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January 8, 2013

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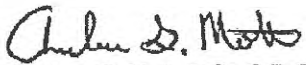
**Subject: Phase I Environmental Site Assessment of the Industrial/Municipal Properties
Located at 92 and 100 E Maple Street, Sturgeon Bay, Door County, Wisconsin
AECOM Project No. 60282378**

Dear Mr. Olejniczak,

AECOM has completed a Phase I Environmental Site Assessment (Phase I ESA) for the above-referenced property. The objective of the Phase I ESA was to identify recognized environmental conditions (RECs) and historical RECs in connection with the property. This Phase I ESA was conducted in general accordance with the American Society for Testing and Materials (ASTM) Standard E1527-05 entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and City of Sturgeon Bay Authorization Letter dated November 21, 2012. No sampling or testing was conducted as part of this Phase I ESA.

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

Sincerely yours,


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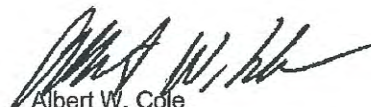

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Executive Summary

AECOM was retained by the City of Sturgeon Bay (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA) of the properties located at 92 and 100 East Maple Street, Sturgeon Bay, Door County, Wisconsin (the Subject Property). The Subject Property consists of two land parcels (Door County Parcel Numbers 2811210080101 and 2812415090101) totaling approximately 3.69 acres of land developed as industrial/municipal property. The Subject Property is currently owned by Freedom Bank (92 East Maple Street) and the City of Sturgeon Bay (100 East Maple Street). The Phase I ESA was conducted on behalf of the City of Sturgeon Bay as part of a property transaction.

This Phase I ESA was conducted in general accordance with the City of Sturgeon Bay Authorization Letter dated November 14, 2012, and the American Society for Testing and Materials (ASTM) Standard E1527-05 entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this Phase I ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) and historical RECs in connection with the Subject Property. ASTM Standard E1527-05 defines a REC as the following:

"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, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

The ASTM Standard E1527-05 defines a historical REC as the following:

"Environmental condition which in the past would have been considered a recognized environmental condition, but may or may not be considered a recognized environmental condition currently."

The following description and chronological history of the subject property was developed by AECOM from a site visit, interviews, a review of historical aerial photographs and historical city directories maps.

Historically, the Subject Property was developed as industrial/municipal property since at least 1885 and has remained developed in that manner to the present day. Initially, the Subject Property development was identified on the western side of the Subject Property. Filling activities later expanded the Subject Property to the east into Sturgeon Bay. During the late 1800's, several small storage structures and a railroad spur were identified on the Subject Property. During the early 1900's, industrial and municipal development dominated the land use of the Subject Property as several businesses related to agriculture (seed storage and grain elevator), construction (concrete storage), paint storage, and lumber as well as a "fire engine house", and fire department structure were identified. The former coop property was vacated prior to being sold to a developer in 2007. Due to the foreclosure in 2009, the property is currently owned by Freedom Bank.

At the time of the site reconnaissance, the Subject Property was developed with a one story industrial structure with offices situated on a concrete slab-on-grade foundation, a partial concrete basement foundation, and wooden timbers and footings; a wood and metal constructed warehouse structure situated on a slab-on-grade foundation; a metal constructed warehouse situated on a concrete slab-on-grade foundation and partially earthen foundation; a single story cinder block constructed building situated on a concrete slab-on-grade foundation; a metal constructed storage shed situated on a concrete slab-on-grade foundation; and a greenhouse type structure situated on the paved surface of the Subject Property.

The remaining areas of the Subject Property not occupied by a structure are either paved drive or parking areas or decoratively landscaped. The Subject Property is developed as an industrial/municipal property and is currently occupied by six structures (one is vacant) that are primarily utilized as storage facilities by the United States Coast Guard (southernmost structure and greenhouse structure), a salvage company (storing supplies in the easternmost structure), and a small engine

equipment company (storing motorcycles, scooters, snow blower equipment, and lawn tractors throughout the former coop building), and private individuals (boats, snowmobiles, and various personal items in the southern storage building).

Adjoining properties are developed as commercial properties and residential properties. Based on information obtained while conducting this Phase I ESA, the adjacent properties are not considered a REC to the Subject Property.

AECOM conducted a Phase I ESA in general accordance with ASTM Practice E1527-05 of the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

This assessment has revealed the following RECs as a result of this Phase I ESA:

- Based on material spills observed during the site walkover and the historical industrial use of the Subject Property, the potential for spills and releases throughout the Subject Property, specifically, outside of man doors, overhead doors, and areas behind the existing structures where the disposal of unwanted cleaning chemicals, petroleum products, or hazardous materials may have occurred historically. This poses an REC to the Subject Property.
- A shallow pit or depression located on the inside of the former coop structure was observed adjacent to a liquid feed above ground storage tank. The pit appears to be approximately 6 inches deep and is approximately four feet by three feet. A foul odor was encountered when the cover was removed from the pit. A thick black liquid was observed in the pit. The material observed within the pit is unknown. It may be related to the adjacent liquid feed tank; however, this has not been confirmed. This poses an REC to the Subject Property.
- The warehouse structure located on the east side of the Subject Property has historically been utilized for storage of agricultural products, fertilizers (including fertilizer mixing), and more recently storage of petroleum products and lubricants. Unlabeled drums and smaller containers were observed within the structure. In addition, multiple areas of apparent oil or petroleum product related staining was observed within this structure. The flooring within the structure consists of concrete. Floor drains were not observed while conducting the site reconnaissance. However, the concrete flooring was observed to be in fair to poor condition and damaged in places. Stained surfaces were also observed adjacent to exterior walls. Information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest a release of petroleum products or hazardous materials within the structure. However, based on the current observations, conditions within the structure have changed since 2005 and the potential exists for the materials that caused the staining within the structure to have either impacted the subsurface of the Subject Property beneath the concrete flooring and/or have impacted soils on the exterior of the structure where the walls of the structure connect to the concrete flooring of the structure. This poses an REC to the Subject Property.
- A pickup truck was observed on the east side of the eastern warehouse structure on the Subject Property. An approximately 500-gallon UST was situated in the storage box of the pickup truck. AECOM observed significant staining beneath the spigot that extended from the UST to the back of the pickup truck and tail gate. It appears as if petroleum products have been, and are dispensed from the spigot. The stained ground surface suggests a chronic release of the materials from the observed UST. This poses an REC to the Subject Property.
- A single 55-gallon drum was observed on the west side of the eastern warehouse structure on the Subject Property. The drum was not labeled and appeared to be in fair condition. Evidence to suggest a release of materials from the drum was not observed at the time of the site reconnaissance. However, stressed vegetation was observed between the drum and the west wall of the structure. This may be related to the staining observed at this location within the structure. This represents an REC to the Subject Property.
- Two unlabeled 55-gallon drums were observed on the west side of the Subject Property adjacent to the southwest corner of the former coop structure. The drums may be related to historic environmental work that may have occurred at the Subject Property and may contain soil or groundwater. The drums were stored on a wood pallet. Evidence to suggest a release from the drums was not observed at the time of the site reconnaissance.
- Various drums, paint cans, and containers with unknown materials were observed throughout the former coop property. This material needs to be secured and handled in accordance with State and Federal regulations. This represents an REC to the Subject Property.
- A significant amount of staining that appears to be petroleum in nature was observed within the elevator portion of the former coop structure. The flooring within this portion of the structure is constructed of wood planking with gaps allowing a route for materials to move from the interior of the structure to the exposed ground surface located beneath the flooring of the structure. This poses an REC to the Subject Property.

- The warehouse located on the south side of the Subject Property has a concrete slab-on-grade floor on the east and west sides of the structure. However, the center portion has an earthen floor with gravel and straw covering portions of the floor. In addition, a manhole cover was observed in the west side of the structure. At the time of the site reconnaissance, AECOM did not observe staining or other evidence to suggest a release in these locations of the structure. Based on the historic industrial nature of the Subject Property, the potential exists for petroleum products or hazardous materials used on the Subject Property to have been disposed of or released at this location. Information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest a release of petroleum products or hazardous materials within the structure. However, the potential exists for a release to have occurred since that assessment work and therefore poses an REC to the Subject Property.
- Review of historic documents related to the Subject Property indicated that a small structure or addition to the main coop structure was labeled on the 1958 Sanborn map as being an "oil house". The "oil house" was depicted in the location of the current office portion of the former coop structure on the Subject Property. The location of the former "oil house" is now occupied by the western portion of the former coop structure. Based on this information and the fact that assessment activities related to the "oil house" have not likely occurred, the potential exists for petroleum products or hazardous materials stored here to have impacted the subsurface of the Subject Property. This poses an REC to the Subject Property.
- Based on a review of historical Sanborn maps, the northern portion of the Subject Property is located in an area formerly occupied by water (Sturgeon Bay). Sanborn maps suggest that the area was filled in the late 1800s. Furthermore, WDNR information indicated that up to 10 feet of fill (including up to 5 feet of wood chips and/or charred wood and/or concrete) was identified in soil borings advanced on the Subject Property during the LUST case assessment activities. If fill is encountered during future development activities on the Subject Property, it may require management as a solid waste. Furthermore, due to the nature of fill encountered during LUST case assessment activities (i.e. several feet of wood/charred wood); the potential exists for methane gas to be present in the subsurface. In 2005 a Phase II ESA performed on the former coop property detected methane gas. The extent of the methane gas is unknown and is considered a REC to the Subject Property.

This assessment has revealed the following historic RECs in conjunction with the Subject Property:

- Based on a review of the Environmental Data Resources, Inc. (EDR) report and Wisconsin Department of Natural Resources (WDNR) Geographical Information System (GIS) Registry, a leaking underground storage tank (LUST) case (WDNR Activity No. 03-15-000659) was opened on the Subject Property in 1990 to address subsurface soil and groundwater impacts identified during the removal of three underground storage tanks (USTs) (6,000-gallon unleaded gasoline, 7,600-gallon leaded gasoline, and 6,000-gallon diesel). Following remediation of the subsurface impacts, which included the operation of a dual-phase (soil and groundwater) remediation system, the case was closed by the WDNR in 1998 with institutional controls (groundwater use deed restriction and listing on the WDNR GIS Registry) to address residual groundwater impacts on the Subject Property.
- Based on a review of the EDR report, an approximately 2,033-gallon "fuel oil" UST was closed and removed from the Subject Property in 1983. Information obtained from previous environmental documents concerning the Subject Property indicated that based on correspondence with long-time employees of the Door County Coop, the UST was installed in the late 1960s or early 1970s and used for retail sales of diesel and/or kerosene. This UST was reportedly located on the south side (near the southeast corner) of the former coop structure, in the general vicinity of former gasoline and diesel USTs that were closed/removed and assessed in the 1990s. Due to the reported proximity to the former gasoline and diesel USTs, if a release of diesel and/or kerosene from the "fuel oil" UST had occurred prior to 1983, the release was likely indirectly assessed and remediated by the LUST case (WDNR Activity No. 03-15-000659) activities.
- Historically gasoline and kerosene underground storage tanks (USTs) were located on the northeast portion of the Subject Property. Historical information suggests that the USTs occupied this portion of the Subject Property during the early 1900's. Because USTs are known to leak, the time period that the USTs were located on the Subject Property, and information related to the USTs was not readily available, the potential exists for gasoline to have leaked from the tanks. However, information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest that a release from these tanks had occurred.
- Review of past environmental documents prepared for the Subject Property indicate that a 300-gallon AST was observed and located near the southeast corner of the southern warehouse structure. According to the environmental documents, the AST was installed at the Subject Property during the 1990's to hold waste oil associated with vehicular maintenance activities that occurred within the adjacent warehouse structure. Apparently, prior to the installation of the AST, vehicular maintenance activities occurred off of the Subject Property. Visual observations reported in the documents indicated that the tank appeared to be in poor condition with visible rusting of the AST. Evidence to suggest a release of waste oil from

the AST was not reported. Information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest a release of petroleum products or hazardous materials from the AST. At the time of the site reconnaissance, AECOM did not observe the AST on the Subject Property.

1 Introduction

1.1 Purpose

AECOM was retained by the City of Sturgeon Bay (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA) of the properties located at 92 and 100 East Maple Street, Sturgeon Bay, Door County, Wisconsin (the Subject Property). The Subject Property consists of two land parcels (Door County Parcel Numbers 2811210080101 and 2812415090101) totaling approximately 3.69 acres of land developed as industrial/municipal property. The Subject Property is currently owned by Freedom Bank (92 East Maple Street) and the City of Sturgeon Bay (100 East Maple Street). The Phase I ESA was conducted on behalf of the City of Sturgeon Bay as part of a property transaction.

The purpose of this Phase I ESA was to identify, to the extent feasible, RECs and historical RECs in connection with the Subject Property. ASTM Standard E1527-05 defines a REC as the following:

"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, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

The ASTM Standard E1527-05 defines a historical REC as the following:

"Environmental condition which in the past would have been considered a recognized environmental condition, but may or may not be considered a recognized environmental condition currently."

The ASTM Standard E 1527-05 states: The Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability; that is, the practices that constitute "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice, as defined at 42 USC, Section 9601(35)(B)."

1.2 Detailed Scope of Services

This Phase I ESA includes the following tasks concerning the Subject Property:

- Records review of reasonably ascertainable information (governmental and historical);
- Site reconnaissance;
- A physical setting description;
- Interviews with present and past owners, operators, occupants, and/or local government officials, where applicable;
- A request for and review of user provided information; and
- Evaluation of the data collected and preparation of a written report.

These data collected and resources reviewed are discussed throughout the text of this report and are listed in Section 10.0 of this report. No sampling or testing was performed during this Phase I ESA. Limitations and exceptions to this Phase I ESA are described in Section 1.4 of this report. Data gaps are described in Section 7.2.

1.3 Significant Assumptions

AECOM assumes that all information obtained from Client related to the Subject Property is correct and complete. AECOM also assumes that Client has provided AECOM with all reasonably ascertainable prior environmental reports concerning the Subject Property. Finally, AECOM assumes that this Phase I ESA report will be read as a whole by the user.

This report has been prepared to summarize observed RECs and historical RECs on the Subject Property. Environmental conditions and regulations are subject to constant change and re-interpretation. Current observations, conditions, or regulatory positions may not represent conditions at some future time. This report represents AECOM's judgment and opinion based on the information obtained. No warranty, either expressed or implied with regard to the site conditions, or Client's ability to assert any defense under CERCLA or any comparable state law for residual environmental impairment, is contained herein.

1.4 Limitations and Exceptions Assessment

This Phase I ESA was conducted in general accordance with ASTM Standard E1527-05 and in a manner consistent with others performing Phase I ESAs under the same conditions and in the same locality. This Phase I ESA did not include a review of or testing for the additional non-scope items identified in ASTM E1527-05, Section 12.1.4, listed below:

- Regulatory Compliance
- Cultural and Historical Resources
- Industrial Hygiene
- Health and Safety
- Ecological Resources
- Indoor Air Quality
- Lead-Based Paint
- Lead in Drinking Water
- Radon
- High Voltage Power Lines
- Asbestos
- Wetlands
- Endangered Species

Factual information regarding operations, conditions, and test data were obtained, in part, from Client, outside agents, and third parties and have been assumed by AECOM to be correct and complete. Because the facts stated in this report are subject to professional interpretation, they could result in differing conclusions. In addition, the findings and conclusions contained in this report are based on various quantitative factors, as they existed on or near the date of the site reconnaissance.

This Phase I ESA reflects conditions, operations, and practices as observed on the date of the site visit (December 14, 2012). Changes or modifications to the Subject Property made after the site visit are not included.

1.5 Special Terms and Conditions

This Phase I ESA for the Subject Property has been prepared for the City of Sturgeon Bay. The work was performed in accordance with the City of Sturgeon Bay Authorization Letter dated November 14, 2012 and ASTM Standard E1527-05 - Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Qualifications of persons who were involved with this Phase I ESA are included in Appendix A. A copy of the AECOM Occurrence-Based General Liability and Claims Made Errors and Omissions Insurance Certificate is provided in Appendix B.

1.6 User Reliance

This report is confidential and was prepared for the City of Sturgeon Bay subject to the scope of services desired herein and the City of Sturgeon/AECOM Terms and Conditions. AECOM recommends that this report be used only for the purpose intended by the City of Sturgeon Bay and AECOM as of the date of this report. This report may be unsuitable for other uses, and reliance on its contents by anyone other than the City of Sturgeon Bay is done at the sole risk of the user. AECOM accepts no responsibility for application or interpretation of the results by any other parties.

2 Site Description

2.1 Location and Legal Description

The Subject Property is located in the City of Sturgeon Bay on the north side of East Maple Street and Oregon Street and along the west shore of Sturgeon Bay (Lake Michigan) and in the approximate southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 7, T27N, R26E. The location of the Subject Property is provided as Figure 1. A Subject Property Features Diagram is presented as Figure 2.

2.2 Site and Vicinity General Characteristics

The Subject Property is comprised of a two land parcels (Door County Parcel Numbers 2811210080101 and 2812415090101) located adjacent and north of East Maple Street and adjacent and west of Sturgeon Bay (Lake Michigan) in the City of Sturgeon Bay, Door County, Wisconsin. The Subject Property has a street frontage of approximately 600 feet along East Maple Street and Oregon Street. The Subject Property is developed as an industrial/municipal property and is utilized for storage (former coop facility) and by the United States Coast Guard as a parking area and storage area (two small structures adjacent to the southern property boundary). The Subject Property is located in an area of mixed development including commercial and residential.

2.3 Current Use of the Property

Currently the Subject Property is developed as an industrial/municipal property and is utilized for storage (former coop facility) and by the United States Coast Guard as a parking area and storage area (two small structures adjacent to the southern property boundary).

2.4 Descriptions of Improvements on the Site

Improvements to the Subject Property include six single story (partial basement is located within the former coop structure) structures and paved parking and drive areas.

2.5 Current Uses of the Adjoining Properties

AECOM observed adjoining property usages during the site reconnaissance to identify potential RECs concerning the Subject Property. Adjoining properties were observed from public rights-of-way and the occupants of these properties were not contacted as part of this Phase I ESA. Adjoining property uses/occupants are as follows:

North – The Door County Maritime Museum.

East – Sturgeon Bay (Lake Michigan).

South – East Maple Street, Oregon Street and commercial properties beyond (Cell Com).

West – Paved parking and drive areas and commercial properties and residential upper apartments.

Based on our visual observations from public rights-of-way, the adjoining properties are not expected to pose RECs to the Subject Property.

3 User Provided Information

Information regarding the review of recorded land title records, environmental liens or activity and use limitations, specialized knowledge, commonly known or reasonably ascertainable information and the reduction of Subject Property value due to environmental issues was requested from Client. The following subsections provide a discussion of the user (Client) supplied information. A copy of the user questionnaire for both properties is included in Appendix C.

3.1 Title Records

AECOM was not supplied with a chain-of-title search by Client as part of this Phase I ESA.

3.2 Environmental Liens or Activity and Use Limitations

No environmental lien information was provided to AECOM or revealed during completion of the Phase I ESA.

3.3 Specialized Knowledge

The user of this report, the City of Sturgeon Bay, was not aware of current RECs associated with the Subject Property.

3.4 Commonly Known or Reasonably Ascertainable Information

Other than the information contained in this report, Client is not aware of commonly known or reasonably ascertainable information concerning the Subject Property.

3.5 Valuation Reduction for Environmental Issues

AECOM was not provided information indicating that the market value of the Subject Property was reduced due to environmental concerns compared to similar properties.

3.6 Owner, Subject Property Manager and Occupant Information

The current owner of the Subject Property is Freedom Bank (Door County Parcel Number 2811210080101) and the City of Sturgeon Bay (Door County Parcel Number 2812415090101).

Ms. Heidi Neubauer of Starr Realty in Sturgeon Bay, Wisconsin, was provided as the Subject Property representative.

The Subject Property is developed as an industrial/municipal property and is utilized for storage (former coop facility) and by the United States Coast Guard as a parking area and storage area (two small structures adjacent to the southern property boundary). The Subject Property is located in an area of mixed development including commercial and residential.

3.7 Reason for Performing Phase I ESA

This Phase I ESA was completed as part of a property transaction and to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defense to CERCLA liability. The purpose of the Phase I ESA is to identify, to the extent feasible, RECs and historical RECs in connection with the Subject Property, pursuant to ASTM Standard E1527-05.

4 Records Review

The purpose of the environmental records review is to identify RECs and historical RECs in connection with the Subject Property.

4.1 Standard Environmental Records Sources

Current federal and state database listings for hazardous waste and other potentially impaired sites within specified search distances were identified for the Subject Property and vicinity by Environmental Data Resources, Inc. (EDR), a subcontract environmental record search firm. These listed sites were reviewed by AECOM to identify sites that pose RECs to the Subject Property. The databases reviewed by EDR were the most recently available as of December 11, 2012. The database sources and distances searched by EDR are included in Appendix D.

The Subject Property was identified on the following databases searched by EDR:

- Underground storage tank (UST) site, leaking underground storage tank (LUST) site, Closed Remediation Site (CRS) site, and Deed Restriction at Closeout Site (AUL) site
 - According to the EDR Report, four USTs were closed/removed from the Subject Property: one UST in 1983 (2,033-gallon fuel oil) and three USTs in 1990 (5,959-gallon diesel, 6,000-gallon unleaded gasoline, and 7,614-gallon leaded gasoline). Based on a review of the EDR report and WDNR GIS Registry, a LUST case (WDNR Activity No. 03-15-000659) was opened on the Subject Property to address subsurface soil and groundwater impacts identified during the removal of the three USTs in 1990. Following remediation of the subsurface impacts, which included the operation of a dual-phase (soil and groundwater) remediation system, the case was closed by the WDNR in 1998 with institutional controls (groundwater use deed restriction and listing on the WDNR GIS Registry) to address residual groundwater impacts on the Subject Property. Based on readily ascertainable information, the USTs and area of known residual groundwater impacts (as of case closure in 1998) were located near the southeast corner of the manufacturing structure.
 - Based on information obtained within previous environmental documents related to the Subject Property, the UST identified as "fuel oil" in the EDR report was used for retail sales of kerosene and/or diesel and not used as a heating oil tank. According to those interviewed as part of previous environmental work conducted at the site, that the UST was located on the east side (near the southeast corner) of the former coop structure. Those interviewed were not aware of any subsurface assessment being completed during the UST closure/removal activities in 1983. However, based on the location of the UST in relation to the larger gasoline and diesel USTs assessed in the 1990s, any subsurface impacts resulting from the operation of the former "fuel oil" UST likely would have been indirectly assessed and remediated during WDNR Activity No. 03-15-000659.
- Bureau for Remediation and Redevelopment Tracking System (BRRTS) Site
 - The BRRTS listing for the Subject Property is related to subsurface environmental work conducted on the Subject Property in 2005. The WDNR did not require actions as it was determined that the identified release (polycyclic aromatic hydrocarbons and lead detected in soil samples) was related to previous remedial activities at the site that have been closed by the Department.

Leaking underground storage tank (LUST) site

- Wisconsin Spills
 - The EDR report indicated that a spill of unknown quantity was reported to the WDNR in 1983. According to the EDR report, a spill of unknown quantity and substance (resulting from a customer who overfilled a tank) was contained/recovered. Information in the EDR report did not suggest that any additional subsurface assessment and/or remediation were required as a result of the spill.

- Solid and Hazardous Waste Information Management System (SHWIMS) site
 - According to the EDR Report, the status of the SHWIMS is unknown. It is likely that at one time hazardous wastes may have been generated at the subject property. The waste material was likely waste oil.

The following is a summary of the number of sites identified within respective search distances on the following databases:

- National Priorities List (NPL) – 0 sites
- Corrective Action (CORRACTS) – 0 sites
- RCRA Small Quantity Generator (SQG) – 1 sites
- RCRA Conditionally Exempt Small Quantity Generator (CESQG) – 2 sites
- RCRA NonGen – 1 sites
- Brownfields – 1 sites
- Environmental Repair Program (ERP) – 0 sites
- LUST – 5 sites
- UST – 5 sites
- Leaking Aboveground Storage Tanks (LAST) – 0 sites
- Aboveground Storage Tank (AST) – 1 sites
- Manifest – 1 sites
- Activity Use Limitation (AUL) – 4 sites
- Wisconsin Emergency Repair Program (Wi-ERP) – 3 sites
- Registry of Waste Disposal Sites (WDS) – 1 site

AECOM also reviewed the EDR Report for orphan sites. The orphan summary list typically includes sites with locations that could not be mapped by EDR due to incomplete or erroneous address information. AECOM attempted to identify the locations of the orphan sites during the site reconnaissance.

Adjoining Properties and Surrounding Properties

The EDR report identified two CORRACTS, two RCRA- Conditionally Exempt Small Quantity Generator (RCRA-CESQG), 17 UST, 21 LUST, three leaking above ground storage tanks (LAST), one above ground storage tank (AST), twelve AUL sites, five Wisconsin Environmental Repair Program (WI ERP) sites, and nine RCRA-NonGen sites within the specified search distances from the Subject Property. Based on the location of the sites and nature of regulated activities, they were considered unlikely to have impacted the surface or subsurface of the Subject Property. One of the identified ERP sites (Maritime Museum) is located immediately adjacent and north of the Subject Property. Based on a review of the EDR report and readily ascertainable WDNR GIS Registry information, the ERP case for the Maritime Museum site was opened in 1994 to address soil and groundwater impacts on the site. The case was later closed in 1998 with institutional controls (groundwater use deed restriction and listing on the WDNR GIS Registry) to address residual groundwater impacts. Readily available information does not suggest that the Subject Property has been impacted by the Maritime Museum site.

AECOM also reviewed the "orphan" list included in the EDR report. The Orphan Summary List includes sites with locations that could not be mapped by EDR. Based upon AECOM's site reconnaissance of the area and the nature of regulated activities, the orphan sites are not within the specified EDR search radius or are considered unlikely to have impacted the surface or subsurface of the Subject Property.

4.2 Additional Environmental Record Sources

City of Sturgeon Bay Records

Available City of Sturgeon Bay records (Building Inspector and Assessor Department) were reviewed for the Subject Property. Information to suggest the storage or usage of petroleum products or hazardous materials was not encountered.

City of Sturgeon Bay Fire Department Records

On December 14, 2012, the Sturgeon Bay Fire Department was contacted and information regarding environmental impacts to the Subject Property or adjacent properties was requested. At the time of issuance of this Phase I ESA, the Department had not responded to the request.

4.3 Physical Setting

Review of the Department of the Interior, United States Geological Survey (USGS) Publication *Water Resources of Wisconsin, Lake Michigan Basin, Hydrogeologic Investigations, Atlas HA-432, Sheet 1 of 4, 1973*, indicated that the Subject Property is an area of glacial lake deposits that overlie undifferentiated dolomite bedrock.

