

**ALL-APPROPRIATE INQUIRY  
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**FORMER WHITE AND LESPERANCE PROPERTIES  
1910 20<sup>TH</sup> STREET AND 2022 SCHOOL STREET  
TWO RIVERS, WISCONSIN**

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**PROJECT REFERENCE #13356**

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**TABLE OF CONTENTS**

EXECUTIVE SUMMARY ..... i

1.0 INTRODUCTION ..... 1

    1.1 Purpose ..... 1

    1.2 Methodology ..... 1

    1.3 Significant Assumptions..... 1

    1.4 Limitations and Exceptions ..... 2

    1.5 Special Terms and Conditions ..... 2

    1.6 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 ..... 3

    2.4 Descriptions of Structures, Roads, and Other Improvements on the Site ..... 3

    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..... 4

    3.4 Valuation Reduction of Environmental Issues..... 4

    3.5 Owner, Property Manager, and Occupant Information..... 5

    3.6 Reasons for Performing Phase 1 ..... 6

4.0 RECORDS REVIEW ..... 6

    4.1 Standard Environmental Record Sources ..... 6

        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) ..... 7

        4.1.4 Resource Conservation and Recovery Act (RCRA) ..... 7

        4.1.5 Emergency Response Notification System (ERNS)..... 7

        4.1.6 State Hazardous Waste (SHWS) ..... 7

        4.1.7 State Landfill ..... 8

        4.1.8 Leaking Underground Storage Tank (LUST)..... 8

        4.1.9 Underground Storage Tanks (USTs)..... 8

    4.2 Additional Environmental Record Sources ..... 8

        4.2.1 Wisconsin Environmental Repair Program (ERP) ..... 9

        4.2.2 Lists of Registered Aboveground Storage Tanks..... 9

        4.2.3 Local Land Records..... 10

        4.2.4 Emergency Release Reports ..... 11

        4.2.5 RCRA Administration Action Tracking System (RAATS) ..... 11

        4.2.6 Hazardous Materials Incident Report System (HMIRS) ..... 11

        4.2.7 PCB Activity Database (PADS) ..... 11

        4.2.8 Facility Index System (FINDS) ..... 11

        4.2.9 Toxic Release Inventory System (TRIS) ..... 11

        4.2.10 Toxic Substance Control Act (TSCA) ..... 12

        4.2.11 Manufactured Gas Plant ..... 12

4.2.12 Orphan Summary.....	12
4.3 Physical Setting Sources.....	12
4.3.1 United States Geologic Survey Topographic Map.....	12
4.3.2 Regional Geology and Hydrogeology.....	12
4.4 Historical Use Information on the Subject Property.....	13
4.4.1 Occupancy History.....	13
4.4.2 Aerial Photographs.....	13
4.4.3 Fire Insurance Maps.....	13
4.5	14
4.6 Historical Use Information on Adjoining Properties.....	14
4.6.1 Occupancy History.....	14
4.6.2 Aerial Photographs.....	14
4.6.3 Fire Insurance Maps.....	14
5.0 SITE RECONNAISSANCE.....	15
5.1 Methodology and Limiting Conditions.....	15
5.2 Observations.....	15
5.2.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses.....	15
5.2.2 Storage Tanks and Drums.....	15
5.2.3 Odors, Pools of Liquids, Stained Soil or Pavement, Stressed Vegetation	16
5.2.4 Hazardous Substances and Petroleum Products Not Necessarily Used in Connection with Identified Uses.....	16
5.2.5 Unidentified Substance Containers.....	16
5.2.6 Polychlorinated Biphenyls (PCBs).....	16
5.2.7 Pits, Ponds or Lagoons.....	16
5.2.8 Wastewater.....	16
5.2.9 Solid Waste.....	16
5.2.10 Heating.....	16
5.2.11 Emergency Generators.....	16
5.2.12 Stains or Corrosion.....	16
5.2.13 Drains or Sumps.....	16
6.0 INTERVIEWS.....	17
6.1 Interviews with Site Owners.....	17
6.2 Interviews with Local Government Officials.....	17
6.2.1 City of Two Rivers Assessors Department.....	17
6.2.2 City of Two Rivers Inspections Department.....	17
6.2.3 Wisconsin Department of Natural Resources.....	18
7.0 FINDINGS.....	22
8.0 OPINIONS.....	23
9.0 ADDITIONAL INVESTIGATION.....	25
10.0 CONCLUSIONS.....	25
11.0 DEVIATIONS.....	27
12.0 REFERENCES.....	27

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS .....	27
14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS .....	27

## **FIGURES**

- 1 Site Location Map
- 2 Site Plan Map

## **APPENDICES**

- A Subject Property Description
- B Title Information
- C User Questionnaire
- D Owner/Occupant Questionnaire
- E Environmental Data Resources, Inc., Radius Map™ Report & CD-ROM of Phase I Report
- F City Directory Report
- G Aerial Photographs
- H Sanborn Map Report
- I Photographs
- J Resumes of Project Team

## EXECUTIVE SUMMARY

The Wisconsin Department of Natural Resources (WDNR) retained Sigma Environmental Services, Inc. (Sigma) of Milwaukee, Wisconsin to conduct an All-Appropriate Inquiry (AAI) Phase I Environmental Site Assessment (ESA) of the former White and Lesperance parcels located at 1910 20<sup>th</sup> Street and 2022 School Street in Two Rivers, 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 (E 1527-05), 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 July 10 and September 28, 2012.

RECs, as defined by ASTM, include the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances 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 consists of two contiguous parcels, referenced by 1910 20<sup>th</sup> Street and 2022 School Street, which together make approximately 5.86-acres of land, located in the City of Two Rivers, Manitowoc County, Wisconsin. The subject property parcels are currently owned by Manitowoc County. The 1910 20<sup>th</sup> Street parcel, the northern 2.389-acre parcel, was most recently owned by Carolyn R. Lesperance while the 2022 School Street parcel, the southern 3.476-acre parcel, was most recently owned by David A. White. For the purposes of this report the respective subject property parcels will be referred to as the Lesperance and White subject property parcels.

The Lesperance subject property parcel is currently improved with an approximate 21,375-square foot steel warehouse/office building constructed in 1980, an approximate 4260-square foot steel warehouse building constructed in 1940, and an approximate 1020-square foot brick warehouse building constructed in 1940. At the time of the assessment the parcel was primarily occupied by Chard Development, LLC. (Chard). Chard generally utilizes the property as an office and warehouse for miscellaneous construction materials. Habitat for Humanity also utilizes a portion of the warehouse areas for the storage of construction materials.

The White subject property parcel is currently improved with an approximate 704-square foot brick building constructed in the early 1900's and two small outbuildings/garages. At the time of the assessment, the White subject property parcel was vacant.

Historically the subject property parcels were utilized as a baseball park (1920's), a coal storage yard by Heckel Coal or Consumer's Coal Company (primarily White parcel, 1920's to 1940's) a bulk oil/gasoline facility by Cities Service Oil, Riverside Oil and Tire Company or Lakeshore Oil and Tire Company (Lesperance parcel, 1930's to 1990's), a wood play

system manufacturer by Merrytime Play Systems (Lesperance property, 2000's), and a petroleum (and apparently solvent) recycling and/or storage facility by Petroleum Conservation, Inc. (PCI) or Seneca Petroleum Company (White parcel, 1950's to 1987).

A search of available environmental records was conducted by Environmental Data Resources Inc. (EDR; Milford, CT). The White subject property parcel was identified by EDR on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Resource Conservation Recovery Act (RCRA), Facility Index System (FINDS), Solid and Hazardous Waste Information Management Systems (SHWIMS), Wisconsin Department of Natural Resources (WDNR) Environmental Repair Program (ERP), and the Department of Safety and Professional Services (DSPS) Underground Storage Tank (UST) and Aboveground Storage Tank (AST) databases. The Lesperance subject property parcel was identified on the RCRA and FINDS databases. The environmental database listings generally pertain to the historic oil, gasoline, and/or waste oil and solvent storage activities and the associated hazardous waste generator activities at the White and Lesperance subject property parcel and the limited investigation and remediation of the identified spills at the White parcel.

Review of the historical information available for the subject property parcels indicate that 18 waste oil/premix ASTs ranging in size from 250-gallons to 250,000-gallons were utilized at the White subject property parcel between the 1960's and late 1980's. The United States Environmental Protection Agency (EPA) removed the 18 ASTs from the White parcel in 1995. Seven 10,000-gallon oil and/or gasoline ASTs were also documented to be present at the Lesperance parcel between the 1930's and early 1990's. In addition a fuel oil UST also appears to have been located at each of the subject property parcels. The fuel oil UST associated with the Lesperance parcel remains in place (not in use); however, the status of the UST associated with the White parcel is unknown (administrative closure in 1995).

In addition to the historic storage activities, a historic gas pipeline also appears to be present on the subject property. Specifically, a pipeline extending from the convergence of the East and West Twin Rivers north to the US Oil property (approximately one block north of the subject property) runs along the western portion of the subject property. The pipeline is no longer in use; however, the status of the pipeline is unknown (i.e. abandoned). A spill associated with the pipeline was historically reported, by the City of Two Rivers, in 1977; however, the exact location of the spill is unknown.

Numerous spills have been reported for the White parcel while the parcel was in use under PCI. Between 1994 and 1995, the EPA and WDNR conducted a limited investigation and remediation of the White parcel which included spill containment, removal of the 18 ASTs, and the off-site disposal of 113 tons of PCB sludge, 11,105-gallons of waste oil, 45 tons of asbestos contaminated debris, 66 tons of petroleum contaminated soil and 101 tons of solid waste. In addition, in 1999, the WDNR conducted a supplemental investigation which included the advancement of 20 Geoprobe soil borings, installation of 14 temporary wells, and associated soil and groundwater sample collection.

Review of the 1999 investigation activities indicates that fill material consisting of black silty sand containing coal, trace gravel, and wood is present within the shallow soil (less than three feet) at the White subject property parcel. Polynuclear aromatic hydrocarbons (PAHs), lead, and arsenic were identified at concentrations greater than the Chapter NR

720 residual contaminant levels (RCL) or PAH interim guidance RCLs within the shallow soil samples collected from the fill material while benzene and chlorinated volatile organic compounds (CVOCs) were identified within select soil samples. In addition, benzene, CVOCs, and select PAHs were also identified within select groundwater samples collected from the White parcel at concentrations greater than Chapter NR 140 preventative action limit (PAL) or enforcement standard (ES). The investigation and remediation of the White parcel were conducted under the WDNR ERP case # 02-36-096500. The ERP case remains open at this time.

In addition, limited investigation activities were conducted on the Lesperance subject property parcel as a part of the investigation of the former Wisconsin Public Service (WPS) manufactured gas plant property (ERP case #02-36-000255) located immediate north of the Lesperance parcel. Review of the investigation results indicates that relatively low-level petroleum-related soil and groundwater impacts have been identified at the Lesperance parcel. Given the historic use of the Lesperance parcel and the adjacent offsite manufactured gas plant use, the impacts identified at the Lesperance parcel may be attributed to the historic on-site oil/gasoline storage and/or off-site manufactured gas activities.

The AAI Phase I Environmental Site Assessment has been performed in conformance with the scope and limitations of ASTM Practice E 1527(-05). This assessment has revealed evidence of the following recognized environmental condition in connection with the subject property:

- The historic bulk storage of oil, gasoline, and waste oil or solvent has been well documented at the each of the subject property parcels. In addition, numerous spills associated with the historical waste oil/solvent storage activities were documented at the White subject property parcel and stressed vegetation and/or stained soil was observed at the subject property parcels during the site reconnaissance. The historic bulk storage activities and the associated material management have been documented to have impacted the White subject property parcel and have the potential to negatively impact the Lesperance subject property parcel.
- Review of the WDNR ERP case #02-36-096500 indicates that benzene, CVOCs, PAHs, lead, and arsenic were identified at concentrations greater than the Wisconsin state standard within the shallow soil samples and groundwater samples collected from the White parcel during the 1999 investigation. Remedial activities to address the risks associated with the identified impacts have not been conducted to date and subsequently the ERP case remains open at this time.
- Limited site investigation activities were conducted at the Lesperance subject property parcel during the investigation of a former WPS manufactured gas plant facility (ERP case #02-36-000255) located immediately north of the Lesperance parcel. Relatively low-level petroleum-related soil and groundwater impacts have been identified at the Lesperance parcel. Given the historic use of each property and the limited soil and groundwater quality information available for the Lesperance parcel, the source of the identified soil and groundwater impacts cannot be determined at this time.

- Fill material consisting of black silty sand containing coal, trace gravel, and wood is present within the shallow soil (less than three feet) at the White subject property parcel. During the 1999 investigation activities, PAHs, lead, and arsenic were identified at concentrations greater than the state standards within the shallow soil/fill. Subsequently impacted fill material appears to be present at the White subject property parcel.
- A pipeline extending from the convergence of the East and West Twin Rivers north to the US Oil property (approximately one block north of the subject property) runs along the western portion of the subject property. The pipeline is no longer in use; however, the status of the pipeline is unknown (i.e. abandoned). A spill associated with the pipeline was historically reported, by the City of Two Rivers, in 1977; however, the exact location of the spill is unknown. The historic operation of the pipeline and any potential residual product within the pipeline has the potential to impact the subject property.
- The Lesperance subject property parcel was historically utilized to manufacture wooden play systems. A paint spray booth which may have been associated with the manufacturing activities was present at the parcel when Manitowoc County (current subject property owner) retained ownership. The type, quantity, and management of the materials utilized during the manufacturing activities are unknown. The potential management of hazardous materials during the manufacturing activities may have negatively impacted the subject property.

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 E 1527-05 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 Sigma Environmental Services, Inc. (Sigma) of Milwaukee, Wisconsin to conduct an All-Appropriate Inquiry (AAI) Phase I Environmental Site Assessment (ESA) of the former White and Lesperance parcels located at 1910 20<sup>th</sup> Street and 2022 School Street in Two Rivers, 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 (E 1527-05), 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 July 10 and September 28, 2012. The findings of the assessment are summarized in this report.

The ASTM Standard E 1527-05 defines a REC as:

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

### 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 the preparation of this report. It is Sigma's opinion that the data gaps do not significantly affect, as defined by ASTM E 1527-05, 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, wetlands, endangered species, vapor intrusion, 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 Special Terms and Conditions**

No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopy, recording, or any information storage and retrieval system, without permission in writing from Sigma Environmental Services, Inc.

## **1.6 User Reliance**

This document contains proprietary and confidential information, which is the sole and exclusive property of Sigma Environmental Services, Inc., the Wisconsin Department of Natural Resources (WDNR), Manitowoc County, and the United States Environmental Protection Agency (EPA). This document may not be used or duplicated by those other than the WDNR, Manitowoc County, and the EPA in any manner without the express written consent of Sigma Environmental Services, Inc. and the WDNR. The environmental conditions of an operating facility 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 consists of two contiguous parcels, referenced by 1910 20th Street and 2022 School Street, which together make approximately 5.86-acres of land, located in the City of Two Rivers, Manitowoc County, Wisconsin (**Figure 1**). The subject property parcels are currently owned by Manitowoc County. The 1910 20th Street parcel, the northern 2.389-acre parcel, was most recently owned by Carolyn R. Lesperance while the 2022 School Street parcel, the southern 3.476-acre parcel, was most recently owned by David A. White. For the purposes of this report the respective subject property parcels will be referred to as the Lesperance and White subject property parcels. A legal description and property record for the subject property, obtained from Manitowoc County, is 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 the assessment the Lesperance subject property parcel was primarily utilized by Chard Development, LLC. (Chard) as an office and warehouse for general construction materials. Habitat for Humanity also occupies a small portion of the Lesperance subject property parcel for storage of construction materials.

### **2.3 Site and Vicinity Characteristics**

The subject property is located on the west side of School Street extending from 21<sup>st</sup> Street south beyond 20<sup>th</sup> Street. The subject property is zoned industrial (I-2) and is located in an industrial (north and south) and residential (east) area of Two Rivers.

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

At the time of this assessment, the Lesperance subject property parcel was improved with an approximate 21,375-square foot steel warehouse/office building constructed in 1980, an approximate 4,260-square foot steel warehouse building constructed in 1940, and an approximate 1,020-square foot brick warehouse building constructed in 1940. The White subject property parcel is currently improved with an approximate 704-square foot brick building constructed in the early 1900's and two small outbuildings/garages.

Utilities provided to the Lesperance subject property parcel include natural gas and electric. The City of Two Rivers provides water and sewer services. The White subject property parcel is vacant. Sigma is unaware of any public utilities on the White parcel; however, it is

assumed that a potable well and septic system are present on the parcel but are not in service.

### **2.5 Current Uses of the Adjoining Properties**

At the time of this assessment, adjoining properties primarily included an RV Service Center to the south, residences to the east, a vacant property (formerly WPS) to the north, and the West Twin River to the west. A Site Plan including the surrounding area is included as **Figure 2** of this report.

## **3.0 USER-PROVIDED INFORMATION**

### **3.1 Title Records**

In accordance with the ASTM standard, Sigma requested a copy of the current subject property deed from Mr. Jeffery Beyer, Public Works Director for Manitowoc County (subject property owner) to identify if environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls are on record for the subject property. Mr. Beyer indicated that the subject property was obtained through the REM process and subsequently provided us with the Judgment against each parcel. An environmental lien or activity and use limitations was not identified on the Judgment. A copy of the title information is included in **Appendix B**.

### **3.2 Environmental Liens or Activity and Use Limitations**

In accordance with the ASTM standard, Sigma requested information from Ms. Annette Weissbach, representative for the Wisconsin Department of Natural Resources (WDNR), user of the report, regarding known environmental liens on the subject property. Ms. Weissbach reported no knowledge of environmental liens against the subject property. Ms. Weissbach did report that in August 1994, the WDNR responded to a petroleum spill at the White subject property parcel. The response action included containerizing and disposing of waste oil and sludge. A Default Judgment and Taxation of Costs in the amount of \$42,915.88 was filed against Mr. David White (former owner of the White parcel) on April 25, 1997 to cover the costs associated with the WDNR spill response. A copy of the user questionnaire is included in **Appendix C**.

### **3.3 Specialized Knowledge**

In accordance with the ASTM standard, Sigma requested information from Ms. Weissbach regarding information about previous ownership or uses of the property that may be material to identifying recognized environmental conditions. Ms. Weissbach referred Sigma to review the WDNR file to obtain previous ownership and use information for the subject property. A summary of the WDNR file review is included in Section 7.0 of this report. A copy of the user questionnaire is included in **Appendix C**.

### **3.4 Valuation Reduction of Environmental Issues**

In accordance with the ASTM standard, Sigma requested information from Ms. Weissbach regarding value reduction of the subject property to comparable properties. Ms. Weissbach did not comment on the value of the property as the Phase I ESA is not being completed for property transaction purposes. A copy of the user questionnaire is included in **Appendix C**.

### **3.5 Owner, Property Manager, and Occupant Information**

Sigma submitted a Screen Questionnaire, based on the ASTM standard E 1528-05, to Mr. Jeffery Beyer, Public Works Director for Manitowoc County (subject property owner) and Mr. Richard Carey of Chard Development, LLC. (occupant of the Lesperance subject property parcel). Mr. Beyer and Mr. Carey reported similar information for the subject property parcel which is detailed below:

- Manitowoc County obtained the subject property parcels in August 2008 (Lesperance parcel) and February 2012 (White parcel) through the In Rem process. The subject property parcels have not been utilized for industrial purposes since the County took ownership. Specifically since County ownership the Lesperance parcel has been utilized by the County for the storage of materials associated with their public safety antenna upgrade, Habitat for Humanity for the storage of general construction material, and Chard Development, LLC (August 2011) as an office and warehousing of general construction material. The White parcel has remained vacant since the County took ownership.
- The Lesperance subject property parcel was previously utilized to manufacture wooden play systems and for the distribution of tires and oil (Lakeshore Oil and Tire).
- Evidence of previous industrial activities including an upgraded electrical three phase system for running heavy manufacturing equipment and an industrial paint booth (with no paint/solvents remaining) were observed at the Lesperance parcel at the time the County retained ownership. In addition a number of concrete tank yolks associated with the historical oil distribution activities are also present at the Lesperance parcel.
- A fuel oil underground storage tank (UST) is located southwest of the main building at the Lesperance parcel. The fuel oil tank was historically utilized to heat the building but is no longer in use. Mr. Carey reported that the fuel oil UST still contains oil.
- The White subject property parcel was previously utilized as a bulk fuel oil and solvent distribution, storage, and recycling facility. There has been a documented spill (see section 6.2.3) that spread contamination throughout the property. Prior to the bulk storage facility activities, the White parcel was utilized as a coal yard for the Wisconsin Public Service (WPS) coal gasification facility formerly located north of the Lesperance subject property parcel.
- The former WPS coal gasification facility, located adjacent to the subject property to the north, has well documented contamination that was caused by the industrial process of turning coal into "town gas".
- Two eight-inch fuel supply lines run underground across the subject property. The lines begin at the fuel depot which is located where the east and West Twin Rivers converge and extent north to the US Oil facility located north of the WPS property. Contaminated soil was visually apparent (stained soil and odors) within the vicinity of the historic fuel line during recent utility trenching at the Lesperance parcel.

- Historic reports (specific report information not provided) indicate that fill material was placed at the subject property parcels

A copy of the completed questionnaires is included in **Appendix D** of this report.

### **3.6 Reasons for Performing Phase 1**

The purpose of this report is to provide the user with historical information, to meet the requirements of the Environmental Protection Agency, and to potentially qualify for specific landowners liability protections (e.g. innocent land owner, a contiguous property owner, or a bona fid prospective purchaser defense) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

## **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 1527-05, 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 and the details of sites located within ¼ of mile of the subject property are included as **Appendix E** 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 White subject property parcel, as referenced by the Former Petroleum Conservation Inc. (PCI), as a CERCLIS site. In addition, the White subject property parcel was also listed on the Facility Index System (FINDS) due to the CERCLIS activities. The CERCLIS listing pertains to the spill identified at the White parcel by the WDNR in 1994 and the follow up assessment and removal activities conducted by the EPA in 1994 through 1996 (further discussed in Section 6.2.3). The contamination initially identified by the WDNR and EPA in 1994 through 1996 remains present at the White subject property parcel.

In addition, the Wisconsin Public Service (WPS) former manufactured gas plant property located immediately north of the subject property was identified as CERCLIS with remedial activities ongoing under EPA enforcement. Review of the WDNR file for the WPS property indicates that petroleum-related impacts which may be associated with the historic off-site use were identified during the CERCLIS activities within soil and groundwater samples collected from the Lesperance subject property parcel.

#### 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; however, one CORRACTS site was identified within a 1.0-mile radius of the subject property. Based on the relative distance between the reported site and the subject property and the status (corrective action terminated), the CORRACTS site is not expected to impact 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 White subject property parcel as a RCRA non-generator (RCRA-NonGen) site. In addition, the White subject property parcel was also identified on the FINDS and Solid and Hazardous Waste Information Management Systems (SHWIMS) databases for the RCRA-related activities. Review of the RCRA and SHWIMS listing indicates that the subject property was historically a large quantity generator (LQG) of waste oils. No RCRA violations were documented for the White parcel.

In addition EDR identified the Lesperance subject property parcel, as referenced by 2000 20<sup>th</sup> Street, as a RCRA Non-Gen. Review of the RCRA listing indicates that the Lesperance parcel was historically operated as a large quantity generator of ignitable hazardous waste, lead, and benzene by Riverside Oil and Tire in 1992. No RCRA violations were documented for the Lesperance parcel.

EDR also identified three RCRA-NonGen sites 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, the RCRA sites are not expected to impact the subject property.

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 state hazardous waste 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 (WDS), 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 site. Although the subject property is not registered as a landfill, review of the previous subsurface investigation conducted by the WDNR in 1999 indicate that fill material consisting of black silty sand containing coal, trace gravel, and wood was encountered within the shallow soil (less than three feet) at the White subject property parcel. In addition in April 1985, WDNR personnel were informed by a local resident that the White parcel was formerly used as a landfill. During the 1999 investigation, contaminant concentrations were identified within the shallow fill material across the White parcel. The historic filling activities may have negatively impacted the subject property.

In addition, EDR identified one WDS site within a 0.50-mile radius of the subject property. Based on the relative distance between the site and the subject property, the WDS 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, 10 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 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 Wisconsin Department of Safety and Professional Services (DSPS) and contains information on the site name, location, and number of tanks. EDR identified the White subject property parcel, as referenced by 1910 20<sup>th</sup> Street, in the UST database. The UST listing pertains to a 1,000-gallon fuel oil UST which was granted administrative closure in May 2005. UST closure documentation was not available for review and subsequently the condition and status (in place or removed) can not be confirmed. Please note, during the site reconnaissance (Section 5.2.2) a vent pipe was observed adjacent to the office building at the White subject property parcel. It is possible that the vent pipe is associated with a fuel oil tank which may have been utilized to heat the building.

In addition, although not listed on the UST database, according to Mr. Carey of Chard Development, LLC (Lesperance parcel occupant), a fuel oil UST associated with the former heating system remains in place at the Lesperance subject property parcel. Given the status, the USTs associated with both the White and Lesperance subject property parcels have the potential to negatively impact the subject property.

In addition, EDR identified four UST sites within a 0.25-mile radius of the subject property. Based on the relative distance between the UST sites and the subject property and/or the closed/removed UST 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 1527-05, 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 White subject property parcel, as referenced as PCI, as an ERP site. In addition the White parcel was also identified on the United States Brownfield (Brownfields) and the Brownfield Environmental Assessment Program (BEAP). The ERP and related Brownfields listings pertain to the spill discovered by the WDNR in 1994 and the subsequent WDNR spill response action, EPA assessment and removal activities in 1994 through 1996, and the WDNR assessment in 1999. The ERP case remains "open" at this time. Review of the documented assessment activities, indicates that soil and groundwater contamination associated with the historic bulk oil and solvent storage/recycling and/or filling activities and the documented 1994 spill remains present at the White subject property parcel.

In addition, EDR identified seven ERP sites within a 0.50-mile radius of the subject property. Based on the relative distance between the reported sites and the subject property and the closed status, the ERP sites are not expected to impact the subject property, with the exception of the WPS ERP site (identified as a Orphan listing) located immediately north of the subject property. ERP investigation and/or remediation activities have been on on-going at the WPS property since 1985. Petroleum-related impacts, which may be associated with the historic off-site use, were identified within soil and groundwater samples collected from the Lesperance subject property parcel during the WPS investigation. Additional information pertaining to the WPS investigation activities is included in Section 6.2.3 of this report.

