

AAI PHASE I ENVIRONMENTAL SITE ASSESSMENT

**415, 420, AND 476 EAST MAIN STREET AND EAST ADJACENT PROPERTY
CHILTON, WISCONSIN**

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PROJECT REFERENCE #14943

DECEMBER 2014

TABLE OF CONTENTS

EXECUTIVE SUMMARY i

1.0 INTRODUCTION 1

 1.1 Purpose 1

 1.2 Methodology 2

 1.3 Significant Assumptions 2

 1.4 Limitations and Exceptions 2

 1.5 User Reliance 3

2.0 SITE DESCRIPTION 3

 2.1 Location, Legal Description, and General Characteristics 3

 2.2 Current Use of the Property 3

 2.3 Site and Vicinity Characteristics 4

 2.4 Descriptions of Structures, Roads, and Other Improvements on the Site 4

 2.5 Current Uses of the Adjoining Properties 4

3.0 USER-PROVIDED INFORMATION 4

 3.1 Title Records 4

 3.2 Environmental Liens or Activity and Use Limitations 4

 3.3 Specialized Knowledge 5

 3.4 Valuation Reduction of Environmental Issues 5

 3.5 Owner, Property Manager, and Occupant Information 5

 3.6 Reasons for Performing Phase I 5

4.0 RECORDS REVIEW 5

 4.1 Standard Environmental Record Sources 5

 4.1.1 National Priority List 6

 4.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) 6

 4.1.3 Resource Conservation and Recovery Act Corrective Action Report (CORRACTS) 6

 4.1.4 Resource Conservation and Recovery Act (RCRA) 6

 4.1.5 Emergency Response Notification System (ERNS) 7

 4.1.6 State Hazardous Waste (SHWS) 7

 4.1.7 State Landfill 7

 4.1.8 Leaking Underground Storage Tank (LUST) 7

 4.1.9 Underground Storage Tanks (USTs) 7

 4.2 Additional Environmental Record Sources 7

 4.2.1 Wisconsin Environmental Repair Program (ERP) 7

 4.2.2 Lists of Registered Aboveground Storage Tanks 8

 4.2.3 Local Land Records 8

 4.2.4 Emergency Release Reports 8

 4.2.5 RCRA Administration Action Tracking System (RAATS) 8

 4.2.6 Hazardous Materials Incident Report System (HMIRS) 9

 4.2.7 PCB Activity Database (PADS) 9

 4.2.8 Facility Index System (FINDS) 9

 4.2.9 Toxic Release Inventory System (TRIS) 9

 4.2.10 Toxic Substance Control Act (TSCA) 9

4.2.11 Historical Auto Stations	9
4.2.12 Manufactured Gas Plants	9
4.2.13 Orphan Summary.....	9
4.2.14 Tier I Vapor Encroachment Screen.....	10
4.3 Physical Setting Sources	10
4.3.1 United States Geologic Survey Topographic Map.....	10
4.3.2 Regional Geology and Hydrogeology.....	10
4.4 Historical Use Information on the Subject Property	11
4.4.1 Occupancy History	11
4.4.2 Aerial Photographs	11
4.4.3 Fire Insurance Maps.....	12
4.5 Historical Use Information on Adjoining Properties.....	12
4.5.1 Occupancy History	12
4.5.2 Aerial Photographs	13
4.5.3 Fire Insurance Maps.....	13
5.0 SITE RECONNAISSANCE	13
5.1 Methodology and Limiting Conditions.....	13
5.2 Observations	14
5.2.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses.....	14
5.2.2 Storage Tanks and Drums.....	14
5.2.3 Odors, Pools of Liquids, Stained Soil or Pavement, Stressed Vegetation.....	14
5.2.4 Hazardous Substances and Petroleum Products Not Necessarily Used in Connection with Identified Uses	14
5.2.5 Unidentified Substance Containers	14
5.2.6 Polychlorinated Biphenyls (PCBs)	14
5.2.7 Wastewater Pits, Ponds or Lagoons	14
5.2.8 Wastewater.....	14
5.2.9 Solid Waste	14
5.2.10 Heating.....	14
5.2.11 Emergency Generators	14
5.2.12 Interior Stains or Corrosion.....	14
5.2.13 Drains or Sumps.....	15
6.0 INTERVIEWS.....	15
6.1 Interviews with Site Owners.....	15
6.2 Interviews with Local Government Officials.....	15
6.2.1 City of Chilton Assessors and Building Inspection Departments	15
7.0 PREVIOUS ENVIRONMENTAL ACTIVITIES	15
8.0 FINDINGS.....	19
9.0 OPINIONS	20
10.0 ADDITIONAL INVESTIGATION.....	21
11.0 CONCLUSIONS	22
12.0 DEVIATIONS.....	23

13.0 REFERENCES 23
14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS 23
15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS 23

FIGURES

- 1 Site Location Map
- 2 Site Plan Map

APPENDICES

- A Subject Property Description
- B Environmental Data Resources, Inc., Radius Map™ Report
- C City Directory
- D Aerial Photographs
- E Sanborn Map Report
- F Site Photographs
- G Resumes of Project Team

EXECUTIVE SUMMARY

The Wisconsin Department of Natural Resources (WDNR) retained The Sigma Group, Inc. (Sigma) of Milwaukee, Wisconsin to conduct an AAI Phase I Environmental Site Assessment (ESA) of the parcels located at 415, 420, and 476 East Main Street and the parcel located to the east and immediately adjacent to 420 East Main Street parcel in Chilton, Wisconsin (subject property). The purpose of the environmental assessment was to identify any recognized environmental conditions (RECs), as defined by ASTM in its Standard Practice for Environmental Site Assessments (E1527-13), on the subject property. To perform the service, Sigma compiled a site history, reviewed available regulatory documents, reviewed area geology and hydrogeology and conducted limited site observations between September 9 and December 3, 2014.

RECs, as defined by ASTM in its E1527-13 Standard Practice for Environmental Site Assessments (All Appropriate Inquiry), include the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The term includes hazardous substances and petroleum products even under conditions in compliance with the law. This term is not intended to include de minimis conditions that do not generally present a material risk to human health or the environment and would not be the subject of an enforcement action if brought to the attention of the appropriate authorities. Conditions determined to be de minimis are not recognized environmental conditions.

The subject property is comprised of four parcels which together make up an approximate 4.38-acre property referenced by 415, 420, and 476 East Main Street and located in the City of Chilton, Calumet County, Wisconsin. Please note the subject property parcel located to the east and adjacent to the 420 East Main Street parcel has no recorded address; therefore, will be referenced as the Main Street parcel. At the time of the assessment, the 420 East subject property parcel was improved with an approximate 26,000 square foot, one-story building constructed in 1960 while the 415 East Main Street parcel was improved with an approximate 2,500 square foot, one-story concrete block building constructed in 1945. The 476 East Main Street and the Main Street subject property parcels were undeveloped at the time of the assessment. The above referenced buildings were primarily unoccupied with the exception of the eastern portion of the 420 East Main Street building which was utilized for storage by a landscaping company. Historically, the subject property parcels were occupied by Chilton Plating Company (1960-2008, Main Street, 415 and 420 East Main Street) and a residence and salvage yard (prior to 1988, 476 East Main Street). In addition, according to the historic Sanborn maps, the 415 Main Street parcel was historically occupied by machine shop between 1898 and 1914 and a bulk oil company/gas station (pumps and building only) between 1926 and 1953. The oil tanks associated with the bulk oil operations appear to have been located immediately off-site to the east, south, and north of the 415 East Main Street subject property parcel.

Review of the Sanborn maps also indicates that the South Branch of the Manitowoc River historically extended on to the northern portion of the 420 East Main Street and Main Street parcels in the early 1900's.

A search of available environmental records was conducted by Environmental Data Resources Inc. (EDR; Milford, CT). EDR did not identify the 415 East Main Street subject property parcel on any of the researched databases; however, the subject property parcels located on the north side of East Main Street, primarily the 420 East Main Street parcel, were identified by on a number of the environmental databases. Specifically the 420 East Main Street parcel was identified on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Resource Conservation and Recovery Act (RCRA), Solid and Hazardous Waste Information Management Systems (SHWIMS), Wisconsin Manifest, Facility Index Listing (FINDS), Toxic Release Inventory System (TRIS), Emergency Release Reports (SPILLS) and Environmental Repair Program (ERP) database while the Main Street and 476 East Main Street parcels were identified on the ERP database.

The CERCLIS listing pertains to EPA removal actions conducted in 2011 at the 420 East Main Street parcel. Specifically between June and October 2011, EPA removed hazardous wastes (including flammables, corrosives, and oxidizers) which were left at the parcel following the closure of the plating business (Chilton Plating Company).

The RCRA, SHWIMS, FINDS, and Wisconsin Manifest listing pertain to the historic RCRA generator activities conducted by the Chilton Plating Company at the 420 East Main Street subject property parcel. Chilton Plating was historically listed as a large quantity generator (LQG, generates more than 1,000 kg of hazardous waste per month) of spent halogenated solvents (trichloroethene sludge) and/or electroplating wastewater between 1980 and 2006. RCRA violations were reported in 1987, 1988, and 1991 for the 420 East Main Street parcel. Review of the WDNR waste file indicates that the 1987 violations appear to be associated with record keeping, labeling, duration of time waste material is stored on-site, and contingency planning. The 1988 violation is associated with contingency planning and personnel training. Sigma was unable to determine the specifics regarding the 1991 violation. Compliance was received for each of the violations.

In addition, according to the FINDS database listing, the 420 East Main Street subject property parcel is included in the TRIS database; however, additional information regarding the specifics of the listing was not provided.

The spills listing, indicates that three spills have been reported at the 420 East Main Street parcel. Review of the WDNR files indicates that a spill occurred in 1988, 1993, and 2004. The 1988 spill was associated with a faulty drain channel with resulted in the discharge of rinse water (which may have contained hydrochloric acid, a caustic cleaner, and ferric and/or zinc heavy metals) to the Manitowoc River via a storm sewer. The 1993 spill is associated with a release of approximately five gallons of non-chlorinated plating solvents to the soil. The 2004 spill is associated with the release of approximately 600 gallons of wastewater from the brass holding tank.

The ERP listings pertain to metal-related and chlorinated volatile organic compounds (CVOC) related soil and groundwater impacts reported at the Main Street and 420 East Main Street (former Chilton Plating) subject property parcels and CVOC-related soil (at depth) and groundwater impacts reported at the 476 East Main Street subject property parcel. The most recent ERP-related investigation activities completed at the subject property parcels were conducted by the WDNR as a part of the an area-wide groundwater investigation to determine the source of the CVOC concentrations which were identified at

a municipal well located southeast of the subject property between 1991 and the early 2000's when the well was abandoned. Based on the investigation activities completed to date, which identified CVOC impacts within the shallow soil at the 420 East Main Street parcel, the release/s at the 420 East Main Street property (former Chilton Plating Company) may have impacted the adjacent 476 East Main Street parcel and the municipal well. Remediation of the ERP releases have not been documented to date and each of the ERP releases remains open at this time.

In addition the EDR identified several properties in the vicinity of the subject property on one or more of the environmental databases. Based on the relative distance between the reported sites and the subject property and/or the reported site status, the identified sites are not expected to impact the subject property with the exception of the Larson Cleaners ERP release located at 317 East Main Street, approximately 500 feet west of the subject property. The Larson Cleaners site has also been identified as a potential source for the CVOC impacts identified within the municipal well located southeast of the subject property; therefore, it is possible that the Larson Cleaners release may be contributing to the CVOCs concentrations identified within the groundwater at the subject property parcels.

The Phase I Environmental Site Assessment has been performed in conformance with the scope and limitations of ASTM Practice E1527-13. This assessment has not revealed evidence of recognized environmental conditions at the subject property except for the following:

- The subject property parcels have a long industrial history. Historic uses of note include a plating company (Chilton Plating, 1960-2008), a salvage yard (pre 1988), machine shop (at least 1898-1914), and a bulk oil company (at least 1926-1953). Given the long industrial history, known hazardous/petroleum-related material use and storage on-site and/or immediately off-site (415 East Main Street parcel), the subject property may have been negatively impacted by the industrial-related activities.
- An ERP-release associated with chlorinated-related and metal-related soil and groundwater impacts was identified at the Main Street (BRRTS #02-08-551794) and 420 East Main Street (BRRTS #02-08-000040) subject property parcels. Based on the investigation completed to date, the release/s at the 420 East Main Street property (former Chilton Plating Company) have been identified as a potential source of the CVOC-groundwater impact plume which has impacted the adjacent 476 East Main Street parcel and the former municipal well located southeast of the parcel. Remediation of the ERP releases have not been documented to date and each of the ERP releases remains open at this time.
- An ERP-release associated with chlorinated-related groundwater impacts was identified at the 476 East Main Street subject property parcel (BRRTS #02-08-000632). The investigation activities completed to date have not identified an on-site source; therefore, it is possible that the chlorinated impacts located at the 476 East Main Street parcel are attributed to an off-site source.
- The South Branch of the Manitowoc River historically extended on to the northern portion of the 420 East Main Street and Main Street parcels in the early 1900's.

The quality of the fill material historically placed within the former river area on the northern portion of the 420 East Main Street and Main Street subject property parcels is unknown and subsequently has the potential to negatively impact the subject property.

Additionally, a REC associated with an off-site property was identified during the preparation of the Phase I ESA. Please note, with respect to the potential off-site issues, the State of Wisconsin created the "property affected by off-site discharges" exemption, s. 292.13, Wisconsin Statutes, which limits the responsibilities of property owners when soil or groundwater contamination is confirmed to be migrating onto his or her property from off site. Property owners will not be responsible for taking appropriate environmental response actions if certain conditions are met. The REC identified off-site is as follows:

- An ERP release has been reported at the Larson Cleaners property located at 317 East Main Street, approximately 500 feet west of the subject property. According to the WDNR, the Larson Cleaners site has been identified as a potential source for the CVOC impacts reported within the municipal well located southeast of the subject property. Therefore, it is possible that the Larson Cleaners release may be contributing to the CVOCs concentrations identified within the groundwater at the subject property parcels.

With the exception of time constraints there were no limiting conditions to this report. Where observations were limited, Sigma renders no opinion as to the presence of hazardous substances, wastes or contamination potential.

The conclusions included in this assessment report should not be construed as legal advice. This practice is intended to reflect a commercially prudent and reasonable inquiry as no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. Performance of the ASTM E1527-13 practice is intended to reduce, but not eliminate that uncertainty. Finally, even a finding of no recognized environmental conditions is not a warranty or guarantee that the property is free from contamination.

1.0 INTRODUCTION

1.1 Purpose

The Wisconsin Department of Natural Resources (WDNR) retained The Sigma Group, Inc. (Sigma) of Milwaukee, Wisconsin to conduct an AAI Phase I Environmental Site Assessment (ESA) of a parcels located at 415, 420, and 476 East Main Street and parcel located to the east and adjacent to the 420 East Main Street parcel in Chilton, Wisconsin (subject property). The purpose of the environmental assessment was to identify any recognized environmental conditions (RECs), as defined by ASTM in its Standard Practice for Environmental Site Assessments (E1527-13), on the subject property. To perform the service, Sigma compiled a site history, reviewed available regulatory documents, reviewed area geology and hydrogeology and conducted limited site observations between September 9 and December 3, 2014. The findings of the assessment are summarized in this report.

The ASTM Standard E 1527-13 defines a REC as:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.” 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 enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

The ASTM Standard E1527-13 defines a controlled recognized environmental condition (CREC) as:

“A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The ASTM Standard E 1527-13 defines a historical recognized environmental condition (HREC) as:

“A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

1.2 Methodology

Research of the property evaluated its historical use and examined the generation, treatment, storage, and disposal of hazardous chemicals, materials, substances, and wastes for potential sources of environmental concern. Research included a review of reasonably ascertainable records, interviews of knowledgeable local and state officials, and a site reconnaissance.

1.3 Significant Assumptions

This report was prepared under constraints of cost, time, and scope, and reflects a limited assessment and evaluation rather than a total, complete, or extensive assessment and evaluation. Sigma's review was performed using the degree of care and skill ordinarily exercised under similar localities. No other warranty or guarantee, expressed or implied, is made as to the conclusions and recommendations included in this report.

The findings of this report, to the best of our knowledge, are valid as of the date of this review. However, changes in the conditions of a property can occur with the passage of time, whether due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation, from the broadening of knowledge, or from other reasons. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control.

Specified information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Sigma. Although care has been taken by Sigma in compiling the information, Sigma disclaims any and all liability for any errors, omissions, or inaccuracies of the third parties in such information and data, and for any consequences arising there from.

The conclusions contained in this report are based upon information provided by the client, a limited on-site inspection, and our investigation of available public records and should not be considered legal advice. Latent conditions at the site are not known. The review did not include sampling of rock, soil, groundwater, surface water, air or all on-site substances or materials. It is; therefore, not possible to confirm the presence or absence of toxic or hazardous substances, wastes or materials in the environments associated with the site. Sigma makes no warranties, expressed or implied, as to marketability or fitness of the property for a particular purpose.

1.4 Limitations and Exceptions

Conclusions in this report represent our professional judgment and are limited to those site conditions and potential impacts from neighboring properties that could be discovered under the scope of services authorized by the proposal. The conclusions presented were based on an inspection of the property and a review of relevant records.

Sigma attempted to review all reasonably ascertainable, practically reviewable information regarding the history of the subject property; however, data gaps were encountered during preparation of this report. It is Sigma's opinion that the data gaps do not significantly affect, as defined by ASTM E1527-13, the ability to identify recognized environmental conditions in connection with the subject property.

Additionally, Sigma attempted to review all pertinent regulatory agency files for the subject property and adjoining properties; however, time constraints limited the regulatory file review. Based on a review of on-line, historical and municipal records, user and owner provided information and regulatory information provided by Environmental Data Resources (EDR, Milford, Connecticut) it is Sigma's opinion that the regulatory file review constraints do not significantly affect, as defined by ASTM E1527-13, the ability to identify recognized environmental conditions in connection with the subject property.

The conclusions and interpretations of this report do not collectively define all the risks associated with purchase or other use of the property. Should you, our client, or other interested parties, wish to further reduce the risks associated with undiscovered or unquantified environmental impacts, you may want to consider having additional assessment activities performed such as collecting and analyzing soil, groundwater, or other appropriate samples for compounds of relevant and particular concern, or complete other investigation activities as appropriate.

This report does not address or include regulatory compliance issues, cultural or historic resources, industrial hygiene, health and safety issues, ecological resources, endangered species, mold or indoor air quality. Further this report does not purport to identify or quantify asbestos, radon, lead-based paint, lead in drinking water, extremely low frequency radiation (ELF) or electromagnetic frequency radiation (EMF) on-site.

1.5 User Reliance

This document was prepared by The Sigma Group, Inc. for The Wisconsin Department of Natural Resources and paid for by a U.S Environmental Protection Agency (EPA) Brownfields Assessment grant, and is therefore public record. This document is public record and may be used by other parties to satisfy All Appropriate Inquires pursuant to 40 CFR 312.20. The environmental conditions of facilities change continuously. This report documents the status of environmental issues as of the date of the report. We caution reliance on this information as time progresses without an appropriate review and update to this environmental assessment.

2.0 SITE DESCRIPTION

2.1 Location, Legal Description, and General Characteristics

The subject property is comprised of four parcels which together make up an approximate 4.38-acre property referenced by 415, 420, and 476 East Main Street and located in the City of Chilton, Calumet County, Wisconsin. Please note the subject property parcel located to the east and adjacent to the 420 East Main Street parcel does not have an established address and is referenced as the Main Street parcel. A legal description and GIS image of the subject property, obtained from Calumet County, are included in **Appendix A** of this report. The subject property location is presented on **Figures 1 and 2**.

2.2 Current Use of the Property

At the time of this assessment, the subject property parcels were primarily vacant and/or undeveloped with the exception of the eastern portion of the 420 East Main building which is utilized for storage by a landscaping company.

2.3 Site and Vicinity Characteristics

The subject property parcels are located on the north and south side of East Main Street immediately south and west of the South Branch of the Manitowoc River, within an area of Chilton that is primarily comprised of industrial interests. The City of Chilton has included the subject property parcels within an area that is zoned industrial district (I-1 and I-2) and rural character (R-C, Main Street parcel only).

2.4 Descriptions of Structures, Roads, and Other Improvements on the Site

At the time of this assessment, the 420 East subject property parcel was improved with an approximate 26,000 square foot, one-story building constructed in 1960 while the 415 East Main Street parcel was improved with an approximate 2,500 square foot, one-story concrete block building constructed in 1945. The 476 East Main Street and the Main Street subject property parcels were undeveloped at the time of the assessment.

Utilities provided in the area of the subject property include water, gas, electric, communications, and sewer. The City of Chilton supplies water and sewer service to the subject property.

2.5 Current Uses of the Adjoining Properties

At the time of this assessment, the properties adjoining the subject property parcels located on the north side of Main Street (420-476 E Main Street and Main Street subject property parcels) included the South Branch of the Manitowoc River to the north and east, East Main Street then Milk Products (powder-based product manufacturer) and vacant small industrial properties (including the 415 E Main Street parcel) to the south, and Kaytee Products (animal food manufacturer) to the West. The 415 East Main Street subject property parcel located on the south side of Main Street is adjoined by East Main Street then a vacant industrial property and a landscape company (subject property parcels) to the north, a vacant small industrial property to the east, and a railroad line then industrial properties to the south and east. A Site Plan and Area Map are included as **Figure 2** of this report.

3.0 USER-PROVIDED INFORMATION

3.1 Title Records

Sigma attempted to review available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls for the subject property. Deed information was not available at the printing of this report. Although deed information was not available for review for the subject property, based on the information that was available for review, it is Sigma's opinion that the data gap does not significantly affect, as defined by ASTM E1527-13, the ability to identify recognized environmental conditions in connection with the property.

3.2 Environmental Liens or Activity and Use Limitations

In accordance with the ASTM standard, Sigma requested information from the Wisconsin Department of Natural Resources (WDNR), via Mr. Kevin McKnight and the City of Chilton via Mr. Todd Schwarz (users of the report), regarding known environmental liens on the subject property. Mr. McKnight indicated that his knowledge of the property was limited to that which is included in the WDNR Environmental Repair Program (ERP) files for the subject property parcels. In lieu of comment, Mr. KcKnight provided Sigma with the WDNR

files for review. Our review of the WDNR files is summarized in section 7.0 of this report. Mr. Schwarz indicated that he has no knowledge of environmental liens in connection with the subject property parcels.

3.3 Specialized Knowledge

In accordance with the ASTM standard, Sigma requested information from Mr. McKnight and Mr. Schwarz regarding information about previous ownership or uses of the property that may be material to identifying recognized environmental conditions. As indicated above Mr. McKnight provided Sigma with the WDNR files. A review of the files indicates that the 476 East Main Street subject property parcel was historically utilized as a salvage yard while the remaining parcels were utilized by Chilton Plating Company.

3.4 Valuation Reduction of Environmental Issues

In accordance with the ASTM standard, Sigma requested information from Mr. McKnight and Mr. Schwarz regarding value reduction of the subject property to comparable properties. Mr. McKnight and Mr. Schwarz did not comment on the value of the property as the Phase I ESA is not being completed for property transaction purposes.

3.5 Owner, Property Manager, and Occupant Information

Sigma attempted to submit a Screen Questionnaire, based on the ASTM standard E 1528-05, to Mr. James McNeely and Mr. Gordon Schneider, owners of the subject property parcels. Mr. McNeely opted not to participate in the Phase I ESA process while Mr. Schneider was unavailable for comment. In lieu of a completed questionnaire, Sigma reviewed the WDNR files for the subject property parcels which included information about the historical uses and operations and investigation activities completed at the parcels to date. A review of the WDNR files is included in Section 7.0.

3.6 Reasons for Performing Phase I

The purpose of this report was to accurately identify the historic subject property use and building structures as they relate to potential environmental concerns and provide the information necessary to prepare an investigative sampling plan to evaluate those concerns and ultimately address the contamination at the property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Sigma utilized the services of Environmental Data Resources (EDR, Milford, Connecticut) to provide regulatory data, meeting the ASTM Standard E 1527-13, from Federal and State agencies. The federal regulatory data includes the National Priorities List (NPL), the Resource Conservation and Recovery Act (RCRA) notifiers, the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database, and the Emergency Response Notification System (ERNS) database. The state data includes the Leaking Underground Storage Tanks (LUST) list, the Registered Underground Storage Tank list, and the State Solid Waste Facilities/Landfill Sites list. During review of the data provided by EDR, Sigma focused on sites within a 1.0 mile radius or less of the property. The EDR summary report is included as **Appendix B** of this Phase I Environmental Site Assessment report. The findings of select inventories are discussed below.

4.1.1 National Priority List

The EPA publishes a National Priorities List (NPL) of sites included in the "Superfund" program as authorized by CERCLA and the Superfund Amendments and Reauthorization Act (SARA). EDR did not identify the subject property as a "Proposed" Superfund, Superfund or "Delisted" Superfund site, nor were "Proposed" Superfund, Superfund or "Delisted" Superfund sites identified within a 1.0-mile radius of the subject property.

4.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS list is a compilation of known or suspected uncontrolled or abandoned hazardous waste sites that are under investigation or have been investigated by the EPA to determine if the site(s) should be remediated under the Superfund program. EDR identified the 420 East Main Street subject property parcel on the CERCLIS database. The CERCLIS listing pertains to EPA removal actions conducted in 2011. Specifically between June and October 2011, EPA removed hazardous wastes (including flammables, corrosives, and oxidizers) which were left at the parcel following the closure of the plating business. The CERCLIS listing documents the Chilton Plating Company, Inc. as a potential responsible party (PRP) under the superfund program.

EDR did not identify CERCLIS sites within a 0.50-mile radius of the subject property.

4.1.3 Resource Conservation and Recovery Act Corrective Action Report (CORRACTS)

The United States EPA maintains the CORRACTS database. The database includes RCRA facilities, which are undergoing corrective action due to a release of hazardous waste or constituents into the environment. EDR did not identify the subject property as a CORRACTS site, nor were CORRACTS sites identified within a 1.0-mile radius of the subject property.

4.1.4 Resource Conservation and Recovery Act (RCRA)

RCRA includes selective information compiled by the EPA on sites, which generate, store, transport, treat, and/or dispose of hazardous waste. EDR identified the 420 East Main Street subject property parcel on the RCRA, Facility Index Listing (FINDS), Solid and Hazardous Waste Information Management System (SHWIMS), and Wisconsin Manifest (Manifest) databases as a RCRA Non-Generator. Non-Generators presently do not generate hazardous waste. The Chilton Plating Company, located on the 420 East Main Street subject property parcel, was historically listed as a large quantity generator (LQG, generates more than 1,000 kg of hazardous waste per month) of spent halogenated solvents (trichloroethene sludge) and/or electroplating wastewater between 1980 and 2006. RCRA violations were reported in 1987, 1988, and 1991 for the 420 East Main Street parcel. Review of the WDNR waste file indicates that the 1987 violations appear to be associated with record keeping, labeling, duration of time waste material is stored on-site, and contingency planning. The 1988 violation is associated with contingency planning and personnel training. Sigma was unable to determine the specifics regarding the 1991 violation. Compliance was received for each of the violations.

In addition, two current RCRA generators and seven former RCRA generators (Non-Gen) were identified within a 0.25-mile radius of the subject property. Based on the relative distance between the reported sites and the subject property and the site status (no violations), the subject property is not expected to be impacted by RCRA hazardous waste generator activities.

EDR did not identify the subject property as an RCRA-Treatment, storage, or disposal facility, nor were RCRA-Treatment, storage, or disposal facilities identified within a 0.50-mile radius of the subject property.

4.1.5 Emergency Response Notification System (ERNS)

The ERNS list contains information on reported releases of oil and hazardous substances. EDR did not identify the subject property as an ERNS site.

4.1.6 State Hazardous Waste (SHWS)

The state hazardous waste site record, the Hazard Ranking List, is compiled by the WDNR and is generally the state's equivalent to the CERCLIS list. EDR did not identify the subject property as a state hazardous waste site, nor were SHWS sites identified within a 1.0-mile radius of the subject property.

4.1.7 State Landfill

The state landfill list, the Registry of Waste Disposal Sites, is compiled by the WDNR and includes an inventory of solid waste disposal facilities or landfills. EDR did not identify the subject property as a state landfill or waste disposal site; however, EDR identified one waste disposal site identified within a 0.50-mile radius of the subject property. Based on the relative distance between the reported sites and the subject property, the waste disposal site is not expected to impact the subject property.

4.1.8 Leaking Underground Storage Tank (LUST)

The LUST list is compiled by the WDNR and contains an inventory of reported LUST incidents. The subject property was not identified in the LUST database; however, ten LUST sites were identified within a 0.50-mile radius of the subject property. Based on the relative distance between the reported sites and the subject property and/or the closed status, the LUST sites are not expected to impact the subject property.