The primary soil series mapped at the Subject Property is Namur loam, 0% to 6% slopes. The Namur Series is described as well drained soils on glacial till plains that are underlain by dolomite bedrock. Soils are described as nearly level to gently sloping with moderate permeability, medium runoff, and very low available water capacity. The soil is generally characterized by a surface layer of very dark grayish-brown loam (approximately 5 inches thick) over brown heavy loam (approximately 3 inches thick), all over dolomite bedrock (Soil Survey of Door County, Wisconsin, US Department of Agriculture, Soil Conservation Service, 1978).

The publication *Water Resources of Wisconsin, Lake Michigan Basin, Hydrogeologic Investigations, Atlas HA-432, Sheet 2 of 4, 1973*, indicated that regional groundwater flow direction is generally to the east toward Lake Michigan. However, existing ditches, underground utilities (such as sanitary/storm sewer piping systems), and other natural and manmade features may influence local groundwater flow direction.

Based on a review of WDNR GIS Registry information, groundwater flow direction in the vicinity of the Subject Property is northeast, with groundwater depths ranging from approximately 3 to 6 feet below ground surface. Groundwater depths and flow directions vary seasonally, and current site-specific groundwater flow information cannot be determined without installation of groundwater monitoring wells.

A review of Sturgeon Bay West, Wisconsin, USGS 7.5-minute topographic map dated 1981 showed the Subject Property as being in an area of relatively low relief with approximate elevation of +570 feet above mean sea level.

4.4 Historical Use Information

The objective of consulting historical sources is to develop a history of the previous uses of the Subject Property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the Subject Property. The chronological history of the Subject Property was developed by AECOM from interviews and a review of Sanborn maps, historical aerial photographs, and City Directories. Based on review of reasonably ascertainable information, AECOM was able to confirm the historic use of the subject property back to 1885.

EDR provided aerial photographs of the subject property and surrounding properties dated 1938, 1951, 1955, 1967, 1969, 1972, 1974, 1981, 1986, 1992, 1998, 2005, 2006, 2008, and 2011. A summary of photographs reviewed and notable information obtained are provided below.

Year	Subject Property Features
1938	The Subject Property appeared developed with structures near the southwest, northwest, and southeast corners. The remainder of the property appeared vacant. The northeast portion of the Subject Property appeared to be covered by water (Sturgeon Bay).
1951	Notable changes to the Subject Property were not observed.
1955	Notable changes to the Subject Property were not observed.
1967	Due to the poor quality of the photograph, discernible changes to the Subject Property, if present, were not readily apparent, except for: the northeastern portion of the Subject Property (formerly part of Sturgeon Bay) appeared to have been filled.

Year	Subject Property Features
1969	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.
1972	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.
1974	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.
1981	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.
1986	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.
1992	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.
1998	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.
2005	Two structures and stored materials were observed on the southern edge of the Subject Property. The Door County Maritime Museum was observed adjacent and north of the Subject Property.
2006	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.
2008	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.
2011	Notable changes to the Subject Property and properties adjacent to the Subject Property were not observed.

Historical Fire Insurance Maps

AECOM reviewed readily available Sanborn maps dated 1885, 1891, 1898, 1904, 1911, 1919, 1928, 1944, and 1958 obtained from EDR for the Subject Property.

Year	Subject Property Features
1885	A large portion of the Subject Property appeared to be covered by water (Sturgeon Bay). A dock was shown near the eastern property boundary. Information suggesting the presence of RECs was not observed.
1891	A large portion of the Subject Property appeared to be covered by water (Sturgeon Bay). Two docks and a warehouse were shown near the eastern property boundary. Information indicating the presence of RECs was not observed.
1898	A majority of the Subject Property (with the exception of property near the eastern boundary) appeared to have been filled, as land which was formerly located underwater was shown covered by "Lawrence's Dock." An ice house, grain warehouse, meat warehouse, and cord wood piles were shown on the dock area. Information indicating the presence of RECs was not observed.
1904	The Subject Property appeared developed with additional structures along Maple Avenue, including a seed warehouse, shed, and lumber shed near the southwest corner, and a fire engine house near the southeast corner. The dock was identified as "Sawyer Dock" and was shown occupied by "Tewels & Brandeis." The Tewels & Brandeis operations were shown to include a grain elevator, seed warehouse, and two gasoline tanks (150-gallon and 50-gallon). The gasoline tanks appeared to be located near the northwest corner of the manufacturing structure observed during the site reconnaissance. A railroad spur was also shown near the western property boundary.
1911	The Subject Property appeared further developed with lumber sheds and lumber storage located near the center of the property. The Tewels & Brandeis operations were shown to include three tanks (a 150-gallon and 50-gallon kerosene, and a 50-gallon gasoline) near the location of the tanks shown in the 1904 map.
1919	The Subject Property appeared further developed with a planning mill, cement storage building, and lime house. The tanks shown on the 1904 and 1911 maps were no longer present. An oil house was shown slightly southeast of the former tank locations.

Year	Subject Property Features
1928	The Subject Property appeared similar to that shown in the 1919 map, except that the oil house was no longer present and a the structure located near the southwest corner of the Subject Property previously identified as an office structure is now identified as a paints and office structure..
1944	The subject property was shown generally vacant, except for a general storage building near the southwest corner and a grain elevator near the northwest corner of the property.
1958	The Subject Property is developed with the coop structure located adjacent to the grain elevator. A warehouse and small commercial structure were observed on the south and east side of the Subject Property. The general storage structure observed on the 1944 map was not depicted on the 1958 map. A small structure or addition to the main coop structure was labeled on the Sanborn map as being an "oil house". The "oil house" was depicted in the location of the current office portion of the former coop structure on the Subject Property. Additional notable changes to properties located adjacent to or in the vicinity of the Subject Property were not observed.

City Directories

AECOM reviewed readily available City Directories dated 1927 to 1994 at the Door County Public Library in Sturgeon Bay. The Subject Property address did not appear in City Directories until 1948. City Directories dated 1948 and 1950 identified the Stanley Brandeis Company at the subject property address. The Subject Property address was not listed in the 1955 City Directory. City Directories dated 1961 to 1994 identified DCC at the Subject Property address.

Historical Topographic Maps

AECOM reviewed historic topographic maps from EDR for the Subject Property as part of this Phase I ESA. EDR provided topographic map coverage for 1960 and 1981. The Subject Property appeared to be developed as an industrial property in each year represented. Copies of the historic topographic maps are provided in Appendix G.

4.4.1 Summary of Subject Property History

Historically, the Subject Property was developed as industrial/municipal property since at least 1885 and has remained developed in that manner to the present day. Initially, Subject Property development was identified on the western side of the Subject Property. Filling activities later expanded the Subject Property to the east into Sturgeon Bay. During the late 1800's, several small storage structures and a railroad spur were identified on the Subject Property. During the early 1900's, industrial and municipal development dominated the land use of the Subject Property as several businesses related to agriculture (seed storage and grain elevator), construction (concrete storage), paint storage, and lumber as well as a "fire engine house", and fire department structure were identified on the Subject Property.

At the time of the site reconnaissance, the Subject Property was developed with a one story industrial structure with offices situated on a concrete slab-on-grade foundation, a partial concrete basement foundation, and wooden timbers and footings; a wood and metal constructed warehouse structure situated on a slab-on-grade foundation; a metal constructed warehouse situated on a concrete slab-on-grade foundation and partially earthen foundation; a single story cinder block constructed building situated on a concrete slab-on-grade foundation; a metal constructed storage shed situated on a concrete slab-on-grade foundation; and a greenhouse type structure situated on the paved surface of the Subject Property. The former coop property has been vacant since before 2007 when the property was sold to a developer. In 2009, Freedom Bank foreclosed on the property.

The remaining areas of the Subject Property not occupied by a structure are either paved drive or parking areas or decoratively landscaped. The Subject Property is developed as an industrial/municipal property and is currently occupied by six structures (one is vacant) that are primarily utilized as storage facilities by the United States Coast Guard (southern most structure and greenhouse structure), a salvage company (storing supplies in the easternmost structure), and a small engine equipment company (storing motorcycles, scooters, snow blower equipment, and lawn tractors throughout the former coop building), and private individuals (boats, snowmobiles, and various personal items in the southern storage building).

4.4.2 Summary of Adjoining Property History

Based on a review of reasonably ascertainable historical information, AECOM revealed the following adjoining property historical information. The adjoining properties were initially developed as commercial, industrial, and residential properties from at least 1885 to the present.

4.5 Previous Environmental Reports

AECOM reviewed two environmental documents prepared by STS Consultants; *Phase I Environmental Site Assessment, Door County Cooperative, 92 East Maple Street, Sturgeon Bay, Wisconsin, September 28, 2005* and *Phase II Subsurface Assessment and Asbestos Demolition Survey, Door County Cooperative, 92 East Maple Street, Sturgeon Bay, Wisconsin, October 12, 2005*. Both reports are attached as Appendix H.

According to the Phase I ESA by STS Consultants, the following RECs were identified on the Subject Property:

- The Subject Property historically was utilized for fertilizer mixing and storage. The storage of these materials occurred in the warehouse structure situated on the east side of the Subject Property. In addition to the storage of these materials, it was reported that the concrete flooring in the structure was in poor condition.
- Sanborn Fire Insurance Maps indicated that during the early 1900's, three petroleum storage tanks were located on the north, northeast portion of the Subject Property. The tanks reportedly held kerosene (two of the tanks) and gasoline.
- A 300-gallon (approximately) AST was observed adjacent to the southern warehouse structure on the Subject Property. According to the report, the AST appeared to be in poor condition. It was reportedly utilized to store waste oil generated as a result of maintenance activities that occurred in the adjacent warehouse structure.
- The flooring of the southern warehouse structure was reported to be a concrete slab-on-grade (east and west sides) and an earthen floor (center of the structure). It was reported that a machine shop had historically occupied this area of the Subject Property. In addition, petroleum products were observed and historically stored and used in all areas of the structure.
- 10 – 12 empty drums were observed on the exterior and immediately north of the southern storage structure on the Subject Property.

The STS Consultants Phase I ESA identified the following historical RECs on the Subject Property:

- Three gasoline USTs were removed from the Subject Property and at the time of the removal, a release of petroleum products was encountered. In 1990, the WDNR opened a LUST case for Subject Property related to the release from the removed USTs. The case was closed in 1998 with institutional controls (groundwater use deed restriction and listing on the WDNR GIS Registry) to address residual groundwater impacts on the Subject Property.
- In addition to the three gasoline USTs, it was reported that a fourth UST was removed from the Subject Property. The UST that was removed in 1983 (installed late 1960's or early 1970's) was reportedly located in the same vicinity as the three gasoline USTs. Based on its location, if a release of diesel and/or kerosene from the UST had occurred prior to its removal, the release was likely indirectly assessed and remediated by the LUST case activities.

The STS Consultants Phase I ESA identified the following environmental issue:

- Review of historical documents suggest that the eastern areas of the Subject Property were filled during the late 1800's. WDNR information indicated that up to 10 feet of fill containing wood chips, charred wood, and concrete, was identified in soil borings advanced on the subject property during the LUST case assessment activities. Due to the content of the fill materials, the potential exists for methane gas to be present in the subsurface.

According to the Phase II Subsurface Assessment and Asbestos Demolition Survey conducted by STS Consultants in 2005, eight soil borings were advanced on the Subject Property to address the RECs identified in the STS Consultants Phase I ESA. In addition to the soil borings, two borings were converted to temporary ground water monitoring wells in order to obtain ground water samples. Methane monitoring of soil vapors was also conducted for five soil vapor probes advanced on the Subject Property.

Laboratory analytical results for soil and groundwater samples collected from the site indicated:

- Metals (cadmium, chromium, and /or lead) were detected in each of the soil samples analyzed.
- Polycyclic aromatic hydrocarbons (PAHs) were detected in each of the soils samples analyzed.
- Ammonia/ammonium-nitrogen and nitrate/nitrite-nitrogen were detected in each of the soil and groundwater samples analyzed.
- Volatile organic compounds (VOCs) and petroleum volatile organic compounds (PVOCs) were not detected in any soil samples analyzed.

The results of in-field monitoring of soil vapors for methane indicate that methane is present on the Subject Property.

According to the STS Consultants Phase II Subsurface Assessment and Asbestos Demolition Survey document, visual and olfactory observations completed during the Phase II did not reveal staining, odors, or other evidence to suggest that the lead and PAH detections at the Subject Property were related to the RECs identified in the Phase I ESA. Rather, field observations suggest that the detected concentrations are most likely associated with the urban fill placed on the site documented in historical Sanborn maps from the late 1800s and early 1900s.

The report concluded that if during future development on the site, redistribution of soils on the Subject Property were to occur, the soils may be required to be managed as a solid waste in accordance with local, state, and federal laws. In addition, future development activities on the Subject Property would require addressing the methane issue and development activities may be regulated by the WDNR.

5 Information from Site Reconnaissance

5.1 Methodology and Limiting Conditions

AECOM observed the Subject Property to identify RECs and historical RECs. Photographs of the site reconnaissance are included in Appendix I.

5.2 General Site Settings

The site reconnaissance of the Subject Property was conducted by Jeffrey S. Carlson, Project Scientist at AECOM, on December 14, 2012. Weather conditions included sunny to partly cloudy skies with an ambient temperature of approximately 42 degrees Fahrenheit. AECOM observed the Subject Property for features usually associated with potential environmental impairment including: electrical transformers; USTs; ASTs; chemical/waste storage, generation, and management practices; and pesticide/herbicide application practices.

5.3 Subject Property Observations

Interior Observations

AECOM observed the interior of each of the structures situated on the Subject Property. The following is a summary of observations made at the time of the site reconnaissance:

Former Coop Structure

The former coop structure consists of a store front (that most recently, in a commercial capacity, was a hardware store) that is currently utilized to store a variety of motorized vehicles. They include small motorcycles and scooters. According to Heidi Neubauer of Starr Realty, a small engine business leases the structure and stores these items here. The remainder of the storefront area consists of offices. At the time of the site reconnaissance, recent snow accumulations on the roof had begun to melt and the melt water was entering the structure through damaged portions of the roof. Saturated ceiling tiles were observed throughout the office areas. Water damage was also observed throughout the office areas. In addition to the office area, a boiler room was observed on the far north side of the office area. Evidence to suggest the storage, usage, or a release of petroleum products or hazardous materials was not observed in this area of the former coop structure.

Moving to the east, AECOM observed the areas of the former coop that historically were utilized for receiving and shipping of feed materials. Hoppers, storage areas, a piping system for liquid feed, and a plastic AST containing a thick black liquid was observed. According to the signage on the exterior of the AST, the contents are a liquid feed. However, this has not been confirmed. A small, 3' x 4' pit was observed adjacent and south of the AST. When the lid was lifted, a thick, black liquid was revealed. A foul odor was also encountered upon removal of the wooden cover. AECOM personnel extended a short metal rod into the pit to estimate the depth of the pit (approximately 6 inches).

Throughout the remainder of this area of the former coop structure, used lawn tractors (most in poor condition, likely stored here for "junk parts") were stored. The tractors were stored in a manner that precluded AECOM from observing the entire concrete floor surface of the area. Small areas of oil staining and standing oil were observed in this area. It was apparent that the fresh standing oil originated from the lawn tractors. AECOM did not observe floor drains in this area of the structure. Where concrete was observable, it appeared to be in good condition. It is not expected that the small amounts of oil observed have moved past the concrete flooring to impact the subsurface of the Subject Property. The spillage is considered *Di minimus*.

A small partial basement was observed in the former coop structure. Electrical motors and conveyors (for transporting feed or grain from the exterior of the structure to the interior) were observed in the partial basement. The basement had a concrete

floor and concrete walls. Evidence to suggest the storage, usage, or a release of petroleum products or hazardous materials was not observed at the time of the site reconnaissance.

At the approximate center of the former coop structure, an area that is partially open (only three walls at this location) with a wooden dock or mezzanine was observed. At the time of the site reconnaissance, two trailers (cargo type trailer to be pulled by an automobile) and a variety of lawn mower tractor attachments were observed. The ground surface at this location was covered by gravel. Evidence to suggest the storage, usage, or disposal of petroleum products or hazardous materials was not observed at this location at the time of the site reconnaissance.

The grain elevator is located on the eastern side of the former coop structure. AECOM observed the wooden plank flooring in this portion of the structure to be covered with sawdust. Four areas of dark staining, that appear to be from a petroleum product, were observed in the grain elevator portion of the structure.

Eastern Warehouse Structure

The eastern warehouse structure is constructed of wood and sheet metal with a slab-on-grade concrete foundation. The structure is divided into five "bays" that appeared to be utilized as storage areas for a local salvage company. At the time of the site reconnaissance, salvage company personnel were in the process of removing their stored items from the structure. AECOM observed a variety of 55-gallon drums (steel and plastic) that contained oil, lubricants, and unknown materials (unlabeled drums); 5-gallon pails containing lubricants and oils, parts, tools, and what appeared to be general refuse items.

The concrete flooring of the structure was observed to be in fair to poor condition. Many areas were cracked or pitted. Significant staining (presumably from petroleum products) was observed on the concrete flooring in each of the "bays". At a location along the west wall, oil staining on the concrete floor appeared to extend to the exterior of the structure.

According to historic information related to activities at the Subject Property, this structure had been previously utilized as storage and mixing area for fertilizers.

Southern Warehouse Structure

The southern warehouse structure is constructed of wood and sheet metal and has primarily a concrete slab-on-grade foundation except for the center portion of the structure where the flooring is earthen and covered with a mixture of gravel and straw or hay.

At the time of the site reconnaissance, the structure was leased to private individuals and utilized to store items such as water craft, snowmobiles, and personal items.

The structure is divided into three sections. The eastern most section has a concrete slab-on-grade floor. A variety of water craft (stored) were observed in this area of the structure. *Di minimus* staining was observed on the concrete floor in this area of the structure. Floor drains were not observed at the time of the site reconnaissance.

The center portion of the structure has an earthen floor. Water craft, personal items (furniture), and approximately twenty-five cans of paint were observed in this area of the structure. *Di minimus* staining was observed on the earthen floor of this area of the structure. Solvents were not observed adjacent to or within the area where the paint storage was observed. The paint cans were observed to be stored on the earthen floor. Evidence to suggest a release of the observed paints was not observed at the time of the site reconnaissance.

The western portion of the structure has a concrete floor. At the time of the site reconnaissance, AECOM observed a single 55-gallon plastic, unlabeled drum containing what appears to be a solid material. It appears to be approximately 1/3 full. A smaller plastic drum was located adjacent to the drum and appeared to be half filled with oil. Five, 5-gallon gasoline containers were observed in the same vicinity as the observed drums. Four of the gasoline containers were empty; one was approximately 1/3 full. Evidence to suggest a release of the observed materials was not observed on the containers, adjacent to the containers or in the vicinity of the containers at the time of the site reconnaissance.

The remainder of the area in the structure was utilized for personal storage of snowmobiles, furniture, and other personal items.

No floor drains were observed in the structure, however, a manhole cover was observed on the west side of the structure. Evidence to suggest a release of petroleum products or hazardous materials on, adjacent to, or in the vicinity of the manhole cover was not observed during the site reconnaissance.

According to historical information related to the Subject Property, this southern warehouse structure was utilized to store materials and for some vehicle maintenance that generated waste oil.

Western Outbuilding

A small mason block constructed structure situated on a concrete slab-on-grade foundation is located on the western side of the Subject Property. At the time of the site reconnaissance, the structure was vacant. A few items including a small can of glue, small can of paint, and abandoned toilet/bathroom plumbing was observed within the structure. A *Di minimus* amount of staining was also observed on the concrete floor of the structure.

Historic information related to the Subject Property suggests that the western outbuilding was formerly occupied by the Sturgeon Bay Fire Department. Evidence to suggest that petroleum products or hazardous materials were stored, distributed, or release within the structure was not encountered while conducting this Phase I ESA.

Small Structure and Green House Structure (Coast Guard Occupied)

A small storage structure and greenhouse type structure were observed on the southern edge of the Subject Property. At the time of the site reconnaissance, the two structures were occupied by and leased to the United States Coast Guard (USCG) by the City of Sturgeon Bay. The structures are utilized for storage of equipment, lubricants, and oils by the USCG. Oil and lubricants were observed stored in 55-gallon steel drums and plastic buckets (5-gallon). Evidence to suggest a release of the observed materials was not observed at the time of the site reconnaissance.

Exterior Areas

AECOM observed areas of the Subject Property not occupied by structures during the site reconnaissance. These areas include paved drive and parking spaces and landscaped areas.

Two steel drums were observed adjacent to the western end of the former coop structure. The drums were situated on a wooden pallet on pavement. Evidence to suggest a release from the drums was not observed on the exterior of the containers, adjacent to the containers or in the vicinity of the containers at the time of the site reconnaissance. The drums were unlabeled (contents unknown, drums appeared to be full) and are likely associated with former environmental work conducted at the Subject Property.

An additional drum was observed adjacent to the west side of the eastern warehouse structure. The drum appeared to be in poor condition. Stressed vegetation was observed between the drum and the edge of the warehouse structure. The stressed vegetation may be related to the drum or to oil staining observed on the interior of the warehouse structure.

A plastic tote containing what appeared to be bulk oil was observed on the south side of the eastern warehouse structure. At the time of the site reconnaissance, evidence to suggest a release from the tote to the ground surface was not observed.

A pickup truck with an approximately 500-gallon UST was observed on the east side of the eastern warehouse structure. The contents of the UST are not known, however, the spigot for the UST extends from the end of the tank and over the tailgate of the truck. The ground surface is stained black at this location suggesting that the content of the UST is a petroleum product.

Two circular depressions were observed in the pavement adjacent and north of the southern warehouse structure. While conducting the site reconnaissance, AECOM observed the depressions but could not conclude the nature of them. They may be related to abandoned groundwater monitoring wells.

Each of the structures on the Subject Property has man doors and overhead doors where casual discarding of petroleum products or hazardous materials may have occurred historically. At the time of the site reconnaissance, AECOM did not observe evidence to suggest this type of disposal method.

A fenced area on the far south side of the Subject Property is utilized by the USCG for storage of equipment, lubricants, and fuel. Several small containers containing oils and gasoline were observed stored in plastic containers on the paved surface and within a secondary containment cabinet. At the time of the site reconnaissance, evidence to suggest a release from the containers was not observed.

The USCG also keeps a storage cabinet with secondary containment adjacent and west of the greenhouse structure. The cabinet is utilized for storage of hazardous materials. At the time of the site reconnaissance, fluorescent light bulbs, and small quantities of oil were observed within the cabinet. Evidence to suggest a release from the materials stored within the cabinet were not observed while conducting the site reconnaissance.

Other than the items described above, observations of the remainder of the exterior of the Subject Property did not suggest the potential for a release, storage, or distribution of petroleum products or hazardous materials at the time of the site reconnaissance.

5.4 Hazardous Substances in Connection with Identified Uses

AECOM observed the Subject Property for petroleum products, process chemicals, and other hazardous substances. Partially full and full 55-gallon drums and smaller containers of fresh and used oil; empty and partially full gasoline containers; and empty, partially full, and full containers of paint were observed on the Subject Property. Based on information obtained through readily ascertainable information, USTs containing gasoline (unleaded and leaded), diesel, and kerosene were formerly located on the Subject Property. In addition, the Subject Property previously included fertilizer blending operations.

5.5 Storage Tanks, Oil/Water Separators, and Grease Traps

During the site reconnaissance, AECOM observed the Subject Property for the presence of USTs and ASTs. Manways, fill ports, vent pipes (usually associated with USTs), and ASTs were not observed during the site reconnaissance. However, based on review of reasonably obtainable information and a review of the EDR report, four USTs were formerly located on the Subject Property: approximately 2,033-gallon fuel oil (kerosene and/or diesel), 5,959-gallon diesel, 6,000-gallon unleaded gasoline, and 7,614-gallon leaded gasoline USTs. The USTs were reported to be closed/removed in 1983 (fuel oil) and 1990 (gasoline and diesel). Additional information regarding the former USTs was provided in preceding sections of this report.

In addition, based on previous environmental documents prepared for Subject Property, a single 300-gallon AST was previously located adjacent to the west side of the southern warehouse structure. The AST reportedly was utilized to store waste oil generated as a result of vehicle maintenance in the adjacent structure. At the time of the site reconnaissance, the AST was no longer located on the Subject Property.

A UST (approximately 500-gallon) was located on the back of a pickup truck and serving as an AST. At the time of the site reconnaissance, significant staining was observed beneath the spigot of the UST on the ground surface. The contents of the UST are unknown, however, based on the color of the staining; it is likely that it is a petroleum product.

5.6 Indications of Polychlorinated Biphenyls

AECOM observed the Subject Property for the presence of equipment suspected of containing PCBs. PCBs may be found in insulating or dielectric fluids in electrical and hydraulic equipment. Equipment known or suspected to contain PCBs was not observed on the Subject Property.

5.7 Indications of Solid Waste Disposal

AECOM observed the Subject Property for solid waste management issues including generation and disposal methods. Evidence of dumping or disposal of solid wastes on the Subject Property was not observed. However, based on a review of historical Sanborn maps, the northern and eastern portion of the Subject Property is located in an area formerly occupied by water (Sturgeon Bay). Sanborn maps suggest that the area was filled in the late 1800s. Furthermore, WDNR information indicated that up to 10 feet of fill (including up to 5 feet of wood chips and/or charred wood and/or concrete) was identified in soil borings advanced on the Subject Property during LUST case assessment activities. If fill is encountered during future development activities on the Subject Property, it may require management as a solid waste.

5.8 Adjoining Properties Observations

AECOM observed the properties immediately adjoining the Subject Property during the site reconnaissance. The adjoining properties were observed, to the extent possible, from the Subject Property boundaries and/or public right-of-ways. The adjoining properties in the vicinity of the Subject Property consist of commercial and residential properties. AECOM did not observe conditions on the adjoining properties as observed from the Subject Property boundaries that indicate potential environmental conditions associated with the current operations on adjoining properties.

6 Interviews

6.1 Interview with Owner

The Subject Property is currently owned by Freedom Bank and the City of Sturgeon Bay. Based on the User Questionnaire completed by The City of Sturgeon Bay representative, Mr. Marty Olenjiczak, there are likely environmental issues on the Subject Property. These issues have been addressed in the preceding sections of this report.

While conducting the site reconnaissance, AECOM was accompanied by one of the Subject Property representative, Ms. Heidi Neubauer of Starr Realty, representing Freedom Bank. Information obtained from Ms. Heubauer is presented in previous sections of this Phase I ESA.

