed in all rooms, including most walls, ceilings, columns, pipes, and ducts. **Lead was detected at or above 0.06% on most of these surfaces as shown in the table below.**

The following are the laboratory results. The laboratory report is in Appendix B. Sample locations are shown of the floor plans in Appendix F.

Paint Testing Results							
Sample	**Floor**	**Room**	**Component & Feature**	**Substrate**	**Color**	**PbC (%)**	**Result**
LBP-01	**Ground Floor**	**1B**	**East Wall**	**Brick**	**Med. Green**	**0.128**	**Positive**
LBP-02	**Ground Floor**	**1C**	**West Wall**	**Brick**	**White**	**0.115**	**Positive**
LBP-03	**Ground Floor**	**Coal Boiler Room**	**North Wall**	**Block**	**Dark Gray**	**22.884**	**Positive**
LBP-04	**Ground Floor**	**Coal Boiler Room**	**East Wall**	**Brick**	**Silver**	**0.072**	**Positive**
LBP-05	Ground Floor	SW Loading Dock	South Wall	Brick	Light Green	0.005	Negative
LBP-06	**Ground Floor**	**CD1-CD5**	**East Fire Door**	**Metal**	**Med. Green**	**0.558**	**Positive**
LBP-07	Ground Floor	1M	Metal Equipment	Metal	Off White	<0.007	Negative
LBP-08	**Ground Floor**	**G07**	**Metal Equipment**	**Metal**	**Silver**	**0.664**	**Positive**
LBP-09	**Ground Floor**	**Center Restroom**	**Stall Partition**	**Metal**	**Black**	**0.337**	**Positive**
LBP-10	**Ground Floor**	**Center Restroom**	**Door**	**Wood**	**Brown**	**14.037**	**Positive**
LBP-11	**Ground Floor**	**G8 Restroom**	**Floor**	**Concrete**	**Dark Gray**	**0.258**	**Positive**
LBP-12	**Ground Floor**	**G8 Restroom**	**East Wall**	**Brick**	**Blue**	**0.377**	**Positive**
LBP-13	Ground Floor	1N	Dust Separator	Concrete	Med. Green	0.042	Negative
LBP-14	**Ground Floor**	**1N**	**Dust Separator**	**Concrete**	**Light Green**	**0.062**	**Positive**
LBP-15	**Ground Floor**	**Elevator L-1-1**	**East Wall**	**Brick**	**Gray**	**0.389**	**Positive**
LBP-16	**Ground Floor**	**Employment Office**	**South Wall**	**Plaster**	**L. Yellow**	**20.08**	**Positive**
LBP-17	**Ground Floor**	**North Restroom**	**East Wall**	**Brick**	**Brown**	**0.222**	**Positive**

Attachment O
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Paint Testing Results							
Sample	**Floor**	**Room**	**Component & Feature**	**Substrate**	**Color**	**PbC (%)**	**Result**
LBP-18	**Ground Floor**	**North Restroom**	**North Wall**	**Plaster**	**Blue**	**0.324**	**Positive**
LBP-19	Ground Floor	1P	Ceiling	Wood	Light Green	0.02	Negative
LBP-20	**Ground Floor**	**1K**	**West Wall**	**Brick**	**Light Brown**	**6.699**	**Positive**
LBP-21	**Ground Floor**	**1K**	**West Wall**	**Brick**	**Tan**	**3.827**	**Positive**
LBP-22	**Ground Floor**	**1K Restroom**	**South Wall**	**Brick**	**Brown**	**1.320**	**Positive**
LBP-23	**2nd Floor**	**2G**	**East Wall**	**Brick**	**Beige**	**0.70**	**Positive**
LBP-24	**2nd Floor**	**2G**	**North Wall**	**Brick**	**Med. Green**	**29.012**	**Positive**
LBP-25	**2nd Floor**	**2G Office**	**South Wall**	**Brick**	**Gray**	**0.962**	**Positive**
LBP-26	**2nd Floor**	**2G Restroom**	**North Wall**	**Brick**	**Tan**	**0.319**	**Positive**
LBP-27	**2nd Floor**	**2A**	**North Wall**	**Brick**	**Silver**	**0.063**	**Positive**
LBP-28	2nd Floor	2B W. Restroom	North Wall	Brick	Beige	0.046	Negative
LBP-29	**2nd Floor**	**2B W. Restroom**	**South Wall**	**Brick**	**Brown**	**0.451**	**Positive**
LBP-30	2nd Floor	2H	Ceiling Beam	Concrete	Light Green	0.007	Negative
LBP-31	2nd Floor	2M	Ceiling	Brick	Light Green	0.013	Negative
LBP-32	2nd Floor	2M	North Wall	Brick	Med. Green	0.059	Negative
LBP-33	**2nd Floor**	**2M Restroom**	**South Wall**	**Brick**	**Brown**	**0.336**	**Positive**
LBP-34	**2nd Floor**	**2M Transformer**	**North Wall**	**Concrete**	**Gray**	**0.278**	**Positive**
LBP-35	2nd Floor	2N	Duct	Metal	Gray	0.046	Negative
LBP-36	**2nd Floor**	**2N**	**Metal Equipment**	**Metal**	**Green**	**0.121**	**Positive**
LBP-37	**2nd Floor**	**2N**	**Pipe**	**Metal**	**Blue**	**0.408**	**Positive**
LBP-38	**2nd Floor**	**2P**	**Ceiling**	**Wood**	**White**	**0.08**	**Positive**
LBP-39	**2nd Floor**	**2R**	**Pipe**	**Metal**	**Red**	**0.153**	**Positive**
LBP-40	2nd Floor	2K	South Wall	Brick	Light Green	0.006	Negative
LBP-41	**2nd Floor**	**2K**	**South Wall**	**Brick**	**Med. Green**	**0.101**	**Positive**
LBP-42	3rd Floor	3A	East Wall	Brick	Med. Green	0.047	Negative
LBP-43	**3rd Floor**	**3A**	**West Wall**	**Brick**	**Light Green**	**0.067**	**Positive**
LBP-44	**3rd Floor**	**3E**	**North Wall**	**Brick**	**Silver**	**0.088**	**Positive**
LBP-45	**3rd Floor**	**3B Restroom**	**North Wall**	**Brick**	**Brown**	**0.391**	**Positive**
LBP-46	**3rd Floor**	**3B Restroom**	**North Wall**	**Brick**	**Beige**	**0.125**	**Positive**
LBP-47	**3rd Floor**	**3B Restroom**	**West Wall**	**Brick**	**Tan**	**0.306**	**Positive**
LBP-48	**3rd Floor**	**3C**	**North Wall**	**Brick**	**Med. Green**	**0.123**	**Positive**
LBP-49	3rd Floor	3C	North Wall	Brick	Light Green	0.047	Negative
LBP-50	3rd Floor	Stair 9 Restroom	East Wall	Brick	Light Blue	0.017	Negative
LBP-51	**3rd Floor**	**Stair 9 Restroom**	**West Wall**	**Brick**	**Beige**	**0.186**	**Positive**
LBP-52	**3rd Floor**	**3M Restroom**	**South Wall**	**Brick**	**Brown**	**0.266**	**Positive**
LBP-53	3rd Floor	3M	Ceiling	Concrete	White	0.01	Negative
LBP-54	3rd Floor	3N	Ceiling	Concrete	White	0.059	Negative

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Attachment O
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Building Portion	Substrate	Approx. Quantity
3 Story Northeast	Brick	70,000 Sq. Ft.
	Metal	30,000 Sq. Ft.
	Concrete	7,000 Sq. Ft.
	Wood	95,000 Sq. Ft.

IV. LIGHT FIXTURE BALLASTS

Visible light fixture ballasts were identified and quantified throughout the building. Five (5) samples of ballast oil were collected on November 7, 2009, and analyzed for polychlorinated biphenyls. Not all ballasts were sampled. Samples were collected from representative ballasts.

Samples were analyzed at Schneider Laboratories, Inc., for total PCB content using method EPA Method 600/4-810-045. Laboratory analysis of the ballast oil revealed the following. The laboratory report is in Appendix C.

Sample No.	Location	Result (ppm)
PLF01	Room 2J	244,278.9
PLF02	Room 3G	329,336.3
PLF03	Room 4I	423,388.6
PLF04	Room 5M	618,807.9
PLF05	Room 6A	472,045.9

Note: ppm = parts per million

All samples were above the standard of 50 ppm in 40 CFR 761.

Ballast locations and quantities are in the following table.

Building Portion	Approx. Quantity
7 Story South	1450
6 Story Northwest	450
5 Story South Center	200
3 Story Northeast	350

Note: 7 Story Section 6th Floor approximately 350 ballasts and 7th Floor approximately 550 ballasts labeled No PCB.

V. DIELECTRIC FLUIDS

Two (2) samples were collected on November 7, 2009, of oil in the dielectric equipment (e.g., transformers) on the Ground Floor Room J and on the 2nd Floor in Room M. Samples were analyzed at Schneider Laboratories, Inc., for total PCB content using method EPA Method 600/4-810-045. The laboratory report is in Appendix D.

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Sample No.		Result (ppm)
PDF01	Room 2M	341.6
PDF02	Room 1J	347.7

All samples were above the standard of 50 ppm in 40 CFR 761.

VI. MERCURY CONTAINING LIGHT BULBS

All visible mercury containing light bulbs were identified and quantified. This includes both fluorescent light tubes, compact fluorescent bulbs, high intensity discharge bulbs, and neon signs. These bulbs may contain mercury and were not sampled.

Building Portion	Floor	Quantity
7 Story South	Ground	520
	2nd	320
	3rd	420
	4th	340
	5th	280
	6th	1400
	7th	2900
	Risers/Penthouses	6
5 Story South Center	Ground	75
	2nd	100
	3rd	60
	4th	240
	5th	90
6 Story Northwest	Ground	340
	2nd	130
	3rd	220
	4th	90
	5th	70
	6th	50
3 Story Northeast	Basement	30
	Ground	270
	2nd	220
	3rd	140

VII. MERCURY CONTAINING SWITCHES, MANOMETERS, AND OTHER EQUIPMENT

The location and quantity of electrical switches, manometers, thermostats, and other equipment that may contain mercury were recorded. These items included electrical meters, gas meters, water meters and gauges, and HVAC equipment meters and gauges. These were generally found in utility rooms on each floor, but were also found in other areas. Samples were not collected.

Building Portion	Floor	Type of Equipment	Quantity
7 Story South	Ground	Gauges	32
		Breaker Panels	3
		Space Heaters	5
		Thermostats	2
	2nd	Thermostats	2
		Breaker Panels	3

Building Portion	Floor	Type of Equipment	Quantity
7 Story South	Ground	Fire Extinguishers	2
		Refrigerators	2
		Compressors	4
		Air Conditioners	2
		Drinking Fountain	1
	2nd	Fire Extinguishers	1
		Refrigerators	1
	5th	Air Conditioners	1
		Fire Extinguishers	1
	6th	Air Conditioners	7
		Fire Extinguishers	1
	7th	Air Conditioners	11
		Fire Extinguishers	3
	Risers/Penthouses	Fire Extinguishers	1
5 Story South Center	Ground	Fire Extinguishers	9
		Compressors	1
6 Story Northwest	Ground	Fire Extinguishers	1
		Compressors	2
	4th	Air Conditioners	1
3 Story Northeast	Basement	Compressors	1
	Ground	Fire Extinguishers	2
	2nd	Fire Extinguishers	2

IX. CONTAINERS CONTAINING CHEMICALS AND OTHER FLUIDS

Containers containing suspect ethylene glycol fluid were evaluated and identified. During the pre-bid walkthrough the one gallon containers observed contained a liquid that appeared to be ethylene glycol.