#### 4.2.2 Lists of Registered Aboveground Storage Tanks

The list of registered ASTs is compiled by the Wisconsin Department of Safety and Professional Services (DSPS) and contains information on the site name, location, and number of tanks. EDR identified the White subject property parcel, as referenced by 1910 20<sup>th</sup> Street as an AST site. The ASTs listing pertains to 15 premix ASTs, ranging in size from 12,000-gallons to 250,000-gallon and reported as closed and removed in 2005. Please note there is a discrepancy in the number and size of the ASTs documented on the AST database and that which was observed by the WDNR and EPA during their 1994 assessment. In addition, based on a review of the WDNR file (Section 6.2.3), the ASTs associated with the white parcel were removed by the EPA in 1995 and 1996 therefore the 2005 removal date provided in the DSPS database appears to be incorrect. The following presents the AST information obtained by the EPA during their 1994 assessment:

<b>Aboveground Storage Tank Inventory – 1994 White Parcel</b>	
<b>Tank Name</b>	<b>Volume</b>
Tank 1	7,500
Tank 2	7,500
Tank 3	75,000
Tank 4	75,000
Tank 5	75,000
Tank 6	75,000
Tank 7	12,000
Tank 8	12,000

<b>Aboveground Storage Tank Inventory – 1994 White Parcel</b>	
Tank 9	12,000
Tank 10	12,000
Tank 11	12,000
Tank 12	75,000
Tank 13	250,000
Tank 14	25,000
Tank 15	250
Tank 16	10,000
Tank 18	Unknown
Tank 19	Unknown

In addition, EDR identified the Lesperance subject property parcel, as referenced by 2000 20<sup>th</sup> Street, as an AST site. Review of the AST listing indicates that seven 10,000-gallon AST were closed and removed from the Lesperance parcel; however, the removal date is not provided. Review of the City of Two Rivers Inspection files (Section 6.2.2 of this report) indicates that a permit was filed for the removal of the following ASTs in November 1992:

<b>Aboveground Storage Tank Inventory Lesperance Parcel</b>		
Tank Name	Volume	Contents
Tank 1	10,000	fuel oil
Tank 2	10,000	fuel oil
Tank 3	10,000	fuel oil
Tank 4	10,000	gasoline
Tank 5	10,000	gasoline
Tank 6	10,000	gasoline
Tank 7	10,000	gasoline

A release associated with the White parcel historic bulk storage activities has been documented and associated soil and groundwater impacts remain at the parcel, therefore the historic bulk storage activities appear to have negatively impacted the White subject property parcel. Although a release has not been documented at the Lesperance subject property parcel to date, the historic bulk oil and gasoline storage activities may have negatively impacted the subject property.

#### 4.2.3 Local Land Records

Sigma reviewed the City of Two Rivers Assessor records to verify the current recorded ownership information on the subject property. Manitowoc County is the current owner of the subject property parcels.

#### 4.2.4 Emergency Release Reports

The WDNR spills inventory was checked by EDR. EDR did not identify the subject property parcels in the Spills database. Although not identified on the Spills database, it should be noted, that according to a review of the WDNR file for the White subject property parcel, Spill incidents have been reported at the White parcel. A summary of the Spills incidents included in the WDNR file is as follows:

- 1977 – a spill associated with the petroleum pipeline located on the west side of the subject property and extending from the East and West Twin Rivers convergence north to the US Oil facility (north of the subject property) occurred at the White parcel.
- July 16, 1979 – 3,500 to 100,000 gallons of waste oil was spilled from a truck related accident at the White parcel.
- August 1984 – discharging activities to the West Twin River (White parcel)
- July 1994 – Various spills identified by WDNR during the July 1994 inspection

Additional information pertaining to the above referenced spill is included in Section 6.2.3 of this report.

#### 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. Although the subject property was not identified on the PADS database, it should be noted that based on a review of the WDNR file (Section 6.2.3), the EPA removed approximately 113 tons of PCB containing sludge during the 1995 and 1996 removal action.

#### 4.2.8 Facility Index System (FINDS)

The FINDS list contains facility information and “pointers” to other sources. EDR identified the subject property on the FINDS database. The FINDS listing pertains to the CERCLIS and/or RCRA listings for the subject property which is discussed in Section 4.1.2 and 4.1.4 of this report.

#### 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. EDR did not identify the subject property in the TRIS database.

#### 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 Manufactured Gas Plant

The EDR Proprietary Manufactured Gas Plant 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; however, the WPS property located immediately north of the subject property was identified as a manufactured gas plant. An active ERP investigation and remediation is in process at the WPS property. As stated in Section 4.1.2 and 4.2.1 of this report, investigation and remediation activities are currently on-going at the WPS property. Petroleum-related impacts, which may be associated with the historic off-site use, were identified during the WPS investigation activities within soil and groundwater samples collected from the Lesperance subject property parcel. Additional information pertaining to the WPS investigation activities is included in Section 6.2.3 of this report.

#### 4.2.12 Orphan Summary

Orphan sites are sites with incomplete addresses that could not be plotted on the EDR Radius Map. EDR reported 32 orphan sites in its Radius Map report. All orphan sites had some address information available. Based on a review of available addresses, the sites are not located at or adjacent to the subject property with the exception of the White subject property parcel CERCLIS and FINDS listing discussed in Section 4.1.2 of this report and the Wisconsin Public Service Corp (adjacent property to the north) ERP listing discussed in Section 4.2.1 of this report.

### **4.3 Physical Setting Sources**

#### 4.3.1 United States Geologic Survey Topographic Map

The subject property is located at an elevation of approximately 590 feet above mean sea level (MSL). The topography of the subject property is relatively flat with a gentle slope to the west toward the West Twin River. The topography in the general vicinity of the subject property is gently rolling. Large blocks of cement rip-rap are present at the subject property along the West Twin River shoreline.

A United States Geological Survey (USGS) 7.5 Minute topographic map, designated as the Two Rivers, Wisconsin Quadrangle, was reviewed as part of this assessment. The map, completed in 1978 depicts the subject property to be developed with eight structures (**Figure 1**). The nearest body of water is the West Twin River which borders the subject property to the west.

#### 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 Granby fine sandy loam. Granby fine sandy loam is described as a drained/undrained hydrology class of soils that can be drained and are classified. Granby fine sandy loam is included in the very poorly drained soil class. The soils are considered to be hydric.

## **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 1966, 1990, 1997, 2002, 2007, and 2012 were reviewed by Environmental Data Resources (EDR; Milford, Connecticut) for the subject property. A review of the city directory report revealed that the Lesperance subject property parcel, as referenced by 2022 School Street was historically occupied by Lakeshore Oil and Tire Co, Inc./Lakeshore Automotive Wholesale (1990 and 1997) and Merrytime Play Systems, Inc. (2007). The White subject property parcel, as referenced by 1910 20<sup>th</sup> Street was historically listed to be occupied by Seneca Petroleum Co. Inc. (1966). No other property listings were available for the 1910 20<sup>th</sup> Street address. Property listings for the 2000 20<sup>th</sup> Street address, which also appears to be associated with the subject property, includes Cities Service Oil Company (1966) and Riverside Oil & Tire Company (1990). A copy of the city directory report is included in **Appendix F**.

### **4.4.2 Aerial Photographs**

Sigma reviewed aerial photographs for the subject property. Available photographs, obtained from EDR, were dated 1938, 1952, 1961, 1965, 1974, 1983, 1986, 1992, 2000, 2005, 2006, and 2008. Based on the scale and general nature of the historical photographs, only major development or construction projects could be confirmed.

The 1938 through 1974 photographs depict the western portion of the Lesperance subject property parcel to be improved with the existing western-most building structures and seven structures (former ASTs) located to the north of the buildings while the area to the east is vacant. Access to the Lesperance parcel appears to be gained from 20<sup>th</sup> Street in the 1938 through 1974 photographs. The eastern-most building on the Lesperance parcel first appears in the 1983 photograph and the former ASTs located on the western portion of the parcel are no longer depicted in the 2000 photograph. The 2000 through 2008 photographs depict the Lesperance subject property parcel essentially similar to the current configuration with (three structures).

Visibility of the White subject property parcel is poor in the 1938 therefore the type and number of structures cannot be determined; however, structures are evident. Five structures are present in the 1955 and ASTs are evident along the western portion of the White parcel in the 1961 through 1992 photographs. The ASTs are no longer present and only three building structures remain (essentially similar to current configuration) at the White parcel in the 2000 through 2008 photographs. Copies of the photographs are included in **Appendix G**.

### **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. A copy of the Sanborn Map report is presented in **Appendix H**. The following information is identified on the Sanborn maps:

Sanborn Map Summary	
Year	Subject Property Description
1891-1913	The subject property not depicted on Sanborn map.
1922	The eastern portion of the subject property is depicted as occupied by a baseball park. The western portion of not depicted.
1929 and 1944	The majority of the eastern portion of the subject property is depicted to be occupied by the Consumer's Coal Company. In addition a building utilized by Jerry Linssens Factory (type not indicated) is depicted in the southeast corner of the property. The western portion of the subject property is not depicted.
1967	The eastern portion of the subject property is depicted to be occupied by Seneca Petroleum Company, Inc. The western portion is not depicted.

#### **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 1996, 2001, 2007 and 2012, were reviewed by Environmental Data Resources (EDR; Milford, Connecticut) for the adjoining properties. A review of the city directory report revealed that the adjoining property listings along School Street and 20<sup>th</sup> Street were primarily residences. A copy of the city directory report is included in **Appendix F**.

##### **4.5.2 Aerial Photographs**

Sigma reviewed aerial photographs for the adjoining properties. Available photographs, obtained from EDR, were dated 1938, 1952, 1961, 1965, 1974, 1983, 1986, 1992, 2000, 2005, 2006, and 2008. Based on the scale and general nature of the historical photographs, only major development or construction projects could be confirmed.

Review of the historic photographs indicates that the area surrounding the subject property appears to be and have been primarily developed with residences to the east and larger possible industrial properties to the north and south. The West Twin River borders the subject property to the west. A large tank farm is evident approximately one block north of the subject property in the 1961 to 1992 photographs. Copies of the photographs are included in **Appendix G**.

##### **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. A copy of the Sanborn Map report is presented in **Appendix H**. The following information is identified on the Sanborn maps:

Sanborn Map Summary	
Year	Adjoining Properties Description
1891-1913	Only the area to the southeast of the subject property is depicted on the 1891, 1898, 1904, and 1913 Sanborn maps. The area depicted is utilized for lumber storage.
1922	The area to the southeast of the subject property remains to be used as lumber storage; however, the area directly to the south is depicted as a coal and wood yard. Residential dwellings are depicted to the east. The property use to the west (West Twin River) is not depicted on the Sanborn map.

Sanborn Map Summary	
Year	Adjoining Properties Description
1929	Essentially similar to the 1922 map; however, the coal and wood yard is no longer depicted to the south and the Wisconsin Public Service Corp Two Rivers Gas Plant with two oil tanks is depicted to the north.
1944 and 1967	Essentially the same configuration as that depicted on the 1929 Sanborn map; however, the oil tanks on the Two Rivers Gas Plant property are no longer depicted.
1968	The property uses surrounding the subject property are depicted as follows: undeveloped to the north across East Norwich Avenue, barrel reconditioning to the east, an auto junk yard to the south, and undeveloped land and auto wrecking uses to the south/southwest.

## 5.0 SITE RECONNAISSANCE

### 5.1 Methodology and Limiting Conditions

On July 10, 2012, Sigma conducted a limited inspection of the Lesperance subject property parcel to examine the site for visual signs of contamination. Ms. Michelle Skubal, office manager of Chard Development, LLC (Lesperance subject property parcel occupant), accompanied Sigma during the inspection and provided additional property information. In addition, on September 26, 2012, Sigma conducted a limited inspection of the White subject property parcel. Mr. Richard Carey of Chard Development and Mr. Gerard Neuser of Manitowoc County (subject property owner) accompanied Sigma during the September 2012 inspection. Observations of the subject property parcels 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. Conditions at the time of the visit included overcast skies with temperatures in the 70's (°F).

The Lesperance subject property parcel was improved with an approximate 21,375-square foot steel warehouse/office building constructed in 1980, an approximate 4,260-square foot steel warehouse building constructed in 1940, and an approximate 1,020-square foot brick warehouse building constructed in 1940. The White subject property parcel is currently improved with an approximate 704-square foot brick building constructed in the early 1900's and two small outbuildings/garages. The White subject property buildings appeared to be in disrepair and approximately two to three feet of staining water was observed in the basement of the office building located on the northeast portion of the White parcel. Water Monitoring wells remaining from the site investigation activities associated with the WPS property (off-site) were observed on the Lesperance subject property parcel. Photographs of the site visit are included in **Appendix I**.

### 5.2 Observations

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

#### 5.2.2 Storage Tanks and Drums

Not observed. However, a historic tank yolk was observed north of the western-most building and a potential UST vent pipe, likely associated with the historic heating system, was observed on the southwest corner of the eastern-most building on the Lesperance

parcel. In addition, a potential tank vent pipe was observed north adjacent to the former office building at the White parcel.

#### 5.2.3 Odors, Pools of Liquids, Stained Soil or Pavement, Stressed Vegetation

A small area of stained soil was observed on the northern portion of the Lesperance parcel. The staining appeared to be de minimis. Areas of stressed vegetation were observed on the northern portion of the White subject property parcel.

#### 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 Pits, Ponds or Lagoons

Not observed.

#### 5.2.8 Wastewater

Not observed. Sanitary waste water is managed by the City of Two Rivers.

#### 5.2.9 Solid Waste

An old oven or boiler was observed on the western portion of the White parcel. In addition, multiple tires were observed in the White parcel storage building located on the southeast corner of the parcel. Building debris from the deterioration of the buildings was also observed on the White subject property parcel.

#### 5.2.10 Heating

Natural gas is currently used to heat the main building (eastern-most) on the Lesperance parcel. Evidence (vent pipe) of the fuel oil tank which was historically utilized to heat the building was observed on the southwest corner of the building. A vent pipe which may have been associated with the heating system for the White subject property parcel office building was observed immediately north of the building.

#### 5.2.11 Emergency Generators

Not observed.

#### 5.2.12 Stains or Corrosion

Not observed.

#### 5.2.13 Drains or Sumps

A floor drain was observed within the utility room in the eastern-most building at the Lesperance parcel. Staining was not observed within the area of the floor drain. A metal trough (potentially a historic trench drain) was observed in the ground immediately west of the boiler house on the White 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). No physically observable RECs were identified on the adjoining properties. However, as noted in various areas of this report, the adjoining property to the north was historically utilized as a manufactured gas plant and represents an off-site REC.

## **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 Two Rivers Assessors Department**

In lieu of interviews, Sigma reviewed the records available at the City of Two Rivers Assessor Department on July 10, 2012. Review of the Assessor records indicates that the Lesperance subject property parcel is improved with an approximate 21,375-square foot steel warehouse/office building constructed in 1980, an approximate 4,260-square foot steel warehouse building constructed in 1940, and an approximate 1,020-square foot brick warehouse building constructed in 1940. The White subject property parcel is currently improved with an approximate 704-square foot brick building constructed in the early 1900's and two small outbuildings/garages.

The appraisal card for the Lesperance parcel depicts seven 10,000-gallon AST historically located northwest of the western building. The appraisal card for the White parcel depicts 17 ASTs ranging in size from 6,000-gallon to 48,000-gallon and located across the parcel. In addition six building structures were historically depicted on the White subject property parcel.

#### **6.2.2 City of Two Rivers Inspections Department**

In lieu of interviews, Sigma reviewed available building inspection records at the City of Two Rivers Inspections Department on July 10, 2012. Records of environmental significance identified during Sigma's review of the inspection files are as follows:

##### Lesperance Parcel:

- Permit to remove seven 10,000-gallon ASTs (three heating oil and four unleaded gasoline), Lakeshore Tire and Oil, November 20, 1992
- Electric permit for the motors associated with three oil pumps and one antifreeze pump, Riverside Oil and Tire, March 24, 1989
- Minutes from a City of Two Rivers Zoning Board of Appeals meeting indicate that the request for the placement of fill (due to flood plain issues) beneath the proposed building was passed, Lakeshore Tire and Oil, July 9, 1980

##### White Parcel:

- Letter from the Wisconsin Department of Industry, Labor, and Human Resources indicating that the White parcel is in violation of the Flammable and Combustible Liquid Code Requirements per ILHR 10. The letter indicated Mr. White is required to cease and desist any activity in regard to petroleum tanks., Mr. David White, June 23, 1994

- Permit to wire oil burner, Seneca Oil Company, October 8, 1953
- Permit to wire new tank unit for road mix, Seneca Petroleum, August 3, 1966
- Permit to install tanks 6, 7, 8, and 8, Heckel Coal & Supply c/o Seneca Petroleum Company, February 22, 1961
- Permit to install oil burner, Seneca Petroleum Co., October 22, 1953
- Permit for pump and boiler room, Seneca Petroleum Co., November 5, 1953
- Permit to install five ASTs, Seneca Petroleum Co., August 5, 1953
- Record indicating Consumer's Coal Company as the owner, 1930

### 6.2.3 Wisconsin Department of Natural Resources

In lieu of interviews, Sigma conducted a review of the WDNR records associated with the subject property on July 10, 2012. Specifically the files reviewed at the WDNR office in Green Bay, Wisconsin included the WDNR lead spill response and the EPA lead investigation and remediation at the White subject property parcel and the investigation and remediation activities at the WPS property (off-site) which included groundwater monitoring at the Lesperance subject property parcel. A summary of the WDNR file review is as follows:

#### White Parcel

In general, a review of the WDNR files for the White subject property parcel indicated that the parcel was operated as a waste oil collection, treatment, and storage facility under Petroleum Conservation, Inc. (PCI) between 1972 and 1989. During that time 18 ASTs ranging in size from 250-gallons to 250,000-gallon and one UST (contents and size not provided, assumed 1,000-gallon fuel oil as referenced by DSPS) were located on the parcel. The following is a summary of the environmental-related activities documented in the WDNR file for the White subject property parcel.

*Petroleum Pipeline Spill – 1977* – According to a May 1999 Phase I ESA report prepared by the WDNR, a representative of the City of Two Rivers indicated that a spill associated with a petroleum pipeline located on the western portion of both the White and Lesperance subject property parcels was believed to have occurred in 1977. The pipeline was used to off load oil from ships in the Two Rivers harbor (convergence of the West and West Twin Rivers) and transfer it to a bulk storage facility north of the subject property (US Oil). Sigma is unaware of the condition and status of the historic petroleum pipeline; however, according to Mr. Carey of Chard Development, LLC. (Lesperance subject property parcel occupant), US Oil has indicated that the pipeline is no longer in use and is pressurized with nitrogen gas.

*Spill Report - July 16, 1979* – According to a spill report from July 16, 1979 approximately 3,500 to 100,000-gallons of waste oil was spilled during a truck related accident at the White subject property parcel. The waste oil entered the West Twin River and the Coast Guard was called to the scene.

*Release to the West Twin River – September 13, 1984* – On September 13, 1984, WDNR personnel witnessed Mr. Roger Tetzner of Petroleum Conservation, Inc. (PCI), former subject property owner (1972-1989), pumping a liquid from a diked area at the White parcel to the West Twin River. A sample of the liquid collected on September 17, 1984 indicated that ethylbenzene, tetrachloroethylene (PCE), toluene, 1,1,1-trichloroethane (1,1,1-TCA), trichloroethylene (TCE), trichlorotrifluoroethane, and xylene were identified within the sample (concentrations were not quantified). Based on the

sample results, the WDNR became concerned that Mr. Tetzner was accepting solvents as a part of his waste oil collection activities. The WDNR issued a Notice of Violation (NOV) to Mr. Tetzner for the September 13, 1984 discharging activities and ordered Mr. Tetzner to stop discharging and clean-up the contamination. WDNR files do not contain information regarding any cleanup activities associated with the September 1984 discharge.

*WDNR and Coast Guard Inspection – April 22, 1985* – On April 22, 1985, WDNR and Coast Guard personnel inspected the White parcel (operated as PCI). A diked area surrounding Tank 6 was observed to be full of an oily liquid. North of the diked area, a bright orange liquid was found bubbling above the ground surface. WDNR personnel were also informed by a local resident that the White parcel was formerly used as a landfill. Please note, a landfill was historically (1950's) present south of the White subject property parcel on School Street, therefore the resident's reference to a landfill may have been related to the off-site landfill located south of the subject property.

*Notice of Violation, RCRA – June 15, 1987* – On June 15, 1987, a NOV was issued to Mr. Tetzner by EPA for violation of RCRA regulations for waste-as-fuel activities. Part of the NOV indicated that the waste oils were considered a hazardous waste because samples collected from Tank 13 on March 10, 1987 contained 1,200 parts per million (ppm) PCE and 1,000 ppm 1,1,1-TCA. Mr. Tetzner responded to the NOV in a July 13, 1987 letter. On August 19, 1987, EPA notified Mr. Tetzner that his July 13, 1987 response was adequate and determined that PCI was back in RCRA compliance.

*WDNR Spill Response – 1994* – The WDNR began inspecting the White subject property parcel (former Seneca Petroleum and PCI facility) in July 1994 based upon information from local citizens that Mr. David White (owner of the parcel in 1994) was dismantling portions of the tanks for scrap metal. On August 18, 1994 WDNR personnel inspected the site and found that 1,000 to 2,000 gallons of liquid had been discharged to the bermed area of Tanks 13, 14, and 15. Additional spills were observed around Tanks 18 and 19 which were no longer intact (tops had been cut off). Three samples were collected from the spill areas (two near Tank 14 and one near Tank 18) revealed the presence of multiple volatile organic compounds (VOCs) including both petroleum and chlorinated constituents.

On August 22, 1994, the WDNR retained Superior Hazardous Waste Emergency Services (Superior) to contain the spills identified at the White parcel on August 18, 1994. Activities conducted by Superior included pumping approximately 2,500-gallons of waste oil from the spill areas and approximately 55-gallons of liquid from Tank 18 and 19, placing 550-gallons of sludge from Tank 18 and 19 in 55-gallon drums for temporary storage on-site, and the excavation and temporary stockpiling (visqueen lined area) of 90 yards of visually contaminated soil from the area south of Tank 10 and Tank 11 and within the diked area of Tank 14 and 15.

During a visual inspection the surface water and sediments immediately adjacent to the White parcel on August 25, 1994, WDNR personnel observed an oil like sheen on the surface of the West Twin River after probing the soft sediments adjacent to the parcel.

*EPA Site Assessment – October 1994-* The EPA retained Ecology and Environmental (E & E) to perform an integrated site assessment at the White subject property parcel. As a part of the assessment, on October 11, 1994 E & E collected a composite sample from the drums of waste oil and sludge generated from Tanks 18 and 19 during the WDNR spill response activities and from select tanks (Tank 6, 7, and 9) for laboratory analysis of polycyclic biphenyls (PCBs), RCRA metals, VOCs, base-neutrals and acid extractables/semivolatiles (SVOCs), and/or purgeable halocarbons/chlorinated VOC (CVOCs). In addition E & E collected a sample of suspect asbestos containing material (ACM) from the pipes connecting tanks 8 and 9 for laboratory analysis of asbestos.

PCBs were not detected within the samples submitted for laboratory analysis; however, select metals and various organic compounds including both petroleum and chlorinated-related VOCs were detected. In addition, 62% chrysotile asbestos was identified in the suspect ACM collected from the tank piping.

On July 17, 1995 Superior removed the waste oil and liquids from storage tanks 18 and 19 and the drums of waste oil sludge generated during the WDNR spill response in August 1994.

In addition, to the above referenced disposal characterization sampling, E & E also collected 13 soil samples from the White subject property parcel and two sediment samples from the West Twin River adjacent to the White parcel on October 11, 1994. The soil samples were generally collected from each of the tank areas, the stockpiled soil (from the spill response) and from the adjacent residential properties. The soil and/or sediment samples were analyzed for the Target Compound List (TCL) and metals from the Target Analyte List (TAL). Please note the specific analytes included in the TCL and TAL was not provided.

Review of the results from the October 1994 sampling indicates that concentrations of antimony, barium, lead, and zinc were identified above background concentrations within the sediment samples collected from the West Twin River adjacent to the White parcel. In addition, select VOCs (petroleum and chlorinated), SVOCs, and metals (including lead, arsenic, etc) were identified at concentrations greater than the release criteria established by the EPA.

*EPA Removal Activities – 1995 and 1996* – From August 1995 through March 1996 the EPA conducted a removal action at the White subject property parcel. The removal action included the off-site disposal of 113 tons of PCB sludge, 11,105-gallons of waste oil, 45 tons of asbestos contaminated debris, 66 tons of petroleum contaminated soil and 101 tons of solid waste. In addition all 18 ASTs were removed from the White parcel.

*WDNR Phase I Environmental Site Assessment – May 1999* – In May 1999 the WDNR conducted a Phase I ESA of the White subject property parcel as a part of the Brownfield Environmental Assessment Program (BEAP) for the City of Two Rivers. Based on the Phase I ESA, the WDNR determined that surface contamination at the White parcel has been well documented but groundwater or subsurface sampling has not been conducted. Subsequently, the WDNR recommended that a Phase II subsurface soil and groundwater investigation be conducted.

*WDNR Phase II ESA – October 1999* - In October 1999, the WDNR conducted a subsurface investigation at the White parcel which consisted of the advancement of 20 geoprobe soil borings, installation of 14 temporary groundwater monitoring wells, and the associated soil and groundwater sample collection for laboratory analysis of VOCs, polynuclear aromatic hydrocarbons (PAHs), RCRA metals and/or PCBs. The geoprobe soil borings and temporary wells were placed in a grid pattern extending across the entire property.

Review of the site investigation results indicates that a fill layer consisting of brown to black silty sand containing coal, trace gravel, and wood was observed across the White parcel at the surface and extending to approximately three feet below ground surface (bgs). The fill layer was underlain with a moist peat layer to at least six feet bgs and then organic clay to the maximum depth of exploration (10 feet bgs). Groundwater was generally encountered at depths ranging from two to three feet bgs.