6.2 Interview with Site Manager

Refer to Section 6.1.

6.3 Interviews with Occupants

Refer to Section 6.1.

6.4 Interview with Local Government Officials

AECOM interviewed local government officials and reviewed local government records as part of this Phase I ESA (refer to Section 4.2 of this report).

7 Findings and Opinions

7.1 Findings and Opinions

AECOM was retained by the City of Sturgeon Bay (Client) to perform a Phase I ESA of the properties located at 92 and 100 East Maple Street, Sturgeon Bay, Door County, Wisconsin (the Subject Property). The Subject Property consists of two land parcels (Door County Parcel Numbers 2811210080101 and 2812415090101) totaling approximately 3.69 acres of land developed as industrial/municipal property. The Subject Property is currently owned by Freedom Bank (92 East Maple Street) and the City of Sturgeon Bay (100 East Maple Street). The Phase I ESA was conducted on behalf of the City of Sturgeon Bay as part of a property transaction.

The following description and chronological history of the Subject Property was developed by AECOM from a site visit, interviews, a review of historical aerial photographs and historical city directories maps.

Historically, the Subject Property was developed as industrial/municipal property since at least 1885 and has remained developed in that manner to the present day. Initially, the Subject Property development was identified on the western side of the Subject Property. Filling activities later expanded the Subject Property to the east into Sturgeon Bay. During the late 1800's, several small storage structures and a railroad spur were identified on the Subject Property. During the early 1900's, industrial and municipal development dominated the land use of the Subject Property as several businesses related to agriculture (seed storage and grain elevator), construction (concrete storage), paint storage, and lumber as well as a "fire engine house", and fire department structure were identified.

At the time of the site reconnaissance, the Subject Property was developed with a one story industrial structure with offices situated on a concrete slab-on-grade foundation, a partial concrete basement foundation, and wooden timbers and footings; a wood and metal constructed warehouse structure situated on a slab-on-grade foundation; a metal constructed warehouse situated on a concrete slab-on-grade foundation and partially earthen foundation; a single story cinder block constructed building situated on a concrete slab-on-grade foundation; a metal constructed storage shed situated on a concrete slab-on-grade foundation; and a greenhouse type structure situated on the paved surface of the Subject Property.

The remaining areas of the Subject Property not occupied by a structure are either paved drive or parking areas or decoratively landscaped. The Subject Property is developed as an industrial/municipal property and is currently occupied by six structures (one is vacant) that are primarily utilized as storage facilities by the United States Coast Guard (southern most structure and greenhouse structure), a salvage company (storing supplies in the easternmost structure), and a small engine equipment company (storing motorcycles, scooters, snow blower equipment, and lawn tractors throughout the former coop building), and private individuals (boats, snowmobiles, and various personal items in the southern storage building).

Adjoining properties are developed as commercial properties and residential properties. Based on information obtained while conducting this Phase I ESA, the adjacent properties are not considered a REC to the Subject Property.

AECOM conducted a Phase I ESA in general accordance with ASTM Practice E1527-05 of the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

This assessment has revealed the following RECs as a result of this Phase I ESA:

- Based on the historical industrial use of the Subject Property, the potential for spills and releases throughout the Subject Property, specifically, outside of man doors, overhead doors, and areas behind the existing structures where the disposal of unwanted cleaning chemicals, petroleum products, or hazardous materials may have been disposed of historically. This poses a REC to the Subject Property.
- A shallow pit or depression located on the inside of the former coop structure was observed adjacent to a liquid feed above ground storage tank. The pit appears to be approximately 6 inches deep and is approximately four feet by three feet. A foul odor was encountered when the cover was removed from the pit. A thick black liquid was observed in the pit.

The material observed within the pit is unknown. It may be related to the adjacent liquid feed tank; however, this has not been confirmed. This poses an REC to the Subject Property.

- The warehouse structure located on the east side of the Subject Property has historically been utilized as storage of agricultural products, fertilizers (including fertilizer mixing), and more recently storage of petroleum products and lubricants. Unlabeled drums and smaller containers were observed within the structure. In addition, multiple areas of apparent oil or petroleum product related staining was observed within this structure. The flooring within the structure consists of concrete. Floor drains were not observed while conducting the site reconnaissance. However, the concrete flooring was observed to be in fair to poor condition and damaged in places. Stained surfaces were also observed adjacent to exterior walls. Information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest a release of petroleum products or hazardous materials within the structure. However, based on this current observations, conditions within the structure have changed since 2005 and the potential exists for the materials that caused the staining within the structure to have either impacted the subsurface of the Subject Property beneath the concrete flooring and/or impacted soils on the exterior of the structure where the walls of the structure connect to the concrete flooring of the structure. This poses an REC to the Subject Property.
- A pickup truck was observed on the east side of the eastern warehouse structure on the Subject Property. An approximately 500-gallon UST was situated in the storage box of the pickup truck. AECOM observed significant staining beneath the spigot that extended from the UST to the back of the pickup truck and tail gate. It appears as if petroleum products have been and are dispensed from the spigot. The stained ground surface suggests a chronic release of the materials from the observed UST. This poses an REC to the Subject Property.
- A single 55-gallon drum was observed on the west side of the eastern warehouse structure on the Subject Property. The drum was not labeled and appeared to be in fair condition. Evidence to suggest a release of materials from the drum was not observed at the time of the site reconnaissance. However, stressed vegetation was observed between the drum and the west wall of the structure. This may be related to the staining observed at this location within the structure. This represents an REC to the Subject Property.
- Two unlabeled 55-gallon drums were observed on the west side of the Subject Property adjacent to the southwest corner of the former coop structure. The drums may be related to historic environmental work that may have occurred at the Subject Property and may contain soil or groundwater. The drums were stored on a wood pallet. Evidence to suggest a release from the drums was not observed at the time of the site reconnaissance.
- Various drums, paint cans, and containers with unknown materials were observed throughout the former coop property. This material needs to be secured and handled in accordance with State and Federal regulations. This represents an REC to the Subject Property.
- A significant amount of staining that appears to be petroleum in nature was observed within the elevator portion of the former coop structure. The flooring within this portion of the structure is constructed of wood planking with gaps allowing a route for materials to move from the interior of the structure to the exposed ground surface located beneath the flooring of the structure. This poses an REC to the Subject Property.
- The warehouse located on the south side of the Subject Property has a concrete slab-on-grade floor on the east and west sides of the structure. However, the center portion has an earthen floor with gravel and straw covering portions of the floor. In addition, a manhole cover was observed on the west side of the structure. At the time of the site reconnaissance, AECOM did not observed staining or other evidence to suggest a release in these locations of the structure. Based on the historic industrial nature of the Subject Property, the potential exists for petroleum products or hazardous materials used on the Subject Property to have been disposed of or released at this location. Information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest a release of petroleum products or hazardous materials within the structure. However, the potential exists for a release to have occurred since that assessment work and therefore poses an REC to the Subject Property.
- Review of historic documents related to the Subject Property indicated that a small structure or addition to the main coop structure was labeled on the 1958 Sanborn map as being an "oil house". The "oil house" was depicted in the location of the current office portion of the former coop structure on the Subject Property. The location of the former "oil house" is now occupied by the western portion of the former coop structure. Based on this information and the fact that assessment activities related to the "oil house" have not likely occurred, the potential exists for petroleum products or hazardous materials stored here to have impacted the subsurface of the Subject Property. This poses an REC to the Subject Property.
- Based on a review of historical Sanborn maps, the northern portion of the Subject Property is located in an area formerly occupied by water (Sturgeon Bay). Sanborn maps suggest that the area was filled in the late 1800s. Furthermore, WDNR information indicated that up to 10 feet of fill (including up to 5 feet of wood chips and/or charred wood and/or concrete) was

identified in soil borings advanced on the Subject Property during the LUST case assessment activities. If fill is encountered during future development activities on the Subject Property, it may require management as a solid waste. Furthermore, due to the nature of fill encountered during LUST case assessment activities (i.e. several feet of wood/charred wood); the potential exists for methane gas to be present in the subsurface. If present, methane gas may require special consideration during future development activities on the Subject Property. In 2005 a Phase II ESA performed on the former coop property detected methane gas. The extent of the methane gas is unknown and is considered a REC to the Subject Property.

This assessment has revealed the following historic RECs in conjunction with the Subject Property:

- Based on a review of the Environmental Data Resources, Inc. (EDR) report and Wisconsin Department of Natural Resources (WDNR) Geographical Information System (GIS) Registry, a leaking underground storage tank (LUST) case (WDNR Activity No. 03-15-000659) was opened on the Subject Property in 1990 to address subsurface soil and groundwater impacts identified during the removal of three underground storage tanks (USTs) (6,000-gallon unleaded gasoline, 7,600-gallon leaded gasoline, and 6,000-gallon diesel). Following remediation of the subsurface impacts, which included the operation of a dual-phase (soil and groundwater) remediation system, the case was closed by the WDNR in 1998 with institutional controls (groundwater use deed restriction and listing on the WDNR GIS Registry) to address residual groundwater impacts on the Subject Property.
- Based on a review of the EDR report, an approximately 2,033-gallon "fuel oil" UST was closed and removed from the Subject Property in 1983. Information obtained from previous environmental documents concerning the Subject Property indicated that based on correspondence with long-time employees of the Door County Coop, the UST was installed in the late 1960s or early 1970s and used for retail sales of diesel and/or kerosene. This UST was reportedly located on the south side (near the southeast corner) of the former coop structure, in the general vicinity of former gasoline and diesel USTs that were closed/removed and assessed in the 1990s. Due to the reported proximity to the former gasoline and diesel USTs, if a release of diesel and/or kerosene from the "fuel oil" UST had occurred prior to 1983, the release was likely indirectly assessed and remediated by the LUST case (WDNR Activity No. 03-15-000659) activities.
- Historically gasoline and kerosene underground storage tanks (USTs) were located on the northeast portion of the Subject Property. Historical information suggests that the USTs occupied this portion of the Subject Property during the early 1900's. Because USTs are known to leak, the time period that the USTs were located on the Subject Property, and information related to the USTs was not readily available, the potential exists for gasoline to have leaked from the tanks. However, information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest that a release from these tanks had occurred.
- Review of past environmental documents prepared for the Subject Property indicate that a 300-gallon AST was observed and located near the southeast corner of the southern warehouse structure. According to the environmental documents, the AST was installed at the Subject Property during the 1990's to hold waste oil associated with vehicular maintenance activities that occurred within the adjacent warehouse structure. Apparently, prior to the installation of the AST, vehicular maintenance activities occurred off of the Subject Property. Visual observations reported in the documents indicated that the tank appeared to be in poor condition with visible rusting of the AST. Evidence to suggest a release of waste oil from the AST was not reported. Information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest a release of petroleum products or hazardous materials from the AST. At the time of the site reconnaissance, AECOM did not observe the AST on the Subject Property.

7.2 Data Gaps

A data gap is considered the lack of or inability to obtain information required by ASTM E1527-05 despite good faith efforts by AECOM to gather such information. A data gap by itself is not considered significant. The following data gaps were identified during performance of this Phase I ESA. The significance of the data gap is discussed below as well as data failures, if any.

- AECOM was unable to assess the use/occupancy of the Subject Property prior to 1885. The inability to assess the use/occupancy prior to 1885 is not considered a significant data gap.
- The previous owner or representative of the previous owner of the Subject Property was not available for interviews. Given the historical use of the Subject Property and past ownership information provided by historical resources, the inability to assess the previous owner is not considered a significant data gap.

- Chain of title information for the Subject Property was not provided to AECOM for review as part of the Phase I ESA. Given the historical use of the Subject Property and past ownership information provided by historical resources, the inability to assess chain of title information is not considered a significant data gap.

An Environmental Lien search and Activity and Use Limitation (AUL) search was not provided to AECOM for review as part of the Phase I ESA. Given the historical use of the Subject Property, past ownership information provided by historical resources, and knowledge obtained regarding the ground water use restriction for the Subject Property, the inability to assess this information is not considered a significant data gap.

AECOM was unable to obtain an aerial photograph from between the years of 1938 and 1951. Although this is a significant period of time we do not consider this a significant data gap given the historical use for the Subject Property and past ownership information provided by historical resources.

AECOM has no information to suggest that by eliminating the above-listed data gaps through review of documentation that is not reasonably ascertainable, additional RECs and/or historical RECs would be identified with respect to the Subject Property.

8 Conclusions

AECOM conducted a Phase I ESA in general accordance with ASTM Practice E1527-05 of the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

This assessment has revealed the following RECs as a result of this Phase I ESA:

- Based on material spills observed during the site walkover and the historical industrial use of the Subject Property, the potential for spills and releases throughout the Subject Property, specifically, outside of man doors, overhead doors, and areas behind the existing structures where the disposal of unwanted cleaning chemicals, petroleum products, or hazardous materials may have been disposed of historically. This poses an REC to the Subject Property.
- A shallow pit or depression located on the inside of the former coop structure was observed adjacent to a liquid feed above ground storage tank. The pit appears to be approximately 6 inches deep and is approximately four feet by three feet. A foul odor was encountered when the cover was removed from the pit. A thick black liquid was observed in the pit. The material observed within the pit is unknown. It may be related to the adjacent liquid feed tank; however, this has not been confirmed. This poses an REC to the Subject Property.
- The warehouse structure located on the east side of the Subject Property has historically been utilized as storage of agricultural products, fertilizers (including fertilizer mixing), and more recently storage of petroleum products and lubricants. Unlabeled drums and smaller containers were observed within the structure. In addition, multiple areas of apparent oil or petroleum product related staining was observed within this structure. The flooring within the structure consists of concrete. Floor drains were not observed while conducting the site reconnaissance. However, the concrete flooring was observed to be in fair to poor condition and damaged in places. Stained surfaces were also observed adjacent to exterior walls. Information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest a release of petroleum products or hazardous materials within the structure. However, based on this current observations, conditions within the structure have changed since 2005 and the potential exists for the materials that caused the staining within the structure to have either impacted the subsurface of the Subject Property beneath the concrete flooring and/or impacted soils on the exterior of the structure where the walls of the structure connect to the concrete flooring of the structure. This poses an REC to the Subject Property.
- A pickup truck was observed on the east side of the eastern warehouse structure on the Subject Property. An approximately 500-gallon UST was situated in the storage box of the pickup truck. AECOM observed significant staining beneath the spigot that extended from the UST to the back of the pickup truck and tail gate. It appears as if petroleum products have been and are dispensed from the spigot. The stained ground surface suggests a chronic release of the materials from the observed UST. This poses an REC to the Subject Property.
- A single 55-gallon drum was observed on the west side of the eastern warehouse structure on the Subject Property. The drum was not labeled and appeared to be in fair condition. Evidence to suggest a release of materials from the drum was not observed at the time of the site reconnaissance. However, stressed vegetation was observed between the drum and the west wall of the structure. This may be related to the staining observed at this location within the structure. This represents an REC to the Subject Property.
- Two unlabeled 55-gallon drums were observed on the west side of the Subject Property adjacent to the southwest corner of the former coop structure. The drums may be related to historic environmental work that may have occurred at the Subject Property and may contain soil or groundwater. The drums were stored on a wood pallet. Evidence to suggest a release from the drums was not observed at the time of the site reconnaissance.
- Various drums, paint cans, and containers with unknown materials were observed throughout the former coop property. This material needs to be secured and handled in accordance with State and Federal regulations. This represents an REC to the Subject Property.
- A significant amount of staining that appears to be petroleum in nature was observed within the elevator portion of the former coop structure. The flooring within this portion of the structure is constructed of wood planking with gaps allowing a route for materials to move from the interior of the structure to the exposed ground surface located beneath the flooring of the structure. This poses an REC to the Subject Property.

- The warehouse located on the south side of the Subject Property has a concrete slab-on-grade floor on the east and west sides of the structure. However, the center portion has an earthen floor with gravel and straw covering portions of the floor. In addition, a manhole cover was observed on the west side of the structure. At the time of the site reconnaissance, AECOM did not observe staining or other evidence to suggest a release in these locations of the structure. Based on the historic industrial nature of the Subject Property, the potential exists for petroleum products or hazardous materials used on the Subject Property to have been disposed of or released at this location. Information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest a release of petroleum products or hazardous materials within the structure. However, the potential exists for a release to have occurred since that assessment work and therefore poses an REC to the Subject Property.
- Review of historic documents related to the Subject Property indicated that a small structure or addition to the main coop structure was labeled on the 1958 Sanborn map as being an "oil house". The "oil house" was depicted in the location of the current office portion of the former coop structure on the Subject Property. The location of the former "oil house" is now occupied by the western portion of the former coop structure. Based on this information and the fact that assessment activities related to the "oil house" have not likely occurred, the potential exists for petroleum products or hazardous materials stored here to have impacted the subsurface of the Subject Property. This poses an REC to the Subject Property.
- Based on a review of historical Sanborn maps, the northern portion of the Subject Property is located in an area formerly occupied by water (Sturgeon Bay). Sanborn maps suggest that the area was filled in the late 1800s. Furthermore, WDNR information indicated that up to 10 feet of fill (including up to 5 feet of wood chips and/or charred wood and/or concrete) was identified in soil borings advanced on the Subject Property during the LUST case assessment activities. If fill is encountered during future development activities on the Subject Property, it may require management as a solid waste. Furthermore, due to the nature of fill encountered during LUST case assessment activities (i.e. several feet of wood/charred wood); the potential exists for methane gas to be present in the subsurface. In 2005 a Phase II ESA performed on the former coop property detected methane gas. The extent of the methane gas is unknown and is considered a REC to the Subject Property.

This assessment has revealed the following historic RECs in conjunction with the Subject Property:

- Based on a review of the EDR report and WDNR Geographical Information System (GIS) Registry, a LUST case (WDNR Activity No. 03-15-000659) was opened on the Subject Property in 1990 to address subsurface soil and groundwater impacts identified during the removal of three underground storage tanks (USTs) (6,000-gallon unleaded gasoline, 7,600-gallon leaded gasoline, and 6,000-gallon diesel). Following remediation of the subsurface impacts, which included the operation of a dual-phase (soil and groundwater) remediation system, the case was closed by the WDNR in 1998 with institutional controls (groundwater use deed restriction and listing on the WDNR GIS Registry) to address residual groundwater impacts on the Subject Property.
- Based on a review of the EDR report, an approximately 2,033-gallon "fuel oil" UST was closed and removed from the Subject Property in 1983. Information obtained from previous environmental documents concerning the Subject Property indicated that based on correspondence with long-time employees of the Door County Coop, the UST was installed in the late 1960s or early 1970s and used for retail sales of diesel and/or kerosene. This UST was reportedly located on the south side (near the southeast corner) of the former coop structure, in the general vicinity of former gasoline and diesel USTs that were closed/removed and assessed in the 1990s. Due to the reported proximity to the former gasoline and diesel USTs, if a release of diesel and/or kerosene from the "fuel oil" UST had occurred prior to 1983, the release was likely indirectly assessed and remediated by the LUST case (WDNR Activity No. 03-15-000659) activities.
- Historically gasoline and kerosene underground storage tanks (USTs) were located on the northeast portion of the Subject Property. Historical information suggests that the USTs occupied this portion of the Subject Property during the early 1900's. Because USTs are known to leak, the time period that the USTs were located on the Subject Property, and information related to the USTs was not readily available, the potential exists for gasoline to have leaked from the tanks. However, information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest that a release from these tanks had occurred.
- Review of past environmental documents prepared for the Subject Property indicate that a 300-gallon AST was observed and located near the southeast corner of the southern warehouse structure. According to the environmental documents, the AST was installed at the Subject Property during the 1990's to hold waste oil associated with vehicular maintenance activities that occurred within the adjacent warehouse structure. Apparently, prior to the installation of the AST, vehicular maintenance activities occurred off of the Subject Property. Visual observations reported in the documents indicated that the tank appeared to be in poor condition with visible rusting of the AST. Evidence to suggest a release of waste oil from

the AST was not reported. Information related to subsurface assessment activities conducted in 2005 did not reveal evidence to suggest a release of petroleum products or hazardous materials from the AST. At the time of the site reconnaissance, AECOM did not observe the AST was not on the Subject Property.

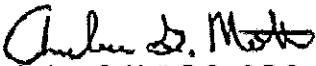
9 Environmental Professional Statement

As required by Section 12.13 of ASTM E1527-05, AECOM provides the following declarations:

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professionals responsible for conducting the Phase I Environmental Site Assessment and preparation of the report.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully,



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

10 References

AECOM used the following references to complete this Phase I ESA:

American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*, ASTM E 1527-00, 100 Barr Harbor Drive, Conshohocken, Pennsylvania, July 2000.

Door County Assessor's File, Personal Visit, December 17, 2012.

Environmental Data Resources, Inc., *EDR Aerial Photo Decade Package, Door County Co-Op, 92 East Maple Street, Sturgeon Bay, Wisconsin, 54235, Inquiry Number: 3479886.5*, December 20, 2012, 440 Wheelers Farms Road, Milford, Connecticut.

Environmental Data Resources, Inc., *EDR Radius Map Report, Door County Co-Op, 92 East Maple Street, Sturgeon Bay, Wisconsin, 54235, Inquiry Number: 3479886.2s*, December 18, 2012, 440 Wheelers Farms Road, Milford, Connecticut.

Environmental Data Resources, Inc., *EDR Certified Sanborn Map Report, Door County Co-Op, 92 East Maple Street, Sturgeon Bay, Wisconsin, 54235, Inquiry Number: 3479886.3*, December 18, 2012, 440 Wheelers Farms Road, Milford, Connecticut.

Environmental Data Resources, Inc., *EDR Historical Topographic Map Report, Door County Co-Op, 92 East Maple Street, Sturgeon Bay, Wisconsin, 54235, Inquiry Number: 3479886.4*, December 18, 2012, 440 Wheelers Farms Road, Milford, Connecticut.

STS Consultants, LTD, *Phase I Environmental Site Assessment, Door County Cooperative, 92 East Maple Street, Sturgeon Bay, Wisconsin, September 28, 2005*.

STS Consultants, LTD, *Phase II Subsurface Assessment and Asbestos Demolition Survey, Door County Cooperative, 92 East Maple Street, Sturgeon Bay, Wisconsin, October 12, 2005*.

Sturgeon Bay City Directories, Various Publishers, 1927-1994.

United States Department of Agriculture, Soil Conservation/University of Wisconsin, *Soil Survey of Door County, Wisconsin, 1978*.

United States Department of the Interior, United States Geological Survey, *Water Resources of Wisconsin, Lake Michigan Basin, Hydrologic Investigations Atlas HA-432, 1973*.

United States Geological Survey, *Sturgeon Bay West, Wisconsin, 7.5-Minute Quadrangle, 1960 and 1981*.

Wisconsin Department of Natural Resources, Geographical Information System Registry, File Information for WDNR Activity No. 03-15-000659 and 02-15-000579.

Appendix A.

Qualifications of Environmental Professionals

Jeffrey S. Carlson

Project Scientist

Education

BS, Environmental Planning and Policy, University of Wisconsin, Green Bay, 1995

Years of Experience

With AECOM: 15

With Other Firms: 3

Training and Certifications

Certified Asbestos Supervisor

Certified Asbestos Inspector

Asbestos Inspector

Mr. Carlson serves as certified asbestos inspector, as well as one of the project leaders for AECOM's master contract with the Wisconsin Department of Transportation (WisDOT) Bureau of Equity and Environmental Services (BEES), for asbestos-containing materials surveys of bridges. He also serves as project scientist with the Environmental group. As a certified asbestos inspector, Mr. Carlson has performed asbestos inspections in private, public, commercial, and industrial facilities to determine types, quantity, and condition of asbestos-containing building materials (ACBMs). Under the master contract he has led the ACBM survey for more than 30 bridge structures.

Project Experience

Other relevant qualifications and project experience include:

- Conducted Phase I (ASTM 1527-97) environmental site assessments to assess the potential for hazardous materials contamination to exist in soils and/or groundwater.
- Conducted Phase II subsurface assessments.
- Performed asbestos inspections in private, public, commercial, and industrial facilities to determine types, quantity, and condition of asbestos-containing building materials.
- Collection of bulk samples for asbestos-containing building materials.
- Collection and analysis of air samples and OSHA personal monitoring on asbestos removal projects.
- Pre-demolition asbestos survey of the Chicago Sun Times Building in Chicago, Illinois.
- Pre-demolition asbestos surveys of the Northwestern Mutual Campus in Franklin, Wisconsin.
- Asbestos demolition survey for the Lambeau Field renovation in Green Bay, Wisconsin.
- Demolition and hazardous waste disposal oversight, I-35 bridge collapse, Minneapolis, Minnesota.

Drilling experience

- Assisted with drilling, collection of soil and groundwater samples, and installation of groundwater monitoring wells on multiple railroad projects.
- Collected and performed field classification of soils while performing subsurface exploration on geotechnical and environmental projects.
- Collected and performed field classification of bedrock core samples collected on geotechnical projects.
- Assisted with drilling and special testing for many northeastern Wisconsin and upper Michigan paper mills including paper machines, mill expansions, landfill siting, and construction projects.
- Assisted in installation of groundwater monitoring wells, groundwater observation wells, piezometers, pneumatic piezometers, vapor extraction wells, and inclinometers.
- Hydraulic dam investigations using a drill rig and barge to obtain core samples of concrete and bedrock of the dam structure.
- Assisted in performing drilling on water from barges as well as on ice for bridges.
- Worked with a variety of drilling and sampling methods, various sizes of hollow-stem auger, solid-stem auger, and rotary wash.
- Conducted field soil classification and field screening of soils for hydrocarbon impact.
- Assisted with drilling inside of bridges.

Andrew G. Mott
Project Scientist

Education

BS, Hydrogeology, University of Wisconsin, Oshkosh, 1997

Registrations

Professional Geologist, Wisconsin

Years of Experience

With AECOM: 14

With Other Firms: 0

Professional Affiliations

American Institute of Professional Geologists

Wisconsin Ground Water Association

Mr. Mott serves as a Project Hydrogeologist in the firm's environmental practice. He specializes in environmental site assessment, soil and groundwater investigation, remediation, site development, and non-metallic mining. He also specializes in Brownfield grant writing, Brownfield redevelopment, railroad compliance and environmental issues.

Project Experience

City of Oshkosh, Wisconsin, EPA Brownfield Grants, Wisconsin. Assisted with writing for several EPA Brownfield Grants. The city was awarded four \$200,000 Cleanup Grants, three \$200,000 Hazardous Substance Site Assessment Grants, and a \$200,000 Petroleum Site Assessment Grant. Assisted with executing the grants.

