

Beggs, Tauren R - DNR

From: Beggs, Tauren R - DNR
Sent: Wednesday, February 7, 2024 10:10 AM
To: Dave Hauser
Cc: Sieger, Christine T - DNR; Prager, Michael A - DNR; Chronert, Roxanne N - DNR; Nobile, Trevor W - DNR
Subject: RE: Skana Aluminum Company (AB-1223-013)

Hi Dave,

To follow up on the soil and concrete stockpile, any generator of materials is required to make a waste determination to properly manage and/or dispose of the materials. While it does appear the materials were removed from an area that did not have known residual contaminated soil from the VPLE investigation, based on what is currently known for the ongoing PFAS investigation conducted by the causers at the site, there may be potential for PFAS impacts in the soil that was generated.

An environmental consultant should be hired to submit a sampling plan to DNR to determine if the material is impacted with PFAS, so it can then be determined how the material may be properly managed. The sampling plan should include the quantity of material generated, location, proposed samples, sampling protocols, and any applicable figures to depict the proposed plan, which your consultant can assist with.

For additional information on soil characterization and management, you may visit the DNR's website at the following link:
<https://dnr.wisconsin.gov/topic/Brownfields/soil.html>.

Concrete may be able to be handled as an exempt waste if it meets the requirements under Wis. Admin. Code § NR 500.08(2)(a). However, based on the photo you provided, it may not be feasible to segregate the concrete from the soil.

Depending on sampling results of the materials, the material may be able to be managed without restrictions, need approval by the DNR to be properly managed, and/or need to be disposed at a licensed landfill.

If you have any questions, please let me know.

Regards,
Tauren

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Tauren R. Beggs

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

From: Dave Hauser <Dave.Hauser@skanaaluminum.com>

Sent: Friday, February 2, 2024 11:15 AM

To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>

Cc: Sieger, Christine T - DNR <christine.sieger@wisconsin.gov>; Prager, Michael A - DNR <Michael.Prager@wisconsin.gov>

Subject: RE: Skana Aluminum Company (AB-1223-013)

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Thank you!

David A. Hauser

President/COO

SKANA Aluminum Company

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From: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>

Sent: Friday, February 2, 2024 9:32 AM

To: Dave Hauser <Dave.Hauser@skanaaluminum.com>

Cc: Sieger, Christine T - DNR <christine.sieger@wisconsin.gov>; Prager, Michael A - DNR <Michael.Prager@wisconsin.gov>

Subject: RE: Skana Aluminum Company (AB-1223-013)

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Hi Dave,

Thank you for providing the additional information about the stockpile of soil and concrete debris on the property. Based on the information you provided and DNR's preliminary review of the closure letters/continuing obligation (CO) packets and site investigation data in our files associated with the Voluntary Party Liability Exemption (VPLE) investigation that was approved on September 8, 2011, it appears that the material was removed from an area that did not have known residual contaminated soil. Therefore, Skana is still in compliance with the continuing obligations that were conditions of the VPLE Certificate of Completion.

Like anyone who generates material (soil, concrete, anything that may be considered solid waste), you are required to make a waste determination and manage the materials in compliance with applicable waste management regulations. Depending on the conditions of the material, there are different options for when you can leave it on site and when and where it can be disposed of. DNR will look into this a bit more and get back to you with some guidance on how to manage the material given the situation. Please contact me with any questions.

Regards,

Tauren

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Tauren R. Beggs

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

From: Dave Hauser <Dave.Hauser@skanaaluminum.com>

Sent: Thursday, February 1, 2024 2:47 PM

To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>

Cc: Sieger, Christine T - DNR <christine.sieger@wisconsin.gov>; Prager, Michael A - DNR <Michael.Prager@wisconsin.gov>

Subject: RE: Skana Aluminum Company (AB-1223-013)

Here is the statement from the Terracon document page 47

Phase I Environmental Site Assessment
Skana Aluminum Company | Manitowoc, Wisconsin
December 21, 2023 | Terracon Project No. 58237298



Construction/demolition debris and/or dumped fill dirt

Terracon observed concrete debris and a stockpile of soil to the north of the unpaved pathway adjoining the northeast portion of the building. According to Mr. Hauser the soil was excavated from the interior of the building when pits for two new furnaces and an automated casting pit were installed between 2018 and 2020. The concrete debris and stockpiled soil should be properly managed in accordance with the COC.

Location of excavation

Excavation was completed by ACE and Michaels Corporation. I noted approximate location with RED dot.