In general, PAHs, lead, and arsenic were identified within the shallow soil samples collected from the fill material across the White parcel at concentrations greater than the suggested residual contaminant levels (RCLs) or non-industrial standards. Benzene, at concentrations greater than the RCLs, and select CVOC concentrations were identified within select soil samples. In addition, benzene, TCE, vinyl chloride, methyl ethyl ketone (MEK), benzo (a) pyrene, benzo (b) fluoranthene, and chrysene were identified within select groundwater samples collected from the White parcel at concentrations greater than Chapter NR 140 enforcement standard (ES) or preventative action level (PAL).

Based on the Phase II findings, the WDNR recommended that further investigation be completed to define the degree and extent of contamination at and in the vicinity of the White subject property parcel.

#### Former WPS Manufactured Gas Plant Property (off-site)

A review of the WDNR files (BRRTS #02-36-000255) for the WPS Manufactured Gas Plant property located immediately north of the subject property indicates that WPS operated the manufactured gas plant from 1925 to 1946. The coal gas was produced using the carbureted water gas method. After 1946 the WPS property was used for propane storage and distribution prior to the availability of natural gas in the area.

Site investigation and/or remediation activities have been occurring at the WPS property since 1985. As a part of the investigation activities four soil borings and two monitoring wells have been advanced on the Lesperance subject property parcel. Review of the soil and groundwater quality results associated within the samples collected from the Lesperance parcel indicates that benzene, toluene, ethylbenzene and xylene (BTEX), naphthalene, and select PAHs were identified within the soil samples collected at depth (8.5-18 feet bgs) from the Lesperance parcel. In addition select PAHs were identified at concentrations greater than the Wisconsin Screening Level within a groundwater recently collected from the Lesperance property.

Based on the site investigation activities, it appears that soil and groundwater impacts have been identified at the Lesperance parcel. Given the historic use of the Lesperance parcel and the adjacent offsite manufactured gas plant use and the associated documented off-site impacts, the impacts identified at the Lesperance parcel may be attributed to the historic on-site oil/gasoline storage or off-site manufactured gas activities.

## 7.0 FINDINGS

The subject property consists of two contiguous parcels, referenced by 1910 20<sup>th</sup> Street and 2022 School Street, which together make approximately 5.86-acres of land, located in the City of Two Rivers, Manitowoc County, Wisconsin. The subject property parcels are currently owned by Manitowoc County. The 1910 20<sup>th</sup> Street parcel, the northern 2.389-acre parcel, was most recently owned by Carolyn R. Lesperance while the 2022 School Street parcel, the southern 3.476-acre parcel, was most recently owned by David A. White.

The Lesperance subject property parcel is currently improved with an approximate 21,375-square foot steel warehouse/office building constructed in 1980, an approximate 4260-square foot steel warehouse building constructed in 1940, and an approximate 1020-square foot brick warehouse building constructed in 1940. At the time of the assessment the parcel was primarily occupied by Chard Development, LLC. (Chard). Chard generally utilizes the property as an office and warehouse for miscellaneous construction materials. Habitat for Humanity also utilizes a portion of the warehouse areas for the storage of construction materials.

The White subject property parcel is currently improved with an approximate 704-square foot brick building constructed in the early 1900's and two small outbuildings/garages. At the time of the assessment, the White subject property parcel was vacant.

Historically the subject property parcels were utilized as a baseball park (1920's), a coal storage yard by Heckel Coal or Consumer's Coal Company (primarily White parcel, 1920's to 1940's) a bulk oil/gasoline facility by Cities Service Oil, Riverside Oil and Tire Company or Lakeshore Oil and Tire Company (Lesperance parcel, 1930's to 1990's), a wood play system manufacturer by Merrytime Play Systems (Lesperance property, 2000's), and a petroleum (and apparently solvent) recycling and/or storage facility by Petroleum Conservation, Inc. (PCI) or Seneca Petroleum Company (White parcel, 1950's to 1987).

A search of available environmental records was conducted by Environmental Data Resources Inc. (EDR; Milford, CT). The White subject property parcel was identified by EDR on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Resource Conservation Recovery Act (RCRA), Facility Index System (FINDS), Solid and Hazardous Waste Information Management Systems (SHWIMS), Wisconsin Department of Natural Resources (WDNR) Environmental Repair Program (ERP), and the Department of Safety and Professional Services (DSPS) Underground Storage Tank (UST) and Aboveground Storage Tank (AST) databases. The Lesperance subject property parcel was identified on the RCRA and FINDS databases. The environmental database listings generally pertain to the historic oil, gasoline, and/or waste oil and solvent storage activities and the associated hazardous waste generator activities at the White and Lesperance subject property parcel and the limited investigation and remediation of the identified spills at the White parcel.

Review of the historical information available for the subject property parcels indicate that 18 waste oil/premix ASTs ranging in size from 250-gallons to 250,000-gallons were utilized at the White subject property parcel between the 1960's and late 1980's. The United States Environmental Protection Agency (EPA) removed the 18 ASTs from the White parcel in 1995. Seven 10,000-gallon oil and/or gasoline ASTs were also documented to be present at the Lesperance parcel between the 1930's and early 1990's.

In addition a fuel oil UST also appears to have been located at each of the subject property parcels. The fuel oil UST associated with the Lesperance parcel remains in place (not in use); however, the status of the UST associated with the White parcel is unknown (administrative closure in 1995).

In addition to the historic storage activities, a historic gas pipeline also appears to be present on the subject property. Specifically, a pipeline extending from the convergence of the East and West Twin Rivers north to the US Oil property (approximately one block north of the subject property) runs along the western portion of the subject property. The pipeline is no longer in use; however, the status of the pipeline is unknown (i.e. abandoned). A spill associated with the pipeline was historically reported, by the City of Two Rivers, in 1977; however, the exact location of the spill is unknown.

Numerous spills have been reported for the White parcel while the parcel was in use under PCI. Between 1994 and 1995, the EPA and WDNR conducted a limited investigation and remediation of the White parcel which included spill containment, removal of the 18 AST, and the off-site disposal of 113 tons of PCB sludge, 11,105-gallons of waste oil, 45 tons of asbestos contaminated debris, 66 tons of petroleum contaminated soil and 101 tons of solid waste. In addition, in 1999, the WDNR conducted a supplemental investigation which included the advancement of 20 Geoprobe soil borings, installation of 14 temporary wells, and associated soil and groundwater sample collection.

Review of the 1999 investigation activities indicates that fill material consisting of black silty sand containing coal, trace gravel, and wood is present within the shallow soil (less than three feet) at the White subject property parcel. Polynuclear aromatic hydrocarbons (PAHs), lead, and arsenic were identified at concentrations greater than the Chapter NR 720 residual contaminant levels (RCL) or PAH interim guidance RCLs within the shallow soil samples collected from the fill material while benzene and chlorinated volatile organic compounds (CVOCs) were identified within select soil samples. In addition, benzene, CVOCs, and select PAHs were also identified within select groundwater samples collected from the White parcel at concentrations greater than Chapter NR 140 preventative action limit (PAL) or enforcement standard (ES). The investigation and remediation of the White parcel were conducted under the WDNR ERP case # 02-36-096500. The ERP case remains open at this time.

In addition, limited investigation activities were conducted on the Lesperance subject property parcel as a part of the investigation of the former Wisconsin Public Service (WPS) manufactured gas plant property (ERP case #02-36-000255) located immediate north of the Lesperance parcel. Review of the investigation results indicates that relatively low-level petroleum-related soil and groundwater impacts have been identified at the Lesperance parcel. Given the historic use of the Lesperance parcel and the adjacent offsite manufactured gas plant use, the impacts identified at the Lesperance parcel may be attributed to the historic on-site oil/gasoline storage and/or off-site manufactured gas activities.

## **8.0 OPINIONS**

Historically the subject property parcels were utilized as a baseball park (1920's), a coal storage yard by Heckel Coal or Consumer's Coal Company (primarily White parcel, 1920's to 1940's) a bulk oil/gasoline facility by Cities Service Oil, Riverside Oil and Tire Company

or Lakeshore Oil and Tire Company (Lesperance parcel, 1930's to 1990's), a wooden play system manufacturer by Merrytime Play Systems (Lesperance property, 2000's), and a petroleum (and apparently solvent) recycling and/or storage facility by Petroleum Conservation, Inc. (PCI) or Seneca Petroleum Company (White parcel, 1950's to 1987). The historic hazardous material management associated with the bulk storage activities and potentially associated with the wooden play system manufacturing activities have the potential to impact the subject property.

A search of available environmental records was conducted by Environmental Data Resources Inc. (EDR; Milford, CT). The White subject property parcel was identified by EDR on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Resource Conservation Recovery Act (RCRA), Facility Index System (FINDS), Solid and Hazardous Waste Information Management Systems (SHWIMS), Wisconsin Department of Natural Resources (WDNR) Environmental Repair Program (ERP), and the Department of Safety and Professional Services (DSPS) Underground Storage Tank (UST) and Aboveground Storage Tank (AST) databases. The Lesperance subject property parcel was identified on the RCRA and FINDS databases. The environmental database listings generally pertain to the historic oil, gasoline, and/or waste oil and solvent storage activities and the associated hazardous waste generator activities at the White and Lesperance subject property parcel and the limited investigation and remediation of the identified spills at the White parcel.

Review of the historical information available for the subject property parcels indicate that 18 waste oil/premix ASTs ranging in size from 250-gallons to 250,000-gallons were utilized at the White subject property parcel between the 1960's and late 1980's. The United States Environmental Protection Agency (EPA) removed the 18 ASTs from the White parcel in 1995. Seven 10,000-gallon oil and/or gasoline ASTs were also documented to be present at the Lesperance parcel between the 1930's and early 1990's. In addition a fuel oil UST also appears to have been located at each of the subject property parcels. The fuel oil UST associated with the Lesperance parcel remains in place (not in use); however, the status of the UST associated with the White parcel is unknown (administrative closure in 1995). The historic storage activities have been documented to impact the White parcel and have the potential to impact the Lesperance subject property parcel.

In addition to the historic storage activities, a historic gas pipeline also appears to be present on the subject property. Specifically, a pipeline extending from the convergence of the East and West Twin Rivers north to the US Oil property (approximately one block north of the subject property) runs along the western portion of the subject property. The pipeline is no longer in use; however, the status of the pipeline is unknown (i.e. abandoned). A spill associated with the pipeline was historically reported, by the City of Two Rivers, in 1977; however, the exact location of the spill is unknown. The historic operation of the pipeline and potential residual product within the pipeline has the potential to impact the subject property.

Numerous spills have been reported for the White parcel while the parcel was in use under PCI. Between 1994 and 1995, the EPA and WDNR conducted a limited investigation and remediation of the White parcel which included spill containment, removal of the 18 AST, and the off-site disposal of 113 tons of PCB sludge, 11,105-gallons of waste oil, 45 tons of asbestos contaminated debris, 66 tons of petroleum contaminated soil and 101 tons of



solid waste. In addition, in 1999, the WDNR conducted a supplemental investigation which included the advancement of 20 Geoprobe soil borings, installation of 14 temporary wells, and associated soil and groundwater sample collection.

Review of the 1999 investigation activities indicates that fill material consisting of black silty sand containing coal, trace gravel, and wood is present within the shallow soil (less than three feet) at the White subject property parcel. Polynuclear aromatic hydrocarbons (PAHs), lead, and arsenic were identified at concentrations greater than the Chapter NR 720 residual contaminant levels (RCL) or PAH interim guidance RCLs within the shallow soil samples collected from the fill material while benzene and chlorinated volatile organic compounds (CVOCs) were identified within select soil samples. In addition, benzene, CVOCs, and select PAHs were also identified within select groundwater samples collected from the White parcel at concentrations greater than Chapter NR 140 preventative action limit (PAL) or enforcement standard (ES). The investigation and remediation of the White parcel were conducted under the WDNR ERP case # 02-36-096500. The ERP case remains open at this time.

In addition, limited investigation activities were conducted on the Lesperance subject property parcel as a part of the investigation of the former Wisconsin Public Service (WPS) manufactured gas plant property (ERP case #02-36-000255) located immediate north of the Lesperance parcel. Review of the investigation results indicates that relatively low-level petroleum-related soil and groundwater impacts have been identified at the Lesperance parcel. Given the historic use of the Lesperance parcel and the adjacent offsite manufactured gas plant use, the impacts identified at the Lesperance parcel may be attributed to the historic on-site oil/gasoline storage and/or off-site manufactured gas activities.

## **9.0 ADDITIONAL INVESTIGATION**

Given the historic bulk storage activities, the identified soil and groundwater impacts at the subject property parcels, the associated open ERP case, and the potential that an off-site release (WPS property) have impacted the subject property, Sigma recommends that site investigation activities be completed to further evaluate the above referenced concerns and determine the current subsurface condition of the subject property.

## **10.0 CONCLUSIONS**

Sigma has performed an environmental site assessment, in conformance with the scope and limitations of ASTM Practice E 1527(-05). Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- The historic bulk storage of oil, gasoline, and waste oil or solvent has been well documented at the each of the subject property parcels. In addition, numerous spills associated with the historical waste oil/solvent storage activities were documented at the White subject property parcel and stressed vegetation and/or stained soil was observed at the subject property parcels during the site reconnaissance. The historic bulk storage activities and the associated material management have been

documented to have impacted the White subject property parcel and have the potential to negatively impact the Lesperance subject property parcel.

- Review of the WDNR ERP case #02-36-096500 indicates that benzene, CVOCs, PAHs, lead, and arsenic were identified at concentrations greater than the Wisconsin state standard within the shallow soil samples and groundwater samples collected from the White parcel during the 1999 investigation. Remedial activities to address the risks associated with the identified impacts have not been conducted to date and subsequently the ERP case remains open at this time.
- Limited site investigation activities were conducted at the Lesperance subject property parcel during the investigation of a former WPS manufactured gas plant facility (ERP case #02-36-000255) located immediately north of the Lesperance parcel. Relatively low-level petroleum-related soil and groundwater impacts have been identified at the Lesperance parcel. Given the historic use of each property and the limited soil and groundwater quality information available for the Lesperance parcel, the source of the identified soil and groundwater impacts cannot be determined at this time.
- Fill material consisting of black silty sand containing coal, trace gravel, and wood is present within the shallow soil (less than three feet) at the White subject property parcel. During the 1999 investigation activities, PAHs, lead, and arsenic were identified at concentrations greater than the state standards within the shallow soil/fill. Subsequently impacted fill material appears to be present at the White subject property parcel.
- A pipeline extending from the convergence of the East and West Twin Rivers north to the US Oil property (approximately one block north of the subject property) runs along the western portion of the subject property. The pipeline is no longer in use; however, the status of the pipeline is unknown (i.e. abandoned). A spill associated with the pipeline was historically reported, by the City of Two Rivers, in 1977; however, the exact location of the spill is unknown. The historic operation of the pipeline and any potential residual product within the pipeline has the potential to impact the subject property.
- The Lesperance subject property parcel was historically utilized to manufacture wooden play systems. A paint spray booth which may have been associated with the manufacturing activities was present at the parcel when Manitowoc County (current subject property owner) retained ownership. The type, quantity, and management of the materials utilized during the manufacturing activities are unknown. The potential management of hazardous materials during the manufacturing activities may have negatively impacted the subject property.

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. 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 E 1527-05 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.

### 11.0 DEVIATIONS

There were no intentional deviations from or additions to standard practices identified in the ASTM standard for Phase 1 ESAs ASTM-1527-05 except as noted within this report.

### 12.0 REFERENCES

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

### 13.0 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 E. Trotta  
Project Scientist



Kristin K. Kurzka, P.E.  
Senior Project Engineer

### 14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

## **FIGURES**

- 1 Site Location Map
- 2 Site Plan Map

Date: 08/23/2012

Created By: MET

Filename: Fig1\_SLM.ai

Directory: Figures

Project: 133566



**SUBJECT PROPERTY**



Scale 1 : 24,000  
1 inch = 2,000 feet

Located in the NW 1/4 of Section 26, T19N, R24E  
USGS Two Rivers Quadrangle (1978)  
7.5 minute, 1 : 24,000 Topographic Map Collection

**SITE LOCATION MAP**

FORMER WHITE AND LESPERANCE PARCELS  
1910 20TH STREET AND 2022 SCHOOL STREET  
TWO RIVERS, WISCONSIN

**FIGURE**

**1**

Date: 08/25/2012

Created By: MET

Filename: FIG2\_SMP.ai

Directory: FIGURES

Project: 13356



-AERIAL PHOTOGRAPH OBTAINED FROM ATLAS-FRESH LOGIC STUDIOS



### SITE PLAN MAP

1910 20TH STREET AND 2022 SCHOOL STREET  
TWO RIVERS, WISCONSIN

FIGURE

2

## **APPENDIX A**

Subject Property Description

### MANITOWOC PROPERTY MAP REPORT

<b>Parcel Number:</b>	053-101-007-247.06
<b>Primary Owner:</b>	THE SENECA PRODUCTS CO INC
<b>Secondary Owner:</b>	DAVID A. WHITE
<b>Mailing Address (1):</b>	1018 MORRAINE WAY APT #4
<b>Mailing Address (2):</b>	
<b>Mailing City, State, Zip:</b>	GREEN BAY WI 54303-0000
<b>Site Address:</b>	1910 20TH ST
<b>Municipality:</b>	CITY OF TWO RIVERS
<b>Deed Volume:</b>	
<b>Deed Page:</b>	
<b>Acres:</b>	0.000
<b>Legal Description:</b>	ASS' T PLAT 7 PT OF LOT 24 DE SC IN V 236 P 150 OF DEEDS
<b>School District:</b>	TWO RIVERS SCHOOL
<b>Tax Year:</b>	2010
<b>Total Land Value:</b>	\$40,000.00
<b>Total Improvements:</b>	\$5,900.00
<b>Total Value:</b>	\$45,900.00
<b>Fair Market Value:</b>	\$51,100.00
<b>Total Taxed:</b>	\$1,142.42



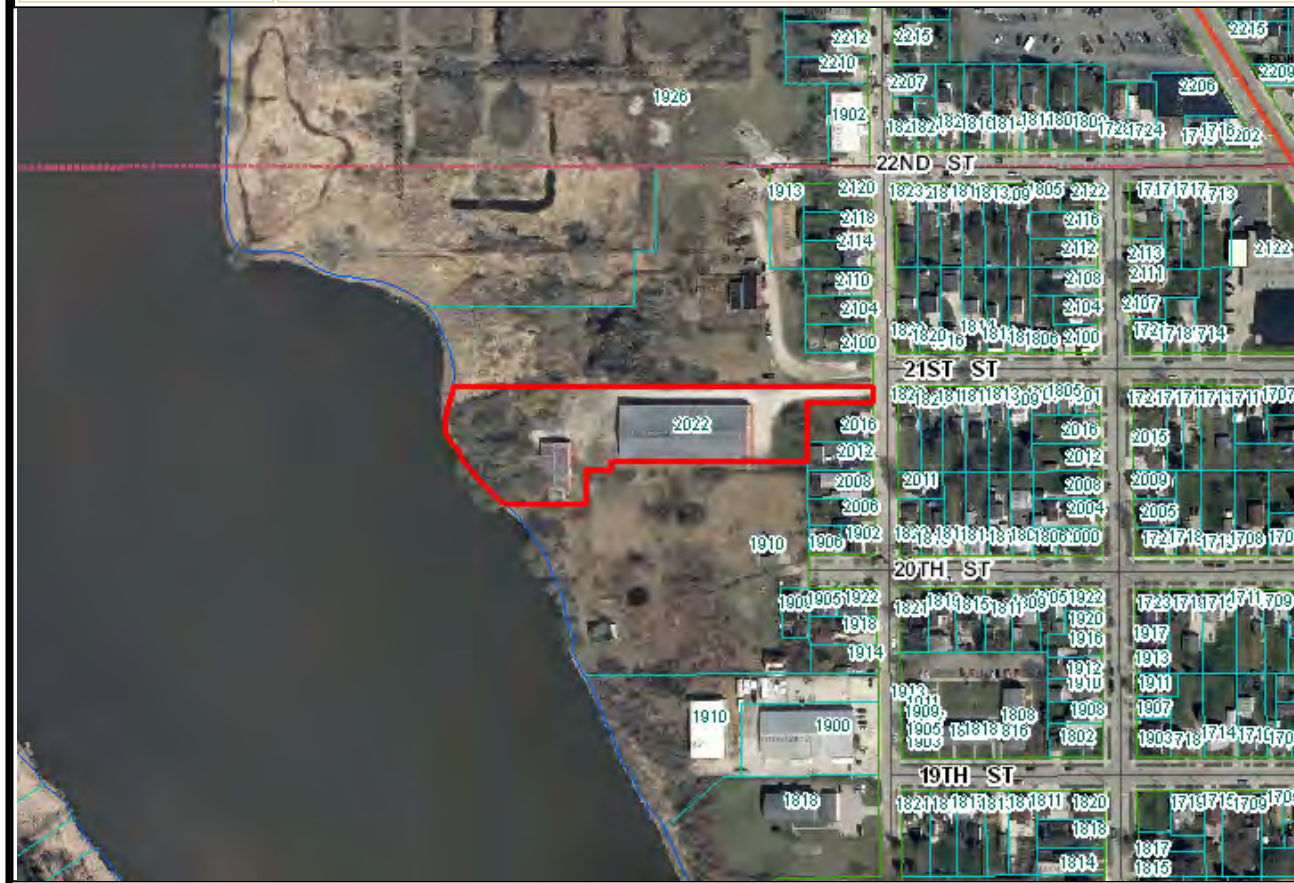
**DISCLAIMER...**

Maps and associated data are believed to be accurate, but are not warranted. This is not a legal document and is not intended for legal, survey, or related uses..



### MANITOWOC PROPERTY MAP REPORT

<b>Parcel Number:</b>	053-101-007-259.04
<b>Primary Owner:</b>	MANITOWOC COUNTY
<b>Secondary Owner:</b>	
<b>Mailing Address (1):</b>	1010 S 8TH STREET
<b>Mailing Address (2):</b>	
<b>Mailing City, State, Zip:</b>	MANITOWOC WI 54220-0000
<b>Site Address:</b>	2022 SCHOOL ST
<b>Municipality:</b>	CITY OF TWO RIVERS
<b>Deed Volume:</b>	
<b>Deed Page:</b>	
<b>Acres:</b>	0.000
<b>Legal Description:</b>	ASST PLAT 7 LOT 24 PT DESC V 612 P 166 & 169 & V 651 P 7 55 & PT OF LOT 24 V 203 P 47 2
<b>School District:</b>	TWO RIVERS SCHOOL
<b>Tax Year:</b>	2010
<b>Total Land Value:</b>	\$0.00
<b>Total Improvements:</b>	\$0.00
<b>Total Value:</b>	\$0.00
<b>Fair Market Value:</b>	\$0.00
<b>Total Taxed:</b>	\$0.00



**DISCLAIMER...**

Maps and associated data are believed to be accurate, but are not warranted. This is not a legal document and is not intended for legal, survey, or related uses..

## **APPENDIX B**

Title Information



STATE OF WISCONSIN

CIRCUIT COURT

MANITOWOC COUNTY

In the Matter of the Foreclosure of Tax Liens Under  
Section 75.521, Wisconsin Statutes, by Manitowoc  
County, In Rem 2005, Number 18

STATE OF WI - MTWC CO  
PRESTON JONES REG/DEEDS  
RECEIVED FOR RECORD  
08/19/2008 2:31:25 PM

Case No: 2005-CV-~~1149~~  
MANITOWOC COUNTY  
STATE OF WISCONSIN  
**FILED**

AUG 18 2008

CLERK OF CIRCUIT COURT

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**JUDGMENT AGAINST PARCEL NO. 18**


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The above entitled action for foreclosure of tax liens by action in rem pursuant to the provisions of Wis. Stat. § 75.521 and the Court having made the requisite Findings of Fact and Conclusions of Law, but stayed judgment against certain parcels, including Parcel No. 18, at the request of the Manitowoc County Treasurer in its Judgment dated December 22, 2005;

Manitowoc County Treasurer now having moved the Court for an order of judgment with respect to Parcel No. 18 and the Court having heard the motion on August 18, 2008;

NOW, THEREFORE IT IS ADJUDGED that Manitowoc County, Wisconsin is vested with an estate in fee simple absolute in all of the lands hereinafter described, subject, however, to all unpaid taxes and charges which are subsequent to the latest dated valid tax lien appearing on the list of tax liens herein and to recorded restrictions as provided by Wis. Stat. § 75.14(4).

IT IS FURTHER ORDERED that all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees, and non-residents who may have had any right, title, interest, claim, lien, or equity of redemption in such lands hereinafter described and all persons claiming under or through them from and after the date of filing of the list of tax liens are forever barred and foreclosed of such right, title, interest, claim, lien, or equity of redemption, and a writ of restitution shall issue.

The following is the description of the lands and remaining parcels, identified by the number used in the list of tax liens, unredeemed and affected by this judgment; all situated in Manitowoc County, Wisconsin:

**Parcel No. 18**


Tax Key No. 53-101-007-259.04. Parcels of land in Lot Numbered Twenty-four (24) of Assessment Plat No. Seven (7) in the City of Two Rivers, described as follows:

Commencing at the intersection of the West line of School Street and the South line of 21st Street, thence West along the South line of 21st Street a distance of 120 feet, thence South and parallel to the West line of School Street a distance of 30 feet, thence East and parallel to the South line of 21st Street a distance of 120 feet, thence North along the West line of School Street a distance of 30 feet to the point of commencement. Said parcel contains .0826 acres of land AND ALSO

Commence to measure at the point where the Western boundary line of School Street intersects the Southern boundary line of 21st Street; measure thence West along the Southern boundary line of 21st Street a distance of 120 feet, the point thus reached being the point of commencement; measure thence South and parallel to the Western boundary line of School Street a distance of 135 feet; thence West and parallel with the Southern boundary line of 21st Street a distance of 350 feet; thence south and parallel with the Western boundary line of School Street a distance of 15 feet; thence West and parallel with the Southern boundary line of 21st Street a distance of 45 feet; thence South and parallel with the Western boundary line of School Street a distance of 62 feet; thence West and parallel with the Southern boundary line of 21st Street a distance of 83 feet to the Eastern boundary of the West Twin River; thence Northwest along the Eastern bank of the West Twin River to the point where said Eastern bank intersects the Southern boundary line of 21st Street; thence East along the Southern boundary line of 21st Street to the point of commencement. All in the City of Two Rivers, together with riparian rights thereto, and subject, however, to the right of way owed by the Wisconsin Public Service Corporation.

Dated this 18th day of August 2008.