City of Oshkosh, Wisconsin, WDNR SAGs, Wisconsin. Project Manager for several WDNR SAGs for the City of Oshkosh Wisconsin. Grant funds were utilized for Phase I ESA, Phase II ESA, demolition of an existing building, and removal of underground storage tanks.

City of Oshkosh, Wisconsin, GIS System Design, Wisconsin. Designed a Geographic Information System (GIS) database for a 230-parcel Brownfield pilot project for the City of Oshkosh \$200,000 EPA Brownfield Pilot Grant.

City of Oshkosh, Wisconsin, WDNR Greenspace Grant, Wisconsin. Assisted with grant writing to obtain a \$200,000 WDNR Greenspace Grant for the City of Oshkosh Riverside Park in Oshkosh, Wisconsin. The grant was used to improve a park located along the Fox River.

City of Oshkosh, Wisconsin, Phase I and II ESA, Wisconsin. Project Manager for five WDNR SAGs for the City of Oshkosh, Wisconsin. Grant funds were utilized for Phase I ESA, Phase II ESA, demolition of an existing building, and removal of underground storage tanks.

Cities of Neenah, New London, and Manitowoc, WDNR Site Assessment, Wisconsin. Project Manager and grant writer for WDNR Site Assessment Grant for the City of Neenah, City of New London, and City of Manitowoc. Funds from the SAG were utilized in Phase I ESA, Phase II ESA, demolition, tank removal, site security, asbestos removal and abatement.

City of Neenah, Wisconsin, Brownfield Assessment Grant, Wisconsin. Assisted in grant writing and served as Project Manager for WDCOM Grant for City of Neenah ALTA Building WDCOM Brownfield Assessment Grant, Neenah, Wisconsin. Funds from the grant were utilized Phase I ESA, Phase II ESA, demolition of an existing building, and construction of a water in-take system.

Confidential, Brownfield Redevelopment, Wisconsin. Project Manager for several Brownfield Redevelopment sites that were in the WDNR Voluntary Party Liability Exemption program in Wisconsin. The sites received their Certification of Completion.

Kimberly Clark X-Mill, Water Intake System, Neenah, Wisconsin. Construction Manager for Kimberly-Clark X-Mill Water Intake System, Neenah, Wisconsin. Performed construction documentation of water intake reroute for area paper mill.

Wisconsin Central Railroad, Utility Line Upgrades, North Fond du Lac, Wisconsin. Construction Manager for Wisconsin Central Railroad Utility Line Upgrades. Performed construction documentation of the installation of storm water and sanitary lines at local railroad yard.

Canadian National Railroad, Wastewater Study, North Fond du Lac, Wisconsin. Project Manager for Canadian National Railroad – North Fond du Lac Yard storm water Wastewater Study. Responsible for a study of a railroad yard's storm water system to determine if the system is in compliance with State of Wisconsin and Federal regulations. Provided recommendations with upgrading storm water system. Also, reviewed locomotive fueling system for compliance with existing SPCC plan.

Canadian National Railroad, Storm Water and Waste Water Discharge Review, Proctor, Minnesota. Field Manager responsible for a review of the facility's storm water and sanitary operations, compliance sampling and required reporting obligations relating to storm water discharge and wastewater discharge.

Canadian National Railroad, Storm Water Pollution Prevention Plans (SWPPP), Neenah, Wisconsin and Homewood, Illinois. Obtained and reviewed state specific regulations, conducted site walk-over of the facilities and created site specific diagrams with drainage areas and flow direction; prepared the SWPPP Plans for implementations for railroad facilities; and developed quarterly, semi-annual and annual sampling checklists for yards.

Confidential, Investigation and Remediation of Railroad Yards, Appleton, Green Bay, Neenah, North Fond du Lac, Wisconsin. As project manager, found contaminants at various yards including petroleum, chlorinated solvents, polynuclear aromatic hydrocarbons, lead, and arsenic.

Confidential, Immediate-action Spill Sites, Northeastern and East Central Wisconsin. As project manager, work included free product removal documentation, directing soil remediation, implementing follow-up groundwater quality monitoring, and submittal of sites for regulatory closure.

Confidential, Phase I Site Assessment, Wisconsin. Project Manager for numerous Phase I Environmental Site Assessment (ESAs) and Phase II Subsurface Assessments for property transfers throughout Wisconsin.

Confidential, Underground Petroleum Facilities, Wisconsin. As Project Hydrogeologist, provided soil and groundwater contamination assessments for underground petroleum fuel storage facilities, including projects under the Wisconsin Petroleum Environmental Cleanup Fund Act (PECFA).

Petroleum Release Cleanup, Mt. Calvary, Wisconsin. Project Manager for one of the largest petroleum releases in the State of Wisconsin at Abhold's Garage in Mt. Calvary, Wisconsin. Cleanup of the site included groundwater extraction and soil vapor recovery systems.

Confidential, Reclamation Plans and Client Reviews, Wisconsin. Project Hydrogeologist for non-metallic mine sites throughout Wisconsin. Prepared Reclamation Plans for over a dozen different sites. Also provided for a client review of non-metallic Reclamation Plans prepared by different consultants.

Albert (Bert) W. Cole

Senior Program Manager

Education

MS, Environmental Engineering,
University of Florida, 1976

BA, Biology, West Virginia
University, 1974

Years of Experience

With AECOM: 7

With Other Firms: 27

Mr. Albert Cole is a client manager for a major beverage manufacturer, coordinating URS projects worldwide. His projects include confidential due diligence, risk assessment, and WWTP design projects. He has managed Superfund remediation and removal projects in North Carolina, Virginia, Wisconsin, and Mississippi. His expertise includes management of RI/FS, RD, and RA activities including preparation of work plans, designs and specifications, implementation of studies and oversight and/or implementation of remedies. His work on superfund projects includes serving as Project Manager, Senior Reviewer, Field Manager and Senior Technical Reviewer. His technical expertise includes experience in such diverse remediation technologies as phytoremediation, capping and containment technologies, in-situ techniques such as Blox®, HRC™, and ORC™. Also, he has experience in the use of air sparging, soil vapor extraction and pump and treat ground water treatment remedies. He has successfully negotiated a natural attenuation remedy for a superfund site in North Carolina. He was the project director for preparation of an RI/FS for Xcel Energy's Ashland Superfund Site in Ashland, WI. The site is a MGP site with contaminated soils, ground water and sediments. He is also the project director for a removal action at the Red Panther Site in Clarksdale, MS. The project included demolition of railroad spur, ASTs, loading docks and the removal and treatment of arsenic and pesticide contaminated soils. Mr. Cole has managed and completed over \$78 Million in remediation projects over the past 14 years. Mr. Cole also has managed air permitting, compliance audits, design of EMS and EMIS systems for various manufacturing and pulp and paper clients in Wisconsin, Michigan, and Illinois. He has acted as project manager or project director for various projects for the US Navy and the Air Force including upgrades of UST and AST's for the Navy in the Mid-west and design of an air sparging/SVE system for Robbins AFB, Georgia.

Project Experience

Air Quality

Appleton Coated, Stora Enso, and Louisiana Pacific, Project Director, Air Permitting Projects, Wisconsin. Directed air permitting activities for mill expansions. Included Bact/Laer determinations, air modeling and air permit applications including construction, PSD and Operating permits.

GM, US Navy, Air Emission Inventories, Illinois and Wisconsin. Project Director for air emission point inventories air permit forms for various military and industrial clients. Services included survey of facility, identification and quantification of emissions and preparation of air permits. Clients included automobile assembly plants, plastic extrusion facilities, chemical storage facilities, and military bases.

EHS Management and Consulting

Confidential Client, Multinational Due Diligence Project, South America, North Africa, and Europe. Responsible as project director for a series of due diligence compliance audits in South America, North Africa, and Europe. Projects involved plants in Mexico, Costa Rica, Venezuela, Ireland, and Algeria. Projects included environmental compliance and corporate policy auditing for a major beverage manufacturing company.

Confidential Client, Due Diligence Audit, Compliance Audit, and Remediation Estimate Preparation, Michigan and Indiana. Project Director and Lead Auditor for a property transaction involving a Japanese Company's purchase of a coatings manufacturing company in the USA. Project involved assessing current compliance status of all US facilities, estimating costs to

maintain compliance and estimating remediation costs for both on-site and off-site impacted soil and ground water.

Appleton Coated Papers, Compliance Audit, Appleton, Wisconsin. Program Manager for the compliance audit of a pulp and paper mill.

Day Leather Corporation, Compliance Audit, Wisconsin. Conducted environmental compliance audit of a Tannery for an acquisition, Spill Contingency Plans.

US Navy, SPCC Plans, Illinois, Wisconsin, New Jersey, and New Hampshire. Project Director for the development of spill prevention, control, and counter-measures (SPCC) plans and contingency plans for several military facilities including Glevew Naval Air Station, Illinois. Updated SPCC and Contingency plans, designed overfill protection systems and corrosion protection systems for GLN and several radar facilities in the Midwest. Also performed analysis of combined sewer systems at Portsmouth, NH submarine base and Earle Naval Weapons Station in NJ.

Appleton Coated Paper, EMS/ISO 14000, Appleton, Wisconsin. Program manager for the EMS audit performed to prepare the facility to become ISO 14000 certified.

Confidential Client. Lead Auditor in the performance of Compliance Audits and Due Diligence Audits for a financial transaction involving a Japanese Company's potential purchase of interest in several power generating and steel industry assets in the USA.

Remediation Construction and Site Restoration

Red Panther Site PRP Committee, Superfund Removal Action, Clarksdale, Mississippi. Responsible as project director for a superfund removal action in Mississippi: Project involves investigation and removal of pesticide contaminated soils, tanks, and buildings under an EPA §106 order. Coordinated investigation, removal design and bid process. Field managed removal of off-site ditch soils. Coordinated activities with state and local governments and adjacent manufacturing facilities to minimize disruption of traffic and manufacturing activities.

Lucent, Remediation, Indianapolis, Indiana. Prepared strategy for remediation of a solvent plume using ERH and ERD technologies. Duties included reviewing pricing, evaluating technologies and negotiating costs with vendors and providing general support to the PM and proposal team.

Michael Best and Friedrich, Remediation of Hydraulic Lift, Appleton, Wisconsin. Served as senior project manager for investigation and removal of an abandoned hydraulic lift at a former gas station. Designed investigation and removal action. Site is being closed with a deed restriction requiring management of the building and parking lot as an impermeable cap.

Garvey Elevator, Remediation of a CCL4 Plume, Hastings Nebraska. Provided senior technical review and guidance for the preparation of work plans for the assessment of an operating P&T and SVE at the contaminant source area and the preparation of an RI/FS work plan for the down gradient 5-mile long plume. Investigation includes use of CPT, MIP, DPT, and ground water monitoring wells. Data gathered includes MIP data, Soil gas data, and hydrogeologic data. Plume is 120 to 220 feet below grade.

Remedial Investigation and Construction Management

Rent-to-Kil Inc., Virginia Properties Superfund Site, Richmond, Virginia. Responsible as project director for the remedial design and remedial action at a large former creosote manufacturing facility. Project includes remediation of site soils and wetlands. Successfully negotiated a change in the ROD that eliminated thermal treatment of soils and replacement with a containment remedy. Successfully conducted demolition activities, installed

slurry wall, built a groundwater extraction and storage facility, and constructed a modified RCRA cap. Project involved wetland mitigation and remediation with US Fish and Wildlife and the USACE. Project completed on time and under budget.

Aberdeen Pesticide Superfund Site PRP Group/Dow Chemical, Superfund Remediation Project, Aberdeen, North Carolina. Responsible as project director for the soil and groundwater remedial designs and remedial action for a superfund site contaminated with various pesticides and pesticide degradation products. Project involved coordination of five major individual sites with different PRPs at each site. Responsibilities include technical oversight, negotiation strategy development, and preparation of remedial design documents. Project Director for the preparation of the RAWP and the demolition of the remaining structures on site. Project Director and Field Manager for the oversight/implementation of the selected remedies which included thermal desorption of pesticide contaminated soils, phytoremediation of groundwater, natural attenuation and off site disposal of heavy metals contaminated materials.

Remediation Consulting and Engineering

Xcel Energy, Ashland/NSP Superfund Site, Ashland, Wisconsin. Project Director for the Remedial Investigation work plan development for the Ashland Superfund Site. Investigation includes soil, ground water, and sediment investigations, ecological and human health risk assessments. Site is complex and includes an upland area, fill area, and sediments. Ground water is under artesian conditions. Also managed operation of an interim ground water extraction and treatment system installed on site. Negotiated scope of studies with EPA, the state, and the natural resource trustees.

AK Steel, RI/FS, Hamilton, Ohio. Senior Technical Reviewer - Prepared RI/FS Work plans and provided senior technical review and guidance for the RI, ERA and HHRA reports for the soil, groundwater and sediment investigations at the AK Steel site in Hamilton, Ohio. Site investigation includes soil and groundwater from a closed integrated steel mill including, coke batteries, gas plants, sintering plants, and blast furnaces. Used the VSP guidance from DOE to minimize the number and locations of soil samples on the 250 Acre site. Results of investigation reduced areas of concern from 250 acres to about 25 acres of the site based upon industrial risk levels.

Appendix B.

General Liability Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/01/2010

PRODUCER
Marsh Risk & Insurance Services
CA License #0437153
777 South Figueroa Street
Los Angeles, CA 90017

06510 -ALL2-PROF.-10/11

INSURED
AECOM, Inc.
AECOM Technical Services, Inc.
TWO TECHNOLOGY PARK DRIVE
WESTFORD, MA 01886

THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Zurich American Insurance Company	16535
INSURER B: N/A	N/A
INSURER C: Illinois Union Insurance Co	27960
INSURER D: National Union Fire Ins Co Pittsburgh PA	19445
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS								
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL: GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GENERAL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	GLO 5965891 02	04/01/2010	04/01/2011	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES(Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000								
A		AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	BAP 5965893 02	04/01/2010	04/01/2011	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$								
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$								
D		EXCESS / UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$	27471740	04/01/2010	04/01/2011	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ \$ \$								
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE Y / N OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				<table border="1"> <tr> <td>WC STATU-TORY LIMITS</td> <td>OTH-ER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	WC STATU-TORY LIMITS	OTH-ER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
WC STATU-TORY LIMITS	OTH-ER													
E.L. EACH ACCIDENT	\$													
E.L. DISEASE - EA EMPLOYEE	\$													
E.L. DISEASE - POLICY LIMIT	\$													
C		OTHER ARCHITECTS & ENG. PROFESSIONAL LIAB.	EON G21654693 *****CLAIMS MADE*****	04/01/2010	10/08/2011	\$2,000,000 PER CLAIM/AGGREGATE DEFENSE INCLUDED								

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 *****SAMPLE CERTIFICATE*****

CERTIFICATE HOLDER AECOM, INC. AECOM Technical Services, Inc. TWO TECHNOLOGY PARK DRIVE WESTFORD, MA 01886	LOS-000994969-03	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE of Marsh Risk & Insurance Services David Denihan <i>DA Denihan</i>
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IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

This Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

USER QUESTIONNAIRE

To qualify for one of the *Landowner Liability Protections (LLPs)*¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"),² the user must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

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

No

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

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

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *user* of the *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? This property is filled (former bay bottom). Filling occurred primarily in 1950's or 1960's. No specialized knowledge of use by U.S. Coast Guard, however.

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

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*?

Unknown. Most of land was created through act of filling bay bottom, not via acquisition.

5. Commonly known or reasonably ascertainable information about the property (40 DFR 312.30).

Are you aware of commonly known or *reasonable 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*? Yes

¹ *Landowner Liability Protections*, or *LLP's*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("*Common Elements*" Guide) issued on March 6, 2003.

² P.L. 107-118.

City of Sturgeon Bay Waterfront Parcel (U.S.C.G. lease)

AECOM

2

- b) Do you know of specific chemicals that are present or once were present at the *property*? *No*
- c) Do you know of spills or other chemical releases that have taken place at the *property*? *No*
- d) Do you know of any environmental cleanups that have taken place at the *property*? *No*

6. The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

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*?

Previously filled property, otherwise none.



Former Door County Cooperative Parcel

ASTM 1527-05

USER QUESTIONNAIRE

To qualify for one of the *Landowner Liability Protections (LLPs)*¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"),² the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

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

No

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

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

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *user* of the *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

4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

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*?

The purchase price is approximately 50% of the fair market value. The lower price reflects the fact that the property has obsolete building and is a foreclosed parcel with the bank motivated to sell. Contamination is not believed to be a major influence on price.

5. Commonly known or reasonably ascertainable information about the *property* (40 DFR 312.30).

Are you aware of commonly known or *reasonable ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*. There is a previous Phase 1 and Phase 2 *ESA* on file for this parcel.

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

¹ *Landowner Liability Protections*, or *LLP's*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("Common Elements" Guide) issued on March 6, 2003.

² P.L. 107-118.

- b) Do you know of specific chemicals that are present or once were present at the *property*? *No*
- c) Do you know of spills or other chemical releases that have taken place at the *property*? *No*
- d) Do you know of any environmental cleanups that have taken place at the *property*? *No*

6. The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

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*?

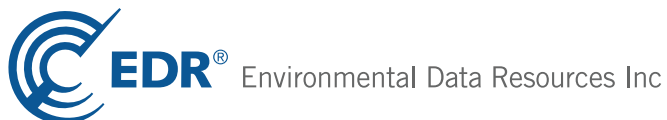
- Previous *ESA* detected contamination
- Current storage of chemical (apparent) by tenant of *property*

Door County Co-Op

92 E Maple Street
Sturgeon Bay, WI 54235

Inquiry Number: 3479886.2s
December 18, 2012

EDR Summary Radius Map Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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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

92 E MAPLE STREET
STURGEON BAY, WI 54235

COORDINATES

Latitude (North): 44.8296000 - 44° 49' 46.56"
Longitude (West): 87.3824000 - 87° 22' 56.64"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 469770.9
UTM Y (Meters): 4963875.5
Elevation: 584 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: USGS 7.5 min quad index

Target Property: E
Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2010
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 92 E MAPLE STREET
 STURGEON BAY, WI 54235

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1	DOOR CNTY COOP	92 E MAPLE ST	BRRTS, LUST, SPILLS, CRS, AUL, SHWIMS		TP
A2		92 E MAPLE	UST		TP
A3	DOOR COUNTY COOPERAT	92 E. MAPLE STREET	WI WRRSER		TP
A4	MARITIME MUSEUM	S OF BAY; E OF MADIS	WI ERP, CRS, AUL	Higher	1 ft.
5	SELVICK MARINE TOWIN	67 E MAPLE ST	RCRA-NonGen, FINDS, SHWIMS	Higher	42, SSW
B6	STARK PROPERTY	69 SO MADISON AVE	LUST, CRS, AUL	Higher	231, WSW
B7		69 S MADISON AVE	UST	Higher	231, WSW
B8	DEJARDIN CUSTOM SEWI	24 W MADISON	RCRA-NonGen, FINDS, SHWIMS	Higher	245, West
B9		MADISON & MAPLE STS	UST	Higher	255, WSW
B10		25 N MADISON AVE	UST, FINANCIAL ASSURANCE	Higher	256, West
B11		25 N MADISON AVE	AST	Higher	256, West
B12		119 S MADISON	UST	Higher	261, WSW
B13	REIMERS MARATHON SVC	119 S MADISON AVE	RCRA-NonGen, FINDS, LUST, SHWIMS	Higher	261, WSW
C14		56 N MADISON	UST	Higher	301, WNW
C15	BRUNSWICK AMOCO	56 MADISON	RCRA-NonGen, FINDS, LUST, SPILLS, CRS, AUL, SHWIMS	Higher	303, WNW
D16	WESTSIDE SHELL STATI	149 S MADISON	LUST	Higher	322, SW
D17		149 S MADISON ST	UST	Higher	326, SW
C18	TIRE CENTER	105 MADISON	RCRA-NonGen, FINDS	Higher	328, WNW
D19		160 S MADISON ST	UST	Higher	345, SW
D20	SCHUMACHER GORDON	160 S MADISON ST	RCRA-NonGen, FINDS, LUST, SHWIMS	Higher	345, SW
C21	TIRE CENTER	105 N MADISON AVE	LUST, SHWIMS	Higher	370, WNW
C22		105 N MADISON	UST	Higher	370, WNW
B23		34 W MAPLE ST	UST	Higher	421, WSW
C24	SWOLLEN THUMB	29 W LARCH ST	RCRA-NonGen, FINDS, SHWIMS	Higher	451, WNW
25	WIDNR STURGEON BAY S	110 S NEENAH AVE	RCRA-CESQG, FINDS	Higher	465, South
E26	BAY LAKE BANK	54 W MAPLE ST	LUST	Higher	532, WSW
F27		222 S MADISON ST	UST, FINANCIAL ASSURANCE	Higher	553, SW
F28	CENEX PUMP	222 S MADISON AVE	LUST	Higher	553, SW
E29		75 W MAPLE ST	UST	Higher	647, WSW
30	STURGEON BAY CTY - M	LANSING AVE & MAPLE	LUST	Higher	792, WSW
31		17 W PINE ST	UST	Higher	868, SSW
G32		101 PENNSYLVANIA ST	UST	Higher	1151, ENE
G33	PETERSON BUILDERS IN	101 PENNSYLVANIA ST	RCRA-NonGen, FINDS, BRRTS, WI ERP, LUST, SPILLS,...	Higher	1151, ENE
34		113 W PINE ST	UST	Higher	1155, SW
35		103 S KENDALE AVE	UST	Higher	1217, WSW
H36		155 E REDWOOD ST	UST, FINANCIAL ASSURANCE	Higher	1244, SSE
37	GREAT LAKES YACHT SE	61 MICHIGAN ST	RCRA-CESQG, FINDS, WI ERP, LUST, UST, MANIFEST,...	Higher	1287, NE
H38	ROEN SALVAGE CO	180 E REDWOOD ST	RCRA-NonGen, FINDS, SPILLS, SHWIMS	Higher	1295, SSE
39	WI DNR STURGEON BAY	107 N 1ST PL	LUST, WI WRRSER, SHWIMS	Higher	1437, NNE

MAPPED SITES SUMMARY

Target Property Address:
 92 E MAPLE STREET
 STURGEON BAY, WI 54235

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
I40	E Z STOP	211 MICHIGAN ST	RCRA-NonGen, FINDS, LUST, CRS, AUL, SHWIMS	Higher	1754, NE
I41	CLARK OIL STATION #1	214 MICHIGAN ST	LUST, SPILLS, CRS, AUL, SHWIMS	Higher	1770, NE
I42	WIEGAND AMOCO SVC ST	253 MICHIGAN ST	LUST, CRS, AUL, WI WRRSER, SHWIMS	Higher	1898, NE
43	PENINSULA OIL CO	446 S OXFORD AVE	WI ERP, LAST	Higher	2018, South
44	AMERITECH STURGEON B	55 S THIRD ST	LUST, SHWIMS	Higher	2023, NE
45	PETERSON BUILDERS IN	41 N THIRD AVE	LUST	Higher	2092, NE
J46	QUAM PROPERTY	148 N 3RD AVE	BRRTS, LUST, CRS, AUL	Higher	2195, NE
47	STURGEON BAY YACHT H	306 NAUTICAL DR	BRRTS, LUST, SPILLS, SHWIMS	Higher	2234, SSE
48	MUCKIAN OIL CO	518 S OXFORD DR	LUST, LAST, CRS, AUL, SHWIMS	Higher	2248, SSE
J49	USPS STURGEON BAY	359 LOUISIANA	RCRA-CESQG, FINDS, LUST, SHWIMS	Higher	2383, NE
50	PETROLEUM BULK STORA	273 N 1ST AVE	BRRTS, LUST, LAST, CRS, AUL, BROWNFIELDS	Higher	2496, North
51	MOELLERS CHRYSLER DO	304 N 3RD AVE	BRRTS, WI ERP, AUL, SHWIMS	Higher	2560, NNE
52	PETERSON BUILDERS IN	107 EAST WALNUT STRE	CERC-NFRAP, CORRACTS, RCRA-NonGen, FINDS, 2020 COR	Higher	3155, SSE
53	BAY SHIPBUILDING COM	605 N 3RD AVE	RCRA-TSDF, CORRACTS, RCRA-LQG, FINDS, NPDES,...	Higher	4153, North

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
DOOR CNTY COOP 92 E MAPLE ST STURGEON BAY, WI 54235	BRRTS LUST Facility Status: CLOSED SPILLS CRS AUL SHWIMS	N/A
92 E MAPLE 92 E MAPLE STURGEON BAY, WI 54235	UST	N/A
DOOR COUNTY COOPERAT 92 E. MAPLE STREET STURGEON BAY, WI	WI WRRSER	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 08/19/2011 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>PETERSON BUILDERS IN</i>	<i>107 EAST WALNUT STRE</i>	<i>SSE 1/2 - 1 (0.598 mi.)</i>	<i>52</i>	<i>21</i>
<i>BAY SHIPBUILDING COM</i>	<i>605 N 3RD AVE</i>	<i>N 1/2 - 1 (0.787 mi.)</i>	<i>53</i>	<i>22</i>

EXECUTIVE SUMMARY

Federal RCRA generators list

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 09/11/2012 has revealed that there are 2 RCRA-CESQG 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>
WIDNR STURGEON BAY S	110 S NEENAH AVE	S 0 - 1/8 (0.088 mi.)	25	13
GREAT LAKES YACHT SE	61 MICHIGAN ST	NE 1/8 - 1/4 (0.244 mi.)	37	16