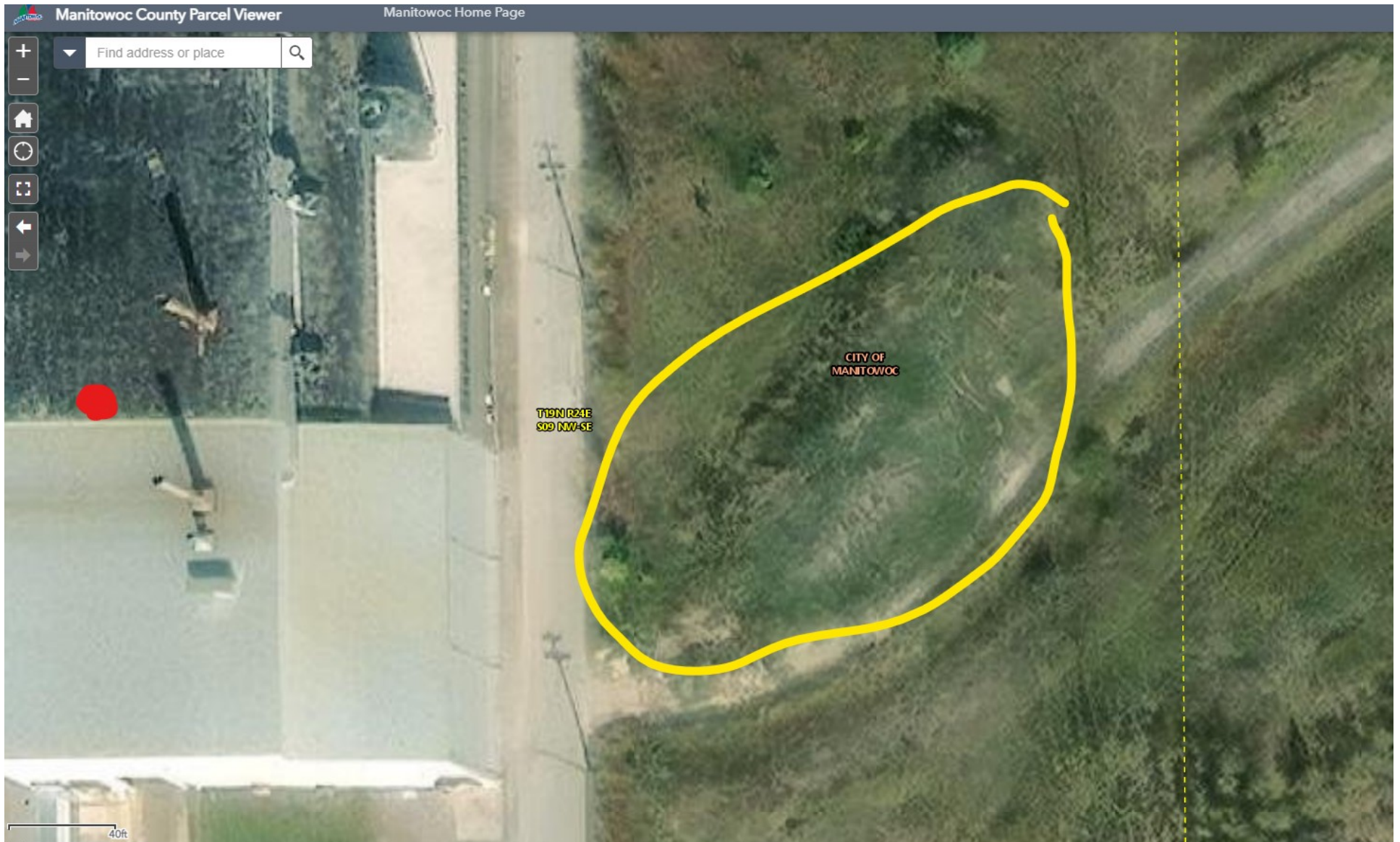
I believe excavation to be @30 ft at greatest depth.





Photo 16: Mounded soil from the furnace pit exaction located east of the building.

I pulled this from GIS maps. Approximate area.



Let me know if additional information is required.

Thanks

David A. Hauser

President/COO

SKANA Aluminum Company

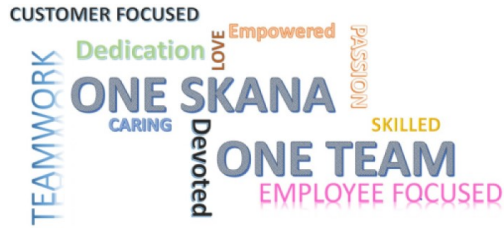
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From: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>

Sent: Thursday, February 1, 2024 2:23 PM

To: Dave Hauser <Dave.Hauser@skanaaluminum.com>

Cc: Sieger, Christine T - DNR <christine.sieger@wisconsin.gov>; Prager, Michael A - DNR <Michael.Prager@wisconsin.gov>

Subject: FW: Skana Aluminum Company (AB-1223-013)

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Hi Dave,

Nice talking with you on the phone. As discussed you are going to provide DNR some additional information on the soil stockpile and concrete debris that is outlined in the attached memo, so it can be determined what options are available to properly manage and/or dispose this material to resolve the recommendation outlined by Environmental Risk Innovations below.

If you have any questions, please feel free to contact me.

Regards,

Tauren

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Tauren R. Beggs

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

From: Sieger, Christine T - DNR <christine.sieger@wisconsin.gov>

Sent: Thursday, February 1, 2024 11:05 AM

To: Prager, Michael A - DNR <Michael.Prager@wisconsin.gov>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>

Subject: FW: Skana Aluminum Company (AB-1223-013)

Please see information attached and below.

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Christine Sieger

(she/her)

Phone: (608) 422-1148

christinen.sieger@wisconsin.gov

From: Dave Hauser <Dave.Hauser@skanaaluminum.com>

Sent: Thursday, February 01, 2024 10:51 AM

To: Sieger, Christine T - DNR <christine.sieger@wisconsin.gov>

Subject: FW: Skana Aluminum Company (AB-1223-013)

Please give me a call please regarding below.

Thanks

David A. Hauser

President/COO

SKANA Aluminum Company

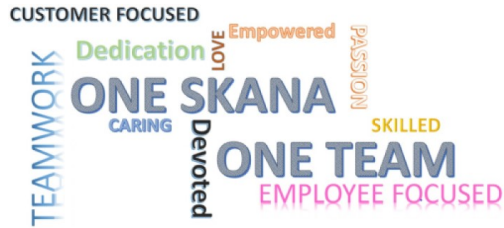
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From: Paul Dahlen <pdahlen@eriskinnovations.com>

Sent: Thursday, December 28, 2023 2:12 PM

To: Livesay, Alexandra <Alexandra.Livesay@associatedbank.com>

Cc: Brueggeman, Andrew <Andrew.Brueggeman@associatedbank.com>; Norgord, Michael <Michael.Norgord@associatedbank.com>; Bill McGuinness <bmcguinness@eriskinnovations.com>

Subject: Skana Aluminum Company (AB-1223-013)



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Good Afternoon,

A copy of the Administrative Review Memo and Invoice for the above property has been attached. Please do not pay the invoice.