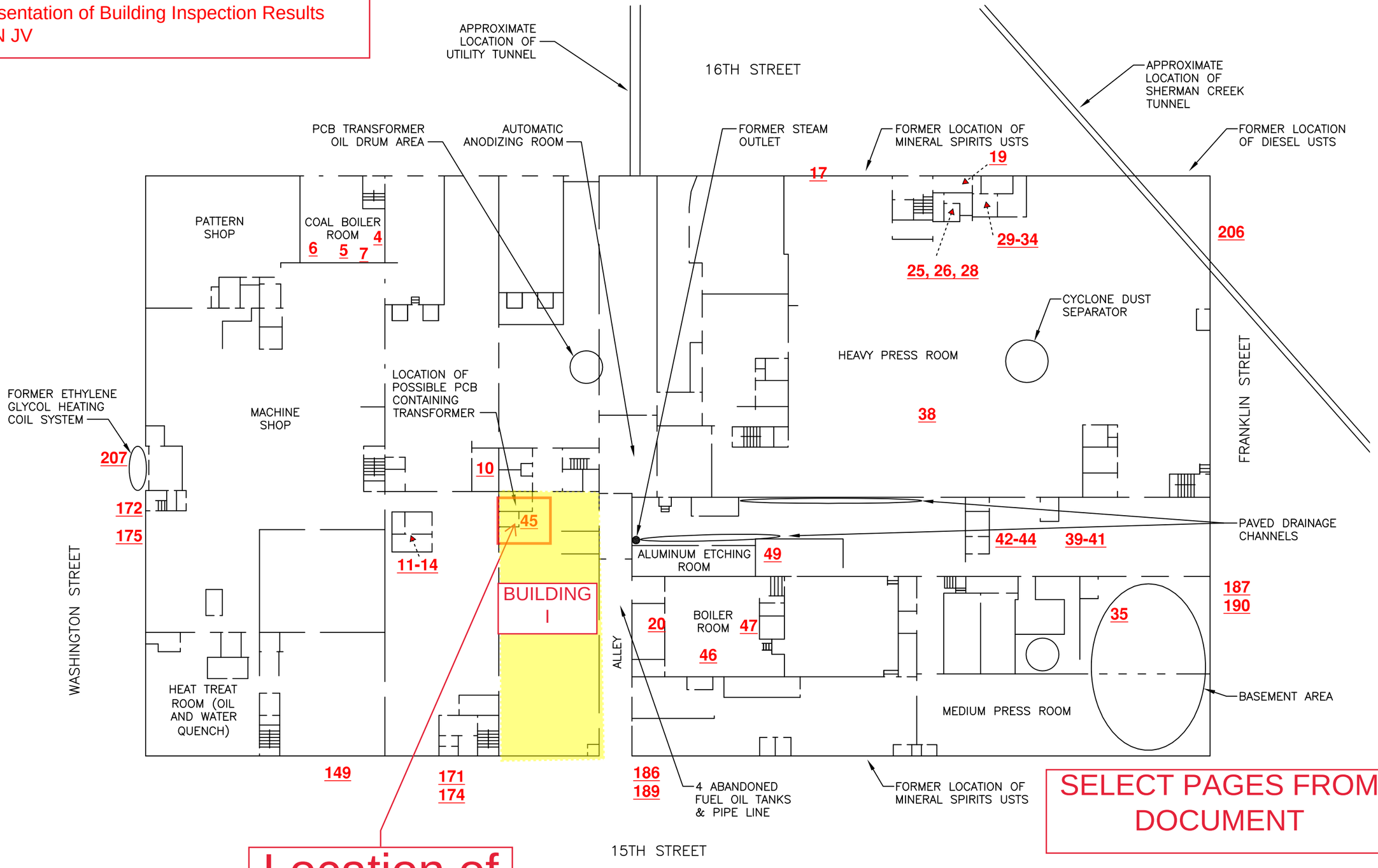
Locations where ethylene glycol was observed were identified and the amount of liquid and number of containers were recorded. All containers observed were labeled as ethylene glycol. No samples were collected. 2 gallons were identified on the Ground Floor in Rooms 1C and 1J, and 7 gallons were identified on the 7th Floor in Rooms 7B and 7C.

In addition, a total of approximately 8 gallons of used oil was visually identified in the elevator machinery in the 8 elevator penthouses.

X. FLOOR ASH

It was reported to HMG that some of the floors in the building were constructed with an approximately 0.5 inch layer of ash between the concrete base and the wood overlay as an insulator. Selected sections of the wood floor on each floor were pried up with a crow bar and hammer to attempt to locate the ash. Not all sections of the floor were be pried up. Ash was not observed at any of the locations. No samples were collected.

Attachment O
SOURCE:
Presentation of Building Inspection Results
STN JV



N

Location of ACM-45

Ground Floor Plan

Note: Samples Collected November 2-7, 2009. Base maps provided by Oneida Total Integrated Enterprises.

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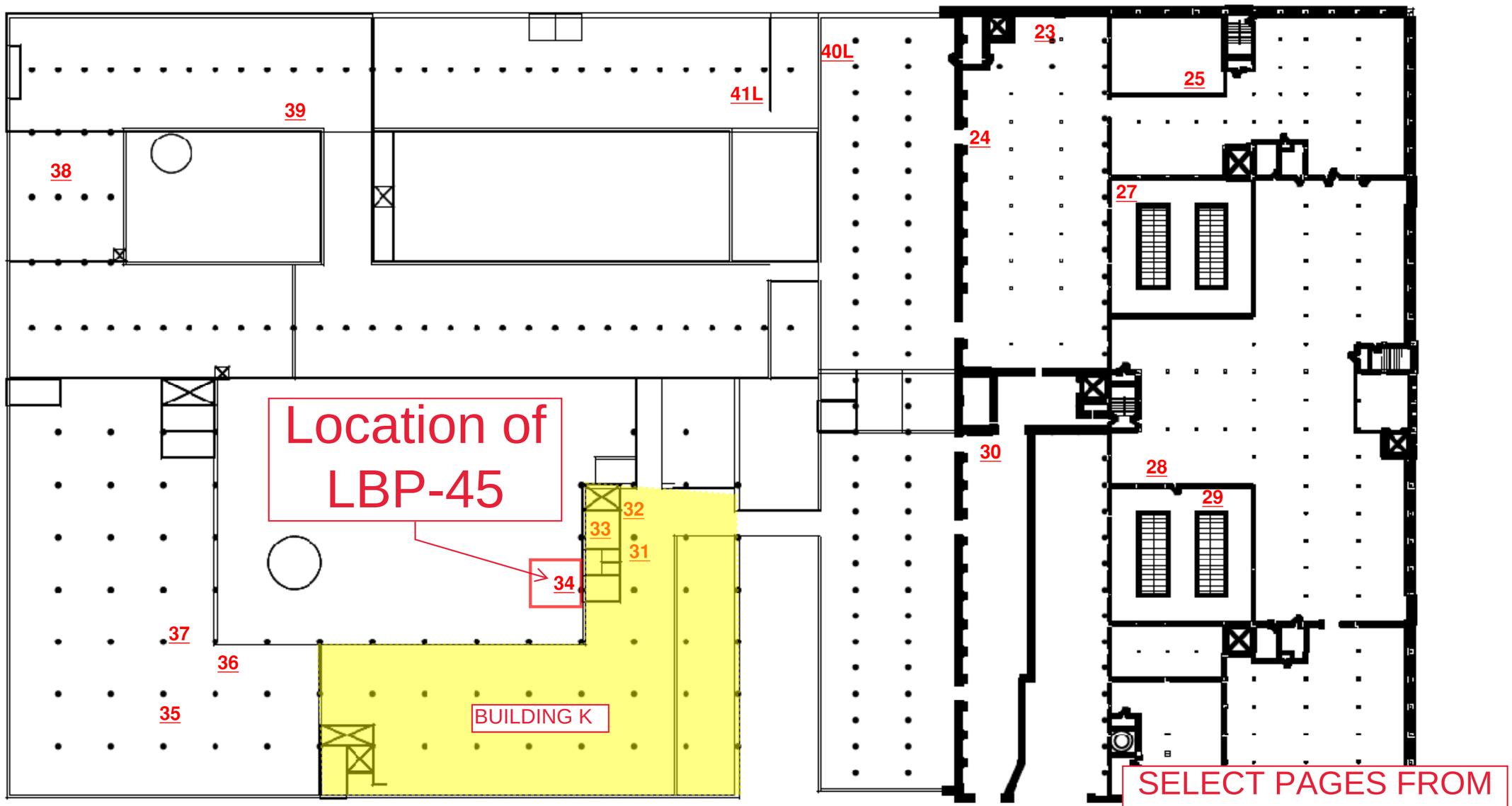
Harenda Management Group
P.O. Box 511305
New Berlin, Wisconsin 53151
414-383-4800

Asbestos Sample Locations
Mirro Building No. 9
1512 Washington Street
Manitowoc, Wisconsin

Attachment O
SOURCE:
Presentation of Building Inspection Results
STN JV



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2nd Floor Plan

Note: Samples collected November 2-7, 2009. Base maps provided by Oneida Total Integrated Enterprises.

Harenda Management Group
P.O. Box 511305
New Berlin, Wisconsin 53151
414-383-4800

Paint Sample Locations
Mirro Building No. 9
1512 Washington Street
Manitowoc, Wisconsin

ATTACHMENT P

MULTIPLE E-MAIL CORRESPONDENCES BETWEEN WDNR/USEPA/CITY OF MANITOWOC OCTOBER 19 TO 21, 2009

Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc

Weissbach, Annette E - DNR

From: Bill Manis [bmanis@manitowoc.org]
Sent: Tuesday, October 19, 2010 3:58 PM
To: Dave Less; Jim Muenzenmeyer
Cc: Tom Reed; Weissbach, Annette E - DNR
Subject: RE: 1512 Washington St

10:45 Oct 20
Called Mike Bingham and asked for an update. Tom Reed pointed out location of transformers/containers. They had been drained and placed the liquids in 10 gallon containers. Mike can take samples of the area if money is saved by using 1½ pre-packed wells inside, onsite drilling can't get inside w/ track-mounted rig. Will have to use another method that was used for SHAG work.

I will be there at 1030

William P. Manis II
Fire Chief
City of Manitowoc
911 Franklin St. Manitowoc, WI 54220
920-686-6544

From: Dave Less
Sent: Tuesday, October 19, 2010 1:00 PM
To: Jim Muenzenmeyer; Bill Manis
Cc: Tom Reed; 'Weissbach, Annette E - DNR'
Subject: RE: 1512 Washington St

Jim, I'll meet you there as well. Will meet you where you were today.

From: Jim Muenzenmeyer
Sent: Tuesday, October 19, 2010 12:07 PM
To: Bill Manis
Cc: Tom Reed; Dave Less; 'Weissbach, Annette E - DNR'
Subject: 1512 Washington St

Hi Bill,
I asked Tom Reed, former Mirro employees and current Environmental Engineer for MPU, to meet with AECOM today at the Mirro building to offer his knowledge of the UST's there. While on-site, Tom looked at two load centers that at one time contained large amounts of PCB's. He said that the liquid is still there in unsealed and unlabeled barrels. He has informed Michael Bingham – AECOM - of this and was told that the DNR would be notified. I'd like to meet him there tomorrow at 10:30 so I can take pictures. Can you provide access?
Jim

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Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc

Weissbach, Annette E - DNR

From: Mike Bingham [m.bingham@advancedenvironmental.net]
Sent: Thursday, October 21, 2010 8:04 AM
To: Weissbach, Annette E - DNR
Subject: RE: PCB transformer
Attachments: Figure 3 SSQAPP-PCB.pdf; Mirro bidg PCB oil.jpg; Mirro bldg PCB transfrormer.jpg; Mirro bldg, transformer room1.jpg

Annette:

Here are the photos. I like the one you had from 2006.

Mike

From: Weissbach, Annette E - DNR [mailto:Annette.Weissbach@Wisconsin.gov]
Sent: Wednesday, October 20, 2010 3:40 PM
To: Mike Bingham
Subject: RE: PCB transformer

Mike can you send me to the photos, too?
thanks,
A~

From: Mike Bingham [mailto:m.bingham@advancedenvironmental.net]
Sent: Wednesday, October 20, 2010 02:09 PM
To: Peterson.Jon@epamail.epa.gov
Cc: Weissbach, Annette E - DNR; andrew.mott@aecom.com; dless@manitowoc.org
Subject: PCB transformer

Jon:

As an update to the Phase II activities at the Mirro Building, in Manitowoc, I have attached 3 photos (poor quality cell phone, no flash) and one Site plan showing the location of the first floor PCB transformer room.

The room was shown to me by Tom Reed of the Manitowoc Public Utilities, a former worker at the Mirro Plant (he also cleared up the UST issue in the Alley). There are approximately 12 drums (10 gallons each) that appear to filled with liquid from the transformers. Tom indicated the transformers on the first floor had been drained into these drums. The drums appeared to unsealed and unsecured. There was a pool of oil (photo) beneath the transformer and the wood floor appeared to be stained. There is also a transformer area on the second floor with associated drums.

As you can see on the attached figure, there was no proposed assessment in this area. According to Andrew, the area had been assessed and the oil sampled. PCBs were detected at concentrations above 300 ppm in the oil. I don't think additional assessment in the area should be completed until such time as the material is removed.

AES/AECOM feel the PCB liquid does present an imminent hazard (to expected trespassers, etc.), and

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WDNR SITE FILE

should be corrected as soon as possible. The removal action should be addressed by the property owner in accordance with Wisconsin and/or EPA regulations.

If you have any questions, please feel free to contact myself or Andrew Mott (AECOM).