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 11/06/2012 has revealed that there are 22 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>
STARK PROPERTY Facility Status: CLOSED	69 SO MADISON AVE	WSW 0 - 1/8 (0.044 mi.)	B6	8
REIMERS MARATHON SVC Facility Status: CLOSED Facility Status: CLOSED	119 S MADISON AVE	WSW 0 - 1/8 (0.049 mi.)	B13	10
BRUNSWICK AMOCO Facility Status: CLOSED	56 MADISON	WNW 0 - 1/8 (0.057 mi.)	C15	10
WESTSIDE SHELL STATI Facility Status: CLOSED	149 S MADISON	SW 0 - 1/8 (0.061 mi.)	D16	11
SCHUMACHER GORDON Facility Status: CLOSED	160 S MADISON ST	SW 0 - 1/8 (0.065 mi.)	D20	12
TIRE CENTER Facility Status: CLOSED	105 N MADISON AVE	WNW 0 - 1/8 (0.070 mi.)	C21	12
BAY LAKE BANK Facility Status: CLOSED	54 W MAPLE ST	WSW 0 - 1/8 (0.101 mi.)	E26	13
CENEX PUMP Facility Status: CLOSED	222 S MADISON AVE	SW 0 - 1/8 (0.105 mi.)	F28	14
STURGEON BAY CTY - M Facility Status: CLOSED	LANSING AVE & MAPLE	WSW 1/8 - 1/4 (0.150 mi.)	30	14
PETERSON BUILDERS IN Facility Status: CLOSED Facility Status: CLOSED	101 PENNSYLVANIA ST	ENE 1/8 - 1/4 (0.218 mi.)	G33	15
GREAT LAKES YACHT SE Facility Status: CLOSED	61 MICHIGAN ST	NE 1/8 - 1/4 (0.244 mi.)	37	16
WI DNR STURGEON BAY Facility Status: CLOSED	107 N 1ST PL	NNE 1/4 - 1/2 (0.272 mi.)	39	17
E Z STOP Facility Status: CLOSED	211 MICHIGAN ST	NE 1/4 - 1/2 (0.332 mi.)	I40	17
CLARK OIL STATION #1 Facility Status: CLOSED	214 MICHIGAN ST	NE 1/4 - 1/2 (0.335 mi.)	I41	18
WIEGAND AMOCO SVC ST Facility Status: CLOSED Facility Status: CLOSED	253 MICHIGAN ST	NE 1/4 - 1/2 (0.359 mi.)	I42	18

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AMERITECH STURGEON B Facility Status: CLOSED	55 S THIRD ST	NE 1/4 - 1/2 (0.383 mi.)	44	19
PETERSON BUILDERS IN Facility Status: CLOSED	41 N THIRD AVE	NE 1/4 - 1/2 (0.396 mi.)	45	19
QUAM PROPERTY Facility Status: CLOSED	148 N 3RD AVE	NE 1/4 - 1/2 (0.416 mi.)	J46	19
STURGEON BAY YACHT H Facility Status: CLOSED	306 NAUTICAL DR	SSE 1/4 - 1/2 (0.423 mi.)	47	19
MUCKIAN OIL CO Facility Status: CLOSED	518 S OXFORD DR	SSE 1/4 - 1/2 (0.426 mi.)	48	20
USPS STURGEON BAY Facility Status: CLOSED	359 LOUISIANA	NE 1/4 - 1/2 (0.451 mi.)	J49	20
PETROLEUM BULK STORA Facility Status: CLOSED	273 N 1ST AVE	N 1/4 - 1/2 (0.473 mi.)	50	21

LAST: A review of the LAST list, as provided by EDR, and dated 11/06/2012 has revealed that there are 3 LAST 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>
PENINSULA OIL CO	446 S OXFORD AVE	S 1/4 - 1/2 (0.382 mi.)	43	18
MUCKIAN OIL CO	518 S OXFORD DR	SSE 1/4 - 1/2 (0.426 mi.)	48	20
PETROLEUM BULK STORA	273 N 1ST AVE	N 1/4 - 1/2 (0.473 mi.)	50	21

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 11/02/2012 has revealed that there are 17 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	69 S MADISON AVE	WSW 0 - 1/8 (0.044 mi.)	B7	8
Not reported	MADISON & MAPLE STS	WSW 0 - 1/8 (0.048 mi.)	B9	9
Not reported	25 N MADISON AVE	W 0 - 1/8 (0.048 mi.)	B10	9
Not reported	119 S MADISON	WSW 0 - 1/8 (0.049 mi.)	B12	9
Not reported	56 N MADISON	WNW 0 - 1/8 (0.057 mi.)	C14	10
Not reported	149 S MADISON ST	SW 0 - 1/8 (0.062 mi.)	D17	11
Not reported	160 S MADISON ST	SW 0 - 1/8 (0.065 mi.)	D19	11
Not reported	105 N MADISON	WNW 0 - 1/8 (0.070 mi.)	C22	12
Not reported	34 W MAPLE ST	WSW 0 - 1/8 (0.080 mi.)	B23	12
Not reported	222 S MADISON ST	SW 0 - 1/8 (0.105 mi.)	F27	13
Not reported	75 W MAPLE ST	WSW 0 - 1/8 (0.123 mi.)	E29	14
Not reported	17 W PINE ST	SSW 1/8 - 1/4 (0.164 mi.)	31	14
Not reported	101 PENNSYLVANIA ST	ENE 1/8 - 1/4 (0.218 mi.)	G32	14
Not reported	113 W PINE ST	SW 1/8 - 1/4 (0.219 mi.)	34	15
Not reported	103 S KENDALE AVE	WSW 1/8 - 1/4 (0.230 mi.)	35	16
Not reported	155 E REDWOOD ST	SSE 1/8 - 1/4 (0.236 mi.)	H36	16
GREAT LAKES YACHT SE	61 MICHIGAN ST	NE 1/8 - 1/4 (0.244 mi.)	37	16

EXECUTIVE SUMMARY

AST: A review of the AST list, as provided by EDR, and dated 11/02/2012 has revealed that there is 1 AST site 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	25 N MADISON AVE	W 0 - 1/8 (0.048 mi.)	B11	9

State and tribal institutional control / engineering control registries

AUL: A review of the AUL list, as provided by EDR, and dated 11/06/2012 has revealed that there are 12 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>
MARITIME MUSEUM	S OF BAY; E OF MADIS	0 - 1/8 (0.000 mi.)	A4	8
STARK PROPERTY	69 SO MADISON AVE	WSW 0 - 1/8 (0.044 mi.)	B6	8
BRUNSWICK AMOCO	56 MADISON	WNW 0 - 1/8 (0.057 mi.)	C15	10
PETERSON BUILDERS IN	101 PENNSYLVANIA ST	ENE 1/8 - 1/4 (0.218 mi.)	G33	15
GREAT LAKES YACHT SE	61 MICHIGAN ST	NE 1/8 - 1/4 (0.244 mi.)	37	16
E Z STOP	211 MICHIGAN ST	NE 1/4 - 1/2 (0.332 mi.)	I40	17
CLARK OIL STATION #1	214 MICHIGAN ST	NE 1/4 - 1/2 (0.335 mi.)	I41	18
WIEGAND AMOCO SVC ST	253 MICHIGAN ST	NE 1/4 - 1/2 (0.359 mi.)	I42	18
QUAM PROPERTY	148 N 3RD AVE	NE 1/4 - 1/2 (0.416 mi.)	J46	19
MUCKIAN OIL CO	518 S OXFORD DR	SSE 1/4 - 1/2 (0.426 mi.)	48	20
PETROLEUM BULK STORA	273 N 1ST AVE	N 1/4 - 1/2 (0.473 mi.)	50	21
MOELLERS CHRYSLER DO	304 N 3RD AVE	NNE 1/4 - 1/2 (0.485 mi.)	51	21

State and tribal voluntary cleanup sites

VCP: A review of the VCP list, as provided by EDR, and dated 11/06/2012 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PETERSON BUILDERS IN	101 PENNSYLVANIA ST	ENE 1/8 - 1/4 (0.218 mi.)	G33	15

State and tribal Brownfields sites

BROWNFIELDS: A review of the BROWNFIELDS list, as provided by EDR, and dated 11/06/2012 has revealed that there is 1 BROWNFIELDS 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>
PETROLEUM BULK STORA	273 N 1ST AVE	N 1/4 - 1/2 (0.473 mi.)	50	21

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

WI ERP: A review of the WI ERP list, as provided by EDR, and dated 11/06/2012 has revealed that there are 5 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>MARITIME MUSEUM</i>	<i>S OF BAY; E OF MADIS</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>A4</i>	<i>8</i>
<i>PETERSON BUILDERS IN</i>	<i>101 PENNSYLVANIA ST</i>	<i>ENE 1/8 - 1/4 (0.218 mi.)</i>	<i>G33</i>	<i>15</i>
<i>GREAT LAKES YACHT SE</i>	<i>61 MICHIGAN ST</i>	<i>NE 1/8 - 1/4 (0.244 mi.)</i>	<i>37</i>	<i>16</i>
<i>PENINSULA OIL CO</i>	<i>446 S OXFORD AVE</i>	<i>S 1/4 - 1/2 (0.382 mi.)</i>	<i>43</i>	<i>18</i>
<i>MOELLERS CHRYSLER DO</i>	<i>304 N 3RD AVE</i>	<i>NNE 1/4 - 1/2 (0.485 mi.)</i>	<i>51</i>	<i>21</i>

Other Ascertainable Records

RCRA-NonGen: A review of the RCRA-NonGen list, as provided by EDR, and dated 09/11/2012 has revealed that there are 9 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>SELVICK MARINE TOWIN</i>	<i>67 E MAPLE ST</i>	<i>SSW 0 - 1/8 (0.008 mi.)</i>	<i>5</i>	<i>8</i>
<i>DEJARDIN CUSTOM SEWI</i>	<i>24 W MADISON</i>	<i>W 0 - 1/8 (0.046 mi.)</i>	<i>B8</i>	<i>9</i>
<i>REIMERS MARATHON SVC</i>	<i>119 S MADISON AVE</i>	<i>WSW 0 - 1/8 (0.049 mi.)</i>	<i>B13</i>	<i>10</i>
<i>BRUNSWICK AMOCO</i>	<i>56 MADISON</i>	<i>WNW 0 - 1/8 (0.057 mi.)</i>	<i>C15</i>	<i>10</i>
<i>TIRE CENTER</i>	<i>105 MADISON</i>	<i>WNW 0 - 1/8 (0.062 mi.)</i>	<i>C18</i>	<i>11</i>
<i>SCHUMACHER GORDON</i>	<i>160 S MADISON ST</i>	<i>SW 0 - 1/8 (0.065 mi.)</i>	<i>D20</i>	<i>12</i>
<i>SWOLLEN THUMB</i>	<i>29 W LARCH ST</i>	<i>WNW 0 - 1/8 (0.085 mi.)</i>	<i>C24</i>	<i>13</i>
<i>PETERSON BUILDERS IN</i>	<i>101 PENNSYLVANIA ST</i>	<i>ENE 1/8 - 1/4 (0.218 mi.)</i>	<i>G33</i>	<i>15</i>
<i>ROEN SALVAGE CO</i>	<i>180 E REDWOOD ST</i>	<i>SSE 1/8 - 1/4 (0.245 mi.)</i>	<i>H38</i>	<i>17</i>

MANIFEST: A review of the MANIFEST list, as provided by EDR, and dated 12/31/2011 has revealed that there is 1 MANIFEST site 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>GREAT LAKES YACHT SE</i>	<i>61 MICHIGAN ST</i>	<i>NE 1/8 - 1/4 (0.244 mi.)</i>	<i>37</i>	<i>16</i>

Count: 29 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
STURGEON BAY	A100210266		7575 HWY 42 & 57	54235	AST
STURGEON BAY	A100262582		6969 HWY 42 & 57	54235	AST
STURGEON BAY	S102355032	STURGEON BAY CTY (NEBEL SITE)	8TH ST	54235	ERP
SEVASTOPOL	S103301791	REYNOLDS BROS ORCHARD #2	REYNOLDS RD & HWY HH		ERP
SEVASTOPOL	S103301792	REYNOLDS BROS ORCHARD #1	WHITEFISH BAY RD & HWY HH		ERP
STURGEON BAY	S106600094	PJS MARATHON	7513 STH 42 & 57		CRS,ERP,AUL,SPILLS
STURGEON BAY	S106735611	U S COAST GUARD - SHERWOOD POINT	SAWYER HARBOR RD		ERP
WASHINGTON TN (S)	S106975974	U S COAST GUARD PILOT ISLAND	PILOT ISLAND	54235	CRS,SHWIMS,AUL,ERP,SPILLS
STURGEON BAY	S107431019	PORT DOOR MARINA	PORT DOOR MARINA		SPILLS
STURGEON BAY	S107679316	DOOR COUNTY HIGHWAY DEPARTMENT	JOHNSON QUARRY		AIRS
STURGEON BAY	S107680874	DOOR COUNTY COOPERATIVE-FERTILIZER	7460 HIGHWAY 42-57	54235	TIER 2
STURGEON BAY	S107682081	DOOR COUNTY HIGHWAY	JOHNSON'S PIT	54235	TIER 2
STURGEON BAY	S107682917	DOOR COUNTY HIGHWAY DEPARTMENT	JOHNSON PIT	54235	TIER 2
STURGEON BAY	S107922353	DOOR COUNTY COOPERATIVE - STURGEON	7460 STATE ROAD 42 AND 57		AGSPILLS,ERP
STURGEON BAY TN	S108151063	DOOR CNTY HWY DEPT	ADDRESS UNKNOWN	54235	SHWIMS
STURGEON BAY	S108158059	SUPERIOR SERVICES DOOR CNTY	ROSY LN		SHWIMS
STURGEON BAY	S109402326	STURGEON BAY CTY LF (WOOD)	G. BAY RD & LANSING		WDS
STURGEON BAY	S109402327	SCHMIDT, BUD PROPERTY	HWY 57		WDS
STURGEON BAY	S109402328	NO NAME (DUPLICATE DOOR CTY HWY DE	LAKE RD		WDS
STURGEON BAY	S110352571	WI DOT BRIDGE B15-100	MICHIGAN ST OVR STURG. BAY CHA	54235	MANIFEST
STURGEON BAY	S110353643	DOOR COUNTY HIGHWAY DEPARTMENT JOH	JOHNSON ROAD		NPDES
STURGEON BAY	S111066066	EVERGREEN NURSERY	5027 CTH TT		WDS,SPILLS
STURGEON BAY	S112095145	WI DOT BRIDGE B15-100 (MICHIGAN BR	MICHIGAN ST OVR STURG BAY CHA	54235	MANIFEST
STURGEON BAY	U003451417		HWY 42	54235	UST
STURGEON BAY	U003458304		RTE 5	54235	UST
STURGEON BAY	U003466084		2389 HWY 5	54235	UST
STURGEON BAY	U003502428		RTE 6	54235	UST
STURGEON BAY	U003858985		7460 HWY 57	54235	UST
STURGEON BAY	U003957771	PJ'S OF DOOR COUNTY	7513 HWY 42 & 57	54235	UST,FINANCIAL ASSURANCE 1

OVERVIEW MAP - 3479886.2s



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

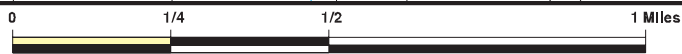
Indian Reservations BIA

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: Door County Co-Op
 ADDRESS: 92 E Maple Street
 Sturgeon Bay WI 54235
 LAT/LONG: 44.8296 / -87.3824

CLIENT: AECOM
 CONTACT: Jeff Carlson
 INQUIRY #: 3479886.2s
 DATE: December 18, 2012 1:16 pm

DETAIL MAP - 3479886.2s



-  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
-  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: Door County Co-Op
 ADDRESS: 92 E Maple Street
 Sturgeon Bay WI 54235
 LAT/LONG: 44.8296 / -87.3824

CLIENT: AECOM
 CONTACT: Jeff Carlson
 INQUIRY #: 3479886.2s
 DATE: December 18, 2012 1:17 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	2	NR	2
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		1	1	NR	NR	NR	2
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
WDS	0.500		0	0	0	NR	NR	0
SHWIMS	TP	1	NR	NR	NR	NR	NR	1
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500	1	8	3	11	NR	NR	23
LAST	0.500		0	0	3	NR	NR	3

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
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250	1	11	6	NR	NR	NR	18
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
CRS	TP	1	NR	NR	NR	NR	NR	1
AUL	0.500	1	3	2	7	NR	NR	13
State and tribal voluntary cleanup sites								
VCP	0.500		0	1	0	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BEAP	0.500		0	0	0	NR	NR	0
BROWNFIELDS	0.500		0	0	1	NR	NR	1
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	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
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
WI ERP	0.500		1	2	2	NR	NR	5
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP	1	NR	NR	NR	NR	NR	1
AGSPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen	0.250		7	2	NR	NR	NR	9

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	1	NR	NR	NR	NR	NR	1
NPDES	TP		NR	NR	NR	NR	NR	0
MANIFEST	0.250		0	1	NR	NR	NR	1
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WI WRRSER	TP	1	NR	NR	NR	NR	NR	1
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
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	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 DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	1.000		0	0	0	0	NR	0
-------------------------	-------	--	---	---	---	---	----	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

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

A1
Target
Property

DOOR CNTY COOP
92 E MAPLE ST
STURGEON BAY, WI 54235

BRRTS 1000660971
LUST N/A
SPILLS
CRS
AUL
SHWIMS

Actual:
584 ft.

[Click here for full text details](#)

BRRTS
Status: NAR

LUST
Facility Status: CLOSED

SPILLS
Status: CLOSED
Status: HISTORIC SPILL

AUL
Status: CLOSED

SHWIMS
Status: UNKNOWN

A2
Target
Property

92 E MAPLE
STURGEON BAY, WI 54235

UST U003487445
N/A

Actual:
584 ft.

[Click here for full text details](#)

UST
Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed

A3
Target
Property

DOOR COUNTY COOPERATIVE
92 E. MAPLE STREET
STURGEON BAY, WI

WI WRRSER S101677562
N/A

Actual:
584 ft.

[Click here for full text details](#)

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A4 < 1/8 1 ft.	MARITIME MUSEUM S OF BAY; E OF MADISON & MI BR STURGEON BAY, WI	WI ERP CRS AUL	S102355709 N/A
Relative: Higher	Click here for full text details WI ERP Status: CLOSED AUL Status: CLOSED		
5 SSW < 1/8 0.008 mi. 42 ft.	SELVICK MARINE TOWING CORP 67 E MAPLE ST STURGEON BAY, WI 54235	RCRA-NonGen FINDS SHWIMS	1001032093 WIR000005298
Relative: Higher	Click here for full text details SHWIMS Status: OPERATING		
B6 WSW < 1/8 0.044 mi. 231 ft.	STARK PROPERTY 69 SO MADISON AVE STURGEON BAY, WI	LUST CRS AUL	S105164864 N/A
Relative: Higher	Click here for full text details LUST Facility Status: CLOSED AUL Status: CLOSED		
B7 WSW < 1/8 0.044 mi. 231 ft.	69 S MADISON AVE STURGEON BAY, WI 54235	UST	U003859137 N/A
Relative: Higher	Click here for full text details UST Tank Status: Closed/Removed		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

B8
 West
 < 1/8
 0.046 mi.
 245 ft.

DEJARDIN CUSTOM SEWING
 24 W MADISON
 STURGEON BAY, WI 54235

RCRA-NonGen
FINDS
SHWIMS

1000282965
WID023563307

[Click here for full text details](#)

Relative:
 Higher

SHWIMS
 Status: OPERATING

B9
 WSW
 < 1/8
 0.048 mi.
 255 ft.

MADISON & MAPLE STS
 STURGEON BAY, WI 54235

UST **U003450858**
N/A

[Click here for full text details](#)

Relative:
 Higher

UST
 Tank Status: Closed/Removed

B10
 West
 < 1/8
 0.048 mi.
 256 ft.

25 N MADISON AVE
 STURGEON BAY, WI 54235

FINANCIAL ASSURANCE **UST** **U003020339**
N/A

[Click here for full text details](#)

Relative:
 Higher

UST
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: In Use
 Tank Status: In Use
 Tank Status: In Use
 Tank Status: In Use

B11
 West
 < 1/8
 0.048 mi.
 256 ft.

25 N MADISON AVE
 STURGEON BAY, WI 54235

AST **A100153246**
N/A

[Click here for full text details](#)

Relative:
 Higher

B12
 WSW
 < 1/8
 0.049 mi.
 261 ft.

119 S MADISON
 STURGEON BAY, WI 54235

UST **U003452920**
N/A

[Click here for full text details](#)

Relative:
 Higher

UST
 Tank Status: Closed/Removed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

U003452920

Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed

B13
WSW
< 1/8
0.049 mi.
261 ft.

REIMERS MARATHON SVC STA
119 S MADISON AVE
STURGEON BAY, WI 54235

RCRA-NonGen 1000839643
FINDS WID988630844
LUST
SHWIMS

Relative:
Higher

[Click here for full text details](#)

LUST

Facility Status: CLOSED
Facility Status: CLOSED

SHWIMS

Status: OPERATING

C14
WNW
< 1/8
0.057 mi.
301 ft.

56 N MADISON
STURGEON BAY, WI 54235

UST U003479694
N/A

Relative:
Higher

[Click here for full text details](#)

UST

Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed
Tank Status: Closed/Removed

C15
WNW
< 1/8
0.057 mi.
303 ft.

BRUNSWICK AMOCO
56 MADISON
STURGEON BAY, WI 54235

RCRA-NonGen 1001082180
FINDS WIR000007195
LUST
SPILLS
CRS
AUL
SHWIMS

Relative:
Higher

[Click here for full text details](#)

LUST

Facility Status: CLOSED

SPILLS

Status: HISTORIC SPILL
Status: HISTORIC SPILL
Status: CLOSED

AUL

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

BRUNSWICK AMOCO (Continued)

1001082180

Status: CLOSED

SHWIMS

Status: OPERATING

D16
 SW
 < 1/8
 0.061 mi.
 322 ft.

WESTSIDE SHELL STATION
 149 S MADISON
 STURGEON BAY, WI

LUST S102966075
 N/A

[Click here for full text details](#)

Relative:
 Higher

LUST
 Facility Status: CLOSED

D17
 SW
 < 1/8
 0.062 mi.
 326 ft.

149 S MADISON ST
 STURGEON BAY, WI 54235

UST U003466528
 N/A

[Click here for full text details](#)

Relative:
 Higher

UST
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed

C18
 WNW
 < 1/8
 0.062 mi.
 328 ft.

TIRE CENTER
 105 MADISON
 STURGEON BAY, WI 54235

RCRA-NonGen 1001082182
 FINDS WIR000007211

[Click here for full text details](#)

Relative:
 Higher

D19
 SW
 < 1/8
 0.065 mi.
 345 ft.

160 S MADISON ST
 STURGEON BAY, WI 54235

UST U003481923
 N/A

[Click here for full text details](#)

Relative:
 Higher

UST
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D20 SW < 1/8 0.065 mi. 345 ft.	SCHUMACHER GORDON 160 S MADISON ST STURGEON BAY, WI 54235 Click here for full text details	RCRA-NonGen FINDS LUST SHWIMS	1000468224 WID988590378
Relative: Higher	LUST Facility Status: CLOSED SHWIMS Status: OPERATING		
C21 WNW < 1/8 0.070 mi. 370 ft.	TIRE CENTER 105 N MADISON AVE STURGEON BAY, WI 54235 Click here for full text details	LUST SHWIMS	S102322027 N/A
Relative: Higher	LUST Facility Status: CLOSED SHWIMS Status: OPERATING		
C22 WNW < 1/8 0.070 mi. 370 ft.	105 N MADISON STURGEON BAY, WI 54235 Click here for full text details	UST	U003461899 N/A
Relative: Higher	UST Tank Status: Closed Filled With Inert Material Tank Status: Closed/Removed Tank Status: Closed/Removed Tank Status: Closed/Removed Tank Status: Closed/Removed Tank Status: Closed/Removed Tank Status: Closed/Removed Tank Status: Closed/Removed		
B23 WSW < 1/8 0.080 mi. 421 ft.	34 W MAPLE ST STURGEON BAY, WI 54235 Click here for full text details	UST	U003959966 N/A
Relative: Higher	UST Tank Status: Closed/Removed		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

C24 SWOLLEN THUMB RCRA-NonGen 1004795670
 WNW 29 W LARCH ST FINDS WI0000808253
 < 1/8 STURGEON BAY, WI 54235 SHWIMS
 0.085 mi.
 451 ft.
[Click here for full text details](#)
 Relative: SHWIMS
 Higher Status: MOVED

25 WIDNR STURGEON BAY STATION RCRA-CESQG 1004797775
 South 110 S NEENAH AVE FINDS WID988595930
 < 1/8 STURGEON BAY, WI 54235
 0.088 mi.
 465 ft.
[Click here for full text details](#)
 Relative: Higher

E26 BAY LAKE BANK LUST S102455110
 WSW 54 W MAPLE ST N/A
 < 1/8 STURGEON BAY, WI
 0.101 mi.
 532 ft.
[Click here for full text details](#)
 Relative: Higher
 LUST
 Facility Status: CLOSED

F27 UST U003461054
 SW 222 S MADISON ST FINANCIAL ASSURANCE N/A
 < 1/8 STURGEON BAY, WI 54235
 0.105 mi.
 553 ft.
[Click here for full text details](#)
 Relative: Higher
 UST
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: Closed/Removed
 Tank Status: In Use
 Tank Status: In Use

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
F28 SW < 1/8 0.105 mi. 553 ft. Relative: Higher	CENEX PUMP 222 S MADISON AVE STURGEON BAY, WI Click here for full text details LUST Facility Status: CLOSED	LUST	S102452707 N/A
E29 WSW < 1/8 0.123 mi. 647 ft. Relative: Higher	75 W MAPLE ST STURGEON BAY, WI 54235 Click here for full text details UST Tank Status: Closed/Removed	UST	U003978484 N/A
30 WSW 1/8-1/4 0.150 mi. 792 ft. Relative: Higher	STURGEON BAY CTY - MAPLE ST UST LANSING AVE & MAPLE ST STURGEON BAY CTY, WI Click here for full text details LUST Facility Status: CLOSED	LUST	S106599920 N/A
31 SSW 1/8-1/4 0.164 mi. 868 ft. Relative: Higher	17 W PINE ST STURGEON BAY, WI 54235 Click here for full text details UST Tank Status: Closed/Removed	UST	U003466523 N/A
G32 ENE 1/8-1/4 0.218 mi. 1151 ft. Relative: Higher	101 PENNSYLVANIA ST STURGEON BAY, WI 54235 Click here for full text details UST Tank Status: Closed Filled With Inert Material Tank Status: Closed/Removed Tank Status: Closed/Removed	UST	U003958886 N/A

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

G33
ENE
1/8-1/4
0.218 mi.
1151 ft.