Recommendations were made as follows:

- Prior to loan closing, the borrower should provide to the bank a plan, time frame, and cost estimate to obtain regulatory closure of the Per- and Polyfluoroalkyl Substances (PFAS) contamination reported on the subject property. Based on the US Small Business Administration (SBA) involvement in this transaction, the borrower may need to escrow 150% of the remedial action cost and may also need to provide other mitigating factors.
- Prior to loan closing, the borrower should provide to the bank a Reliance Letter, issued by the Phase I consultant, which complies with the most recent standard SBA Reliance Letter template.
- Prior to loan closing, the borrower should provide to the bank documentation that the soil stockpile and concrete debris located on the subject property have been managed in accordance with the 2012 Voluntary Party Liability Exemption (VPLE) Certificate of Completion issued to Skana Aluminum Company.

Please contact me with any questions or concerns.

Regards,

Paul Dahlen



Paul Dahlen, PG | Environmental Risk Analyst

Environmental Risk Innovations

Environmental Risk Management Solutions

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Administrative Review Memorandum

CONFIDENTIAL – Bank Internal Use Only This document is intended for the exclusive use of the Associated Bank and may not be distributed to persons outside the Bank, including borrowers and participating institutions.

Requester:	Alexandra Livesay, Associated Bank – Commercial Real Estate		
CC:	Andrew Brueggeman, Michael Norgard		
Loan #:	30868999978	Issue Date:	December 28, 2023
Property Address:	2009 Mirro Drive Manitowoc, Wisconsin 54220	Prepared by:	Paul Dahlen and William McGuinness – ERI
Project / Borrower:	Skana Aluminum Company	ERI Project #:	AB-1223-013

Transaction Description			
New Loan	<input checked="" type="checkbox"/>	SBA	<input checked="" type="checkbox"/>
Renewal/Subsequent Transaction	<input type="checkbox"/>	OREO	<input type="checkbox"/>
Participation/Syndication	<input type="checkbox"/>	Bank is Agent	<input type="checkbox"/>
Loan Amount:	\$8,920,000		
Due Diligence Conducted:	Phase I Environmental Site Assessment		

Conclusions	
	No further environmental assessment or information is recommended.
<input checked="" type="checkbox"/>	Additional environmental assessment or information is recommended.

Recommendations
<ul style="list-style-type: none"> Prior to loan closing, the borrower should provide to the bank a plan, time frame, and cost estimate to obtain regulatory closure of the Per- and Polyfluoroalkyl Substances (PFAS) contamination reported on the subject property. Based on the US Small Business Administration (SBA) involvement in this transaction, the borrower may need to escrow 150% of the remedial action cost and may also need to provide other mitigating factors. Prior to loan closing, the borrower should provide to the bank a Reliance Letter, issued by the Phase I consultant, which complies with the most recent standard SBA Reliance Letter template. Prior to loan closing, the borrower should provide to the bank documentation that the soil stockpile and concrete debris located on the subject property have been managed in accordance with the 2012 Voluntary Party Liability Exemption (VPLE) Certificate of Completion issued to Skana Aluminum Company. The environmental conditions associated with this site should be reassessed before the bank takes title in the event of foreclosure or prior to a material increase in loan amount.

Site Details	
Site Size:	132.68 acres
Description:	An industrial building, a water pump building, a cold storage building, and a propane gas building totaling 657,309 square feet
Date of Construction:	1954 and 1961 with additions in 1959, 1973, 1982, 1991, 1992, 2000, and 2017

Site Details	
Historical Uses	From at least 1938 to 1952 – Agricultural and vacant, wooded land with farmstead and a northwest-southeast trending stream; 1954 – Industrial building; 1961 – Two industrial buildings in the central and southern portions and a small building south of the southern industrial building, site occupied by Plant 5 of Aluminum Good Mfg., which changed name to Mirro Aluminum Co.; 1967 to 1972 – Additions to the industrial buildings and a second small building on the southern portion, site occupied by Mirro Aluminum Co. Rolling Mills, Plants 5 & 7; 1972 to 1981 – Farmstead buildings are no longer visible; 1987 – The two industrial buildings have been connected; 1992 to 2006 – More additions to the to the connecting addition; 2006 to Present – Pathway from the north industrial building to the eastern woods with wetlands areas in the eastern wooded lands, addition to the central part of the industrial building and a soil stockpile near the unpaved path, site occupied by Tramonita US Cookware (2006-2019) and Skana Aluminum Co. (2010-Present), which rolls and processes aluminum, and agricultural land leased to local farmer
Current Use/ Proposed Use:	Rolling and processing of aluminum / Same

Review Findings
<p>Site Identification – The subject property is identified in the Phase I report by Manitowoc County Parcel Numbers 05280940101000, 00910901300200, 05280910301100, and 05280910201100 and by the address 2009 Mirro Drive, Manitowoc, Wisconsin. This matches the address provided on Purchase Order. Based on the matching addresses, the correct collateral has been assessed.</p> <p>Additional Addresses – The addresses 2005, 2011, 2015, and 2401 Mirro Drive are associated with the subject property and have been researched as a part of this assessment.</p> <p>SBA Reliance Letter – The SBA requires the environmental professional to submit a reliance letter indicating the bank and SBA may rely on the information contained in the Phase I report. The Reliance Letter must comply with the SBA reliance letter template. A certificate of insurance showing errors and omissions liability insurance with a minimum coverage of \$1,000,000 must also be provided.</p> <p>Per- and Polyfluoroalkyl Substances (PFAS) Contamination – The most recent Wisconsin (WI) Environmental Repair Program (ERP) case opened in October 2021 was identified as Bureau of Remediation & Redevelopment Tracking System (BRRTS) #02-36-588656 (Former Mirro Co. Plant 2). This case was opened due to a notification to the Wisconsin Department of Natural Resources (WDNR) of the detection of PFAS in the groundwater. PFAS contamination was also detected in the soil on the subject property. A volunteer drinking water well testing program was instituted for properties nearby the subject property in November 2021, and some of the homeowners were notified that their wells were impacted adversely by PFAS. The WDNR recommended that the wells or water supplies impacted with PFAS not be used for human consumption, due to human health risks. Under the Voluntary Party Liability Exemption (VPLE) program 2012 Certificate of Completion (COC) that is discussed below, the current owner (Skana Aluminum Company) and all future subject property owners are exempt from liability for assessment and remediation. Currently, the WDNR has determined that two of the former subject property occupants are responsible for the onsite PFAS in the groundwater. Tramontina, a former occupant of the subject property, manufactured aluminum cookware including a line of cookware coated with Teflon and was identified as a Responsible Party (RP) in a WDNR letter dated February 25, 2022. This letter describes the PFAS contamination issue and what is required of the RP by the WDNR. Newell Company, the company that purchased the subject property from Mirro Corporation was also determined to be a co-contaminator and RP and was also issued a copy of the February 25, 2022 letter. Tramontina and Newell Company are currently required by the WDNR to investigate and remediate the PFAS contamination in the groundwater. Based on the detection of PFAS in the soil and groundwater, additional assessment is warranted.</p> <p>Soil Stockpile and Concrete Debris – A soil stockpile and concrete debris were observed by the Phase I consultant north of the unpaved path that adjoins the northeast portion of the building. Mr. Hauser indicated to the Phase I consultant that the soil in the stockpile had been excavated from inside the building when pits for two new furnaces and an automated casting pit had been installed in 2018 and 2019. The Phase I consultant recommended that the soil stockpile and concrete debris should be managed in accordance with the VPLE Certificate of Completion discussed below. Additional information is warranted.</p>