By the Court:



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Hon. Jerome L. Fox  
Circuit Court Judge, Branch 3

This document drafted by:

*Return to:*  
Steven J. Rollins, Wis. Bar No. 1005725  
Manitowoc County Corporation Counsel  
Manitowoc County Courthouse  
1010 South 8th Street  
Manitowoc, WI 54220  
(920) 683-4062  
(920) 683-5182 FAX



VOL 2397 PG 687

*13 chg.*

This document is a full certified copy of the original on file in the Office of the Clerk of Circuit Court, Manitowoc County, State of Wisconsin.

Date: *8/19/08* *Lerena A. Shulesta*  
Deputy Clerk of Circuit Court





MANITOWOC COUNTY, WIS.  
FILED

2012 FEB 14 AM 9:4

In the Matter of the Foreclosure of Tax  
Liens Under Section 75.521, Wisconsin  
Statutes, by Manitowoc County, List of  
Tax Liens for 1995, Number Twenty-five

Case No. 95 CV 309

LYNN J. KAMMONT  
CLERK OF  
CIRCUIT COURT

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**JUDGMENT AGAINST PARCEL NO. 70**

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The above entitled action for foreclosure of tax liens by action in rem pursuant to the provisions of Wis. Stat. § 75.521 and the Court having made the requisite Findings of Fact and Conclusions of Law, but stayed judgment against certain parcels, including Parcel No. 70, at the request of the Manitowoc County Treasurer in its Judgment dated December 12, 1995;

Manitowoc County Treasurer now having moved the Court for an order of judgment with respect to Parcel No. 70 and the Court having heard the motion on February 14, 2012;

NOW, THEREFORE IT IS ADJUDGED that Manitowoc County, Wisconsin is vested with an estate in fee simple absolute in all of the lands hereinafter described, subject, however, to all unpaid taxes and charges which are subsequent to the latest dated valid tax lien appearing on the list of tax liens herein and to recorded restrictions as provided by Wis. Stat. § 75.14(4).

IT IS FURTHER ORDERED that all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees, and non-residents who may have had any right, title, interest, claim, lien, or equity of redemption in such lands hereinafter described and all persons claiming under or through them from and after the



date of filing of the list of tax liens are forever barred and foreclosed of such right, title, interest, claim, lien, or equity of redemption.

The following is the description of the lands and remaining parcels, identified by the number used in the list of tax liens, unredeemed and affected by this judgment; all situated in Manitowoc County, Wisconsin:

**Parcel No. 70**

Tax Key No. 053-101-007-247.06. The following parcels of real estate in Lot 24 of assessment Plat No. 7 in the City of Two Rivers, according to the Recorded Plat of said assessment plot:

1. The tract of land bounded as follows: On the east by a line parallel to and 120 feet west of the west line of School Street, city of Two Rivers, on the north by the westward extension of the north line of 20th Street, City of Two Rivers to the West Twin River, on the west by the West Twin River, on the south by the westward extension of the south line of 20th Street, City of Two Rivers westward to the West Twin River.
2. The tract of land bounded as follows: On the east by a line parallel to the west line of School Street, City of Two Rivers and at a distance of 120 feet west thereof, on the north by the south line of 20th Street, City of Two Rivers extended west to the West Twin River, on the west by the West Twin River, on the south by a line parallel to the north line of 19th Street, City of Two Rivers extended west to the West Twin River and at a distance of 150 feet north thereof, excepting from this tract, however, the east 50 feet of the north 90 feet thereof.
3. The tract of land included within the following boundaries: Commence to measure at a point in the westward extension of the north line of 20th Street, City of Two Rivers 120 feet west of the west line of School Street in said city, run thence north and parallel with the west line of said School Street 165 feet, run thence west and parallel with the westward extension of the north line of said 20th Street, City of Two Rivers 350 feet, thence south and parallel to the west line of said School Street 15 feet, thence west and parallel to the said westward extension of the north line of said 20th street, City of Two Rivers 45 feet, thence south and parallel to the west line of said School Street 62 feet, thence west and parallel to the said westward extension



of the north line of said 20th street, City of Two Rivers 83 feet to the West Twin River, thence along the West Twin River in a southeasterly direction to intersect the westward extension of the north line of said 20th Street, City of Two Rivers, thence east along the westward extension of said north line of 20th Street, City of Two Rivers to the point of commencement.

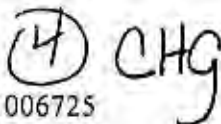
Subject to (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and road and highways to the extent they may exist including an easement dated June 16, 1953 to Twin Rivers Terminal Corporation and easements to Wisconsin Public Service Corporation by agreement dated November 6, 1958 and in 1959, (c) railroad right-of-way and trackage agreements; (d) special taxes or assessments for improvements not yet completed; (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) general taxes not yet due and payable.

Dated this Friday of February 2012.

By the Court:

  
\_\_\_\_\_  
Hon. Patrick L. Willis, Branch 1  
Circuit Court Judge

This document drafted by:



Steven J. Rollins, Wis. Bar No. 1006725  
Manitowoc County Corporation Counsel  
1010 South Eighth Street  
Manitowoc, Wisconsin 54220 (RET)  
Email: stevenrollins@co.manitowoc.wi.us  
Telephone: (920) 683-4062  
Fax: (920) 683-5182



## **APPENDIX C**

### User Questionnaire

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
USER QUESTIONNAIRE**

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To: Annette Weissbach

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From: Mary Trotta

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Date: July 2, 2012

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RE: Phase I – White and Lesperance Properties

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Project Number: 13356

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Thank you for allowing Sigma Environmental Services, Inc. (Sigma) the opportunity to provide you with environmental consulting services in relation to the contracted Phase I Environmental Site Assessment. In accordance with the ASTM 1527-05 standard and in order to provide the requisite service in the most efficient manner, we ask that the following information be provided for the property. Should the information not be available to you at this time, please disregard the question and return the completed questionnaire to my attention at Sigma.

(1) Is the complete and correct address for the property available? Is a map or other documentation available showing property location and boundaries? Please provide each, as available.

Yes, DNR files are available at 2984 Shawano Ave, Green Bay, Our files are quite dated and the property boundaries are only as good as they were available in late 90s early 2000. DNR never accurately surveyed the site.

(2) What type of property transaction?

DNR responded to a petroleum spill in 1994 and later requested that EPA conduct a Removal Action (1995-1996), subsequently DNR conducted a phase I and phase II ESA under a funding source called BEAP. The generated reports are available for review.

(3) Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

In April 1997, the State Department of Justice filed a Notice and Motion for Default Judgment and Taxation of Costs against David A. White. The Notice was for reimbursement for costs associated with responding to a petroleum spill in August 1994. The response included containerizing and disposing of waste oil and sludge. Circuit Court Judge Darryl Deets granted the default judgment in favor of the state and placed a judgment for money (\$42,915.88) against the defendant David A. White. In essence this has become a lien or a charge against the property with a judgment/lien date of April 25, 1997.

Subsequent to the 1994 WDNR spill response in 1995 and 1996, the US EPA conducted an extensive removal action that eliminated all immediate threats from hazardous materials at a cost of \$470,000. It is our understanding that US EPA did not place any liens on the property.

(4) Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No, none filed, but the former David White/Seneca Oil property site is fenced

(5) As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

(6) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Not applicable

(7) Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*?

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

Yes, DNR files are available for public view

(8) As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

Yes, DNR files are available for public view

(9) Are you aware of 1) any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on or from the property; 2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and 3) any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?

None pending

(10) Do you know if any of the following documents exist and, if so, can you provide copies of the documents: 1) environmental site assessment reports; 2) environmental compliance audit reports; 3) environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits); 4) registrations for underground and aboveground storage tanks; 5) registrations for underground injection systems; 6) material safety data sheets; 7) community right-to-know plan; 8) safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.; 9) reports regarding hydrogeologic conditions on the property or surrounding area; 10) notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property; 11) hazardous waste generator notices or reports; 12) geotechnical studies; 13) risk assessments; or 14) recorded AULs?

Yes, DNR files are available for public view

(11) Please identify all of the parties who must be able to rely on the Phase I Report.

Lessee of the Lesperance property: Rick Carey,  
City DPW: Jeff Beyer

(12) Is the site contact known and how can he/she be reached?

For the Lesperance property: Rick Carey

For David White, whereabouts of former owner is unknown. Property now owned by City

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## **APPENDIX D**

Owner/Occupant Questionnaire



above? If yes, please specify use and site location.

Please see my response to question number 1.

3. Are there any damaged or discarded automobiles, industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five (5) gallons or fifty (50) gallons in aggregate, stored or used on the property? Have they been used or stored on the property in the past? If yes, please specify material/chemical, storage and use location.

In addition to the following information please see my response to question number 1 above. The facility located at 1910 20th street was used to store waste solvents in bulk tanks. It appears that these solvents contained Benzene and other chemicals. Given the use of the 2022 School Street property to manufacture wooden playground systems, It is reasonable to assume that they stored and used 50+ gallon industrial drums of solvents and stains to treat the wood and use in the aforementioned paint booth.

4. Are there any industrial drums or sacks of chemicals stored on the property? Have any been stored in the past? If yes, please list chemicals stored and their storage location.

At this time there does not appear to be any drums or sacks of chemicals stored on any of the properties. Again, please see my responses above to see assumptions made about property use and potential chemicals that may have been on site prior to the County of Manitowoc taking ownership.

5. Are there any registered or unregistered storage tanks (above or under ground) located on the property? Were any located on the property in the past? If yes, please indicate location, size, contents and status. Also, indicate the method for filling and emptying the tank(s).

From the information that has been provided to the County the 1910 20th Street was used as a bulk fuel oil and solvent storage and distribution facility with multiple above ground tanks. These tanks have since been removed.

2022 School Street was used by Lakeshore Oil and Tire. Based on the information that has been provide to the County this company used above ground tanks to distribute fuel oil. There are several concrete tank yolks on the site but no above ground tanks remaining(they were removed). There is an underground fuel oil tank located at the South East corner of the main building located at 2022 School Street. This tank was used to fuel the fuel oil heating system that was located at 2022 School Street. This system has been removed (the heaters and supply lines) and the facility now uses a natural gas heating system. The County never used the fuel oil system. The underground tank remains and does contain fuel oil. We are unaware of any leaks from this tank.

The former WPS site also shows a concrete yolk for what appears to be a former storage tank. Also, to the best of the County's knowledge there are two 8 inch supply line fuel pipes that run underground across the 1920 20th Street Property, the 2022 School Street Property and the WPS property. These lines begin at the "Fuel Depot" which was located where the East and West Twin Rivers converge near the Two Rivers harbor entrance. The fuel tankers would dock here and unload their fuel oil which was delivered by these underground pipes to the 1910 20th Street facility, the 2022 School Street Facility as well as the US Oil facility which is located directly north of the WPS site.

6. Has any fill material been placed on the property? Did the fill material originated from a contaminated or unknown site? Has foundry sand been brought onto the property? If yes, please indicate type of fill and location on property.

Yes. During the County's ownership of the property no fill material has been brought in. However, in

reading former reports related to these properties, it is evident that fill material had been brought in many years ago. Also, it is apparent that fill material must have been used to prepare the building site for the 20,000 square foot facility on 2022 School Street. The County has no first hand knowledge of any of the actual activities, and the County's knowledge only comes from reading reports, having discussions with other parties and making observations.

7. Are there any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? Were any previously located on the property? If yes, please specify treatment or disposal and location on-site.

No. Nothing that the County is aware of.

8. Is there currently any stained soil on the property? Was there in the past? If yes, please identify location, source and remedial efforts performed, if any.

The only information that is know to the County is that when the natural gas line was installed from our main facility at 2022 School Street to a secondary building to the West, the contractor trenching the line noticed the strong sent of oil and solvents. The trenching equipment and soil appeared stained with oil and solvents. The heaviest concentrations of this soil was located around the two 8 inch supply lines running through the back lot (referenced above running from the Fuel Depot at the harbor to the US Oil facility).

9. Are there any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the property or any adjacent properties? Were there any in the past? If yes, please indicate location and source, if known.

Yes. there is an underground storage tank located at 2022 School Street containing fuel oil for the former fuel oil heating system that has fill pipes. Also, there are several pipes protruding up through a concrete slab on 2022 School Street property near the former above ground fuel oil bulk tanks. These are located adjacent to the West Twin River on the back of the lot. There appear to be similar pipes located at the 1910 20th Street Property and there is a distribution building for the former bulk tanks.

10. Is there currently any evidence of leaks, spills or stains by substances other than water, or foul odors, associated with any flooring, drains, walls ceilings or exposed grounds on the property? Were there any in the past? If yes, please note location and any potential source.

Yes. Please see the response to question number 8 and the documented spill at the 1910 20th Street Property.

11. Is/was the property serviced by a private or public well? Have/were contaminants been identified in the well or system which exceed applicable water guidelines or has the well been designated as contaminated by any governmental/health agency? If yes, please identify regulatory agency and known contaminants.

Unknown.

12. Do you, the owner or occupant, have knowledge of any past or present environmental liens or governmental notifications relating to past or recurrent violations of environmental law? If yes, please specify liens, notifications, or violations.

Yes. There was an EPA lien for an emergency cleanup action on the 1910 20th Street property. There may have been a WDNR lien for the same spill. I believe that through the In Rem process that these liens no longer stand.

13. Do you, the owner or occupant, have knowledge of the past or current existence of hazardous substances or petroleum products on the property *or* of any environmental violations with respects

to these substances? If yes, please specify substance, products, locations or violations.

Yes. Please see responses above. None of the County's activities created these conditions, however, the County was made aware of these conditions as information has been provided.

14. Do you, the owner or occupant, have any knowledge of any past environmental site assessments that indicated the presence of hazardous substances or petroleum products on the property, or the contamination of the property, which recommended a further assessment? Please provide copies of all previous environmental site assessment reports.

Yes. There is documentation that testing and assessments have been done on the 1910 20th Street Property that showed contamination at levels above legally enforceable thresholds. I am not aware of any similar direct assessments concerning the 2022 School Street Property.

15. Do you, the owner or occupant, have any knowledge of past, present, or threatened lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum product on or involving the property? If yes, please identify lawsuit plaintiff/defendant or administrative agency in addition to date of release and release material.

The County is unaware of any such pending actions.

16. If applicable, do you the owner or occupant, have any knowledge that the actual purchase price of the property is significantly less than comparable properties. If yes, please provide an explanation of the lower price.

Both properties that are covered by this response are owned by the County of Manitowoc through administrative tax foreclosure (In Rem process). Therefore, the "purchase price" was significantly lower than other property. It is believed that the reason taxes were not paid on the 1910 20th Street property was because of actual, or perceived contamination issues with all of the property. The 2022 School Street was a situation where one of the owners had passed away and none of the family members were interested in doing anything with the property.

17. Does/did the property discharge waste water, other than sanitary waste or storm water, onto or adjacent to the property? To a storm water system? To a sanitary sewer? If yes, please identify water source and discharge location.

Have no knowledge of any form of discharge.

18. Are/were any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials dumped above grade, buried, and/or burned on the property? If yes, please indicate type of substance, material, or waste, and location on property.

The County has no first hand knowledge of this, however, the 2022 School Street Property was used to distribute tires. The County is also aware of a spill at the 1910 20th Street Property as referenced above.

19. Is/were there any transformers, capacitors, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please indicate location of unit, level of PCBs, and status.

The County is not aware of any transformers, capacitors, or any hydraulic equipment for which there are any records indicating the presence of PCBs. The electrical systems located at 2022 School Street all appear to be recent upgrades that would preclude the use of PCBs. The County is not aware of the status of electrical systems located at 1910 20th Street.

20. Has asbestos or asbestos-containing building materials been identified on the property? If yes, please indicate type, amount, and location of asbestos or asbestos-containing building material. If removed,



please provide abatement contractor name, amount and type removed, and disposal location.

The County has no first hand knowledge of any suspect material at 2022 School Street or at 1910 20th Street.

21. If the property is agricultural, please identify all pesticide and/or herbicide products used on the property in addition to their storage, mixing, and use locations.

None of the property is agricultural.

22. Do you have any knowledge of the property being included on any of the following lists?

- |   |   |
|---|---|
| <input type="checkbox"/> National Priorities List (Superfund) | <input type="checkbox"/> State Hazardous Waste Site Lists         |
| <input type="checkbox"/> CERCLIS List                         | <input type="checkbox"/> State CERCLIS                            |
| <input type="checkbox"/> CERCLIS – NFRAP List                 | <input type="checkbox"/> State Solid Waste Facility/Landfill      |
| <input type="checkbox"/> RCRA TSD Facilities                  | <input type="checkbox"/> Registered Underground Storage Tank List |
| <input type="checkbox"/> RCRIS CORRACTS LIST                  | <input type="checkbox"/> Leaking Underground Storage Tank List    |
| <input type="checkbox"/> Federal ERNS List                    |   |

The County has no knowledge of the property being included on any of the above lists.

This questionnaire was completed by:

Name: Jeffery Beyer

Title: Public Works Director

Firm: Manitowoc County Public Works Department

Address: 1110 South 9<sup>th</sup> Street  
Manitowoc, WI 54220

Phone Number: 920-683-4054

Relationship to site: Owner      Years on site: August 2008 – 2022 School Street; February 2012 – 1910 20<sup>th</sup> Street

Preparer represents that, to the best of the preparer’s knowledge, the above statements and facts are true and correct. In addition, to the best of the preparer’s knowledge, no material facts have been suppressed or misstated.

Jeffery Beyer  
Print Name

Public Works Director  
Title



Signature

August 20, 2012  
Date

## PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

This questionnaire has been adopted from the ASTM Standard for Environmental Site Assessments E1527-00 and E1528-00. Sigma Environmental Services, Inc. (Sigma) asks that each of the following questions be answered to the best of your knowledge and in good faith.

### Description of Property

Address: 1910 20<sup>th</sup> Street and 2022 School Street

Property Size:

1. Is/was the property used for industrial purposes? Is/was any adjoining property used for an industrial purpose? If yes, please specify industry/processes and location on or adjacent to the subject property.

We (Chard Development LLC) began renting the property located at 2022 School Street in August of 2011. At that time the main building was being used for storage by the County of Manitowoc for their public safety antenna upgrade. In addition, Habitat for Humanity was using the building for storage of building material such as doors, windows and fixtures. There did not appear to be any industrial purpose taking place at that time. Since our lease of the building commenced, we have not used the building for industrial purposes. We have primarily used the office space. Habitat for Humanity continues to occupy parts of the warehouse, but there has been no industrial activity during our tenancy. I am aware that prior to our tenancy, the property was used as an industrial facility to produce wooden play systems. We did find evidence of industrial activity such as upgraded electrical three phase systems for running heavy manufacturing equipment and an industrial paint booth (with no paints, solvents or equipment left on site). I am also aware that the facility was once used by Lakeshore Tire and Oil but to the best of my knowledge, it was used to store and distribute tires and related equipment. All of the above only relates to 2022 School Street.

The adjacent property located at 1910 20th Street is not currently occupied by our company. We have intentions of acquiring this property through the county and using it to expand our business once the extent of the contamination and required remediation can be determined. I am aware that the property was once used for bulk fuel oil and solvent distribution, storage and recycling. I am also aware that there was a documented spill of the solvents that spread contamination throughout the property. I am aware that prior to being a bulk storage facility, the site was a used to store coal for use at the Wisconsin Public Service coal gasification facility on the property directly North of 2022 School Street.

The property directly adjacent to the north of 2022 School Street is the former WPS coal gasification facility. This facility has well documented contamination that was caused by the industrial process of turning coal into "town gas".

2. Is/was the property used for gasoline stations, motor repair facilities, commercial printing facilities, dry cleaners, photo developing laboratories, junkyards, landfills, waste treatment, storage and disposal facilities, or recycling facilities? Is/was any adjoining property used for the purposes noted above? If yes, please specify use and site location.

Please see my response to question number 1.

3. Are there any damaged or discarded automobiles, industrial batteries, pesticides, paints, or other chemicals in occupant Questionnaire

individual containers of greater than five (5) gallons or fifty (50) gallons in aggregate, stored or used on the property? Have they been used or stored on the property in the past? If yes, please specify material/chemical, storage and use location.

Please see my response to question number 1 above. The facility located at 1910 20th street was used to store waste solvents in bulk tanks. It is my understanding that these solvents contained Benzene and other chemicals. Given the use of the 2022 School Street property to manufacture wooden playground systems, I believe it is reasonable to assume that they stored and used 50+ gallon industrial drums of solvents and stains to treat the wood and use in the aforementioned paint booth.

4. Are there any industrial drums or sacks of chemicals stored on the property? Have any been stored in the past? If yes, please list chemicals stored and their storage location.

At this time, I am not aware of any drums or sacks of chemicals stored on any of the properties. Again, please see my responses above to see assumptions made about property use and potential chemicals that may have been on site prior to our tenancy.

5. Are there any registered or unregistered storage tanks (above or under ground) located on the property? Were any located on the property in the past? If yes, please indicate location, size, contents and status. Also, indicate the method for filling and emptying the tank(s).

Yes.

1910 20th Street was used as a bulk fuel oil and solvent storage and distribution facility with multiple above ground tanks. These tanks have since been removed.

2022 School Street was used by Lakeshore Oil and Tire. It is my understanding that this company used above ground tanks to distribute fuel oil. There are several concrete tank yolks on the site but no above ground tanks (they were removed). There is an underground fuel oil tank located at the South East corner of the main building located at 2022 School Street. This tank was used to fuel the fuel oil heating system that was located at 2022 School Street. This system has been removed (the heaters and supply lines) and the facility now uses a natural gas heating system. Our company never used the fuel oil system. The underground tank remains and does contain fuel oil. We are unaware of any leaks from this tank.

The former WPS site also shows a concrete yolk for what appears to be a former storage tank.

Also, to the best of my knowledge there are two 8 inch supply line fuel pipes that run underground across the 1920 20th Street Property, the 2022 School Street Property and the WPS property. These lines begin at the "Fuel Depot" which was located where the East and West Twin Rivers converge near the Two Rivers harbor entrance. The fuel tankers would dock here and unload their fuel oil which was delivered by these underground pipes to the 1910 20th Street facility, the 2022 School Street Facility as well as the US Oil facility which is located directly north of the WPS site.

6. Has any fill material been placed on the property? Did the fill material originate from a contaminated or unknown site? Has foundry sand been brought onto the property? If yes, please indicate type of fill and location on property.

Yes. During our tenure of the property, NO fill material has been brought in. However, in reading former reports related to these properties, it is evident that fill material had been brought in many years ago. Also, it is apparent that fill material must have been used to prepare the building site for the 20,000 square foot facility on 2022 School Street. I have no first hand knowledge of any of the actual activities, and my knowledge only comes from reading reports and making observations.

7. Are there any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? Were any previously located on the property? If yes, please specify treatment or disposal and location on-site.

No. Not to the best of my knowledge.

8. Is there currently any stained soil on the property? Was there in the past? If yes, please identify location, source and remedial efforts performed, if any.

It is my understanding that when the natural gas line was installed from our main facility at 2022 School Street to a secondary building to the West, the contractor trenching the line noticed the strong sent of oil and solvents. The trenching equipment and soil appeared stained with oil and solvents. The heaviest concentrations of this soil was located around the two 8 inch supply lines running through the back lot (referenced above running from the Fuel Depot at the harbor to the US Oil facility).

9. Are there any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the property or any adjacent properties? Were there any in the past? If yes, please indicate location and source, if known.

Yes. As indicated previous, there is an underground storage tank located at 2022 School Street containing fuel oil for the former fuel oil heating system. Also, there are several pipes protruding up through a concrete slab on 2022 School Street property near the former above ground fuel oil bulk tanks. These are located adjacent to the West Twin River on the back of the lot. I believe there are similar pipes located at the 1910 20th Street Property and there is a distribution building for the former bulk tanks.

10. Is there currently any evidence of leaks, spills or stains by substances other than water, or foul odors, associated with any flooring, drains, walls ceilings or exposed grounds on the property? Were there any in the past? If yes, please note location and any potential source.

Yes. Please see my response to question number 8. Also, the documented spill at the 1910 20th Street Property.

11. Is/was the property serviced by a private or public well? Have/were contaminants been identified in the well or system which exceed applicable water guidelines or has the well been designated as contaminated by any governmental/health agency? If yes, please identify regulatory agency and known contaminants.

Unknown.

12. Do you, the owner or occupant, have knowledge of any past or present environmental liens or governmental notifications relating to past or recurrent violations of environmental law? If yes, please specify liens, notifications, or violations.

Yes. It is my understanding that there is/was an EPA lien for an emergency cleanup action on the 1910 20th Street property. There may also be a WDNR lien for the same spill. I am unaware of the current state of these liens.

13. Do you, the owner or occupant, have knowledge of the past or current existence of hazardous substances or petroleum products on the property or of any environmental violations with respects to these substances? If yes, please specify substance, products, locations or violations.

Yes. Please see my responses above. To reiterate, none of our activity created these conditions, however, we became aware of these conditions as part of our occupancy of the property.

14. Do you, the owner or occupant, have any knowledge of any past environmental site assessments that indicated the presence of hazardous substances or petroleum products on the property, or the contamination of the property, which recommended a further assessment? Please provide copies of all previous environmental site assessment reports.

Yes. It is my understanding that there has been testing and assessments done on the 1910 20th Street Property that showed contamination at levels above legally enforceable thresholds. I am not aware of any similar assessments concerning the 2022 School Street Property.

15. Do you, the owner or occupant, have any knowledge of past, present, or threatened lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum product on or involving the property? If yes, please identify lawsuit plaintiff/defendant or administrative agency in addition to date of release and release material.

I am unaware of any such pending actions.

16. If applicable, do you the owner or occupant, have any knowledge that the actual purchase price of the property is significantly less than comparable properties. If yes, please provide an explanation of the lower price.

Both properties that are covered by this response are owned by the County of Manitowoc through through administrative tax foreclosure. Therefore, the "purchase price" was significantly lower than other property. It is my belief that the reason taxes were not paid was the property was being abandoned because of actual, or perceived, contamination issues with all property. I am also aware that I will not purchase these properties until I understand the existence, extent and required remediation of the properties.

17. Does/did the property discharge waste water, other than sanitary waste or storm water, onto or adjacent to the property? To a storm water system? To a sanitary sewer? If yes, please identify water source and discharge location.

I have no knowledge of any form of discharge.

18. Are/were any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials dumped above grade, buried, and/or burned on the property? If yes, please indicate type of substance, material, or waste, and location on property.