PETERSON BUILDERS INC PLT 1
101 PENNSYLVANIA ST
STURGEON BAY, WI 54235

RCRA-NonGen **1000218569**
FINDS **WID006139349**
BRRTS
WI ERP
LUST
SPILLS
CRS
AUL
VCP
SHWIMS

Relative:
Higher

[Click here for full text details](#)

BRRTS
Status: NAR

WI ERP
Status: CLOSED

LUST
Facility Status: CLOSED
Facility Status: CLOSED

SPILLS
Status: CLOSED
Status: HISTORIC SPILL
Status: CLOSED
Status: HISTORIC SPILL
Status: HISTORIC SPILL
Status: HISTORIC SPILL

AUL
Status: CLOSED
Status: CLOSED

VCP
Status: CLOSED

SHWIMS
Status: CLOSED

34
SW
1/8-1/4
0.219 mi.
1155 ft.

113 W PINE ST
STURGEON BAY, WI 54235

UST **U002133852**
N/A

Relative:
Higher

[Click here for full text details](#)

UST
Tank Status: Abandoned without Product

MAP FINDINGS

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

35 WSW 1/8-1/4 0.230 mi. 1217 ft. Relative: Higher	103 S KENDALE AVE STURGEON BAY, WI 54235 Click here for full text details UST Tank Status: In Use	UST U003813867 N/A
---	--	---

H36 SSE 1/8-1/4 0.236 mi. 1244 ft. Relative: Higher	155 E REDWOOD ST STURGEON BAY, WI 54235 Click here for full text details UST Tank Status: In Use Tank Status: In Use	UST FINANCIAL ASSURANCE U003985805 N/A
--	--	--

37 NE 1/8-1/4 0.244 mi. 1287 ft. Relative: Higher	GREAT LAKES YACHT SERVICE 61 MICHIGAN ST STURGEON BAY, WI 54235 Click here for full text details	RCRA-CESQG FINDS WI ERP LUST UST MANIFEST SPILLS CRS AUL SHWIMS
--	--	--

	WI ERP Status: CLOSED	
	LUST Facility Status: CLOSED	
	UST Tank Status: Closed/Removed Tank Status: Closed/Removed Tank Status: Closed/Removed	
	SPILLS Status: HISTORIC SPILL	
	AUL Status: CLOSED Status: CLOSED	
	SHWIMS Status: OPERATING	

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
H38 SSE 1/8-1/4 0.245 mi. 1295 ft.	ROEN SALVAGE CO 180 E REDWOOD ST STURGEON BAY, WI 54325 Click here for full text details	RCRA-NonGen FINDS SPILLS SHWIMS	1001485988 WIR000042614
Relative: Higher	<p>SPILLS Status: HISTORIC SPILL Status: HISTORIC SPILL</p> <p>SHWIMS Status: OPERATING</p>		
39 NNE 1/4-1/2 0.272 mi. 1437 ft.	WI DNR STURGEON BAY FISH STATION 107 N 1ST PL STURGEON BAY, WI 54235 Click here for full text details	LUST WI WRRSER SHWIMS	S101678442 N/A
Relative: Higher	<p>LUST Facility Status: CLOSED</p> <p>SHWIMS Status: CLOSED</p>		
I40 NE 1/4-1/2 0.332 mi. 1754 ft.	E Z STOP 211 MICHIGAN ST STURGEON BAY, WI 54235 Click here for full text details	RCRA-NonGen FINDS LUST CRS AUL SHWIMS	1001969881 WIR000049221
Relative: Higher	<p>LUST Facility Status: CLOSED</p> <p>AUL Status: CLOSED Status: CLOSED</p> <p>SHWIMS Status: UNKNOWN</p>		

MAP FINDINGS

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

I41
NE
1/4-1/2
0.335 mi.
1770 ft.

CLARK OIL STATION #121
214 MICHIGAN ST
STURGEON BAY, WI 54235

LUST **S102452936**
SPILLS **N/A**
CRS
AUL
SHWIMS

Relative:
Higher

[Click here for full text details](#)

LUST
Facility Status: CLOSED

SPILLS
Status: HISTORIC SPILL
Status: HISTORIC SPILL
Status: HISTORIC SPILL

AUL
Status: CLOSED
Status: CLOSED

SHWIMS
Status: OPERATING

I42
NE
1/4-1/2
0.359 mi.
1898 ft.

WIEGAND AMOCO SVC STATION
253 MICHIGAN ST
STURGEON BAY, WI 54235

LUST **S101511744**
CRS **N/A**
AUL
WI WRRSER
SHWIMS

Relative:
Higher

[Click here for full text details](#)

LUST
Facility Status: CLOSED
Facility Status: CLOSED

AUL
Status: CLOSED

SHWIMS
Status: OPERATING

43
South
1/4-1/2
0.382 mi.
2018 ft.

PENINSULA OIL CO
446 S OXFORD AVE
STURGEON BAY, WI

WI ERP **S102356609**
LAST **N/A**

Relative:
Higher

[Click here for full text details](#)

WI ERP
Status: CLOSED

LAST
Status: CLOSED

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
44 NE 1/4-1/2 0.383 mi. 2023 ft.	AMERITECH STURGEON BY N5306 55 S THIRD ST STURGEON BAY, WI 54233 Click here for full text details	LUST SHWIMS	S102849562 N/A
Relative: Higher	LUST Facility Status: CLOSED SHWIMS Status: OPERATING		
45 NE 1/4-1/2 0.396 mi. 2092 ft.	PETERSON BUILDERS INC 41 N THIRD AVE STURGEON BAY, WI Click here for full text details	LUST	S104943495 N/A
Relative: Higher	LUST Facility Status: CLOSED		
J46 NE 1/4-1/2 0.416 mi. 2195 ft.	QUAM PROPERTY 148 N 3RD AVE STURGEON BAY, WI Click here for full text details	BRRTS LUST CRS AUL	S108960727 N/A
Relative: Higher	BRRTS Status: NAR LUST Facility Status: CLOSED AUL Status: CLOSED		
47 SSE 1/4-1/2 0.423 mi. 2234 ft.	STURGEON BAY YACHT HARBOR INC 306 NAUTICAL DR STURGEON BAY, WI 54235 Click here for full text details	BRRTS LUST SPILLS SHWIMS	1000357352 N/A
Relative: Higher	BRRTS Status: NAR LUST Facility Status: CLOSED SPILLS		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STURGEON BAY YACHT HARBOR INC (Continued)

1000357352

Status: CLOSED
Status: HISTORIC SPILL
Status: HISTORIC SPILL
Status: HISTORIC SPILL
Status: HISTORIC SPILL

SHWIMS

Status: OPERATING

48
SSE
1/4-1/2
0.426 mi.
2248 ft.

MUCKIAN OIL CO
518 S OXFORD DR
STURGEON BAY, WI 54235

LUST S104736260
LAST N/A
CRS
AUL
SHWIMS

[Click here for full text details](#)

Relative:
Higher

LUST

Facility Status: CLOSED

LAST

Status: CLOSED

AUL

Status: CLOSED
Status: CLOSED

SHWIMS

Status: OPERATING

J49
NE
1/4-1/2
0.451 mi.
2383 ft.

USPS STURGEON BAY
359 LOUISIANA
STURGEON BAY, WI 54235

RCRA-CESQG 1000468434
FINDS WI3180000074
LUST
SHWIMS

[Click here for full text details](#)

Relative:
Higher

LUST

Facility Status: CLOSED

SHWIMS

Status: OPERATING

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
50 North 1/4-1/2 0.473 mi. 2496 ft.	PETROLEUM BULK STORAGE 273 N 1ST AVE STURGEON BAY, WI Click here for full text details	BRRTS LUST LAST CRS AUL BROWNFIELDS	S108633497 N/A
Relative: Higher	BRRTS Status: GEN PROP LUST Facility Status: CLOSED LAST Status: CLOSED AUL Status: CLOSED BROWNFIELDS Status: GEN PROP		
51 NNE 1/4-1/2 0.485 mi. 2560 ft.	MOELLERS CHRYSLER DODGE PLYMOUTH 304 N 3RD AVE STURGEON BAY, WI 54235 Click here for full text details	BRRTS WI ERP AUL SHWIMS	1001128735 N/A
Relative: Higher	BRRTS Status: NAR WI ERP Status: CLOSED AUL Status: CLOSED SHWIMS Status: CLOSED		
52 SSE 1/2-1 0.598 mi. 3155 ft.	PETERSON BUILDERS INC 107 EAST WALNUT STREET STURGEON BAY, WI 54325 Click here for full text details	CERC-NFRAP CORRACTS RCRA-NonGen FINDS 2020 COR ACTION	1000218648 WID096828975
Relative: Higher			

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

53
 North
 1/2-1
 0.787 mi.
 4153 ft.
 Relative:
 Higher

BAY SHIPBUILDING COMPANY
605 N 3RD AVE
STURGEON BAY, WI 54235

[Click here for full text details](#)

RCRA-TSDF 1000264861
CORRACTS WID044391712
RCRA-LQG
FINDS
NPDES
MANIFEST
SPILLS
SHWIMS
2020 COR ACTION

SPILLS

- Status: HISTORIC SPILL
- Status: CLOSED
- Status: CLOSED
- Status: CLOSED
- Status: CLOSED
- Status: CLOSED
- Status: CLOSED
- Status: CLOSED
- Status: HISTORIC SPILL
- Status: CLOSED
- Status: CLOSED
- Status: CLOSED
- Status: HISTORIC SPILL
- Status: CLOSED
- Status: CLOSED
- Status: HISTORIC SPILL
- Status: CLOSED
- Status: CLOSED
- Status: CLOSED

SHWIMS

- Status: OPERATING

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
WI	AG SPILLS	Agricultural Spill Cases	Department of Agriculture, Trade & Consumer P	11/12/2012	11/16/2012	12/17/2012
WI	AIRS	Air Permit Program Listing	Department of Natural Resources	12/31/2011	08/03/2012	09/27/2012
WI	AST	Tanks Database	Department of Commerce	11/02/2012	11/08/2012	12/17/2012
WI	AUL	Deed Restriction at Closeout Sites	Department of Natural Resources	11/06/2012	11/08/2012	12/17/2012
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	11/06/2012	11/08/2012	12/17/2012
WI	BRRTS	Bureau of Remediation & Redevelopment Tracking System	Department of Natural Resources	11/06/2012	11/08/2012	12/17/2012
WI	CDL	Clandestine Drug Lab Listing	Department of Justice	11/20/2012	11/30/2012	12/17/2012
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	11/19/2012	11/21/2012	12/17/2012
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	11/06/2012	11/08/2012	12/17/2012
WI	FINANCIAL ASSURANCE 1	Financial Assurance Information Listing	Department of Natural Resources	09/30/2012	10/05/2012	10/24/2012
WI	FINANCIAL ASSURANCE 2	Financial Assurance Information Listing	Department of Commerce	09/25/2012	09/26/2012	10/24/2012
WI	FINANCIAL ASSURANCE 3	Financial Assurance Information Listing	Department of Natural Resources	08/24/2012	08/29/2012	09/25/2012
WI	LAST	Leaking Aboveground Storage Tank Listing	Department of Natural Resources	11/06/2012	11/08/2012	12/17/2012
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	10/04/2012	10/12/2012	10/25/2012
WI	LUST	Leaking Underground Storage Tank Database	Department of Natural Resources	11/06/2012	11/08/2012	12/17/2012
WI	NPDES	NPDES Permit Listing	Department of Natural Resources	08/28/2012	08/29/2012	09/27/2012
WI	SHWIMS	Solid & Hazardous Waste Information Management System	Department of Natural Resources	10/02/2012	10/05/2012	10/25/2012
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	11/06/2012	11/08/2012	12/17/2012
WI	SWF/LF	List of Licensed Landfills	Department of Natural Resources	10/08/2012	10/12/2012	10/24/2012
WI	SWRCY	Recycling Center Listing	Solid & Hazardous Waste Education center	10/16/2012	10/17/2012	10/25/2012
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	11/02/2012	11/08/2012	12/17/2012
WI	VCP	Voluntary Party Liability Exemption Sites	Department of Natural Resources	11/06/2012	11/08/2012	12/17/2012
WI	WDS	Registry of Waste Disposal Sites	Department of Natural Resources	08/28/2012	10/05/2012	10/25/2012
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2011	07/19/2012	09/27/2012
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	06/01/2012	07/24/2012	09/18/2012
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	06/07/2012	07/05/2012	09/18/2012
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	07/31/2012	08/07/2012	09/18/2012
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	07/31/2012	08/13/2012	09/18/2012
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	04/12/2012	05/09/2012	07/10/2012
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	08/01/2012	08/02/2012	10/16/2012
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	08/17/2012	08/28/2012	10/16/2012
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	09/06/2012	09/07/2012	10/16/2012
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	04/12/2012	05/02/2012	07/16/2012
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	08/01/2012	08/02/2012	10/16/2012
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	08/02/2012	08/03/2012	11/05/2012
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	08/17/2012	08/28/2012	10/16/2012
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	09/06/2012	09/07/2012	10/16/2012
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/28/2012	10/02/2012	10/16/2012
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	06/07/2012	07/05/2012	09/18/2012
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	PRP	Potentially Responsible Parties	EPA	10/01/2012	10/04/2012	11/05/2012
US	Proposed NPL	Proposed National Priority List Sites	EPA	06/07/2012	07/05/2012	09/18/2012
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	10/02/2012	10/02/2012	11/05/2012
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	09/11/2012	10/04/2012	12/04/2012
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	09/11/2012	10/04/2012	12/04/2012
US	RCRA-NonGen	RCRA - Non Generators	Environmental Protection Agency	09/11/2012	10/04/2012	12/04/2012
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	09/11/2012	10/04/2012	12/04/2012
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	09/11/2012	10/04/2012	12/04/2012

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	ROD	Records Of Decision	EPA	02/27/2012	03/14/2012	06/14/2012
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	10/24/2012	10/26/2012	11/05/2012
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	07/11/2012	09/12/2012	11/05/2012
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	07/18/2012	07/24/2012	11/05/2012
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	08/20/2012	08/28/2012	11/05/2012
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	07/18/2012	07/24/2012	11/05/2012
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	08/20/2012	08/20/2012	09/20/2012
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	11/01/2012	11/07/2012	12/11/2012
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/23/2012	09/18/2012
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2011	06/22/2012	07/31/2012
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	08/09/2012	08/15/2012	09/13/2012
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			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St **Acronym** **Full Name** **Government Agency** **Gov Date** **Arvl. Date** **Active Date**

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

DOOR COUNTY CO-OP
92 E MAPLE STREET
STURGEON BAY, WI 54235

TARGET PROPERTY COORDINATES

Latitude (North):	44.8296 - 44° 49' 46.56"
Longitude (West):	87.3824 - 87° 22' 56.64"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	469770.9
UTM Y (Meters):	4963875.5
Elevation:	584 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	44087-G4 STURGEON BAY WEST, WI
Most Recent Revision:	1981
East Map:	44087-G3 STURGEON BAY EAST, WI
Most Recent Revision:	1981

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).

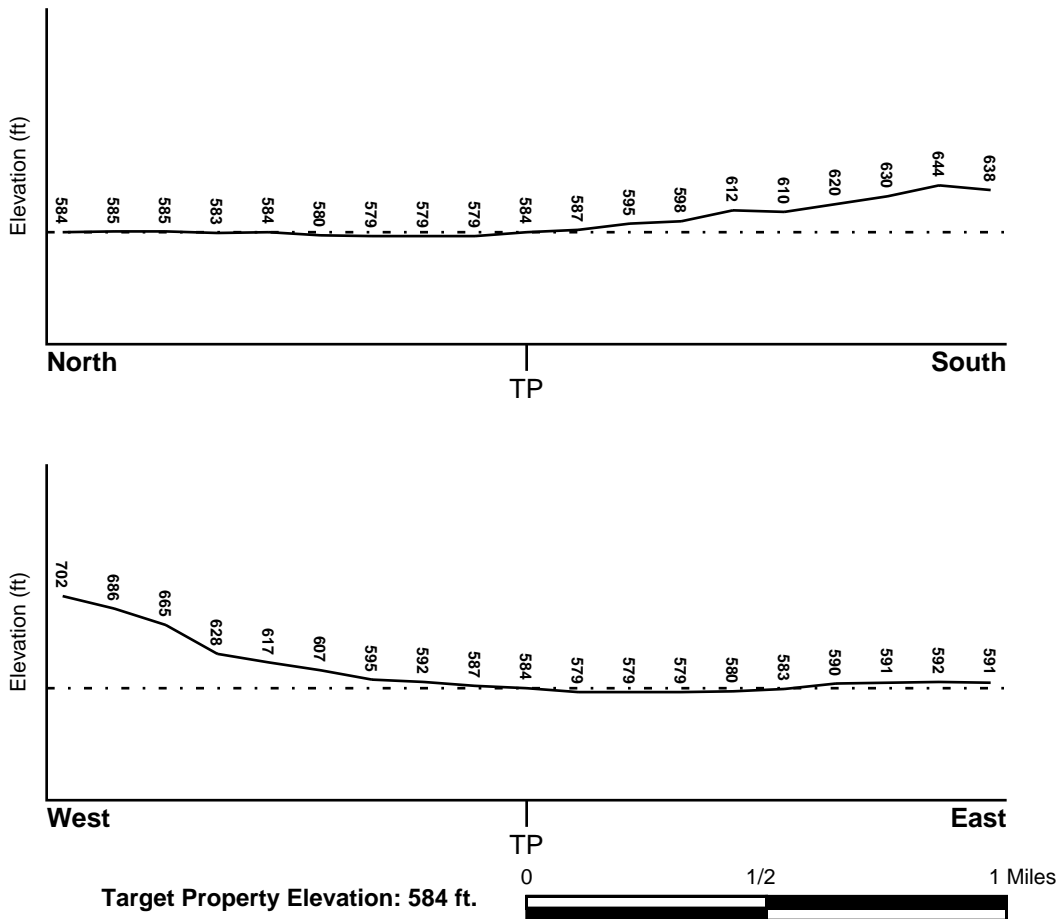
TOPOGRAPHIC INFORMATION

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 NE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

<u>Target Property County</u> DOOR, WI	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	55029C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

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

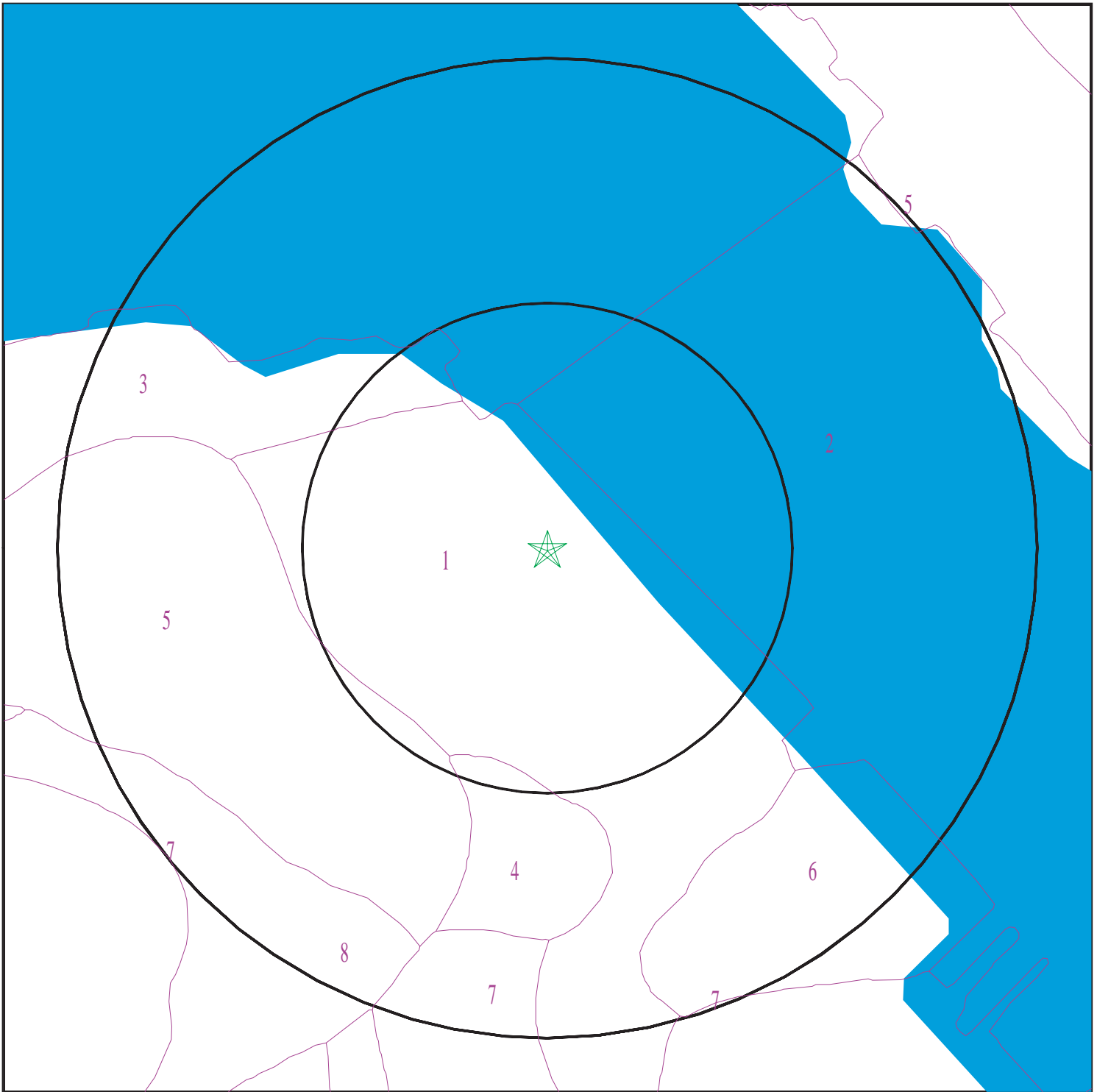
Era:	Paleozoic
System:	Silurian
Series:	Middle Silurian (Niagoaran)
Code:	S2 <i>(decoded above as Era, System & Series)</i>

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 - 3479886.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Door County Co-Op
ADDRESS: 92 E Maple Street
Sturgeon Bay WI 54235
LAT/LONG: 44.8296 / -87.3824

CLIENT: AECOM
CONTACT: Jeff Carlson
INQUIRY #: 3479886.2s
DATE: December 18, 2012 1:17 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: Namur

Soil Surface Texture: loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 22 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
2	7 inches	11 inches	weathered bedrock	Not reported	Not reported	Max: 42 Min: 0	Max: Min:

Soil Map ID: 2

Soil Component Name: Namur

Soil Surface Texture: loam

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

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 22 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
2	7 inches	11 inches	weathered bedrock	Not reported	Not reported	Max: 42 Min: 0	Max: Min:

Soil Map ID: 3

Soil Component Name: Kiva

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

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	5 inches	sandy loam	Not reported	Not reported	Max: 141 Min: 141	Max: 8.4 Min: 7.9
2	5 inches	18 inches	sandy loam	Not reported	Not reported	Max: 141 Min: 141	Max: 8.4 Min: 7.9
3	18 inches	59 inches	stratified gravelly coarse sand	Not reported	Not reported	Max: 141 Min: 141	Max: 8.4 Min: 7.9

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: Kolberg

Soil Surface Texture: silt loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 77 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	silt loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
2	9 inches	33 inches	silty clay loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
3	33 inches	38 inches	loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
4	38 inches	42 inches	unweathered bedrock	Not reported	Not reported	Max: 42 Min: 0	Max: Min:

Soil Map ID: 5

Soil Component Name: Longrie

Soil Surface Texture: loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
2	7 inches	22 inches	loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
3	22 inches	29 inches	loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
4	29 inches	33 inches	unweathered bedrock	Not reported	Not reported	Max: 42 Min: 0	Max: Min:

Soil Map ID: 6

Soil Component Name: Beaches

Soil Surface Texture: 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

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

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

Soil Map ID: 7

Soil Component Name: Longrie

Soil Surface Texture: loam

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

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
2	7 inches	22 inches	loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
3	22 inches	29 inches	loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
4	29 inches	33 inches	unweathered bedrock	Not reported	Not reported	Max: 42 Min: 0	Max: Min:

Soil Map ID: 8

Soil Component Name: Udipsamments

Soil Surface Texture: sand

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

Soil Drainage Class: Well drained

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	59 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.3 Min: 5.1

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>
1	USGS2355931	1/8 - 1/4 Mile North
A2	USGS2355926	1/8 - 1/4 Mile WNW
A3	USGS2355925	1/8 - 1/4 Mile WNW
4	USGS2355919	1/4 - 1/2 Mile SW
5	USGS2355916	1/4 - 1/2 Mile SSE
6	USGS2355930	1/4 - 1/2 Mile ENE
7	USGS2355917	1/4 - 1/2 Mile SW
B8	USGS2355928	1/4 - 1/2 Mile ENE
B9	USGS2355927	1/4 - 1/2 Mile ENE
11	USGS2355924	1/4 - 1/2 Mile ENE
C12	USGS2355920	1/2 - 1 Mile WSW
C13	USGS2355921	1/2 - 1 Mile WSW
D14	USGS2355945	1/2 - 1 Mile North
D15	USGS2355946	1/2 - 1 Mile North
16	USGS2356077	1/2 - 1 Mile South
17	USGS2355934	1/2 - 1 Mile WNW
E18	USGS2355929	1/2 - 1 Mile East
E19	USGS2355932	1/2 - 1 Mile ENE
E20	USGS2355933	1/2 - 1 Mile ENE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

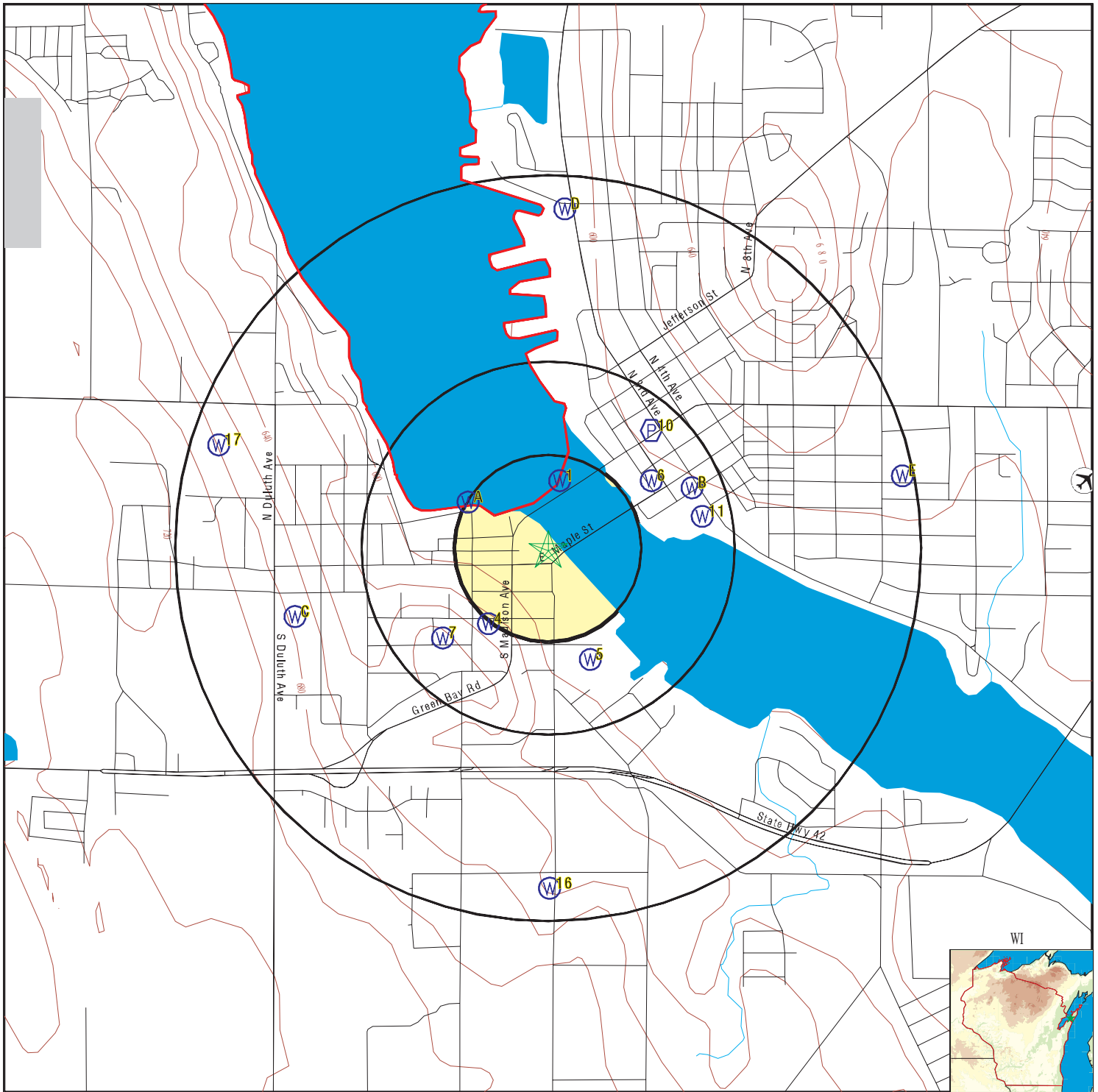
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
10	WI4150513	1/4 - 1/2 Mile NE