Sincerely,

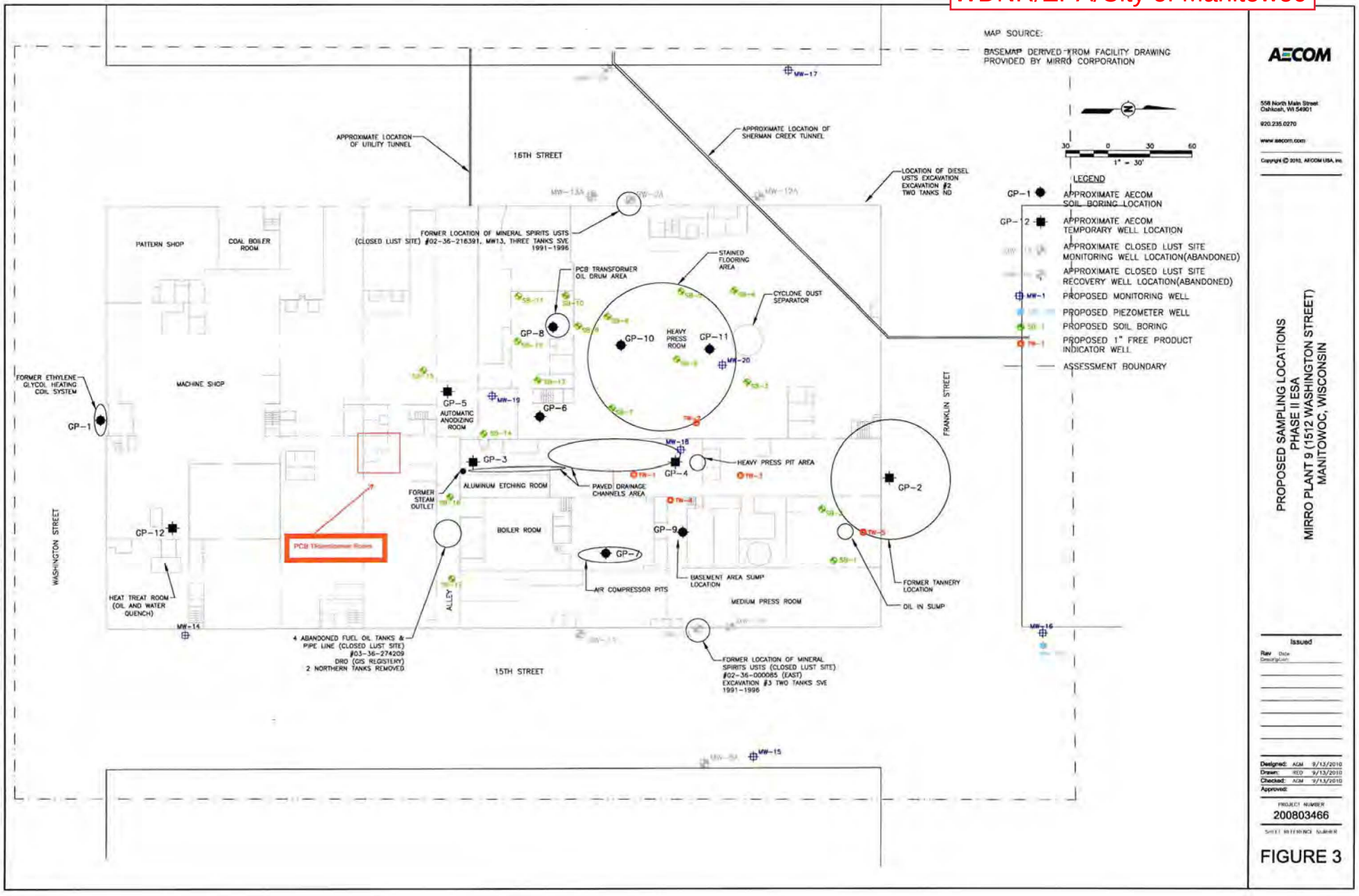
Mike

Michael P. Bingham, LSP, LEP, CPG
Program Manager
Advanced Environmental Solutions, Inc.

508-363-4882
508-363-4883 (fax)

90 Madison Street (Suite 605)
Worcester, MA 01608
m.bingham@advancedenvironmental.net
www.AdvancedEnvironmental.net
140.6

Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc



AECOM
558 North Main Street
Oshkosh, WI 54901
920.235.0270
www.aecom.com
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PROPOSED SAMPLING LOCATIONS
PHASE II ESA
MIRRO PLANT 9 (1512 WASHINGTON STREET)
MANITOWOC, WISCONSIN

Issued
Rev Date Description

Designed: AGM 9/13/2010
Drawn: RED 9/13/2010
Checked: AGM 9/13/2010
Approved:

PROJECT NUMBER
200803466

FIGURE 3

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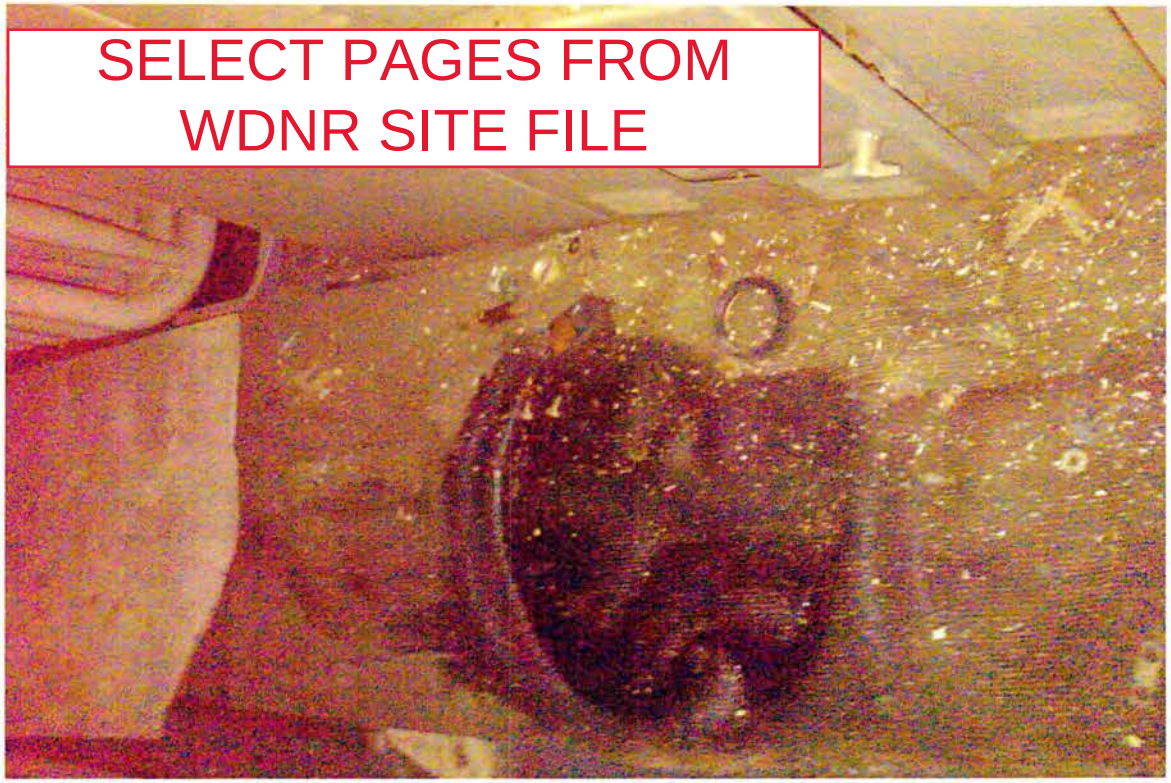
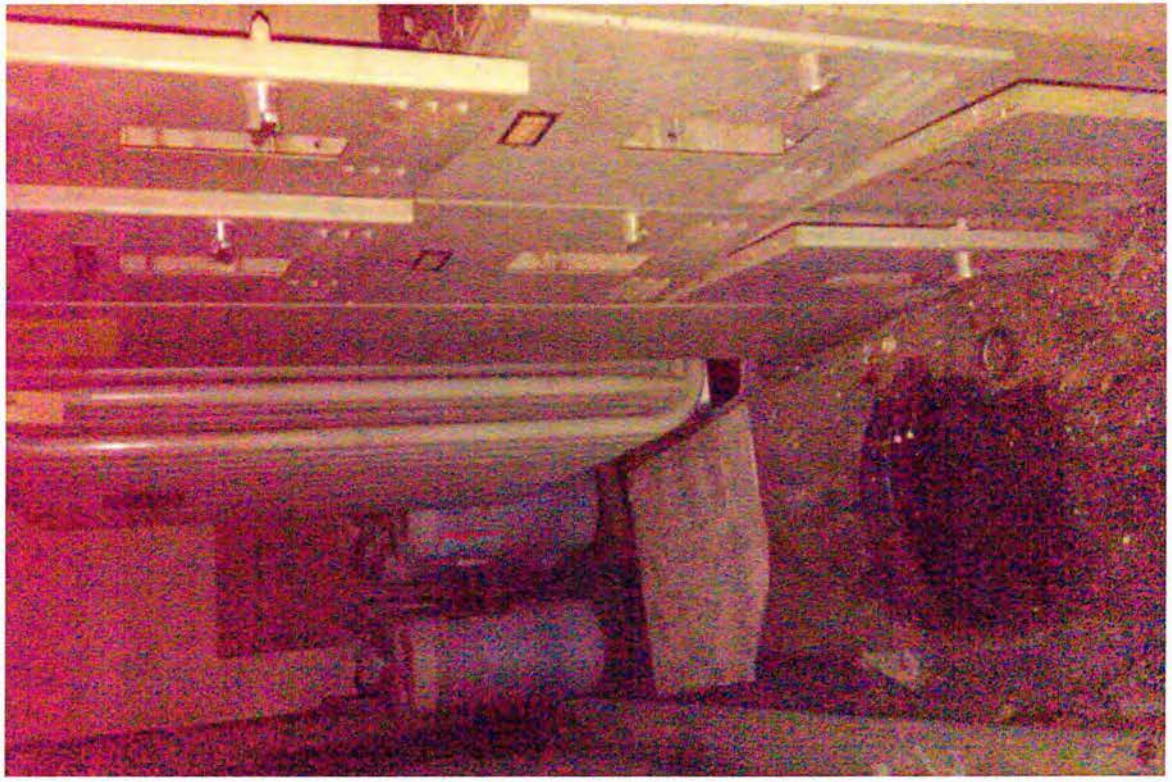
Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc





Photos by Mike Burghan DES
Oct 20, 2010
First floor PCB area

Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc

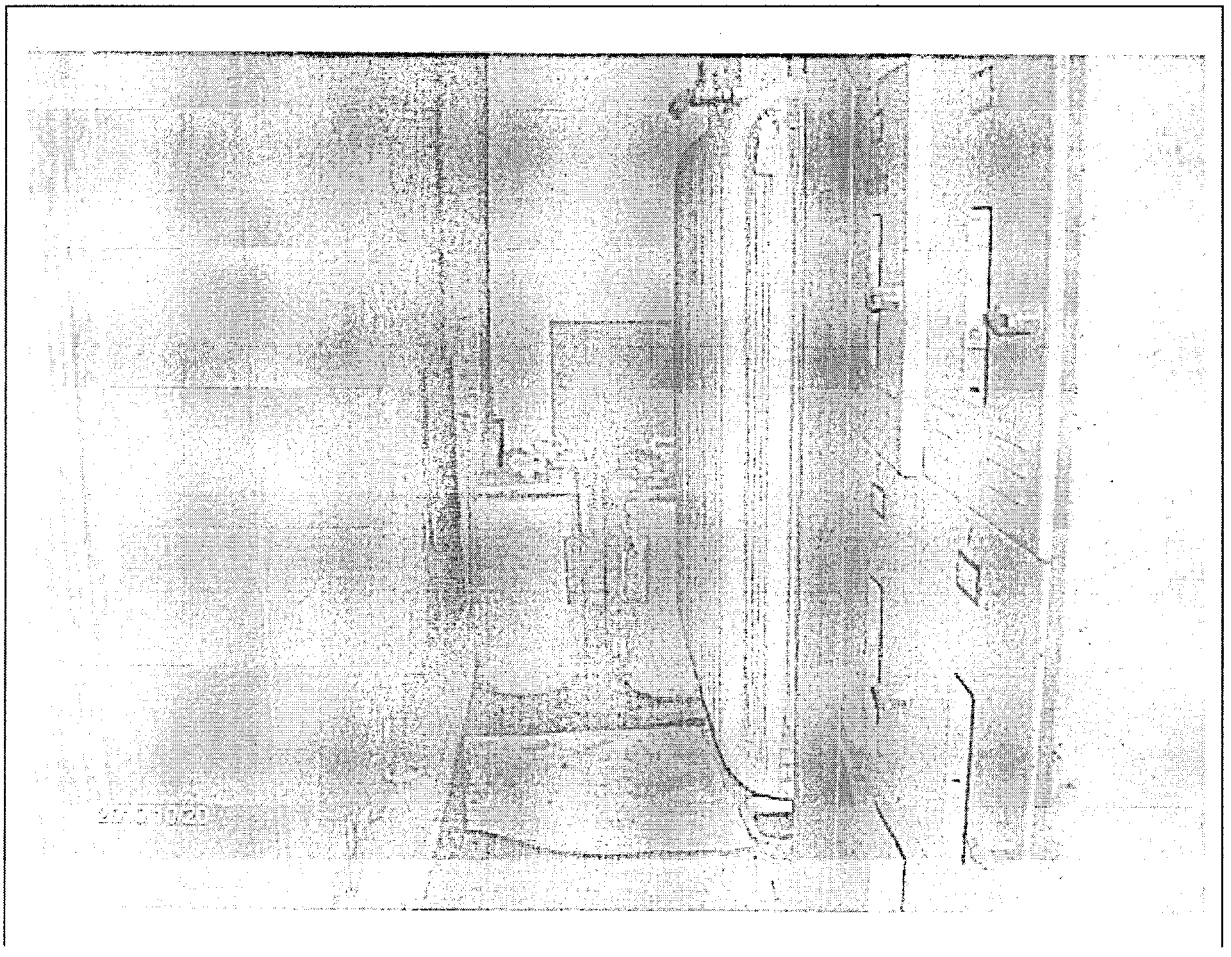
Weissbach, Annette E - DNR

From: Weissbach, Annette E - DNR
Sent: Wednesday, October 20, 2010 4:59 PM
To: Peterson.Jon@epamail.epa.gov
Cc: Mike Bingham; 'andrew.mott@aecom.com'
Subject: Photos of drum area 2006 and 2010

