

MCABI-Tyco Redevelopment Site Phase I Environmental Site Assessment



Prepared for:
Marinette County Association of Business and Industry,
Inc. (MCABI)
1926 Hall Avenue, Room C314
Marinette, Wisconsin 54143

Prepared by:
Stantec Consulting Services Inc.
1165 Scheuring Road
De Pere, Wisconsin 54115

Project No.: 193703365

June 19, 2015

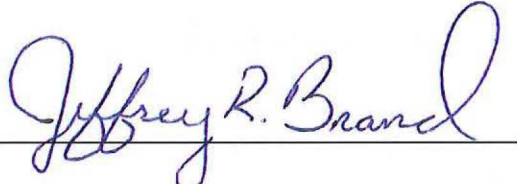
Sign-off Sheet and Signatures of Environmental Professionals

This document entitled MCABI-Tyco Redevelopment Site Phase I Environmental Site Assessment was prepared by Stantec Consulting Services Inc. (Stantec) for the account of Marinette County Association of Business and Industry, Inc. (MCABI). The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by



(signature)

Jeffrey R. Brand
Engineer in Training

Approved by



(signature)

Richard J. Binder, P.G.
Associate

Table of Contents

ABBREVIATIONS..... i

1.0 SUMMARY..... 1.1

2.0 INTRODUCTION 2.1

2.1 PROPERTY DESCRIPTION 2.2

2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS 2.2

2.3 EXCEPTIONS AND LIMITING CONDITIONS 2.2

2.4 PERSONNEL QUALIFICATIONS 2.3

3.0 USER-PROVIDED INFORMATION 3.1

4.0 RECORDS REVIEW 4.1

4.1 PHYSICAL SETTING..... 4.1

4.1.1 Regional and Property Geology 4.2

4.1.2 Regional and Property Hydrogeology 4.2

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS 4.2

4.2.1 Listings for Property 4.3

4.2.2 Listings for Nearby Sites with Potential to Impact Property..... 4.3

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS 4.5

4.3.1 State Regulatory Agency 4.5

4.3.2 Local Health Department 4.5

4.3.3 Fire Department 4.5

4.3.4 Local Building, Public Works, and/or Planning Department
Records..... 4.6

4.4 HISTORICAL RECORDS REVIEW 4.6

4.4.1 Land Title Records/Deeds 4.6

4.4.2 Aerial Photographs..... 4.6

4.4.3 City Directories 4.8

4.4.4 Historical Fire Insurance Maps 4.10

4.4.5 Historical Topographic Maps 4.11

4.4.6 Other Historical Sources 4.11

5.0 SITE RECONNAISSANCE 5.1

5.1 SITE RECONNAISSANCE METHODOLOGY 5.1

5.2 GENERAL DESCRIPTION 5.1

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS 5.2

5.4 INTERIOR OBSERVATIONS..... 5.2

5.5 EXTERIOR OBSERVATIONS..... 5.3

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES 5.3

5.7 ABOVEGROUND STORAGE TANKS 5.4

5.8 ADJOINING PROPERTIES 5.4

5.8.1 Current Uses of Adjoining Properties 5.4

5.8.2 Observed Evidence of Past Uses of Adjoining Properties 5.4

5.8.3 Pits, Ponds or Lagoons on Adjoining Properties 5.5

5.9 OBSERVED PHYSICAL SETTING..... 5.5

6.0 INTERVIEWS..... 6.1

6.1 FINDINGS FROM INTERVIEWS WITH MAJOR OCCUPANTS/OTHERS 6.2

6.2 FINDINGS FROM INTERVIEWS WITH PROPERTY NEIGHBORS 6.2

7.0 EVALUATION7.1
7.1 FINDINGS AND OPINIONS.....7.1
7.2 DATA GAPS.....7.3
7.3 CONCLUSIONS.....7.4
8.0 REFERENCES.....8.1

LIST OF FIGURES

Figure 1 Property Location and Local Topography
Figure 2 Property Layout

LIST OF APPENDICES

APPENDIX A PHOTOGRAPHS OF THE PROPERTY AND VICINITY
APPENDIX B HISTORICAL RECORDS
APPENDIX C ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT
APPENDIX D AGENCY RECORDS
APPENDIX E USER PROVIDED RECORDS
APPENDIX F INTERVIEW FORMS
APPENDIX G STANTEC RESUMES

Abbreviations

| | |
|--------|---|
| AAI | All Appropriate Inquiry |
| ACM | Asbestos containing material |
| AST | Aboveground Storage Tank |
| ASTM | American Society for Testing and Materials |
| Bgs | Below ground surface |
| BRRTS | Bureau of Remediation and Redevelopment Tracking System |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| CESQG | Conditionally Exempt Small Quantity Generator |
| CFR | Code of Federal Regulation |
| CN | Canadian National Railway |
| CREC | Controlled Recognized Environmental Conditions |
| DO | Diesel Range Organics |
| DSPS | Department of Safety and Professional Services |
| EDR | Environmental Data Resources Inc. |
| e.g. | <i>exempli grata</i> , meaning "for example" (Latin) |
| EP | Environmental Professional |
| EPA | Environmental Protection Agency |
| ERP | Environmental Repair Program |
| ES | Enforcement Standard |
| ESA | Environmental Site Assessment |
| FEMA | Federal Emergency Management Agency |
| FIRM | Flood Insurance Rate Maps |
| ft msl | Feet above mean sea level |
| GIS | Geographic Information System |
| HREC | Historical Recognized Environmental Conditions |
| HUD | Housing and Urban Development |
| i.e. | <i>id est</i> , meaning "that is" (Latin) |
| LBP | Lead-based Paint |
| LQG | Large Quantity Generator |
| LUST | Leaking Underground Storage Tank |
| NESHAP | National Emissions Standard for Hazardous Air Pollutants |
| PAH | Polycyclic Aromatic Hydrocarbon |
| PAL | Preventative Action Limit |
| PCE | Tetrachloroethylene |
| RCL | Residual Contaminant Level |
| RCRA | Resource Conservation and Recovery Act |
| REC | Recognized Environmental Conditions |
| RP | Responsible Party |
| SCS | Soil Conservation Service |
| SQG | Small Quantity Generator |
| SSURGO | Soil Survey Geographic data |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

| | |
|--------|---|
| TCE | Trichloroethylene |
| USDA | United States Department of Agriculture |
| USFWS | United States Fish and Wildlife Service |
| USGS | United States Geological Survey |
| UST | Underground Storage Tank |
| VOCs | Volatile Organic Compounds |
| WDATCP | Wisconsin Department of Agriculture Trade and Consumer Protection |
| WDNR | Wisconsin Department of Natural Resources |

1.0 SUMMARY

On behalf of the Marinette County Association for Business and Industry, Inc. (MCABI or the "Client"), Stantec has completed a Phase I Environmental Site Assessment (ESA) report of a 2.42 acre parcel (Parcel # 251-04268.000) located at the northwest corner of Main Street and Stanton Avenue, Marinette, Wisconsin (the "Property"). The work was performed according to Stantec's proposal and terms and conditions dated October 23, 2014, and accepted by the Client on October 23, 2014. MCABI has been designated as the User of this report.