Review Findings

Aboveground Storage Tanks (ASTs) – A 60-gallon diesel fuel AST was observed in the pump house. A 200-gallon oil AST, a 400-gallon oil AST, two 1,700-gallon gear lube AST, two 2,500-gallon, an 8,000-gallon, and a 9,600-gallon coolant ASTs, and a 160-gallon and 220-gallon oil ASTs were observed in the basement associated with the hot and cold mills. A 5,000-gallon coolant AST and two 5,000-gallon oil ASTs were observed in the storage area in the western portion and the manufacturing area. A 500-gallon coolant AST was observed in the maintenance area. A 2,600-gallon oil AST, a 5,000-gallon coolant AST, and two 5,000-gallon used coolant AST were observed in the maintenance basement. Ten 2,000-gallon deionized water ASTs were observed north of the hot mill. One 250,000-gallon water AST for fire suppression was observed in the water pump building. One 500-gallon argon AST was observed on the exterior northeast corner of the onsite building. One 2,300-gallon empty AST, formerly containing sodium hydroxide, was observed in the northern portion of the area that had formerly been occupied by Tramontina. One 1,000-gallon liquid carbon dioxide AST, used for the fire suppression system, was observed near the cold rolling area. The Phase I consultant observed staining near the coolant, oil, and lube ASTs and standing puddles of fluids were observed in the maintenance area and the basement area of the hot and cold mills. David Hauser, the President and Chief Operating Officer (COO) of Skana, indicated to the Phase I consultant that the hot mill fluids are recycled beneath the mills and cold mill fluids are transferred to a holding tank and then sent out for distillation. Mr Hauser indicated that the ASTs are managed by Covanta. Based on the information provided, the Phase I consultant concluded that the ASTs, staining, and standing areas of fluid did not represent a significant environmental concern. Additional information is not warranted.

Hazardous and Petroleum Product Containers – The Phase I consultant observed 275-gallon totes of lubricants, waste oil, waste coolant, hydraulic oil, other oils, and coolant throughout the manufacturing portion of the onsite building. New 275-gallon, 55-gallon, and smaller containers of coolants, oils, maintenance chemicals, and lubricants were observed by the Phase I consultant “in the storage room in the northwest portion of the building, east of the maintenance area.” Mr. Hauser indicated to the Phase I consultant that many of the observed totes contain additive to be added to the hot or cold mill coolants and many 55-gallon drums observed contain release agents. The coolant reportedly contains 98% water and 2% oil, which is filtered, and is water soluble. The coolant is changed out bi-weekly and Covanta collects the waste coolant. Mr. Hauser also indicated that kerosene was used as a release agent for the cold mill. He also indicated that since a new casting pit had been added in 2021, kerosene use was less frequent. Mr. Hauser indicated that Safety Kleen manages used oil and lubricants, oil & water mixtures, oil absorbents, spent solvents and filters generated from operations onsite. Most of the waste totes and drums were observed to be stored in the southern portion of the former Tramontina area. The Phase I consultant observed 275-gallon sodium hypochlorite solution totes and 55-gallon and smaller containers of sulfuric acid, cooling water treatment, preclean treatments, and antifoam agents stored on a concrete floor, wooden pallets, or spill pallets. Staining or other evidence of a release was not observed. Based on the absence of staining or other evidence of a release and the use of third-party companies to manage waste products, the Phase I consultant did not consider the storage of hazardous and petroleum products and waste to be a significant environmental concern. Additional information is not warranted.

Sumps, Catch Basins, Floor and French Drains, and Dry Wells – Sumps were observed in the basement of the hot and cold mill and maintenance area along with standing puddles of fluids and staining throughout the basement and in the vicinity of drains and sumps that were observed. Mr. Hauser indicated to the Phase I consultant that the sumps beneath the mills recycle the hot mill fluids beneath the mills and transfer the cold mill fluids to a holding tank, which are then later sent out for distillation as discussed above. The Phase I consultant was unable to observe the conditions of many of the sumps, due to ongoing operations. However, the Phase I consultant observed coolant and oil in several of the sumps. A catch basin and trench drain were observed by the Phase I consultant in the area of an etching AST that was associated with Tramontina operations. Staining or other evidence of a release were not observed near the French drain and catch basin. Sumps and staining were observed by the Phase I consultant to the east and west of an AST located in the basement under the southeast portion of the area formerly occupied by Tramontina. The western sump appeared to contain cooling fluids. The eastern sump was covered and could not be observed. The AST had been used for etching chemicals during the anodizing process; however, the AST was now empty and out of use, according to the Environmental Health and Safety (EHS) Manager, Kevin Enright. A 2021 Phase I consultant reported a 2009 environmental assessment identified an anodizing system in the basement of the southern portion of the building, formerly identified as Plant 5-C, as a significant environmental concern. The AST reportedly contained numerous chemicals including phosphoric acid and was cleaned out in 2003. A 2010 Phase II Subsurface Investigation that addressed the anodizing system and potential releases was reportedly conducted. These sumps were assessed in ERP Case BRRTS #02-36-544601, which is discussed below. A catch basin within a brick secondary containment area was observed by the Phase I consultant. Mr. Hauser indicated that this area had been used to clean painted pots and a 15,000-gallon water holding UST was located below this area. Mr. Enright indicated that the UST is in use until the equipment used by Tramontina is removed. Once the equipment removal is completed the UST will be closed. Trench drains were observed to be located to the east of the Tramontina area ASTs and