4.1.9 Underground Storage Tanks (USTs)

The list of registered USTs is compiled by the State of Wisconsin and contains information on the site name, location, and number of tanks. EDR did not identify the subject property as a registered UST site; however, 15 registered UST sites were identified within a 0.25-mile radius of the subject property. Based on the relative distance between the reported sites and the subject property and/or the closed status, the UST sites are not expected to impact the subject property.

4.2 Additional Environmental Record Sources

Sigma utilized EDR's services to provide regulatory data, exceeding the ASTM Standard E 1527-13, from Federal and State agencies. During review of the data provided by EDR, Sigma focused on sites within a 1.0 mile radius or less of the property.

4.2.1 Wisconsin Environmental Repair Program (ERP)

The ERP program database is compiled by the WDNR and generally includes non-UST related spills. EDR identified the Main Street (BRRTS #02-08-551794), 420 East Main Street (BRRTS #02-08-000040), and 476 East Main Street (BRRTS #02-08-000632) subject property parcels as ERP sites. Review of the WDNR ERP files indicates that metal-related and CVOC-related soil and groundwater impacts were identified at the Main Street and 420 East Main Street (former Chilton Plating) subject property parcels while CVOC-related soil (at depth) and groundwater impacts were identified at the 476 East Main Street

(Schneider Residence) subject property parcel. Remediation of the ERP releases have not been documented to date and each of the ERP releases remains open at this time. Additional information associated with the ERP releases is provided in Section 7.0 of this report. Given the open status and known soil and groundwater impacts, the ERP releases are considered a REC.

In addition, 11 ERP sites were identified within a 0.50-mile radius of the subject property. Based on the relative distance between the reported sites and the subject property, the perceived groundwater flow direction and/or the closed status, the ERP sites are not expected to impact the subject property with the exception of the Larson Cleaners ERP release located at 317 East Main Street, approximately 500 feet west of the subject property. The Larson Cleaners site has been identified as a potential source for the CVOC impacts identified within the municipal well located southeast of the subject property; therefore, it is possible that the Larson Cleaners release may be contributing to the CVOCs concentrations identified within the groundwater at the subject property parcels.

4.2.2 Lists of Registered Aboveground Storage Tanks

The list of registered ASTs is compiled by the State of Wisconsin and contains information on the site name, location, and number of tanks. EDR did not identify the subject property as having a registered AST.

4.2.3 Local Land Records

The Calumet County Assessor's office was used to verify current recorded ownership information on the subject property. Mr. Gordon Schneider owns the 476 East Main Street subject property parcel while Mr. James or Ms. Alice McNeely owns the remaining subject property parcels (415 and 420 East Main Street and the Main Street parcels).

4.2.4 Emergency Release Reports

The WDNR spills inventory was checked by EDR. EDR identified the 420 East Main Street subject property parcel in the Spills database. Review of the spills listing, indicates that three spills have been reported at the 420 East Main Street parcel. Review of the WDNR files indicates that a spill occurred in 1988, 1993, and 2004. The 1988 spill was associated with a faulty drain channel with resulted in the discharge of rinse water (which may have contained hydrochloric acid, a caustic cleaner, and ferric and/or zinc heavy metals) to the Manitowoc River via a storm sewer. The 1993 spill is associated with a release of approximately 5 gallons of non-chlorinated plating solvents to the soil. The 2004 spill is associated with the release of approximately 600 gallons of wastewater from the brass holding tank. The 420 East Main Street subject property parcel is also listed as on the ERP database for documented metal and CVOC-related impacts to the soil and groundwater at the parcel. The ERP-related soil and groundwater impacts identified at the parcel may be attributed to one or more of the spill incidents.

4.2.5 RCRA Administration Action Tracking System (RAATS)

RAATS contains records based on the enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. EDR did not identify the subject property in the RAATS database.

4.2.6 Hazardous Materials Incident Report System (HMIRS)

HMIRS contains a log of hazardous material spill incidents, which have been reported to the United States Department of Transportation. EDR did not identify the subject property in the HMIRS database.

4.2.7 PCB Activity Database (PADS)

PADS identifies generators, transporters, commercial storers and/or brokers, and disposers of polychlorinated biphenyls (PCBs) who are required to notify the EPA of such activities. EDR did not identify the subject property in the PADS database.

4.2.8 Facility Index System (FINDS)

The FINDS list contains facility information related to various environmental registrations and regulatory submissions performed by facilities including obtaining a hazardous waste generator number, annual reporting, etc. The 420 East Main Street subject property parcel was identified in the FINDS database; however, inclusion in the database does not necessarily indicate any violations or improper activities.

4.2.9 Toxic Release Inventory System (TRIS)

TRIS identifies facilities, which release toxic chemicals to the air, water, and land in "reportable quantities" under Title III of SARA. According to the FINDS database listing, the 420 East Main Street subject property parcel is included in the TRIS database; however, additional information regarding the specifics of the listing was not included.

4.2.10 Toxic Substance Control Act (TSCA)

TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. EDR did not identify the subject property in the TSCA database.

4.2.11 Historical Auto Stations

The EDR Historical Auto Stations list includes listings of potential gas station/filling station/service station establishments. EDR did not identify the subject property as a historical auto station site; however, two historical auto station sites were identified within a 0.25-mile radius of the subject property. Based on the relative distance between the reported sites and the subject property and/or the closed status, the historical auto station sites are not expected to impact the subject property.

4.2.12 Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant (MGP) databases includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. EDR did not identify the subject property as a manufactured gas plant site, nor were MGP sites identified within a 1-mile radius of the subject property.

4.2.13 Orphan Summary

Orphan sites are sites with incomplete addresses that could not be plotted on the EDR Radius Map. EDR reported 78 orphan sites in its Radius Map report. All orphan sites had some address information available. Based on a review of available addresses, none of the sites are located at or adjacent to the subject property and are not expected to impact the subject property.

4.2.14 Tier I Vapor Encroachment Screen

Sigma conducted a Tier I Vapor Encroachment Screen (VES) in general conformance with the *ASTM Standard 2600-10, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, dated June 1, 2010.

The purpose of the Tier I VES is to conduct an initial screening to identify a potential vapor encroachment condition (VEC) in the area of concern (AOC). A VEC is defined as the presence or likely presence of chemical(s) of concern vapors in the subsurface of the subject property, caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

The Tier I VES is based on a review of regulatory databases, including but not limited to Federal, State, local, and tribal government records, as reported in the regulatory database report and based upon information obtained regarding historic and current use of the property. In addition, geographic location, distance, topography and hydrogeology, groundwater depth and flow information, local geology, and preferential migration pathways are reviewed and evaluated relative to the VES. Additionally, the Tier I VES was completed in general conformance with "Addressing Vapor Intrusion at Remediation & Redevelopment Sites Wisconsin" (RR-800) guidance published by the WDNR.

The CVOC-related soil and groundwater impacts identified at the Main Street and 420 and 476 East Main Street subject property parcels represent a potential VEC. In addition, a potential VEC is also associated with potential releases from the historic bulk oil storage operation located on and immediately off-site of the 415 East Main Street subject property parcel (discussed in Section 4.4.3). It should be noted that the Tier I Vapor Encroachment Screen is not a formal assessment of indoor air quality and did not include testing or sampling.

4.3 Physical Setting Sources

4.3.1 United States Geologic Survey Topographic Map

The subject property, which is located at an elevation of approximately 852 feet above mean sea level (MSL), is characterized by a topography that is generally flat. Storm water flow at the property is anticipated to flow to the storm sewers located within the adjacent East Main Street right-of-way and the Manitowoc River. The topography in the general vicinity of the subject property is also generally flat.

A United States Geological Survey (USGS) 7.5 Minute topographic map, designated as the Chilton, Wisconsin Quadrangle, was reviewed as part of this assessment. The map, completed in 1974, depicts each of the subject property parcel with one or more structures. The 1992 depicts the subject property parcels as vacant, but within an area of Chilton in which only landmark buildings shown (**Figure 1**). Surface water was not noted on the subject property; however, the South Branch of the Manitowoc River abuts the Main Street and 420 and 476 East Main Street parcels to the north and east.

4.3.2 Regional Geology and Hydrogeology

Sigma reviewed geologic information provided by EDR, which obtained information concerning the geology and hydrogeology beneath the subject property from the United States Department of Agriculture's (USDA) Soil Conservation Service (SCS).

The dominant soil in the area of the subject property is considered to be Lamartine silt loam and Manawa silt loam. Lamartine and Manawa silt loam are described as somewhat poorly drained soils with slow infiltration rates, layers impeding downward movement of water, or soils with moderately fine or fine textures. Lamartine and Manawa silt loam are not considered hydric.

Review of the WDNR files (Section 7.0) indicates that the site-specific geology at the subject property parcels generally consists of silt loam and/or clay extending from ground surface to approximately 4 four feet below ground surface (bgs) and underlain by fine to course grained sands interbedded with clay till. Dolomite bedrock was encountered at depths ranging from 15 to 45 feet bgs. Fill consisting of clays and gravel were encountered across the 476 East Main Street subject property parcel (Schneider property) from ground surface to depths ranging from three to eight feet bgs.

Groundwater flow in the area of the subject property was observed to flow to the east/northeast toward adjacent South Branch of the Manitowoc River. Cultural influences, including high capacity wells, may effect shallow groundwater flow direction.

4.4 Historical Use Information on the Subject Property

4.4.1 Occupancy History

Originally a list of residents, city directories provide the name of resident or business and the type of business (if unclear) in a business index, a resident index and a street index. Available city directories, dated 1992 through 2013, were reviewed in approximately five-year increments by Environmental Data Resources (EDR; Milford, Connecticut) for the subject property. Chilton Plating was listed as the occupant of the 420 East Main Street subject property parcel in 1995 and 2008 while Alice McNelly was listed as the occupant in 2013. No other listings were available for the subject property parcels. A copy of the City Directory search compiled by EDR is included in **Appendix C**.

4.4.2 Aerial Photographs

Sigma reviewed aerial photographs for the subject property. Available photographs, obtained from EDR, were dated 1938, 1971, 1981, 1989, 1992, 2005, 2006, 2008 and 2010. Based on the scale and general nature of the historical photographs, only major development or construction projects could be confirmed.

The 1937 photograph depicts the 415 East Main Street subject property parcels to be developed with the portion of a building which extends off-site to the east, the 420 East Main Street parcel to be developed with one structure on the northeast portion of the parcel, and the 476 East Main Street parcel developed with up to three smaller structures. The Main Street subject property parcel appears to be primarily undeveloped in the 1937 through 2010 photographs. The 1971 through 2010 photograph depicts the 415 East Main Street parcel to be developed with a building structure that extends across the majority of the parcel, the 420 East Main Street parcel to be developed with up to three large structures covering the majority of the parcel, and the 476 East Main Street parcel to be developed with multiple smaller structures pre-1981 and primarily undeveloped post-1981. Copies of the photographs are included in **Appendix D**.

4.4.3 Fire Insurance Maps

Sigma contacted EDR for available Sanborn Fire Insurance maps depicting the subject property. Developed in the late 1800's, the maps were used until approximately the mid-1900s. EDR reported that Sanborn map coverage in the area of the subject property was available for 1892, 1898, 1904, 1914, 1926, 1942, and 1953. Please note, Sanborn map coverage was not available for the 476 East Main Street and the eastern portion of the 420 East Main Street subject property parcels.

The 1892 and 1898 map depicts the subject property parcels as undeveloped with the exception of a dwelling which appears to be located on 420 East Main Street subject property parcel. The dwelling is no longer depicted and a "boiler and machine repairing shop" is depicted on the 415 East Main Street parcel in the 1904 map. The 1914 through 1942 maps depict the 415 East Main Street parcel as developed with the eastern portion of a building which is occupied by a machine shop and blacksmith in 1914 and an oil house (with oil pumps) and/or filling station in 1926 and 1942. A new building configuration which depicts the entire oil house building on the 415 East Main Street parcel is present on the 1953 map. The oil and gasoline tanks which are associated with the oil house appear to be located off-site to the north, south, and/or west. The historic gasoline and oil distribution activities depicted on the 1914 through 1953 maps and the associated tanks located immediately off-site have the potential to negatively impact the subject property parcels.

In addition, a small building and a portion of a building (majority of which extends off-site to the west) and a portion of the Manitowoc River are depicted on the northern portion of the Main Street parcel and the western portion of the 420 East Main Street parcel in the 1914 map. An additional building is depicted on the parcels in the 1926 and 1953 maps; however, the Manitowoc River is no longer present on the parcels. The buildings depicted on the Main Street and 420 East Main Street parcels on the 1914 through 1953 maps appear to be associated with the Chilton Canning Company operations, the majority of which occur off-site to the west. Given that a portion of the Manitowoc River formerly occupied the Main Street and 420 East Main Street subject property parcels, fill material may be present in the former area of the Manitowoc River. The quality of the fill material historically placed on the northern portion of the 420 East Main Street and Main Street subject property parcels is unknown and subsequently has the potential to negatively impact the subject property. A copy of the Sanborn Map report is presented in **Appendix E**.

4.5 Historical Use Information on Adjoining Properties

4.5.1 Occupancy History

Originally a list of residents, city directories provide the name of resident or business and the type of business (if unclear) in a business index, a resident index and a street index. Available city directories, dated 1992 through 2013, were reviewed in approximately five-year increments by Environmental Data Resources (EDR; Milford, Connecticut) for the adjoining properties. Occupants along the properties on East Main Street within the area of the subject property included the following: a milk product manufacturer, the City of Chilton Water Department, a dry cleaner, a tavern, and residences. A copy of the City Directory search compiled by EDR is included in **Appendix C**.

4.5.2 Aerial Photographs

Sigma reviewed aerial photographs for the adjoining properties. Available photographs, obtained from EDR, were dated 1938, 1971, 1981, 1989, 1992, 2005, 2006, 2008 and 2010. Based on the scale and general nature of the historical photographs, only major development or construction projects could be confirmed.

In general, properties in the area of the subject property were developed prior to 1938. The properties in the area appear to be developed with industrial property uses to the west, the Manitowoc River then farmland to the north, the Manitowoc River and/or industrial property uses to the east, and a rail road line and/or industrial property uses to the south. Copies of the photographs are included in **Appendix D**.

4.5.3 Fire Insurance Maps

Sigma contacted EDR for available Sanborn Fire Insurance maps depicting the adjoining properties. Developed in the late 1800's, the maps were used until approximately the mid-1900s. EDR reported that Sanborn map coverage in the area of the subject property was available for 1892, 1898, 1904, 1914, 1926, 1942, and 1953. Please note, Sanborn map coverage was only available to the west and south of the subject property parcels.

The 1892 through 1953 maps generally depicts the area surrounding the subject property to be developed with industrial uses including an oil house, gasoline and oil tanks associated with the oil company located on the 420 East Main Street subject property parcel and west adjacent property, a railroad corridor with freight depot, a canning company, and a condensed milk company. Given the close proximity the bulk gasoline and oil storage depicted to the north, west, and south of the 420 East Main Street subject property parcel, the historic bulk oil storage has the potential to negatively impact the subject property. A copy of the Sanborn Map report is presented in **Appendix E**.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On October 8, 2014, Sigma conducted a limited inspection of the subject property to examine the property for visual signs of contamination. Observations of the subject property were made of readily accessible and visually apparent areas. Where observations were limited, Sigma renders no opinion as to the presence of hazardous substances, wastes or contamination potential. Mr. Todd Schwarz of the City of Chilton accompanied Sigma during the site reconnaissance. Conditions at the time of the visit included sunny skies with temperatures in the 40s (°F).

The 420 East subject property parcel was improved with an approximate 26,000 square foot, one-story building while the 415 East Main Street parcel was improved with an approximate 2,500 square foot, one-story concrete block building. The 476 East Main Street and the Main Street subject property parcels were undeveloped. Sigma was denied access to the subject property parcels which are currently owned by Mr. James McNeely or Mrs. Alice McNelly (Main Street, 420 and 415 East Main Street parcels); therefore, observations of the parcels were made from the property boundaries. Mr. Schwarz indicated that the subject property buildings were generally unoccupied with the exception of the western portion of the 420 Main Street building which was utilized for storage by a landscaping company. Photographs of the subject property are included in **Appendix F**.

5.2 Observations

Please note, as indicated above, Sigma was denied access to the 415 and 420 East Main Street and Main Street parcels; therefore, the observations provided below are limited to what could be seen from the property boundaries.

5.2.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses
Not observed.

5.2.2 Storage Tanks and Drums
Not observed.

5.2.3 Odors, Pools of Liquids, Stained Soil or Pavement, Stressed Vegetation
Not observed.

5.2.4 Hazardous Substances and Petroleum Products Not Necessarily Used in Connection with Identified Uses
Not observed.

5.2.5 Unidentified Substance Containers
Not observed.

5.2.6 Polychlorinated Biphenyls (PCBs)
Not observed.

5.2.7 Wastewater Pits, Ponds or Lagoons
Not observed.

5.2.8 Wastewater

Sanitary waste is discharged directly to the sanitary sewer system, which is served by the City of Chilton. Industrial wastewater is no longer generated at the subject property; however, historically pretreated industrial wastewater is reported to have been discharged to the sanitary sewer system.

5.2.9 Solid Waste

Numerous tires were observed on the eastern portion of the 476 East Main Street parcel (Schneider parcel). Mr. Schwarz indicated that the tires were recently anonymously dumped on the property.

5.2.10 Heating

The buildings on the subject property are documented to be heated with the use of natural gas.

5.2.11 Emergency Generators
Not observed.

5.2.12 Interior Stains or Corrosion

Access to the building was denied; therefore, Sigma cannot comment on the presence of interior drains or corrosion.

5.2.13 Drains or Sumps

Access to the building was denied; therefore, Sigma cannot comment on the presence of interior drains and sumps. Exterior drains and sumps were not observed; however, two stick-up monitoring wells were observed on the 476 East Main Street subject property parcel.

Additionally, from within the boundaries of the subject property, Sigma examined the adjoining properties for conditions that might indicate recognizable environmental conditions (RECs). RECs were not identified on the adjoining properties.

6.0 INTERVIEWS

6.1 Interviews with Site Owners

See Section 3.5 of this report.

6.2 Interviews with Local Government Officials

6.2.1 City of Chilton Assessors and Building Inspection Departments

Sigma contacted Mr. Todd Schwarz of the City of Chilton to obtain information regarding the subject property and request to review the City records associated with the subject property. Mr. Schwarz indicated that his information of the property was limited to the historic uses and that building permits were not on file for the subject property parcels. Mr. Schwarz indicated that assessment data is on file with Accurate Appraisal. Review of available assessor records indicates that the 420 East Main Street subject property parcel is improved with an approximate 26,000 square foot, one-story building constructed in 1960 and the 415 East Main Street subject property parcel is improved with an approximate 2,500 square foot, one-story building constructed in 1945. The Main Street and 476 East Main Street parcels were reported as undeveloped. Records of environmental significance were not found.

7.0 PREVIOUS ENVIRONMENTAL ACTIVITIES

The following is a summary of the environmental activities which have been completed at the subject property parcels and documented in the associated WDNR files. On October 8, 2014, Sigma conducted review of the following DNR files: Chilton Plating Company, Inc. ERP release, BRRTS #02-08-000040; Chilton Plating – Adjacent Property ERP release, BRRTS #02-08-551794; Schneider Property ERP release BRRTS #02-08-000632; and the Chilton Plating hazardous waste file FID. The information gathered from the review of the WDNR is summarized below. Additional information can be obtained from the above referenced WDNR files.

Review of the hazardous waste file indicates that Chilton Plating Company primarily conducted zinc, chrome, and nickel electroplating at the 420 East Main Street subject property parcel between 1960 and 2006. Tanks and/or barrels containing nickel, chrome, cadmium, and/or cyanide were located at the 420 East Main Street parcel and utilized during the electroplating process. A wastewater pretreatment system was installed at Chilton Plating Company in 1984. Prior to 1984 all wastes flowed through open floor channels to a small blend tank which discharged to the city sewer. The pretreatment system, installed in 1984, utilized sulfuric acid and sodium bisulfate to reduce hexavalent

chromium to trivalent chromium and caustic soda and calcium chloride to neutralize the wastewater prior to discharging to the sanitary sewer system. The sludge generated during the pretreatment process was drummed and disposed of as hazardous waste (F006).

A nine square foot open top vapor degreaser containing trichloroethene (TCE) was utilized to clean the metal prior to plating. A TCE tank was located in the northeast corner of the main plating building. Each month the solvent is pumped to a still, twice distilled, steam stripped, and returned to the degreasing tank. The oil residue (hazardous waste F001), which may contain approximately 1 part per billion (ppb) of solvent waste, resulting from this process was sold to Waste Research and Reclamation (1988).

In 1985 the WDNR conducted a RCRA-related compliance inspection at the Chilton Plating Company property (420 East Main Street subject property parcel). During the compliance inspection the WDNR observed a yellow liquid on the ground near a drain pipe. The yellow substance was determined to be associated with a spill from a rinse tank. The WDNR collected a surface soil sample within the area of the drain pipe and at a downgradient location (the erosion rill located behind the buildings) adjacent to the Manitowoc River for laboratory analysis of chromium, arsenic, and nickel. The results indicated that chromium was present at a concentration of 280 milligrams per kilogram (mg/kg) and nickel at a concentration of 450 mg/kg in the grab sample collected from the spill area and at concentrations ranging from 2 and 2.6 mg/kg in the sample collected from the erosion rill. Given the results the 420 East Main Street subject property parcel was entered into the Environmental Repair Program (ERP # 02-08-000040).

The WDNR collected three additional soil samples from the 420 East Main Street subject property parcel (near a newly constructed storage building) during a compliance inspection in 1987. The laboratory results indicated that detectable concentrations of cyanide (14-130 mg/kg), nickel (9,700-65,000 mg/kg), and chromium (440-3,000 mg/kg) were identified in the soil at the property.

Site investigations to evaluate the soil impacts identified in 1985 and 1987 were not initiated by Chilton Plating (420 E Main Street subject property owner) prior to 1988. Therefore, in February 1988 the WDNR issued a Notice of Non-Compliance (NON) to Chilton Plating Company and required Chilton Plating Company to complete and investigate to determine the degree and extent of impacts.

In July 1988 an anonymous complaint was filed with the WDNR regarding Chilton Plating alleged discharging to the Manitowoc River. Subsequently the WDNR visited the Chilton Plating Company (420 E Main Street) property on July 28, 1988 to investigate the discharge activities. Mr. Jim McNelly (owner and manager of the Chilton Plating) told the WDNR that the concrete-lined floor channel, which transports rinse water overflow from the zinc/tin barrel line to the pre-treatment system, had eroded and the waste material escaped to an over-ground concrete drain which leads to the Manitowoc River. Mr. McNelly estimated that 10 gallons of rinse waste water, which may have contained hydrochloric acid, a caustic cleaner, and ferric and/or zinc heavy metals, was discharged. Given the information provided by Mr. McNelly, the WDNR collected four water samples from the Manitowoc River for laboratory analysis of pH, chromium, nickel, zinc, and cadmium. The results indicated that nickel and zinc were identified at concentrations of 20 and 88 micrograms per liter ($\mu\text{g/l}$), respectively in the grab water sample collected near the discharge point and zinc was reported at a concentration of 95 $\mu\text{g/l}$ in the water sample

collected immediately downstream of the discharge point. Contaminant concentrations were not reported above the detection limits within the water samples collected further downstream and upstream of the discharge point. On July 30, 1988, Mr. McNelly installed a fiberglass lining in the eroded trench drain to prevent further discharges to the river.

In response to the NON issued in February 1988, Badger Labs and Engineering completed a site investigation on behalf of Chilton Plating Company to evaluate the soil impacts identified by the WDNR in 1985 and 1987. The investigation included the advancement of nine soil borings (B-1 through B-9) and associated soil sample collection and analysis for chromium, nickel, zinc, iron, cyanide, and trichloroethene (TCE). The soil sample results indicated that the northern portion of the 420 East Main Street subject property parcel was contaminated with chromium, nickel, zinc, iron, and cyanide. TCE was not identified at concentrations greater than the 0.4 mg/kg within the soil samples collected from the property.

In September and November 1991, a water sample was collected from the sump located in the process wastewater treatment room of Chilton Plating (southern portion of the facility). The results indicated that TCE was present at concentrations ranging from 188 to 600 $\mu\text{g/l}$ within the samples collected from the sump. According to the WDNR, TCE was identified within groundwater samples collected from the area surrounding the 420 East Main Street subject property parcels. Specifically between 1991 and 1997 concentrations of TCE and other chlorinated VOCs, including cis 1,2-dichloroethene (cis 1,2-DCE), vinyl chloride, and tetrachloroethene (PCE) were detected above the respective Chapter NR 140 standards in municipal well #5 (CMW-5) located southeast of the subject property.

In 1992, a supplemental investigation consisting of the advancement of nine soil borings (B-10 through B-18), installation of nine groundwater monitoring wells (MW-1 through MW-9) and associated soil and groundwater sample collection and analysis of chromium, cadmium, iron, nickel, zinc, cyanide, and volatile organic compounds (VOCs) or TCE (groundwater) was completed at the 420 E Main Street subject property parcel to further evaluate the extent of contamination. The results indicate that CVOC-related impacts, primarily TCE, were identified in the soil (shallow and at depth) and the groundwater at the Chilton Plating property. In addition, elevated concentrations of select metals were identified in the soil and groundwater north of the Chilton Plating building. Chilton Plating reported that the TCE impacts identified at the 420 East Main Street subject property parcel may be associated with a release from the east adjacent Schneider property (476 East Main Street subject property parcel); however, Mr. Gordon Schneider (owner of the 476 East Main Street parcel) denied Chilton Plating access to the property to further evaluate the TCE source. Periodic groundwater monitoring was implemented by Chilton Plating through at least 1996.

In June 1995, the WDNR obtained access of the Schneider property (476 East Main Street parcel) and conducted a limited subsurface investigation which included the advancement of 18 Geoprobe soil borings and associated soil and groundwater sample collection and analysis for VOCs. The results identified concentrations of CVOCs within the soil and groundwater at the Schneider property (476 E Main Street parcel). Specifically, TCE was identified at concentrations ranging from 1.9 to 616.5 $\mu\text{g/kg}$ within select soil samples and 3.9 to 9,700 $\mu\text{g/l}$ within the groundwater samples collected from the property. In general, elevated CVOCs concentrations were identified in the south (along Main Street) and

western portion of the Schneider property. CVOC concentrations were not reported above the limit of detection within the shallow soil collected from the Schneider parcel.

Between 1999 and 2005, the WDNR conducted an area-wide groundwater assessment to further evaluate the TCE source which has impacted municipal water well #5 and the surrounding area. The investigation activities included the installation of four groundwater monitoring wells (MW-101 through MW-104) and five piezometers (MW-101P through MW-105P), advancement of three soil borings (B-107 through B109) for Packer Testing, advancement of 14 Geoprobe soil borings, and associated soil and groundwater sample collection and analysis for VOCs, chromium, nickel, and/or zinc.

The results of the WDNR-lead area-wide investigation indicate that CVOC concentrations, primarily TCE, were identified in the shallow soil on the Chilton Plating property and at depth. Specifically, elevated TCE concentrations ranging from 7,763 (1 foot bgs) to 56,318 $\mu\text{g}/\text{kg}$ were identified within the soil at the Chilton Plating property (SB-8). Concentrations of petroleum-related constituents, ranging from 223 to 304 $\mu\text{g}/\text{kg}$, were identified within the soil samples collected from the 415 East Main Street subject property parcel.

Low-level TCE concentrations were identified in the groundwater collected from the area-wide well network in 1999. However, elevated CVOC concentrations, primarily TCE and cis 1,2-DCE, were reported within the groundwater collected from Chilton Plating property (420 East Main Street parcel) and the monitoring well (MW-103) located on the Schneider property (476 East Main Street parcel). The TCE concentrations generally decreased to below the detection limit within the groundwater samples collected from the area-wide monitoring wells during the 2004 and 2005 sampling events; with the exception of the groundwater samples collected from the Chilton Plating property which displayed consistent and/or increasing TCE concentrations. Please note, the shallow well located on the Schneider (MW-103) is reported to have been damaged and therefore could not be sampled during the 2004 and 2005 groundwater monitoring activities.

In addition to the information contained in the WDNR files for the subject property, the WDNR provided Sigma with the most recent groundwater quality data which was collected for the Larson Cleaners ERP site (west of the subject property) and included groundwater information pertaining to the subject property. Review of the groundwater quality data collected in 2013 indicates that TCE at concentrations greater than the Chapter NR 140 enforcement standard (ES) and associated breakdown constituents at concentrations greater than the NR 140 preventive action limit (PAL) remains present within the shallow groundwater at the 420 East Main Street subject property parcel. TCE was also identified at a concentration greater than the NR 140 PAL in the shallow groundwater collected from the 476 East Main Street parcel. CVOCs were not reported at concentrations exceeding the NR 140 standards within the groundwater collected from the piezometers on the subject property. In addition, total chromium was also identified at concentration slightly greater than the Chapter NR 140 ES within a groundwater sample collected from the 420 East Main Street parcel.