The Phase I ESA was conducted in conformance with the requirements of American Society for Testing and Materials (ASTM) Designation E 1527-13, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM practice are described in Section 2.3.

The Subject Property is located at northwest corner of Main Street and Stanton Avenue, in the City of Marinette, Marinette County. The Property is listed as being a part of the southeast quarter (SE $\frac{1}{4}$) of the SE $\frac{1}{4}$ of Section 6, Township 30 North, Range 24 East, and consists of approximately 2.42 acres of currently vacant land. The Property is zoned B-3 Community Business District. Surrounding properties are a mix of residential, commercial, and industrial/manufacturing land uses. A Property location map is illustrated as **Figure 1**; a Property map illustrating the main features of the Property is provided as **Figure 2**. Photographs taken during the site reconnaissance visit are provided in **Appendix A**.

Stantec has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 at the Subject Property. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) or controlled recognized environmental conditions (CRECs) in connection with the Property with the exception the following:

- The historic presence of a coal yard occupying central portions of the Property is considered a REC;
- The former presence of the Chicago and North Western rail line though central portions of the Property and the petroleum storage tanks that were formerly present adjacent to the rail line is considered a REC;
- The former presence of a service station with petroleum storage tanks on the southeastern portion of the Property is considered a REC.
- The known presence of a buried solid waste being encountered at the adjacent properties and the undocumented fill material placed in the former log run near the northwestern portion of the Property is considered a REC.
- Former use of portions of the southwestern portion of the Property as an auto repair business, battery services and machine shop, and tool works is considered a REC; and
- The historic presence of a print shop and associated underground storage tank at an adjacent Property upgradient of the Property is considered an REC.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform appropriate inquiry into the past ownership and uses of the Subject Property consistent with good commercial or customary practice as outlined by the ASTM in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13. The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Subject Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and "CRECs" that may exist at a property. The term "recognized environmental conditions" means 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.

ASTM defines a "HREC" as a REC that has occurred in connection with the property, but has been addressed to the satisfaction of the applicable regulatory authority and meets 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). Before calling the past release a HREC, the environmental professional (EP) must determine whether the past release is a REC when the current Phase I ESA is conducted (for example, if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a REC 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), but 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).

De minimis conditions are not RECs. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. As indicated, the term REC does not include *de minimis* conditions, which generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies.

This ESA was conducted in accordance with our proposal to the MCABI dated October 23, 2014 and Client's authorization on October 23, 2014. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform any independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this ESA

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

INTRODUCTION
June 19, 2015

Report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or Environmental Professional is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- (1) Information that is publicly available;
- (2) Information that is obtainable from its source within reasonable time and cost constraints; and
- (3) Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The Property is located at Main Street, in the City of Marinette, Marinette County. The Property is listed as being a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 30 North, Range 24 East, and consists of approximately 2.42 acres of currently vacant land. Surrounding properties are a mix of residential, commercial, and industrial land uses. The Property is bordered to the north by Ludington Street, followed by a storage yard for Marinette Marine; to the east by Stanton Street, followed by an open grass portion of Tyco Fire Products' lot; to the south by Main Street, followed by a bar and several private residences; and to the west by a residential property followed by a print shop. A Property location map is illustrated as **Figure 1**; a Property map illustrating the main features of the Property is provided as **Figure 2**. Photographs taken during the site reconnaissance visit are provided in **Appendix A**.

2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS

There were no special terms, conditions, or significant assumptions associated with the Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

The User did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the Property or in connection with the Property. Stantec was unable to obtain historical records that document the Property history in 5-year intervals. These data failures represent data gaps; however, these data gaps are not considered significant. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Property, the absence of this information did not appear to affect the ability of the Environmental Professionals to identify RECs, HRECs, CRECs, or *de minimis* conditions.

Stantec performed the services according to generally accepted practice, in a manner consistent with the level of care and skill ordinarily exercised by members of this profession under similar circumstances. Generally accepted methods and procedures were selected by Stantec to accomplish the intended and understood purpose of its services within the scope of this project.

The fields of science and engineering, and associated technologies, guidelines, regulations, and practices are in a constant mode of change and development. Variations and inconsistencies exist among the guidelines, regulations, and standards of various governmental agencies and

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

INTRODUCTION
June 19, 2015

other recognized authorities; this necessitates that judgment be applied in the selection of methods and procedures implemented in the performance of work in this field. The results are based upon professional interpretation of the practically reviewable and reasonably ascertainable information available to Stantec given the time and budget constraints of this project. Conditions can vary with time and the interpretation of data, and opinions and recommendations made by Stantec are based solely on obtained data. Such limitations can result in changes in conclusions and interpretations where new or different information is obtained.

The data reported and the findings, observations, and conclusions expressed in the report are limited by the scope of work, budgetary constraints, Property access and schedule, as defined in the contract with Stantec.

This report is based, in part, on unverified information supplied to Stantec by third party sources. While efforts are made to substantiate third party information, Stantec cannot guarantee the completeness or accuracy of this information.

The findings, observations, and conclusions expressed by Stantec in this report are not, and should not be, considered an opinion concerning the compliance of any past or present owner or operator of the Property with any federal, state or local law or regulation.

No warranties or guarantees, whether expressed or implied, in fact or by law, are made or intended with respect to the data or the reported findings, observations, and conclusions, which are based solely upon Property conditions in existence at the time of investigation.

Stantec reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, state or local governmental agencies. Please consult with legal counsel if legal opinions are desired.

Any report produced by Stantec in relation to the services provided herein is intended for the sole use of User. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion. Any such consent will provide no greater rights to the third party than those held by the User under the contract, and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in **Appendix G**.

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

USER-PROVIDED INFORMATION
June 19, 2015

3.0 USER-PROVIDED INFORMATION

ASTM 1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" (AAI) into the Subject Property. The ASTM standard requires that the EP request information from the User on the results of those tasks, because that information can assist in the identification of RECs, CRECs, HRECs, or de minimis conditions in connection with the Subject Property. Towards that end, Stantec requested that the User provide the following documents and information:

| Description of Information | Provided (Yes / No) | Description and/or Key Findings |
|--|---------------------|---|
| User Questionnaire | Yes | Noted that the Property has been site of former coal yard and cement factory. Several small businesses occupied the Property over the years some of which have had storage tanks per indications on 1935 and 1948 Sanborn maps. Chicago and Northwestern rail spurs known to have occupied the Property. However, User has no knowledge of spills or obvious indications of contamination associated with the Subject Property. |
| Environmental Liens or Activity Use Limitations | Yes | Fiber optic cable easement along Stanton Street side of Property. |
| Previous Environmental Permits or Reports Provided by User | No | None provided |
| Purpose of the Phase I ESA | Yes | MCABI plans to purchase property |

Stantec forwarded the ASTM recommended User Questionnaire to Ms. Ann Hartnell of MCABI. The completed User Questionnaire provided by the User is included in **Appendix E**.