I do not have any first hand knowledge of this, however, the 2022 School Street Property was used to distribute tires. I am also aware of a spill at the 1910 20th Street Property as referenced above.

19. Is/were there any transformers, capacitors, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please indicate location of unit, level of PCBs, and status.

I am not aware of any transformers, capacitors, or any hydraulic equipment for which there are any records indicating the presence of PCBs. The electrical systems located at 2022 School Street all appear to be recent upgrades that would preclude the use of PCBs. I am not aware of the status of electrical systems located at 1910 20th Street, but given the age of the buildings, any transformers on site would be suspect.

20. Has asbestos or asbestos-containing building materials been identified on the property? If yes, please indicate type, amount, and location of asbestos or asbestos-containing building material. If removed, please provide abatement contractor name, amount and type removed, and disposal location.

I have no first hand knowledge of any suspect material at 2022 School Street. Again, I do not have first hand knowledge of the facilities at 1910 20th street, but given the age and use of the facility, there is a strong potential to find this type of material.

21. If the property is agricultural, please identify all pesticide and/or herbicide products used on the property in addition to their storage, mixing, and use locations.

None of the property is agricultural.

22. Do you have any knowledge of the property being included on any of the following lists?

<p>National Priorities List (Superfund)                  CERCLIS List                  CERCLIS – NFRAP List                  RCRA TSD Facilities                  RCRIS CORRACTS LIST                  Federal ERNS List</p>	<p>State Hazardous Waste Site Lists                  State CERCLIS                  State Solid Waste Facility/Landfill                  Registered Underground Storage Tank List                  Leaking Underground Storage Tank List</p>
--	--

No. I have no knowledge of the property being included on any of the above lists.

**This questionnaire was completed by:**

Name: Richard Carey  
Title: Sole Member of Chard Development LLC  
Firm: Chard Development LLC  
Address: 2022 School Street, Two Rivers, WI 54241  
Phone Number: (608) 770-2222  
Date: July 22, 2012

Relationship to site: Tenant Years on site: Less than one year (August of 2011).

Preparer represents that, to the best of the preparer's knowledge, the above statements and facts are true and correct. In addition, to the best of the preparer's knowledge, no material facts have been suppressed or misstated.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



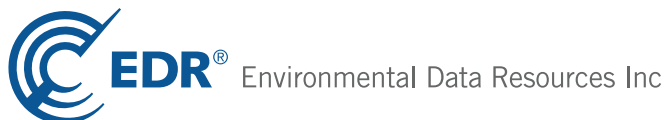
## **APPENDIX E**

Environmental Data Resources, Inc., Radius Map™ Report  
& CD-ROM of Phase I Report

**2022 School Street**  
2022 School Street  
Two Rivers, WI 54241

Inquiry Number: 3358268.2s  
July 03, 2012

## EDR Summary Radius Map Report



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	7
Orphan Summary .....	269
Government Records Searched/Data Currency Tracking .....	GR-1
<b><u>GEOCHECK ADDENDUM</u></b>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting SSURGO Soil Map .....	A-5
Physical Setting Source Map .....	A-9
Physical Setting Source Map Findings .....	A-11
Physical Setting Source Records Searched .....	A-23

*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 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

2022 SCHOOL STREET  
TWO RIVERS, WI 54241

#### COORDINATES

Latitude (North): 44.1518000 - 44° 9' 6.48"  
Longitude (West): 87.5755000 - 87° 34' 31.80"  
Universal Transverse Mercator: Zone 16  
UTM X (Meters): 453976.2  
UTM Y (Meters): 4888678.0  
Elevation: 588 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

Photo Year: 2010  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
2022 SCHOOL STREET  
TWO RIVERS, WI 54241

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1		2000 20TH ST	AST	Higher	1 ft.
A2	RIVERSIDE OIL CO INC	P2000 20TH ST	RCRA-NonGen, FINDS	Higher	1 ft.
B3	WPSC TWO RIVERS MGP	2000 21ST STREET	CERCLIS	Higher	20, NNE
B4	WIS PUBLIC SERVICE C	SCHOOL ST.(BETWEEN 2	Manufactured Gas Plants	Higher	39, North
A5	PETROLEUM CONSERVATI	1910 20TH STREET	US BROWNFIELDS	Higher	133, ESE
A6		1910 20TH ST	UST, AST	Higher	133, ESE
A7	PETROLEUM CONSERVATI	1910 20TH ST	CERCLIS, RCRA-NonGen, FINDS, BRRTS, WI ERP, SHWIMS	Higher	133, ESE
A8	PCI	1910 20TH STREET	BEAP	Higher	133, ESE
9		1900 SCHOOL ST	UST	Higher	247, SSE
C10	MARITIME BAY WOOD PR	1902 22ND ST	RCRA-NonGen, FINDS, SHWIMS	Higher	375, NNE
C11	US OIL TOW RIVERS TE	2212 SCHOOL ST	RCRA-NonGen, FINDS	Higher	410, NNE
12		2117 MONROE ST	UST	Higher	834, ENE
D13		1630 22ND ST	LUST, UST, SPILLS, SHWIMS	Higher	1189, ENE
D14	SUPERAMERICA 4093 (F	1630 22ND ST	RCRA-NonGen, FINDS	Higher	1189, ENE
15		1726 24TH ST	UST	Higher	1285, NNE
16	METAL WARE CORP	1700 MONROE ST	RCRA-CESQG, FINDS, WI ERP, MANIFEST, CRS, AUL,...	Higher	1337, SE
17	MINKEL PROPERTY	16TH & HAWTHORNE	WDS	Higher	1417, SW
18	CARRON NET	1623 17TH ST	WI ERP, SPILLS, AUL	Higher	1592, SE
E19	UNIMART	1706 16TH ST	LUST, CRS, AUL	Lower	1599, SE
20	SPEEDWAY STATION 202	2106 WASHINGTON ST	RCRA-NonGen, FINDS, LUST, CRS, AUL, SHWIMS	Higher	1703, East
21	UNIMART GAS STATION	2023 WASHINGTON ST	WI ERP, LUST, SPILLS, CRS, AUL	Higher	1714, East
E22	LUCKYS MARINA	1509 MONROE ST	RCRA-NonGen, FINDS, BRRTS, WI ERP, CRS, AUL,...	Lower	1756, SSE
23		2004 14TH ST	LUST, UST	Lower	1817, South
24	16TH ST ROW - WI DOT	1618 16TH ST	LUST, CRS, AUL	Higher	1846, SE
25	TWO RIVERS CTY - ROW	1813 WASHINGTON ST	LUST, CRS, AUL	Higher	1924, ESE
26	JOSEPH MANN LIBRARY	1516 16TH ST	LUST, SHWIMS	Higher	2191, SE
27	R & G DODGE PROPERTY	1915 JEFFERSON ST	LUST	Higher	2215, East
28	FISHER HAMILTON LLC	1316 18TH STREET	CORRACTS, RCRA-SQG, FINDS, MANIFEST, 2020 COR...	Higher	2231, ESE
29	EGGERS INDUSTRIES WE	1702 13TH ST	RCRA-SQG, FINDS, WI ERP, MANIFEST, CRS, AUL,...	Higher	2393, SSE
30	FIRST NATIONAL BANK	1509 WASHINGTON ST	WI ERP, CRS, AUL	Higher	2450, SE
31	PETERSON MOBIL SERVI	1207 MADISON ST	LUST, CRS, AUL	Higher	2577, SSE

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

## 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 CERCLIS list***

CERCLIS: A review of the CERCLIS list, as provided by EDR, and dated 12/27/2011 has revealed that there are 2 CERCLIS 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>
WPSC TWO RIVERS MGP	2000 21ST STREET	NNE 0 - 1/8 (0.004 mi.)	B3	7
<b><i>PETROLEUM CONSERVATI</i></b>	<b><i>1910 20TH ST</i></b>	<b><i>ESE 0 - 1/8 (0.025 mi.)</i></b>	<b><i>A7</i></b>	<b><i>8</i></b>

### ***Federal RCRA CORRACTS facilities list***

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 08/19/2011 has revealed that there is 1 CORRACTS site 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>
<b><i>FISHER HAMILTON LLC</i></b>	<b><i>1316 18TH STREET</i></b>	<b><i>ESE 1/4 - 1/2 (0.423 mi.)</i></b>	<b><i>28</i></b>	<b><i>12</i></b>

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

WDS: A review of the WDS list, as provided by EDR, and dated 12/22/2011 has revealed that there is 1 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>
MINKEL PROPERTY	16TH & HAWTHORNE	SW 1/4 - 1/2 (0.268 mi.)	17	10

## EXECUTIVE SUMMARY

### **State and tribal leaking storage tank lists**

LUST: A review of the LUST list, as provided by EDR, and dated 03/21/2012 has revealed that there are 10 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>
<b>Not reported</b> Facility Status: CLOSED	<b>1630 22ND ST</b>	<b>ENE 1/8 - 1/4 (0.225 mi.)</b>	<b>D13</b>	<b>9</b>
<b>SPEEDWAY STATION 202</b> Facility Status: CLOSED	<b>2106 WASHINGTON ST</b>	<b>E 1/4 - 1/2 (0.323 mi.)</b>	<b>20</b>	<b>10</b>
<b>UNIMART GAS STATION</b> Facility Status: CLOSED	<b>2023 WASHINGTON ST</b>	<b>E 1/4 - 1/2 (0.325 mi.)</b>	<b>21</b>	<b>10</b>
<b>16TH ST ROW - WI DOT</b> Facility Status: CLOSED	<b>1618 16TH ST</b>	<b>SE 1/4 - 1/2 (0.350 mi.)</b>	<b>24</b>	<b>11</b>
<b>TWO RIVERS CTY - ROW</b> Facility Status: CLOSED	<b>1813 WASHINGTON ST</b>	<b>ESE 1/4 - 1/2 (0.364 mi.)</b>	<b>25</b>	<b>11</b>
<b>JOSEPH MANN LIBRARY</b> Facility Status: CLOSED	<b>1516 16TH ST</b>	<b>SE 1/4 - 1/2 (0.415 mi.)</b>	<b>26</b>	<b>11</b>
<b>R &amp; G DODGE PROPERTY</b> Facility Status: CLOSED	<b>1915 JEFFERSON ST</b>	<b>E 1/4 - 1/2 (0.420 mi.)</b>	<b>27</b>	<b>12</b>
<b>PETERSON MOBIL SERVI</b> Facility Status: CLOSED	<b>1207 MADISON ST</b>	<b>SSE 1/4 - 1/2 (0.488 mi.)</b>	<b>31</b>	<b>12</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNIMART</b> Facility Status: CLOSED	<b>1706 16TH ST</b>	<b>SE 1/4 - 1/2 (0.303 mi.)</b>	<b>E19</b>	<b>10</b>
<b>Not reported</b> Facility Status: CLOSED	<b>2004 14TH ST</b>	<b>S 1/4 - 1/2 (0.344 mi.)</b>	<b>23</b>	<b>11</b>

### **State and tribal registered storage tank lists**

UST: A review of the UST list, as provided by EDR, and dated 04/27/2012 has revealed that there are 5 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>
<b>Not reported</b>	<b>1910 20TH ST</b>	<b>ESE 0 - 1/8 (0.025 mi.)</b>	<b>A6</b>	<b>7</b>
Not reported	1900 SCHOOL ST	SSE 0 - 1/8 (0.047 mi.)	9	8
Not reported	2117 MONROE ST	ENE 1/8 - 1/4 (0.158 mi.)	12	9
<b>Not reported</b>	<b>1630 22ND ST</b>	<b>ENE 1/8 - 1/4 (0.225 mi.)</b>	<b>D13</b>	<b>9</b>
Not reported	1726 24TH ST	NNE 1/8 - 1/4 (0.243 mi.)	15	9

## EXECUTIVE SUMMARY

AST: A review of the AST list, as provided by EDR, and dated 04/27/2012 has revealed that there are 2 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	2000 20TH ST	0 - 1/8 (0.000 mi.)	A1	7
<b>Not reported</b>	<b>1910 20TH ST</b>	<b>ESE 0 - 1/8 (0.025 mi.)</b>	<b>A6</b>	<b>7</b>

### **State and tribal institutional control / engineering control registries**

AUL: A review of the AUL list, as provided by EDR, and dated 03/21/2012 has revealed that there are 11 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>
<b>METAL WARE CORP</b>	<b>1700 MONROE ST</b>	<b>SE 1/4 - 1/2 (0.253 mi.)</b>	<b>16</b>	<b>9</b>
<b>CARRON NET</b>	<b>1623 17TH ST</b>	<b>SE 1/4 - 1/2 (0.302 mi.)</b>	<b>18</b>	<b>10</b>
<b>SPEEDWAY STATION 202</b>	<b>2106 WASHINGTON ST</b>	<b>E 1/4 - 1/2 (0.323 mi.)</b>	<b>20</b>	<b>10</b>
<b>UNIMART GAS STATION</b>	<b>2023 WASHINGTON ST</b>	<b>E 1/4 - 1/2 (0.325 mi.)</b>	<b>21</b>	<b>10</b>
<b>16TH ST ROW - WI DOT</b>	<b>1618 16TH ST</b>	<b>SE 1/4 - 1/2 (0.350 mi.)</b>	<b>24</b>	<b>11</b>
<b>TWO RIVERS CTY - ROW</b>	<b>1813 WASHINGTON ST</b>	<b>ESE 1/4 - 1/2 (0.364 mi.)</b>	<b>25</b>	<b>11</b>
<b>EGGERS INDUSTRIES WE</b>	<b>1702 13TH ST</b>	<b>SSE 1/4 - 1/2 (0.453 mi.)</b>	<b>29</b>	<b>12</b>
<b>FIRST NATIONAL BANK</b>	<b>1509 WASHINGTON ST</b>	<b>SE 1/4 - 1/2 (0.464 mi.)</b>	<b>30</b>	<b>12</b>
<b>PETERSON MOBIL SERVI</b>	<b>1207 MADISON ST</b>	<b>SSE 1/4 - 1/2 (0.488 mi.)</b>	<b>31</b>	<b>12</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNIMART</b>	<b>1706 16TH ST</b>	<b>SE 1/4 - 1/2 (0.303 mi.)</b>	<b>E19</b>	<b>10</b>
<b>LUCKYS MARINA</b>	<b>1509 MONROE ST</b>	<b>SSE 1/4 - 1/2 (0.333 mi.)</b>	<b>E22</b>	<b>11</b>

### **State and tribal Brownfields sites**

BEAP: A review of the BEAP list, as provided by EDR, and dated 12/31/2000 has revealed that there is 1 BEAP 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>
PCI	1910 20TH STREET	ESE 0 - 1/8 (0.025 mi.)	A8	8

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### **Local Brownfield lists**

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 06/27/2011 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target



## EXECUTIVE SUMMARY

property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PETROLEUM CONSERVATI	1910 20TH STREET	ESE 0 - 1/8 (0.025 mi.)	A5	7

### **Local Lists of Hazardous waste / Contaminated Sites**

WI ERP: A review of the WI ERP list, as provided by EDR, and dated 03/21/2012 has revealed that there are 7 WI ERP 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>PETROLEUM CONSERVATI</i>	<i>1910 20TH ST</i>	<i>ESE 0 - 1/8 (0.025 mi.)</i>	<i>A7</i>	<i>8</i>
<i>METAL WARE CORP</i>	<i>1700 MONROE ST</i>	<i>SE 1/4 - 1/2 (0.253 mi.)</i>	<i>16</i>	<i>9</i>
<i>CARRON NET</i>	<i>1623 17TH ST</i>	<i>SE 1/4 - 1/2 (0.302 mi.)</i>	<i>18</i>	<i>10</i>
<i>UNIMART GAS STATION</i>	<i>2023 WASHINGTON ST</i>	<i>E 1/4 - 1/2 (0.325 mi.)</i>	<i>21</i>	<i>10</i>
<i>EGGERS INDUSTRIES WE</i>	<i>1702 13TH ST</i>	<i>SSE 1/4 - 1/2 (0.453 mi.)</i>	<i>29</i>	<i>12</i>
<i>FIRST NATIONAL BANK</i>	<i>1509 WASHINGTON ST</i>	<i>SE 1/4 - 1/2 (0.464 mi.)</i>	<i>30</i>	<i>12</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>LUCKYS MARINA</i>	<i>1509 MONROE ST</i>	<i>SSE 1/4 - 1/2 (0.333 mi.)</i>	<i>E22</i>	<i>11</i>

### **Other Ascertainable Records**

RCRA-NonGen: A review of the RCRA-NonGen list, as provided by EDR, and dated 03/15/2012 has revealed that there are 5 RCRA-NonGen 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>RIVERSIDE OIL CO INC</i>	<i>P2000 20TH ST</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>A2</i>	<i>7</i>
<i>PETROLEUM CONSERVATI</i>	<i>1910 20TH ST</i>	<i>ESE 0 - 1/8 (0.025 mi.)</i>	<i>A7</i>	<i>8</i>
<i>MARITIME BAY WOOD PR</i>	<i>1902 22ND ST</i>	<i>NNE 0 - 1/8 (0.071 mi.)</i>	<i>C10</i>	<i>8</i>
<i>US OIL TOW RIVERS TE</i>	<i>2212 SCHOOL ST</i>	<i>NNE 0 - 1/8 (0.078 mi.)</i>	<i>C11</i>	<i>8</i>
<i>SUPERAMERICA 4093 (F</i>	<i>1630 22ND ST</i>	<i>ENE 1/8 - 1/4 (0.225 mi.)</i>	<i>D14</i>	<i>9</i>

### **EDR PROPRIETARY RECORDS**

#### ***EDR Proprietary Records***

Manufactured Gas Plants: A review of the Manufactured Gas Plants list, as provided by EDR, has revealed that there is 1 Manufactured Gas Plants site 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>
WIS PUBLIC SERVICE C	SCHOOL ST.(BETWEEN 2	N 0 - 1/8 (0.007 mi.)	B4	7

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CATO	U003441510		10832 HWY 151	54220	UST
MANITOWOC	U003472208		200 S 18TH ST	54220	AST
MANITOWOC	S103340128	WANEK BROTHERS CONST CO	3500 HWY 310	54220	WI ERP, SHWIMS
MANITOWOC	U003956185		1500 HWY 310	54220	UST
MANITOWOC	A100262122		1500 HWY 310	54220	AST
MANITOWOC	A100319633		3500 HWY 310	54220	AST
MANITOWOC	1014853965	MANITOWOC PUBLIC UTILITIES - CUSTE	5740 W CLUSTER ST	54220	FINDS
MANITOWOC	S109541688	FLAMBEAU ST ROW	FLAMBEAU ST ROW	54220	WI ERP
MANITOWOC	U002183066	DEAN BRENNAN TRANSPORT INC	2529 STATE HIGHWAY 42	54220	LUST, SHWIMS
NEWTON	S105846754	MEEME SCHOOL	12121 CNTY HWY XX	54220	BRRTS
TWO RIVERS	S104944954	14TH ST ROW	14TH ST ROW		WI ERP, CRS, AUL
TWO RIVERS	1000139029	MID LAKES FS COOP	ROUTE 2	54241	RCRA-NonGen, FINDS
TWO RIVERS	S108272843	WIS PUBLIC SERVICE CORP	2000 21ST ST		WI ERP
TWO RIVERS	1000708656	US COAST GUARD HOUSING RAWLEY	RTE 3 HWY O	54241	RCRA-NonGen, FINDS
TWO RIVERS	S106976110	WALLYS STANDARD SERVICE (FORMER)	816TH 22ND ST & 2221ST LINCOL		LUST, CRS, AUL
TWO RIVERS	S107434735	U S COAST GUARD RAWLEY POINT HOUSI	BEACH STATE FRST	54241	BRRTS, WI ERP
TWO RIVERS	U003815741		BEACH STATE FRST	54241	UST
TWO RIVERS	1000130083	2500 BLK PINE TREE ST	2500 BLK PINE TREE ST		SHWS, SPILLS
TWO RIVERS	U003447238		13803 COUNTY HIGHWAY Q	54241	UST
TWO RIVERS	U003495434		14029 COUNTY HIGHWAY Q	54241	UST
TWO RIVERS	S109402793	SHOTO FIXTURE & SUPPLY	6450 COUNTY HIGHWAY B	54241	NPDES, WDS
TWO RIVERS	A100348131		6525 COUNTY HIGHWAY B	54241	AST
TWO RIVERS	S109401964	TWO RIVERS HIGH SCHOOL	4519 LINCOLN AVE		TIER 2
TWO RIVERS	90168838	ON NESHOTAH BEACH OFF END OF 22ND	ON NESHOTAH BEACH OFF END OF 2		ERNS
TWO RIVERS	1000893756	FORMER PETROLEUM CONSERVATION INC	NW1/4 OF NW1/4 OF SEC1 T19N R2	54241	CERCLIS, FINDS
TWO RIVERS	1000340704	ARBOR VILLA	8614 HWY Q	54241	RCRA-NonGen, FINDS
TWO RIVERS	S105041285	TWO RIVERS CTY (NORTH)	RIVERVIEW DR	54241	SWF/LF, SHWIMS
TWO RIVERS	94365957	ROGERS STREET MARINA	ROGERS STREET MARINA		ERNS
TWO RIVERS	1007683004	RAHR MEMORIAL SCHOOL FRST MAIN LOD	SANDY BAY ROAD	54241	FINDS
TWO RIVERS	1007683080	RAHR MEMORIAL SCHOOL FRST KREJCARE	SANDY BAY ROAD	54241	FINDS
TWO RIVERS	U003471896		7915 STATE HIGHWAY 42	54241	AST
TWO RIVERS	S110296470	1400 BLOCK WASHINGTON ST - ROW	WASHINGTON ST		WI ERP, CRS, AUL

# OVERVIEW MAP - 3358268.2s



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

County Boundary

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

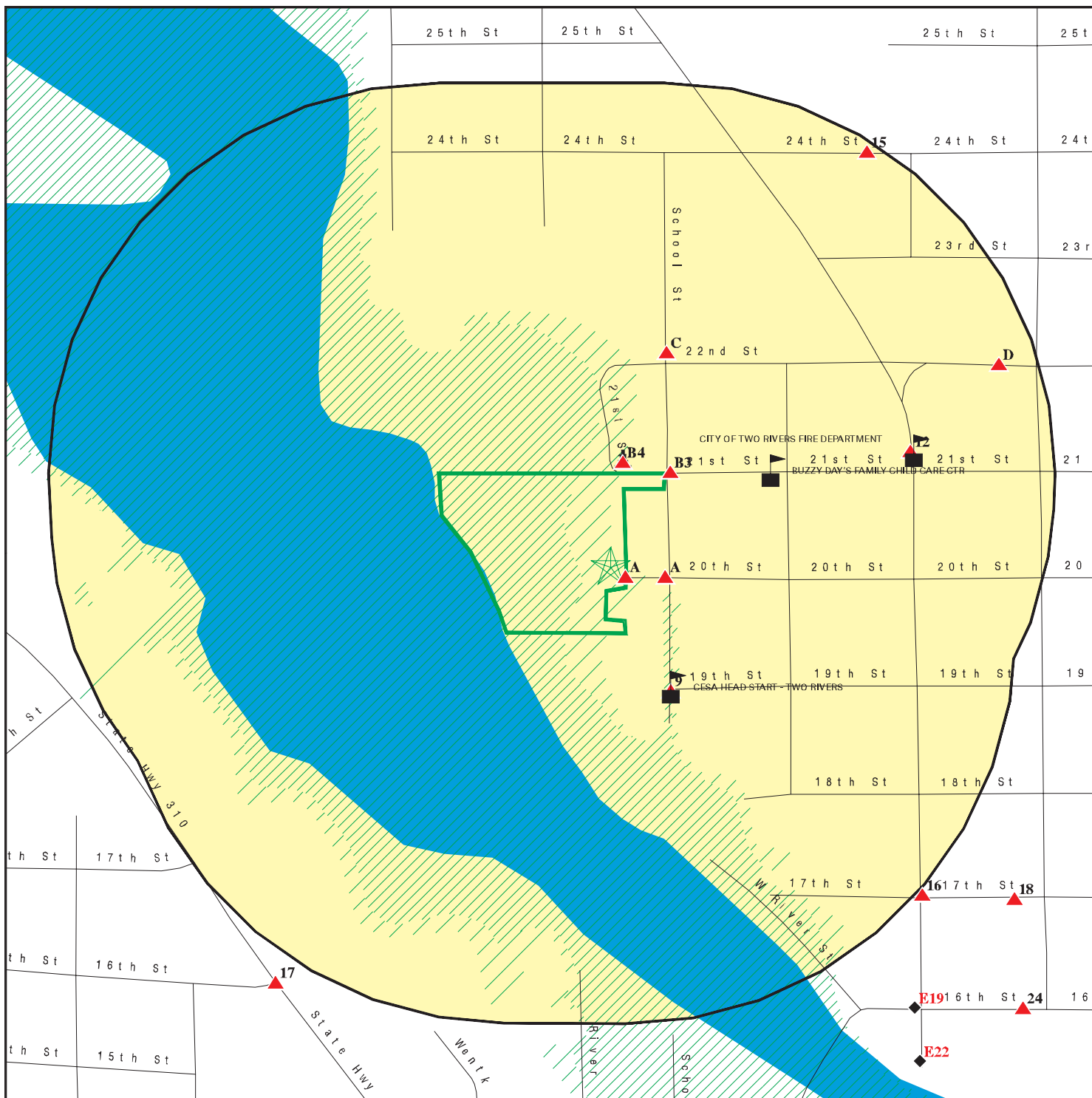


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 2022 School Street  
 ADDRESS: 2022 School Street  
 Two Rivers WI 54241  
 LAT/LONG: 44.1518 / 87.5755

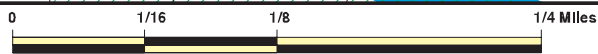
CLIENT: Sigma Env. Services, Inc.  
 CONTACT: Mary Trotta  
 INQUIRY #: 3358268.2s  
 DATE: July 03, 2012 2:37 pm

# DETAIL MAP - 3358268.2s



- 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: 2022 School Street  
 ADDRESS: 2022 School Street  
 Two Rivers WI 54241  
 LAT/LONG: 44.1518 / 87.5755