Attachments: 2006.jpg; Picture (Device Independent Bitmap)

2006.jpg (695 KB)

See the attached photo from 2006
And compare to the one below from 2010. It sure looks like the same area.
The drums were not there in 2006.
Annette~



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Mar 2006 no drums in this location

Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc

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Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc

Weissbach, Annette E - DNR

From: Weissbach, Annette E - DNR
Sent: Wednesday, October 20, 2010 4:38 PM
To: Peterson.Jon@epamail.epa.gov
Cc: andrew.mott@aecom.com; Mike Bingham
Subject: RE: 1512 Washington - PCB transformer

I checked with our options (DNR or EPA removals) and we would need a sample of the drum contents, and a wipe sample of the staining around the drain. Is the liquid in the drums the same in each drum?

Once we know the concentration of PCBs we can make a better informed decision on what path to pursue (CERCLA, TSCA, RCRA?)
Can AECOM add this to the interior sampling planned for next week? This would be a small increase in cost but would still fall under the "assessment" scope.
If need be, we could decrease a sample or two in another location (e.g the four tank area).

Annette~

From: Dave Less [mailto:dless@manitowoc.org]
Sent: Wednesday, October 20, 2010 02:59 PM
To: Mike Bingham; Peterson.Jon@epamail.epa.gov
Cc: Weissbach, Annette E - DNR; andrew.mott@aecom.com; Bill Manis; Jim Muenzenmeyer; Paul Braun; Justin Nickels; Tom Reed
Subject: 1512 Washington - PCB transformer

Jon. As a follow up to Mike's email below, several of us went into the building this morning. Included were Fire Chief Manis, Building Inspector Muenzenmeyer, Deputy Planner Braun and myself, and Tom Reed, former systems engineer in charge of plant maintenance with Mirro and now with Manitowoc Public Utilities. I have attached photos taken today of the PCB-laden drums we observed on the first (PDF#1) and second (PDF#2) floors. Additionally, there was substantial staining around a drain located in a truck dock area. It appears that the second floor area drained into open containers present on the first floor (PDF#3) which today still contain product.

Jon, my opinion is that this is a "time is of the essence" issue, and that every effort should be made to modify the TBA work order with AES ASAP to include the cost to remove this product before the weather turns nasty, and we have transients in the building. These containers would be an easy target for vandelism, thereby creating a bigger problem. Contrary to Mike's comments below regarding the owner causing the removal of these drums, I think that is unlikely to occur. The owner has become increasingly non-responsive, and to expect him to step up to the plate, with immediacy at this juncture, is altruistic. Amending the AES agreement to include the cost to remove, transport and dispose of these drums should be a priority, as we are now aware of their presence. Hope you can help us out yet again.

If you choose to respond to this email, in order to comply with the open meeting laws, please reply only to the sender and not to any of the other parties copied to this email.

David Less, City Planner
City of Manitowoc Planning Department
900 Quay Street
Manitowoc, WI 54220
P: (920)686-6930
F: (920)686-6939
dless@manitowoc.org
www.manitowoc.org

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disclose or store the information it contains.

From: Mike Bingham [mailto:m.bingham@advancedenvironmental.net]
Sent: Wednesday, October 20, 2010 2:09 PM
To: Peterson.Jon@epamail.epa.gov
Cc: annette.weissbach@wisconsin.gov; andrew.mott@aecom.com; Dave Less
Subject: PCB transformer

Jon:

As an update to the Phase II activities at the Mirro Building, in Manitowoc, I have attached 3 photos (poor quality cell phone, no flash) and one Site plan showing the location of the first floor PCB transformer room.

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As you can see on the attached figure, there was no proposed assessment in this area. According to Andrew, the area had been assessed and the oil sampled. PCBs were detected at concentrations above 300 ppm in the oil. I don't think additional assessment in the area should be completed until such time as the material is removed.

AES/AECOM feel the PCB liquid does present an imminent hazard (to expected trespassers, etc.) and should be corrected as soon as possible. The removal action should be addressed by the property owner in accordance with Wisconsin and/or EPA regulations.

If you have any questions, please feel free to contact myself or Andrew Mott (AECOM).

Sincerely,

Mike

Michael P. Bingham, LSP, LEP, CPG
Program Manager
Advanced Environmental Solutions, Inc.

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508-363-4883 (fax)

90 Madison Street (Suite 605)
Worcester, MA 01608
m.bingham@advancedenvironmental.net
www.AdvancedEnvironmental.net
140.6

Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc

Mirro-Spirtas, 1512 Washington Street, Manitowoc, photos by David Less, City of Manitowoc
PDF #1 views of drums on first floor

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WDNR SITE FILE

Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc

Mirro-Spirtas, 1512 Washington Street, Manitowoc, photos by David Less, City of Manitowoc
PDF #2 views of drums on second floor

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WDNR SITE FILE

Attachment P
SOURCE:
WDNR Site File
WDNR/EPA/City of Manitowoc

Mirro-Spirtas, 1512 Washington Street, Manitowoc,
photos by David Less, City of Manitowoc
PDF #3 views of floor drain on first floor

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WDNR SITE FILE

ATTACHMENT Q

ROXANNE CHRONERT (WDNR), E-MAIL TO USEPA
DECEMBER 15, 2010

ATTACHMENT Q
SOURCE:
WDNR SITE FILE
E-MAIL: WDNR TO USEPA
DECEMBER 15, 2010

Weissbach, Annette E - DNR

From: Chronert, Roxanne N - DNR
Sent: Wednesday, December 15, 2010 11:11 AM
To: Durno.Mark@epamail.epa.gov; ribordy.mike@epa.gov
Cc: Clayton.Kathy-CI@epamail.epa.gov; Weissbach, Annette E - DNR; Urben, Bruce G - DNR; Giesfeldt, Mark F - DNR; Savagian, Andrew F - DNR; Panzer, Timothy J - DNR; Lynch, Edward K - DNR; Chabot, Patricia M - DNR; Coakley, Ann M - DNR; Zellmer, James A - DNR
Subject: WI DNR Request for Assistance - Mirro-Spirtas
Attachments: WTK0160 FINAL 11 15 10 1144 - PCB.pdf; 02-36-545108 (PCB Drum photos).pdf

Mark Durno and Mike Ribordy - the WDNR would like to request EPA assistance to conduct a time critical removal action at the Mirro-Spirtas facility 1512 Washington Street, Manitowoc, WI (located on Lake Michigan about 45 minutes east of Green Bay), to:

1 - Mitigate the immediate threat posed by 845 gallons of PCB transformer oil (500,000 ppm PCBs - analytical data attached) drained from two on-site transformers. Currently 390 gallons of PCB transformer oil is contained in 26 - 15 gallon poly drums stored adjacent to the transformers on the first floor and second floor of the 7-story building of the former manufacturing facility. The transformers are now completely emptied of oil but they had full storage capacities of 370 (1st floor) and 475 (2nd floor). It assumed the other 450 gallons of oil are missing and may have been dumped or spilled on site while scrapers removed the copper coils within the transformers.

2 - Investigate potential environmental releases resulting from missing 450 gallons of PCB mineral oil. This could include testing the 1) wood flooring for seepage of oil and 2) potential secondary containment or discharge points below the floor drain located in a loading dock in the first floor. A wipe sample collected from a first floor drain in October, 2010 indicates that PCB oil was spilled, but the extent of spillage is not known.

3 - Identify PRPs.

The outside building doors are "locked", however, there is evidence inside the building of vandals (graffiti and remnants of bonfires). Residential and neighborhood commercial establishments are across the street to the south and east.

EPA OSC Kathy Clayton Halbur has been consulting with WDNR and TSCA Enforcement staff on this site. During a conference call between the agencies on November 30, 2010, Mrs. Clayton Halbur outlined three courses of action 1) TSCA - inspection/enforcement with request to PRP to take actions; 2) DNR to pursue PRP; 3) Request for EPA Removal Action.

On November 30, 2010, Annette Weissbach, WDNR, requested that Eric Spirtas, current property owner, take immediate actions to hire a contractor to containerize and properly treat/dispose of the PCB contaminated transformer oil. On Dec 7, WDNR granted a one-day deadline extension to Mr. Spirtas. On Dec 8, Mr. Spirtas provided two quotes but did not provide WDNR with documentation that he has secured a contractor or will taken action by Dec 14 to remove and properly dispose of the PCB transformer oil.

The resources required to address this Site are beyond WDNR's means. Please advise if EPA Removals will be able to conduct a time critical removal action at this Site. The primary contact for the WDNR is Annette Weissbach, 920-662-5165.

Thank you for your consideration of this Site. Rox

Aerial view of site

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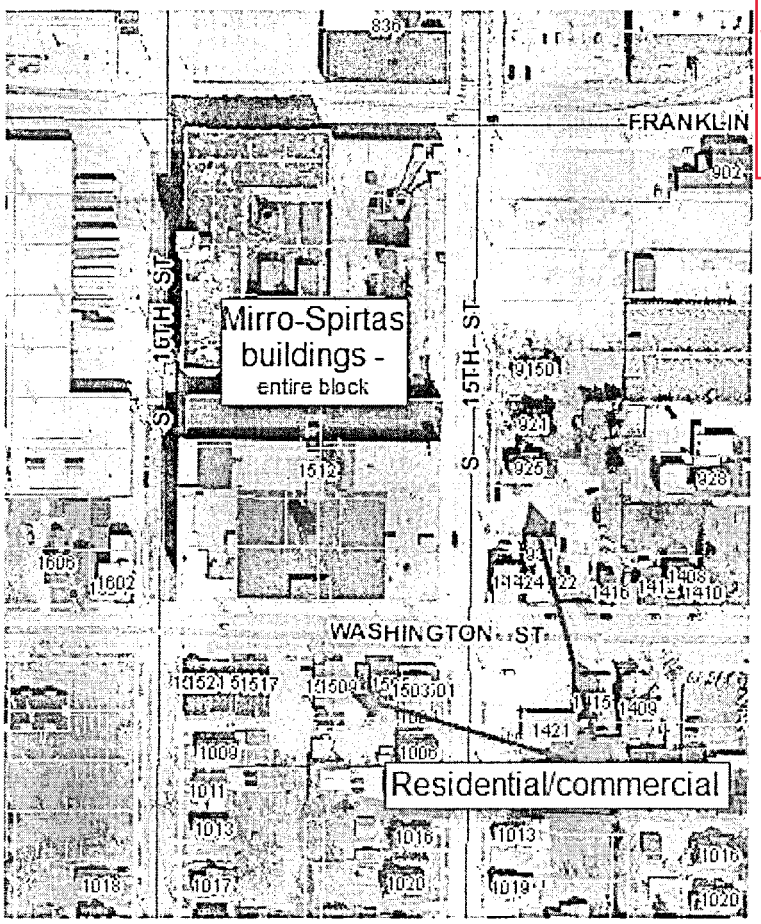
ATTACHMENT Q
SOURCE:
WDNR SITE FILE
E-MAIL: WDNR TO USEPA
DECEMBER 15, 2010



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ATTACHMENT R

SELECT PAGES FROM *SITE ASSESSMENT REPORT* OTIE, MARCH 2011

Attachment R
SOURCE:
Site Assessment Report
OTIE

OTIE

March 15, 2011

Ms. Kathy Halbur
On-Scene Coordinator
Emergency Response Branch
U.S. Environmental Protection Agency, Region 5
2984 Shawano Ave
Green Bay, WI 54313-6727

Subject: **Site Assessment Report**
Mirro-Spirtas Site
Manitowoc, Manitowoc County, Wisconsin
Technical Direction Document No. TO-05-10-12-0002
OTIE Contract No. EP-S5-10-10

Dear Ms. Halbur:

OTIE is submitting the enclosed Draft Site Assessment report for the Mirro-Spirtas Site in Manitowoc, Wisconsin. If you have any questions or comments about the report or need additional copies, please contact me at (312) 220-7000 or Raghu Nagam at (312) 220-7005.