4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area, in order to evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the first developed use. Stantec research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

The general type of activity on a property and land use changes can be discerned from color shading and layout of structures visible in the maps; however, specific elements of a facility's operation usually cannot be discerned. The following table summarizes Stantec observations of the reviewed historical topographic maps. A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections:

| | |
|--|--|
| <p>Topography:</p> | <p>The Property is located in the SE ¼ of the SE ¼ of Section 6, Township 30 North, Range 24 East of the East Marinette Quadrangle.</p> <p>The Property generally slopes from a higher elevation of 595 feet above mean sea level (ft msl) along Main street to a lower 584 feet above msl near Ludington Street. Likewise, the Property elevation rises from 580 feet above msl near Stanton Street to a height of 600 feet above msl near its western border.</p> <p>The closest surface water body to the Property is the Menominee River, located less than ½ -mile to the north northeast. No perennial surface water bodies were observed at the Property.</p> |
| <p>Soil/Bedrock Data:</p> | <p>The Property mainly consists of sands and silts, underlain by dolomite, limestone, and shale of the Sinnipee Group, Ordovician Formation. The United States Department of Agriculture (USDA) website indicated that the Property consists of SfB – Shawano loamy fine sand with 2 to 6 percent slopes to the south and Ud – Udorthents, loamy and nearly level as you move north.</p> <p>http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</p> |
| <p>Estimated Depth to Groundwater/ Estimated Direction of Gradient:</p> | <p>Based on United States Department of Agriculture (USDA) Soil Conservation Service (SCS) Soil Survey Geographic (SSURGO) data, Property soils are well drained and exhibit a low water holding capacity.</p> |

| | |
|--|---|
| | <p>Depth to groundwater at the Property is estimated to be greater than 6 feet below ground surface (bgs).</p> <p>Based on topographic maps, shallow groundwater flow direction is expected to be north, northeast in the direction of the Menominee River.</p> |
| <p><i>Note: Site-specific groundwater direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.</i></p> | |

4.1.1 Regional and Property Geology

The Property is located in the area covered by the Green Bay Lobe of the Laurentide Ice Sheet during the Wisconsin Glaciation (Wisconsin Geological and Natural History Survey, 2011), resulting in topography that is rolling, moderately hilly, and containing numerous drumlins. In general, the area is covered by greater than 50 feet of unconsolidated glacial till. Underlying the till is a series of dolomite limestone, and shale units of the Sinnipee Group, Ordovician Formation (Bedrock Geology Map of Wisconsin, 1973).

4.1.2 Regional and Property Hydrogeology

The shallow water table is often a subdued expression of surface topography. Shallow groundwater generally flows from areas of groundwater recharge, such as hills and broad uplands, to areas of groundwater discharge, such as wetlands, rivers, and lakes. Based on the local surface topography, local shallow groundwater is expected to flow towards riverine areas north and northeast of the Property. Other man-made features such as wells, roads, filled areas, buried utility lines and sewers, and drainage ditches may alter the natural shallow groundwater flow direction. Based on soil type, depth to shallow groundwater is estimated to be greater than 6 feet bgs.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental Data Resources Inc. (EDR) a third-party environmental database search firm. A complete copy of the June 1, 2015 EDR Database search report (EDR Inquiry 4253024.2s) and the definition of databases searched, is provided in **Appendix C**.

Stantec review the Wisconsin Department of Natural Resources (WDNR) Online Bureau of Remediation and Redevelopment Tracking System (WI BRRTS) Database and the Wisconsin Department of Agriculture Trade and Consumer Protection (WDATCP) Online Database. Stantec also reviewed the WDNR open and closed leaking underground storage tank (LUST) and environmental repair program (ERP) case files associated with the Property to evaluate if reported releases (if any) had impacted the Property. Pertinent information obtained from the online databases is included in **Appendix D**.

Stantec evaluated the information listed within the database relative to potential impact to the Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
June 19, 2015

to the north/northeast. Observations about the Property and surrounding properties made during the site reconnaissance are provided in more detail in Section 5.

4.2.1 Listings for Property

The Property was not identified in the environmental database report.

4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions to pose a REC, CREC, or HREC for the Property.

| Listed Facility Name/Address | Database Listing | Distance/Direction from Property | REC? (YES/NO) |
|---|---|---------------------------------------|---------------|
| The Print Shop 340 Main Street Marinette, WI 54143 | WI UST | Approximately 36 feet west | Yes |
| The following USTs are listed as 'closed/removed' at the Site: one single wall, 1,111-gallon tank was reported as removed. However, the date of the UST removal and the contents of the UST were not listed in the records. No additional information was available regarding the UST. Based on the lack of available information and proximity to the Property, the Site is considered a REC. | | | |
| John Kerski 1320 Merryman Street Marinette, WI 54143 | WI UST | Approximately 376 feet southwest | No |
| The following USTs are listed as 'closed/removed' at the Site: one single wall, 1,500-gallon diesel tank was reported as removed on November 6, 1991. Although up gradient, based on the distance from the Property, the Site is not considered a REC. | | | |
| Village Pump II Former Village Pump Gas Station 1368 Main Street Marinette, WI 54143 WDNR BRRTS# 03-38-177834 | WI UST US BROWNFIELDS RCRA-CESQG WI LUST WI MANIFEST WI CRS WI AUL WI SHWIMS | Approximately 403 feet west northwest | No |
| Two single wall, 1,000-gallon unleaded gasoline USTs, one single wall 3,000-gallon leaded gasoline UST, and one single wall 8,000-gallon unleaded gasoline UST were reported as 'closed/removed' in November 1997. The site was investigated and found to contain residual soil contamination. The WDNR issued a closure for the LUST in August 2005 with addition of the site to the WDNR GIS Registry for remaining soil contamination. Based on the location and distance from the Property, the Site is not considered a REC. | | | |
| Village on the Water Former St. Thomas Aquinas Academy Property | US BROWNFIELDS FINDS WI ERP | Approximately 502 feet southeast | No |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
June 19, 2015

| Listed Facility Name/Address | Database Listing | Distance/Direction from Property | REC? (YES/NO) |
|--|--|---|---------------|
| 100-139 Anchor & 200-232 Village Lane Marinette, WI 54143 WDNR BRRS# 02-38-558716 | | | |
| Prior to completion of this report, Stantec performed a Phase I and II ESA at the property. Soil and groundwater contamination was found to be present at the site. A remedial action plan was submitted and implemented for the site. The WDNR issued a closure for the ERP in April 2014 with the site being added to WDNR GIS Registry for remaining soil and groundwater contamination. Based on available information and distance from the Property, the site is not considered a REC. | | | |
| Tyco Fire Protection Products 1 Stanton Street Marinette, WI 54143 WDNR BRRS# 02-38-559214 | CORRACTS RCRA-LQG TRIS WI MANIFEST US AIRS 2020 COR ACTION WI ERP | Approximately 911 feet east / northeast | No |
| The Site is an open WI ERP with Site activities in response to discovery of polycyclic aromatic hydrocarbon (PAH) soil and groundwater contamination dating from June 2012 through present. Based on the distance away from the Property, the Site is not considered a REC. | | | |
| Tyco Safety Products/Ansul Inc. 1 Stanton Street Marinette, WI 54143 WDNR BRRS# 02-38-000011 | CERC-NFRAP WI UST WI AST WI ERP WI MANIFEST WI SPILLS WI AIRS WI SHWIMS | Approximately 911 feet east / northeast | No |
| TYCO Safety Products/Ansul Inc. is listed as a large quantity generator of hazardous wastes. There have been ongoing site investigations and remedial activities at the site since 1978 pertaining to high arsenic and other metals occurring within soil and groundwater. Based on the distance from the Property, the Site is not considered a REC. | | | |