Review Findings

at the base of the onsite building loading docks. No staining or other evidence of a release were observed. Stormwater catch basins were observed throughout the paved asphalt sections around the onsite building. Staining or other evidence of a release were not observed. Floor drains were observed in the boiler rooms near the finishing area and in the northern portion of the building. Staining and other evidence of a release was not observed near either drain. Based on the regulatory status of BRRTS #02-36-544601, the absence of staining or other evidence of a release, near floor drains, trench drains, and catch basins, the information provided by the onsite contacts, the Phase I consultant's observations, and the nature of the contents of the 15,000-gallon UST, additional information is not warranted.

Polychlorinated Biphenyls (PCBs) – A 275-gallon tote labeled 'PCBs Use for Furnace 31 and 32 Only' was observed on a spill pallet west of the homogenizing furnaces by the Phase I consultant. Mr. Hauser indicated that the tote is used for storage of coolant collected from a pit beneath the reheat furnaces. It was known to Mr. Hauser that former tenant Mirro had used PCB-based products, and these products had leached into the concrete beneath the reheat furnaces. Therefore, any coolant that leaks into the pit beneath the reheat furnaces is collected with a segregated pump and tote to ensure that no cross-contamination with other coolant occurs. Mr. Hauser stated that no PCBs are used in the onsite processes. Dark staining was observed on the concrete near the tote; however, the concrete appeared to the Phase I consultant to be in good condition. Based on the good condition of the concrete, the Phase I consultant did not consider the dark staining near the tote to represent a significant environmental concern. Additional information is not warranted.

Underground Storage Tanks (USTs) – Three 20,000-gallon fuel oil USTs and a 5,000-gallon chemical UST were closed by removal. According to the Phase I consultant, these USTs were removed prior to completion of the VPLE Certificate of Completion discussed below. Closure documentation was provided to the Phase I consultant in previous investigations discussed below. Based on the extensive investigations on the subject property and the VPLE Certificate of Completion, the Phase I consultant does not consider the closed USTs to represent a significant environmental concern, and we concur. Additional information is not warranted.

Voluntary Party Liability Exemption (VPLE) – A VPLE Certificate of Completion was issued to Skana Aluminum Company in 2012 for the VPLE database listing associated with BRRTS # 06-36-556282. The Phase I consultant reviewed the WDNR VPLE casefile. Information in the VPLE casefile indicated the enrollment of Skana Aluminum Company (Skana) into the VPLE program in 2010. The VPLE Application, which Skana submitted to WDNR in October 2010, was granted Approval to Proceed in December 2010. The five closed ERP listings and two closed LUST listings that were ultimately included into the VPLE case file, began as multiple investigations involving numerous soil borings and a total of 14 temporary and 31 permanent groundwater monitoring wells between 2004 and 2012 that resulted in the opening of the ERP and LUST cases. The WDNR issued a Certificate of Completion for the VPLE site on March 15, 2012. The COC indicated that the WDNR determined that the investigation and restoration of the property was complete to the extent practicable and that all conditions of the applicable Wisconsin statutes had been met. The Phase I consultant reviewed the files associated with the ERP and LUST listings included as part of the VPLE, and summaries of these reviews are discussed below:

- BRRTS #02-36-000497 (Mirro Co. Plant #2): This LUST case, opened in 1990, was associated with a release of naphthalene, tetrachloroethylene (PCE), and trichloroethylene (TCE) to soil and groundwater near two former naphthalene USTs located at Plant 2/5-A's northwest corner in 1990. A closure was requested from the WDNR in 1998 indicating that PCE was detected at 13 micrograms per liter ($\mu\text{g/L}$) and TCE was detected at a range of 9.1 to 14 $\mu\text{g/L}$. A groundwater use restriction for chlorinated solvents in groundwater around Plant 2/5-A was attached to the property deed and final closure was issued by WDNR in 1999.
- BRRTS #03-36-170638 (Mirro Corp Plant #5): This LUST case, opened in 1997, was associated with a fuel oil release from a 20,000-gallon UST that was removed from an area located to the northeast of Plant 5-C in 1997. Information in the UST Closure Assessment, the Site Investigation (SI) report, and the WDNR Geographic Information System (GIS) closure packet indicated that soil sampling activities occurred in 1997. Results of soil sampling analyses indicated that total petroleum hydrocarbons (TPH) diesel range organics (DRO) were detected beneath the UST piping at 290 milligrams per kilogram (mg/kg), which exceeded the residual contaminant level (RCL) of 250 mg/kg. A deed restriction was attached to the property for residual DRO in soil from the area of north of Plant 5-C. The deed restriction was also associated with an area of DRO and polychlorinated biphenyls (PCBs) exceedances in soil from the area north of Plant 2/5A, which is identified as ERP case BRRTS #02-36-220607 (discussed below), and DRO, gasoline range organics (GRO) and volatile organic compounds (VOCs) exceedances around the northeast corner of the east adjacent Plant 7 structure (LUST #03-36-001476 discussed below), which was thought to originate on the subject property at that time.