Sincerely,

Naren Babu
Project Manager

Enclosure

cc: Raghu Nagam, START Program Manager

SELECT PAGES FROM DOCUMENT

Attachment R
SOURCE:
Site Assessment Report
OTIE

SITE ASSESSMENT REPORT
MIRRO-SPIRTAS SITE
MANITOWOC, MANITOWOC COUNTY, WISCONSIN

Prepared for:

U.S. Environmental Protection Agency, Region 5
Emergency Response Branch,
77 West Jackson Boulevard
Chicago, IL 60604

TDD No.:	TO-05-10-12-0002
Date Prepared:	March 15, 2011
Contract No.:	EP-S5-10-10
Prepared by:	OTIE
START Project Manager:	Naren Babu
Telephone No.:	(312) 220-7000
U.S. EPA On-Scene Coordinator:	Kathy Halbur
Telephone No.:	(920) 662-5424

100 W Monroe Street, Suite 300
Chicago, IL 60603

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Attachment R
SOURCE:
Site Assessment Report
OTIE

TABLE OF CONTENTS

FIGURES

TABLES

APPENDICES

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3. SITE ASSESSMENT ACTIVITIES

Site Assessment and Site reconnaissance activities for the investigation at the Mirro-Spirtas Site, including sampling events, are discussed below.

3.1 Site Reconnaissance

On December 30, 2010, On-Scene Coordinator (OSC) Kathy Halbur, and START members Naren Babu and Caitlin Ruza of OTIE conducted Site reconnaissance. The OSC and START met with representatives from the WDNR, EPA, the property owner, the city of Manitowoc, and former employees of the Mirro plant. The RAE Systems MultiRAE personal monitoring equipment was calibrated prior to conducting the Site reconnaissance. START also took background radiation readings for site surveillance using a Ludlum-192. Site reconnaissance began at approximately 10:30 and site conditions were recorded in the Mirro-Spirtas Site logbook.

Site reconnaissance was conducted in five separate areas of the property and began in Building O (Figure 2 – Site Layout Map). The property was locked but evidence of trespassing was found during the site reconnaissance. Pieces from a probable Halloween costume were found in Building O. The building was found in poor condition. Lead based paint covered the walls and ceilings and was peeling and chipping. Structural damage was apparent resulting in overhanging walking hazards. Many of the windows on the first floor were broken and visibility was poor in most areas of the building. Numerous white 15 gallon drums were found in four of the five main areas of the building. The wooden floor overlays are uneven and warped due to water saturation creating a tripping hazard. No significant readings above background levels were detected by the MultiRAE or the Ludlum-192.

The ground level of Building I contains a large transformer inside a room at the southwest corner. The transformer was known to contain PCBs. The inner structure of the transformer had been taken apart possibly by trespassers trying to access resalable materials inside the transformer. A small tray containing liquid was located underneath the transformer. In the back corner of the transformer room were six white 15 gallon drums. The drums had different labels, but appeared to contain the same liquid in all drums. These drums appeared to have been refilled and clearly do not contain the original contents described on the labels. Some of the labels read "LIQUID COUNT-DOWN A highly concentrated CIP cleaner" and others read "TRANSCEND Sanitizing 1% Iodine Barrier TEAT dip". Some of the drums labeled as "LIQUID COUNT-DOWN" also displayed a "Corrosive" placard. A small mat containing a puddle was located in the entranceway of the transformer room. An electrical insulator was spotted near the room. Two white drums were located to the left of the entranceway to the transformer room and three white

drums were located to the right. These drums were also labeled as "LIQUID COUNT-DOWN" and "TRANSCEND" and appeared to be the same liquid as the drums inside the transformer room. A smaller room with a railing attached to it was located adjacent to the transformer room. Staining of the flooring from possible PCB saturation was apparent in and around the rooms. The staining was darkest near the transformer. Former Mirro employees explained that the flooring in this area has a concrete base covered with maple wood flooring. The flooring was also uneven in some areas.

Site reconnaissance then moved to Building K which contained the loading dock (Figure 2 – Site Layout Map). The loading dock has metal doors labeled "Door #6" and "Door #7". A liquid sludge with a slight sheen was observed on the floor of the loading dock (Photo #1a). Two wheeled black bins are located in the area in front of the loading dock Door #7 (Photo #1b). One black bin was observed to be lying on its side and the other was observed to contain some liquid. A former Mirro employee explained that a transformer located on the second floor was draining into the bin that contained liquid. The bins were located on top of wooden planks but the surrounding flooring was concrete. Staining around the bins was apparent on the planks and concrete flooring surrounding the bins. Cherry fruit pits were also observed to be scattered around the black bins.

An open sand pit in Building L was the next area observed (Figure 2 – Site Layout Map). The sand pit is located in the northwest corner of Building L. Former Mirro employees suggested that the pit was used to collect runoff oil from machinery during operation.

Site reconnaissance continued on to the second floor of Building K (Figure 2 – Site Layout Map). The area of investigation was another large transformer. The inner structure of the transformer had been taken apart possibly by trespassers trying to access resalable materials inside the transformer. The transformer had a hose draining from the side of it through the floor down to the black bin on the ground level near the loading dock. This transformer is also known to contain PCB fluid. Fourteen-15 gallon white drums were located in the back corner of the transformer room. These drums were similar to the drums found in the transformer room in Building I with mismatching labels and similar liquid. Staining of the flooring in and around the transformer room was observed.

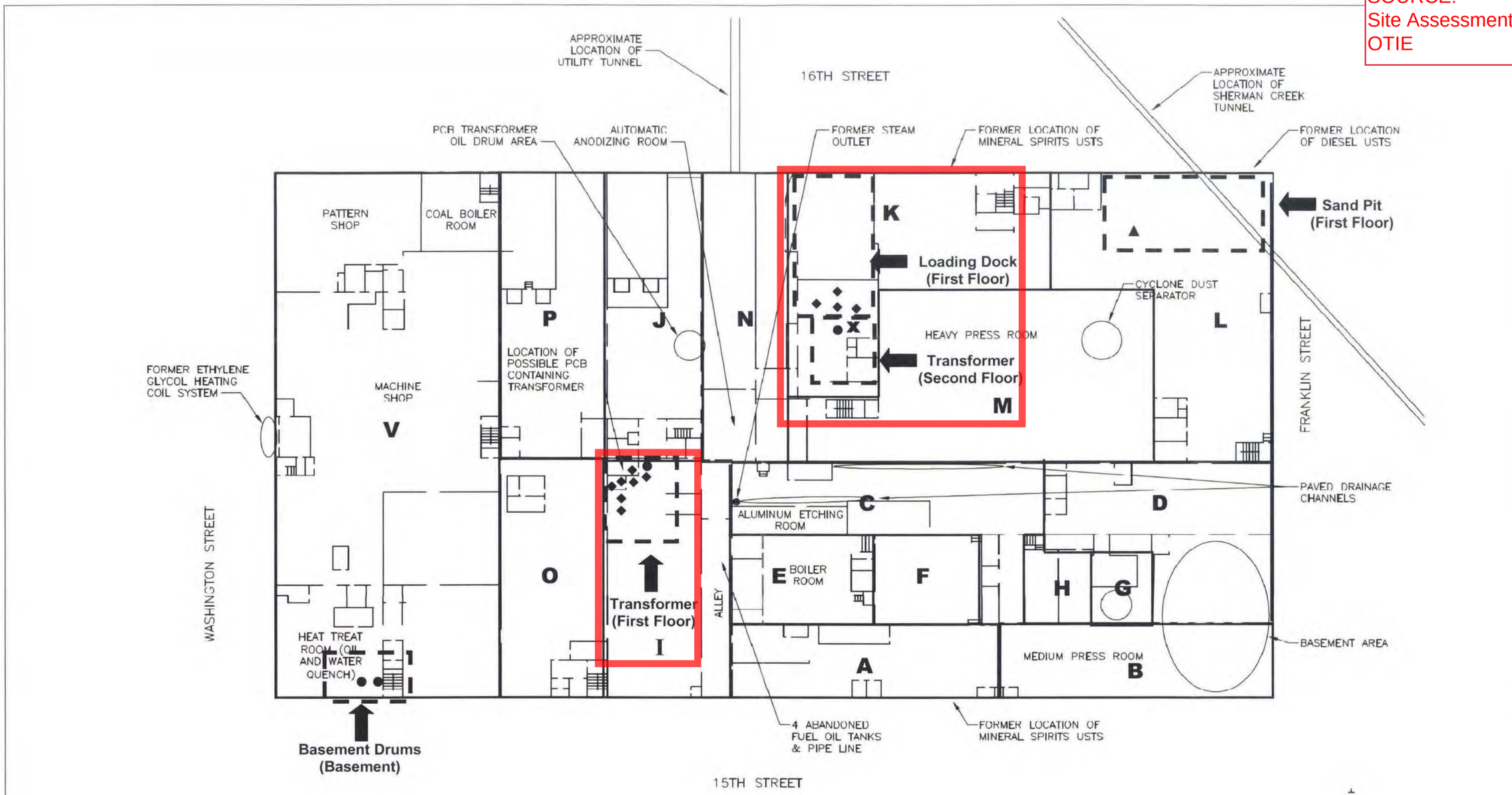
The last investigation area during site reconnaissance was the basement area of Building V. On the walk down to the basement, the OSC and START observed a large pile of empty and nearly-empty 15 gallon drums near the basement stairwell of Building V (Photo 2). Some of the drums were labeled "LIQUID-COUNTDOWN", "FC-350", and "Elite". Once in the basement area of Building V, OSC and START observed six-15 gallon white drums that were stored in a corridor behind the stairwell (Figure 2 – Site

Layout Map). The six full drums were illuminated using a spotlight and the contents of the drums appeared red/orange in color in the light. The drums displayed different labels but appeared to contain the same liquid. Some labels displayed "LIQUID-COUNTDOWN with corrosive placards and some read "FC-590 Chlorinated CIP Cleaner". Staining on the walls was observed and former Mirro employees explained that the basement often flooded resulting in the visible water mark.

The OSC and START planned to collect drum samples from Buildings I, K, and V, wipe samples from stained and unstained flooring in Buildings I and K and a sand sample from Building L during a future planned Site Assessment.

OSC Kathy Halbur returned to the Site for a Site walkthrough with local and state officials and the property owner to discuss demolition plans on February 15th, 2011. During this Site activity, 4 suspected PCB-containing drums were observed on the sixth floor as well as 5 additional drums on the upper floors which are assumed to contain anti-freeze based on other similarly labeled containers in the area.

Attachment R
SOURCE:
Site Assessment Report
OTIE



KEY

- Building Boundary
- Sampling Area
- Wipe Sample
- Drum Sample
- Sand Sample
- Historic Soil Boring

SCALE IN FEET

50' 0 50'

Figure 3
Sample Location Map

Source: Adapted from STS/AECOM Phase I ESA Mirro Plant 9

Mirro-Spirtas Site Assessment
Manitowoc, Manitowoc, Wisconsin
TDD No. TO-05-10-12-0002
EP-S5-10-10

OTIE
Oneida Total Integrated Enterprises

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3.2 Site Assessment Sampling Activities

After the Site reconnaissance, START members and the OSC discussed selection of specific sampling locations prior to sampling activities (Figure 3 – Sampling Location Map). On January 24, 2011, START and the OSC returned to the site to conduct a Site Assessment. OSC Kathy Halbur and START members Naren Babu and Caitlin Ruza of OTIE conducted the Site Assessment. They met with the property owner Eric Spirtas as well as representatives from the WDNR, U.S. EPA, Mirro, and property owner's contractors. Prior to conducting the Site Assessment, Eric Spirtas was briefed on the sampling activities. START calibrated the RAE Systems MultiRAE personal monitoring equipment in Building O. It was noted that the oxygen sensor on the equipment was drifting.

All sampling activities were conducted in Level C personal protective equipment. Liquid drum, wipe, and solid sand samples were collected during the Site Assessment. Liquid drum samples are identified with the letters "DR", wipe samples with the letters "WP" and the sand sample with the word "SAND". Drum and sand sample ID numbers and locations are presented in Table 1 while wipe sample ID numbers, locations, and staining description are presented in Table 2.

Drum samples MS-1DR (Photo #3) and MS-2DR (Photo #4) were collected from two of the six drums located on the basement level in Building V (Figure 3 – Sampling Location Map). Each sample was collected using a dedicated glass drum thief and directly transferred into a lab-supplied clean sample jar. Both samples appeared to be viscous and yellow in color when contained in the glass drum thief. These samples were submitted for VOCs, SVOCs, metals, PCBs, diesel range organics (DROs) and gasoline range organics (GROs) analyses. MS-1DR was collected in four-4oz amber jars and MS-2DR was collected in two-4oz amber jars. A duplicate sample, MS-1DR-D, was collected from the same drum that was sampled for MS-1DR and was analyzed for PCBs and SVOCs. The duplicate sample was collected in one-4oz amber jar.