Based on one or more of the following reasons: distance from the Property, position of sites with respect to assumed groundwater flow direction, the presence of low permeability native soils, and regulatory status, the remaining listings in the database search report provided in **Appendix C** are not considered to constitute a potential REC for the Property.

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
June 19, 2015

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Property use and/or indications of RECs in connection with the Property:

4.3.1 State Regulatory Agency

Stantec completed a WDNR file review to evaluate if releases were reported. No records were identified for the Property.

4.3.2 Local Health Department

| Agency Contact Information | Name | Finding |
|--|------|--|
| Mary Rosner – Health Officer Marinette County Health Department 2500 Hall Avenue – Suite C Marinette, Wisconsin 54143 (715) 732-7674 June 15, 2015 | | Ms. Rosner indicated that the Health Department did not have any records of environmental significance on file for the Property. Information for historic addresses associated with the Property was not located at the time of the inquiry. |

4.3.3 Fire Department

| Agency Contact Information | Name | Finding |
|--|------|--|
| Holly Peterson Marinette Fire Department 1450 Main Street Marinette, Wisconsin 54143 (715) 732-5170 June 15, 2015 | | Ms. Peterson indicated that the Fire Department does not have any record of environmental significance for the current Property address. Information for historic addresses associated with the Property was not located at the time of the inquiry however, it was noted that property was near location for landfilling 45 – 50 years ago. |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
June 19, 2015

4.3.4 Local Building, Public Works, and/or Planning Department Records

| Agency Name, Contact Information | Findings |
|--|---|
| Mary Bourdelais City of Marinette – Building Inspector 1905 Hall Avenue Marinette, Wisconsin 54143 (715) 732-5127 June 16, 2015 | Ms. Bourdelais indicated that the Marinette Building Inspectors office does not have any record of environmental significance for the current Property address. Information for historic addresses associated with the Property was not located at the time of the inquiry. |
| Brian Miller City of Marinette – Department of Public Works/Engineering 1905 Hall Avenue Marinette, Wisconsin 54143 (715) 732-5134 June 17, 2015 | Mr. Miller indicated that utility and road work was recently conducted along Main and Stanton Streets. No unusual soils or materials were encountered during this work. Sawdust, peat and organic type soils were encountered with work conducted along Stanton Street near the northeast corner of the Property. It was also noted that areas of Ludington Street were recently paved to address settling issues within the roadway. He noted that this area was historically known for landfilling. |
| John Lefebvre Marinette County – Land Information Director 1926 Hall Avenue Marinette, Wisconsin 54143 (715) 732-7535 June 16, 2015 | Mr. Lefebvre indicated that the County does not have any record of environmental significance for the current Property address. Information for historic addresses associated with the Property was not located at the time of the inquiry. |

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

Land title records and deeds were not provided by the User, and public records were not searched by Stantec

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by HIG (HIG Project #: MBB-5565). The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs.

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
June 19, 2015

| Year | Scale | Observations, Property and Adjoining Properties |
|------|---------|---|
| 1938 | 1"=500' | The Property appears to include one building situated in the southeast corner of the parcel. The north side of the Property appears to be developed. Railroad tracks are visible running east to west through the center of the Property, while commercial businesses appear to exist along the southwest boarder of the Property. A log run is seen running south from the Menominee River and hooking through the very northwest corner of the Property. The Property is bordered by streets to the south and east. |
| 1954 | 1"=500' | The buildings along the southwest corner of the parcel appear unchanged. Buildings along the northern half of the Property appear to have been razed. Main and Stanton Streets and the surrounding properties appear unchanged from the 1938 aerial photo. |
| 1958 | 1"=500' | The buildings in the southwest portion of the Property appear unchanged from the 1954 aerial photograph. The railroad tracks appear to have been removed with the former location of the railroad tracks being utilized as an access drive to the Property where they crossed Stanton Street. The center of the Property is now densely wooded. |
| 1966 | 1"=500' | The southwest portion of the Property appears unchanged from the 1958 aerial photograph. The center and north half of the Property has been cleared and appears vacant. |
| 1975 | 1"=500' | The Property appears vacant. All previous buildings have been razed and site has been cleared. |
| 1986 | 1"=500' | The Property and surrounding properties appear unchanged from the 1975 aerial photograph. |
| 1993 | 1"=800' | The Property and surrounding properties appear unchanged from the 1986 aerial photograph except for trees showing up in the northwest corner of the Site. |
| 1998 | 1"=500' | The Property and surrounding properties appear unchanged from the 1993 aerial photograph. |
| 2005 | 1"=500' | The Property and surrounding properties appear unchanged from the 1998 aerial photograph. |
| 2010 | 1"=500' | The Property and surrounding properties appear unchanged from the 2005 aerial photograph. |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
June 19, 2015

4.4.3 City Directories

Stantec reviewed available reverse city directories for the Property, in approximately five year intervals at the Stephenson Public Library. The following is a summary of Stantec review of the city directory listings:

| Subject/Adjoining Property | Year | Listed Occupants |
|------------------------------|------|--------------------------------------|
| Property (1326 Main) | 1920 | John Smith |
| Property (1328-32 Main) | 1920 | Marinette Bicycle Works |
| Property (1336 Main) | 1920 | Vacant store |
| Property (1326 Main) | 1924 | Larson Chas Filling Station |
| Property (1328-32 Main) | 1924 | Marinette Bicycle Works |
| Property (1336 Main) | 1924 | Christine Aderson |
| Property to West (1338 Main) | 1924 | Chas Malmstadt |
| Property to West (1340 Main) | 1924 | Chas Malmstadt Coal & Bldg. Material |
| Property (1326 Main) | 1930 | Chas Collins |
| Property (1328-32 Main) | 1930 | Martin Olson Bicycles |
| Property (1336 Main) | 1930 | Battery Service |
| Property to West (1338 Main) | 1930 | Chas Malmstadt |
| Property to West (1340 Main) | 1930 | Chas Malmstadt Coal & Bldg. Material |
| Property (1300 Main) | 1935 | Dan Meyers Service Station |
| Property (1328 Main) | 1935 | Vacant |
| Property (1330-32 Main) | 1935 | Martin Olsen Bicycles |
| Property (1336 Main) | 1935 | Edward Olsen Machine Shop |
| Property to West (1338 Main) | 1935 | Chas Malmstadt |
| Property to West (1340 Main) | 1935 | Chas Malmstadt Coal & Supply Co. |
| Property (1300 Main) | 1941 | Ewald Service Station |
| Property (1328-32) | 1941 | Marinette Bicycle works |
| Property (1336 Main) | 1941 | Olsen machine Shop |
| Property to West (1338 Main) | 1941 | Raymond Cook |
| Property to West (1340 Main) | 1941 | C & N Auto Supply |
| Property (1300 Main) | 1946 | Teiges Battery Service |
| Property (1330 Main) | 1946 | Stanley Mateja |
| Property (1328-32) | 1946 | Marinette Bike Works |
| Property (1336 Main) | 1946 | Olsen Machine & Tool Works |
| Property to West (1338 Main) | 1946 | Raymond Cook |
| Property to West (1340 Main) | 1946 | C & N auto Supply Co. |
| Property (1300 Main) | 1949 | Cities Service Station |
| Property (1328-32 Main) | 1949 | Marinette Bike Shop |
| Property (1330 Main) | 1949 | Stanley Mateja |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
June 19, 2015

| Subject/Adjoining Property | Year | Listed Occupants |
|------------------------------|------|----------------------------|
| Property (1336 Main) | 1949 | Olsen Machine & Tool Works |
| Property to West (1338 Main) | 1949 | Raymond Cook |
| Property to West (1340 Main) | 1949 | C & N Auto Supply |
| Property (1300 Main) | 1956 | Vacant |
| Property (1328-32 Main) | 1956 | Marinette Bike Shop |
| Property (1330 ½ Main) | 1956 | Stanley Mateja |
| Property (1336 Main) | 1956 | Olsen EP Mach Co. |
| Property (1336 ½ Main) | 1956 | Edward Olsen |
| Property to West (1338 Main) | 1956 | Raymond Cook |
| Property to West (1340 Main) | 1956 | C & N Auto Supply Co. |
| Property (1300 Main) | 1961 | Vacant |
| Property (1328-32 Main) | 1961 | Marinette Bike Shop |
| Property (1330 ½ Main) | 1961 | Stanley Mateja |
| Property (1336 Main) | 1961 | Olsen EP Mach Co. |
| Property (1336 ½ Main) | 1961 | Leon Hamilton |
| Property to West(1338 Main) | 1961 | Raymond Cook |
| Property to West (1340 Main) | 1961 | Vacant |
| Property (1330 Main) | 1965 | Marinette Bike Shop |
| Property (1330 ½ Main) | 1965 | Stanley Mateja |
| Property (1336 Main) | 1965 | Olsen EP Mach Co. |
| Property (1336 ½ Main) | 1965 | Vacant |
| Property to West (1338 Main) | 1965 | Raymond Cook |
| Property to West (1340 Main) | 1965 | Buy-Rite Center Variety |
| Property to West (1338 Main) | 1970 | Raymond Cook |
| Property to West (1340 Main) | 1970 | Messenger Discount Store |
| Property to West (1338 Main) | 1975 | Raymond Cook |
| Property to West (1340 Main) | 1975 | Messenger Discount Store |
| Property to West (1338 Main) | 1980 | Raymond Cook |
| Property to West (1340 Main) | 1980 | Kontny TV |
| Property to West (1338 Main) | 1985 | Raymond Cook |
| Property to West (1340 Main) | 1985 | Vacant |
| Property to West (1338 Main) | 1990 | Ruth Cook |
| Property to West (1340 Main) | 1990 | Print Shop |
| Property to West (1338 Main) | 1995 | Ruth Cook |
| Property to West (1340 Main) | 1995 | Print Shop |
| Property to West (1338 Main) | 2000 | Ruth Cook |
| Property to West (1340 Main) | 2000 | Badger Communications |
| Property to West (1338 Main) | 2005 | Raymond Cook |
| Property to West (1340 Main) | 2005 | Print Shop |
| Property to West (1338 Main) | 2010 | No Listing |
| Property to West (1340 Main) | 2010 | Print Shop |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
June 19, 2015

| Subject/Adjoining Property | Year | Listed Occupants |
|------------------------------|------|------------------|
| Property to West (1338 Main) | 2014 | No Listing |
| Property to West (1340 Main) | 2014 | Print Shop |

4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Property uses.

Stantec requested fire insurance maps from Marinette County. Available Sanborn® Maps for the Search Report are presented in **Appendix D**.

| Year | Occupant of Property/Adjoining Properties; Indications of Hazardous Substance or Petroleum Usage |
|------|---|
| 1884 | The southwest corner of the Property is developed with dwellings numbered 534 through 538 Main Street. The northern half of the Property is listed as "Low Ground" with the southeast corner of the Property marked as no exposure. The Property is neighbored to the west by the Marinette Iron Works Company consisting of foundry, machine shops, and various other manufacturing processes. |
| 1921 | Property development has increased with a log run traversing the northwest corner of the parcel and C. Malmstadt coal yard occupying the west and central portions of the site. The Chicago & Northwestern siding railroad tracks run through the center of the Property. An auto repair facility and bicycle shop occupy the southwest corner of the Property along Main Street. Several other buildings occupy the south and east portions of the site. |
| 1935 | Several additional developments noted from 1921 to 1935. The auto repair facility located along the southwest corner of the Property now shows as a machine shop. A cement plant is located within the center of the Property just north of C. & N. W. siding railroad tracks along with C. Malmstadt Coal Yard. A tool Shop and several gasoline storage tanks are present near the northeast corner of the Property just north of the rail line. A filling station with gasoline tanks occupies the southeast corner of the Property along Main Street. |
| 1948 | No significant changes from 1935 to 1948. |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
June 19, 2015

4.4.5 Historical Topographic Maps

Stantec reviewed historical United States Geologic Survey (USGS) 7.5 minute topographic maps provided by HIG for the Marinette, WI and Marinette East, WI quadrangles to help identify past Property usage and areas of potential environmental concern.

No RECs were noted during our review of the topographic maps. Copies of the historical maps are provided in **Appendix D**. The following table summarizes the maps reviewed and observations.

| Map Date | Scale | Description |
|----------|----------|--|
| 1963 | 1:62,500 | Several structures appear on the southwest corner of the Property. A street assumed to be Main Street runs south of the Property and Stanton Street to the east. |
| 1963 | 1:24,000 | Several structures appear on the southwest corner of the Property. A street assumed to be Main Street runs south of the Property and Stanton Street to the east. The Subject Property falls within the 595 foot above mean sea level (msl) contour interval and appears to slope gradually to the north. Based on the contour intervals, surface flow appears to be toward the north northeast in the direction of the Menominee River. The nearest surface water body appears to be the Menominee River, located less than ¼-mile to the northeast. |
| 1976 | 1:24,000 | The Property and surrounding properties appear unchanged from the 1963 topographic map except for the addition of what is assumed to be Ludington Street located immediately north of the site. |

4.4.6 Other Historical Sources

No other historical sources were researched.