Based on a review of the WDNR files, chlorinated-related soil and groundwater impacts, primarily TCE, are present on the Chilton Plating and Schneider properties. Given the historic storage and use of TCE at the Chilton Plating property and the TCE concentrations identified in the shallow soil, the TCE impacts identified at the Chilton Plating property are

likely associated with the historic use of the property. TCE concentrations were generally not reported within the shallow soil at the Schneider property nor were a potential source identified on-site; therefore, the TCE concentrations reported within the soil (collected at depth) and groundwater at the Schneider property may be associated with a release from the Chilton Plating property or other off-site source.

8.0 FINDINGS

The subject property is comprised of four parcels which together make up an approximate 4.38-acre property referenced by 415, 420, and 476 East Main Street and located in the City of Chilton, Calumet County, Wisconsin. Please note the subject property parcel located east adjacent to the 420 East Main Street parcel has no recorded address; therefore, will be referenced as the Main Street parcel. At the time of the assessment, the 420 East subject property parcel was improved with an approximate 26,000 square foot, one-story building constructed in 1960 while the 415 East Main Street parcel was improved with an approximate 2,500 square foot, one-story concrete block building constructed in 1945. The 476 East Main Street and the Main Street subject property parcels were undeveloped at the time of the assessment. The above referenced buildings were primarily unoccupied with the exception of the eastern portion of the 420 East Main Street building which was utilized for storage by a landscaping company.

Historically, the subject property parcels were occupied by Chilton Plating Company (1960-2008, Main Street, 415 and 420 East Main Street) and a residence and salvage yard (prior to 1988, 476 East Main Street). In addition, according to the historic Sanborn maps, the 415 Main Street parcel was historically occupied by machine shop between 1898 and 1914 and a bulk oil company/gas station (pumps and building only) between 1926 and 1953. The oil tanks associated with the bulk oil operations appear to have been located immediately off-site to the east, south, and north of the 415 East Main Street subject property parcel.

Review of the Sanborn maps also indicates that the South Branch of the Manitowoc River historically extended on to the northern portion of the 420 East Main Street and Main Street parcels in the early 1900's.

A search of available environmental records was conducted by Environmental Data Resources Inc. (EDR; Milford, CT). EDR did not identify the 415 East Main Street subject property parcel on any of the researched databases; however, the subject property parcels located on the north side of East Main Street, primarily the 420 East Main Street parcel, were identified on a number of the environmental databases. Specifically the 420 East Main Street parcel was identified on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Resource Conservation and Recovery Act (RCRA), Solid and Hazardous Waste Information Management Systems (SHWIMS), Wisconsin Manifest, Facility Index Listing (FINDS), Toxic Release Inventory System (TRIS), Emergency Release Reports (SPILLS) and Environmental Repair Program (ERP) database while the Main Street and 476 East Main Street parcels were identified on the ERP database.

The CERCLIS listing pertains to EPA removal actions conducted in 2011 at the 420 East Main Street parcel. Specifically between June and October 2011, EPA removed hazardous wastes (including flammables, corrosives, and oxidizers) which were left at the parcel following the closure of the plating business (Chilton Plating Company).

The RCRA, SHWIMS, FINDS, and Wisconsin Manifest listing pertain to the historic RCRA generator activities conducted by the Chilton Plating Company at the 420 East Main Street subject property parcel. Chilton Plating was historically listed as a large quantity generator (LQG, generates more than 1,000 kg of hazardous waste per month) of spent halogenated solvents (trichloroethene sludge) and/or electroplating wastewater between 1980 and 2006. RCRA violations were reported in 1987, 1988, and 1991 for the 420 East Main Street parcel. Review of the WDNR waste file indicates that the 1987 violations appear to be associated with record keeping, labeling, duration of time waste material is stored on-site, and contingency planning. The 1988 violation is associated with contingency planning and personnel training. Sigma was unable to determine the specifics regarding the 1991 violation. Compliance was received for each of the violations.

In addition, according to the FINDS database listing, the 420 East Main Street subject property parcel is included in the TRIS database; however, additional information regarding the specifics of the listing was not provided.

The spills listing, indicates that three spills have been reported at the 420 East Main Street parcel. Review of the WDNR files indicates that a spill occurred in 1988, 1993, and 2004. The 1988 spill was associated with a faulty drain channel with resulted in the discharge of rinse water (which may have contained hydrochloric acid, a caustic cleaner, and ferric and/or zinc heavy metals) to the Manitowoc River via a storm sewer. The 1993 spill is associated with a release of approximately five gallons of non-chlorinated plating solvents to the soil. The 2004 spill is associated with the release of approximately 600 gallons of wastewater from the brass holding tank.

The ERP listings pertain to metal-related and chlorinated volatile organic compounds (CVOC) related soil and groundwater impacts reported at the Main Street and 420 East Main Street (former Chilton Plating) subject property parcels and CVOC-related soil (at depth) and groundwater impacts reported at the 476 East Main Street subject property parcel. The most recent ERP-related investigation activities completed at the subject property parcels were conducted by the WDNR as a part of the an area-wide groundwater investigation to determine the source of the CVOC concentrations which were identified at a municipal well located southeast of the subject property between 1991 and the early 2000's when the well was abandoned. Based on the investigation activities completed to date, which identified CVOC impacts within the shallow soil at the 420 East Main Street parcel, the release/s at the 420 East Main Street property (former Chilton Plating Company) may have impacted the adjacent 476 East Main Street parcel and the municipal well. Remediation of the ERP releases have not been documented to date and each of the ERP releases remains open at this time.

In addition the EDR identified several properties in the vicinity of the subject property on one or more of the environmental databases.

9.0 OPINIONS

Historically, the subject property parcels were occupied by Chilton Plating Company (1960-2008, Main Street, 415 and 420 East Main Street) and a residence and salvage yard (prior to 1988, 476 East Main Street). In addition, according to the historic Sanborn maps, the 415 Main Street parcel was historically occupied by machine shop between 1898 and 1914 and a bulk oil company/gas station (pumps and building only) between 1926 and 1953. The oil tanks associated with the bulk oil operations appear to have been located

immediately off-site to the east, south, and north of the 415 East Main Street subject property parcel. In addition, hazardous material storage and associated material management violations at the 420 East Main Street parcel have been documented on various environmental databases (RCRA, SWHIMS, FINDS, SPILLS, etc.). Given the long industrial history, known hazardous/petroleum-related material use and storage on-site and/or immediately off-site (415 East Main Street parcel), the subject property may have been negatively impacted by the industrial-related activities.

Review of the Sanborn maps indicates that the South Branch of the Manitowoc River historically extended on to the northern portion of the 420 East Main Street and Main Street parcels in the early 1900's. The quality of the fill material historically placed within the former river area on the northern portion of the 420 East Main Street and Main Street subject property parcels is unknown and subsequently has the potential to negatively impact the subject property.

ERP releases have been reported at subject property parcels located on the north side of East Main Street. The releases pertain to metal-related and CVOC-related soil and groundwater impacts reported at the Main Street and 420 East Main Street (former Chilton Plating) subject property parcels and CVOC-related soil (at depth) and groundwater impacts reported at the 476 East Main Street subject property parcel. The most recent ERP-related investigation activities completed at the subject property parcels were conducted by the WDNR as a part of the an area-wide groundwater investigation to determine the source of the CVOC concentrations which were identified at a municipal well located southeast of the subject property between 1991 and the early 2000's (well was abandoned). Based on the investigation activities completed to date, which identified CVOC impacts within the shallow soil at the 420 East Main Street parcel, the release/s at the 420 East Main Street property (former Chilton Plating Company) may have impacted the adjacent 476 East Main Street parcel and the municipal well. Remediation of the ERP releases have not been documented to date and each of the ERP releases remains open at this time. Given the open status and known soil and groundwater impacts, the ERP releases are considered a REC.

In addition, the EDR identified several properties in the vicinity of the subject property on one or more of the environmental databases. Based on the relative distance between the reported sites and the subject property and/or the reported site status, the identified sites are not expected to impact the subject property with the exception of the Larson Cleaners ERP release located at 317 East Main Street, approximately 500 feet west of the subject property. The Larson Cleaners site has also been identified as a potential source for the CVOC impacts identified within the municipal well located southeast of the subject property; therefore, it is possible that the Larson Cleaners release may be contributing to the CVOCs concentrations identified within the groundwater at the subject property parcels.

10.0 ADDITIONAL INVESTIGATION

Given the environmental concerns associated with the historic industrial-related activities documented both on-site and immediately off-site and the known metal and CVOC-related soil and groundwater impacts identified at the subject property parcels, Sigma recommends that site investigation activities be completed to evaluate the current subsurface conditions and determine if historic filling and/or industrial-related activities, specifically the petroleum

related concerns on the 415 East Main Street parcel and surface release from the former salvage yard, have negatively impacted the subject property

11.0 CONCLUSIONS

Sigma has performed an environmental site assessment, in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. This assessment has not revealed evidence of recognized environmental conditions at the subject property, except for the following:

- The subject property parcels have a long industrial history. Historic uses of note include a plating company (Chilton Plating, 1960-2008), a salvage yard (pre 1988), machine shop (at least 1898-1914), and a bulk oil company (at least 1926-1953). Given the long industrial history, known hazardous/petroleum-related material use and storage on-site and/or immediately off-site (415 East Main Street parcel), the subject property may have been negatively impacted by the industrial-related activities.
- An ERP-release associated with chlorinated-related and metal-related soil and groundwater impacts was identified at the Main Street (BRRTS #02-08-551794) and 420 East Main Street (BRRTS #02-08-000040) subject property parcels. Based on the investigation completed to date, the release/s at the 420 East Main Street property (former Chilton Plating Company) have been identified as a potential source of the CVOC-groundwater impact plume which has impacted the adjacent 476 East Main Street parcel and the former municipal well located southeast of the parcel. Remediation of the ERP releases have not been documented to date and each of the ERP releases remains open at this time.
- An ERP-release associated with chlorinated-related groundwater impacts was identified at the 476 East Main Street subject property parcel (BRRTS #02-08-000632). The investigation activities completed to date have not identified an on-site source; therefore, it is possible that the chlorinated impacts located at the 476 East Main Street parcel are attributed to an off-site source.
- The South Branch of the Manitowoc River historically extended on to the northern portion of the 420 East Main Street and Main Street parcels in the early 1900's. The quality of the fill material historically placed within the former river area on the northern portion of the 420 East Main Street and Main Street subject property parcels is unknown and subsequently has the potential to negatively impact the subject property.

Additionally, a REC associated with an off-site property was identified during the preparation of the Phase I ESA. Please note, with respect to the potential off-site issues, the State of Wisconsin created the "property affected by off-site discharges" exemption, s. 292.13, Wisconsin Statutes, which limits the responsibilities of property owners when soil or groundwater contamination is confirmed to be migrating onto his or her property from off site. Property owners will not be responsible for taking appropriate environmental response actions if certain conditions are met. The REC identified off-site is as follows:

- An ERP release has been reported at the Larson Cleaners property located at 317 East Main Street, approximately 500 feet west of the subject property. According to the WDNR, the Larson Cleaners site has been identified as a potential source for the CVOC impacts reported within the municipal well located southeast of the subject property. Therefore, it is possible that the Larson Cleaners release may be contributing to the CVOCs concentrations identified within the groundwater at the subject property parcels.

12.0 DEVIATIONS

There were no intentional deviations from or additions to standard practices identified in the ASTM standard for Phase 1 ESAs ASTM-1527-13 except as noted within this report.

13.0 REFERENCES

Published referenced sources relied upon in preparing this Phase I Environmental Site Assessment are as noted in the body of the report.

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in section 312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in general conformance with the standards and practices set forth in 40 CFR Part 312.



Mary Trotta
Project Scientist

I, Kristin K. Kurzka, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.



Kristin K. Kurzka
Senior Engineer

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

The Sigma Group, Inc. is a full-service environmental consulting and engineering firm located in Milwaukee, Wisconsin. Project team resumes are included in **Appendix G**.

FIGURES

- 1 Site Location Map
- 2 Site Plan Map

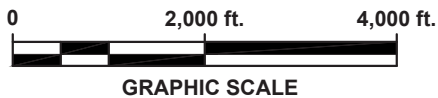
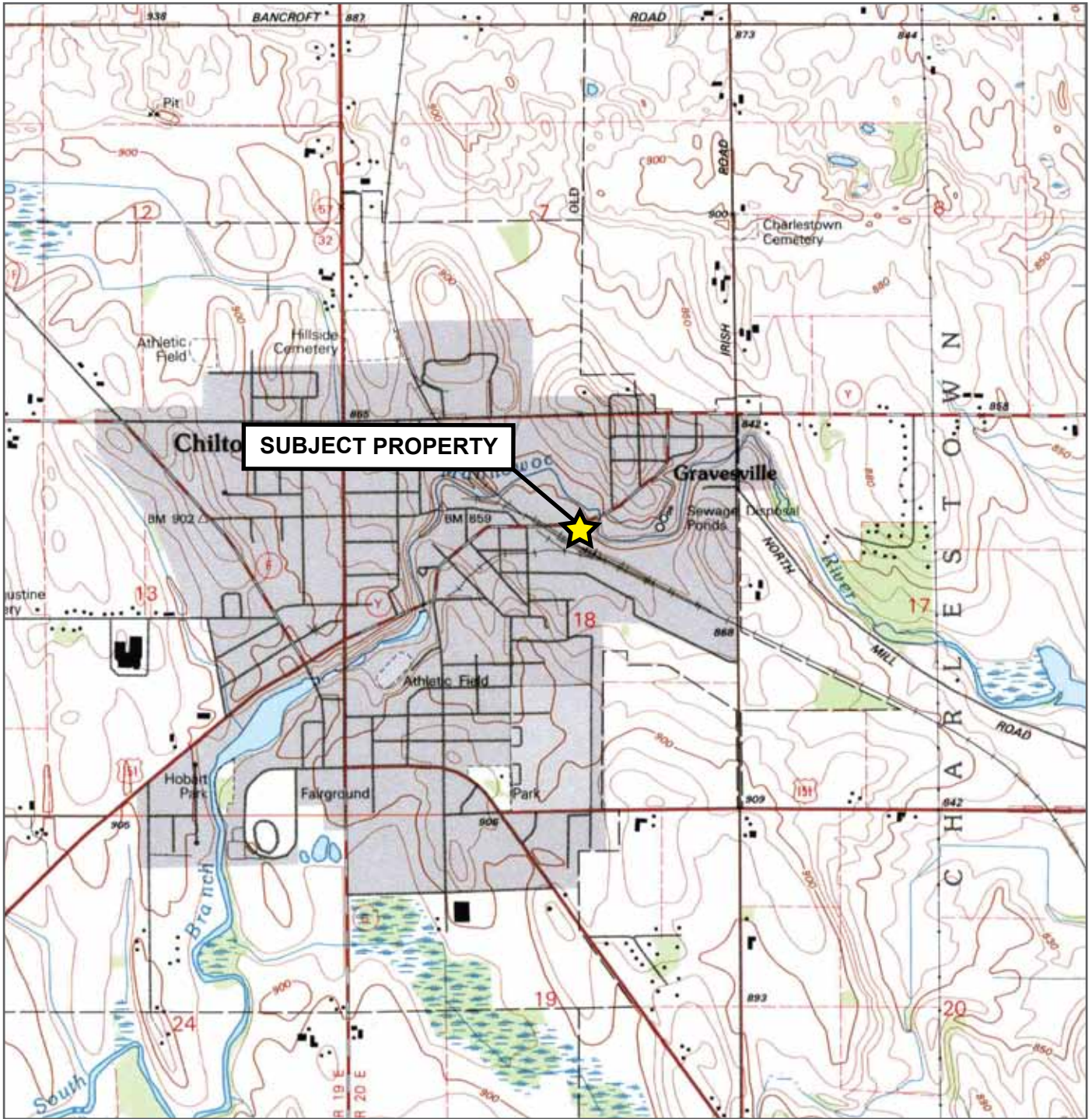
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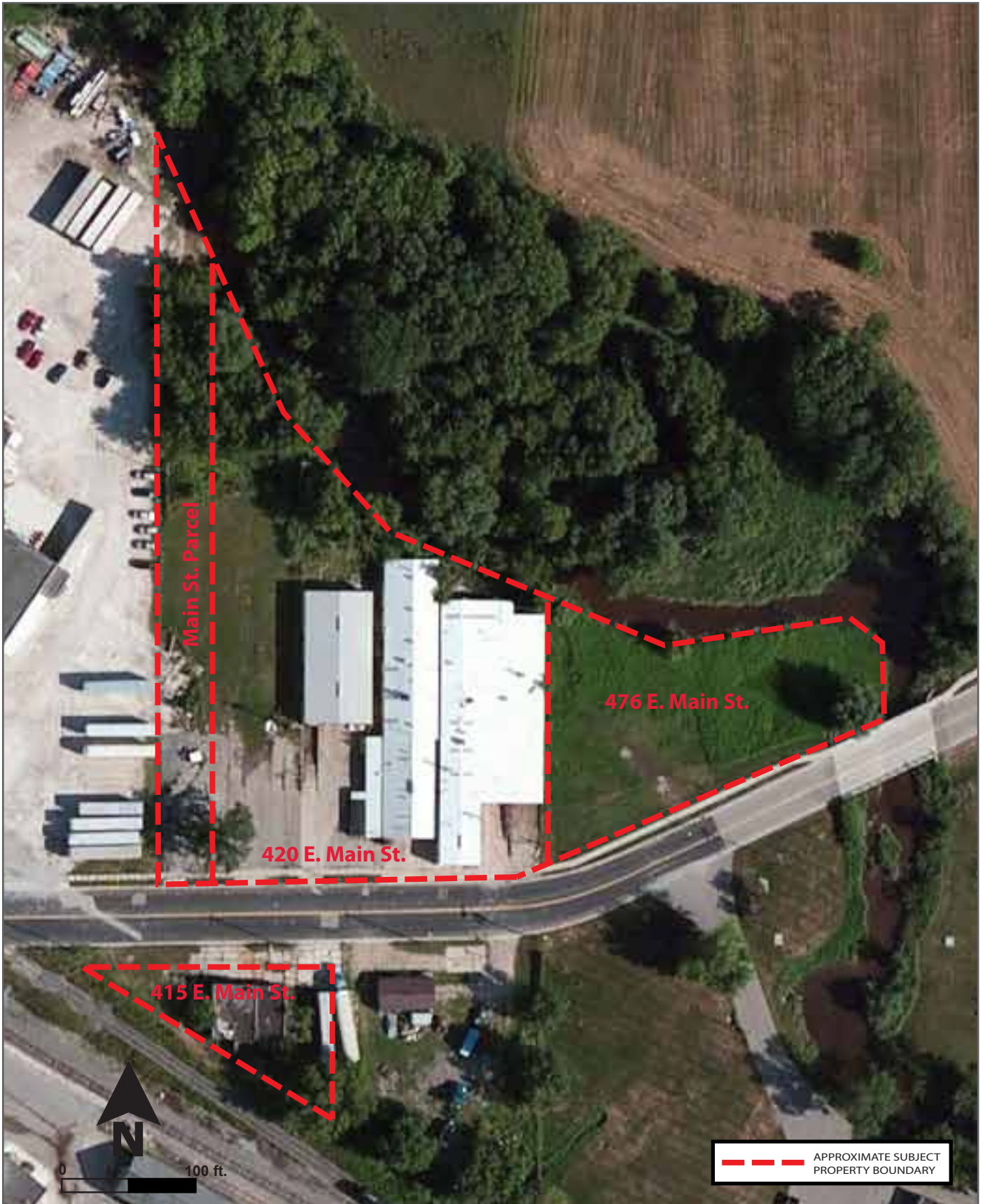
Filename: 14943_Fig 1_SLM.pdf

Directory: Figures

Project: 14943



Located in the NW 1/4 of the Ne 1/4 of Section 18, T18N, R20E
 USGS Chilton Quadrangle (1992)
 7.5 minute, 1 : 24,000 Topographic Map Collection



APPENDIX A

Subject Property Description



County Map


Legend

- Address Point
- Municipal Boundary
- County Boundary
- Wisconsin Water
- Other Counties
- * Unincorporated Community
- Town Boundary
- Point of Interest
- Location ID
- Tax Acreage
- Lot Dimensions
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Trail
- Railroad
- Color 2010



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 09/23/14 2:37 PM	
Sources:	

	<p>Calumet County Tax Billing and Real Estate Assessment Information</p>
-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

Physical Location: 476 E MAIN ST	Tax ID: 16943	Location ID: 16943	Previous ID: 2110418182012B	Location: Sec. 18, T18N, R20E
Tax Parcel Identification Number: 211-0000-0000000-000-0-182018-05-010N	Tax District: 211 - CITY OF CHILTON		School District: CHIL SCHOOL	
Owner: SCHNEIDER GORDON	Mailing Address: W22613 POPLAR GROVE CHILTON, WI 53014		Fire District: CHILTON FIRE DISTRICT	
Tax Parcel Description and Comments: 137-609,172-638 NW1/4 NE1/4 SEC.18-18-20, PRT GL 1 & 2,LYG SW OF RIV & N OF STATE ST.	Document Number:		Sanitary District: CHILTON LAKE DIST	
	Doc. #:			
	Last Doc. Date:			
	Transfer Fee:			

REAL ESTATE ASSESSMENT

TAX INFORMATION

General Property Taxes

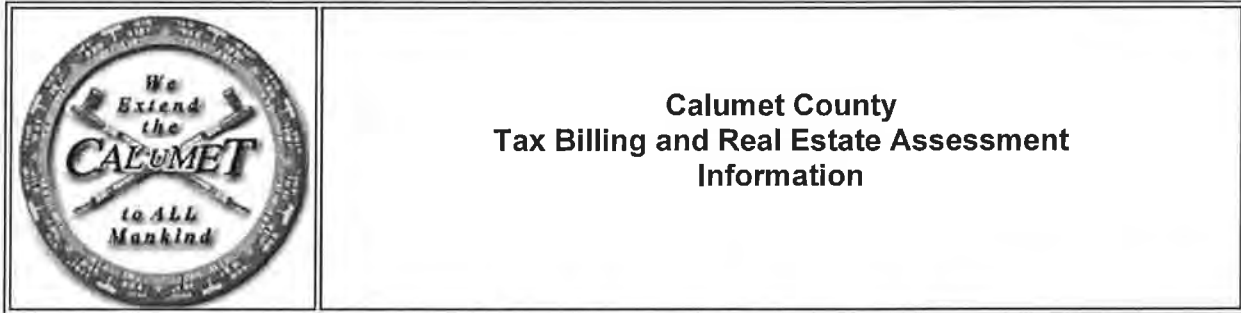
Assessment Class	Acres	Land Value	Improvements Value
RESIDENTIAL LAN	1.5000	\$13,600	
Total	1.5000	\$13,600	\$0 \$13,600

Estimated Fair Market Value: \$12,635

- [On-Line Mapping](#)
- [Payment History](#)
- [Delinquent Statement](#)

Tax Year...:

Taxes	
Charges	
Gross Total Tax:	\$0.00
Credits	
NET TAX DUE 2014:	\$0.00
NET TAX PAID 2014:	\$0.00
Date of Last Payment:	
Current	
ACCOUNT BALANCE:	\$16,712.15
Interest:	\$28,197.43
Penalty:	\$14,098.76
TOTAL ACCOUNT BALANCE:	\$58,883.34
Data Current As Of:	9/23/2014



Physical Location: 0 E MAIN ST	Tax ID: 27668	Location ID: 27668	Previous ID: 211021901	Location: Sec. 18, T18N, R20E
Tax Parcel Identification Number: 211-0027-190010A-000-0-182018-05-0500	Tax District: 211 - CITY OF CHILTON			School District: CHIL SCHOOL
Owner: MCNEELY ALICE M	Mailing Address: 516 MEMORIAL DR CHILTON, WI 53014			Fire District: CHILTON FIRE DISTRICT
Tax Parcel Description and Comments: J921-56,J2582-21,J3550-31 CHILTON CENTER PLAT PRT LOTS 2,3,4,11-14 BLK 19 & ASSESORS PLAT SEC 18 GL5 PRT OF OL 13 & 14 DESC J921-56 ASSD W/ID#16632	Document Number:			Sanitary District: CHILTON LAKE DIST
	Doc. #: Last Doc. Date: Transfer Fee:			

REAL ESTATE ASSESSMENT

TAX INFORMATION

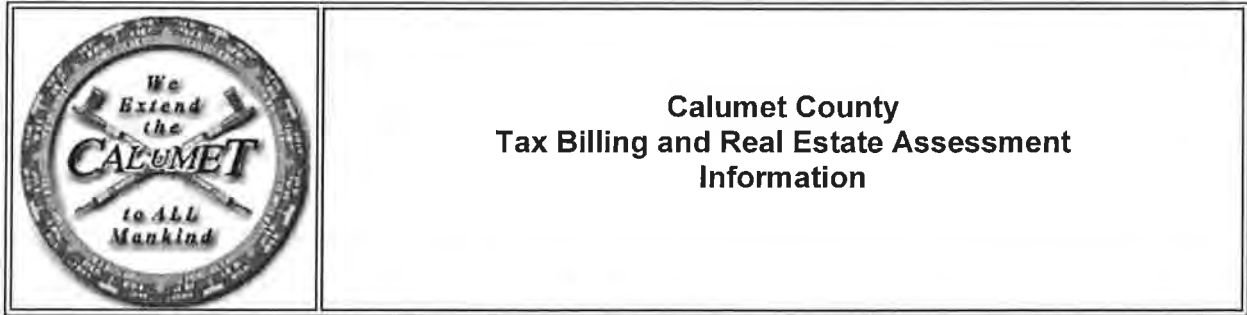
General Property Taxes

Assessment Class	Acres	Land Value	Improvements Value
Total		\$0	\$0 \$0
Estimated Fair Market Value:		\$0	

[On-Line Mapping](#)
[Payment History](#)

Tax Year.:

Taxes	Charges
Gross Total Tax:	\$0.00
Credits	
NET TAX DUE 2014:	\$0.00
NET TAX PAID 2014:	\$0.00
Date of Last Payment:	
Current	
ACCOUNT BALANCE:	\$0.00
Interest:	\$0.00
Penalty:	\$0.00
TOTAL ACCOUNT BALANCE:	\$0.00
Data Current As Of:	9/23/2014



Physical Location: 420 E MAIN ST	Tax ID: 16632	Location ID: 16632	Previous ID: 211021901	Location: Sec. 18, T18N, R20E
Tax Parcel Identification Number: 211-0340-00L120A-000-0-182018-05-0500	Tax District: 211 - CITY OF CHILTON			School District: CHIL SCHOOL
Owner: MCNEELY JAMES W	Mailing Address: 420 E MAIN ST CHILTON, WI 53014			Fire District: CHILTON FIRE DISTRICT
Tax Parcel Description and Comments: J2582-21,J3550-31 ASSESS PLT SEC18 GL5 OL12 & PRT 13 AND GL8 OL12 & PRT OL13 & CHILTON CENTER PLAT LOT 1 & PRT LOT 2 BLK 19 INCL ASSMT FOR #27668	Document Number:			Sanitary District: CHILTON LAKE DIST
	Doc. #:	351199		
	Last Doc. Date:	03/07/2003		
	Transfer Fee:			

REAL ESTATE ASSESSMENT

TAX INFORMATION

General Property Taxes

Assessment Class	Acres	Land Value	Improvements Value
COMMERCIAL LAND	2.1000	\$26,400	
COMMERCIAL IMPR			\$141,800
Total	2.1000	\$26,400	\$141,800

Estimated Fair Market Value: \$156,264

[On-Line Mapping](#)

[Payment History](#)

[Delinquent Statement](#)

Tax Year.:

Taxes

Charges

Gross Total Tax: \$0.00

Credits

NET TAX DUE 2014: \$0.00

NET TAX PAID 2014: \$0.00

Date of Last Payment:

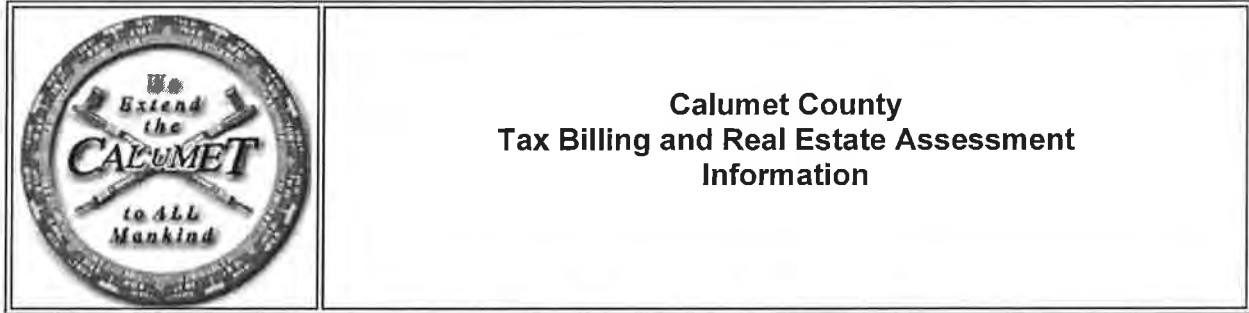
Current

ACCOUNT BALANCE: \$131,725.91

Interest: \$126,420.32

Penalty: \$63,210.20

TOTAL ACCOUNT BALANCE: \$321,356.43



Physical Location: 0 E MAIN ST	Tax ID: 27668	Location ID: 27668	Previous ID: 211021901	Location: Sec. 18, T18N, R20E
Tax Parcel Identification Number: 211-0027-190010A-000-0-182018-05-0500	Tax District: 211 - CITY OF CHILTON			School District: CHIL SCHOOL
Owner: MCNEELY ALICE M	Mailing Address: 516 MEMORIAL DR CHILTON, WI 53014			Fire District: CHILTON FIRE DISTRICT
Tax Parcel Description and Comments: J921-56,J2582-21,J3550-31 CHILTON CENTER PLAT PRT LOTS 2,3,4,11-14 BLK 19 & ASSESORS PLAT SEC 18 GL5 PRT OF OL 13 & 14 DESC J921-56 ASSD W/ID#16632	Document Number:			Sanitary District: CHILTON LAKE DIST
	Doc. #: Last Doc. Date: Transfer Fee:			

REAL ESTATE ASSESSMENT

TAX INFORMATION

General Property Taxes

Assessment Class	Acres	Land Improvements Value
Total	\$0	\$0 \$0
Estimated Fair Market Value:		\$0

[On-Line Mapping](#)
[Payment History](#)

Tax Year.:

Taxes	Charges
Gross Total Tax:	\$0.00
Credits	
NET TAX DUE 2014:	\$0.00
NET TAX PAID 2014:	\$0.00
Date of Last Payment:	
Current	
ACCOUNT BALANCE:	\$0.00
Interest:	\$0.00
Penalty:	\$0.00
TOTAL ACCOUNT BALANCE:	\$0.00
Data Current As Of:	9/23/2014

APPENDIX B

Environmental Data Resources, Inc., Radius Map™ Report

420-476 and 415 E Main Street

420 E Main Street
Chilton, WI 53014

Inquiry Number: 4139366.1s
November 19, 2014

EDR Summary Radius Map Report

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	429
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-11
Physical Setting Source Map Findings	A-13
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

420 E MAIN STREET
CHILTON, WI 53014

COORDINATES

Latitude (North): 44.0332000 - 44° 1' 59.52"
Longitude (West): 88.1511000 - 88° 9' 3.96"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 407760.2
UTM Y (Meters): 4875988.0
Elevation: 852 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20100703
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
420 E MAIN STREET
CHILTON, WI 53014

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1	CHILTON PLATING CO I	420 E MAIN ST	WI MANIFEST		TP
A2	CHILTON PLATING CO I	420 E MAIN ST	RCRA NonGen / NLR, FINDS, WI ERP, WI MANIFEST, WI...		TP
A3	CHILTON PLATING	420 E. MAIN STREET	CERCLIS, PRP		TP
A4	SCHNEIDER PROPERTY	476 E MAIN ST	WI ERP		TP
A5	ALLIANCE MILK PRODUC	435 E MAIN ST	RCRA-CESQG, FINDS, WI NPDES, WI MANIFEST, WI...	Lower	17, ESE
A6		435 E MAIN ST	WI UST	Lower	17, ESE
B7	MIRRO CO PLT 20 (FOR	44 WALNUT	RCRA NonGen / NLR, WI ERP, WI BRRTS, WI SPILLS, WI...	Higher	93, West
B8		44 WALNUT ST	WI UST	Higher	93, West
B9		32 WALNUT ST	WI UST	Higher	102, West
B10	KAYTEE PRODUCTS	32 WALNUT ST	WI SHWIMS	Higher	102, West
B11	KAYTEE PRODUCTS INC	32 WALNUT ST	RCRA NonGen / NLR, FINDS	Higher	102, West
C12		457 E MAIN STREET	WI AST	Lower	108, East
C13	CHILTON CITY OF WWTP	457 E MAIN ST	RCRA NonGen / NLR	Lower	108, East
B14	MAUNA PRODUCTS CORP	S OF E MAIN ST	WI ERP	Higher	219, West
B15	LUNDA CONST CO (FORM	603 E MAIN ST	RCRA NonGen / NLR, FINDS	Higher	238, WSW
B16		603 E MAIN ST	WI UST	Higher	238, WSW
B17	LUNDA CONST CO (FORM	603 E MAIN ST	WI SHWIMS	Higher	238, WSW
D18	COOP SERVICE OIL CO	28 ADAMS	WI ERP, WI AGSPILLS, WI CRS, WI AUL	Higher	510, SW
D19	VANDE HEY BRANTMEIER	43 ADAMS ST	WI LUST, WI CRS, WI AUL, WI SHWIMS	Higher	535, SW
D20		43 ADAMS ST	EDR US Hist Auto Stat	Higher	535, SW
D21	VANDE HEY BRANTMEIER	43 ADAMS ST	RCRA NonGen / NLR	Higher	535, SW
D22		43 ADAMS STREET	WI UST	Higher	535, SW
E23	LARSON CLEANERS	317 E MAIN ST	WI ERP, WI BRRTS, WI BROWNFIELDS	Higher	553, West
E24		311 E MAIN ST	WI UST	Higher	643, West
E25		300 E MAIN ST	WI LUST, WI UST	Higher	778, West
F26	CHILTON COOP SERVICE	420 CLAY ST	WI ERP, WI LAST, WI CRS, WI AUL	Higher	834, SSE
G27		18 DOUGLAS ST	WI UST	Higher	836, WSW
G28	CHILTON MILL WORKS	18 DOUGLAS ST	WI LUST, WI WRRSER	Higher	836, WSW
H29		275 E GRAND ST	EDR US Hist Auto Stat	Lower	849, West
H30		252 E MAIN ST	WI UST	Higher	859, West
H31	CHILTON FURNITURE MA	252 E MAIN ST	RCRA NonGen / NLR, FINDS, WI LUST, WI SHWIMS	Higher	859, West
32		920 E BREED STREET	WI AST	Higher	923, North
33	CHILTON CTY WASTEWAT	457 E MAIN ST	WI SHWIMS	Higher	1013, West
H34	KAYTEE PRODUCTS	242 E GRAND ST	WI LUST	Higher	1029, West
H35		242 E GRAND ST	WI UST	Higher	1029, West
F36	CHILTON COOP	440 CLAY ST	WI SHWIMS	Higher	1061, SSE
F37		440 CLAY ST	WI AST	Higher	1061, SSE
F38	CHILTON COOP	440 CLAY ST	RCRA-CESQG, FINDS	Higher	1061, SSE
I39	QUALITY PAINT CENTER	442 CLAY ST	WI SHWIMS	Higher	1085, SSE

MAPPED SITES SUMMARY

Target Property Address:
420 E MAIN STREET
CHILTON, WI 53014

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
I40	QUALITY PAINT CTR	442 CLAY ST	RCRA NonGen / NLR, FINDS	Higher	1085, SSE
41		129 PENN AVE	WI UST	Higher	1093, SW
J42		223 E GRAND ST	WI UST	Lower	1119, West
J43		208 E GRAND ST	WI UST, WI AST	Higher	1209, West
J44	CHILTON COOP SERVICE	208 E GRAND ST	WI LUST, WI SPILLS, WI CRS, WI AUL	Higher	1209, West
J45		N4054 LONG RD	WI UST	Higher	1236, West
K46	ADVANCED DISPOSAL SE	428 HIGH ST	WI NPDES, WI LUST, WI WRRSER, WI TIER 2, WI SHWIMS	Higher	1244, NNE
K47		428 HIGH ST	WI UST, WI AST	Higher	1244, NNE
48	KAYTEE PRODUCTS	400 E MAIN ST	WI LUST	Higher	1251, WSW
49	AMERICAN FINISHING R	476 CLAY ST	RCRA-LQG, TRIS, FINDS, WI ERP, WI BRRTS, WI NPDES,...	Higher	1465, SSE
L50	WESTERN INDUSTRIES I	300 E BREED ST SITE	WI ERP, WI BRRTS, WI LUST, WI SPILLS, WI CRS, WI...	Higher	1884, NW
L51	WORTHINGTON CYLINDER	300 E BREED ST SITE	RCRA-SQG, WI MANIFEST, WI SHWIMS	Higher	1884, NW
L52	WESTERN INDUSTRIES I	300 BREED ST	RCRA NonGen / NLR, WI WDS, WI MANIFEST, WI...	Higher	1884, NW
53	NEW HOPE CENTER INC	443 MANHATTAN ST	WI SHWIMS	Higher	2033, South
54	VANDE HEY BRANTMEIER	108 E BREED ST	RCRA-CESQG, FINDS, WI MANIFEST, WI SHWIMS	Higher	2319, WNW
M55	CHILTON MALTING CO	137 E MAIN	WI ERP	Higher	2325, WSW
M56	SUTTNER ACCOUNTING	128 E MAIN ST	WI BRRTS, WI LUST	Higher	2358, WSW
57	K&T MOTORS (FORMER)	1021 E CHESTNUT	WI ERP	Higher	3513, SSW
58	UPTOWN COMMONS	49 W MAIN ST	WI ERP, WI CRS, WI AUL	Higher	3544, WSW
59	RODS CITGO	40 E CHESTNUT ST	WI ERP, WI LUST, WI SHWIMS	Higher	4181, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
CHILTON PLATING CO I 420 E MAIN ST CHILTON, WI 53014	WI MANIFEST	N/A
CHILTON PLATING CO I 420 E MAIN ST CHILTON, WI 53014	RCRA NonGen / NLR FINDS WI ERP WI MANIFEST WI SPILLS WI SHWIMS	WID006424857
CHILTON PLATING 420 E. MAIN STREET CHILTON, WI 53014	CERCLIS PRP	WIN000510557
SCHNEIDER PROPERTY 476 E MAIN ST CHILTON, WI	WI ERP	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 06/10/2014 has revealed that there are 2 RCRA-CESQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
<i>CHILTON COOP</i>	<i>440 CLAY ST</i>	<i>SSE 1/8 - 1/4 (0.201 mi.)</i>	<i>F38</i>	<i>16</i>
Lower Elevation	Address	Direction / Distance	Map ID	Page
<i>ALLIANCE MILK PRODUC</i>	<i>435 E MAIN ST</i>	<i>ESE 0 - 1/8 (0.003 mi.)</i>	<i>A5</i>	<i>9</i>

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

WI ERP: A review of the WI ERP list, as provided by EDR, and dated 08/05/2014 has revealed that there are 11 WI ERP sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIRRO CO PLT 20 (FOR	44 WALNUT	W 0 - 1/8 (0.018 mi.)	B7	9
MAUNA PRODUCTS CORP	S OF E MAIN ST	W 0 - 1/8 (0.041 mi.)	B14	11
COOP SERVICE OIL CO	28 ADAMS	SW 0 - 1/8 (0.097 mi.)	D18	12
LARSON CLEANERS	317 E MAIN ST	W 0 - 1/8 (0.105 mi.)	E23	13
CHILTON COOP SERVICE	420 CLAY ST	SSE 1/8 - 1/4 (0.158 mi.)	F26	14
AMERICAN FINISHING R	476 CLAY ST	SSE 1/4 - 1/2 (0.277 mi.)	49	19
WESTERN INDUSTRIES I	300 E BREED ST SITE	NW 1/4 - 1/2 (0.357 mi.)	L50	19
CHILTON MALTING CO	137 E MAIN	WSW 1/4 - 1/2 (0.440 mi.)	M55	21
K&T MOTORS (FORMER)	1021 E CHESTNUT	SSW 1/2 - 1 (0.665 mi.)	57	22
UPTOWN COMMONS	49 W MAIN ST	WSW 1/2 - 1 (0.671 mi.)	58	22
RODS CITGO	40 E CHESTNUT ST	SW 1/2 - 1 (0.792 mi.)	59	22

State and tribal landfill and/or solid waste disposal site lists

WI WDS: A review of the WI WDS list, as provided by EDR, and dated 07/22/2013 has revealed that there is 1 WI WDS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WESTERN INDUSTRIES I	300 BREED ST	NW 1/4 - 1/2 (0.357 mi.)	L52	20

WI SHWIMS: A review of the WI SHWIMS list, as provided by EDR, and dated 07/16/2014 has revealed that there are 15 WI SHWIMS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIRRO CO PLT 20 (FOR	44 WALNUT	W 0 - 1/8 (0.018 mi.)	B7	9
KAYTEE PRODUCTS	32 WALNUT ST	W 0 - 1/8 (0.019 mi.)	B10	10
LUNDA CONST CO (FORM	603 E MAIN ST	WSW 0 - 1/8 (0.045 mi.)	B17	12
VANDE HEY BRANTMEIER	43 ADAMS ST	SW 0 - 1/8 (0.101 mi.)	D19	12
CHILTON FURNITURE MA	252 E MAIN ST	W 1/8 - 1/4 (0.163 mi.)	H31	15
CHILTON CTY WASTEWAT	457 E MAIN ST	W 1/8 - 1/4 (0.192 mi.)	33	15
CHILTON COOP	440 CLAY ST	SSE 1/8 - 1/4 (0.201 mi.)	F36	16
QUALITY PAINT CENTER	442 CLAY ST	SSE 1/8 - 1/4 (0.205 mi.)	I39	17
ADVANCED DISPOSAL SE	428 HIGH ST	NNE 1/8 - 1/4 (0.236 mi.)	K46	18
AMERICAN FINISHING R	476 CLAY ST	SSE 1/4 - 1/2 (0.277 mi.)	49	19
WESTERN INDUSTRIES I	300 E BREED ST SITE	NW 1/4 - 1/2 (0.357 mi.)	L50	19
WORTHINGTON CYLINDER	300 E BREED ST SITE	NW 1/4 - 1/2 (0.357 mi.)	L51	20
NEW HOPE CENTER INC	443 MANHATTAN ST	S 1/4 - 1/2 (0.385 mi.)	53	21
VANDE HEY BRANTMEIER	108 E BREED ST	WNW 1/4 - 1/2 (0.439 mi.)	54	21
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALLIANCE MILK PRODUC	435 E MAIN ST	ESE 0 - 1/8 (0.003 mi.)	A5	9

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

WI LUST: A review of the WI LUST list, as provided by EDR, and dated 08/05/2014 has revealed that there are 10 WI LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VANDE HEY BRANTMEIER Facility Status: CLOSED	43 ADAMS ST	SW 0 - 1/8 (0.101 mi.)	D19	12
Not reported Facility Status: CLOSED	300 E MAIN ST	W 1/8 - 1/4 (0.147 mi.)	E25	14
CHILTON MILL WORKS Facility Status: CLOSED	18 DOUGLAS ST	WSW 1/8 - 1/4 (0.158 mi.)	G28	14
CHILTON FURNITURE MA Facility Status: CLOSED	252 E MAIN ST	W 1/8 - 1/4 (0.163 mi.)	H31	15
KAYTEE PRODUCTS Facility Status: CLOSED	242 E GRAND ST	W 1/8 - 1/4 (0.195 mi.)	H34	16
CHILTON COOP SERVICE Facility Status: CLOSED	208 E GRAND ST	W 1/8 - 1/4 (0.229 mi.)	J44	18
ADVANCED DISPOSAL SE Facility Status: CLOSED	428 HIGH ST	NNE 1/8 - 1/4 (0.236 mi.)	K46	18
KAYTEE PRODUCTS Facility Status: CLOSED	400 E MAIN ST	WSW 1/8 - 1/4 (0.237 mi.)	48	19
WESTERN INDUSTRIES I Facility Status: OPEN	300 E BREED ST SITE	NW 1/4 - 1/2 (0.357 mi.)	L50	19
SUTTNER ACCOUNTING Facility Status: CLOSED	128 E MAIN ST	WSW 1/4 - 1/2 (0.447 mi.)	M56	21

WI LAST: A review of the WI LAST list, as provided by EDR, and dated 08/05/2014 has revealed that there is 1 WI LAST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHILTON COOP SERVICE	420 CLAY ST	SSE 1/8 - 1/4 (0.158 mi.)	F26	14

State and tribal registered storage tank lists

WI UST: A review of the WI UST list, as provided by EDR, and dated 06/26/2014 has revealed that there are 15 WI UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	44 WALNUT ST	W 0 - 1/8 (0.018 mi.)	B8	10
Not reported	32 WALNUT ST	W 0 - 1/8 (0.019 mi.)	B9	10
Not reported	603 E MAIN ST	WSW 0 - 1/8 (0.045 mi.)	B16	12
Not reported	43 ADAMS STREET	SW 0 - 1/8 (0.101 mi.)	D22	13
Not reported	311 E MAIN ST	W 0 - 1/8 (0.122 mi.)	E24	13
Not reported	300 E MAIN ST	W 1/8 - 1/4 (0.147 mi.)	E25	14

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	18 DOUGLAS ST	WSW 1/8 - 1/4 (0.158 mi.)	G27	14
Not reported	252 E MAIN ST	W 1/8 - 1/4 (0.163 mi.)	H30	15
Not reported	242 E GRAND ST	W 1/8 - 1/4 (0.195 mi.)	H35	16
Not reported	129 PENN AVE	SW 1/8 - 1/4 (0.207 mi.)	41	17
Not reported	208 E GRAND ST	W 1/8 - 1/4 (0.229 mi.)	J43	17
Not reported	N4054 LONG RD	W 1/8 - 1/4 (0.234 mi.)	J45	18
Not reported	428 HIGH ST	NNE 1/8 - 1/4 (0.236 mi.)	K47	18

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	435 E MAIN ST	ESE 0 - 1/8 (0.003 mi.)	A6	9
Not reported	223 E GRAND ST	W 1/8 - 1/4 (0.212 mi.)	J42	17

WI AST: A review of the WI AST list, as provided by EDR, and dated 06/26/2014 has revealed that there are 5 WI AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	920 E BREED STREET	N 1/8 - 1/4 (0.175 mi.)	32	15
Not reported	440 CLAY ST	SSE 1/8 - 1/4 (0.201 mi.)	F37	16
Not reported	208 E GRAND ST	W 1/8 - 1/4 (0.229 mi.)	J43	17
Not reported	428 HIGH ST	NNE 1/8 - 1/4 (0.236 mi.)	K47	18

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	457 E MAIN STREET	E 0 - 1/8 (0.020 mi.)	C12	11

State and tribal institutional control / engineering control registries

WI AUL: A review of the WI AUL list, as provided by EDR, and dated 08/05/2014 has revealed that there are 7 WI AUL sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIRRO CO PLT 20 (FOR	44 WALNUT	W 0 - 1/8 (0.018 mi.)	B7	9
COOP SERVICE OIL CO	28 ADAMS	SW 0 - 1/8 (0.097 mi.)	D18	12
VANDE HEY BRANTMEIER	43 ADAMS ST	SW 0 - 1/8 (0.101 mi.)	D19	12
CHILTON COOP SERVICE	420 CLAY ST	SSE 1/8 - 1/4 (0.158 mi.)	F26	14
CHILTON COOP SERVICE	208 E GRAND ST	W 1/8 - 1/4 (0.229 mi.)	J44	18
AMERICAN FINISHING R	476 CLAY ST	SSE 1/4 - 1/2 (0.277 mi.)	49	19
WESTERN INDUSTRIES I	300 E BREED ST SITE	NW 1/4 - 1/2 (0.357 mi.)	L50	19

State and tribal voluntary cleanup sites

WI VCP: A review of the WI VCP list, as provided by EDR, and dated 08/05/2014 has revealed that there

EXECUTIVE SUMMARY

is 1 WI VCP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MIRRO CO PLT 20 (FOR</i>	<i>44 WALNUT</i>	<i>W 0 - 1/8 (0.018 mi.)</i>	<i>B7</i>	<i>9</i>

State and tribal Brownfields sites

WI BROWNFIELDS: A review of the WI BROWNFIELDS list, as provided by EDR, and dated 08/05/2014 has revealed that there are 3 WI BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MIRRO CO PLT 20 (FOR</i>	<i>44 WALNUT</i>	<i>W 0 - 1/8 (0.018 mi.)</i>	<i>B7</i>	<i>9</i>
<i>LARSON CLEANERS</i>	<i>317 E MAIN ST</i>	<i>W 0 - 1/8 (0.105 mi.)</i>	<i>E23</i>	<i>13</i>
<i>WESTERN INDUSTRIES I</i>	<i>300 E BREED ST SITE</i>	<i>NW 1/4 - 1/2 (0.357 mi.)</i>	<i>L50</i>	<i>19</i>

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/10/2014 has revealed that there are 7 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MIRRO CO PLT 20 (FOR</i>	<i>44 WALNUT</i>	<i>W 0 - 1/8 (0.018 mi.)</i>	<i>B7</i>	<i>9</i>
<i>KAYTEE PRODUCTS INC</i>	<i>32 WALNUT ST</i>	<i>W 0 - 1/8 (0.019 mi.)</i>	<i>B11</i>	<i>11</i>
<i>LUNDA CONST CO (FORM</i>	<i>603 E MAIN ST</i>	<i>WSW 0 - 1/8 (0.045 mi.)</i>	<i>B15</i>	<i>11</i>
<i>VANDE HEY BRANTMEIER</i>	<i>43 ADAMS ST</i>	<i>SW 0 - 1/8 (0.101 mi.)</i>	<i>D21</i>	<i>13</i>
<i>CHILTON FURNITURE MA</i>	<i>252 E MAIN ST</i>	<i>W 1/8 - 1/4 (0.163 mi.)</i>	<i>H31</i>	<i>15</i>
<i>QUALITY PAINT CTR</i>	<i>442 CLAY ST</i>	<i>SSE 1/8 - 1/4 (0.205 mi.)</i>	<i>I40</i>	<i>17</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CHILTON CITY OF WWTP</i>	<i>457 E MAIN ST</i>	<i>E 0 - 1/8 (0.020 mi.)</i>	<i>C13</i>	<i>11</i>

WI MANIFEST: A review of the WI MANIFEST list, as provided by EDR, and dated 12/31/2013 has revealed that there is 1 WI MANIFEST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>ALLIANCE MILK PRODUC</i>	<i>435 E MAIN ST</i>	<i>ESE 0 - 1/8 (0.003 mi.)</i>	<i>A5</i>	<i>9</i>

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 2 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	43 ADAMS ST	SW 0 - 1/8 (0.101 mi.)	D20	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	275 E GRAND ST	W 1/8 - 1/4 (0.161 mi.)	H29	15

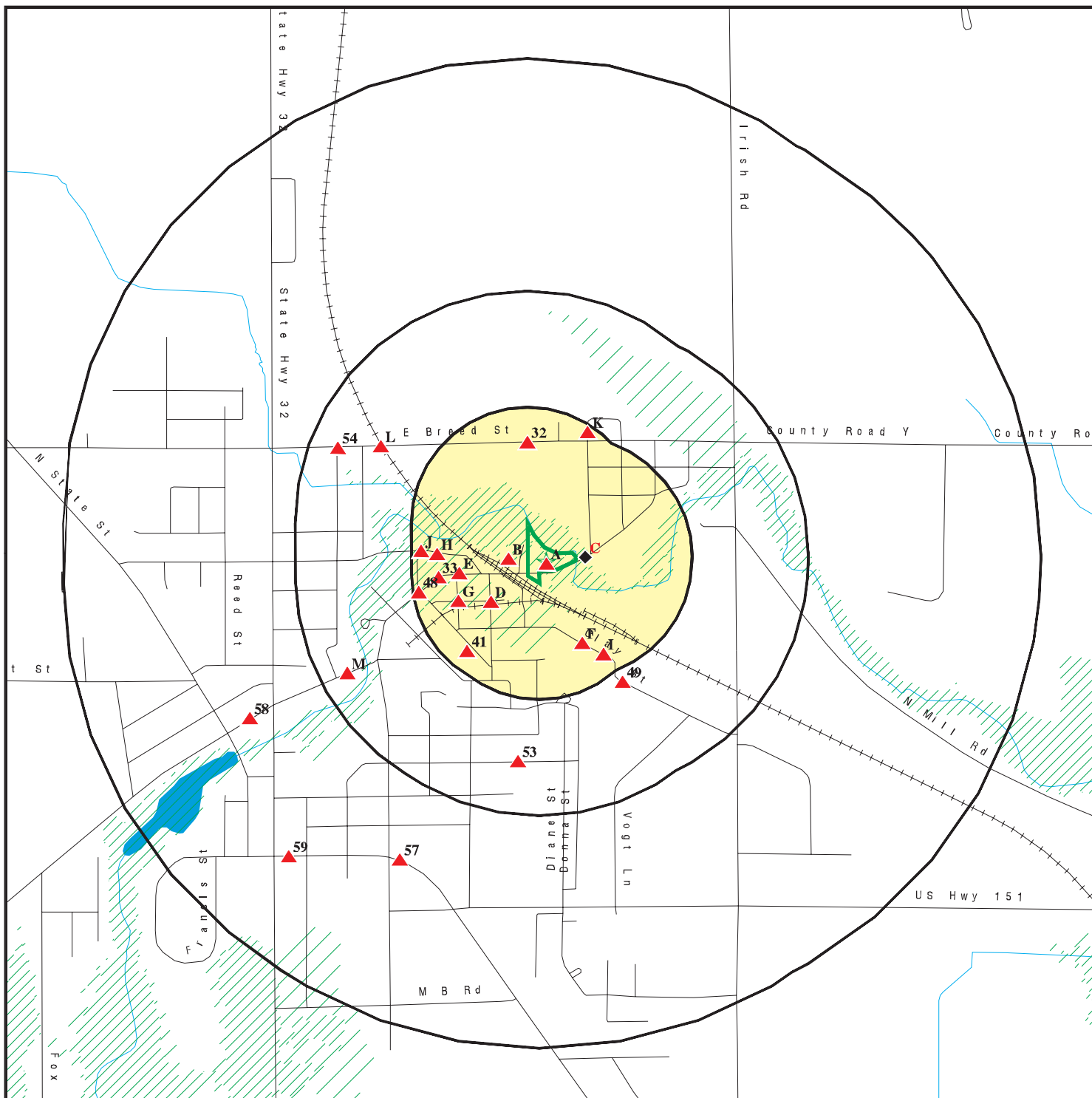
ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BROHERTOWN TN	S108150168	CHUCK FREUND TRUCKING	N2105 HWY 151	53014	WI SHWIMS
CALUMET	U003457160		W796 HWY 149	53061	WI UST
CALUMET	U003473507		N10257 HWY 149	53061	WI UST
CHILTON	U003488197		RTE 1	53014	WI UST
CHILTON	U003457712		RTE 1	53014	WI UST
CHILTON	U003476065		RTE 1	53014	WI UST
CHILTON	U003953594		23411 HWY 151	53014	WI UST, WI AST
CHILTON	S107683264	RIESTERER & SCHNELL - CHILTON	23411 HIGHWAY 151	53014	WI TIER 2
CHILTON	U003502895		RTE 2	53014	WI UST
CHILTON	U003460163		RTE 4	53014	WI UST
CHILTON	U003462982		RTE 4	53014	WI UST
CHILTON	U003813448		RTE 4	53014	WI UST
CHILTON	U003475351		RTE 4	53014	WI UST
CHILTON	U003816302		RTE 4	53014	WI UST
CHILTON	U003489579		RTE 4	53014	WI UST
CHILTON	U001928610		HWY 57	53014	WI UST
CHILTON	S110354219	HEPHNER PIT	HWY 57 & QUARRY ROAD		WI NPDES
CHILTON	1011819030	CHILTON PRODUCTS	300 BREED STREET	53014	RMP
CHILTON	S116053376	CHILTON METAL PROD DIV WESTERN IND	300 BREED ST		WI RGA LUST
CHILTON	S116053377	CHILTON METAL PRODUCTS	300 BREED ST		WI RGA LUST
CHILTON	S116053378	CHILTON METAL PRODUCTS	300 BREED STREET		WI RGA LUST
CHILTON	S107433687	EARL KLINKER GARAGE - FORMER	CNTY HWY G	53014	WI BRRTS
CHILTON	1010010134	ST PETERS LUTHERN SCH	COLLINS RD RT 4	53014	FTTS
CHILTON	1008190017	ST PETERS LUTHERN SCH	COLLINS RD RT 4	53014	HIST FTTS
CHILTON	U003953091		W3286 COUNTY HWY F	53014	WI UST, WI AST
CHILTON	S107684362	FOREMOST FARMS USA COOPERATIVE	W3286 COUNTY HIGHWAY F	53014	WI NPDES, WI TIER 2
CHILTON	A100262457		N4695 COUNTY HWY BB	53014	WI AST
CHILTON	U004021519		W1939 COUNTY HWY Y	53014	WI UST
CHILTON	A100264159		W2468 COUNTY HWY E	53014	WI AST
CHILTON	U003446392		N10921 COUNTY HWY G	53014	WI UST
CHILTON	U003481284		W4707 COUNTY HWY H	53014	WI UST
CHILTON	1011820830	COOP SERVICES OIL CO., CHILTON, WI	W2468 COUNTY HIGHWAY E	53014	RMP
CHILTON	U004194244		W5204 COUNTY HWY H	53014	WI UST
CHILTON	S108839154	GERSEK (ED) QUARRY SITE	N5259 CTH BB	53014	WI ERP
CHILTON	1011822437	DRYER LOCATION	W2468 CTY. HWY. E	53014	RMP
CHILTON	S116053363	CHILTON COOP SERVICE OIL CO	208 E GRAND		WI RGA LUST
CHILTON	S101514339	LUDWIG FARM	W3067 HIGHWAY "F"		WI WRRSER
CHILTON	S116070055	LUDWIG FARM	W3067 HIGHWAY 'F'		WI RGA LUST
CHILTON	S116070056	LUDWIG FARM	W3067 HIGHWAY F		WI RGA LUST
CHILTON	A100317496		N2129 HWY 151	53014	WI AST
CHILTON	S116056824	DJS USED TRUCK SALES	N2329 HWY 151		WI RGA LUST
CHILTON	S116055766	D JS USED TRUCK SALES	N2329 HWY 151		WI RGA LUST
CHILTON	S110353168	BUECHEL QUARRY AKA CHILTON BASE OP	W3639 HWY H		WI NPDES