After collecting the drum samples from the basement level of Building V, sampling activities were moved to the transformer on the ground level of Building I for drum and wipe sampling activities (Figure 3-Sampling Location Map). Wipe samples were collected using clean, dedicated 10 cm x 10 cm templates for a 100 cm^2 sampling area. Lab supplied gauze wipes were wetted with hexane as a solvent and used in a two-pass "S-wipe" sample collection motion with the second wipe pass perpendicular to the first wipe pass. This method was used for all wipe samples collected from the Site. MS-WP-1 was collected from the stained flooring in the small room adjacent to the transformer room (Photo #5a). MS-WP-2 was

collected from the unstained flooring in the same small room (Photo #5b). MS-WP-3 was collected from an area which was bordered by a rail on one side and located adjacent to the transformer room (Photo #5c). MS-WP-4 was collected near the edge of visible staining on the floor outside of the transformer room (Photo #5d). MS-WP-5 was collected outside of the apparent saturation staining on the floor outside of the transformer room (Photo #6a). MW-WP-6 (Photo #6b) was collected from a puddle of dark liquid on the floor of the entranceway of the transformer room. MW-WP-7 was collected from the stained floor just outside the entranceway of the transformer room (Photo #6c). All wipe samples from the transformer room in Building I area were analyzed for PCBs.

After all wipe samples in the transformer room in Building I had been collected, drum sampling was conducted (Figure 3-Sampling Location Map). Five-15 gallon white labeled drums were located on either side of the transformer room entrance. The middle drum on the right side was sampled and analyzed for PCBs (Photo #7). This drum sample, MS-DR3, appeared to be viscous and was clear in color.

After drum sampling, START member Naren Babu tried to pry open the stained wooden floorboards near the transformer room in Building I for subsurface sampling. A crowbar was used in the attempt but was unable to penetrate the flooring.

The OSC and START relocated to Building K to the area on the ground level where two large black wheeled bins were located near the loading dock Door #7 (Photo #1b) (Figure 3-Sampling Location Map). One bin contained liquid draining from the transformer on the second floor. Four wipe samples were collected from the loading dock area floor and were analyzed for PCBs. MS-WP-8 was collected from the concrete floor directly in front of the black bins (Photo #1c); MS-WP-9 was collected from the concrete floor approximately 10 feet north of MS-WP-8 (Photo #1c); MS-WP-10 was collected in front of Door #7 of the loading dock (Photo #1c); and MS-WP-11 was collected in front of Door #6 of the loading dock (Photo #1d).

The OSC and START members relocated to the sand pit in the southeast corner of Building L (Figure 3 – Sampling Location Map). A 5-point composite sample of sand, MS-SAND-1, was collected in a 4-oz jar and analyzed for PCBs and Toxicity Characteristic Leaching Procedure (TCLP) metals (Photo #8).

The OSC and START members then moved to the final sample collection location, the transformer located on the second floor of Building K (Figure 3-Sampling Location Map). Fourteen-15 gallon drums were located in the transformer room, some of which were labeled and/or placarded. Labels included "TRANSCEND". A sample from this group of 14 drums was collected from the second drum back on the right (Photo #9).

Samples were packaged and stored with ice. Wipe and sand samples were delivered to Pace Analytical in Green Bay, Wisconsin for PCB and TCLP metal analysis. Drum samples were analyzed by Test America Chicago in University Park, IL for metals, VOCs, SVOCs, PCBs, DROs and GROs analysis.

Table 1
Sample Locations and Descriptions
Mirro-Spirtas Site Assessment

Sample ID	Sample Location	Matrix	Description
MS-1DR	Basement Drum Area-furthest drum from stairwell	Oil	Viscous yellow liquid
MS-1DR-D	Basement Drum Area-furthest drum from stairwell	Oil	Viscous yellow liquid
MS-2DR	Basement Drum Area-second drum from stairwell	Oil	Viscous yellow liquid
MS-DR-3	Transformer 1 Area-middle drum	Oil	Viscous clear liquid
MS-DR-4	Transformer 2 Area-second drum back on the right	Oil	Viscous clear liquid
MS-SAND-1	Open sand area	Solid	Stained sand
MS-WP-1	Transformer 1 Area - inside adjacent room	Wipe	Stained
MS-WP-2	Transformer 1 Area - inside adjacent room	Wipe	Unstained
MS-WP-3	Transformer 1 Area - outside room inside rail	Wipe	Stained
MS-WP-4	Edge of saturation staining - Transformer 1 Area outside room	Wipe	Edge of staining
MS-WP-5	Outside saturation staining - Transformer 1 Area outside room	Wipe	Unstained
MS-WP-6	Puddle inside Transformer 1 room	Wipe	Stained
MS-WP-7	Entranceway to Transformer 1 room	Wipe	Edge of staining
MS-WP-8	From concrete surface in PCB Drain Area	Wipe	Stained
MS-WP-9	From concrete surface in PCB Drain Area	Wipe	Stained
MS-WP-10	Area in front of Door #7 of loading dock	Wipe	Stained
MS-WP-11	Area in front of Door #6 of loading dock	Wipe	Stained

4. ANALYTICAL RESULTS

START reviewed the site assessment analytical data and supporting quality assurance/quality control (QA/QC) data provided by Pace Analytical for wipe and sand samples and by Test America, Chicago, for drum samples. The validated analytical data package is included in Appendix B. Based on START's data validation, the data is acceptable for use as qualified.

All detected analytical results for drum samples are shown in Table 2. DRO results for drum Samples, MS-1DR, and MS-2DR, collected from the basement were 1,200,000 mg/Kg and 1,000,000 mg/Kg, respectively. These results indicate that the drums with unknown liquid contain pure product DRO. PCBs were detected above the Toxic Substances Control Act (TSCA) disposal limit of 50 mg/Kg in the duplicate sample MS-1DR-D. PCB Aroclor 1260 results for drum samples MS-DR3 and MS-DR4, collected from first floor and second floor in building K, were 480,000 mg/Kg and 470,000 mg/Kg, respectively. These results indicate that the drums sampled for PCBs contain pure PCB Aroclor 1260 liquid. These PCB results exceed the U.S. EPA's generic human health and environment protection level of 25 mg/Kg PCBs for industrial sites. As per TSCA PCB disposal regulations at 40 CFR 761.60, PCB wastes with a PCB concentration greater than 50 mg/Kg must be disposed of in a TSCA incinerator, TSCA chemical waste landfill, or by an U.S. EPA-approved alternative method within 1 year.

All wipe sample results are shown in Table 3. Results in Table 3 were compared against values given in "U.S. EPA Requirements for Cleanup of High-Concentration Spills and Low-Concentration Spills Involving One Pound or More PCBs by Weight" listed under Title 40 of the CFR, Section 761.125 (c) (4) (ii). All wipe samples exceeded the U.S. EPA PCB Cleanup Commercial Indoor Limit of 10 µg/100 cm^2 with the exception of MS-WP-2. MS-WP-2 was taken inside the room adjacent to the Transformer 1 Room. This wipe sample was taken from an area that was observed to be unstained flooring. Wipe sample results ranged from 3.8 µg/100 cm^2 to 459,000 µg/100 cm^2. The highest PCB wipe sample result was reported for MS-WP-6 at 459,000 µg/100cm^2. MS-WP-6 was collected from the puddle of liquid in the entranceway in the Transformer 1 Room shown in Photo #5b.

Analytical results for one sand sample are shown in Table 4. Total PCB result for sand sample was below the TSCA limit of 50 mg/Kg. TCLP lead result for sand sample was below the lead TCLP limit of 5 mg/L.

Table 3
Wipe Sample Results
Mirro-Spirtas Site Assessment

Wipe Sample ID	USEPA PCB Cleanup Commercial Indoor Limit (µg/100 cm^2)	PCB Analytical Result (µg/100 cm^2)
MS-WP-1	10	**168,000.0**
MS-WP-2	10	3.8 U
MS-WP-3	10	**57,900.0 J**
MS-WP-4	10	**70.5 J**
MS-WP-5	10	**16.1**
MS-WP-6	10	**459,000.0 J**
MS-WP-7	10	**302.0 J**
MS-WP-8	10	**10,100.0**
MS-WP-9	10	**138,000.0**
MS-WP-10	10	**83,800.0 J**
MS-WP-11	10	**594.0**

Notes:
Site Assessment conducted under START contract EP-S5-10-10 on January 24, 2011.
Analyses were conducted by Pace Analytical, Green Bay Wisconsin under TDD No: TO-05-10-12-0002
µg/100cm^2 – micrograms per 100 square centimeters
J – Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
Bold – indicates analytical results that exceeded the USEPA PCB Cleanup Commercial Indoor Limit

Table 4
Sand Sample Results
Mirro-Spirtas Site Assessment

Group	Analyte	Units	Regulatory Limit	MS-SAND-1
PCBs	PCBs, Total	mg/Kg	50 [1]	0.0343 J
TCLP metals	Lead	mg/L	5 [2]	0.5

Notes:
Analyses were conducted by Pace Analytical, Green Bay Wisconsin under TDD No: TO-05-10-12-0002
[1]–TSCA disposal limit for PCBs
[2]–TCLP limit for lead as listed under 40 CFR Part 261 Subpart C
mg/Kg – milligrams per kilogram
mg/L – milligrams per liter
J – Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

Once released in the environment, PCBs do not readily break down and remain for long periods of time cycling between air, water, and soil. PCBs can be carried long distances and have been found in snow and sea water in areas far away from where they were released into the environment. As a consequence, PCBs are found all over the world. PCBs can accumulate in the leaves and above-ground parts of plants and food crops. They are also taken up into the bodies of small organisms and fish. As a result, people who ingest fish may be exposed to PCBs that have bioaccumulated in the fish they are ingesting. PCB chemical contamination of Lake Michigan has resulted in lakewide fish consumption advisories for sport fish and outright bans on the commercial harvest and sale of certain important fish species.

Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers that may pose a threat of release

A total of 29 drums with PCB liquid and 11 drums with unknown liquid were found in the building at different floor levels. Aroclor 1260 results of the samples collected from two PCB drums, MS-DR-3 and MS-DR-4, were 480,000 mg/Kg and 470,000 mg/Kg, respectively. Analytical results for DROs in the samples collected from two unknown drums, MS-1DR and MS-2DR, were 1,200,000 mg/Kg and 1,000,000 mg/Kg, respectively. These results indicate that the unknown drums contain pure product DRO. There is evidence of spillage already in numerous areas of the building. There is also evidence of migration to the environment of spilled material in building K (in the subsurface soil). It is believed that the spillage was caused by trespassers. Additionally, in the event of a fire, the material stored in drums could result in the release of toxic gases and/or particulates, causing potential exposure to nearby residents. These drums and several other unknown drums pose a potential threat of release to the environment.

Actual or potential contamination of drinking water supplies or sensitive ecosystems

PCB Aroclor 1260 was detected above U.S. EPA's generic human health and environment protection level of 25 mg/Kg PCBs for industrial sites in one subsurface soil sample during the subsurface assessment conducted by AECOM in 2009. The subsurface soil sample collected at 4 ft bgs was reported to contain 210 mg/Kg PCBs. High levels of PCBs existing in subsurface soil pose a threat of potential release to the groundwater at the site. Staining leading to the sewer drain was observed in the loading dock that services Building K (photo#1). Releases thru the sewers could threaten the Manitowoc River and Lake Michigan.