5.0 SITE RECONNAISSANCE

A visit to the Property and vicinity was conducted by Jeff Brand of Stantec on June 9, 2015. Access to the Property was not granted by Tyco at the time of the site visit. Therefore, site reconnaissance was completed from right-of-ways along Main, Stanton, and Ludington Streets. A second site visit was completed by Mark Remington of Stantec on June 18, 2015 in which all areas of the Property were able to be accessed. **Figure 2** provides information about the Property and adjoining properties and the location of potential areas of environmental concern. Photographs collected during site reconnaissance are included in **Appendix A**.

5.1 SITE RECONNAISSANCE METHODOLOGY

The Property reconnaissance focused on observation of current conditions and observable indications of past uses and conditions that may indicate the presence of RECs. Property reconnaissance was conducted on foot; Stantec utilized the following methodology to observe the Property:

- Traverse the outer Property boundary;

Weather conditions during the visit to the Property were clear and sunny. There were no weather-related access restrictions encountered during the reconnaissance visit.

5.2 GENERAL DESCRIPTION

| | |
|--|---|
| <p>Property and Area Description:</p> | <p>The Property is located within the limits of the City of Marinette and is currently vacant and consists of a grass covered lot and a wooded area near the northwest corner of the Property. Based on information provided by the City of Marinette, the Property is currently zoned as B-3 Community Business District and is surrounded a mix of residential and industrial/manufacturing properties.</p> <p>The Property is bordered to the north by Ludington Street, followed by a storage yard for Marinette Marine; to the east by Stanton Street, followed by an open grass portion of Tyco Fire Products' lot; to the south by Main Street, followed by a bar and several private residences; and to the west by a residential property.</p> |
| <p>Property Operations.</p> | <p>The Property is currently vacant. Previously, the Property was reported to have had an active railroad line traversing the site along with a log run, coal yard, filling station, cement factory, as well as machine and automotive facilities.</p> |
| <p>Structures, Roads, Other Improvements:</p> | <p>Buildings or parking lots were not observed at the Property. The Property is bordered by Main Street to the south, Stanton Street to the east, and Ludington Street to the north.</p> |
| <p>Property Size (acres):</p> | <p>Approximately 2.42 acres.</p> |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE
June 19, 2015

| | |
|--|--|
| Estimated % of Property Covered by Buildings and/or Pavement: | Approximately 100% of the Property is covered by grass and wooded vegetation. |
| Observed Current Property Use/Operations: | The Property is currently vacant. |
| Observed Evidence of Past Property Use(s): | No evidence of past property use was observed. |
| Sewage Disposal Method (and age): | Based on the location within city limits, it is anticipated that sanitary sewer service for the Property is provided by the City of Marinette. Evidence of a sewage disposal method was not observed at the time of site reconnaissance. |
| Potable Water Source: | Based on the location within city limits, it is anticipated that water service for the Property is provided by the City of Marinette. Evidence of a potable water source was not observed at the time of site reconnaissance. |
| Electric Utility: | Electric utility service was not observed for the Property. |

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec observations during the Property reconnaissance.

| Observations | Description/Location |
|---|-----------------------------|
| Hazardous Substances and Petroleum Products as Defined by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9601(14): | None observed. |
| Drums (≥ 5 gallons): | None observed. |
| Strong, Pungent, or Noxious Odors: | None observed. |
| Pools of Liquid: | None observed. |
| Unidentified Substance Containers: | None observed. |
| PCB-Containing Equipment: | None observed. |
| Other Observed Evidence of Hazardous Substances or Petroleum Products: | None observed. |

5.4 INTERIOR OBSERVATIONS

Stantec made the following observations during the Property reconnaissance of the building interiors at the Property and/or identified the following information during the interview or records review portions of the assessment:

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE
June 19, 2015

| Observations | Description |
|-------------------------------------|---|
| Heating/Cooling Method: | No buildings were observed on the Property. |
| Surface Stains or Corrosion: | None observed. |
| Floor Drains and Sumps: | None observed. |
| Other Interior Observations: | No buildings were observed on the Property. |

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Property and/or identified the following information during the interview or records review portions of the assessment:

| Observations | Description |
|--|--|
| On-site Pits, Ponds, or Lagoons: | None observed. |
| Stained Soil or Pavement: | None observed. |
| Stressed Vegetation: | None observed. |
| Waste Streams and Waste Collection Areas: | None observed. |
| Solid Waste Disposal: | Concrete, tires, and other debris were observed in the wooded area at or adjacent to Property. |
| Potential Areas of Fill Placement: | No outward signs of fill placement observed on the Property during time of site reconnaissance. However, historical Sanborn maps indicate a log run formerly present in northwest corner of Property. |
| Wastewater: | No exterior wastewater discharge was observed. |
| Stormwater: | The Property was observed to be covered with grass and a small portion of wooded vegetation allowing for surface infiltration. Stormwater associated with roads bordering the Property appear to move as sheet flow to storm sewer inlets observed along Main and Stanton Streets. |
| Wells: | No wells were observed. |
| Septic Systems: | No visible evidence of the existence of a septic system was observed. |
| Other Exterior Observations: | None observed. |

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

| | |
|-----------------------|--|
| Existing USTs: | No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance. |
| Former USTs: | No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE
June 19, 2015

| | |
|--------------------------------------|---|
| | other evidence of the former presence of USTs was discovered during this Phase I ESA. |
| Other Underground Structures: | No other underground structures were observed on the Property during the site reconnaissance. |

5.7 ABOVEGROUND STORAGE TANKS

| | |
|-----------------------|---|
| Existing ASTs: | No visible evidence (fill pipes, vent pipes, dispensers, surface stains), which would indicate the presence of ASTs, was discovered during the site reconnaissance. |
| Former ASTs: | No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA. |

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining properties:

| | |
|--------------|---|
| NORTH | Ludington Street, followed by a storage yard for Marinette Marine. |
| SOUTH | Main Street, followed by a bar and residential properties. |
| EAST | Stanton Street, followed by a large grass portion of Tyco owned parcel. |
| WEST | Residential property, followed by print shop. |

Figure 2 illustrates features of surrounding properties in relation to the Subject Property.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described below.

| | |
|--------------|----------------|
| NORTH | None observed. |
| SOUTH | None observed. |
| EAST | None observed. |
| WEST | None observed. |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE
June 19, 2015

5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds and lagoons on adjoining properties:

| | |
|--------------|----------------|
| NORTH | None observed. |
| SOUTH | None observed. |
| EAST | None observed. |
| WEST | None observed. |

5.9 OBSERVED PHYSICAL SETTING

| | |
|---|---|
| Topography of the Property and Surrounding Area: | The Property generally slopes from a higher elevation along Main street to a lower elevation near Ludington Street. Likewise, the Property elevation rises from Stanton Street to its western border. |
|---|---|