Review Findings

- BRRTS #02-36-220607 (Mirro Co Plant 2 – Oil & PCB): This case, opened in 1999, was associated with a PCBs and engine oil release to soil from overfilling of two former waste oil/oil water separator (OWS) system USTs located in an area outside the Plant 2/5-A north-central wall. This overfilling resulted in a water and waste oil release through the UST vent pipes onto the ground. The USTs were abandoned in place due to their placement near the building, and a total of approximately 654 tons of contaminated soil were excavated and removed from the site for disposal. Additional soil was excavated up to 11 feet below ground surface (bgs) due to elevated PCBs in the groundwater. Three permanent groundwater monitoring wells were installed near the abandoned USTs and sampled. PCBs were detected at a concentration of 0.32 µg/L in March 2000 and 0.19 µg/L in December 2000 in one of the wells (MW800). PCBs were not detected above laboratory detection limits (LDLs) in July and November 2001 and closure was requested. A deed restriction was attached to the property for residual soil impacts that could not be removed due to proximity to the building. WNDR granted closure in 2003. A cap/barrier was required and yearly inspection and maintenance of the cap/barrier was required. A log was required to be maintained on site, and a damage and/or repair report was required to be submitted as needed to WDNR.
- BRRTS #03-36-280532 (Mirro Co): This case, opened in 2001, was associated with a fuel oil release identified during the removal of two 20,000-gallon USTs located to the north of Plant 2/5-A. DRO was detected in a confirmation sample below the 250 mg/kg RCL. Approximately 200 yards of impacted soil removed near the UST and piping were remediated onsite with land-spreading approved by WDNR. Closure was granted by the Wisconsin Department of Commerce (WDOC) in 2002.
- BRRTS #02-36-544601 (Skana/K&V Sumps): The case, opened in 2005, was associated with a release from Plant 5-C sumps. Information in the WDNR closure packet indicated that an historical release of TCE and other chlorinated solvents occurred from the sumps in the Plant 5-C basement. The Phase I consultant reviewed a 2003 Phase II Investigation report, a 2005 Limited Site Assessment report, 2006, 2007, and 2011 SI Reports, and 2011 Rounds 1, 2, and 3 SI Summary Reports, which indicated that polynuclear aromatic hydrocarbons (PAHs), chlorinated solvents, and metals concentrations were detected in the soil and groundwater. A 2012 closure was issued with a cover/barrier requirement and a groundwater use restriction. Maintenance of the cap and yearly inspections and reports were to be completed as described in BRRTS #02-36-220607 above and in conjunction with ERP listing discussed below.
- BRRTS #02-36-550138 (Skana/K&V – Sitewide): This case, opened in 2005, was associated with a release of metals into the groundwater near a former settling pond. Information in the WDNR case file indicated to the Phase I consultant that the former settling pond was located northeast of Plant 5-C between 1954 and the late 1970s. Information in a 1999 SI Report indicated that PAHs, chlorinated solvents, and metals concentrations were detected in the soil and groundwater around and beneath Building 5-C. A 2012 closure was issued with a cover/barrier requirement and a groundwater use restriction. Maintenance of the cap and yearly inspections and reports were to be completed as described in BRRTS #02-36-220607 above and in conjunction with ERP listing discussed above.
- BRRTS #02-36-555268 (Skana/K&V N Mound PCB): This case, opened in 2010, was associated with a soil mound investigation. Initial investigations indicated that this mound located around the northeast corner of Plant 2/5-A may have contained 55-gallon drums of waste oil and potential PCBs-contaminated oil rags. No drums were discovered in test pits that were dug in this area; however, low concentrations of PAHs and metals and PCBs at a concentration of 2,800 mg/kg were detected. The PCB detection was attributed to a “laboratory interference.” PCB (Aroclor 1248) was detected at a concentration of 17.4 µg/L in in perched groundwater at 5-6 feet bgs. PCB-impacted soils (15 tons) was excavated and disposed. Closure was granted in 2012 with no continuing obligations. PCBs were detected above the Enforcement Standard (ES), but it was anticipated that these concentrations would be reduced by natural attenuation.

Groundwater use restrictions and deed restrictions were executed to identify the residual soil and groundwater contamination identified on the subject property to future property owners. A VPLE Certificate of Completion was issued in 2012, that exempted the current subject property owner (Skana Aluminum Company) and any future owners from further liability for investigation and cleanup of contamination on the subject property. Based on the groundwater use and deed restrictions and the VPLE Certificate of Completion, additional information is not warranted.

Subject Property Regulatory Listings – Skana Aluminum Company/Correct Trifid IS 54221MRRCR2001M, located on the subject property at 2009 Mirro Drive, was identified in the Wisconsin (WI) Environmental Repair Program (ERP), Closed