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 - 3479886.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- 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: Door County Co-Op
 ADDRESS: 92 E Maple Street
 Sturgeon Bay WI 54235
 LAT/LONG: 44.8296 / -87.3824

CLIENT: AECOM
 CONTACT: Jeff Carlson
 INQUIRY #: 3479886.2s
 DATE: December 18, 2012 1:17 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	North	1/8 - 1/4 Mile	Lower	FED USGS	USGS2355931
Click here for full text details					
A2	WNW	1/8 - 1/4 Mile	Lower	FED USGS	USGS2355926
Click here for full text details					
A3	WNW	1/8 - 1/4 Mile	Lower	FED USGS	USGS2355925
Click here for full text details					
4	SW	1/4 - 1/2 Mile	Higher	FED USGS	USGS2355919
Click here for full text details					
5	SSE	1/4 - 1/2 Mile	Higher	FED USGS	USGS2355916
Click here for full text details					
6	ENE	1/4 - 1/2 Mile	Higher	FED USGS	USGS2355930
Click here for full text details					
7	SW	1/4 - 1/2 Mile	Higher	FED USGS	USGS2355917
Click here for full text details					
B8	ENE	1/4 - 1/2 Mile	Higher	FED USGS	USGS2355928
Click here for full text details					

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
B9	ENE	1/4 - 1/2 Mile	Higher	FED USGS	USGS2355927
		Click here for full text details			
10	NE	1/4 - 1/2 Mile	Higher	FRDS PWS	WI4150513
		Click here for full text details			
11	ENE	1/4 - 1/2 Mile	Higher	FED USGS	USGS2355924
		Click here for full text details			
C12	WSW	1/2 - 1 Mile	Higher	FED USGS	USGS2355920
		Click here for full text details			
C13	WSW	1/2 - 1 Mile	Higher	FED USGS	USGS2355921
		Click here for full text details			
D14	North	1/2 - 1 Mile	Higher	FED USGS	USGS2355945
		Click here for full text details			
D15	North	1/2 - 1 Mile	Higher	FED USGS	USGS2355946
		Click here for full text details			
16	South	1/2 - 1 Mile	Higher	FED USGS	USGS2356077
		Click here for full text details			
17	WNW	1/2 - 1 Mile	Higher	FED USGS	USGS2355934
		Click here for full text details			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

E18
East
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS2355929

E19
ENE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS2355932

E20
ENE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS2355933

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
544	113	82	6.4	93.2

Federal EPA Radon Zone for DOOR County: 1

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

Federal Area Radon Information for Zip Code: 54235

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	2.633 pCi/L	67%	33%	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^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

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

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

STATE RECORDS

Wisconsin Well Construction Report File

Source: Department of Natural Resources

Telephone: 608-266-0153

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

OTHER STATE DATABASE INFORMATION

RADON

State Database: WI Radon

Source: Department of Health & Family Services

Telephone: 608-266-1865

Wisconsin Measurement Summary

Area Radon Information

Source: USGS

Telephone: 703-356-4020

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

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

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

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Appendix E.

Aerial Photographs



Door County Co-Op

92 E Maple Street

Sturgeon Bay, WI 54235

Inquiry Number: 3479886.5

December 20, 2012



The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

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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with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography December 20, 2012

Target Property:

92 E Maple Street

Sturgeon Bay, WI 54235

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1938	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: June 12, 1938	EDR
1951	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: October 09, 1951	EDR
1955	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: April 29, 1955	EDR
1967	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: August 28, 1967	EDR
1969	Aerial Photograph. Scale: 1"=750'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: October 23, 1969	EDR
1972	Aerial Photograph. Scale: 1"=1000'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: June 04, 1972	EDR
1974	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: May 01, 1974	EDR
1981	Aerial Photograph. Scale: 1"=1000'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: May 06, 1981	EDR
1986	Aerial Photograph. Scale: 1"=1000'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: June 08, 1986	EDR
1992	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Composite DOQQ - acquisition dates: May 06, 1992	EDR
1998	Aerial Photograph. Scale: 1"=750'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Date: April 22, 1998	EDR
2005	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Year: 2006	EDR
2008	Aerial Photograph. Scale: 1"=500'	Panel #: 44087-G4, Sturgeon Bay West, WI;/Flight Year: 2008	EDR



JIRY #: 3479886.5

YEAR: 1938

— = 500'





JIRY #: 3479886.5

YEAR: 1951

— = 500'





JIRY #: 3479886.5

YEAR: 1955

— = 500'



ES&S Environmental
Solutions Inc.



AIRY #: 3479886.5

YEAR: 1967

 = 500'



 ES&S Environmental Systems



AIRY #: 3479886.5

YEAR: 1969

| = 750'





JIRY #: 3479886.5

YEAR: 1972

| = 1000'





JIRY #: 3479886.5

YEAR: 1974

— = 500'





AIRY #: 3479886.5
YEAR: 1981
| = 1000'





JIRY #: 3479886.5

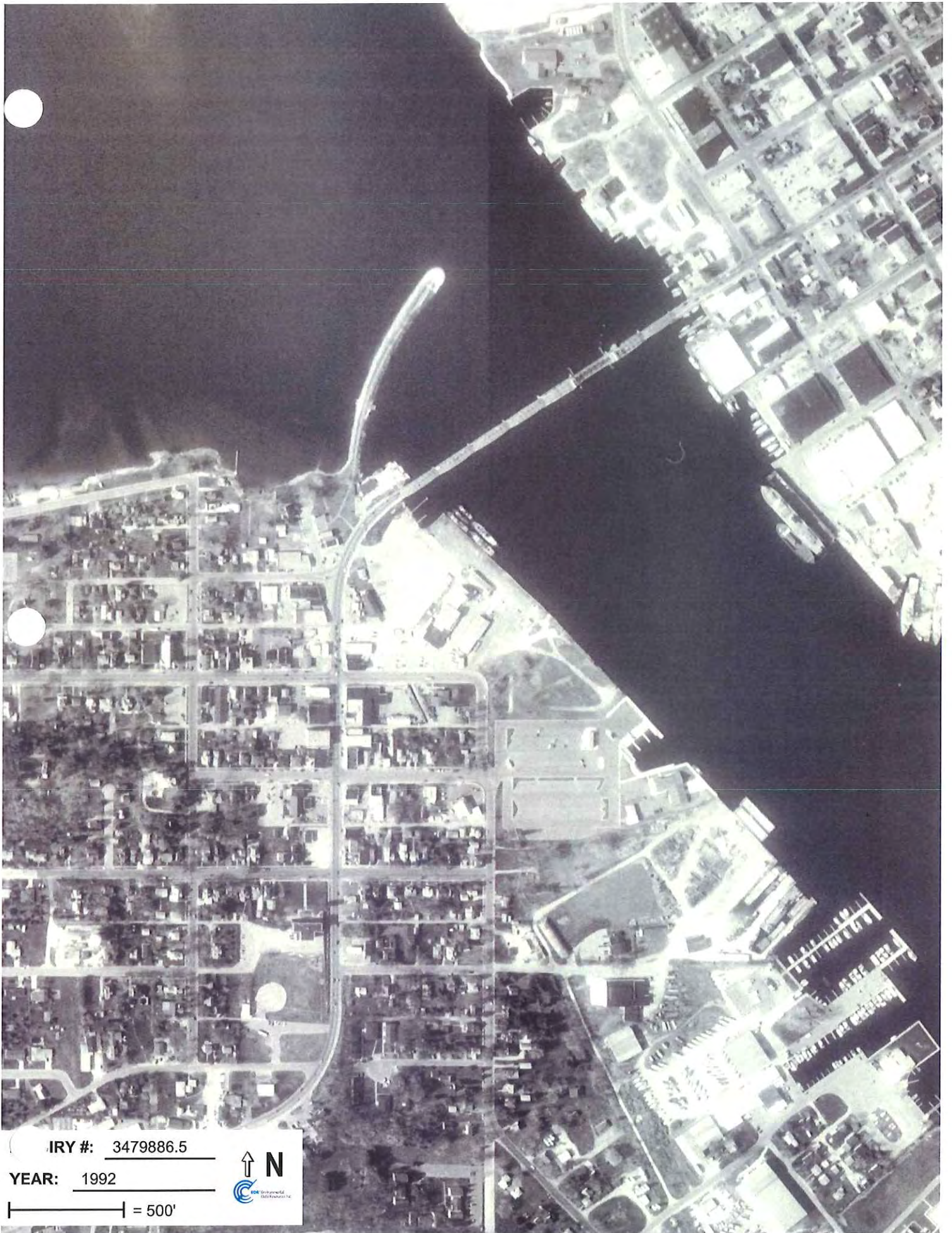
YEAR: 1986

— = 1000'



ES&E Environmental Data Resources Inc.

DFL 203.06



IRY #: 3479886.5

YEAR: 1992

— = 500'





IRY #: 3479886.5

YEAR: 1998

— = 750'





JIRY #: 3479886.5
YEAR: 2005
| = 500'





JIRY #: 3479886.5
YEAR: 2006
|-----| = 500'

↑ N
Environmental
Data Resources



IRY #: 3479886.5


YEAR: 2008

— = 500'



Appendix F.

Sanborn Documentation



Door County Co-Op
92 E Maple Street
Sturgeon Bay, WI 54235

Inquiry Number: 3479886.3
December 18, 2012



Certified Sanborn® Map Report

Certified Sanborn® Map Report

12/18/12

Site Name:

Door County Co-Op
92 E Maple Street
Sturgeon Bay, WI 54235

Client Name:

AECOM
1035 Kepler Drive
Green Bay, WI 54311



EDR Inquiry # 3479886.3

Contact: Jeff Carlson

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by AECOM 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 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: Door County Co-Op
Address: 92 E Maple Street
City, State, Zip: Sturgeon Bay, WI 54235
Cross Street:
P.O. # NA
Project: Door County Co-Op
Certification # 5C2D-4990-821F



Sanborn® Library search results
Certification # 5C2D-4990-821F

Maps Provided:

1958	1898
1944	1891
1928	1885
1919	
1911	
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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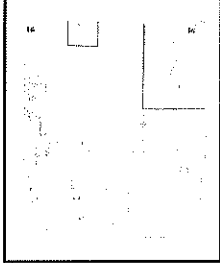
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Sanborn Sheet Thumbnails

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



1958 Source Sheets



Volume 1, Sheet 16

1944 Source Sheets



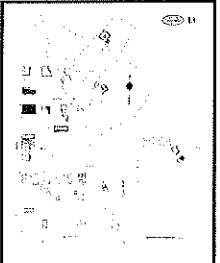
Volume 1, Sheet 16

1928 Source Sheets



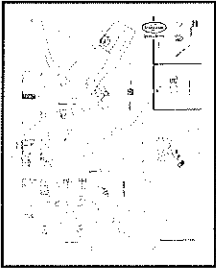
Volume 1, Sheet 16

1919 Source Sheets



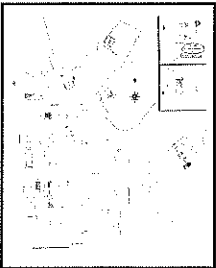
Volume 1, Sheet 13

1911 Source Sheets



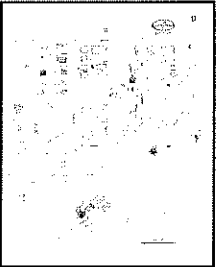
Volume 1, Sheet 11

1904 Source Sheets



Volume 1, Sheet 9

1898 Source Sheets



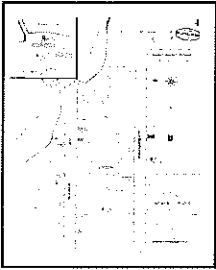
Volume 1, Sheet 9

1891 Source Sheets



Volume 1, Sheet 9

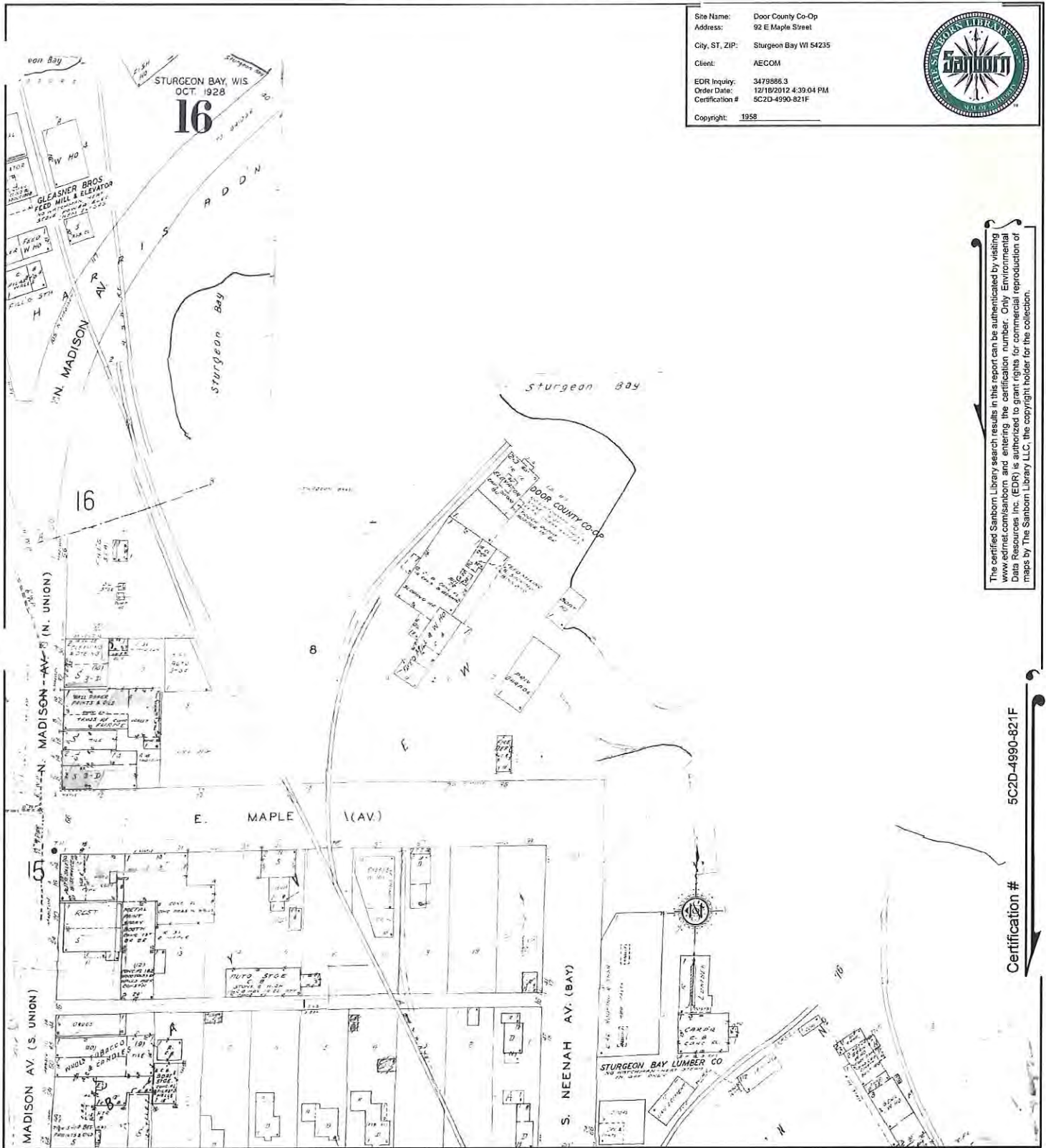
1885 Source Sheets



Volume 1, Sheet 4

1958 Certified Sanborn Map

Site Name: Door County Co-Op
 Address: 92 E Maple Street
 City, ST, ZIP: Sturgeon Bay WI 54235
 Client: AECOM
 EDR Inquiry: 3479886.3
 Order Date: 12/18/2012 4:39:04 PM
 Certification #: 5C2D-4990-821F
 Copyright: 1958

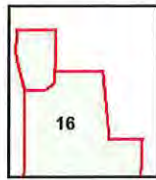
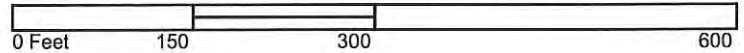


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5C2D-4990-821F

Certification #

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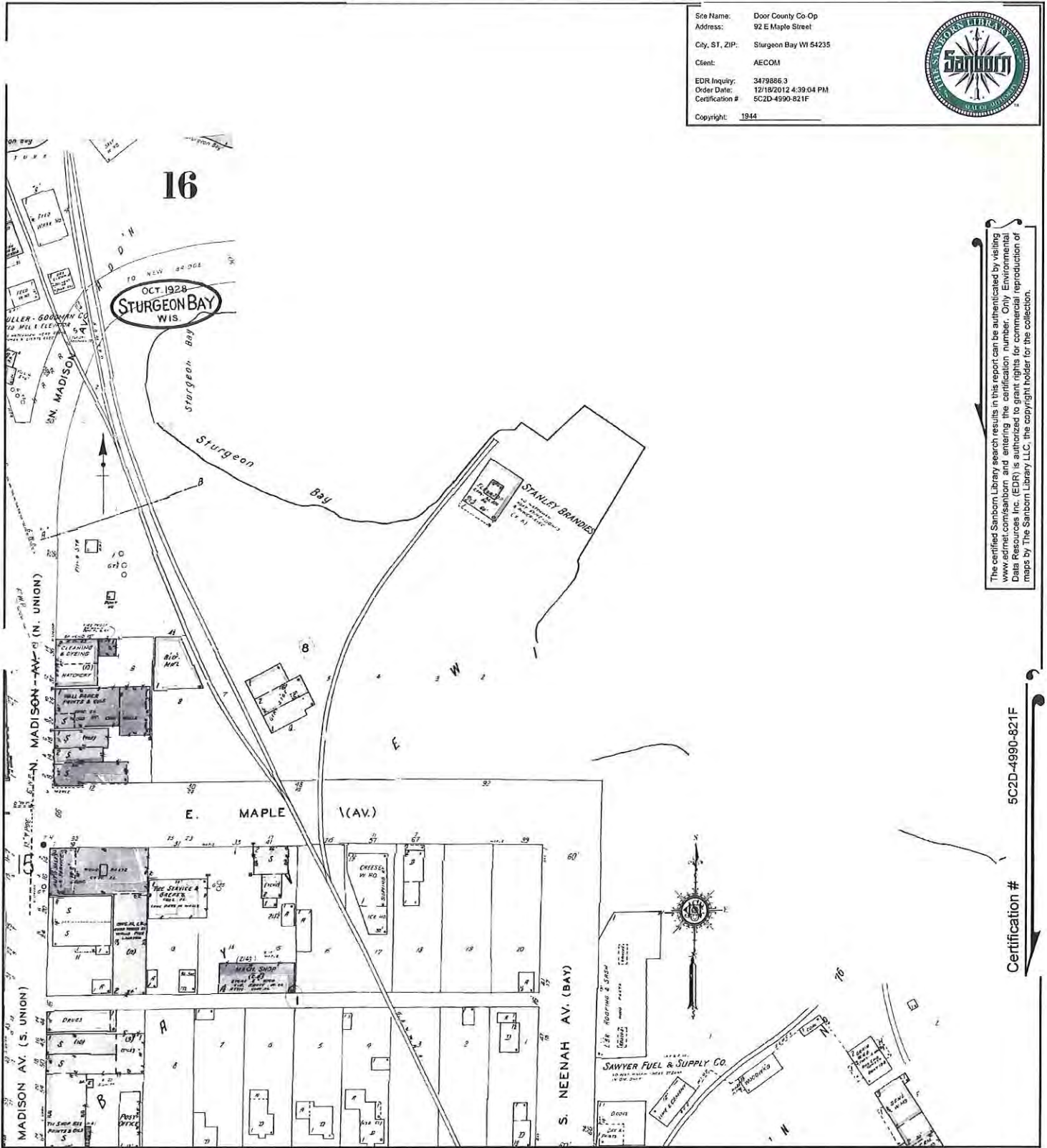


Volume 1, Sheet 16



1944 Certified Sanborn Map

Site Name: Door County Co-Op
 Address: 92 E Maple Street
 City, ST, ZIP: Sturgeon Bay WI 54235
 Client: AECOM
 EDR Inquiry: 3479886.3
 Order Date: 12/19/2012 4:39:04 PM
 Certification #: 5C2D-4990-821F
 Copyright: 1944

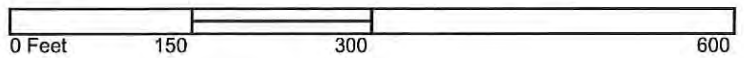


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Certification #

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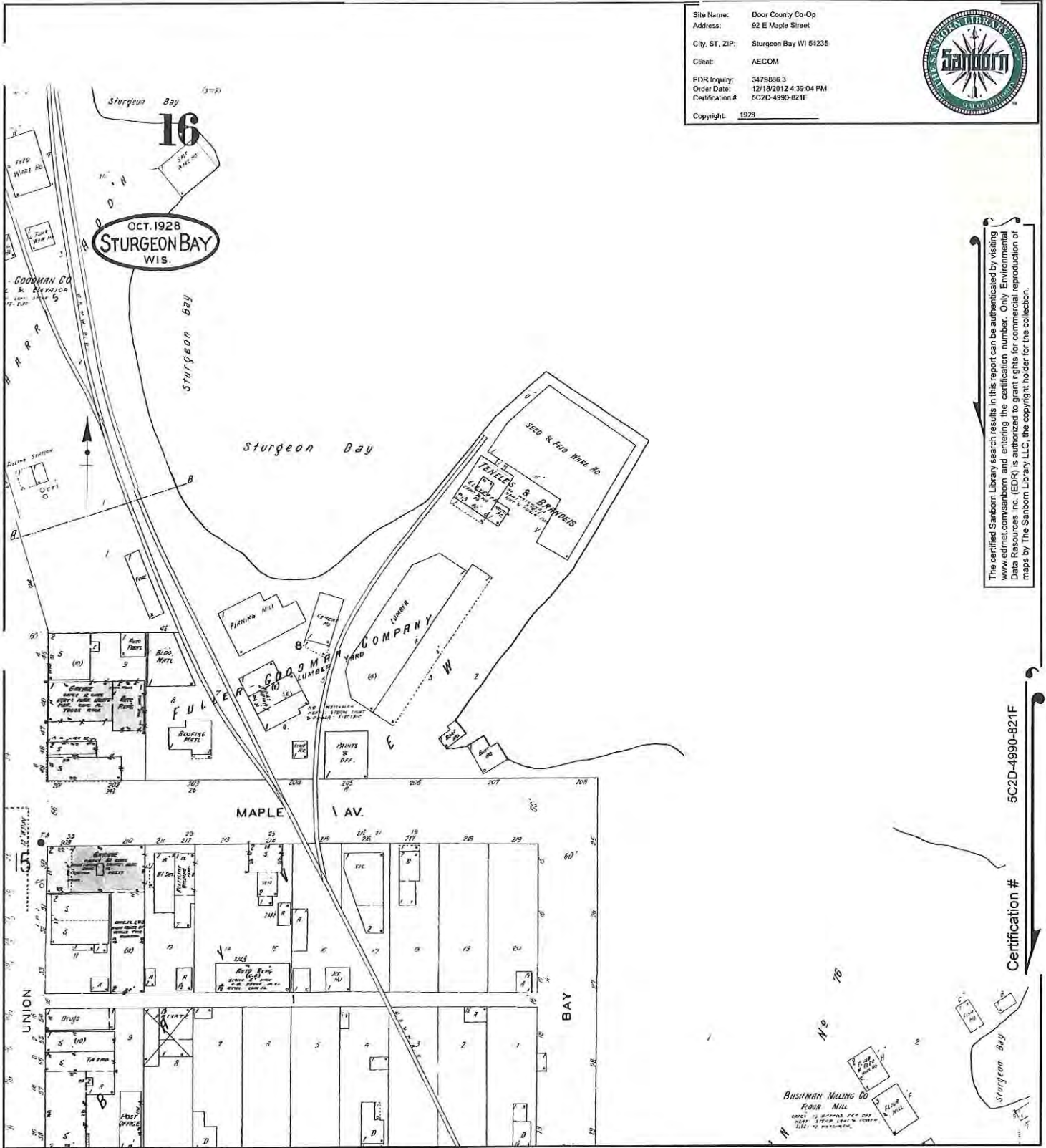


Volume 1, Sheet 16



1928 Certified Sanborn Map

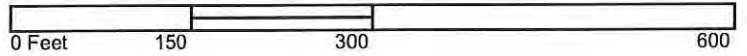
Site Name: Door County Co-Op
 Address: 92 E Maple Street
 City, ST, ZIP: Sturgeon Bay WI 54235
 Client: AECOM
 EDR Inquiry: 3479886.3
 Order Date: 12/18/2012 4:39:04 PM
 Certification #: 5C2D-4990-821F
 Copyright: 1928