Attachment R
SOURCE:
Site Assessment Report
OTIE

Photograph No.: 1 **Photographer:** Caitlin Ruza **Area:** Bldg K-Loading Dock
TDD Number: TO-05-10-12-0002 **Contract:** EP-S5-10-10, OTIE **Date:** January 24, 2011
Site Name & Location: Mirro-Spirtas Site, Manitowoc, Manitowoc County, Wisconsin
Photograph Subject: Dumped material and oil sheen leading to the drain inside the loading dock in Building K

Photograph No.: 2 **Photographer:** Caitlin Ruza **Area:** Bldg K-Loading Dock
TDD Number: TO-05-10-12-0002 **Contract:** EP-S5-10-10, OTIE **Date:** January 24, 2011
Site Name & Location: Mirro-Spirtas Site, Manitowoc, Manitowoc County, Wisconsin
Photograph Subject: Two wheeled bins in the loading dock area of Building K. One bin is tipped over and one contains the contents which has been drained from the transformer on the second floor above

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Attachment R
SOURCE:
Site Assessment Report
OTIE

Photograph No.: 11 **Photographer:** Caitlin Ruza **Area:** Bldg I-Transformer
TDD Number: TO-05-10-12-0002 **Contract:** EP-S5-10-10, OTIE **Date:** January 24, 2011
Site Name & Location: Mirro-Spirtas Site, Manitowoc, Manitowoc County, Wisconsin
Photograph Subject: MS-WP-6 collected from puddle on plastic matting in the transformer room in Building I (approximate sample area shown)

Photograph No.: 12 **Photographer:** Caitlin Ruza **Area:** Bldg I-Transformer
TDD Number: TO-05-10-12-0002 **Contract:** EP-S5-10-10, OTIE **Date:** January 24, 2011
Site Name & Location: Mirro-Spirtas Site, Manitowoc, Manitowoc County, Wisconsin
Photograph Subject: MS-WP-7 collected from stained area outside of entranceway to the transformer room in Building I (approximate sample area shown)

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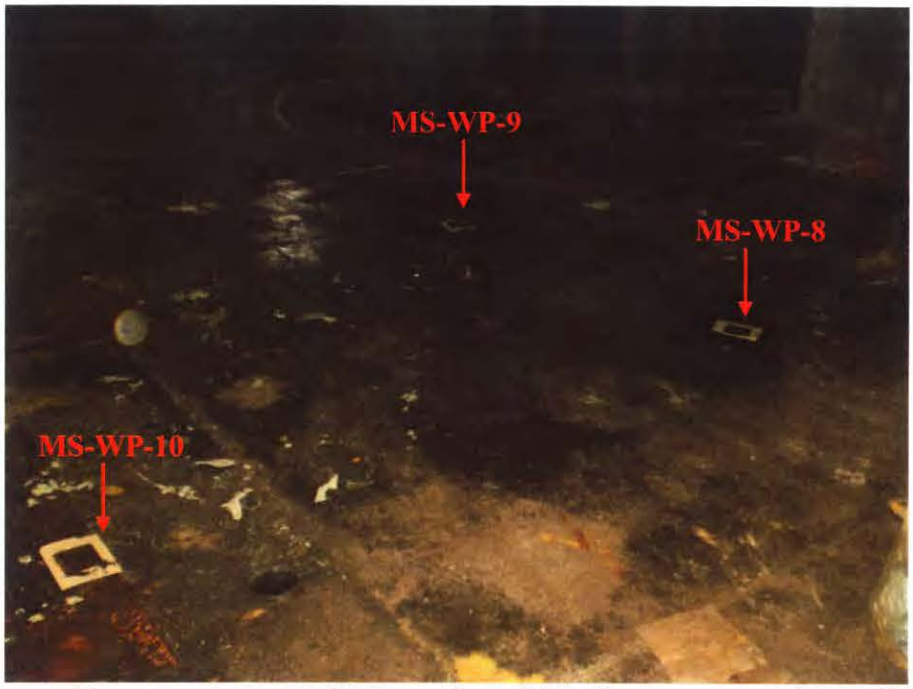
Attachment R
SOURCE:
Site Assessment Report
OTIE

Photograph No.: 13 **Photographer:** Caitlin Ruza **Area:** Bldg I-Transformer
TDD Number: TO-05-10-12-0002 **Contract:** EP-S5-10-10, OTIE **Date:** January 24, 2011
Site Name & Location: Mirro-Spirtas Site, Manitowoc, Manitowoc County, Wisconsin
Photograph Subject: MS-DR-3 was collected from the middle drum of three drums located to the right of the entranceway of the room containing the transformer in Building I



Photograph No.: 14 **Photographer:** Caitlin Ruza **Area:** Bldg K-Loading Dock
TDD Number: TO-05-10-12-0002 **Contract:** EP-S5-10-10, OTIE **Date:** January 24, 2011
Site Name & Location: Mirro-Spirtas Site, Manitowoc, Manitowoc County, Wisconsin
Photograph Subject: MS-WP-8 was taken directly in front of the bins in the loading dock in Building K. MS-WP-9 was taken adjacent to MS-WP-8. MS-WP-10 was taken in front of Door #7 of the loading dock in Building K (template areas shown)

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Attachment R
SOURCE:
Site Assessment Report
OTIE

Photograph No.:	17	**Photographer:**	Caitlin Ruza	**Area:**	Building K-Transformer
TDD Number:	TO-05-10-12-0002	**Contract:**	EP-S5-10-10, OTIE	**Date:**	January 24, 2011
Site Name & Location:	Mirro-Spirtas Site, Manitowoc, Manitowoc County, Wisconsin				
Photograph Subject:	MS-DR-4 was collected from the second drum back from the front of the photo on the right. These 14 drums are located inside the transformer room in Building K				

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ATTACHMENT S

SELECT PAGES FROM *TARGETED BROWNFIELDS ASSESSMENT* AES, MARCH 2011

Attachment S
SOURCE:
Targeted Brownfields Assessment:
EPA/AECOM/AES

TARGETED BROWNFIELDS ASSESSMENT

FORMER MIRRO PLANT No. 9

1512 WASHINGTON STREET
MANITOWOC, WISCONSIN

Prepared for:

United States Environmental Protection Agency
Region 5

Prepared by:
Advanced Environmental Solutions, Inc.
90 Madison Street, Suite 605
Worcester, Massachusetts 01608-2030

Contract No. EP-W-07-095

Order No. 0013

March 2011

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Attachment S
SOURCE:
Targeted Brownfields Assessment:
EPA/AECOM/AES

Title and Approval Page

Document Title:
Targeted Brownfields Assessment Report
Targeted Brownfields Assessment
Former Mirro Plant #9
Manitowoc, Wisconsin
USEPA RFO No. 51

Prepared By:
Advanced Environmental Solutions, Inc.
90 Madison Street, Suite 605
Worcester, Massachusetts 01608
Ph: 508-363-4882
Fax: 508-363-4883

March 2011

Project Manager: Michael Bingham 4/1/11
Signature

Michael P. Bingham
Printed Name

Project QA Officer: 4/1/11
Signature

Micha van den Boogerd
Printed Name

U.S. EPA Project Manager Approval: Jon W. Peterson
Signature

Jon Peterson
Printed Name/Date

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3.1.4 PCB Sampling

At the request of the WDNR and EPA, on October 29, 2010, AECOM collected a grab sample of suspected transformer oil contained in drums located on the first and second floors of the building. The samples were collected from a drum located near each transformer via a drum thief. In addition, a wipe sample was collected from the rim of a catch basin located in loading dock Nos. 6 and 7 where a suspected release of transformer fluids may have occurred. Sample locations are shown on **Figure 3**. The collected samples were placed into the provided sample containers and transported by laboratory courier under chain of custody to Test America in Watertown, Wisconsin on October 29, 2010. The samples collected were tested for PCBs by EPA Method 8082. The laboratory analytical results are summarized in **Table 5.** Copies of the laboratory analytical reports are included in **Appendix C**.

3.1.5 Groundwater Level Measurements

On November 16 and 23, 2010, concurrent with groundwater sampling activities, all five NR141 monitoring wells were gauged to determine the depth to water. Gauging was conducted using an interface probe electronic water level indicator, capable of measuring the depth to water to within 0.01-foot. Depth readings were measured from the top of the PVC riser pipes. Water elevations and free-phased product measurements record from the temporary wells inside the building. Depth to groundwater ranged from 5.05 feet (MW-16A) to 13.81 feet (MW-18). Groundwater elevation across the Site was between 590.78 and 597.73 feet above sea level. Groundwater flow direction was observed to be to the north, with a calculated horizontal gradient of 0.02. Based on the well nest MW-16 and MW-16A, there is a downward hydraulic gradient (downward component of flow) with a vertical flow component of 0.17.

Nonaqueous liquid phase (NAPL) was encountered in MW-18 and SB-5. The product was described as light brown in color with a high viscosity. The product coated the interface probe making thickness difficult to measure and appeared to be similar to lubrication oil. A sample of the product was not collected. Groundwater samples could not be collected from the 1-inch diameter monitoring wells SB-5 and MW-18 due to the presence of a viscous NAPL. **Figure 5** shows the location of the NAPL with respect to the building interior.

The gauging results, with casing elevation, depth to groundwater, and groundwater elevation are summarized in **Table 5**.

3.1.6 Investigation Derived Waste

Soil cuttings and purged groundwater generated during the site investigation activities were placed into 55-gallon drums. The drums were removed by Chief Waste Treatment Corporation, Ripon, Wisconsin and transported to Waste Management Valley Trail landfill for disposal on January 5, 2011. Soil disposal records (Non-hazardous Waste Certification Manifest) are included in **Appendix E.**

4.0 REVIEW OF ANALYTICAL DATA

The field and analytical data from the subsurface investigation conducted by AES and AECOM are presented and discussed by media in this section. The results of the analyses conducted on each soil and groundwater sample are summarized in **Tables 4 and 5**. All analyses were performed in accordance with the Sampling and Analysis Plan. Deviations from the QC criteria established in the RCP methods, and any other items the laboratory manager felt were worthy of note, were discussed in the laboratory case

Groundwater analytical data is summarized in **Table 5**.

Target Analyte List Metals

The collected groundwater samples were analyzed for TAL metals via EPA Methods 6010B and EPA Method 7471A (mercury). A total of 9 groundwater samples (including one duplicate) were analyzed by TestAmerica Laboratory.

A total of 23 metals were subject to analysis. The metals concentrations were compared to WAC, NR 140.10, Public Health Groundwater Quality Standards for ES and PAL. Manganese exceeded ES/PAL in all groundwater samples except from temporary well TW-1. There are no Public Health standards for dissolved iron, however, the Public Welfare standards for iron were exceeded in all samples except MW-19. The iron concentration in MW-19 was below the Method Reporting Limit of 150 ug/L (which is also the PAL). TAL metals laboratory analytical results are summarized in **Table 5**. The remaining groundwater samples were below NR140 standards for dissolved metals.

4.4 Transformer Oil PCB Sampling

On October 24, 2010, three samples were collected for laboratory analysis for polychlorinated biphenyls (PCB) by EPA Method 8082. The sampling was a change of scope from the SAP, and was approved by the EPA. Samples were collected from a drum in the first floor transformer area, a drum in the second floor transformer area, and a surface swipe from a storm drain. The results indicate the liquid in the drum contain high concentrations of PCB Arochlor 1260. Specifically, the first floor drum contained 460,000 mg/kg and the second floor drum contained 500,000 mg/kg of Arochlor 1260. No other PCB congeners were detected above the method reporting limit. The sample from the catch basin indicated a concentration of 7,600 total micrograms (total ug).

Laboratory analytical report is attached as **APPENDIX C** and summarized in **Table 4**.

5.0 SUMMARY OF TBA FINDINGS

AES completed this TBA field investigation in accordance with EPA guidance and an EPA-approved SSQAPP and SAP dated October 2010 as prepared by AES. TBA activities included the advancement soil borings installation of monitoring wells, in order to determine if groundwater has been impacted by historic property usage. In addition, subsurface soil samples were collected to determine extent of contaminants of concern. The select soil and groundwater samples were analyzed for VOCs, PAHs, TAL metals, and PCBs.

In general, the recent sampling events confirm and expand on the results of the 2009 AECOM limited phase II investigation.

5.1 Subsurface Soil

The following observations were noted with respect to the soil:

- Throughout the project area, fill material was encountered to a depth of 4 to 8 feet below grade. In MW-16A, fill material was encountered to a depth of approximately 16 feet.
- The dominant subsurface material consisted of fine sand and silt in varying proportions. Clay layers were encountered in several soil borings just below the fill, and in MW-16A, a clay layer was observed from 16 to 24 feet below grade (the only soil boring to exceed 16 feet)
- Fill material was documented to contain, brick, cement, wood, and ash.