CLIENT: Sigma Env. Services, Inc.  
 CONTACT: Mary Trotta  
 INQUIRY #: 3358268.2s  
 DATE: July 03, 2012 2:38 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
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
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
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS	0.500		2	0	0	NR	NR	2
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	1	0	NR	1
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
SHWS	1.000		0	0	0	0	NR	0
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
WDS	0.500		0	0	1	NR	NR	1
SHWIMS	TP		NR	NR	NR	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	1	9	NR	NR	10
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	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
<b>State and tribal registered storage tank lists</b>								
UST	0.250		2	3	NR	NR	NR	5
AST	0.250		2	0	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal institutional control / engineering control registries</b>								
CRS	TP		NR	NR	NR	NR	NR	0
AUL	0.500		0	0	11	NR	NR	11
<b>State and tribal voluntary cleanup sites</b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BEAP	0.500		1	0	0	NR	NR	1
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		1	0	0	NR	NR	1
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL	TP		NR	NR	NR	NR	NR	0
WI ERP	0.500		1	0	6	NR	NR	7
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
AGSPILLS	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA-NonGen	0.250		4	1	NR	NR	NR	5

## 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
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
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		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
BRRTS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WI WRRSER	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
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
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	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 PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

Manufactured Gas Plants	1.000		1	0	0	0	NR	1
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#### 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 < 1/8 1 ft.	2000 20TH ST TWO RIVERS, WI 54241	AST	U003471261 N/A
Relative: Higher	<a href="#">Click here for full text details</a>		
A2 < 1/8 1 ft.	RIVERSIDE OIL CO INC P2000 20TH ST TWO RIVERS, WI 54241	RCRA-NonGen FINDS	1000839755 WID988632469
Relative: Higher	<a href="#">Click here for full text details</a>		
B3 NNE < 1/8 0.004 mi. 20 ft.	WPSC TWO RIVERS MGP 2000 21ST STREET TWO RIVERS, WI 54241	CERCLIS	1008341385 WIN000509953
Relative: Higher	<a href="#">Click here for full text details</a>		
B4 North < 1/8 0.007 mi. 39 ft.	WIS PUBLIC SERVICE CORP SCHOOL ST.(BETWEEN 21ST AND 22ND STS.) TWO RIVERS, WI 54241	Manufactured Gas Plants	1008407270 N/A
Relative: Higher	<a href="#">Click here for full text details</a>		
A5 ESE < 1/8 0.025 mi. 133 ft.	PETROLEUM CONSERVATION, INC. (B) 1910 20TH STREET TWO RIVERS, WI 54241	US BROWNFIELDS	1008376559 N/A
Relative: Higher	<a href="#">Click here for full text details</a>		
A6 ESE < 1/8 0.025 mi. 133 ft.	1910 20TH ST TWO RIVERS, WI 54241	UST AST	U003470990 N/A
Relative: Higher	<a href="#">Click here for full text details</a>		
	UST Tank Status: Admin Closure		



MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A7 ESE < 1/8 0.025 mi. 133 ft. Relative: Higher	PETROLEUM CONSERVATION INC 1910 20TH ST TWO RIVERS, WI 54241 <a href="#">Click here for full text details</a>	CERCLIS RCRA-NonGen FINDS BRRTS WI ERP SHWIMS	1000367223 WID981795651
A8 ESE < 1/8 0.025 mi. 133 ft. Relative: Higher	PCI 1910 20TH STREET TWO RIVERS, WI <a href="#">Click here for full text details</a>	BEAP	S104494827 N/A
9 SSE < 1/8 0.047 mi. 247 ft. Relative: Higher	1900 SCHOOL ST TWO RIVERS, WI 54241 <a href="#">Click here for full text details</a> UST Tank Status: Closed/Removed	UST	U003954338 N/A
C10 NNE < 1/8 0.071 mi. 375 ft. Relative: Higher	MARITIME BAY WOOD PRODUCTS INC (FORMER) 1902 22ND ST TWO RIVERS, WI 54241 <a href="#">Click here for full text details</a>	RCRA-NonGen FINDS SHWIMS	1000206550 WID982218661
C11 NNE < 1/8 0.078 mi. 410 ft. Relative: Higher	US OIL TOW RIVERS TERMINAL 2212 SCHOOL ST TWO RIVERS, WI 54142 <a href="#">Click here for full text details</a>	RCRA-NonGen FINDS	1000663491 WID988603494

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
12 ENE 1/8-1/4 0.158 mi. 834 ft.	2117 MONROE ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>	UST	U003953233 N/A
Relative: Higher	UST Tank Status: In Use Tank Status: In Use		
D13 ENE 1/8-1/4 0.225 mi. 1189 ft.	1630 22ND ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>	LUST UST SPILLS SHWIMS	U002198541 N/A
Relative: Higher	LUST Facility Status: CLOSED  UST Tank Status: Closed/Removed Tank Status: Closed/Removed Tank Status: Closed/Removed		
D14 ENE 1/8-1/4 0.225 mi. 1189 ft.	SUPERAMERICA 4093 (FORMER) 1630 22ND ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>	RCRA-NonGen FINDS	1004798481 WID988619029
Relative: Higher			
15 NNE 1/8-1/4 0.243 mi. 1285 ft.	1726 24TH ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>	UST	U003811605 N/A
Relative: Higher	UST Tank Status: Closed/Removed		
16 SE 1/4-1/2 0.253 mi. 1337 ft.	METAL WARE CORP 1700 MONROE ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>	RCRA-CESQG FINDS WI ERP MANIFEST CRS AUL SHWIMS	1001820683 WID006072060
Relative: Higher			

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
17 SW 1/4-1/2 0.268 mi. 1417 ft.	MINKEL PROPERTY 16TH & HAWTHORNE TWO RIVERS, WI  <a href="#">Click here for full text details</a>	WDS	S101320262 N/A
Relative: Higher			
18 SE 1/4-1/2 0.302 mi. 1592 ft.	CARRON NET 1623 17TH ST TWO RIVERS, WI  <a href="#">Click here for full text details</a>	WI ERP SPILLS AUL	S102583495 N/A
Relative: Higher			
E19 SE 1/4-1/2 0.303 mi. 1599 ft.	UNIMART 1706 16TH ST TWO RIVERS, WI  <a href="#">Click here for full text details</a>	LUST CRS AUL	S102322092 N/A
Relative: Lower	LUST Facility Status: CLOSED		
20 East 1/4-1/2 0.323 mi. 1703 ft.	SPEEDWAY STATION 2028 (FORMER) 2106 WASHINGTON ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>	RCRA-NonGen FINDS LUST CRS AUL SHWIMS	1000201649 WID982075095
Relative: Higher	LUST Facility Status: CLOSED		
21 East 1/4-1/2 0.325 mi. 1714 ft.	UNIMART GAS STATION 2023 WASHINGTON ST TWO RIVERS, WI  <a href="#">Click here for full text details</a>	WI ERP LUST SPILLS CRS AUL	S103697914 N/A
Relative: Higher	LUST Facility Status: CLOSED		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E22 SSE 1/4-1/2 0.333 mi. 1756 ft.  Relative: Lower	LUCKYS MARINA 1509 MONROE ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>	RCRA-NonGen FINDS BRRTS WI ERP CRS AUL SHWIMS	1000892370 WI0000322594
23 South 1/4-1/2 0.344 mi. 1817 ft.  Relative: Lower	2004 14TH ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>  LUST Facility Status: CLOSED  UST Tank Status: Closed/Removed	LUST UST	U002198443 N/A
24 SE 1/4-1/2 0.350 mi. 1846 ft.  Relative: Higher	16TH ST ROW - WI DOT 1618 16TH ST TWO RIVERS, WI  <a href="#">Click here for full text details</a>	LUST CRS AUL	S106249574 N/A
25 ESE 1/4-1/2 0.364 mi. 1924 ft.  Relative: Higher	TWO RIVERS CTY - ROW (1) 1813 WASHINGTON ST TWO RIVERS, WI  <a href="#">Click here for full text details</a>	LUST CRS AUL	S106975969 N/A
26 SE 1/4-1/2 0.415 mi. 2191 ft.  Relative: Higher	JOSEPH MANN LIBRARY 1516 16TH ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>	LUST SHWIMS	S102453623 N/A

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
27 East 1/4-1/2 0.420 mi. 2215 ft.	R & G DODGE PROPERTY 1915 JEFFERSON ST TWO RIVERS, WI  <a href="#">Click here for full text details</a>	LUST	S102453507 N/A
Relative: Higher	LUST Facility Status: CLOSED		
28 ESE 1/4-1/2 0.423 mi. 2231 ft.	FISHER HAMILTON LLC MAIN PLT 1316 18TH STREET TWO RIVERS, WI  <a href="#">Click here for full text details</a>	CORRACTS RCRA-SQG FINDS MANIFEST 2020 COR ACTION	1000254711 WID000608398
Relative: Higher			
29 SSE 1/4-1/2 0.453 mi. 2393 ft.	EGGERS INDUSTRIES WEST PLANT 1702 13TH ST TWO RIVERS, WI 54241  <a href="#">Click here for full text details</a>	RCRA-SQG FINDS WI ERP MANIFEST CRS AUL SHWIMS	1000217756 WID981795362
Relative: Higher			
30 SE 1/4-1/2 0.464 mi. 2450 ft.	FIRST NATIONAL BANK 1509 WASHINGTON ST TWO RIVERS, WI  <a href="#">Click here for full text details</a>	WI ERP CRS AUL	S106113794 N/A
Relative: Higher			
31 SSE 1/4-1/2 0.488 mi. 2577 ft.	PETERSON MOBIL SERVICE & CAR WASH 1207 MADISON ST TWO RIVERS, WI  <a href="#">Click here for full text details</a>	LUST CRS AUL	S102455278 N/A
Relative: Higher	LUST Facility Status: CLOSED		

## 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	05/15/2012	05/18/2012	06/26/2012
WI	AIRS	Air Permit Program Listing	Department of Natural Resources	12/31/2010	08/05/2011	09/15/2011
WI	AST	Tanks Database	Department of Commerce	04/27/2012	05/03/2012	05/25/2012
WI	AUL	Deed Restriction at Closeout Sites	Department of Natural Resources	03/21/2012	04/11/2012	05/29/2012
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	03/21/2012	04/11/2012	05/29/2012
WI	BRRTS	Bureau of Remediation & Redevelopment Tracking System	Department of Natural Resources	03/21/2012	04/11/2012	05/29/2012
WI	CDL	Clandestine Drug Lab Listing	Department of Justice	05/07/2012	06/01/2012	06/26/2012
WI	COAL ASH	Coal Ash Disposal Site Listing	Department of Natural Resources	03/16/2011	03/18/2011	04/12/2011
WI	CRS	Closed Remediation Sites	Department of Natural Resources	05/22/2012	05/25/2012	06/26/2012
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	03/21/2012	04/11/2012	05/29/2012
WI	FINANCIAL ASSURANCE 1	Financial Assurance Information Listing	Department of Natural Resources	03/26/2012	03/26/2012	04/24/2012
WI	FINANCIAL ASSURANCE 2	Financial Assurance Information Listing	Department of Commerce	03/27/2012	03/29/2012	04/26/2012
WI	FINANCIAL ASSURANCE 3	Financial Assurance Information Listing	Department of Natural Resources	06/04/2012	06/06/2012	06/26/2012
WI	LAST	Leaking Aboveground Storage Tank Listing	Department of Natural Resources	03/21/2012	04/11/2012	05/29/2012
WI	LEAD	Lead Inspection Data	Department of Health & Family Services	04/29/2011	04/29/2011	06/06/2011
WI	LIENS	Environmental Liens Listing	Department of Natural Resources	04/10/2012	04/10/2012	05/16/2012
WI	LUST	Leaking Underground Storage Tank Database	Department of Natural Resources	03/21/2012	04/11/2012	05/29/2012
WI	NPDES	NPDES Permit Listing	Department of Natural Resources	05/29/2012	06/01/2012	06/26/2012
WI	SHWIMS	Solid & Hazardous Waste Information Management System	Department of Natural Resources	04/05/2012	04/05/2012	05/01/2012
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	03/21/2012	04/11/2012	05/29/2012
WI	SWF/LF	List of Licensed Landfills	Department of Natural Resources	04/12/2012	04/17/2012	05/17/2012
WI	SWRCY	Recycling Center Listing	Solid & Hazardous Waste Education center	03/14/2012	03/16/2012	04/24/2012
WI	TIER 2	Tier 2 Facility Listing	Department of Natural Resources	12/31/2010	04/24/2012	05/03/2012
WI	UST	Registered Underground Storage Tanks	Department of Commerce	04/27/2012	05/03/2012	05/25/2012
WI	VCP	Voluntary Party Liability Exemption Sites	Department of Natural Resources	03/21/2012	04/11/2012	05/29/2012
WI	WDS	Registry of Waste Disposal Sites	Department of Natural Resources	12/22/2011	01/06/2012	02/10/2012
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2010	08/19/2011	09/15/2011
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	12/31/2009	03/01/2011	05/02/2011
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	12/27/2011	02/27/2012	03/12/2012
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	12/28/2011	02/27/2012	03/12/2012
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	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/01/2011	01/25/2012	03/01/2012
US	CORRACTS	Corrective Action Report	EPA	08/19/2011	08/31/2011	01/10/2012
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	03/30/2012	04/05/2012	05/15/2012
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	07/29/2011	08/09/2011	11/11/2011
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	03/31/2012	05/17/2012	06/14/2012
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	04/02/2012	04/03/2012	06/14/2012
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/10/2010	01/11/2011	02/16/2011
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
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	10/23/2011	12/13/2011	03/01/2012
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	12/31/2009	08/12/2010	12/02/2010
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	04/01/2012	04/03/2012	06/14/2012
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/01/2011	11/01/2011	11/11/2011
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	02/01/2012	02/02/2012	05/15/2012
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	12/14/2011	12/15/2011	01/10/2012
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	02/07/2012	02/17/2012	05/15/2012
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	02/14/2012	02/17/2012	05/15/2012
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	10/01/2011	11/01/2011	11/11/2011
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	02/01/2012	02/02/2012	05/15/2012
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	12/14/2011	12/15/2011	01/10/2012
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	02/28/2012	02/29/2012	05/15/2012
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/10/2011	05/11/2011	06/14/2011
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	02/07/2012	02/17/2012	05/15/2012
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	11/28/2011	11/29/2011	01/10/2012
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	02/17/2012	04/03/2012	05/15/2012
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/16/2012	03/26/2012	06/14/2012
US	LUCIS	Land Use Control Information System	Department of the Navy	12/09/2005	12/11/2006	01/11/2007
US	MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2011	09/08/2011	09/29/2011
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/21/2011	07/15/2011	09/13/2011
US	Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	NPL	National Priority List	EPA	05/08/2012	05/10/2012	05/15/2012
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	11/01/2010	11/10/2010	02/16/2011
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	Proposed NPL	Proposed National Priority List Sites	EPA	03/30/2012	04/05/2012	05/15/2012
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	01/10/2012	01/12/2012	03/01/2012
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012
US	RCRA-NonGen	RCRA - Non Generators	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012
US	ROD	Records Of Decision	EPA	02/27/2012	03/14/2012	06/14/2012

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
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	12/31/2009	09/01/2011	01/10/2012
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 BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/27/2011	06/27/2011	09/13/2011
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/02/2012	03/13/2012	06/14/2012
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/30/2011	12/30/2011	01/10/2012
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	05/24/2012	06/05/2012	06/14/2012
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/30/2011	12/30/2011	01/10/2012
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	05/21/2012	05/22/2012	05/31/2012
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2010	07/20/2011	08/11/2011
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	05/01/2012	05/09/2012	06/14/2012
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2010	04/27/2012	06/05/2012
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2010	06/24/2011	06/30/2011
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	05/11/2012	05/24/2012	06/14/2012
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
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			
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<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

2022 SCHOOL STREET  
2022 SCHOOL STREET  
TWO RIVERS, WI 54241

### TARGET PROPERTY COORDINATES

Latitude (North):	44.1518 - 44° 9' 6.48"
Longitude (West):	87.5755 - 87° 34' 31.80"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	453976.2
UTM Y (Meters):	4888678.0
Elevation:	588 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	44087-B5 TWO RIVERS, WI
Most Recent Revision:	1978

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).

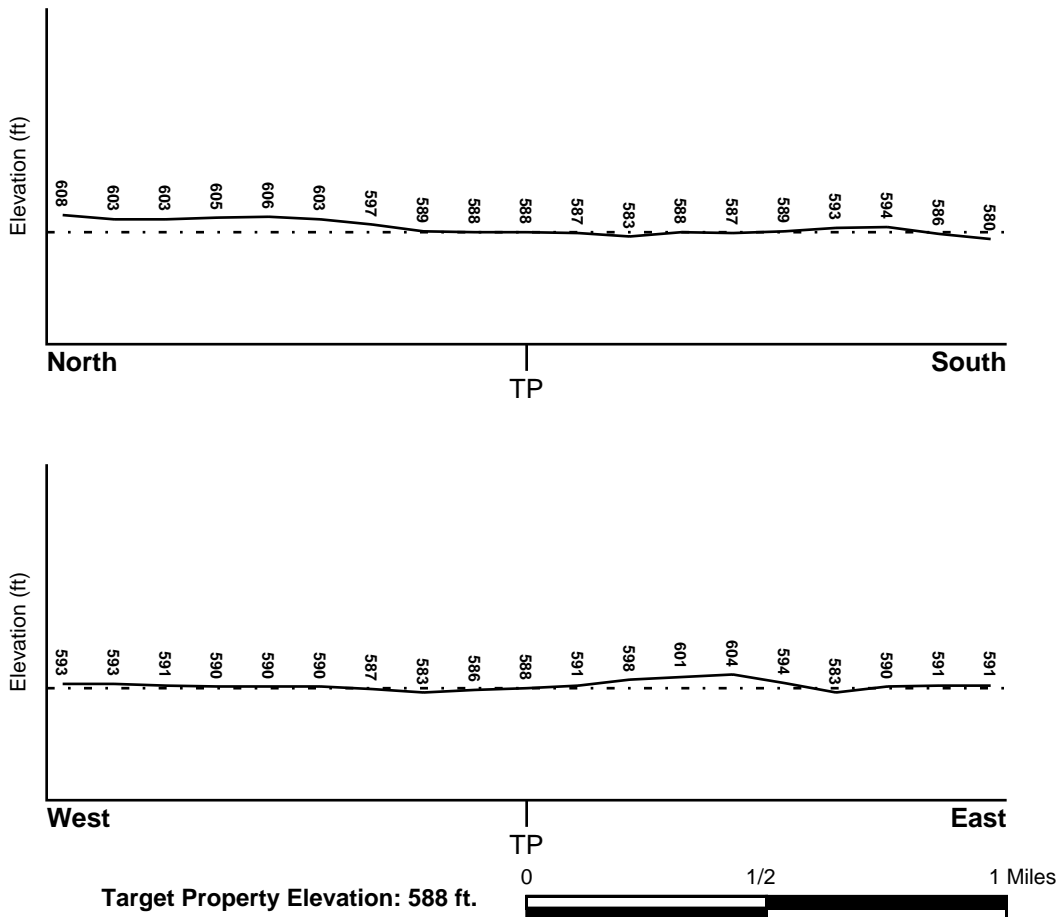
## TOPOGRAPHIC INFORMATION

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 WSW

## 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**

Target Property County  
MANITOWOC, WI

FEMA Flood  
Electronic Data  
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 5502430002B - FEMA Q3 Flood data

Additional Panels in search area: 5502430001B - FEMA Q3 Flood data  
5502360030A - FEMA Q3 Flood data

## **NATIONAL WETLAND INVENTORY**

NWI Quad at Target Property  
NOT AVAILABLE

NWI Electronic  
Data Coverage  
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**

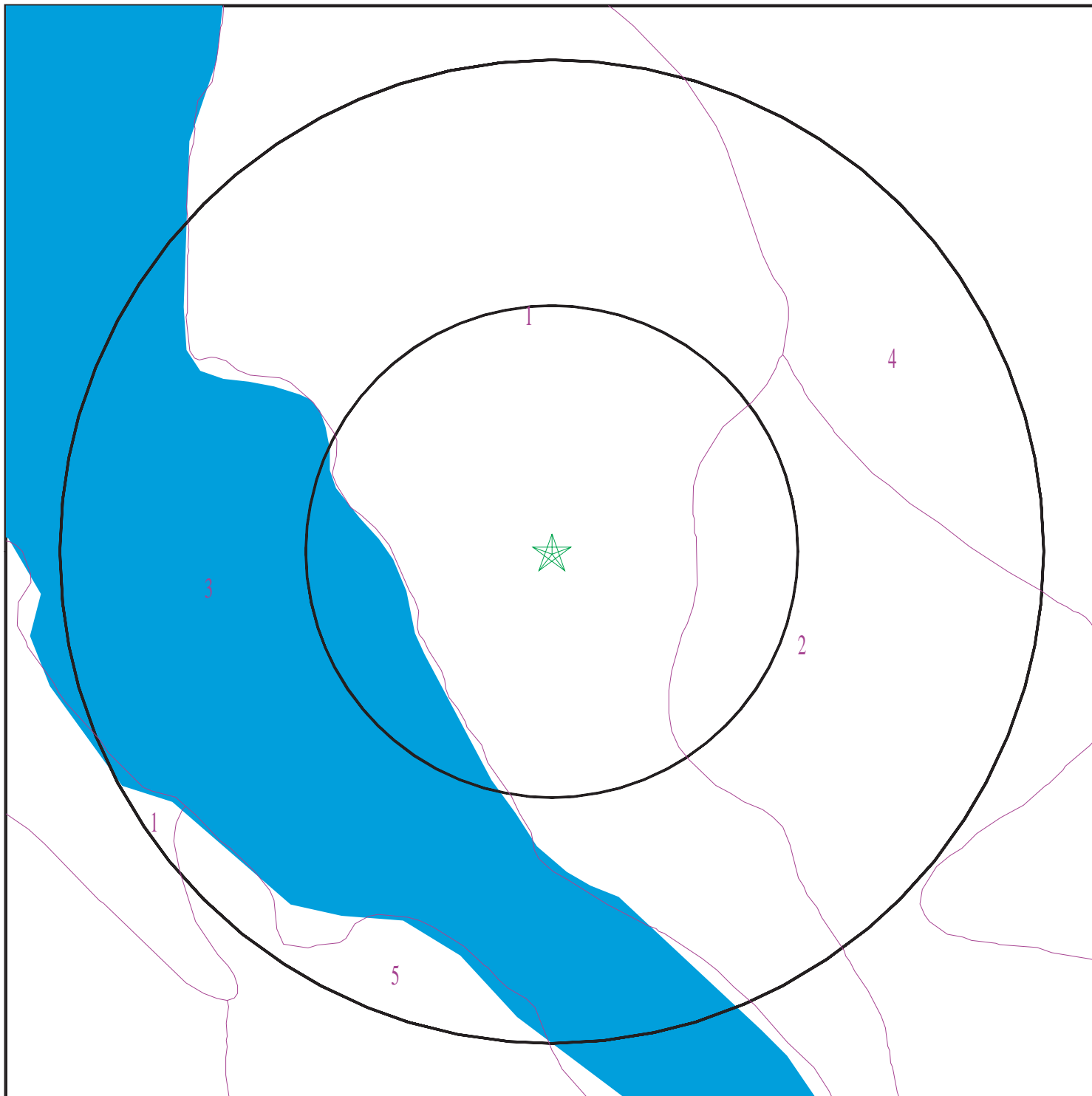
Era:	Paleozoic
System:	Silurian
Series:	Middle Silurian (Niagoaran)
Code:	S2 <i>(decoded above as Era, System &amp; Series)</i>

#### **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 - 3358268.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: 2022 School Street  
ADDRESS: 2022 School Street  
Two Rivers WI 54241  
LAT/LONG: 44.1518 / 87.5755

CLIENT: Sigma Env. Services, Inc.  
CONTACT: Mary Trotta  
INQUIRY #: 3358268.2s  
DATE: July 03, 2012 2:38 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: Granby

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class A/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Very poorly drained

Hydric Status: All 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	11 inches	fine sandy loam	Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 6.6
2	11 inches	35 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 6.6
3	35 inches	59 inches	coarse sand	Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 6.6

#### Soil Map ID: 2

Soil Component Name: Tedrow

Soil Surface Texture: loamy fine sand

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 poorly drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 46 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	loamy fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 6.6
2	7 inches	25 inches	loamy fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 6.6
3	25 inches	59 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 6.6

### Soil Map ID: 3

Soil Component Name: Water

Soil Surface Texture: loamy fine sand

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

Soil Drainage Class:  
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

### Soil Map ID: 4

Soil Component Name: Oakville

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

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	9 inches	loamy fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.3 Min: 5.6
2	9 inches	38 inches	fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.3 Min: 5.6
3	38 inches	59 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.3 Min: 5.6

### 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

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:



# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## 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.