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CHILTON	S103718838	DJS USED TRUCK SALES	N2329 HWY 151	53014	WI LUST, WI SHWIMS
CHILTON	S102780156	GRUBE PROPERTY	W4089 HWY 151		WI LUST
CHILTON	1000271245	VANDE HEY BRANTMEIER C/P (FORMER)	N4340 HWY 57	53014	RCRA NonGen / NLR
CHILTON	A100263292		N4340 HWY 57	53014	WI AST
CHILTON	S116062397	GRUBE PROPERTY	W4089 HWY 151		WI RGA LUST
CHILTON	S106735627	VANDE HEY BRANTMEIER C/P (FORMER)	N4340 HWY 57	53014	WI ERP, WI AUL, WI SHWIMS
CHILTON	1004615970	COOPERATIVE SERVICE OIL CO.	W2468 HWY E	53014	SSTS
CHILTON	1012006287	AGRI PARTNERS COOPERATIVE	W2468 HWY E	53014	SSTS
CHILTON	U003463265		N5863 HWY T	53014	WI UST
CHILTON	S110353320	CHILTON AUTO WRECKING INC	N4431 HWY BB		WI NPDES
CHILTON	S108065990	DAVE ORTLIEB	N4532 STATE ROAD 55	53014	WI TIER 2
CHILTON	A100322753		W3051 US HWY 151	53014	WI AST
CHILTON	S109402248	CHILTON CANNING CO	WALNUT STREET		WI WDS
CHILTON TN	S106653990	CHILTON TN	CTH BB	53014	WI SWF/LF, WI SHWIMS
NEW HOLSTEIN	U003575588		HWY 149	53061	WI UST
NEW HOLSTEIN	U003568696		HWY 149	53061	WI UST
NEW HOLSTEIN	U003454065		RTE 2	53061	WI UST
NEW HOLSTEIN	U003456550		RTE 2	53061	WI UST
NEW HOLSTEIN	U003505918		RTE 2	53061	WI UST
NEW HOLSTEIN	U003443315		RTE 2	53061	WI UST
NEW HOLSTEIN	U003445231		RTE 2	53061	WI UST
NEW HOLSTEIN	U003466804		RTE 2	53061	WI UST
NEW HOLSTEIN	U003481232		RTE 2	53061	WI UST
NEW HOLSTEIN	U003450765		N10460 COUNTY HWY G	53061	WI UST
NEW HOLSTEIN	U003505025		N10403 COUNTY HWY G	53061	WI UST
NEW HOLSTEIN	U003486818		N10067 COUNTY HWY G	53061	WI UST
NEW HOLSTEIN	U003465531		N10431 COUNTY HWY G	53061	WI UST
NEW HOLSTEIN	U003504448		N10302 HWY 149	53061	WI UST
NEW HOLSTEIN	U003664068		N10105 HWY 149	53061	WI UST
NEW HOLSTEIN	U003490418		N10301 HWY 149	53061	WI UST
NEW HOLSTEIN	U003489155		N10443 HWY 149	53061	WI UST
NEW HOLSTEIN	U003502299		W810 HWY 149	53061	WI UST
NEW HOLSTEIN	U003460017		N10232 HWY 149	53061	WI UST
NEW HOLSTEIN	U00344512		N10232 HWY 149	53061	WI UST
ST ANNA	S108157756	ST ANNA GARAGE & AUTO BODY	N9699 HWY H	53061	WI SHWIMS

OVERVIEW MAP - 4139366.1S



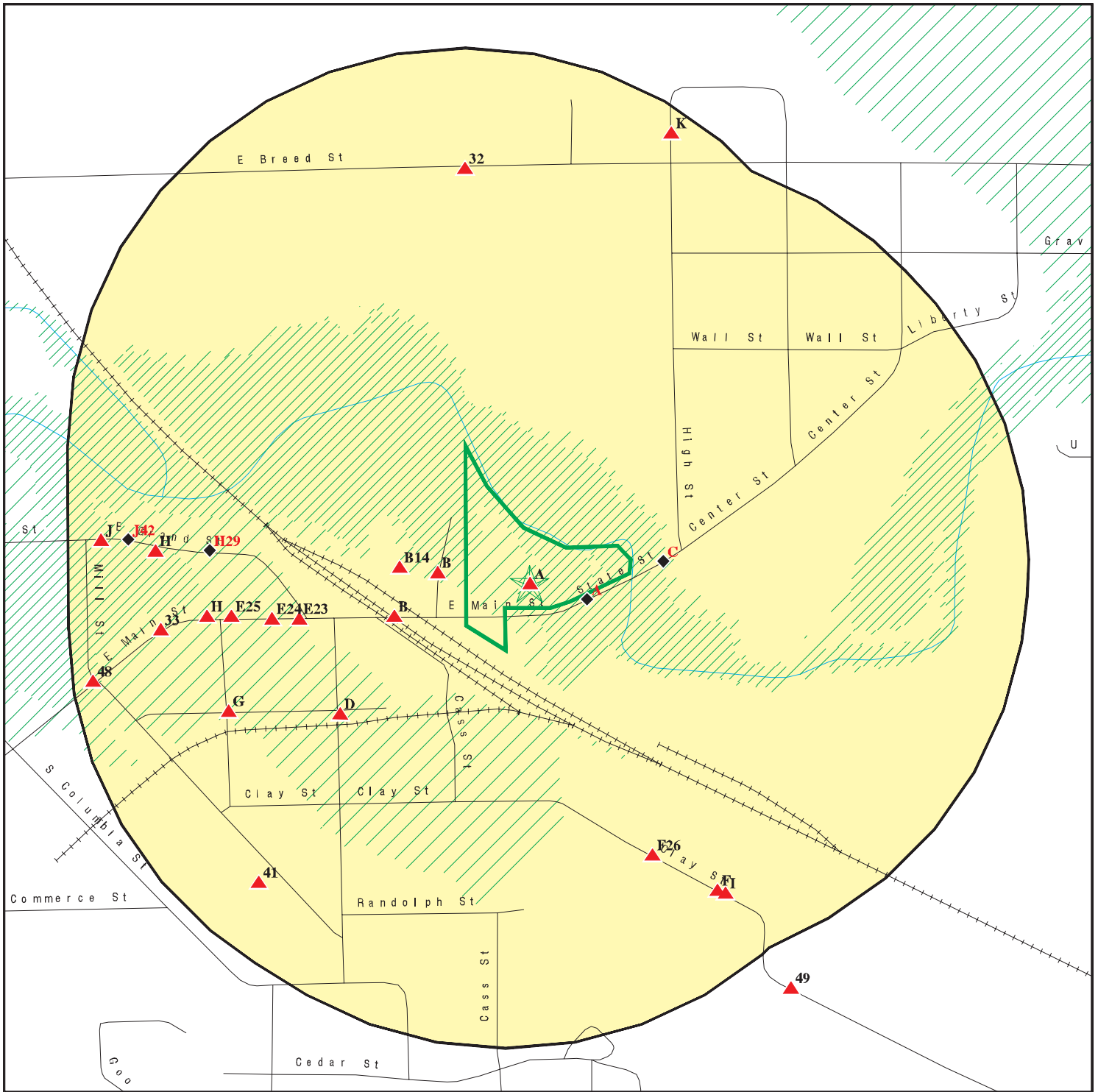
-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone








This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.





SITE NAME: 420-476 and 415 E Main Street
 ADDRESS: 420 E Main Street
 Chilton WI 53014
 LAT/LONG: 44.0332 / 88.1511

CLIENT: Sigma Env. Services, Inc.
 CONTACT: Mary Trotta
 INQUIRY #: 4139366.1s
 DATE: November 19, 2014 4:59 pm

DETAIL MAP - 4139366.1S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 420-476 and 415 E Main Street
 ADDRESS: 420 E Main Street
 Chilton WI 53014
 LAT/LONG: 44.0332 / 88.1511

CLIENT: Sigma Env. Services, Inc.
 CONTACT: Mary Trotta
 INQUIRY #: 4139366.1s
 DATE: November 19, 2014 4:59 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500	1	0	0	0	NR	NR	1
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		1	1	NR	NR	NR	2
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
WI ERP	1.000	2	4	1	3	3	NR	13
WI SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
WI SWF/LF	0.500		0	0	0	NR	NR	0
WI WDS	0.500		0	0	1	NR	NR	1
WI SHWIMS	0.500	1	5	5	5	NR	NR	16
<i>State and tribal leaking storage tank lists</i>								
WI LUST	0.500		1	7	2	NR	NR	10

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
WI LAST	0.500		0	1	0	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
WI UST	0.250		6	9	NR	NR	NR	15
WI AST	0.250		1	4	NR	NR	NR	5
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
WI CRS	TP		NR	NR	NR	NR	NR	0
WI AUL	0.500		3	2	2	NR	NR	7
State and tribal voluntary cleanup sites								
WI VCP	0.500		1	0	0	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
WI BEAP	0.500		0	0	0	NR	NR	0
WI BROWNFIELDS	0.500		2	0	1	NR	NR	3
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
WI SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
WI CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
WI LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
WI SPILLS	TP	1	NR	NR	NR	NR	NR	1
WI AGSPILLS	TP		NR	NR	NR	NR	NR	0
WI SPILLS 90	TP		NR	NR	NR	NR	NR	0
WI SPILLS 80	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	1	5	2	NR	NR	NR	8
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
WI BRRTS	TP		NR	NR	NR	NR	NR	0
WI NPDES	TP		NR	NR	NR	NR	NR	0
WI MANIFEST	0.250	2	1	0	NR	NR	NR	3
NY MANIFEST	0.250		0	0	NR	NR	NR	0
WI DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WI WRRSER	TP		NR	NR	NR	NR	NR	0
WI AIRS	TP		NR	NR	NR	NR	NR	0
WI TIER 2	TP		NR	NR	NR	NR	NR	0
WI LEAD	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
WI Financial Assurance	TP		NR	NR	NR	NR	NR	0
WI COAL ASH	0.500		0	0	0	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
PRP	TP	1	NR	NR	NR	NR	NR	1
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		1	1	NR	NR	NR	2

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
WI RGA LF	TP		NR	NR	NR	NR	NR	0
WI RGA LUST	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
----------------------------------------------	------	-------------	--------------------------------

A1	CHILTON PLATING CO INC (FORMER)	WI MANIFEST	S112094949
Target	420 E MAIN ST		N/A
Property	CHILTON, WI 53014		

Actual: [Click here for full text details](#)
852 ft.

A2	CHILTON PLATING CO INC (FORMER)	RCRA NonGen / NLR	1000292720
Target	420 E MAIN ST	FINDS	WID006424857
Property	CHILTON, WI 53014	WI ERP	
		WI MANIFEST	
		WI SPILLS	
		WI SHWIMS	

Actual: [Click here for full text details](#)
852 ft.

RCRA NonGen / NLR
EPA Id: WID006424857

WI ERP
Status: OPEN

WI SPILLS
Status: CLOSED
Status: HISTORIC SPILL

WI SHWIMS
Status: OPERATING

A3	CHILTON PLATING	CERCLIS	1014914970
Target	420 E. MAIN STREET	PRP	WIN000510557
Property	CHILTON, WI 53014		

Actual: [Click here for full text details](#)
852 ft.

CERCLIS
EPA Id: WIN000510557

A4	SCHNEIDER PROPERTY	WI ERP	S104005271
Target	476 E MAIN ST		N/A
Property	CHILTON, WI		

Actual: [Click here for full text details](#)
852 ft.

WI ERP
Status: OPEN

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
----------------------------------------------	--	-------------	--------------------------------

A5 ESE < 1/8 0.003 mi. 17 ft. Relative: Lower	ALLIANCE MILK PRODUCTS LLC 435 E MAIN ST CHILTON, WI 53014 Click here for full text details	RCRA-CESQG FINDS WI NPDES WI MANIFEST WI SPILLS WI SHWIMS	1004797997 WID988601399
-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------	----------------------------

RCRA-CESQG
EPA Id: WID988601399

WI SPILLS
Status: CLOSED

WI SHWIMS
Status: OPERATING

A6 ESE < 1/8 0.003 mi. 17 ft. Relative: Lower	435 E MAIN ST CHILTON, WI 53014 Click here for full text details	WI UST	U003444166 N/A
-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	---------------	-------------------

WI UST
Tank Status: Closed Filled With Inert Material

B7 West < 1/8 0.018 mi. 93 ft. Relative: Higher	MIRRO CO PLT 20 (FORMER) 44 WALNUT CHILTON, WI 53014 Click here for full text details	RCRA NonGen / NLR WI ERP WI BRRTS WI SPILLS WI AUL WI VCP WI BROWNFIELDS WI SHWIMS	1000365857 WID006080691
-------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------

RCRA NonGen / NLR
EPA Id: WID006080691

WI ERP
Status: OPEN

WI BRRTS
Status: NAR
Status: GEN PROP

WI SPILLS
Status: HISTORIC SPILL
Status: CLOSED

WI AUL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MIRRO CO PLT 20 (FORMER) (Continued)

1000365857

Status: OPEN

WI VCP

Status: OPEN

WI BROWNFIELDS

Status: GEN PROP

Status: OPEN

WI SHWIMS

Status: CLOSED

B8
West
< 1/8
0.018 mi.
93 ft.

**44 WALNUT ST
CHILTON, WI 53014**

**WI UST U003953472
N/A**

[Click here for full text details](#)

Relative:
Higher

WI UST

Tank Status: Closed Filled With Inert Material

Tank Status: Closed/Removed

B9
West
< 1/8
0.019 mi.
102 ft.

**32 WALNUT ST
CHILTON, WI 53014**

**WI UST U001981045
N/A**

[Click here for full text details](#)

Relative:
Higher

WI UST

Tank Status: Closed/Removed

Tank Status: In Use

B10
West
< 1/8
0.019 mi.
102 ft.

**KAYTEE PRODUCTS
32 WALNUT ST
CHILTON, WI 53014**

**WI SHWIMS S103697650
N/A**

[Click here for full text details](#)

Relative:
Higher

WI SHWIMS

Status: OPERATING

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

B11
 West
 < 1/8
 0.019 mi.
 102 ft.

KAYTEE PRODUCTS INC PLT 4
 32 WALNUT ST
 CHILTON, WI 53014

RCRA NonGen / NLR
FINDS 1004799859
 WIR000017830

[Click here for full text details](#)

Relative:
 Higher
RCRA NonGen / NLR
 EPA Id: WIR000017830

C12
 East
 < 1/8
 0.020 mi.
 108 ft.

457 E MAIN STREET
 CHILTON, WI 53014

WI AST A100297520
 N/A

[Click here for full text details](#)

Relative:
 Lower

C13
 East
 < 1/8
 0.020 mi.
 108 ft.

CHILTON CITY OF WWTP
 457 E MAIN ST
 CHILTON, WI 53014

RCRA NonGen / NLR 1000292722
 WID980996425

[Click here for full text details](#)

Relative:
 Lower
RCRA NonGen / NLR
 EPA Id: WID980996425

B14
 West
 < 1/8
 0.041 mi.
 219 ft.

MAUNA PRODUCTS CORP
 S OF E MAIN ST
 CHILTON, WI

WI ERP S102354590
 N/A

[Click here for full text details](#)

Relative:
 Higher
WI ERP
 Status: CLOSED

B15
 WSW
 < 1/8
 0.045 mi.
 238 ft.

LUNDA CONST CO (FORMER)
 603 E MAIN ST
 CHILTON, WI 53014

RCRA NonGen / NLR 1004798400
FINDS WID988615670

[Click here for full text details](#)

Relative:
 Higher
RCRA NonGen / NLR
 EPA Id: WID988615670

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B16 WSW < 1/8 0.045 mi. 238 ft.	603 E MAIN ST CHILTON, WI 53014 Click here for full text details	WI UST	U002186166 N/A
Relative: Higher	WI UST Tank Status: Closed/Removed		
B17 WSW < 1/8 0.045 mi. 238 ft.	LUNDA CONST CO (FORMER) 603 E MAIN ST CHILTON, WI 53014 Click here for full text details	WI SHWIMS	S116709974 N/A
Relative: Higher	WI SHWIMS Status: MOVED		
D18 SW < 1/8 0.097 mi. 510 ft.	COOP SERVICE OIL CO 28 ADAMS CHILTON, WI 53014 Click here for full text details	WI ERP WI AGSPILLS WI CRS WI AUL	S105962519 N/A
Relative: Higher	WI ERP Status: CLOSED		
	WI AUL Status: CLOSED		
D19 SW < 1/8 0.101 mi. 535 ft.	VANDE HEY BRANTMEIER INC BODY SHOP (FORMER) 43 ADAMS ST CHILTON, WI 53014 Click here for full text details	WI LUST WI CRS WI AUL WI SHWIMS	S108158861 N/A
Relative: Higher	WI LUST Facility Status: CLOSED		
	WI AUL Status: CLOSED		
	WI SHWIMS Status: MOVED		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

D20
 SW
 < 1/8
 0.101 mi.
 535 ft.

43 ADAMS ST
 CHILTON, WI 53014

[Click here for full text details](#)

Relative:
 Higher

EDR US Hist Auto Stat 1015491395
 N/A

D21
 SW
 < 1/8
 0.101 mi.
 535 ft.

VANDE HEY BRANTMEIER (FORMER)
 43 ADAMS ST
 CHILTON, WI 53014

[Click here for full text details](#)

Relative:
 Higher

RCRA NonGen / NLR 1000706923
 WID982609455

RCRA NonGen / NLR
 EPA Id: WID982609455

D22
 SW
 < 1/8
 0.101 mi.
 535 ft.

43 ADAMS STREET
 CHILTON, WI 53014

[Click here for full text details](#)

Relative:
 Higher

WI UST U004067533
 N/A

WI UST
 Tank Status: Closed/Removed

E23
 West
 < 1/8
 0.105 mi.
 553 ft.

LARSON CLEANERS
 317 E MAIN ST
 CHILTON, WI

[Click here for full text details](#)

Relative:
 Higher

WI ERP S104005390
 WI BRRTS N/A
 WI BROWNFIELDS

WI ERP
 Status: OPEN

WI BRRTS
 Status: GEN PROP

WI BROWNFIELDS
 Status: GEN PROP

E24
 West
 < 1/8
 0.122 mi.
 643 ft.

311 E MAIN ST
 CHILTON, WI 53014

[Click here for full text details](#)

Relative:
 Higher

WI UST U003174906
 N/A

WI UST
 Tank Status: Closed/Removed

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E25 West 1/8-1/4 0.147 mi. 778 ft.	300 E MAIN ST CHILTON, WI 53014 Click here for full text details	WI LUST WI UST	U003021025 N/A
Relative: Higher	WI LUST Facility Status: CLOSED WI UST Tank Status: Closed/Removed		
F26 SSE 1/8-1/4 0.158 mi. 834 ft.	CHILTON COOP SERVICE OIL CO 420 CLAY ST CHILTON, WI Click here for full text details	WI ERP WI LAST WI CRS WI AUL	S108950221 N/A
Relative: Higher	WI ERP Status: CLOSED WI LAST Status: CLOSED WI AUL Status: CLOSED		
G27 WSW 1/8-1/4 0.158 mi. 836 ft.	18 DOUGLAS ST CHILTON, WI 53014 Click here for full text details	WI UST	U002045952 N/A
Relative: Higher	WI UST Tank Status: Closed/Removed		
G28 WSW 1/8-1/4 0.158 mi. 836 ft.	CHILTON MILL WORKS 18 DOUGLAS ST CHILTON, WI Click here for full text details	WI LUST WI WRRSER	S101512602 N/A
Relative: Higher	WI LUST Facility Status: CLOSED		

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
H29	West	1/8-1/4	0.161 mi. 849 ft.	275 E GRAND ST CHILTON, WI 53014	EDR US Hist Auto Stat	1015382916	N/A
<p>Click here for full text details</p>							
Relative: Lower							
H30	West	1/8-1/4	0.163 mi. 859 ft.	252 E MAIN ST CHILTON, WI 53014	WI UST	1000983119	N/A
<p>Click here for full text details</p>							
Relative: Higher							
WI UST Tank Status: Closed/Removed							
H31	West	1/8-1/4	0.163 mi. 859 ft.	CHILTON FURNITURE MART 252 E MAIN ST CHILTON, WI 53014	RCRA NonGen / NLR FINDS WI LUST WI SHWIMS	1004795764	WI0000961136
<p>Click here for full text details</p>							
Relative: Higher							
RCRA NonGen / NLR EPA Id: WI0000961136							
WI LUST Facility Status: CLOSED							
WI SHWIMS Status: OPERATING							
32	North	1/8-1/4	0.175 mi. 923 ft.	920 E BREED STREET CHILTON, WI 53014	WI AST	A100297511	N/A
<p>Click here for full text details</p>							
Relative: Higher							
33	West	1/8-1/4	0.192 mi. 1013 ft.	CHILTON CTY WASTEWATER TREATMENT PLT 457 E MAIN ST CHILTON, WI 53014	WI SHWIMS	S108150135	N/A
<p>Click here for full text details</p>							
Relative: Higher							
WI SHWIMS Status: OPERATING							

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
H34 West 1/8-1/4 0.195 mi. 1029 ft.	KAYTEE PRODUCTS 242 E GRAND ST CHILTON, WI Click here for full text details	WI LUST	S102321974 N/A
Relative: Higher	WI LUST Facility Status: CLOSED		
H35 West 1/8-1/4 0.195 mi. 1029 ft.	242 E GRAND ST CHILTON, WI 53014 Click here for full text details	WI UST	U003953347 N/A
Relative: Higher	WI UST Tank Status: Closed/Removed		
F36 SSE 1/8-1/4 0.201 mi. 1061 ft.	CHILTON COOP 440 CLAY ST CHILTON, WI 53014 Click here for full text details	WI SHWIMS	S108150133 N/A
Relative: Higher	WI SHWIMS Status: OPERATING		
F37 SSE 1/8-1/4 0.201 mi. 1061 ft.	440 CLAY ST CHILTON, WI 53014 Click here for full text details	WI AST	U003469164 N/A
Relative: Higher			
F38 SSE 1/8-1/4 0.201 mi. 1061 ft.	CHILTON COOP 440 CLAY ST CHILTON, WI 53014 Click here for full text details	RCRA-CESQG FINDS	1004801522 WIR000106203
Relative: Higher	RCRA-CESQG EPA Id: WIR000106203		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
I39 SSE 1/8-1/4 0.205 mi. 1085 ft.	QUALITY PAINT CENTER 442 CLAY ST CHILTON, WI 53014 Click here for full text details	WI SHWIMS	S108156511 N/A
Relative: Higher	WI SHWIMS Status: OPERATING		
I40 SSE 1/8-1/4 0.205 mi. 1085 ft.	QUALITY PAINT CTR 442 CLAY ST CHILTON, WI 53014 Click here for full text details	RCRA NonGen / NLR FINDS	1004795316 WI0000118166
Relative: Higher	RCRA NonGen / NLR EPA Id: WI0000118166		
41 SW 1/8-1/4 0.207 mi. 1093 ft.	129 PENN AVE CHILTON, WI 53014 Click here for full text details	WI UST	U002180129 N/A
Relative: Higher	WI UST Tank Status: Closed/Removed		
J42 West 1/8-1/4 0.212 mi. 1119 ft.	223 E GRAND ST CHILTON, WI 53014 Click here for full text details	WI UST	U003810522 N/A
Relative: Lower	WI UST Tank Status: Closed Filled With Inert Material		
J43 West 1/8-1/4 0.229 mi. 1209 ft.	208 E GRAND ST CHILTON, WI 53014 Click here for full text details	WI UST WI AST	U003756467 N/A
Relative: Higher	WI UST Tank Status: Closed/Removed		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J44 West 1/8-1/4 0.229 mi. 1209 ft.	CHILTON COOP SERVICE OIL CO 208 E GRAND ST CHILTON, WI Click here for full text details	WI LUST WI SPILLS WI CRS WI AUL	S107922309 N/A
Relative: Higher	WI LUST Facility Status: CLOSED WI SPILLS Status: CLOSED WI AUL Status: CLOSED		
J45 West 1/8-1/4 0.234 mi. 1236 ft.	N4054 LONG RD CHILTON, WI 53014 Click here for full text details	WI UST	U003573561 N/A
Relative: Higher	WI UST Tank Status: In Use		
K46 NNE 1/8-1/4 0.236 mi. 1244 ft.	ADVANCED DISPOSAL SERVICES SW MIDWEST LLC 428 HIGH ST CHILTON, WI 53014 Click here for full text details	WI NPDES WI LUST WI WRRSER WI TIER 2 WI SHWIMS	S101514328 N/A
Relative: Higher	WI LUST Facility Status: CLOSED WI SHWIMS Status: OPERATING		
K47 NNE 1/8-1/4 0.236 mi. 1244 ft.	428 HIGH ST CHILTON, WI 53014 Click here for full text details	WI UST WI AST	U003957666 N/A
Relative: Higher	WI UST Tank Status: Closed/Removed		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
48 WSW 1/8-1/4 0.237 mi. 1251 ft.	KAYTEE PRODUCTS 400 E MAIN ST CHILTON, WI Click here for full text details	WI LUST	S110296447 N/A
Relative: Higher	WI LUST Facility Status: CLOSED		
49 SSE 1/4-1/2 0.277 mi. 1465 ft.	AMERICAN FINISHING RESOURCES INC 476 CLAY ST CHILTON, WI 53014 Click here for full text details	RCRA-LQG TRIS FINDS WI ERP WI BRRTS WI NPDES WI MANIFEST WI SPILLS WI AUL WI AIRS WI TIER 2 WI SHWIMS US AIRS	1000364798 53014THRML476CL
Relative: Higher	RCRA-LQG EPA Id: WID980901391		
	WI ERP Status: CLOSED		
	WI BRRTS Status: GEN PROP		
	WI SPILLS Status: CLOSED		
	WI AUL Status: CLOSED		
	WI SHWIMS Status: OPERATING		
L50 NW 1/4-1/2 0.357 mi. 1884 ft.	WESTERN INDUSTRIES INC PLASTICS DIV 300 E BREED ST SITE A CHILTON, WI 53014 Click here for full text details	WI ERP WI BRRTS WI LUST WI SPILLS WI CRS WI AUL WI BROWNFIELDS WI SHWIMS	S108633512 N/A
Relative: Higher	WI ERP		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WESTERN INDUSTRIES INC PLASTICS DIV (Continued)

S108633512

Status: CLOSED
Status: OPEN

WI BRRTS

Status: GEN PROP

WI LUST

Facility Status: OPEN

WI SPILLS

Status: CLOSED

WI AUL

Status: CLOSED

WI BROWNFIELDS

Status: GEN PROP

WI SHWIMS

Status: CLOSED

L51
NW
1/4-1/2
0.357 mi.
1884 ft.

WORTHINGTON CYLINDER - CHILTON
300 E BREED ST SITE B
CHILTON, WI 53014

RCRA-SQG 1007572191
WI MANIFEST WIR000119909
WI SHWIMS

[Click here for full text details](#)

Relative:
Higher

RCRA-SQG
EPA Id: WIR000119909

WI SHWIMS

Status: OPERATING

L52
NW
1/4-1/2
0.357 mi.
1884 ft.