6.0 INTERVIEWS

Stantec conducted interviews with the following individuals:

| Name and contact information | Relationship to Property | Key findings: |
|---|--------------------------|---|
| Mr. Kenan Pulver – Tyco Fire Protection Products | Owner | Tyco has owned the Property for roughly 35 years. The Property has always remained vacant. Tyco has never filled or operated on the Property. The Property is not a part of cleanup efforts associated with WDNR open ERP Ansul Fire Technology Center case (BRRTS# 02-38-000011). |
| Ms. Kristen De Fresne – Wisconsin Department of Natural Resources | Regulator | Two open WDNR ERP sites exist northeast of the Property. Current cleanup project for Tyco Safety Products – Ansul Fire Technology Center dealing with arsenic contamination. This site has physical barriers in place to prevent movement of contamination. Monitoring wells are in place on both sides of barrier to monitor possible movement. General groundwater flow is to the north. This release she did not see as possibly affecting Property. The other open site at Tyco is more recent and within the parking lot of Tyco property at One Stanton Street. The contamination source is unknown but believed to be from contaminated fill. Polynuclear aromatic hydrocarbon (PAH)-impacted soil and groundwater contamination |

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

INTERVIEWS
June 19, 2015

| | | |
|--|--|--|
| | | exist on site. The extent of the contamination has not been fully determined. Groundwater flow is generally to the north and northeast. Due to location and site conditions, this release is not seen as having an effect on the Property. |
|--|--|--|

Copies of interview notes are provided in **Appendix F**.

6.1 FINDINGS FROM INTERVIEWS WITH MAJOR OCCUPANTS/OTHERS

Tyco Fire Protection Products is the only occupant of the Property. No other occupants were interviewed as part of this assessment.

6.2 FINDINGS FROM INTERVIEWS WITH PROPERTY NEIGHBORS

No interviews were conducted with Property neighbors.

7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data review, and a property inspection was evaluated to determine if RECs are present in connection with the Property. Based on this information, Stantec made the following findings and developed the following opinions.

- Finding 1: Based on available Sanborn maps and city directories, central portions of the Property were developed and used for coal storage by 1921 until approximately 1950.
- Opinion 1: Coal storage facilities are typically associated with heavy metals and or polycyclic aromatic hydrocarbons. This historical land use on the Property is considered to represent an REC.
- Finding 2: Beginning at some point in the early 1910's, a rail line (former Chicago and North Western Railroad) was present through the central portion of the Property. In general, this use continued through the 1940s. Railroads are commonly used to transport bulk quantities of petroleum products and/or hazardous substances. In addition, steel gasoline storage tanks were also noted adjacent the former Chicago and North Western railway line on the 1935 Sanborn fire insurance maps.
- Opinion 2: The presence of gasoline storage tanks along the railway and use of the railway is considered an REC because hazardous substances and/or petroleum products may have spilled and affected soil and/or groundwater on the Property.
- Finding 3: Based on available Sanborn maps and city directories, the southeast portion of the Property was developed and used as a filling or service station from the 1930s to 1950. In addition, gasoline storage tanks were also noted just southwest of the filling station.
- Opinion 3: The former presence of a service station and associated petroleum storage tanks on the Property is considered a REC.
- Finding 4: A southwest-northeast trending manmade waterway or log run was present in the northwestern portion of Property from at least 1900s through the late 1940s. The waterway was filled during the 1950s and/or 1960s. The source of the fill used is unknown. Likewise, through information gathered from interviews, landfilling occurred within areas adjacent to the Property. It is unknown if landfilling extended onto the Property.
- Opinion 4: The presence of fill from an unknown source at the Property is a REC. Given the historic heavily industrial land use of the Property and adjacent land, the fill may include industrial solid waste. Additional investigation is warranted to determine if fill extended onto the Property and to evaluate if potential fill has impacted soil and groundwater at the Site

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

EVALUATION
June 19, 2015

- Finding 5: From 1930 to at least 1965, the southwest portion of the Property was occupied by businesses associated with auto repair, battery services and/or machine and tool works.
- Opinion 5: Historic use of a portion of the Property for auto repair battery service business and a machine and tool shop is an REC.
- Finding 6: An environmental records search was performed and identified sites near the Property and within their respective ASTM E 1527-05 search radii of the Property that may represent RECs, HRECs, or *de minimis* conditions. A removed UST was identified on the property adjacent to the southwest Property boundary. No additional information was available regarding the UST. This property is formerly used as a "print shop".
- Opinion 6: Historic use of the adjacent property by a print shop and the former UST are RECs. Based on one or more of the following reasons: distance from the Property, position of sites with respect to assumed groundwater flow direction, the presence of low permeability native soils, and regulatory status, the remaining nearby sites identified in the environmental records search report are not expected to affect soil or groundwater quality at the Property.
- Finding 7: Recorded title records or search results for any environmental liens or activity and use limitations encumbering the Property or in connection with the Property were not reviewed as part of this Phase I ESA.
- Opinion 7: The lack of review of this information did not appear to affect the EP's ability to identify RECs, HRECs, or *de minimis* conditions.
- Finding 8: Stantec was not able to obtain historical records that document the Property history in 5-year intervals. These data failures represent data gaps.
- Opinion 8: The lack of review of this information is not considered significant. Based on the information obtained during the course of this ESA, the absence of this information did not appear to affect the ability of the EP to identify RECs, HRECs, or *de minimis* conditions.
- Finding 9: Local and regional environmental records were searched through the health department, fire department, and building/planning department. Stantec was not able to obtain historical records that document the Property history in 5 year intervals. These data failures represent data gaps.
- Opinion 9: The lack of review of this information is not considered significant. Based on the information obtained during the course of this ESA, the absence of this information did not appear to affect the ability of the EP to identify RECs, HRECs, or *de minimis* conditions.

MCABI-TYCO REDEVELOPMENT SITE PHASE I ENVIRONMENTAL SITE ASSESSMENT

EVALUATION
June 19, 2015

7.2 DATA GAPS

The federal AAI rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

| Gap | Discussion |
|--|--|
| Deletions or Exceptions From Scope of Work Referenced in Section 1.4: | None |
| Weather-Related Restrictions To Site Reconnaissance: | None |
| Facility Access Restrictions to Site Reconnaissance: | None |
| Other Site Reconnaissance Restrictions: | None |
| Data Gaps From Environmental Records Review: | Relevant environmental records associated with the Property were not located by the Health Department, Fire Department, or Land Information office for the City of Marinette. However, the lack of information provided did not appear to affect the ability to identify RECs at the Property. |
| Data Gaps From Historical Records Review: | Stantec was not able to obtain historical records that document the Property history in 5-year intervals. |
| Data Gaps From Interviews: | Interviews with residents surrounding the Property were not completed. |
| Other Data Gaps: | Chain-of-title, environmental lien or Activity Use Limitation (AUL) report has not been provided by the User. |

7.3 CONCLUSIONS

Stantec has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Subject Property (Parcel # 251-04268.000). Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of RECs in connection with the Property except for the following:

- The historic presence of a coal yard occupying central portions of the Property is considered a REC;
- The former presence of the Chicago and North Western rail line through central portions of the Property and the petroleum storage tanks that were formerly present adjacent to the rail line is considered a REC;
- The former presence of a service station with petroleum storage tanks on the southeastern portion of the Property is considered a REC.
- The known presence of a buried solid waste being encountered at the adjacent properties and the undocumented fill material placed in the former log run near the northwestern portion of the Property is considered a REC.
- Former use of portions of the southwestern portion of the Property as an auto repair business, battery services and machine shop, and tool works is considered a REC; and
- The historic presence of a print shop and associated underground storage tank at an adjacent Property upgradient of the Property is considered an REC.