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Remediation Sites (CRS), Activity and Use Limitations (AUL), Voluntary Cleanup Program (VCP), Brownfields, Spills, PFAS, Aerometric Information Retrieval System (AIRS), Asbestos, BRRTS, transportation of hazardous waste (Manifest), National Pollutant Discharge Elimination System (NPDES), Solid & Hazardous Waste Information Management System (SHWIMS), Tier 2 Chemical Inventory Reporting System (Tier 2), Toxic Release Inventory System (TRIS), Resource Conservation and Recovery Act (RCRA) Very Small Quantity Generator (VSQG) of hazardous waste, Leaking Underground Storage Tank (LUST), Recovered Government Archive LUST (RGA LUST), and Facility Index Database System (FINDS) databases. The ERP, CRS, AUL, VCP, LUST, RGA LUST, BRRTS, Brownfields, and PFAS listings are associated with the VPLE discussion above. The AIRS listing is associated with regulated air emissions. The Tier 2 listing is associated with the inventory of iron/aluminum chunks, manganese/aluminum chunks, magnesium, molten aluminum, sulfuric acid, aluminum, lubricating oils, fluxing agents, bulk argon, and aluminum dross. The TRIS listing is associated with chemical releases to the air. The Mirro Co. Plant 2 Spills listing is associated with a 50-gallon spill of oily water from an open coolant valve in 2000 that impacted soil. It was cleaned up using absorbent pads and closed in 2001. A spill of 5 gallons of transmission fluid impacted the soil in 1997. This incident was closed in 1997. A 1986 spill of 1,600 gallons of non-chlorinated solvent occurred from a ruptured pipeline. This incident was closed in 1994. A spill of 20 gallons of petroleum occurred in 2000 and was closed in 2000. A spill of 300 gallons of petroleum occurred in 1994 that was closed in 1994. A Spills incident involved an unknown quantity of mineral oil and petroleum released onto the soil in 2000. It was closed in 2000. A 25-gallon fuel oil spill onto pavement was reported in 2012. The spill was cleaned, and the incident was closed in 2012. A 150-gallon machine coolant spill onto soil and pavement was reported in 2012. The incident was cleaned and closed in 2012. A 55-gallon hydraulic oil spill onto pavement and soil was reported in 2014. The spill was cleaned and closed in 2014. A 10-gallon engine oil spill onto pavement was reported in 2018. The spill was cleaned and closed in 2018. A 100-gallon waste product (cold mill coolant/water/hydraulic oil) onto gravel was cleaned prior to being reported. Documentation was provided in 2022. Spill containment, and cleanup by a third-party team was performed. The Phase I consultant indicated that no follow-up was required by the WDNR. A 100-gallon used hydraulic oil spill (non-hazardous) was reported in 2022. A third-party team was mobilized for cleanup, and the incident was closed in 2023. This facility generated hazardous ignitable, corrosive, and selenium waste as a Small Quantity Generator in 2015, a Large Quantity Generator in 2011, was verified as a non-generator in 2012, and a VSQG in 2014, 2019, and 2023, with resolved violations. The FINDS listing refers to the TRIS listing. Based on the regulatory status of the Spills listings, the absence of unresolved RCRA violations, and the nature of the AIRS, Tier 2, TRIS, and FINDS listings, with the exception of the ERP, CRS, AUL, VCP, LUST, RGA LUST, BRRTS, Brownfields, and PFAS listings discussed above, additional information is not warranted.

Mirro Company Plant 02, located on the subject property at 2401 Mirro Drive, was identified in the UST, SCHWIMS, Spills, RCRA Non-Generator / No Longer Listed (NonGen/NLR), Integrated Compliance Information System (ICIS), AIRS, FINDS, and Enforcement and Compliance History Online (ECHO) databases. The UST listing is discussed above. The ICIS and AIRS listings are associated with regulated air emissions. This facility generated hazardous ignitable, reactive, lead benzene, and PCE waste as a Small Quantity Generator in 1980, a Large Quantity Generator (LQG) in 1990 and was verified as a non-generator in 2003 with no reported violations. The FINDS and ECHO listings refer to regulated air emissions listings, an NPDES listing, the RCRA listing, and a listing in the Occupational Safety and Health Administration (OSHA) database. Based on the absence of reported RCRA violations and the nature of the SCHWIMS, ICIS, AIRS, FINDS, and ECHO listings, with the exception of the UST listing, additional information is not warranted.

Koenig and Vits, Inc. Plant 5, located at 2015 Mirro Drive, was identified in the RCRA NonGen/NLR database and Spills databases. This facility generated hazardous ignitable, corrosive, arsenic, chromium, lead, selenium, benzene, methyl ethyl ketone, PCE, TCE and spent halogenated and non-halogenated solvents as an SQG in 1980, an LQG in 1990, 1994, and 2004, a VSQG in 2003, and was verified as a non-generator in 2007, with resolved violations. The Koenig and Vits, Inc./Mirro Corp. was identified in the Spills database for 10 incidents. A 90-gallon spill of used press oil was reported in 2003. The spill was clean and closed in 2003. A 220-pound spill of acid was reported in 1991 resulting from a punctured drum. The spill was cleaned up with absorbent and closed in 1991. A 30-gallon diesel fuel spill was reported in 1994 due to a tank rupture. Impacted soil was removed and the incident was closed in 1994. An 80-gallon petroleum spill was reported in 2003, due to an operator error. The spill was closed in 2003. A 4-gallon spill of mineral oil was reported in 1998 due to a broken hose. Some of the oil went into the storm drain. The spill was cleaned and closed in 1998. A 1,000-gallon petroleum/water spill was reported in 1999. Impacted soil was excavated and moved offsite for remediation. This incident was closed in 1999. A three-gallon spill of antifreeze was reported in 1999. The impacted soil was loaded into drums and removed from the site for remediation. The spill was closed in 1999. A 90-gallon spill of engine waste oil was reported and closed in 2003. An 80 gallon spill incident of muriatic acid was reported in 1999. The acid was absorbed and neutralized. The incident was closed in 1999. One pound of freon was reported to have released from an air conditioner unit in 2001. Due to the nature of the release, it was closed in 2001. A spill of an unreported substance into a ditch was reported in 2002. The spill was cleaned up, and the incident was closed in 2002. A 20-gallon hydraulic oil spill was reported in 2008. The spill was cleaned with

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absorbent and closed in 2008. Based on the absence of unresolved RCRA violations and the regulatory status of the Spills listings, additional information is not warranted.