WESTERN INDUSTRIES INC PLASTICS DIV
300 BREED ST
CHILTON, WI 53014

RCRA NonGen / NLR 1000292718
WI WDS WID006426431
NY MANIFEST
WI MANIFEST

[Click here for full text details](#)

Relative:
Higher

RCRA NonGen / NLR
EPA Id: WID006426431

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
53 South 1/4-1/2 0.385 mi. 2033 ft.	NEW HOPE CENTER INC 443 MANHATTAN ST CHILTON, WI 53014 Click here for full text details	WI SHWIMS	S108155422 N/A
Relative: Higher	WI SHWIMS Status: OPERATING		
54 WNW 1/4-1/2 0.439 mi. 2319 ft.	VANDE HEY BRANTMEIER - COLLISION CENTER 108 E BREED ST CHILTON, WI 53014 Click here for full text details	RCRA-CESQG FINDS WI MANIFEST WI SHWIMS	1004800483 WIR000043323
Relative: Higher	RCRA-CESQG EPA Id: WIR000043323 WI SHWIMS Status: OPERATING		
M55 WSW 1/4-1/2 0.440 mi. 2325 ft.	CHILTON MALTING CO 137 E MAIN CHILTON, WI Click here for full text details	WI ERP	1001191359 N/A
Relative: Higher	WI ERP Status: CLOSED		
M56 WSW 1/4-1/2 0.447 mi. 2358 ft.	SUTTNER ACCOUNTING 128 E MAIN ST CHILTON, WI Click here for full text details	WI BRRTS WI LUST	S102321978 N/A
Relative: Higher	WI BRRTS Status: NAR WI LUST Facility Status: CLOSED		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
57 SSW 1/2-1 0.665 mi. 3513 ft.	K&T MOTORS (FORMER) 1021 E CHESTNUT CHILTON, WI 53014 Click here for full text details	WI ERP	S109401253 N/A
Relative: Higher	WI ERP Status: CLOSED		
58 WSW 1/2-1 0.671 mi. 3544 ft.	UPTOWN COMMONS 49 W MAIN ST CHILTON, WI Click here for full text details	WI ERP WI CRS WI AUL	S110296476 N/A
Relative: Higher	WI ERP Status: CLOSED WI AUL Status: CLOSED		
59 SW 1/2-1 0.792 mi. 4181 ft.	RODS CITGO 40 E CHESTNUT ST CHILTON, WI 53014 Click here for full text details	WI ERP WI LUST WI SHWIMS	S103697812 N/A
Relative: Higher	WI ERP Status: CLOSED WI LUST Facility Status: CLOSED WI SHWIMS Status: OPERATING		

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
WI	AG SPILLS	Agricultural Spill Cases	Department of Agriculture, Trade & Consumer P	08/26/2014	08/26/2014	10/27/2014
WI	AIRS	Air Permit Program Listing	Department of Natural Resources	12/31/2013	07/28/2014	10/27/2014
WI	AST	Tanks Database	Department of Agriculture, Trade & Consumer P	06/26/2014	09/19/2014	10/29/2014
WI	AUL	Deed Restriction at Closeout Sites	Department of Natural Resources	08/05/2014	08/08/2014	10/27/2014
WI	BEAP	Brownfields Environmental Assessment Program	Department of Natural Resources	12/31/2000	05/29/2001	06/29/2001
WI	BROWNFIELDS	Brownfields Site Locations Listing	Department of Natural Resources	08/05/2014	08/08/2014	10/27/2014
WI	BRRTS	Bureau of Remediation & Redevelopment Tracking System	Department of Natural Resources	08/05/2014	08/08/2014	10/27/2014
WI	CDL	Clandestine Drug Lab Listing	Department of Justice	05/22/2014	08/15/2014	10/29/2014
WI	COAL ASH	Coal Ash Disposal Site Listing	Department of Natural Resources	07/01/2014	07/07/2014	08/07/2014
WI	CRS	Closed Remediation Sites	Department of Natural Resources	06/11/2014	08/22/2014	10/27/2014
WI	DRYCLEANERS	Five Star Recognition Program Sites	Department of Natural Resources	04/02/2012	04/05/2012	04/24/2012
WI	ERP	Environmental Repair Program Database	Department of Natural Resources	08/05/2014	08/08/2014	10/27/2014
WI	Financial Assurance 1	Financial Assurance Information Listing	Department of Natural Resources	10/02/2014	10/03/2014	10/28/2014
WI	Financial Assurance 2	Financial Assurance Information Listing	Department of Agriculture, Trade & Consumer P	09/30/2014	10/02/2014	10/29/2014
WI	Financial Assurance 3	Financial Assurance Information Listing	Department of Natural Resources	08/29/2014	08/29/2014	10/28/2014
WI	LAST	Leaking Aboveground Storage Tank Listing	Department of Natural Resources	08/05/2014	08/08/2014	10/27/2014
WI	LEAD	Lead Inspection Data	Department of Health & Family Services	09/25/2014	09/26/2014	10/28/2014
WI	LEAD CERT	Lead Safe Housing Registry	Department of Environmental & Occupation	06/24/2014	06/26/2014	07/03/2014
WI	LIENS	Environmental Liens Listing	Department of Natural Resources	07/11/2014	07/11/2014	08/07/2014
WI	LUST	Leaking Underground Storage Tank Database	Department of Natural Resources	08/05/2014	08/08/2014	10/27/2014
WI	NPDES	NPDES Permit Listing	Department of Natural Resources	08/26/2014	08/27/2014	10/28/2014
WI	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Natural Resources		07/01/2013	01/13/2014
WI	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Natural Resources		07/01/2013	12/27/2013
WI	SHWIMS	Solid & Hazardous Waste Information Management System	Department of Natural Resources	07/16/2014	07/17/2014	08/07/2014
WI	SHWS	Hazard Ranking List	Department of Natural Resources	11/30/1994	02/10/1995	03/01/1995
WI	SPILLS	Spills Database	Department of Natural Resources	08/05/2014	08/08/2014	10/27/2014
WI	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	03/31/2003	01/03/2013	03/01/2013
WI	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	11/06/2012	01/03/2013	02/11/2013
WI	SWF/LF	List of Licensed Landfills	Department of Natural Resources	10/06/2014	10/07/2014	10/28/2014
WI	SWRCY	Recycling Center Listing	Solid & Hazardous Waste Education center	07/25/2014	07/30/2014	10/27/2014
WI	TIER 2	Tier 2 Facility Listing	Department of Natural Resources	12/31/2012	11/25/2013	12/30/2013
WI	UST	Registered Underground Storage Tanks	Department of Agriculture, Trade & Consumer P	06/26/2014	09/19/2014	10/29/2014
WI	VCP	Voluntary Party Liability Exemption Sites	Department of Natural Resources	08/05/2014	08/08/2014	10/27/2014
WI	WDS	Registry of Waste Disposal Sites	Department of Natural Resources	07/22/2013	10/03/2013	11/15/2013
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2013	06/20/2014	08/07/2014
WI	WRRSER	Wisconsin Remedial Response Site Evaluation Report	Department of Natural Resources	10/01/1995	01/02/1996	02/01/1996
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2013	01/24/2014	02/24/2014
US	CORRACTS	Corrective Action Report	EPA	06/10/2014	07/02/2014	09/18/2014
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	09/29/2014	10/08/2014	11/17/2014
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/29/2014	09/30/2014	11/06/2014
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	07/21/2014	10/07/2014	10/20/2014
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	08/16/2014	09/10/2014	10/20/2014
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	06/06/2014	09/10/2014	09/18/2014
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/30/2014	10/01/2014	11/06/2014
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/31/2014	10/29/2014	11/06/2014
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/01/2013	05/01/2013	11/01/2013
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	05/20/2014	06/10/2014	08/22/2014
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	07/30/2014	08/12/2014	08/22/2014
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/03/2014	11/05/2014	11/17/2014
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/06/2014	10/29/2014	11/17/2014
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	05/22/2014	08/22/2014	09/18/2014
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	11/04/2014	11/07/2014	11/17/2014
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/01/2013	05/01/2013	01/27/2014
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	05/20/2014	06/10/2014	08/15/2014
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	07/30/2014	08/12/2014	08/22/2014
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	11/03/2014	11/05/2014	11/17/2014
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/06/2014	10/29/2014	11/06/2014
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	08/20/2014	08/22/2014	09/18/2014
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	11/04/2014	11/07/2014	11/17/2014
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	08/14/2014	08/15/2014	08/22/2014
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/29/2014	10/01/2014	11/06/2014
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	06/04/2014	06/12/2014	07/28/2014
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	08/29/2014	10/09/2014	10/20/2014
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/22/2013	08/02/2013	11/01/2013
US	NPL	National Priority List	EPA	09/29/2014	10/08/2014	11/17/2014
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	07/01/2014	10/15/2014	11/17/2014
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	Proposed NPL	Proposed National Priority List Sites	EPA	09/29/2014	10/08/2014	11/17/2014
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	10/07/2014	10/08/2014	10/20/2014
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RMP	Risk Management Plans	Environmental Protection Agency	08/01/2014	08/12/2014	11/06/2014
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2011	07/31/2013	09/13/2013
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/16/2014	10/31/2014	11/17/2014
US	US AIRS MINOR	Air Facility System Data	EPA	10/16/2014	10/31/2014	11/17/2014
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/22/2014	09/23/2014	10/20/2014
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	07/25/2014	09/09/2014	10/20/2014
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	09/18/2014	09/19/2014	10/20/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/04/2014	09/04/2014	10/20/2014
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	07/25/2014	09/09/2014	10/20/2014
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	09/18/2014	09/19/2014	10/20/2014
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/05/2014	09/04/2014	11/17/2014
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	08/01/2014	08/07/2014	10/17/2014
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2013	07/21/2014	08/25/2014
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2013	07/15/2014	08/13/2014
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	06/24/2014	08/22/2014	11/04/2014
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
WI	Daycare Centers	Sensitive Receptor: Day Care Directory	Department of Health & Family Services			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

<u>St</u>	<u>Acronym</u>	<u>Full Name</u>	<u>Government Agency</u>	<u>Gov Date</u>	<u>Arvl. Date</u>	<u>Active Date</u>
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

420-476 AND 415 E MAIN STREET
420 E MAIN STREET
CHILTON, WI 53014

TARGET PROPERTY COORDINATES

Latitude (North):	44.0332 - 44° 1' 59.52"
Longitude (West):	88.1511 - 88° 9' 3.96"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	407760.2
UTM Y (Meters):	4875988.0
Elevation:	852 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	44088-A2 CHILTON, WI
Most Recent Revision:	1995

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

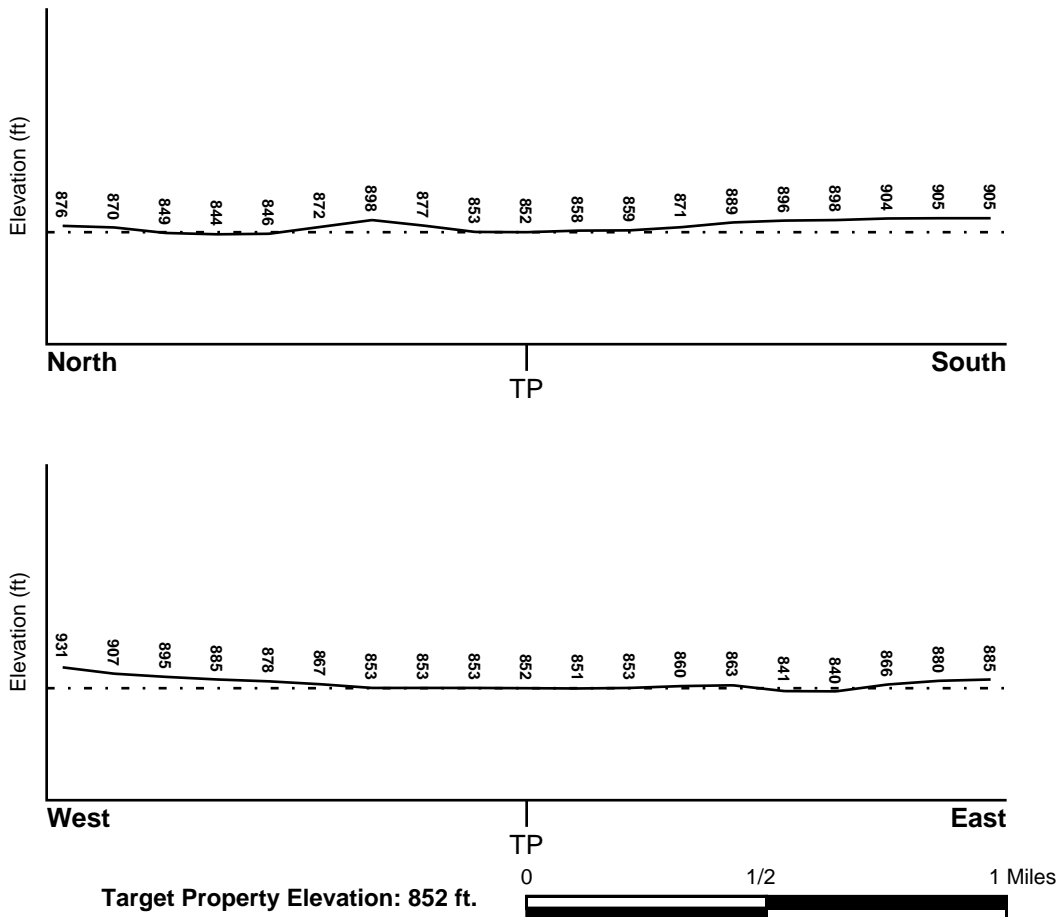
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> CALUMET, WI	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	55015C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> NOT AVAILABLE	NWI Electronic <u>Data Coverage</u> YES - refer to the Overview Map and Detail Map
-----------------------------------------------------	------------------------------------------------------------------------------------------

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

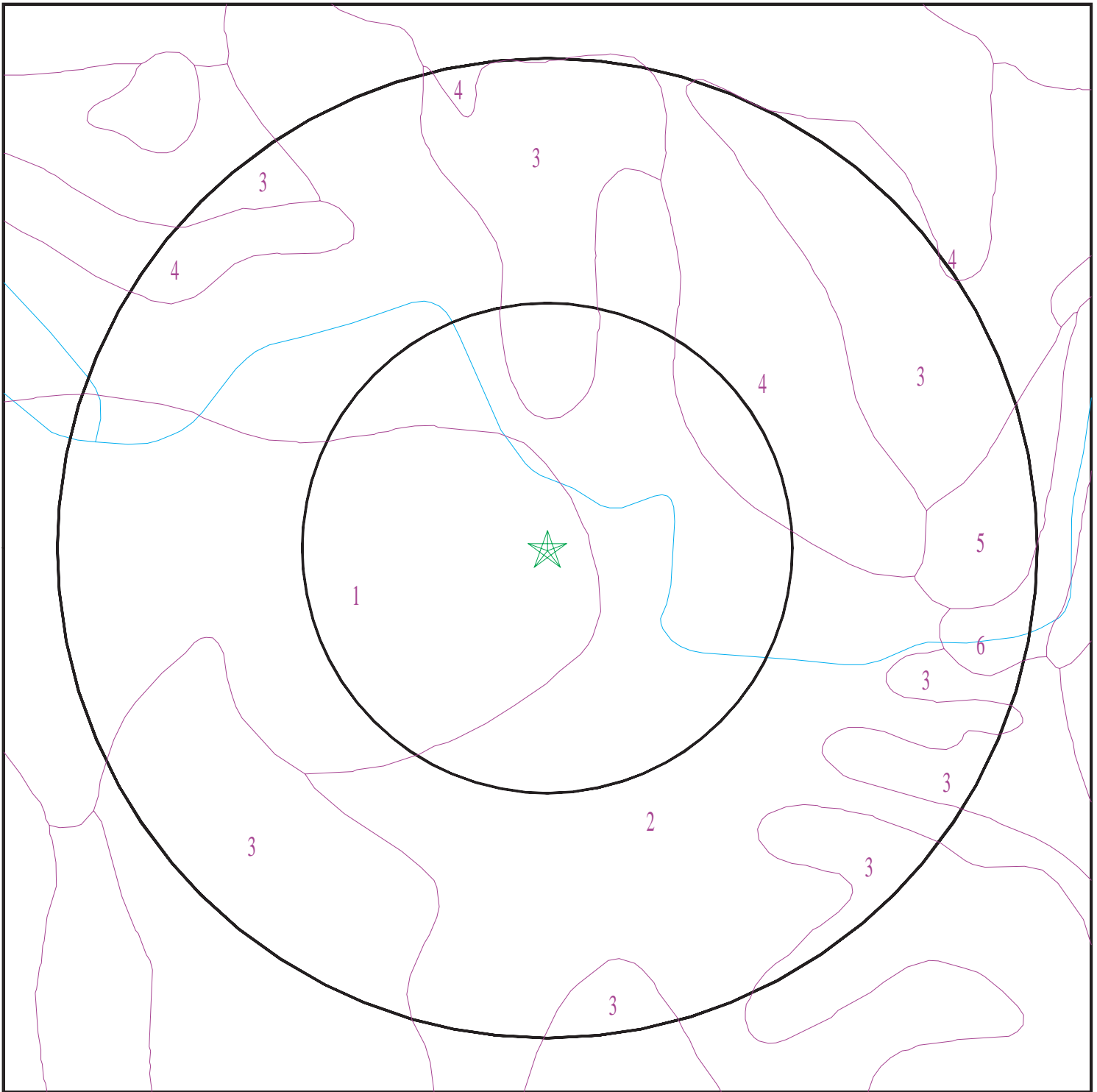
Era: Paleozoic
System: Silurian
Series: Middle Silurian (Niagoaran)
Code: S2 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4139366.1s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: 420-476 and 415 E Main Street
ADDRESS: 420 E Main Street
Chilton WI 53014
LAT/LONG: 44.0332 / 88.1511

CLIENT: Sigma Env. Services, Inc.
CONTACT: Mary Trotta
INQUIRY #: 4139366.1s
DATE: November 19, 2014 5:00 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Lamartine

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.8 Min: 5.6
2	9 inches	27 inches	silty clay loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.8 Min: 5.6
3	27 inches	31 inches	clay loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.8 Min: 6.6
4	31 inches	59 inches	loam	Not reported	Not reported	Max: 42 Min: 4	Max: 8.4 Min: 7.4

Soil Map ID: 2

Soil Component Name: Manawa

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.8 Min: 6.1
2	7 inches	22 inches	silty clay	Not reported	Not reported	Max: 1 Min: 0	Max: 8.4 Min: 5.6
3	22 inches	59 inches	silty clay	Not reported	Not reported	Max: 1 Min: 0	Max: 8.4 Min: 7.4

Soil Map ID: 3

Soil Component Name: Kewaunee

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	7 inches	22 inches	clay	Not reported	Not reported	Max: 4 Min: 0	Max: 7.8 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	22 inches	59 inches	clay	Not reported	Not reported	Max: 4 Min: 0	Max: 8.4 Min: 7.4

Soil Map ID: 4

Soil Component Name: Kewaunee

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	7 inches	22 inches	clay	Not reported	Not reported	Max: 4 Min: 0	Max: 7.8 Min: 5.6
3	22 inches	59 inches	clay	Not reported	Not reported	Max: 4 Min: 0	Max: 8.4 Min: 7.4

Soil Map ID: 5

Soil Component Name: Udorthents

Soil Surface Texture: variable

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: 42 Min: 0	Max: Min:

Soil Map ID: 6

Soil Component Name: Fluvaquents

Soil Surface Texture: variable

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: 42 Min: 0	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS40001315972	0 - 1/8 Mile SSE
2	USGS40001315976	1/8 - 1/4 Mile ESE
A3	USGS40001315968	1/8 - 1/4 Mile SW
A4	USGS40001330613	1/8 - 1/4 Mile SW
5	USGS40001316016	1/8 - 1/4 Mile North
B6	USGS40001315977	1/8 - 1/4 Mile WSW
B7	USGS40001315970	1/8 - 1/4 Mile WSW
C8	USGS40001315971	1/4 - 1/2 Mile WSW
C9	USGS40001315973	1/4 - 1/2 Mile WSW
10	USGS40001316032	1/4 - 1/2 Mile NNE
D11	USGS40001316035	1/2 - 1 Mile NE
12	USGS40001315941	1/2 - 1 Mile SW
D13	USGS40001316040	1/2 - 1 Mile NE
14	USGS40001315974	1/2 - 1 Mile West
16	USGS40001315999	1/2 - 1 Mile West
17	USGS40001315924	1/2 - 1 Mile SSW
E18	USGS40001315954	1/2 - 1 Mile WSW
19	USGS40001330638	1/2 - 1 Mile NE
20	USGS40001315923	1/2 - 1 Mile SSE
F21	USGS40001330620	1/2 - 1 Mile West
F22	USGS40001330622	1/2 - 1 Mile West
F23	USGS40001330621	1/2 - 1 Mile West
F24	USGS40001330626	1/2 - 1 Mile West
25	USGS40001330645	1/2 - 1 Mile North
26	USGS40001316020	1/2 - 1 Mile WNW
27	USGS40001315926	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
E15	WI4080330	1/2 - 1 Mile WSW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
---------------	----------------	-------------------------

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

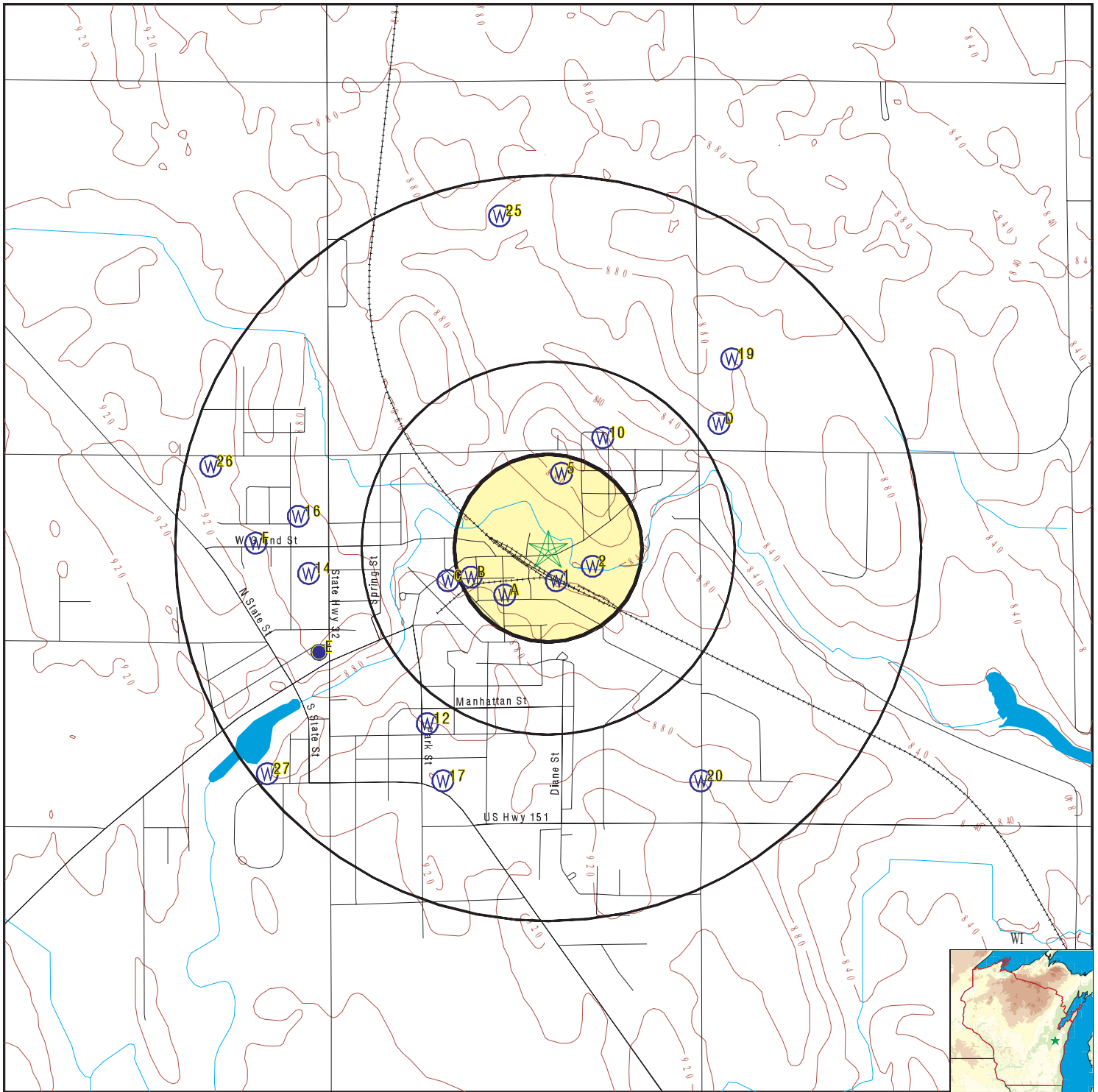
MAP ID

WELL ID

LOCATION
FROM TP

No Wells Found

PHYSICAL SETTING SOURCE MAP - 4139366.1s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons



- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data



SITE NAME: 420-476 and 415 E Main Street
 ADDRESS: 420 E Main Street
 Chilton WI 53014
 LAT/LONG: 44.0332 / 88.1511

CLIENT: Sigma Env. Services, Inc.
 CONTACT: Mary Trotta
 INQUIRY #: 4139366.1s
 DATE: November 19, 2014 5:00 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	SSE	0 - 1/8 Mile	Higher	FED USGS	USGS40001315972
		Click here for full text details			
2	ESE	1/8 - 1/4 Mile	Lower	FED USGS	USGS40001315976
		Click here for full text details			
A3	SW	1/8 - 1/4 Mile	Higher	FED USGS	USGS40001315968
		Click here for full text details			
A4	SW	1/8 - 1/4 Mile	Higher	FED USGS	USGS40001330613
		Click here for full text details			
5	North	1/8 - 1/4 Mile	Higher	FED USGS	USGS40001316016
		Click here for full text details			
B6	WSW	1/8 - 1/4 Mile	Higher	FED USGS	USGS40001315977
		Click here for full text details			
B7	WSW	1/8 - 1/4 Mile	Higher	FED USGS	USGS40001315970
		Click here for full text details			
C8	WSW	1/4 - 1/2 Mile	Higher	FED USGS	USGS40001315971
		Click here for full text details			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
C9 WSW 1/4 - 1/2 Mile Higher	Click here for full text details	FED USGS	USGS40001315973
10 NNE 1/4 - 1/2 Mile Higher	Click here for full text details	FED USGS	USGS40001316032
D11 NE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40001316035
12 SW 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40001315941
D13 NE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40001316040
14 West 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40001315974
E15 WSW 1/2 - 1 Mile Higher	Click here for full text details	FRDS PWS	WI4080330
16 West 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40001315999
17 SSW 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40001315924

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
E18	WSW	1/2 - 1 Mile	Higher	FED USGS	USGS40001315954
		Click here for full text details			
19	NE	1/2 - 1 Mile	Higher	FED USGS	USGS40001330638
		Click here for full text details			
20	SSE	1/2 - 1 Mile	Higher	FED USGS	USGS40001315923
		Click here for full text details			
F21	West	1/2 - 1 Mile	Higher	FED USGS	USGS40001330620
		Click here for full text details			
F22	West	1/2 - 1 Mile	Higher	FED USGS	USGS40001330622
		Click here for full text details			
F23	West	1/2 - 1 Mile	Higher	FED USGS	USGS40001330621
		Click here for full text details			
F24	West	1/2 - 1 Mile	Higher	FED USGS	USGS40001330626
		Click here for full text details			
25	North	1/2 - 1 Mile	Higher	FED USGS	USGS40001330645
		Click here for full text details			
26	WNW	1/2 - 1 Mile	Higher	FED USGS	USGS40001316020
		Click here for full text details			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

27
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40001315926

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: WI Radon

Radon Test Results

Num Tests	# 4-10 pCi/L	# > 10 pCi/L	Avg pCi/L	Max pCi/L
56	16	8	5.3	27.6
56	16	8	5.3	27.6
56	16	8	5.3	27.6

Federal EPA Radon Zone for CALUMET County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 53014

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.200 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Wisconsin Well Construction Report File

Source: Department of Natural Resources

Telephone: 608-266-0153

In the past, not all latitude/longitudes were accurate. Many were protracted from centroid (center of the quarter sections given in PLSS). The ones that were not accurate were removed from the well database.