## 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>
2	USGS2356764	1/4 - 1/2 Mile ESE
A3	USGS2356949	1/2 - 1 Mile South
A4	USGS2356948	1/2 - 1 Mile South
A5	USGS2356947	1/2 - 1 Mile South
6	USGS2356943	1/2 - 1 Mile SSE
7	USGS2356942	1/2 - 1 Mile South

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

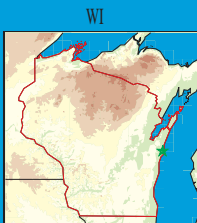
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	WI4360114	1/4 - 1/2 Mile ENE

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

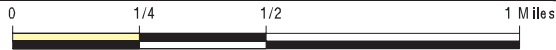
## STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

# PHYSICAL SETTING SOURCE MAP - 3358268.2s



- 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: 2022 School Street  
 ADDRESS: 2022 School Street  
 Two Rivers WI 54241  
 LAT/LONG: 44.1518 / 87.5755

CLIENT: Sigma Env. Services, Inc.  
 CONTACT: Mary Trotta  
 INQUIRY #: 3358268.2s  
 DATE: July 03, 2012 2:38 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	ENE	1/4 - 1/2 Mile	Higher	FRDS PWS	WI4360114
		<a href="#">Click here for full text details</a>			
2	ESE	1/4 - 1/2 Mile	Higher	FED USGS	USGS2356764
		<a href="#">Click here for full text details</a>			
A3	South	1/2 - 1 Mile	Higher	FED USGS	USGS2356949
		<a href="#">Click here for full text details</a>			
A4	South	1/2 - 1 Mile	Higher	FED USGS	USGS2356948
		<a href="#">Click here for full text details</a>			
A5	South	1/2 - 1 Mile	Higher	FED USGS	USGS2356947
		<a href="#">Click here for full text details</a>			
6	SSE	1/2 - 1 Mile	Higher	FED USGS	USGS2356943
		<a href="#">Click here for full text details</a>			
7	South	1/2 - 1 Mile	Higher	FED USGS	USGS2356942
		<a href="#">Click here for full text details</a>			

# 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
41	2	0	1.7	6.9
41	2	0	1.7	6.9

Federal EPA Radon Zone for MANITOWOC County: 2

Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 54241

Number of sites tested: 3

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	0.600 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 and 2005 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> 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

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## STREET AND ADDRESS INFORMATION

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**APPENDIX F**

City Directory Report



**2022 School Street**

2022 School Street  
Two Rivers, WI 54241

Inquiry Number: 3358268.6  
July 09, 2012

# The EDR-City Directory Image Report

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
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>
2012	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
2002	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1997	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1990	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Johnson's City Directory
1966	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Johnson's City Directory

### RECORD SOURCES

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# FINDINGS

## TARGET PROPERTY STREET

2022 School Street  
Two Rivers, WI 54241

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

### School St

2012	pg A1	Polk's City Directory
2007	pg A2	Polk's City Directory
2007	pg A3	Polk's City Directory
2002	pg A4	Polk's City Directory
1997	pg A5	Polk's City Directory
1990	pg A6	Johnson's City Directory
1966	pg A7	Johnson's City Directory

## FINDINGS

### CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<b><u>20th St</u></b>		
2012	pg. A8	Polk's City Directory
2007	pg. A9	Polk's City Directory
2002	pg. A10	Polk's City Directory
1997	pg. A11	Polk's City Directory
1990	pg. A12	Johnson's City Directory
1966	pg. A13	Johnson's City Directory

## **City Directory Images**

School St 2012

1911 - 1913	No Current Listing (2 Hses)	
1914	Wilson Randolph P [28] ▲	
	Wilson David P	
1918	Henry William C [18] ▲	.....920-794-8212
1922	Zettel Peter F & Doreen L [15] ▲	
• ZIP CODE 54241 CAR-RT C011		
2006	Piotrkowski Scott F & April L [11] ▲	.....920-553-4595
2008	Cisler Jeffrey J & Mary A [25] ▲	.....920-553-1380
2011	Korinek James J & Elrene M [50] ▲	.....920-794-1788
2012	① Edwards Tracey L	.....920-657-1013
	Edwards Rick F	.....920-657-1013
	① Smurawa Tina M ▲	
2016	① Winski Jordan	
2016 A	Kieffer Thomas J & Gale M [25] ▲	.....920-553-5305
2100	Borths Guy M & Dawn M [17] ▲	.....920-553-8761
	Wachowski Dawn [17] ▲	
	Wachowski Amber	
2104	No Current Listing	
2110	① Crabb Deborah	
	Dutcher Jessica [7]	.....920-553-5994
2114	A+ REAL ESTATE real estate	.....920-657-1301
	Leist Shelly D [5] ▲	



-

School St 2007

1911 Marjaga Shirley D [33] ▲	.....920-793-1992
1913 No Current Listing	
1914 Wilson Randolph P [23] ▲	
1918 HENRY CONSTRUCTION genl contractors	.....920-793-8400
Jennrich Holly L [5]	
1922 Zettel Peter F & Dori [10] ▲	.....920-793-1577
2006 No Current Listing	
2008 Cisler Jeffrey J & Mary A [20] ▲	.....920-553-1380
2011 Korinek James J & Elrene M [45] ▲	.....920-794-1788
2012 No Current Listing	

ories @ [www.citydirectory.com](http://www.citydirectory.com)



School St 2007

SCHOOL ST - SERVICE RD

SCHOOL ST Cont'd

- 2016 Kalbes Ricky J & Cynthia M [12] ▲ .....920-553-8790
- 2016 A Kieffer Thomas J [20] ▲ .....920-553-5305
- 2022 MERRYTIME PLAY SYSTEMS INC amusement & recreation  
.....920-553-5060
- 2100 Borths Dawn M & Guy M [12] ▲ .....920-553-8761  
Wachowski Dawn [12] .....920-794-8761
- 2104 ☉ Oliveira Gary .....920-794-7481  
Oliveira Laura M .....920-794-7481
- 2110 Robinson Jeremy A & Chelsea M [8] ▲ .....920-553-5994
- 2114 No Current Listing
- 2118 Rogala Harry L [46] ▲ .....920-793-3664
- 2120 Varga Allen B [9] ▲

School St 2002

SCHOOL ST Cont'd

- 1913 Ⓞ McGlin Paul
- 1914 Wilson Randolph P [19] ▲  
Wilson David P
- 1918 Henry William C [9] ▲ .....920-794-8212
- 1922 Zettel Peter F [6] ▲ .....920-793-1577  
Zettel Dori .....920-793-1577
- 2006 Not Verified
- 2008 Cisler Jeffrey J & Mary A [16] ▲ ..920-553-1380
- 2011 Korinek James J [20] ▲ .....920-794-1788  
Korinek Kimberly A .....920-794-1788
- 2012 Schmidt Robert J & Sherri A [8] ▲
- 2016 Kalbes Ricky J [8] ▲ .....920-794-8790  
Kalbes Cynthia M .....920-794-8790
- 2016 A Kieffer Thomas J [16] .....920-553-5305  
Kieffer Gale M .....920-553-5305
- 2100 Borths Dawn M & Guy M [8] ▲ ..920-553-8761
- 2104 Not Verified
- 2110 Robinson Jeremy [3] .....920-793-1435  
Robinson Chelsea M .....920-793-1435
- 2114 Steinberg Thomas K [13] ▲ .....920-793-3552  
Steinberg Jason T .....920-793-3552
- 2118 Rogala Harry L [20] .....920-793-3664
- 2120 Not Verified
- 2207 Ⓞ Schroeder Amy .....920-794-2339
- 2212 Hafeman Joy L [4] .....920-794-6157

## School St 1997

1922 ⑩ Zettel Peter F & Doreen ..... 793-1577  
 1992 ⑩ Cotter Steven R  
**+ 20TH ST INTERSECTS**  
 2006 Dawidowich John J Jr ⑧ ① .... 793-4670  
 2008 Cisler Jeffrey J & Mary ⑨+ ①  
 2011 Korinek Elrene M ⑨+ ① ..... 794-1788  
     Korinek James J ..... 794-1788  
 2012 Schnidi Robert J ⑤ ①  
     Schnidi Sherri A  
 2016 ⑩ Kables Cindy ..... 794-8790  
     Kalbes Ricky J & Cynthia ④ ①  
     ⑩ Kieffer Thomas J ..... 793-5305  
     Kieffer Heidi ..... 793-5305  
 2016 A ⑩ Ricker Darryl D  
     Ricker Laura A  
 2022 LAKESHORE AUTOMOTIVE  
     WHOLESALE mtr vhcl spls prts 794-7751  
 2100 Not Verified  
**+ 21ST ST ENDS**  
 2104 Bruette Ronald C ②  
     Bruette Margarita M  
 2110 Fabian Kari L ④ ① ..... 793-1435  
 2114 Steinberg Thomas K ⑦ ..... 793-3552  
     Steinberg Teresa M ..... 793-3552

## School St 1990

1900	SCHMITT LUMBER CO .....	793-1385
1900	WEST RIVER	
	VIEW TOWNHOUSES .....	793-1385
1903	MORREAU John® .....	793-1486
1905	KRUEGER Sandy L .....	794-7931
1907	DeBAUCHE Mary K .....	794-1612
1909	DUVALL Mike .....	794-7612
1909	DUVALL Shane .....	794-7612
1911	MARUGA Shirley D .....	793-1992
1913	WACHOWSKI Greg .....	794-8761
1914	WILSON Randy P® .....	793-5303
1918	KORINEK Clarence M® .....	794-1897
1922	PECKHAM Dean A® .....	794-7745
2006	No Information	
2008	CISLER Jeffrey J® .....	793-3248
2011	KORINEK James J® .....	794-1788
2011	KORINEK Kimberlynn .....	794-1788
2012	OETTING Jeffrey R® .....	794-7042
2016	YANDA Donald W .....	793-5345
2016	(#A)KIEFFER Thomas .....	793-5305
2022	LAKESHORE OIL & TIRE	
	CO INC .....	794-8938
2100	CHRISTENSEN Evelyn E® .....	794-1563
2104	THOMAS Clayton G® .....	793-3504
2110	FABIAN Patricia .....	793-1435
2110	GREENWOOD David .....	793-1435
2114	NAJMAYER Lillian E Mrs® .....	794-1298
2118	ROGALA Harry L® .....	793-3664
2120	LIND Robert .....	793-1989
2207	JACOBSON Daniel® .....	793-1483
2212	KOCH Steve P .....	793-3721
2215	ALTHEN Julia C® .....	794-8115
2219	SURMER Dana .....	794-8712

## School St 1966

1918	Korinek Clarence M <sup>Ⓜ</sup> .....	792-2581Δ
1922	Kumbalek Cornelius <sup>Ⓜ</sup> .....	792-1342Δ
20TH INTERSECTS		
2006	Lawler Harley L <sup>Ⓜ</sup> .....	794-2333Δ
2008	Konop John F <sup>Ⓜ</sup> .....	793-0243Δ
2011	Korinek James J <sup>Ⓜ</sup> .....	794-2334Δ
2012	Yauger Julius C <sup>Ⓜ</sup> .....	792-7802Δ
2016	Melichar Adolph J <sup>Ⓜ</sup> .....	792-7804Δ
2016A	Vanne Lawrence E.....	792-7803Δ
21ST INTERSECTS		
2100	Christensen Andrew O <sup>Ⓜ</sup> ...	792-7024Δ
2104	Thomas Clayton G <sup>Ⓜ</sup> .....	793-7501Δ
2110	Birr Alfred A <sup>Ⓜ</sup> .....	792-9622Δ
2114	Najmayer Lillian E Mrs <sup>Ⓜ</sup> ...	792-4902Δ
2118	Rogala Harry L <sup>Ⓜ</sup> .....	793-8685Δ
2120	Sittman Terry L.....	793-2119Δ
22ND INTERSECTS		

20th St 2012

1819 Dickinson James L & Debbie A [14]  
A Phillips William H [7]

1820 Eppinger Kenneth J & Doreene J [13] 🏠 .....920-793-5333

1821 Nemecek Gerald J [15] 🏠  
Nemecek Lisa M

+ SCHOOL ST INTERSECTS

1902 Denault Michelle L [8] 🏠  
Denault Connie J  
🏠 Lene Dale D 🏠

1905 Schneider William L [8] 🏠 .....920-553-3250

1906 No Current Listing

1909 Weina Dale L & Alice L [33] 🏠 .....920-553-1880

**BUSINESSES 5**

**HOUSEHOLDS 84**

**N 20TH ST (MANITOWOC)-FROM 1999 PROSPECT AVE NORTH**

• ZIP CODE 54220 CAR-RT C009

801 Snell Michael E [9] 🏠

811 Bonfiat Edwin M & Mary C [29] 🏠 .....920-683-3563

20th St

2007

Bruechert Jon .....	920-553-1551
1819 Dickinson James L & Debbie A [9] ▲	
Phillips William H [2]	
1820 Eppinger Kenneth J & Doreene J [8] ▲ .....	920-793-5333
1821 Nemecek Gerald J [10] ▲	
Nemecek Lisa M	
<b>+ SCHOOL ST INTERSECTS</b>	
1902 [12] Denault Ronald P	
Denault Connie J	
1905 Schneider William L [2] ▲ .....	920-553-3250
1906 No Current Listing	
1909 Weina Jamie L [28] ▲ .....	920-553-1880
Weina Dale L Jr .....	920-553-1880
<b>BUSINESSES 3</b>	<b>HOUSEHOLDS 90</b>
<b>N 20TH ST (MANITOWOC)-FROM 1999 PROSPECT AVE NORTH</b>	
<b>• ZIP CODE 54220 CAR-RT C009</b>	
801 [12] Snell Michael E ▲ .....	920-682-6338
811 Bonfiot Edwin M & Mary C [24] ▲ .....	920-683-3561

20th St

2002

1815	W Reed Chris M	.....	920-793-4000
1816	Dewey Douglas A & Carol L	[6] ▲	
		.....	920-793-5300
1818	Bruechert Thomas J	[14] ▲	
1819	Dickinson Debbie A	[5]	
	Dickinson James L		
1820	Richmond Doreen S	[6] ▲	.....920-793-5333
1821	Nemecek Lisa M	[6]	
	Nemecek Gerald J		
1902	Koller Laura J	[7] ▲	.....920-553-5724
1905	Jacquette Ruth T	[20] ▲	.....920-794-1890
1906	Puls Melissa		.....920-794-2830
1909	Weina Dale L Jr	[20] ▲	.....920-793-2831
	Weina Jamie		.....920-793-2831
<b>BUSINESSES 2</b>		<b>HOUSEHOLDS 88</b>	
<hr/>			
<b>N 20TH ST (MANITOWOC)-FROM 2000 RANKIN</b>			
<b>ST NORTH</b>			
<b>RESPECT AVE CONTINUES</b>			



20th St

1997

Legois Nancy L

1820 Wolf David L [5]

1821 Reed James A [9]+ [house icon] ..... 793-1854

Reed Sarah J..... 793-1854

1822 Not Verified

**+ SCHOOL ST INTERSECTS**

1902 Koller Laurie J [3] [house icon] ..... 793-5724

Koller Laura J..... 793-5724

1902 A Kuehnl Kim M [2]

1905 Jacquette Donald A [9]+..... 794-1890

Jacquette Ruth T..... 794-1890

1906 Aplin Shawntel M [2] [house icon]

[house icon] Strong Brian R

1915 Not Verified

BUSINESSES 4

HOUSEHOLDS 96

---

**N 20TH ST (MANITOWOC)-FROM 1999**

**PROSPECT AVE NORTH**

**- ZIP CODE 54220 CAR-RT C009**

20th St

1990

1811	GOTTINGER Jacob J®	793-2579
1814	DOUBEK Brian	793-2192
1814	DOUBEK Louis L®	793-2192
1815	(#A)GATES David A	793-2453
1816	BLAHA Charleen®	794-8130
1818	No Information	
1819	No Information	
1820	BOHART Robert W	793-4079
1821	REED James A®	793-1854
1902	FECTEAU John M	793-5724
1905	JACQUETTE Donald A	794-1890
1905	JACQUETTE William J®	794-1890
1906	ROCHELEAU Clayton H®	793-2826
2000	RIVERSIDE OIL & TIRE CO	794-7606

**21ST**

**E FROM SCHOOL ST TO PIERCE ST,  
UNOPENED AT EAST TWIN RIVER. 2 N**

20th St 1966

1821 Behn Lydia C MrsⓈ

1821 Luchterhand Anna F Mrs

SCHOOL ST INTERSECTS

1902 Magiary Robert A

1902A Jokela Bernard..... 793-0244Δ

1905 Jacquette William JⓈ.... 794-2331Δ

1906 Rocheleau Clayton HⓈ.... 793-0241Δ

1909 Laurin John JⓈ..... 793-1908Δ

1910 Seneca Petroleum Co Inc... 793-1388Δ

2000 Cities Service Oil Co..... 792-4802Δ

\*\*\*\*\*

**21ST ST - FROM PIERCE ST BEYOND  
SCHOOL ST; INTERSECTING GARFIELD  
AT 2100**

604 Glandt Frederic PⓈ..... 792-8332Δ

616 Knipfer Ivan EⓈ..... 792-6215Δ

## **APPENDIX G**

Aerial Photographs



**2022 School Street**

2022 School Street

Two Rivers, WI 54241

Inquiry Number: 3358268.5

July 05, 2012

## The EDR Aerial Photo Decade Package

# EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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**Date EDR Searched Historical Sources:**

Aerial Photography July 05, 2012

**Target Property:**

2022 School Street

Two Rivers, WI 54241

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1938	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-B5, Two Rivers, WI/Flight Date: July 04, 1938	EDR
1952	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-B5, Two Rivers, WI/Flight Date: September 27, 1952	EDR
1961	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-B5, Two Rivers, WI/Flight Date: October 06, 1961	EDR
1965	Aerial Photograph. Scale: 1"=1000'	Panel #: 44087-B5, Two Rivers, WI/Flight Date: September 11, 1965	EDR
1974	Aerial Photograph. Scale: 1"=750'	Panel #: 44087-B5, Two Rivers, WI/Flight Date: October 21, 1974	EDR
1983	Aerial Photograph. Scale: 1"=1000'	Panel #: 44087-B5, Two Rivers, WI/Flight Date: April 24, 1983	EDR
1986	Aerial Photograph. Scale: 1"=1000'	Panel #: 44087-B5, Two Rivers, WI/Flight Date: June 08, 1986	EDR
1992	Aerial Photograph. Scale: 1"=750'	Panel #: 44087-B5, Two Rivers, WI/Flight Date: May 06, 1992	EDR
2000	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-B5, Two Rivers, WI/Composite DOQQ - acquisition dates: April 24, 2000	EDR
2005	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-B5, Two Rivers, WI/Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-B5, Two Rivers, WI/Flight Year: 2006	EDR
2008	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-B5, Two Rivers, WI/Flight Year: 2008	EDR



INQUIRY #: 3358268.5

YEAR: 1938

| = 500'







INQUIRY #: 3358268.5

YEAR: 1952

| = 500'





INQUIRY #: 3358268.5

YEAR: 1961

| = 500'





INQUIRY #: 3358268.5

YEAR: 1965

| = 1000'





INQUIRY #: 3358268.5

YEAR: 1974

| = 750'





INQUIRY #: 3358268.5

YEAR: 1983

| = 1000'





INQUIRY #: 3358268.5

YEAR: 1986

| = 1000'





INQUIRY #: 3358268.5

YEAR: 1992

| = 750'





**INQUIRY #:** 3358268.5

**YEAR:** 2000

| = 500'







**INQUIRY #:** 3358268.5

**YEAR:** 2005

| = 500'





**INQUIRY #:** 3358268.5

**YEAR:** 2006

| = 500'





**INQUIRY #:** 3358268.5

**YEAR:** 2008

| = 500'



## **APPENDIX H**

Sanborn Map Report



**2022 School Street**

2022 School Street

Two Rivers, WI 54241

Inquiry Number: 3358268.3

July 05, 2012

## Certified Sanborn® Map Report

# Certified Sanborn® Map Report

7/05/12

**Site Name:**

2022 School Street  
2022 School Street  
Two Rivers, WI 54241

**Client Name:**

Sigma Env. Services, Inc.  
1300 W. Canal Street  
Milwaukee, WI 53233

EDR Inquiry # 3358268.3

Contact: Mary Trotta



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Sigma Env. Services, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

## Certified Sanborn Results:

**Site Name:** 2022 School Street  
**Address:** 2022 School Street  
**City, State, Zip:** Two Rivers, WI 54241  
**Cross Street:**  
**P.O. #** NA  
**Project:** 13356  
**Certification #** 5F52-447F-B9BE



Sanborn® Library search results  
Certification # 5F52-447F-B9BE

**Maps Provided:**

1967	1898
1944	1891
1929	
1922	
1913	
1904	

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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## Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



### 1967 Source Sheets



Volume 1, Sheet 10



Volume 1, Sheet 11

### 1944 Source Sheets



Volume 1, Sheet 11

### 1929 Source Sheets



Volume 1, Sheet 11

### 1922 Source Sheets



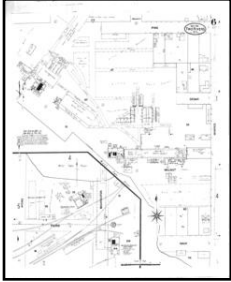
Volume 1, Sheet 2

**1913 Source Sheets**



Volume 1, Sheet 6

**1904 Source Sheets**



Volume 1, Sheet 6

**1898 Source Sheets**



Volume 1, Sheet 6

**1891 Source Sheets**



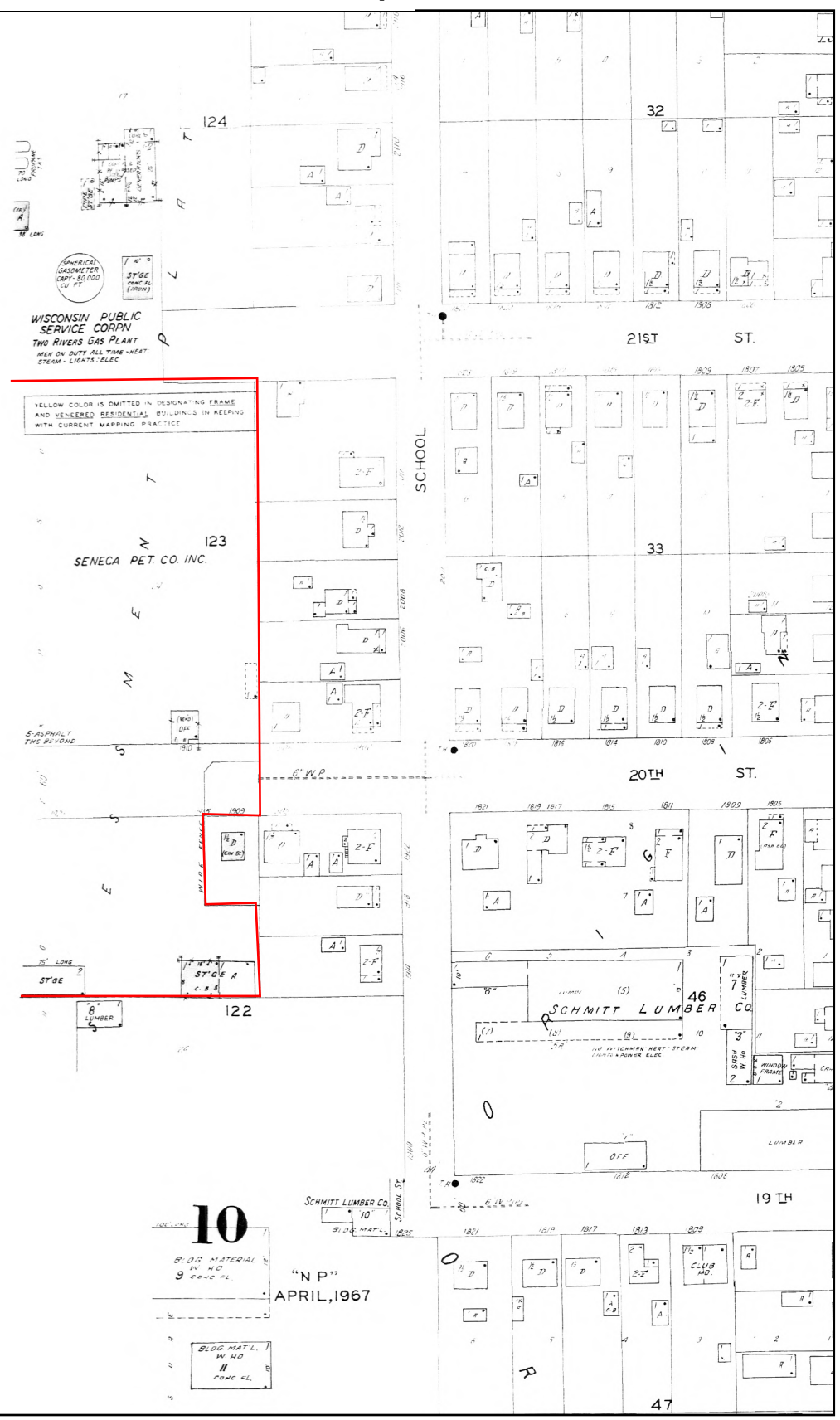
Volume 1, Sheet 3



# 1967 Certified Sanborn Map

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Certification # SF52-447F-B9BE

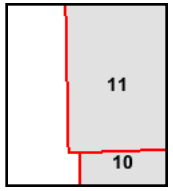
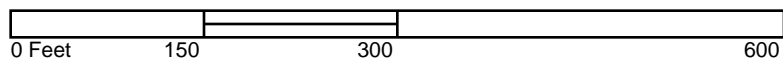


Site Name: 2022 School Street  
 Address: 2022 School Street  
 City, ST, ZIP: Two Rivers WI 54241  
 Client: Sigma Env. Services, Inc.  
 EDR Inquiry: 3358268.3  
 Order Date: 7/5/2012 9:35:01 AM  
 Certification #: SF52-447F-B9BE  
 Copyright: 1967



10  
 BLDG MATERIAL  
 IN HD  
 CONCRETE FL  
 "N P"  
 APRIL, 1967  
 BLDG MAT L  
 IN HD  
 CONCRETE FL

This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 10  
 Volume 1, Sheet 11



# 1944 Certified Sanborn Map

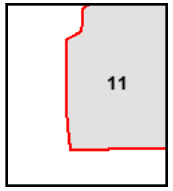
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Certification # SF52-447F-B9BE