Tramontina US Cookware Inc., located on the subject property at 2005 Mirro Drive, was identified in the SHWIMS, Spills, RCRA NonGen/NLR, ICIS, AIRS, ECHO, BRRTS, Tier 2, and Manifest databases. This facility generated hazardous ignitable, corrosive, cadmium, chromium, lead, and spent non-halogenated solvents as a Conditionally Exempt Small Quantity Generator or Very Small Quantity Generator (VESQG) in 2007 and 2020, an SQG in 2005, 2012, 2013, 2015, and 2017, a LQG in 2020, and was verified as a non-generator in 2010, 2012, and 2021, with no reported violations. The Spills listings are located above under the Koenig and Vits, Inc. Plant 5 listing. The ICIS, ECHO, and AIRS listings are associated with regulated air emissions. The ECHO listing also refers to the RCRA listing, with no reported violations over the three-year reporting timespan. The BRRTS listing refers to a request for technical assistance by Tramontina to the WDNR in 2005, which was provided by the WDNR in 2005. A second BRRTS listing refers to a request for a Lease Liability Clarification Letter for Koenig & Vits – Tramontina US Cookware. The WDNR issued a December 29, 2005 letter with the Subject: *Liability Clarification Letter as to Environmental Liability for Tramontina U.S. Cookware, Inc. Associated With Leasing Property at 2005 Mirro Drive, Manitowoc, Wisconsin from Koenig & Vits, Inc.* In their original request, Tramontina US Cookware requested a letter stating that they “would not be held responsible for hazardous substances that were discharged on the Demised Property prior to the effective date of [their] lease agreement with Koenig & Vits, Inc.” In the letter, the WDNR agreed not to hold Tremontina “responsible for investigating or remediating any hazardous substances that are present on, or migrated from or onto the Demised Property prior to the effective date of the lease agreement,” unless any of the five conditions contained in the agreement were not met. The Tier 2 listing is associated with the inventory of nitric acid, sulfuric acid, petroleum oils, sodium hydroxide, Americo Spray Clean ST67, and various coating materials. Based on the absence of unresolved RCRA violations, the regulatory status of the Spills listings, and the nature of the SHWIMS, ICIS, AIRS, ECHO, BRRTSS, Tier 2, and Manifest listings, additional information is not warranted.

Mirro Corporation Plant #5, located at 2001 Mirro Drive, was identified in the UST database. One 20,000-gallon fuel oil UST was closed by removal in 1997. No spills or releases were reported. Based on the regulatory status, additional information is not warranted. Based on the regulatory status and prior assessments, additional information is not warranted.

Adjacent Property Regulatory Listings – Mirro Corporation Plant #1, located at 2211 Mirro Drive and adjacent to the east of the subject property, is listed in the SHWIMS, RCRA NonGen/NLR, FINDS, and ECHO databases. This facility was verified as a non-generator of hazardous benzene, ignitable, PCE, and spent halogenated solvents waste in 2003, with no reported violations. The FINDS and ECHO listings refer to the RCRA listing. The SHWIMS database contains information on sites and facilities that are regulated by the WDNR and Waste and Materials Management (WMM) program. Based on the absence of reported RCRA violations and the nature of the FINDS and ECHO listings, additional information is not warranted.

Mirro Corporation Plant #7, located at 2211 Mirro Drive and adjacent to the east of the subject property, is listed in the UST database. These listings are associated with six known USTs. Four 10,000-gallon diesel fuel USTs were removed in 1987, a 1,000-gallon gasoline UST was removed in 1993, and a 2,000-gallon gasoline UST was abandoned in place in 1998. No releases are reported associated with this occupant; however, this facility is also identified under Great Lakes Technology, discussed below.

Great Lakes Technology, located at 2210 Woodland (formerly 2001 Mirro) and adjacent to the east of the subject property, is listed in the LUST, AUL, SHWIMS, MANIFEST RCRA NonGen/NLR databases. Petroleum impacted groundwater and soil were identified following the removal of USTs in May 1993 at this facility. Contaminants included diesel range organics (DROs), gasoline range organics (GRO), lead, benzene, 1,2-dichloroethane (1,2-DCA), methyl tertiary-butyl ether (MTBE), naphthalene, toluene, trichloroethene (TCE), and xylenes. Approximately 3,693.45 tons of impacted soil was excavated in 1997. Following the soil removal activities, groundwater contamination decreased and a soil deed restriction was established. The WDNR issued closure in January 2003 with continuing soils and groundwater restrictions. Based on the regulatory status, separation distance and hydraulic gradient, additional information is not warranted.

Lorenz Petroleum Inc, located at 2509 Woodland Drive and adjacent to the east of the subject property, is listed in the Aboveground Storage Tank (AST) database. These listings are associated with eight AST with capacities from 8,000-gallons to 15,000-gallons that were used for petroleum motor fuels. The ASTs were removed in 1996. No spills or releases were reported. Based on the regulatory status, separation distance and hydraulic gradient, additional information is not warranted.

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Roncalli High School, located at 2000 Mirro Drive and adjacent to the southwest of the subject property, is listed in the UST database. A 2,500-gallon fuel oil UST was removed October 8, 1990. Follow-up assessments were completed and no impacts were identified off of this facility. Based on the regulatory status and separation distance, additional information is not warranted.

Roland Oestreich, located at 2306 Mirro Drive and adjacent to the west of the subject property, is listed in the UST database. A 300-gallon gasoline UST was removed in 1986. No releases were reported. Based on the regulatory status, separation distance and hydraulic gradient, additional information is not warranted.

Frederick J Kornely, located at 3202 Mirro Drive and adjacent to the north of the subject property, is listed in the UST database. A single 350-gallon leaded gasoline UST was removed in 1986. No releases were reported. Based on the regulatory status, separation distance and hydraulic gradient, additional information is not warranted.

Based on the regulatory status, distance considerations, and/or hydraulic gradient of the remaining facilities identified on the regulatory databases, no additional information is warranted.

Elevator – Company representatives indicated that a freight elevator observed in the southwest portion of the onsite building was not in working order. The Phase I consultant observed staining on the concrete in the vicinity of the elevator; however, the elevator pit was not accessible. The Phase I consultant noted that this portion of the building was constructed nearly 70 years ago and was investigated under BRRTS 02-36-544601/02-36-550138 discussed above. These cases were closed in 2012 with a cover/barrier requirement and a groundwater use restriction. Maintenance of the cap and yearly inspections and reports were to be completed and provided to the WDNR. Based on the regulatory status of the BRRTS cases and regulatory oversight, additional information is not warranted.

Asbestos-Containing Materials (ACMs) and Lead-Based Paint (LBP) – Based on the date of construction of the onsite building, ACMs and LBP are likely to be present. It is important to note that State and Federal Laws impose special requirements for handling these materials, especially in the event of renovation or demolition.

Reports/Documents Reviewed by ERI

Title	Author/Firm	Date	For Whom
Phase I Environmental Site Assessment	Terracon Consultants, Inc.	December 21, 2023	Skana Aluminum Company