OTHER STATE DATABASE INFORMATION

RADON

State Database: WI Radon

Source: Department of Health & Family Services

Telephone: 608-266-1865

Wisconsin Measurement Summary

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX C

City Directory

420 E Main Street

420 E Main Street
Chilton, WI 53014

Inquiry Number: 4076145.5
September 25, 2014

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2013	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services

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FINDINGS

TARGET PROPERTY STREET

420 E Main Street
Chilton, WI 53014

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
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E MAIN ST

2013	pg A1	Cole Information Services
2008	pg A3	Cole Information Services
2003	pg A5	Cole Information Services
1999	pg A6	Cole Information Services
1995	pg A7	Cole Information Services
1992	pg A9	Cole Information Services

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

WALNUT ST

2013	pg. A2	Cole Information Services	
2008	pg. A4	Cole Information Services	
2003	-	Cole Information Services	Target and Adjoining not listed in Source
1999	-	Cole Information Services	Target and Adjoining not listed in Source
1995	pg. A8	Cole Information Services	
1992	pg. A10	Cole Information Services	

City Directory Images

E MAIN ST 2013

238	TAX & ACCOUNTING SERVICE INC
241	JOHN BIECK
248	BECKY LANGO
	DONALD WALBER
	JAC MURLEY
249	CURVEINN
	ROBERT NISLEIT
253	PEGGY GASSER
	RICHARED ELDRED
260	PLAMOR LANES
301	MARK MOORE
	MIKE REGAN
307	MICHAEL HOSTETTLER
	WALLY FHLUG
310	STAGE COACH BAR & GRILL
311	DOGGIE DOS BY LOU
321	KIENBAUMS CENTRAL HOUSE
415	OCCUPANT UNKNOWN
420	ALICE MCNEELY
423	OCCUPANT UNKNOWN
435	ALLIANCE MILK PRODUCTS
513	JOSEPH WINGERS
621	OCCUPANT UNKNOWN

Target Street

Cross Street

Source

-

✓

Cole Information Services

WALNUT ST 2013

44 JTD ENTERPRISES INC



-

E MAIN ST 2008

238	ATTIC TREASURES & MORE LLC AVIS TOMAZEVIC DIRNBAUER AUCTION CO TAX & ACCOUNTING SERVICE
241	JOHN BIECK
244	BRIAN LAPLANTE DENNIS MUELLER LEO PRUITT
248	ANTHONY HINTZ BRADLEY HEGG DAVID KREILING DONALD WALBER EUGENIO SALAS JASON PLOEGER JUAN HUIPE MARION PETERS NATHANEAL MARITN STEVE GROELLE
249	ROBERT NISLEIT
253	DANIEL JUCKEM NATHAN BIXBY
260	MATHES PLAMOR CORP
301	JENIFER WONDRA
304	AARON CORK
307	BOBBIE WORSTER CHARLIE YADON DANIEL SWETTE DAVID ROGERS JORY MENTZ KENNETH KURZ MICHAEL HOSTETTLER OCCUPANT UNKNOWN WALLY FHLUG YVETTE SCHLESNER
310	STAGE COACH BAR & GRILL
311	AUTO BAHN CLASSIC ERIC BROEHM
321	CENTRAL HOUSE CHANSE INVESTMENT
415	OCCUPANT UNKNOWN
420	ALICE MCNEELY CHILTON PLATING COMPANY INC
423	OCCUPANT UNKNOWN
435	MILK PRODUCTS INC WI SAV A CAF MILK PRODUCTS
513	JOSEPH WINGERS
534	SHERRY BOWE

Target Street

Cross Street

Source

-

✓

Cole Information Services

WALNUT ST 2008

44 ANCHOR HOCKING CORP
MIDWEST MACHINE CO INC

E MAIN ST 2003

238	CLASSIC BEAUTY COLLEGE
241	GENE RETZLAFF JBS CUSTOM PNTG & COATINGS
244	BRIAN LAPLANTE DENNIS MUELLER LEO PRUITT OCCUPANT UNKNOWN WESTEND CREATIONS
248	BRADLEY HEGG D DUBOIS DAVID GRAILER JASON PLOEGER MARK KARTHEISER TAMMY ROBERTS
249	CURVE INN ROBERT NISLEIT
251	OCCUPANT UNKNOWN
252	CHILTON FURNITURE MART
253	KEITH KRESEN OCCUPANT UNKNOWN RONALD STURTZ
260	SHARON MATHES
307	BOBBIE WORSTER JEREMY SCHMEDA JOSE CAMACHO KENNETH KURZ
310	GREG WOLF STAGE COACH BAR & GRILL LLC
317	JESSE FAUST T & S
435	MANNA PRO MILK PRODUCTS INC MILK PRODUCTS INC
457	CHILTON CITY OF WATER DEPT CHLTN CITY OF CITY WSTWTR PLAN
513	JOSEPH WINGERS
614	OCCUPANT UNKNOWN

E MAIN ST 1999

238 CLASSIC BEAUTY COLLEGE
241 OCCUPANT UNKNOWN
RETZLAFF GENE ACCOUNTANT
244 CRYSTAL KOBRIGER
DENNIS MUELLER
JENNY FISCHER
LEO PRUITT
TERRY HANNA
248 ANTHONY HINTZ
ANTHONY WINTZ
BECKY KOENIGS
BETH BOHMAN
BUD MCATEE
DAVID MUELLER
LORAIN JANSEN
ROLL INN TAVERN
RYAN SCHIPPER
251 GARY PARSONS
NIERODE KEVIN A DENTST OFFICE
PARSONS GARY D DDS
PARSONS GARY M DR DNTST OFFICE
252 CHILTON FURNITURE MART
253 JEFFREY SCHOMMER
RONALD STURTZ
259 OCCUPANT UNKNOWN
301 WILLIAM FORSTNER
310 BARBARA LUELOFF
313 SHEILA ZIPPERER
317 OCCUPANT UNKNOWN
PEGGY NEUBER
435 MANNA PRO CORPORATION
MILK PRODUCTS INCORPORATED
513 SHARON WINGERS
630 GARY PAGEL

E MAIN ST 1995

241	GENE R RETZLAFF OCCUPANT UNKNOWNN
244	BERG, STACY MATZEN, STACY PRUITT, LEO
248	DIEDERICH, L FRANZEN, JODY POPP, TOM RADDATZ, RANDY
249	CURVE INN NISLEIT, ROBERT SR
251	GARY M PARSONS DDS KEVIN A NIERODE DDS NIERODE, KEVIN
252	CHILTON FURNITURE
253	KEULER, JIM STURTZ, RONALD L
258	OCCUPANT UNKNOWNN
260	OCCUPANT UNKNOWNN PLA MOR LANES
301	FORSTNER, WILLIAM
304	KURTZ, SHIRLEY
307	KURTZ, COLLEN
310	FLEMMING, DALE J MR CS
311	AUTO BAHN CLASSIC AUTOBAHN CLASSICS
313	FESING, DOUGLAS PETZNICK, VINCENT ZIPPERER, SHEILA
317	A DECORATORS GALLERY LARSON CLEANERS & INTERIORS NEUBER, PEGGY
321	HERRERA, ARMANDO
420	CHILTON PLATING CO
457	CHILTON CITY WASTEWATER PLANT
513	WINGERS, S A
603	LUNDA CONSTRUCTION REPAIR SHOP

Target Street

Cross Street

Source

-

✓

Cole Information Services

WALNUT ST 1995

44 FOLEY CO

E MAIN ST 1992

241 DEDERING, B L
RETZLAFF GENE ACCT
244 FORSTNER, WILLIAM
FRIENDLY FARMERS
PRUITT, LEO
248 BARNETT, JESSIE
FESING, P
251 DESTEFFEN D M DNTST
PARSONS GARY M DR
252 CHILTON FURNITURE
253 MATHES, KEN
260 MATHES, GARY
PLA MOR LANES
307 LIEBZEIT, DAVE
310 MR CS
311 CUSTOM CONTAINER
317 A DECORATORS GALLER
LARSON CLEANERS
NEUBER, PEGGY
321 CHILTON HOUSE
435 MANNA PRO CORP
513 WINGERS, S A
603 LUNDA CONSTRCTN RPR
2223 SOHRWEIDE, MICHAEL J
2225 CRANE, STEVEN R
2226 CARLSON, BRIAN L
HELLER, SHERRY L