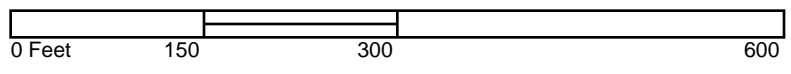
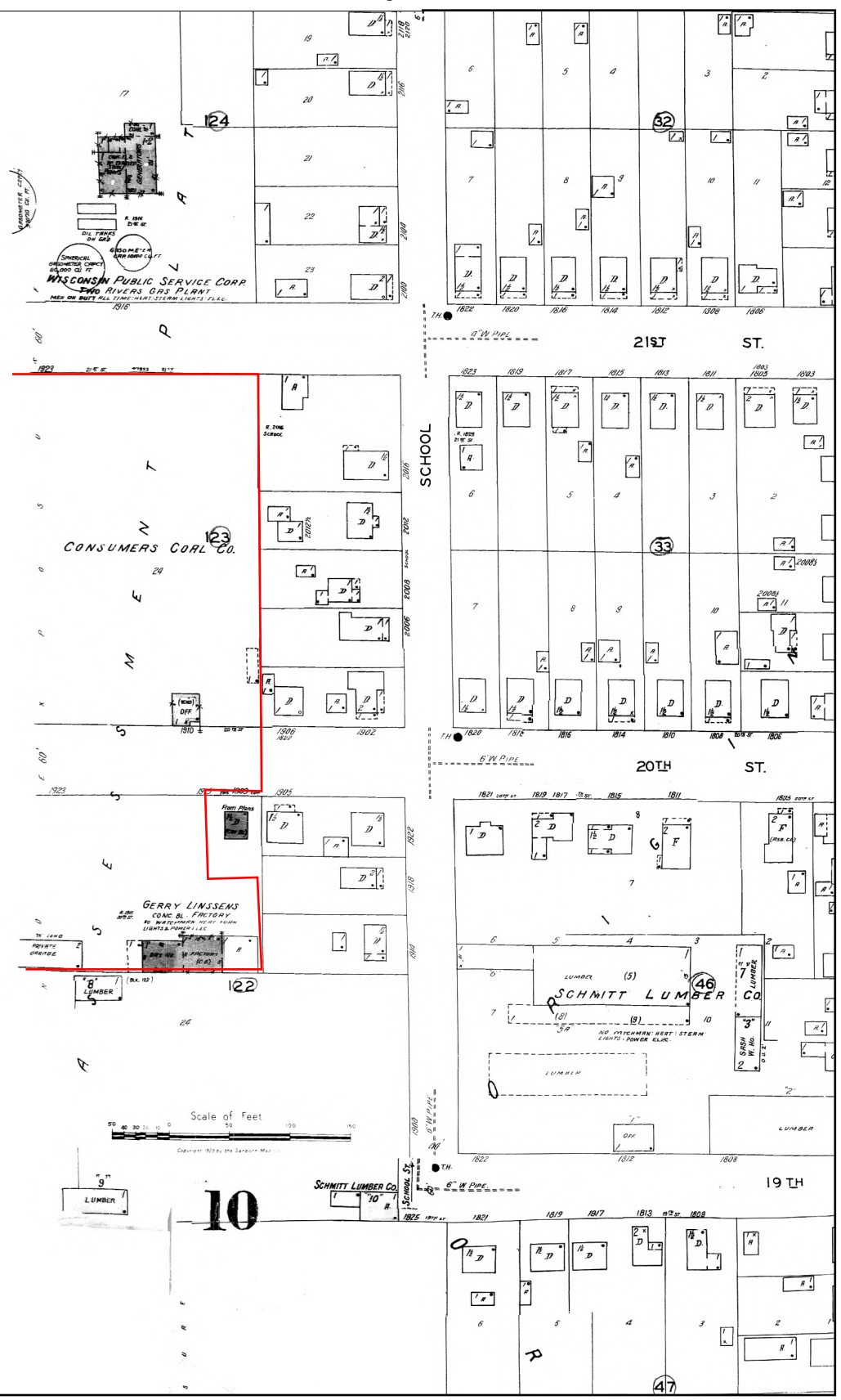
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 EDR Inquiry: 3358268.3  
 Order Date: 7/5/2012 9:35:01 AM  
 Certification # SF52-447F-B9BE  
 Copyright: 1944



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Volume 1, Sheet 11



# 1929 Certified Sanborn Map

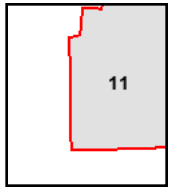
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Certification # SF52-447F-B9BE

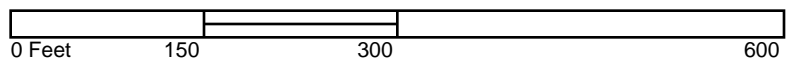
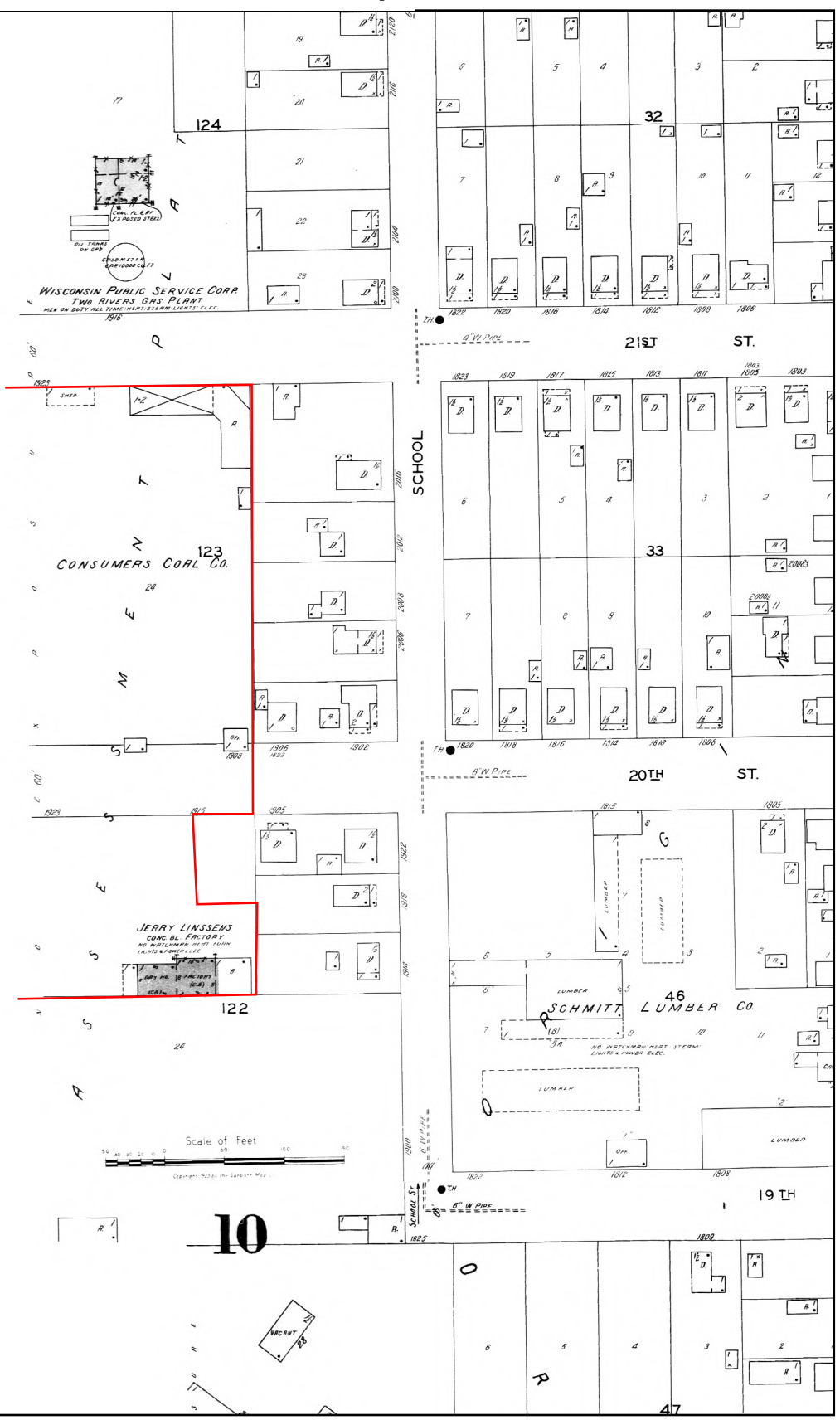
Site Name: 2022 School Street  
 Address: 2022 School Street  
 City, ST, ZIP: Two Rivers WI 54241  
 Client: Sigma Env. Services, Inc.  
 EDR Inquiry: 3358268.3  
 Order Date: 7/5/2012 9:35:01 AM  
 Certification #: SF52-447F-B9BE  
 Copyright: 1929



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Volume 1, Sheet 11



# 1922 Certified Sanborn Map

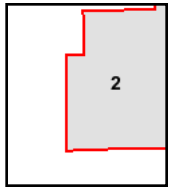
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Certification # SF52-447F-B9BE

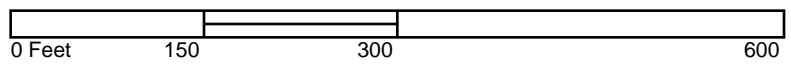
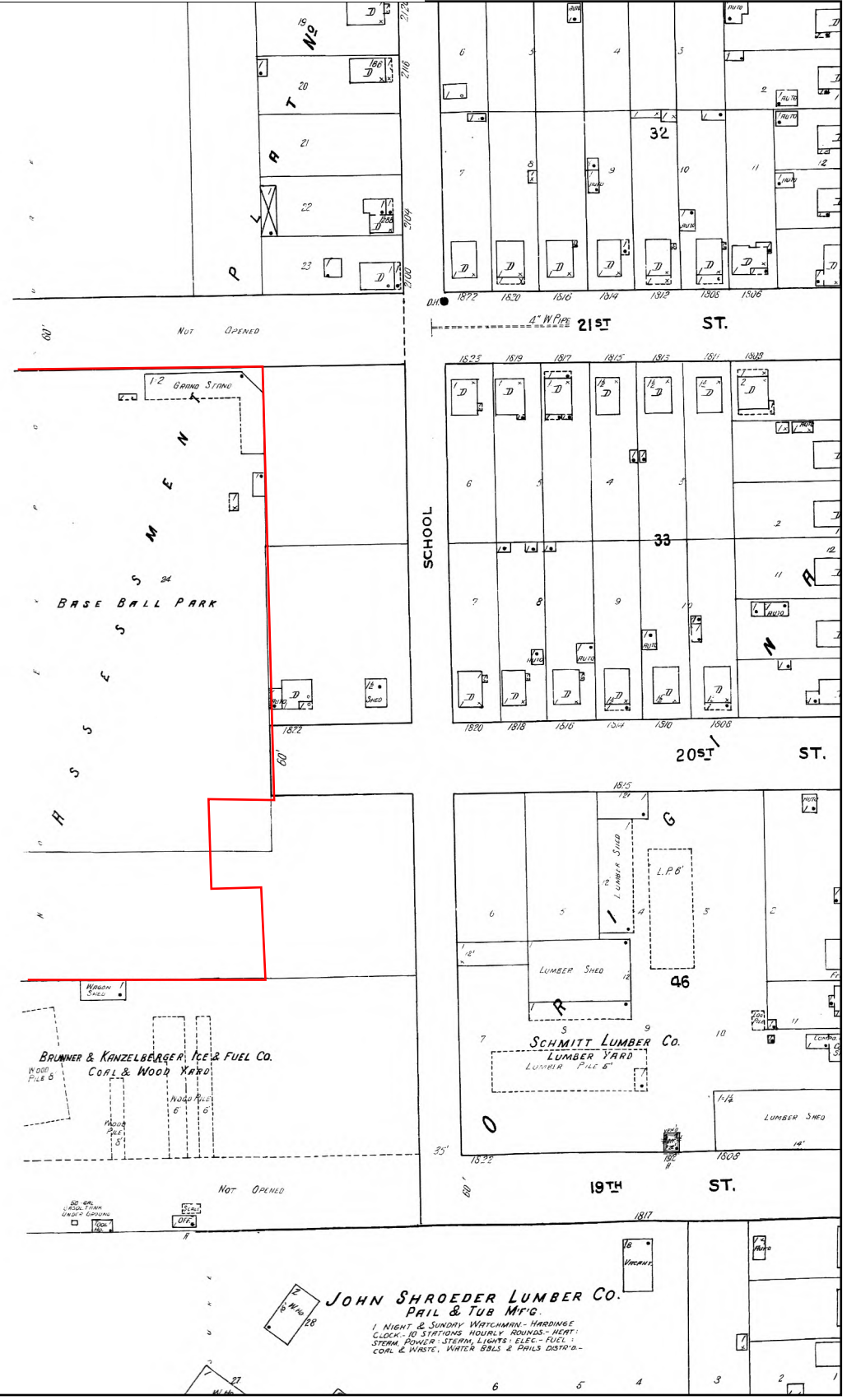
Site Name: 2022 School Street  
 Address: 2022 School Street  
 City, ST, ZIP: Two Rivers WI 54241  
 Client: Sigma Env. Services, Inc.  
 EDR Inquiry: 3358268.3  
 Order Date: 7/5/2012 9:35:01 AM  
 Certification #: SF52-447F-B9BE  
 Copyright: 1922



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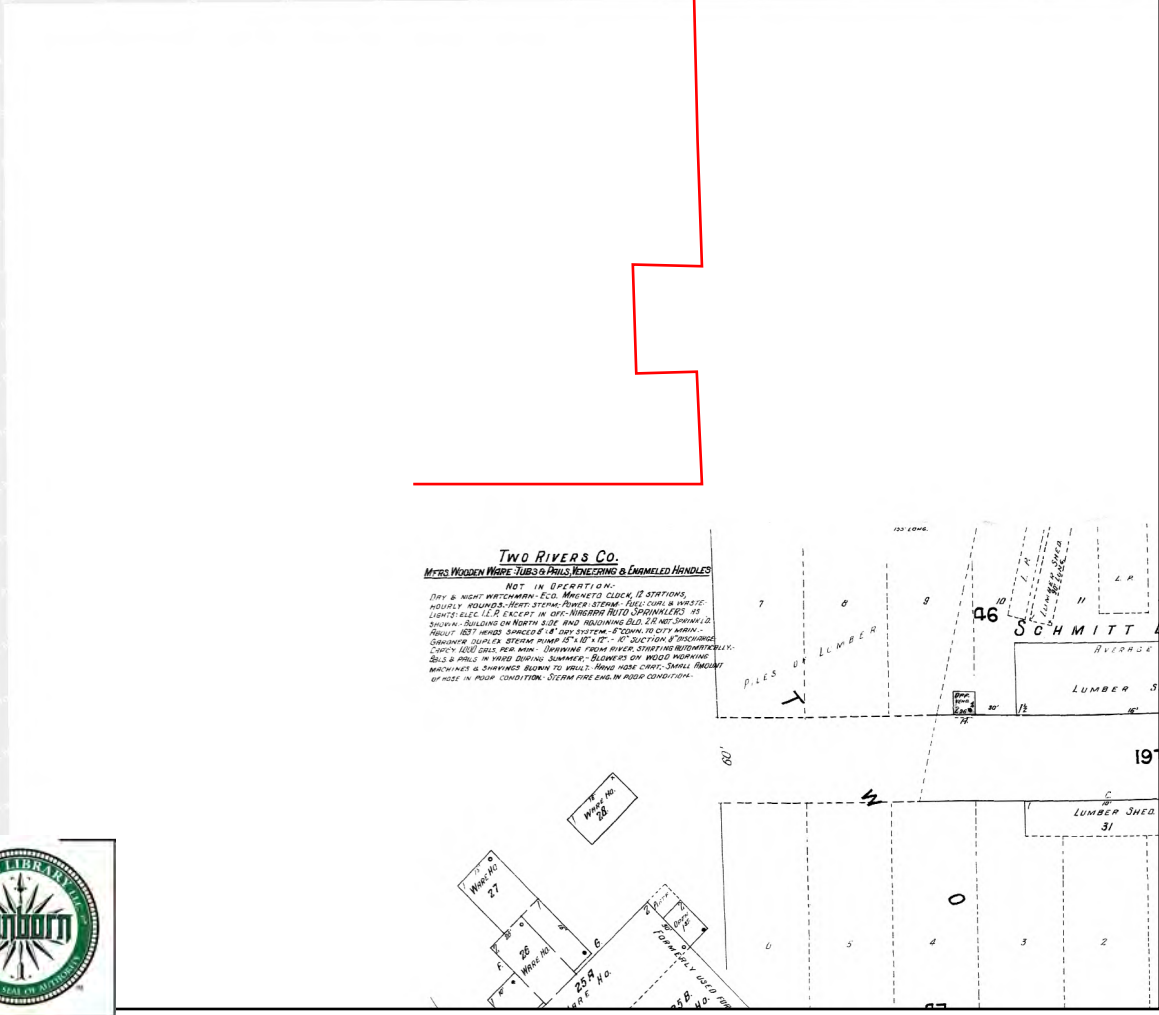
Volume 1, Sheet 2



# 1913 Certified Sanborn Map

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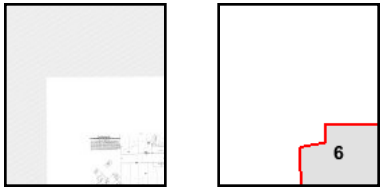
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Site Name: 2022 School Street  
 Address: 2022 School Street  
 City, ST, ZIP: Two Rivers WI 54241  
 Client: Sigma Env. Services, Inc.  
 EDR Inquiry: 3358268.3  
 Order Date: 7/5/2012 9:35:01 AM  
 Certification # SF52-447F-B9BE  
 Copyright: 1913



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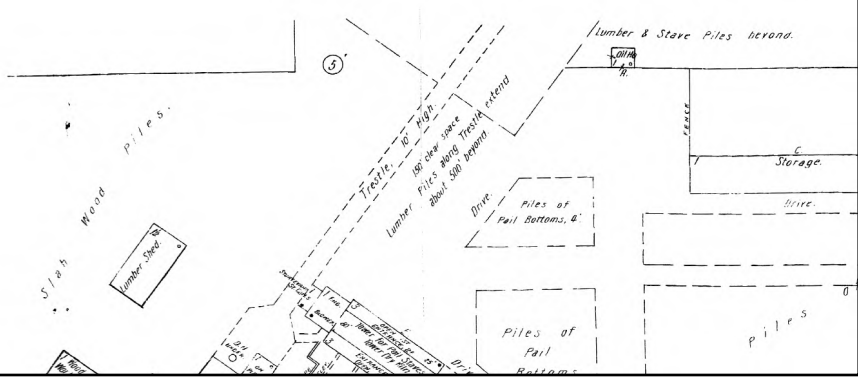
Volume 1, Sheet 6

# 1904 Certified Sanborn Map

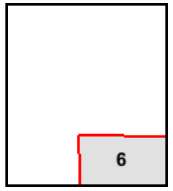
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Certification # SFS2-447F-B9BE

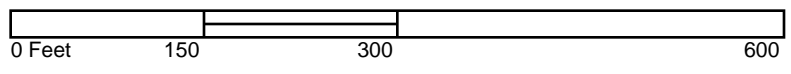
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 EDR Inquiry: 3358268.3  
 Order Date: 7/5/2012 9:35:01 AM  
 Certification # SFS2-447F-B9BE  
 Copyright: 1904



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Volume 1, Sheet 6

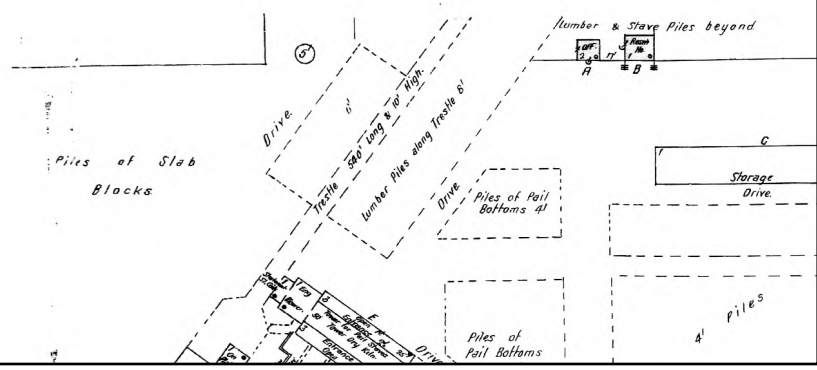


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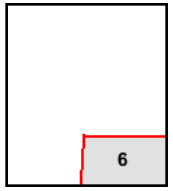
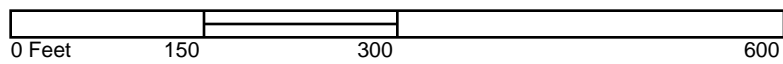
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Site Name: 2022 School Street  
 Address: 2022 School Street  
 City, ST, ZIP: Two Rivers WI 54241  
 Client: Sigma Env. Services, Inc.  
 EDR Inquiry: 3358268.3  
 Order Date: 7/5/2012 9:35:01 AM  
 Certification # SFS2-447F-B9BE  
 Copyright: 1898



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Volume 1, Sheet 6

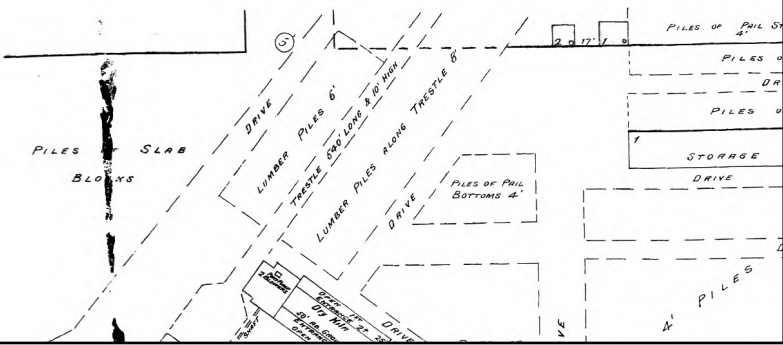


# 1891 Certified Sanborn Map

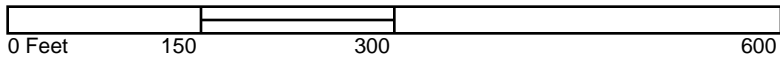
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Certification # SF52-447F-B9BE

Site Name: 2022 School Street  
 Address: 2022 School Street  
 City, ST, ZIP: Two Rivers WI 54241  
 Client: Sigma Env. Services, Inc.  
 EDR Inquiry: 3358268.3  
 Order Date: 7/5/2012 9:35:01 AM  
 Certification #: SF52-447F-B9BE  
 Copyright: 1891



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 3





## **APPENDIX I**

Photographs



Photo 1: View of the eastern-most Lesperance subject property parcel building from the east.



Photo 2: View of the eastern-most Lesperance subject property parcel building from the southwest. The potential UST vent pipe is visible on the southwest corner of the building.



Photo 3: View of the historic tank yolk and piping on the Lesperance parcel.



Photo 4: View of the warehouse area of the eastern-most building on the Lesperance parcel.



Photo 5: View of the western-most warehouse building on the Lesperance parcel.



Photo 6: View of the floor drain observed in the eastern-most building on the Lesperance parcel.



Photo 7: View of a monitoring well observed on the Lesperance parcel.



Photo 8: View of White parcel from the north.



Photo 9: View of the White parcel from the east.



Photo 10: View of the one of the three remaining buildings on the White parcel.

## **APPENDIX J**

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 2 Environmental Site Assessment (ESA) activities detailed above, Ms. Trotta is also responsible for conducting Phase 1 ESAs and asbestos, lead-based paint, and hazardous material assessment services. Ms. Trotta has eight years of consulting experience in environmental site investigation and remediation related projects.

## Representative Experience

**Phase 1 Environmental Site Assessments.** Completed several Phase 1 ESAs consistent with ASTM requirements. Activities 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 1 ESA, Phase 2 ESA and Remedial Options development. Completed all relevant USEPA correspondence and compliance of all activities within the constraints of the grant program.

**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 1 ESAs, Phase 2 ESAs and Remedial Options development.

**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.

**Demolition/Asbestos Management.** Project Scientist for commercial, healthcare, and industrial facility pre-renovation and pre-demolition asbestos/lead based paint/hazardous materials inspections. Provided in field inspection activities, data analysis, and report preparation, for clients including: Columbia St. Mary's, Medical College of Wisconsin, Milwaukee Metropolitan Sewerage District, and the City of Racine.

### 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.

## Areas of Expertise

- ◆ Environmental Site Assessments
- ◆ Soil/Groundwater Investigations

## Education / Training

- ◆ B.S., Environmental Science, St. Norbert College – De Pere, WI 2001
- ◆ OSHA 40-Hour Health & Safety Training, October 2001; OSHA 8-Hour Refresher, yearly

## Registrations / Certification

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



## 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.

## Representative Experience

### 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 1 and 2 site assessment, hazardous material inspection, and preparation of environmental documents following WisDOT FDM.

### Hazardous Materials Assessment – Mill Road – Milwaukee County

Project Manager for the completion of a hazardous materials assessment for Mill Road rehabilitation project for Milwaukee County. The assessment was completed to determine the potential for hazardous materials management during the road construction activities. The assessment was completed on-time and on-budget in accordance with WisDOT FDM.

### Phase 1 Hazardous Materials Assessment – ARRA Funded Projects – City of Milwaukee

Project Manager for several ARRA funded Phase 1 Hazardous Materials Assessments for the City of Milwaukee. The Phase 1 activities were completed for seven separate projects within urban Milwaukee, on-time and on-budget in accordance the WisDOT FDM.

### EPA Petroleum Assessment Fund Program - City of Racine

Project Manager for the implementation of the EPA Funded Petroleum Assessment Fund for the City of Racine. Responsible for assisting the City with the development of the selection criteria for property candidates, completion of Phase 1 Environmental Site Assessments (ESA), Phase 2 ESA and Remedial Options development. Completed all relevant EPA correspondence and compliance of all activities within the constraints of the grant program.

### 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 1 ESA, Phase 2 ESA and Remedial Options development. Completed all relevant EPA correspondence and compliance of all activities within the constraints of the grant program.

### Brownfield Redevelopment - City of Milwaukee former Milwaukee Road Property

Project Manager for a City of Milwaukee due diligence investigation of the 100-acre former 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 and construction management.

### Brownfield Redevelopment - City of Milwaukee Menomonee Valley EPA Brownfield Pilot Project

Project Manager for the City of Milwaukee Menomonee Valley EPA Brownfield Pilot Project Grant project. Responsible for developing project strategies, implementing sampling and data collection activities in accordance with the project Quality Assurance Project Plan (QAPP), compiling and evaluating the study findings, presenting study findings to the EPA, City of Milwaukee and other members of the study group, and maintaining the project schedule and budget.

### Infrastructure Reconstruction/Brownfield Development - City of Milwaukee Canal Street Reconstruction

Project Manager for remedial activities conducted for the City of Milwaukee during Canal Street reconstruction/extension project. Responsible for identification of impacted materials, proper management of excavated soil/fill material, water removed from excavations, proper abandonment of underground storage tanks discovered during work, and contractor and project management team training.

### Chlorinated Solvent Remediation - Large Industrial Client

Project Manager for an old industrial site impacted with hydrocarbon and chlorinated constituents where remediation by natural attenuation (RNA) was approved by the Wisconsin Dept. of Natural Resources as the final remedial strategy program to facilitate the sale of the property.

**Voluntary Party Liability Exemption Investigation and Remediation - Sigma Headquarters**

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

## Areas of Expertise

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

## Education / Training

- ◆ Bachelor of Science in Geological Engineering, University of Wisconsin-Madison, 1994
- ◆ Bachelor of Science in Geology, University of Wisconsin-Madison, 1994
- ◆ Master of Science in Environmental Engineering, Milwaukee School of Engineering, 1998
- ◆ OSHA 40-Hour Health & Safety Training, October 1994
- ◆ OSHA 8-Hour Contaminated Site Refresher, October 2006

## Registrations / Certifications

- ◆ Professional Engineer, Wisconsin No. 34322-006
- ◆ Lead Hazard Investigator: LHI-109941