8.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13, November 2013.

EDR Radius Map Report with GeoCheck®, EDR Inquiry Number: 4311709.2s (June 1, 2015).

Historical Information Gathers Aerial Photograph Research Summary, HIG Project #: MBB-5565.

Brand, Jeffrey (Stantec) review of historic City Directories at Stephenson Public Library, June 9, 2015.

United States Department of Agriculture Soil Conservation Service Soil Survey Geographic Data.

United States Geologic Survey 7.5 Minute Topographic Map of Marinette, WI Quadrangle (1963).

United States Geologic Survey 7.5 Minute Topographic Map of Marinette East, WI Quadrangle (1963).

United States Geologic Survey 7.5 Minute Topographic Map of Marinette East, WI Quadrangle (1976).

Marinette County Geographic Information Survey Database.

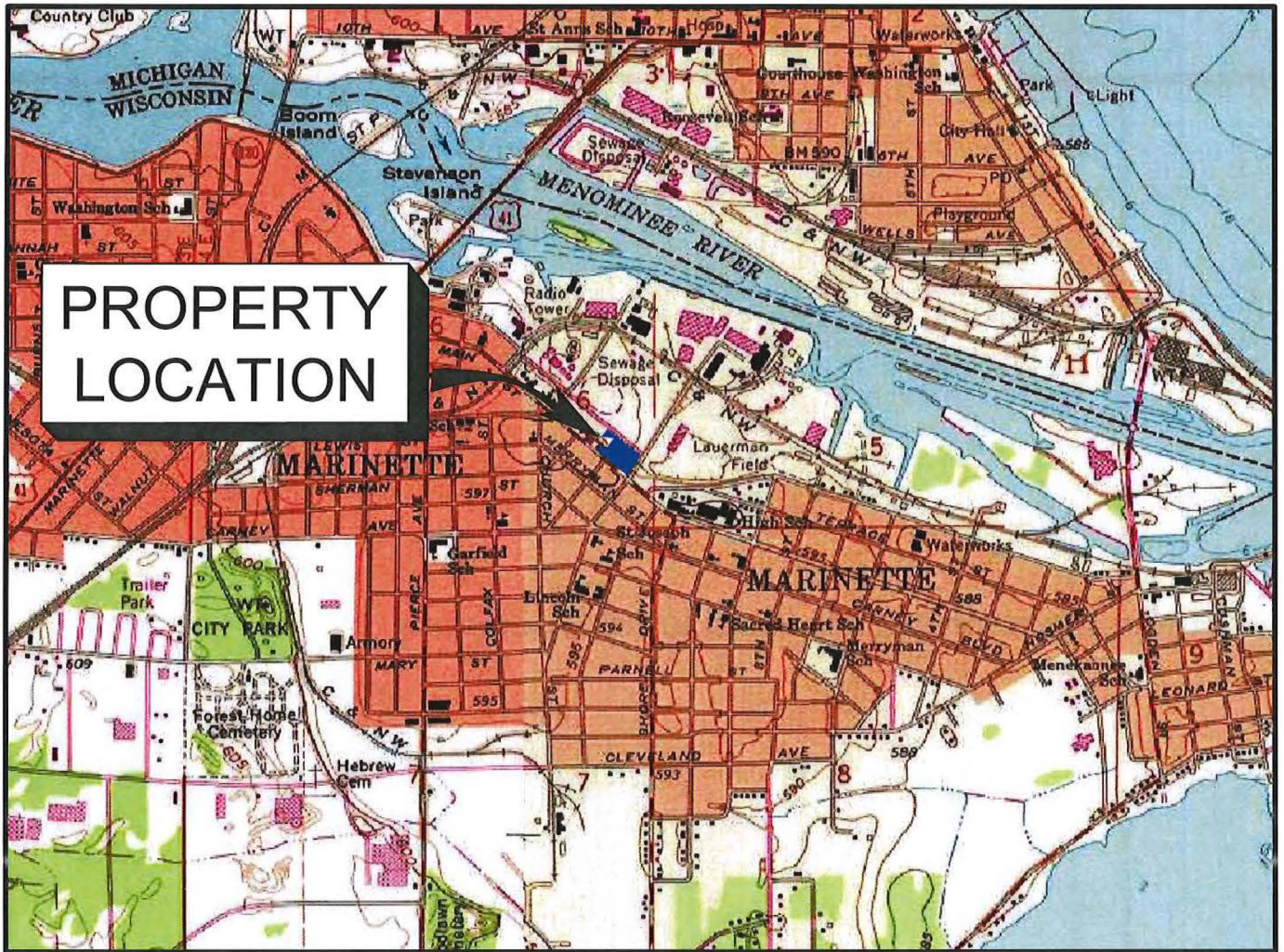
Wisconsin Department of Agriculture Trade and Consumer Protection Online Database.

Wisconsin Department of Natural Resources Online Bureau of Remediation and Redevelopment Tracking System Database.

Wisconsin Geologic and Natural History Survey Bedrock Geology Map of Wisconsin (1973).

Wisconsin Geologic and Natural History Survey Soil Regions of Wisconsin Map (1993).

Figure 1 Property Location and Local Topography



**PROPERTY
LOCATION**

SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, MARINETTE EAST, WISCONSIN, 1976 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)



1165 Scheuring Road, De Pere, Wisconsin 54115
Phone: 920-592-8400 Fax: 920-592-8484

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

**PROPERTY LOCATION
& LOCAL TOPOGRAPHY**

**TYCO PROPERTY
MAIN STREET
MARINETTE, WISCONSIN**

Figure 2 Property Layout



LEGEND

- APPROXIMATE PROPERTY LINE
- + + + + + APPROXIMATE LOCATION OF FORMER CHICAGO NORTH WESTERN SIDING RAILROAD



1165 Scheuring Road, De Pere, Wisconsin, 54115
 Phone: 920-592-8400 Fax: 920-592-8444

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

PROPERTY LAYOUT

TYCO PROPERTY
 MAIN STREET
 MARINETTE, WISCONSIN

| | | | | |
|----------------|---------------|--------------------|----------------------------|----------|
| DATE: 06/02/15 | DRAWN BY: JRB | TASK NUMBER: 3.0.1 | PROJECT NUMBER: 1937033365 | FIGURE 2 |
|----------------|---------------|--------------------|----------------------------|----------|