Target Street

Cross Street

Source

-

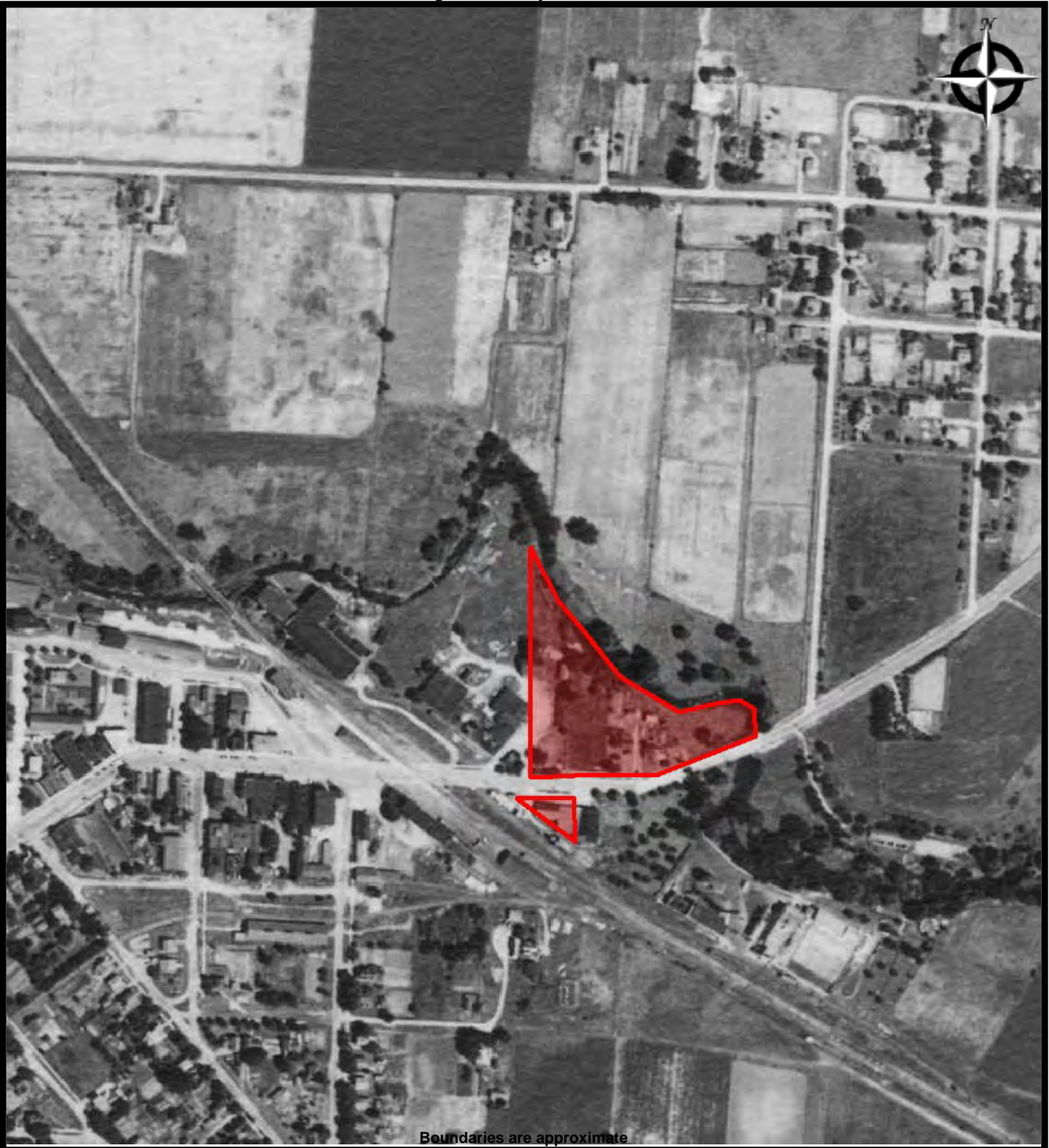
✓

Cole Information Services

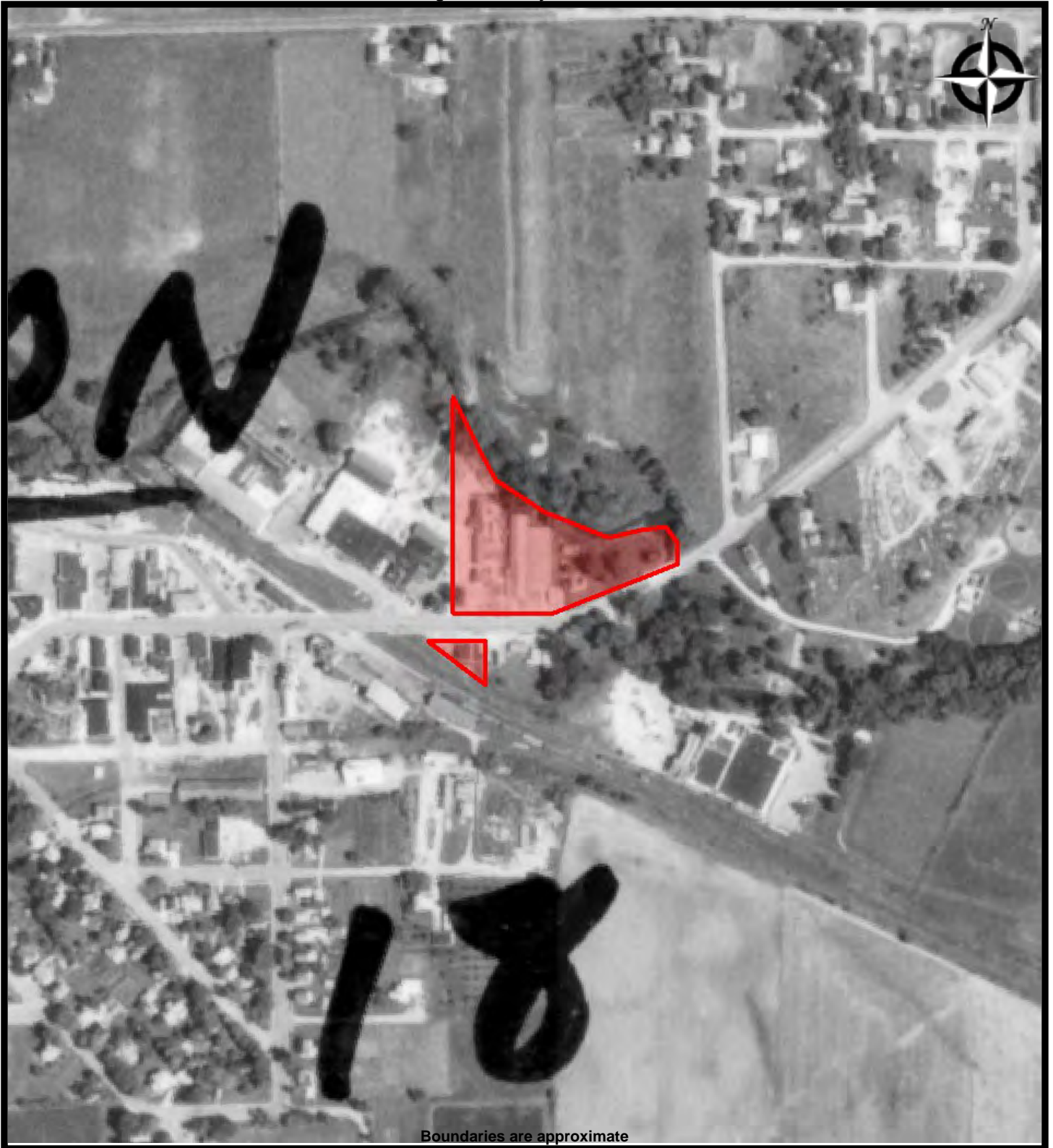
WALNUT ST 1992

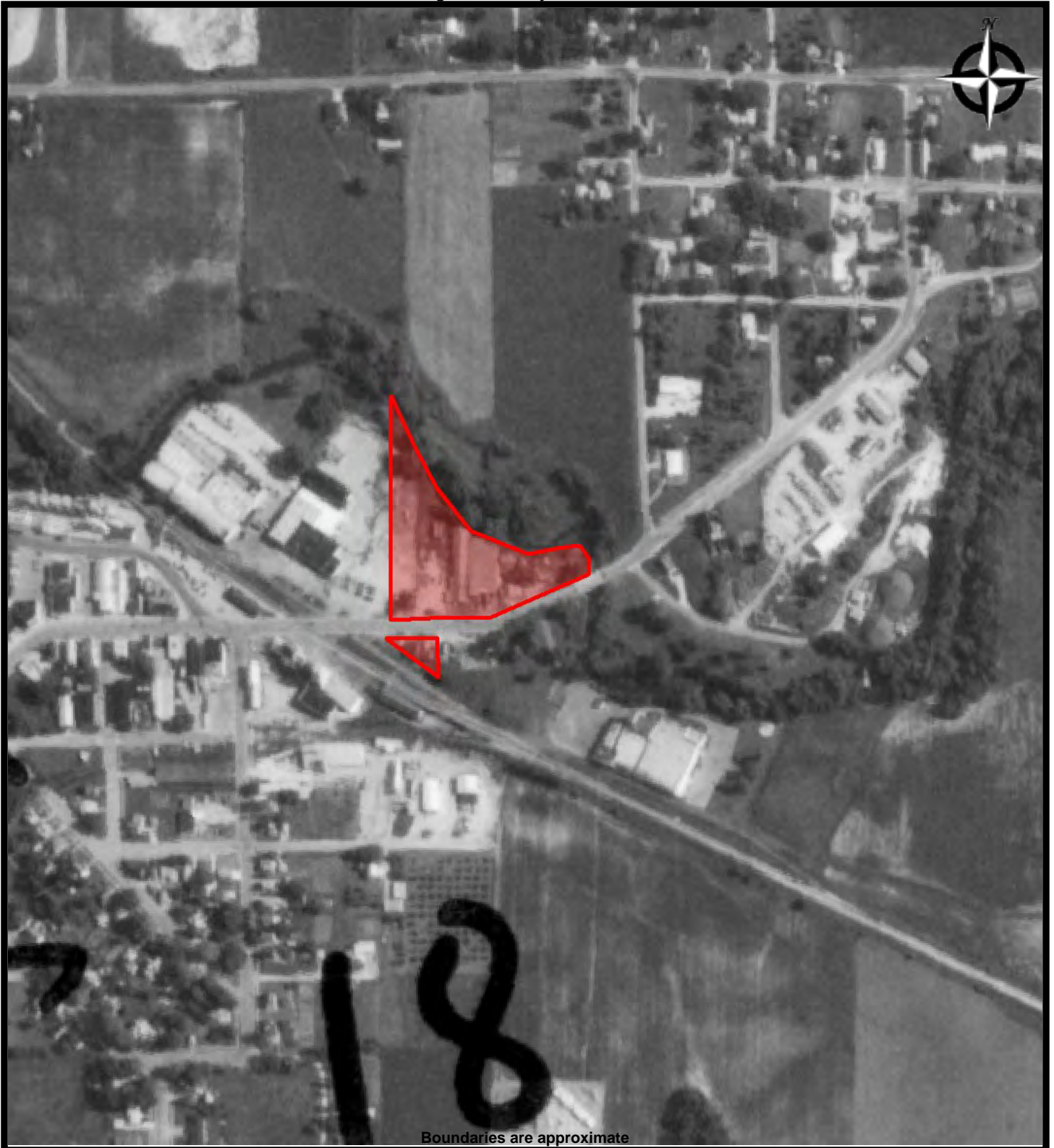
44 MIRRO-FOLEY CO

APPENDIX D
Aerial Photographs



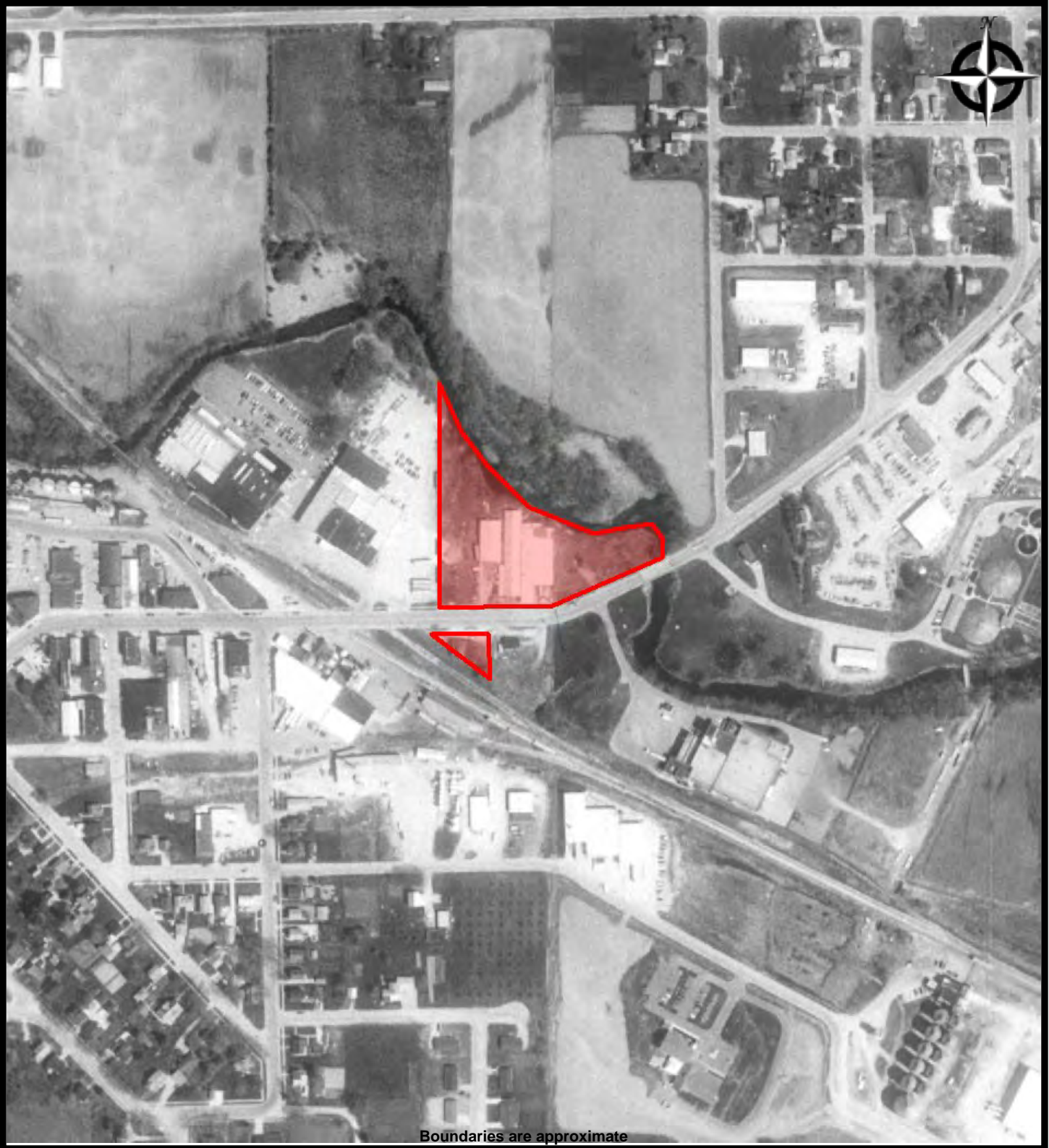
Boundaries are approximate







Boundaries are approximate



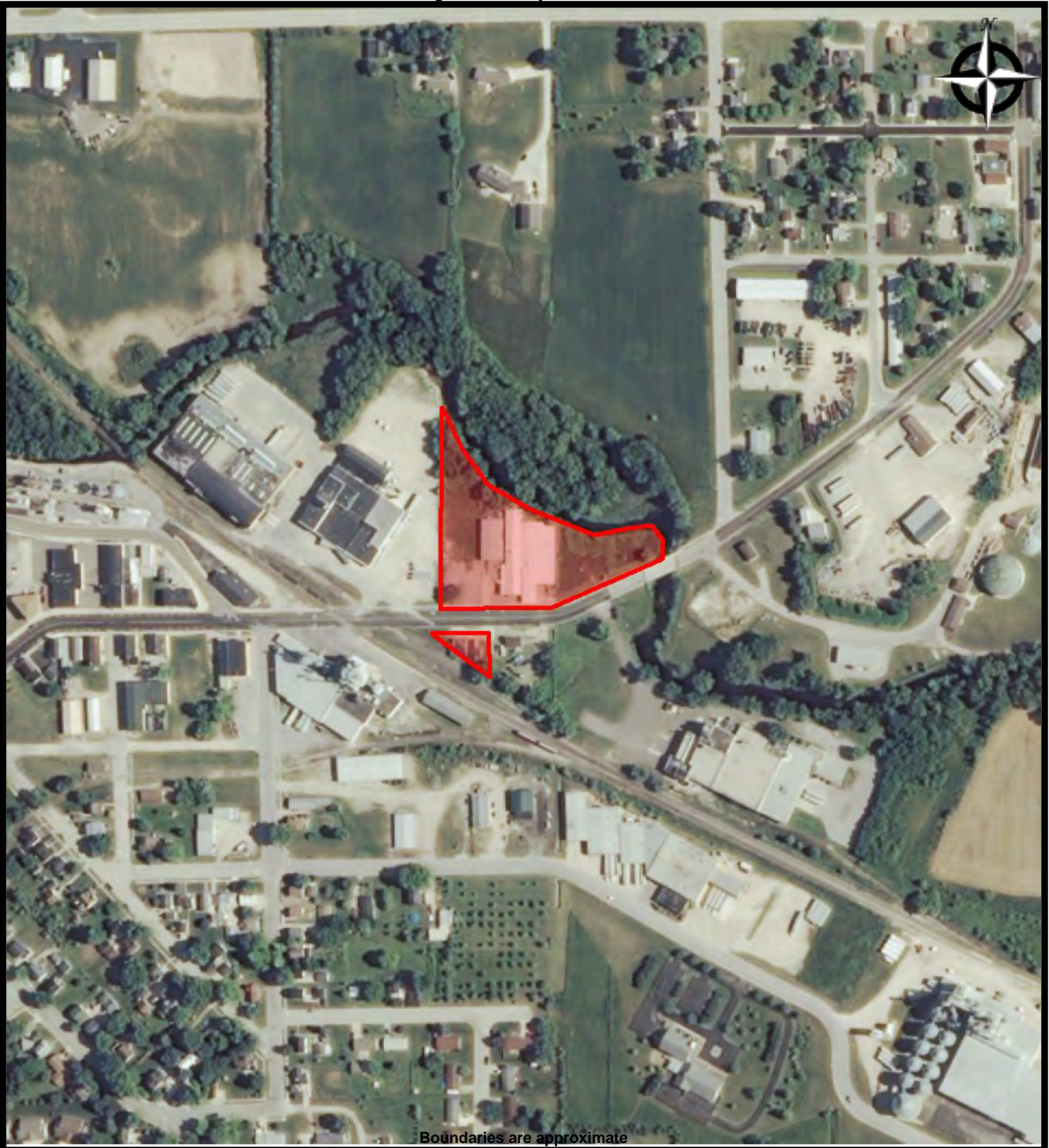
Boundaries are approximate



Boundaries are approximate



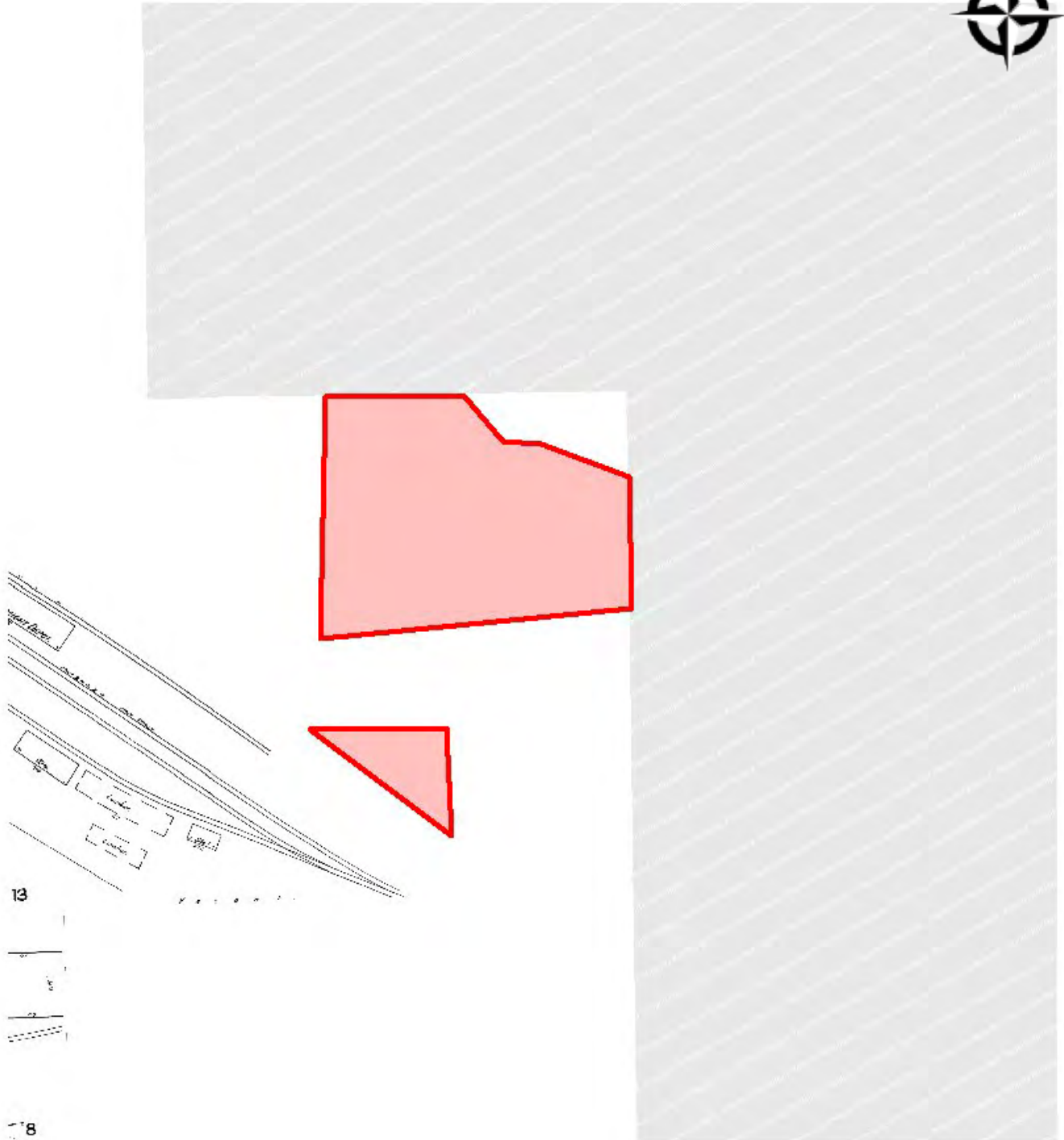
Boundaries are approximate





APPENDIX E

Sanborn Map Report

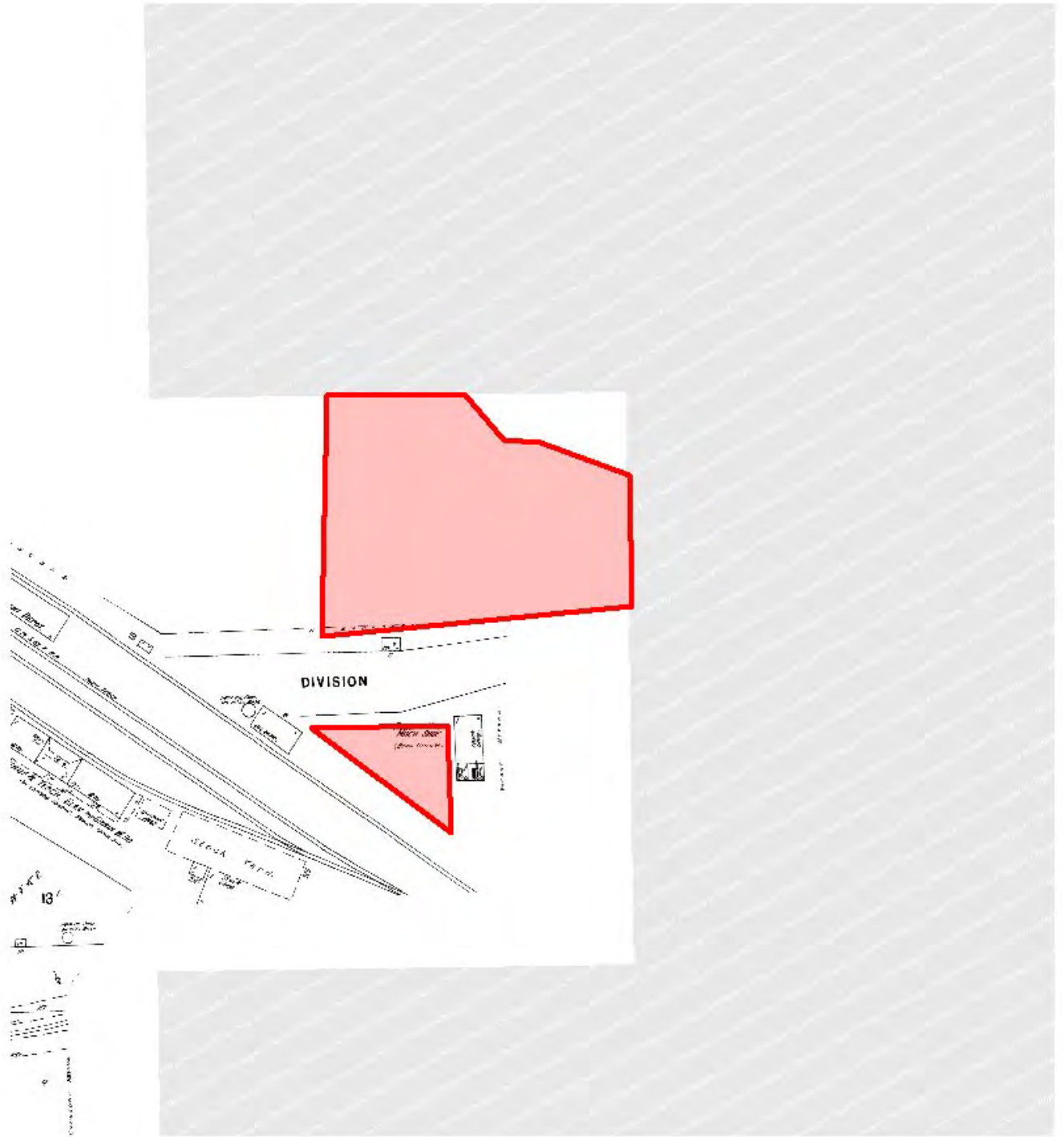


Boundaries are approximate

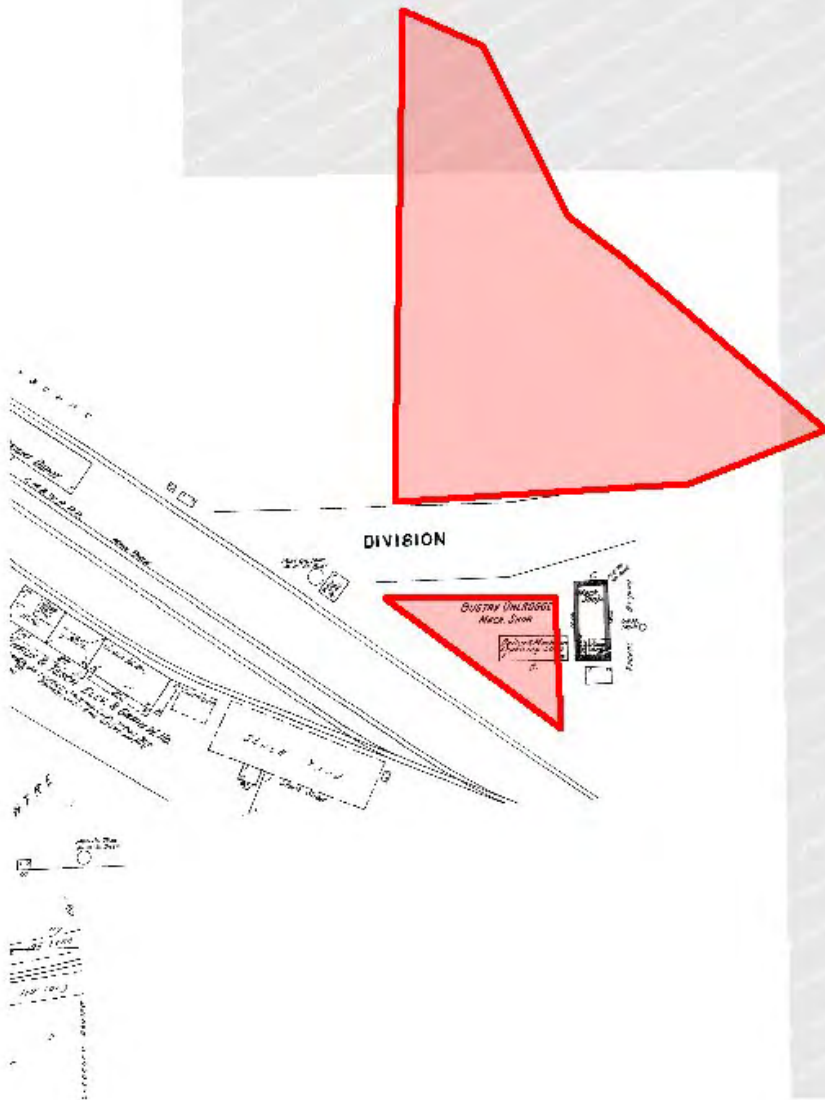


SANBORN - 1892

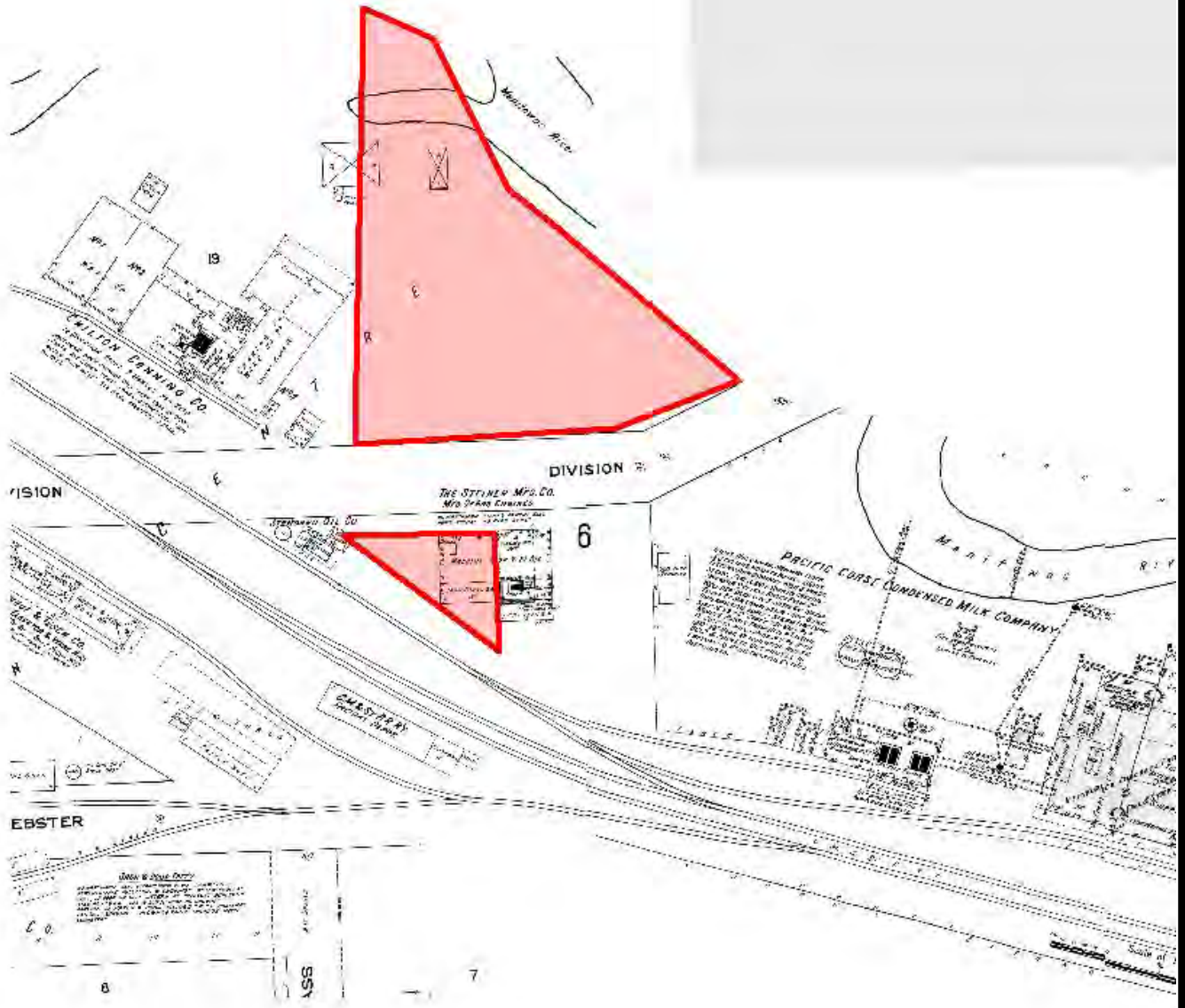
**415 and 420-476 E Main Street
Chilton Wisconsin 53014
11/20/2014**



Boundaries are approximate



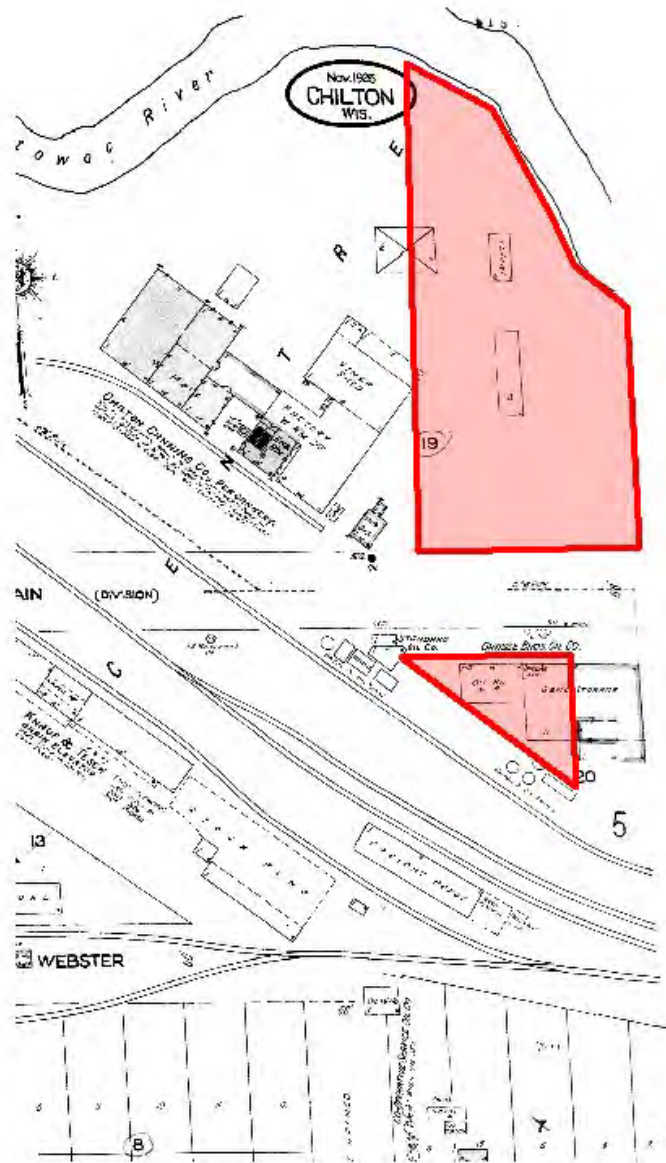
Boundaries are approximate



Boundaries are approximate



Boundaries are approximate

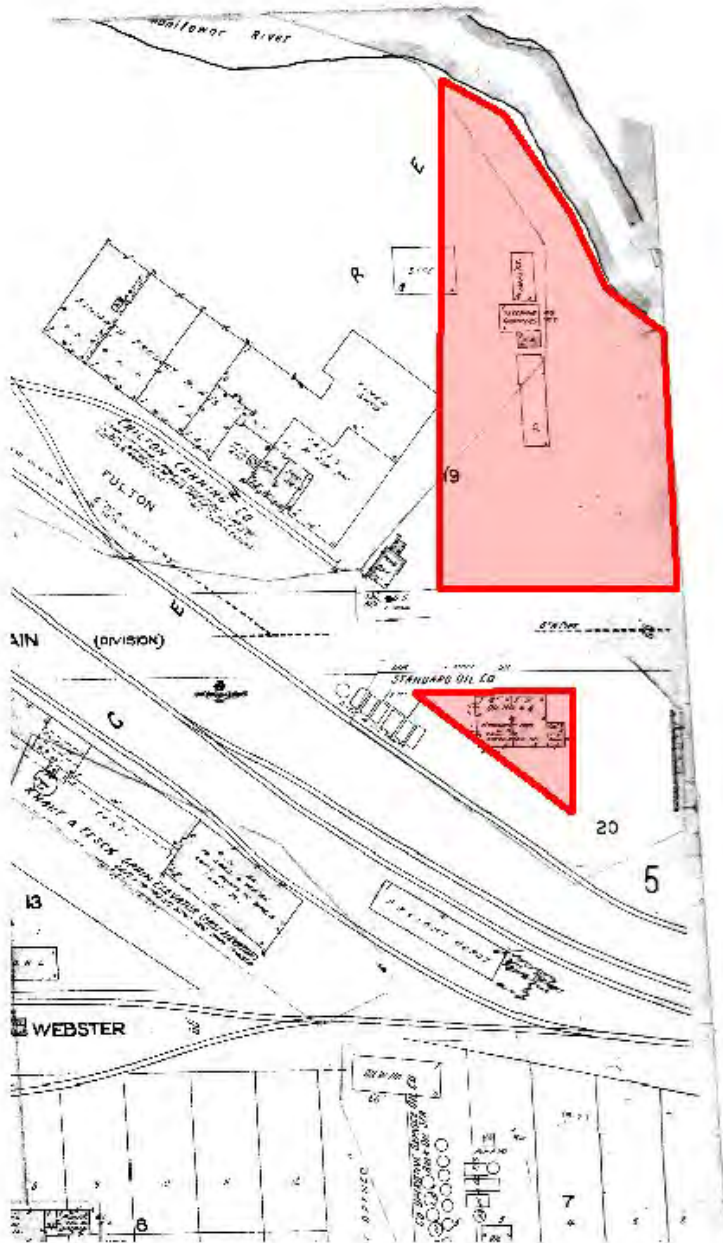


Boundaries are approximate



SANBORN - 1942

**415 and 420-476 E Main Street
Chilton Wisconsin 53014
11/20/2014**



Boundaries are approximate

APPENDIX F

Site Photographs



Photo 1: View of the 420 East Main subject property parcel from the southwest.



Photo 2: View of the 476 East Main Street subject property parcel from the southeast.



Photo 3: View of 415 East Main Street subject property parcel from the northeast.



Photo 4: View of tires on the 476 East Main Street parcel.



Photo 5: View of monitoring wells observed on the 476 East Main Street parcel.

APPENDIX G

Resumes of Project Team

Profile

Ms. Trotta provides environmental consulting services for a variety of residential, commercial and industrial clients. Her experience includes implementing subsurface investigations, interpreting soil and groundwater data, performing computer analyses, and completing reports for clients and regulatory agencies. In addition, to the Phase II Environmental Site Assessment activities detailed above, Ms. Trotta is also responsible for conducting Phase I ESAs and asbestos, lead-based paint, and hazardous material assessment services. Ms. Trotta has 12 years of environmental consulting experience.

Areas of Expertise

- Environmental Site Assessments
- Soil/Groundwater Investigations
- USEPA funded Hazardous & Petroleum Brownfield Assessments

Education / Training

- B.S. Environmental Science, St. Norbert College – De Pere, 2001
- OSHA 40-Hour Health & Safety Training

Registrations / Certification

- Asbestos Inspector: AI-124773
- Lead Hazard Investigator: LHI-124773

Representative Experience

Phase I Environmental Site Assessments

Project Manager for over 100 Phase I ESAs in Wisconsin, Indiana and Michigan. Activities completed in accordance with the ASTM requirements include the research of historical operations and state and municipal record databases in addition to site reconnaissance to evaluate business environmental risk.

EPA Petroleum and Hazardous Assessment Fund Programs – City of Milwaukee

Project Scientist for City of Milwaukee properties participating within the USEPA Funded Petroleum and Hazardous Assessment Fund programs. Responsible for the preparation of the USEPA approved Quality Assurance Project Plan (QAPP) and assisting the City with the completion of Phase I ESA, Phase II ESA and Remedial Options development. Completed all relevant USEPA correspondence and compliance of all activities within the constraints of the grant program.

Wisconsin Plant Recovery Initiative Assessment Monies – Wisconsin Department of Natural Resources

Project Scientist for the Wisconsin Dept. of Natural Resources properties/grantees participating in the Wisconsin Plant Recovery Initiative Assessment Monies program funded by the USEPA Petroleum and Hazardous Assessment Fund programs. Responsible for the preparation of the WDNR and USEPA approved QAPP and assisting the WDNR with the completion of Phase I ESA, Phase II ESA and Remedial Options development.

EPA Petroleum Assessment Fund Program – City of Racine

Staff Scientist for the implementation of the USEPA Funded Petroleum Assessment Fund for the City of Racine. Responsible for the preparation of the USEPA approved QAPP and assisting the City with a community wide property search, completion of Phase I ESAs, Phase II ESAs and Remedial Options development. Completed all relevant USEPA correspondence and compliance of all activities within the constraints of the grant program.

Hospital Expansion – Large Southeastern Wisconsin Hospital

Staff Scientist for a southeastern Wisconsin hospital due diligence investigation and remediation of four phases of renovation and construction. Responsible for various aspects of site investigation activities and remedial planning for construction activities.

The Cornerstone Project – Mixed Use Redevelopment, Shorewood

Project Scientist for the redevelopment of a former gasoline service station and auto repair property to a mixed-use (residential/retail) development in Shorewood, Wisconsin. Coordinated and conducted and oversaw multiple phases of investigation at the property. Oversaw remedial excavations, directed the proper management of excavated soil, and oversaw the installation of a vapor barrier in conjunction with the redevelopment of the property. Coordinated confirmation groundwater monitoring necessary to obtain case closure.

Field Services

Performs environmental drilling activities at active/former petroleum storage sites, industrial, and/or brownfields facilities. Responsible for classifying soil, installing monitoring wells and piezometers and collection of soil and groundwater samples for environmental laboratory analyses.

Provides oversight, observation, and documentation services for remediation activities including soil excavation, potassium permanganate injection and groundwater extraction.

Completion of in-situ hydraulic conductivity testing in monitoring wells to determine the hydraulic conductivity of saturated subsurface soils.

Profile

Ms. Kurzka is a Senior Engineer with responsibilities ranging from the oversight and direction of subsurface investigation and remediation for various Brownfield redevelopment projects to assisting industrial clients with maintaining regulatory compliance. She has over 18 years of regulatory and consulting experience having worked for the Wisconsin Dept. of Natural Resources prior to joining the Sigma team.

Areas of Expertise

- Environmental Assessment
- Brownfield Redevelopment
- Soil/Groundwater Investigations
- Grant Writing/Procurement
- Demolition Planning

Registrations / Certification

- Professional Engineer, Wisconsin E-3422-006

Education / Training

- B.S. in Geological Engineering, University of Wisconsin-Madison, 1994
- B.S. in Geology, University of Wisconsin-Madison, 1994
- M.S. in Environmental Engineering, Milwaukee School of Engineering, 1998
- OSHA 40-Hour Health & Safety Training

Representative Experience

Brownfield Redevelopment - City of Milwaukee Century City

Project Manager for the City of Milwaukee Century City demolition and redevelopment planning. Responsible for coordinating hazardous material assessments, demolition, storm water planning and the evaluation of a master plan for the proposed industrial park including: concept, feasibility assessment and cost analysis. Also provided support with negotiations with the local POTW as well as preparation of grant and funding assistance applications.

Brownfield Redevelopment – Menomonee Valley Industrial Center

Project Manager for a City of Milwaukee due diligence investigation, remediation, geotechnical assessment and preparation, and storm water management of the 100-acre former Milwaukee Road rail yard located in the Menomonee Valley. Project responsibilities included research and review of site history, investigation strategy development, coordination of field activities, data evaluation, remedial alternative consideration and implementation, geotechnical assessment coordination, storm water plan development and implementation and construction management.

EPA Petroleum and Hazardous Assessment Fund Programs - City of Milwaukee

Project Manager for City of Milwaukee properties participating within the EPA Funded Petroleum and Hazardous Assessment Fund programs. Responsible for assisting the City with the completion of Phase I Hazardous Materials Assessment (HMA), Phase II HMA and Remedial Options development. Completed all relevant EPA correspondence and compliance of all activities within the constraints of the grant program.

Project Manager for the completion of WisDOT FDM 21-35-5 Phase I HMA for five road segments located within the City of Milwaukee. The Phase I HMA activities were conducted to provide data to better define potential WisDOT environmental liabilities and the potential for hazardous materials which may have affected the resurfacing and utility replacement project cost, schedule and work safety.

Wisconsin Plant Recovery Initiative – Wisconsin Department of Natural Resources

Project Manager for the Wisconsin Department of Natural Resources WAM program. Responsible for coordinating Phase I and Phase II activities for several diverse industrial/manufacturing properties across central, southern and southeastern Wisconsin. Responsible for completing activities in compliance with EPA funding guidelines and approved Quality Assurance Project Plan.

Environmental Assessment - Hank Aaron State Trail Passage and Extension

Project Manager for the design team leading the environmental assessment element to extend the trail five miles along a former CP Rail corridor. Directed Phase I, II and III Hazardous Material Assessments, hazardous material inspection, and preparation of environmental documents following WisDOT FDM.

Environmental Assessment and Demolition Planning and Oversight - Sydney Hih Demolition

Project Manager for turnkey asbestos and hazardous material assessment, demolition and abatement specification preparation, contractor bidding, award and oversight activities. On-going consulting for the client relative to court activities associated with historical preservation. The project activities were completed under budget.

Brownfield Redevelopment – Several Private Developers

Project Manager for several private developers completing redevelopment of brownfield properties. Responsibilities range from coordinating and communicating the results of due diligence Phase I and Phase II assessments, remediation planning, regulatory coordination, grant application, documentation, reimbursement claim preparation and closeout and project expediting. Projects range from small (less than one acre) to large 22-acres or larger and simple to complex (co-mingled contaminants, complex hydrogeology, and potential exposure risk mitigation).

Voluntary Party Liability Exemption Investigation and Remediation - Sigma Headquarters

Project Manager for the Voluntary Party Liability Exemption Program investigation and remediation of Sigma's headquarters located in the Menomonee Valley.

Profile

Mr. Boness is a Senior Project Manager, responsible for the efficient and effective operation of the Sigma Geosciences Department. In this role, he has overall responsibility for identifying project and Client objectives and planning investigation and remediation strategies for soil and groundwater contaminated sites. He has greater than 25 years experience in the geological and management disciplines and has provided technical consulting services for a wide variety of municipal clients and private sector industrial and non-industrial clients.

Areas of Expertise

- Remediation System Design
- Development of Site Closure Strategies

Education / Training

- B.S. in Economics, University of Wisconsin-Madison, 1980
- B.S. in Geology, University of Wisconsin-Madison, 1986

Professional Affiliations

- National Groundwater Association

Registrations / Certification

- Professional Geologist, Wisconsin No. G-844
- OSHA 40-Hour Health & Safety Training

Representative Experience

Investigation and Remediation

Project Manager for a large hydrocarbon terminal project where 950,000 gallons of product was released from an aboveground storage tank system. Work activities included the development of a remedial investigation work plan, completion of a phased soil and groundwater investigation, and development of a comprehensive remedial action plan. Negotiated with the regulatory agency to control/remediate the on-site hydrocarbon source area, and addressed affected soil material using in-situ bioremediation.

Project Coordinator for a superfund landfill project in central Indiana. Soil and groundwater issues included hydrocarbon and chlorinated solvent constituents. Responsibilities included the coordination and implementation of two phases of field work, data validation and analysis, and preparation of the interim and final remedial investigation reports.

Project Coordinator of extensive pesticide investigation in northwestern Wisconsin. Non-point and site-specific soil and groundwater issues resulted in contamination of numerous shallow domestic water supply wells. Remedial technologies employed included source removal and design of a large municipal well system to supplement and/or replace the individual water supplies.

Project Manager performing environmental assessment activities at a large paper mill company in northern Wisconsin. The constituents of concern included nitrate and sulfate. Investigation techniques included the use of surface and down-hole geophysical techniques. Negotiated limited action alternatives with regulatory agency.

Project Manager for a soil and groundwater investigation involving a chlorinated solvent release in southeastern Wisconsin. A groundwater recovery and operation and maintenance program was implemented. The site is presently approaching closure status using natural attenuation as a final remedial strategy.

Client Manager of 34 hydrocarbon contamination investigation and remediation projects for a large national oil company. The project goals generally involved development of a scope-of-work that focused on obtaining site closure in an efficient and cost-effective manner. Worked with the State of Wisconsin Reimbursement Program to maximize coverage of applicable site. The remedial technologies employed included groundwater/product recovery utilizing recovery wells and trenches, vacuum-enhanced groundwater recovery, in-situ soil vapor extraction with thermal and catalytic off-gas treatment, and in-situ bioremediation.

Coordinated and designed the investigation and remediation strategy of a former 360,000 SF tannery facility planned for development.

Provided litigation support for a City of Milwaukee due diligence investigation of a former rail yard in the Menomonee Valley.

Coordinated the completion of the Menomonee Valley U.S. Environmental Protection Agency Brownfield Pilot Project Grant Program. The scope of work included developing a conceptual model of shallow and deep groundwater evaluating regional groundwater quality.