Attachment S
SOURCE:
Targeted Brownfields Assessment
EPA/AECOM/AES

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LEGEND

EXCEEDANCE	SCRIPT
CONCENTRATIONS EXCEED THE GROUNDWATER PATHWAY STANDARDS.	a
CONCENTRATIONS EXCEED THE WDNR NON-INDUSTRIAL VOLITILE INHALATION STANDARD.	b
CONCENTRATIONS EXCEED THE WDNR NON-INDUSTRIAL DIRECT CONTACT PATHWAY STANDARD.	c
CONCENTRATIONS EXCEED THE WDNR NON-INDUSTRIAL DIRECT CONTACT PATHWAY STANDARD.	d
CONCENTRATIONS EXCEED THE WDNR INDUSTRIAL DIRECT CONTACT PATHWAY STANDARD.	e

PARAMETERS	
ARSENIC	As
PHENANTHRENE	Phen
INDENO(1,2,3-cd)PYRENE	I(1,2,3-cd)P
DIBENZO(a)ANTHRACENE	D(a,h)A
BENZO(a)ANTHRACENE	B(a)A
BENZO(a)PYRENE	B(b)P
BENZO(b)FLUORANTHENE	B(b)F
BENZO(ghi)PERYLENE	B(g,h,i)P
BENZO(k)FLOURANTHENE	B(k)F
METHYLENE CHLORIDE	MeCL
NAPHTHALENE	Naph
TETRACHLOROETHENE	PCE
TRICHLORORTHENE	TCE

16TH STREET
15TH STREET
WASHINGTON STREET
FRANKLIN STREET
ALLEY

APPROXIMATE LOCATION OF UTILITY TUNNEL
FORMER LOCATION OF MINERAL SPIRITS USTS (CLOSED LUST SITE) #02-36-216394, MW13, TWO TANKS SVE 1991-1996
APPROXIMATE LOCATION OF SHERMAN CREEK TUNNEL
LOCATION OF DIESEL USTS EXCAVATION EXCAVATION #2 TWO TANKS N
FORMER LOCATION OF MINERAL SPIRITS USTS (CLOSED LUST SITE) #02-36-000085 (EAST) EXCAVATION #3 THREE TANKS SVE 1991-1996
4 ABANDONED IN-PLACE FUEL OIL TANKS & PIPE LINE (CLOSED LUST SITE) #03-36-274209 IDRO (GIS REGISTERY)

PATTERN SHOP
COAL BOILER ROOM
MACHINE SHOP
MAIN ENTRANCE
FORMER ETHYLENE GLYCOL HEATING COIL SYSTEM
BOILER ROOM
HEAT TREAT ROOM (OIL AND WATER QUENCH)
PCB TRANSFORMER OIL DRUM AREA
HEAVY PRESS ROOM
SECOND FLOOR TRANSFORMER
AUTOMATIC ANODIZING ROOM
FORMER STEAM OUTLET
ALUMINUM ETCHING ROOM
PAVED DRAINAGE CHANNELS AREA
HEAVY PRESS PIT AREA
TW-3 NOT COMPLETED DUE TO BASEMENT
STAINED FLOORING AREA
FIRST FLOOR TRANSFORMER
DRAIN/CATCH BASIN WIPE SAMPLE LOCATION
BASEMENT AREA SUMP LOCATION
AIR COMPRESSOR PITS
MEDIUM PRESS ROOM
FORMER TANNERY LOCATION

MB-SB-8
6.5-8'
VOCs TCE=47a,b
PAHs B(a)A=160b
B(a)P=140b
D(a,h)A=58b
I(1,2,3,-cd)P=95b

MB-SB-TW-5
2-4'
METALS As=5.5a,e

MB-SB-4
3.5-4'
VOCs TCE=750a,b,d
PAHs B(a)A=1500b
B(a)P=940b,e
B(b)F=550b
B(k)F=900b
D(a,h)A=540b,e
Phen=2600a
I(1,2,3,-cd)P=990b

MB-SB-MW-20
2-4'
VOCs TCE=270a,b,d
PCE=110a

MB-SB-3
2-4'
VOCs TCE=380a,b,d

MB-SB-2
2-3.5'
METALS As=6.1a,e

MB-SB-1
2-4'
METALS As=6a,e

MB-SB-MW-19
2-4'
METALS As=7.2a,e
VOCs TCE=120a,b
5.5-8'
METALS As=3a,e

MB-SB-13
2-4'
METALS As=7.7a,e
VOCs TCE=47a,b

MB-SB-12
2.5-4'
METALS As=8.1a,e

MB-SB-MW-15
2-4'
METALS As=5a,e
PAHs B(a)A=2900b
B(a)P=2000b,e
B(b)F=1000b
B(g,h,i)P=1900b
B(k)F=1100b
D(a,h)A=990b,e
Phen=8800a
I(1,2,3,-cd)P=1000b

MB-SB-14
2-4'
METALS As=5.8a,e
VOCs TCE=200a,b,d
PCE=90a

MW-16A
2-4'
PAHs B(a)A=1300b
B(a)P=1200b,e
B(b)F=380b
D(a,h)A=570b,e
PCE=2200a
I(1,2,3,-cd)P=750b

MB-SB-8
6.5-8'
VOCs TCE=47a,b
6.5-8'
VOCs TCE=30a,b

MAP SOURCE:
BASEMAP DERIVED FROM FACILITY DRAWING PROVIDED BY MIRRO CORPORATION

30 0 30 60
1" = 30'

LEGEND

GP-1	APPROXIMATE AECOM SOIL BORING LOCATION
GP-12	APPROXIMATE AECOM PHASE II ESA TEMPORARY WELL LOCATION
MW-1A	APPROXIMATE CLOSED LUST SITE MONITORING WELL LOCATION(ABANDONED)
RW-1A	APPROXIMATE CLOSED LUST SITE RECOVERY WELL LOCATION(ABANDONED)
MW-1	APPROXIMATE MONITORING WELL LOCATION
MW-16A	APPROXIMATE PIEZOMETER WELL LOCATION
SB-1	APPROXIMATE SOIL BORING LOCATION
TW-1	APPROXIMATE 1" TEMPORARY MONITORING WELL LOCATION
	1ST FLOOR TRANSFORMER DRUM 1
	2ND FLOOR TRANSFORMER DRUM 1
	DOORS #6 & #7 STORM DRAIN WIPE SAMPLE
	ASSESSMENT BOUNDARY
	RIGHT OF WAY
	BUILDING OUTLINE
	UNDERGROUND TUNNEL

AECOM
558 North Main Street
Oshkosh, WI 54901
920.235.0270
www.aecom.com

SAMPLING LOCATIONS
PHASE II ESA
MIRRO PLANT 9 (1512 WASHINGTON STREET)
MANITOWOC, WISCONSIN

Issued

Rev	Date	Description

Designed:	AGM	9/13/2010
Drawn:	REO	9/13/2010
Checked:	AGM	9/13/2010
Approved:		

PROJECT NUMBER
200803466

SHEET REFERENCE NUMBER
FIGURE 3

Attachment S
SOURCE:
Targeted Brownfields Assessment
EPA/AECOM/AES

Table 4D
PCBs Soil Analytical Data
Former Mirro Plant No. 9 Property
Manitowoc, Wisconsin

Parameters	WDNR Generic RCLs-Data Quality Objectives: Direct Contact Pathway Non-Industrial	Direct Contact Pathway Industrial	Groundwater Pathway	MB-SB-TW-5 2-4'	MB-SB-2 2-3.5'	MB-SB-1 2-4'	MB-SB-1 DUP) 2-4'	MB-SB-9 5.5-8'	MB-SB-10 3-4'	MB-SB-10 5.5-7'	MB-SB-11 3-4'	MB-SB-11 6.5-8'	MB-SB-13 1.5-2'	MB-SB-MW-18 3-4'	MB-SB-MW-18 6.5-8'	1st Floor Transformer Drum 1 Oil - mg/kg	2nd Floor Transformer Drum 1 Oil - mg/kg	Doors #6 & #7 Storm Drain Wipe -total ug
							10/29/2010	10/27/2010	10/27/2010	10/27/2010	10/28/2010	10/28/2010	10/28/2010	10/26/2010	10/26/2010	10/29/2010	10/29/2010	10/29/2010
Aroclor 1016	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<50000	<50000	<250
Aroclor 1221	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<50000	<50000	<250
Aroclor 1232	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<50000	<50000	<250
Aroclor 1242	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<50000	<50000	<250
Aroclor 1248	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<50000	<50000	<250
Aroclor 1254	NS	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<50000	<50000	<250
Aroclor 1260	NS	NS	NS	ND	ND	ND	ND	ND	0.27	ND	ND	ND	ND	ND	ND	**460,000**	**500,000**	**7,600**

Notes:
WDNR = Wisconsin Department of Natural Resources
All Units mg/kg, except Wipe Sample (Doors 6 7 &, which is in total micrograms.

SELECT PAGES FROM THE DOCUMENT

Attachment S
SOURCE:
Targeted Brownfields Assessment:
EPA/AECOM/AES

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
AES/EPA	Former Mirro Plant No. 9	60163491

Photo No.	Date:
11	10-29-10

Direction Photo Taken:

Southwest

Description:

First floor transformer drum area. Drum No. 1 located in the lower left of photo was sampled for PCBs.

SELECT PAGES FROM DOCUMENT

Photo No.	Date:
12	10-29-10

Direction Photo Taken:

North

Description:

Second floor transformer drum area. Drum No. 1 located in foreground was sampled for PCBs.

ATTACHMENT T

SELECT PAGES FROM THE MEMORANDUM: *REQUEST FOR APPROVAL AND FUNDING FOR A TIME-CRITICAL REMOVAL ACTION AT THE MIRRO SPIRTAS SITE, MANITOWOC, MANITOWOC COUNTY, WISCONSIN (SITE ID #B5ZW)* USEPA, APRIL 6, 2011

Attachment T
SOURCE:
Memorandum: Request for Approval and Funding for a Time-Critical Removal Action
USEPA

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 W. JACKSON BLVD
CHICAGO, IL 60604

APR 06 2011

MEMORANDUM

SUBJECT: Request for Approval and Funding for a Time-Critical Removal Action at the Mirro Spirtas Site, Manitowoc, Manitowoc County, Wisconsin (Site ID #B5ZW).

FROM: Kathy C. Halbur, OSC
Emergency Response Section 1

THRU: Jason H. El-Zein, Chief
Emergency Response Branch I

TO: Douglas Ballotti, Acting Director
Superfund Division

I. PURPOSE

The purpose of this Action Memorandum is to request and document your approval to expend up to $129,600 to conduct a time-critical removal action at the Mirro Spirtas Site located in Manitowoc, Manitowoc County, WI. The proposed time-critical removal action herein will mitigate the threats posed by Polychlorinated Biphynol (PCB) waste and flammable materials at the Site by characterizing, removing, and disposing of the waste at an approved off-site facility. There are no nationally significant or precedent setting issues associated with the proposed response at this non-NPL Site.

The Action Memorandum would serve as approval for expenditures by EPA, as the lead technical agency, to take actions described herein to abate the imminent and substantial endangerment posed by hazardous substances at the Site. The proposed removal of hazardous substances would be taken pursuant to Section 104(a)(1) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 USC § 9604(a)(1), and Section 300.415 of the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), 40 CFR § 300.415.

There are no nationally significant or precedent setting issues associated with the proposed response at this non-NPL Site. A time-critical removal action is necessary at this Site because of the direct contact risk and the threat of release to air, soils, and

SELECT PAGES FROM DOCUMENT

surface water posed by the PCB and flammable waste at the facility. The response action described in this Action Memo will require an estimated 10 working days to complete.

II. SITE CONDITIONS AND BACKGROUND

Attachment T
SOURCE:
Memorandum: Request for Approval and Funding for a Time-Critical Removal Action
USEPA

CERCLIS ID: pending
RCRA ID: pending
State ID: 02-36-545108
Category: time-critical

This Site is a former aluminum products manufacturing facility that is currently vacant and slated for demolition. The Mirro Aluminum Company, commonly known as Mirro, operated at this facility for more than 100 years. At its peak, Mirro was the United States' largest manufacturer of aluminum cookware products. In addition to manufacturing, Mirro was headquartered at this location. The facility was an 160-acre multi-building expansive complex. The hazardous substances that this Action Memo concerns are contained within the "Mirro Complex" which is a series of connected buildings comprising the city block bordered by 15th, 16th, Washington, and Franklin Streets. Mirro was acquired by Newell Rubbermaid in 1983. Newell moved most of the Manitowoc operations out of the country by 2001. In 2003, Newell ceased all operations at this Site, including closing the administrative offices. Since then, there have been three owners of the property who had varying interests in reuse. However, successful redevelopment or demolition has not yet occurred and the buildings are now in disrepair. The City of Manitowoc has declared the Mirro Complex unfit for human habitation. The Mirro Complex is currently owned by EJ Spirtas Group, LLC, a St. Louis, Missouri, based demolition company. Mr. Spirtas acquired the property in 2006.

Over the last three years, State and Federal Brownfields grant funds have been used to conduct Phase I and Phase II environmental studies at the Site to facilitate redevelopment. In October 2010, drums were discovered by a contractor conducting an EPA Targeted Brownfields Assessment (TBA) in the Mirro Complex. The drums were not present during previous (2006 and 2009) investigations at the Site. Based on the location of the majority of the drums, it appeared that transformers at the facility had been drained into the containers. Staining observed on the floor surrounding the transformers intimated that oil had been spilled when the transformers were emptied. Samples taken by the TBA contractor confirmed PCB contamination on the floor surrounding the transformers and high PCB concentrations in the drums (up to 500,000 mg/kg---or "parts per million" (ppm)---PCB-1260). The TBA contractor also demonstrated that the spilled oil seeped to the sub-surface soil.

In November 2010, the Wisconsin Department of Natural Resources (WDNR) required EJ Spirtas LLC to take immediate action to remediate the situation. Mr. Spirtas did not comply with WDNR's requirements. On December 15, 2010, WDNR requested that U.S. EPA conduct a time-critical removal action at the Site. The U.S. EPA Region 5 Emergency Response Branch is coordinating its actions at this Site with the Region's

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