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Certification # 5C2D-4990-821F

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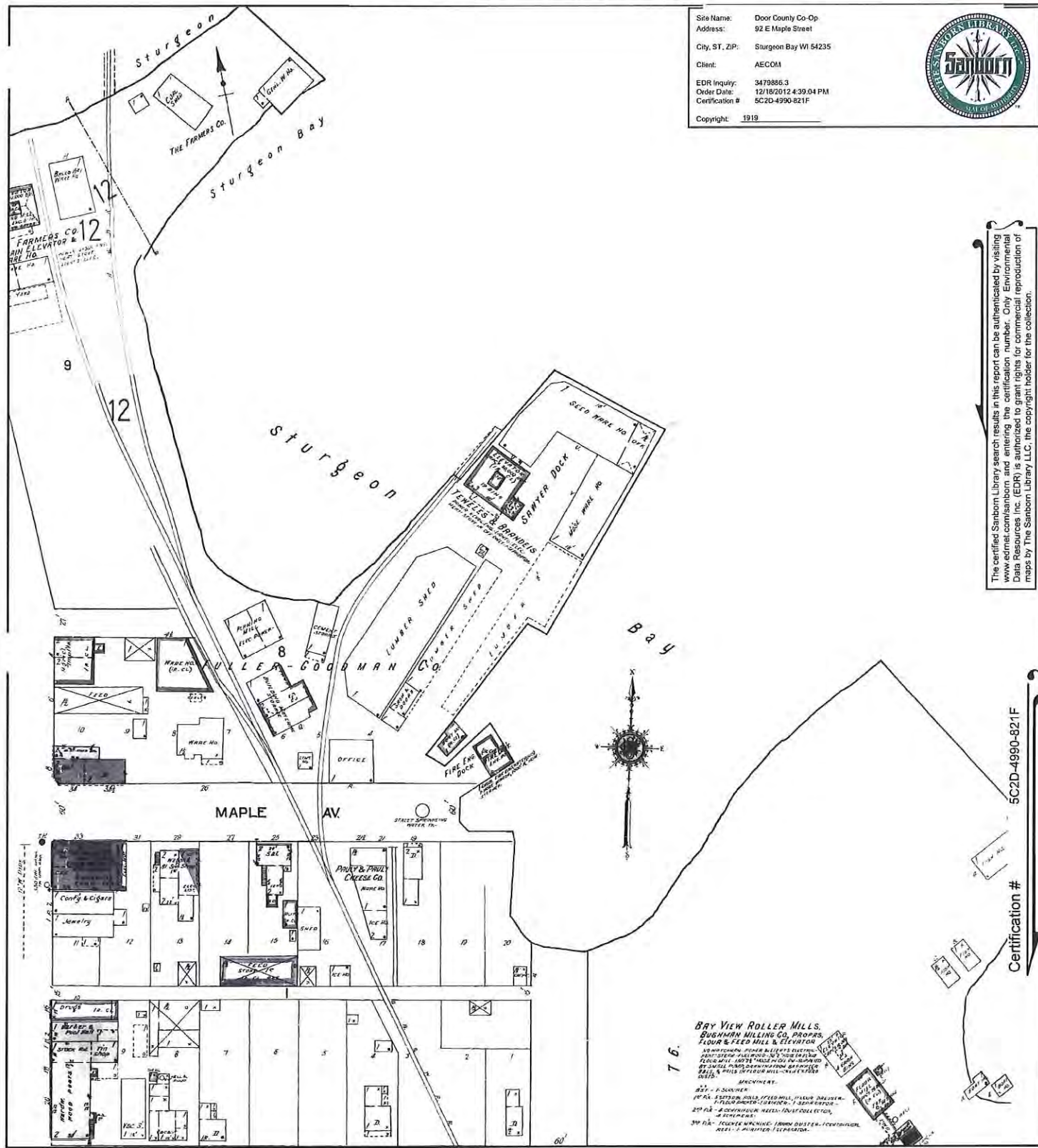


Volume 1, Sheet 16



1919 Certified Sanborn Map

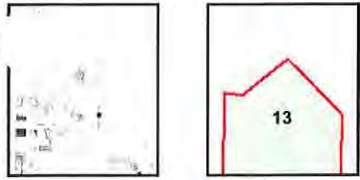
Site Name: Door County Co-Op
 Address: 92 E Maple Street
 City, ST, ZIP: Sturgeon Bay WI 54235
 Client: AECOM
 EDR Inquiry: 3479886.3
 Order Date: 12/18/2012 4:39:04 PM
 Certification #: 5C2D-4990-821F
 Copyright: 1919



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Certification # 5C2D-4990-821F

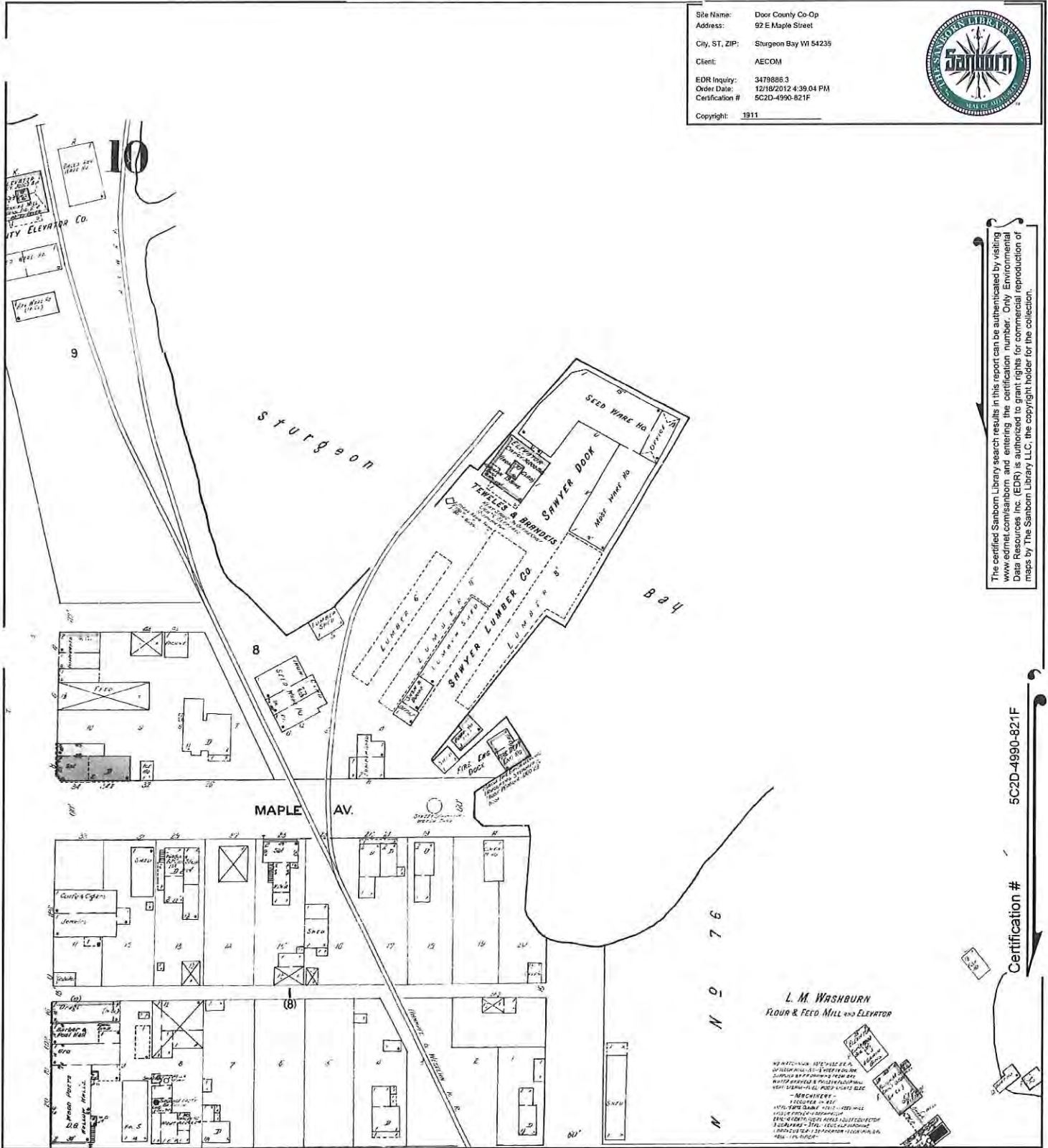
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 13

1911 Certified Sanborn Map

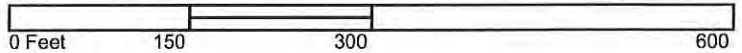
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 Address: 92 E Maple Street
 City, ST, ZIP: Sturgeon Bay WI 54235
 Client: AECOM
 EDR Inquiry: 3479886 3
 Order Date: 12/18/2012 4:39:04 PM
 Certification #: 5C2D-4990-821F
 Copyright: 1911



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Certification # 5C2D-4990-821F

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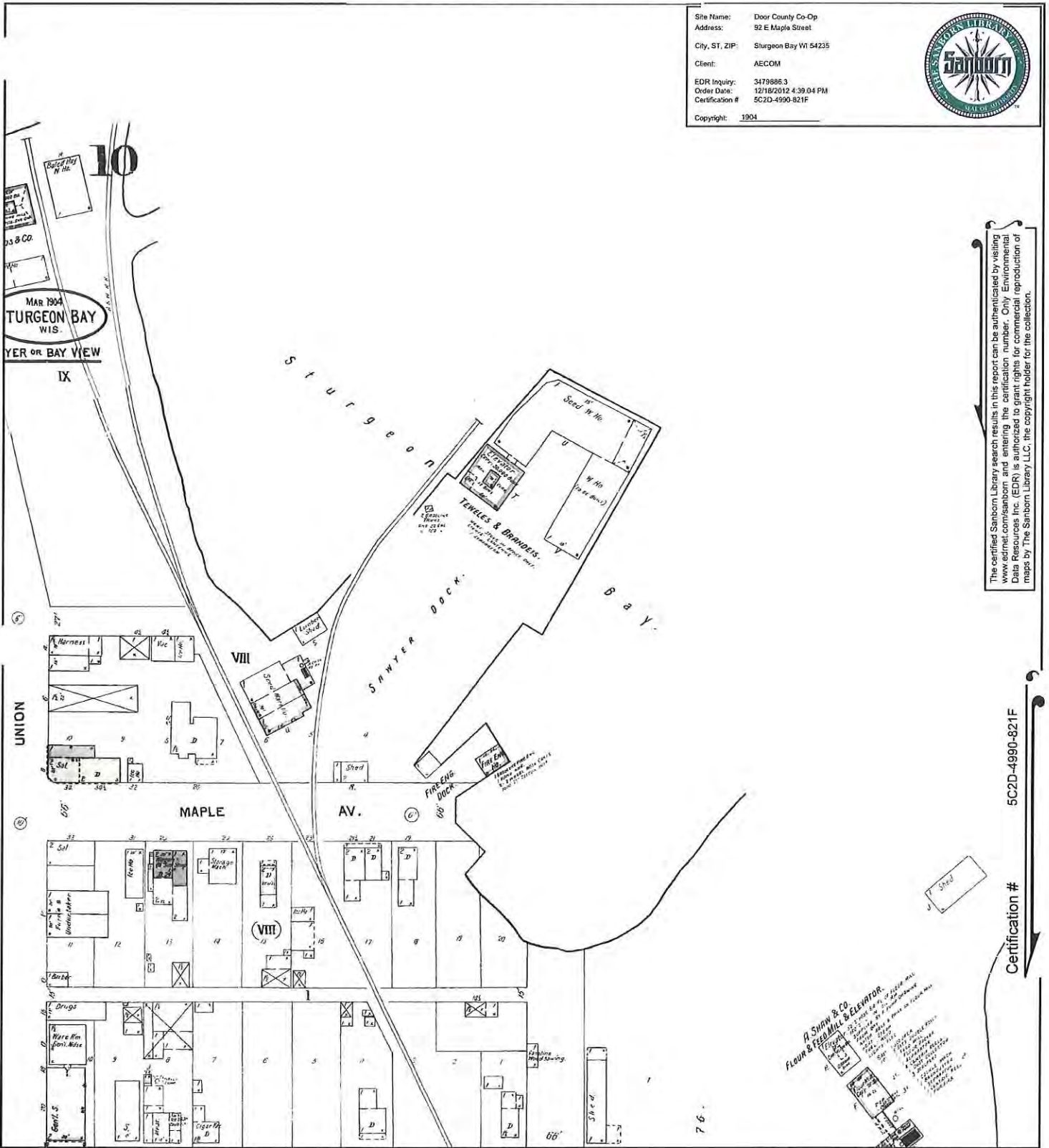


Volume 1, Sheet 11



1904 Certified Sanborn Map

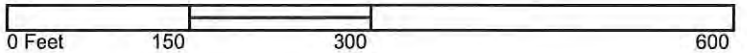
Site Name: Door County Co-Op
 Address: 92 E Maple Street
 City, ST, ZIP: Sturgeon Bay WI 54235
 Client: AECOM
 EDR Inquiry: 3479886.3
 Order Date: 12/18/2012 4:39:04 PM
 Certification #: 5C2D-4990-821F
 Copyright: 1904



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 Certification #

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Volume 1, Sheet 9

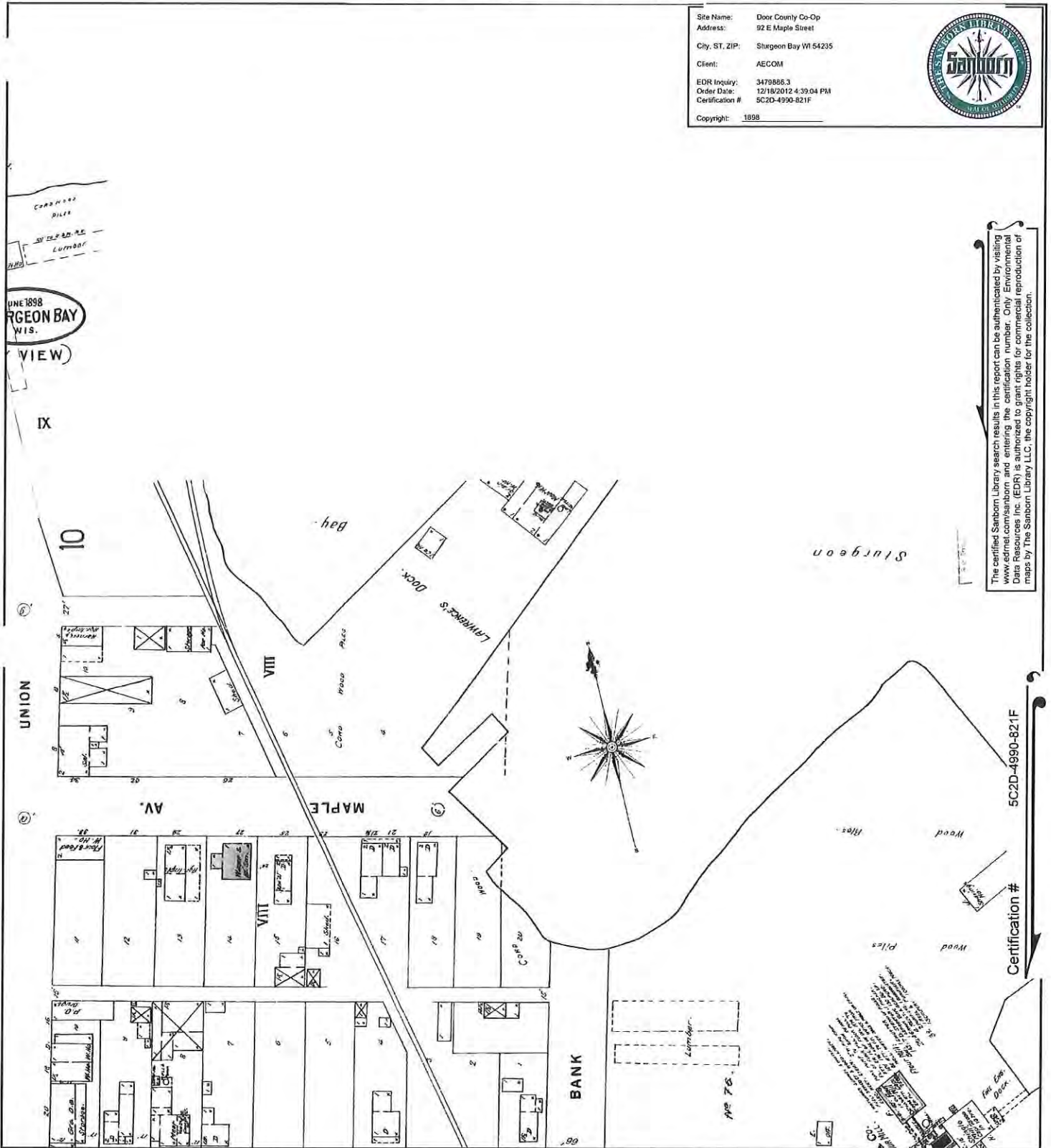


1898 Certified Sanborn Map

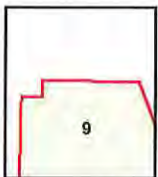
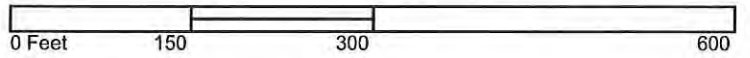
Site Name: Door County Co-Op
 Address: 92 E Maple Street
 City, ST, ZIP: Sturgeon Bay WI 54235
 Client: AECOM
 EDR Inquiry: 3479886.3
 Order Date: 12/18/2012 4:39:04 PM
 Certification #: 5C2D-4990-821F
 Copyright: 1898



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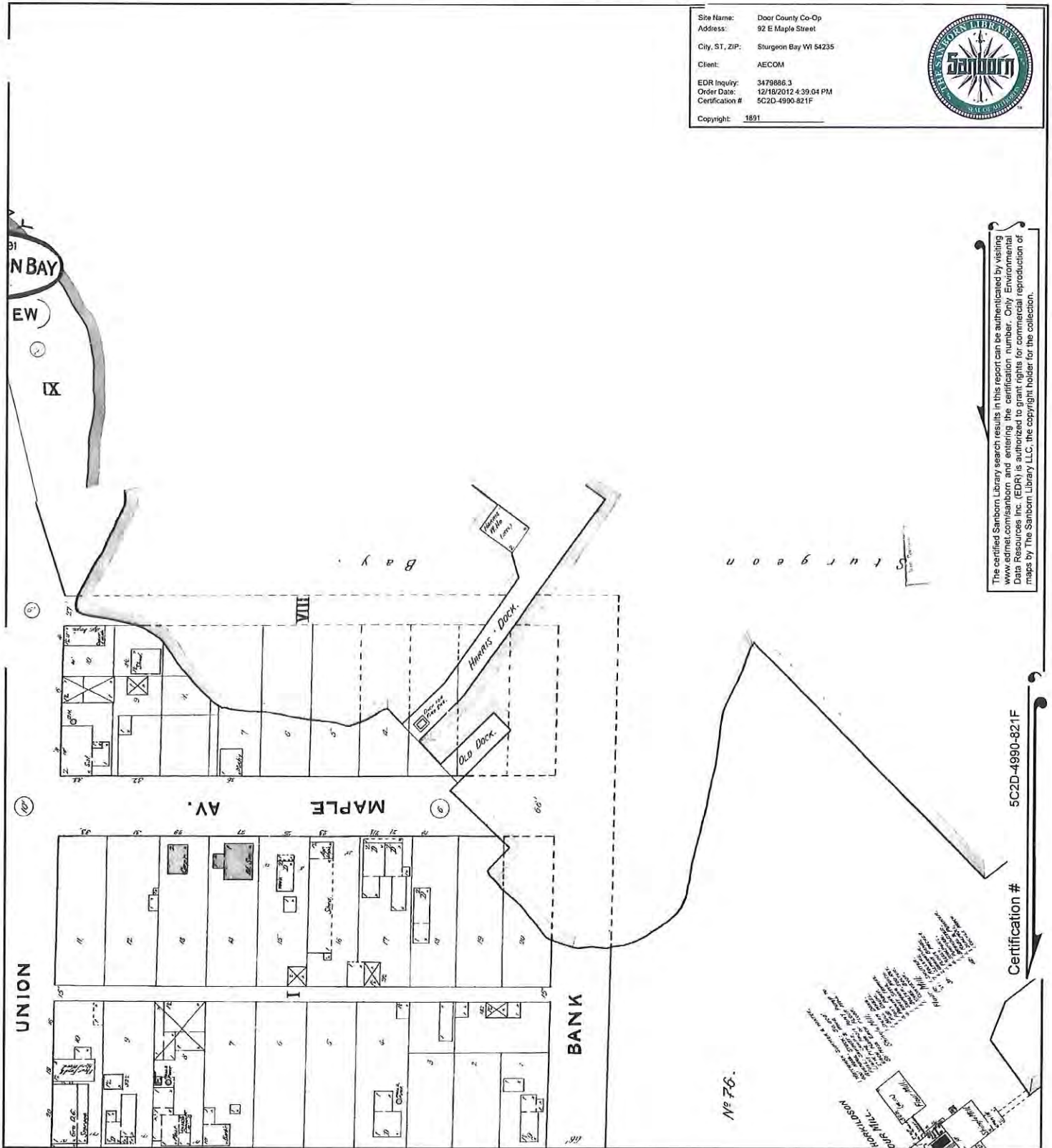


1891 Certified Sanborn Map

Site Name: Door County Co-Op
 Address: 92 E Maple Street
 City, ST, ZIP: Sturgeon Bay WI 54235
 Client: AECOM
 EDR Inquiry: 3479886.3
 Order Date: 12/18/2012 4:39:04 PM
 Certification #: 5C2D-4990-821F
 Copyright: 1891



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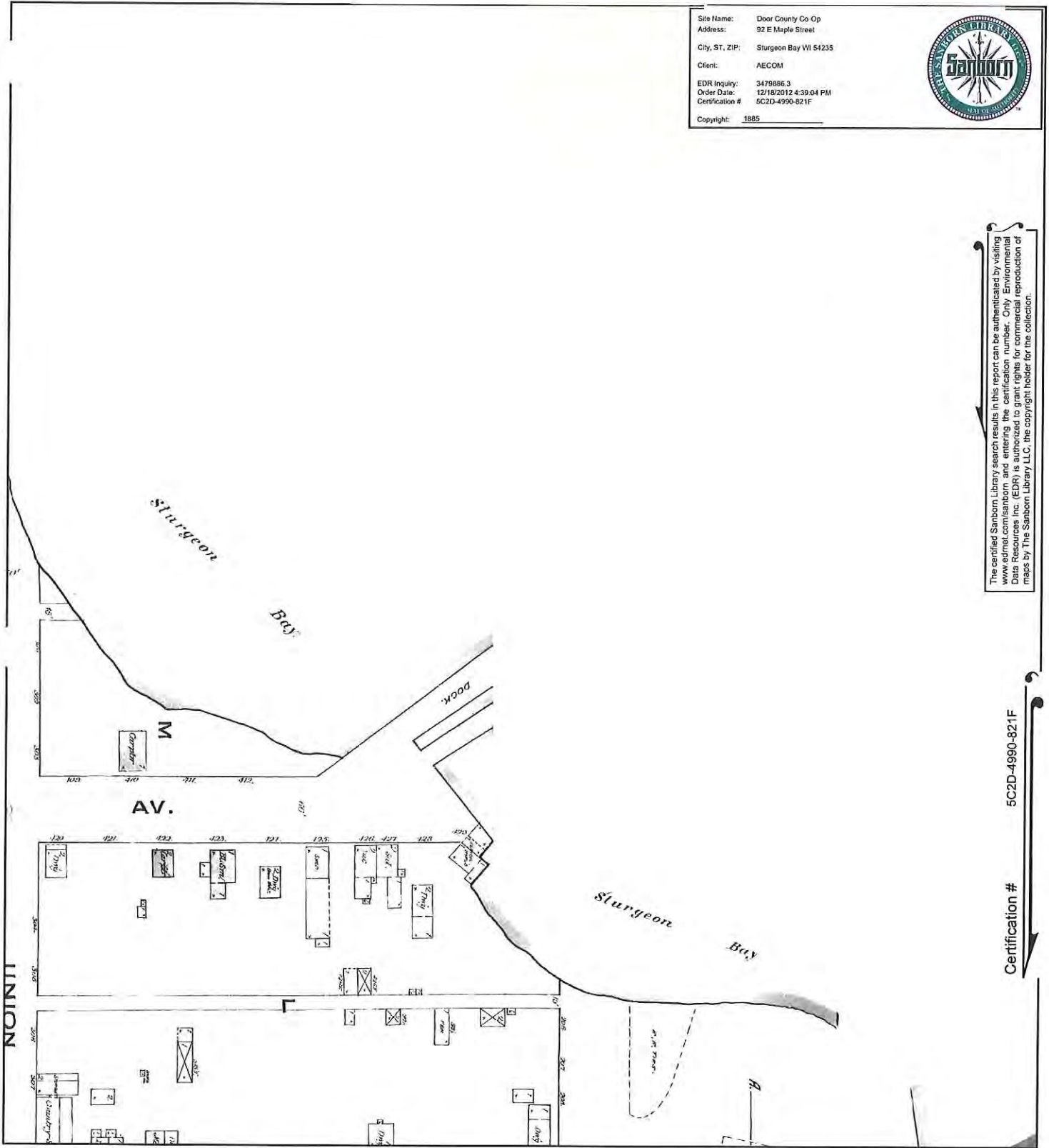
Volume 1, Sheet 9

1885 Certified Sanborn Map

Site Name: Door County Co Op
 Address: 92 E Maple Street
 City, ST, ZIP: Sturgeon Bay WI 54235
 Client: AECOM
 EDR Inquiry: 3479886.3
 Order Date: 12/18/2012 4:39:04 PM
 Certification #: 5C2D-4990-821F
 Copyright: 1885



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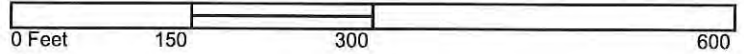


Certification # 5C2D-4990-821F

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Volume 1, Sheet 4



Appendix G.
Historic Topography Maps



Door County Co-Op

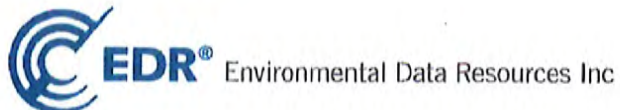
92 E Maple Street
Sturgeon Bay, WI 54235

Inquiry Number: 3479886.4

December 18, 2012



EDR Historical Topographic Map Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

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

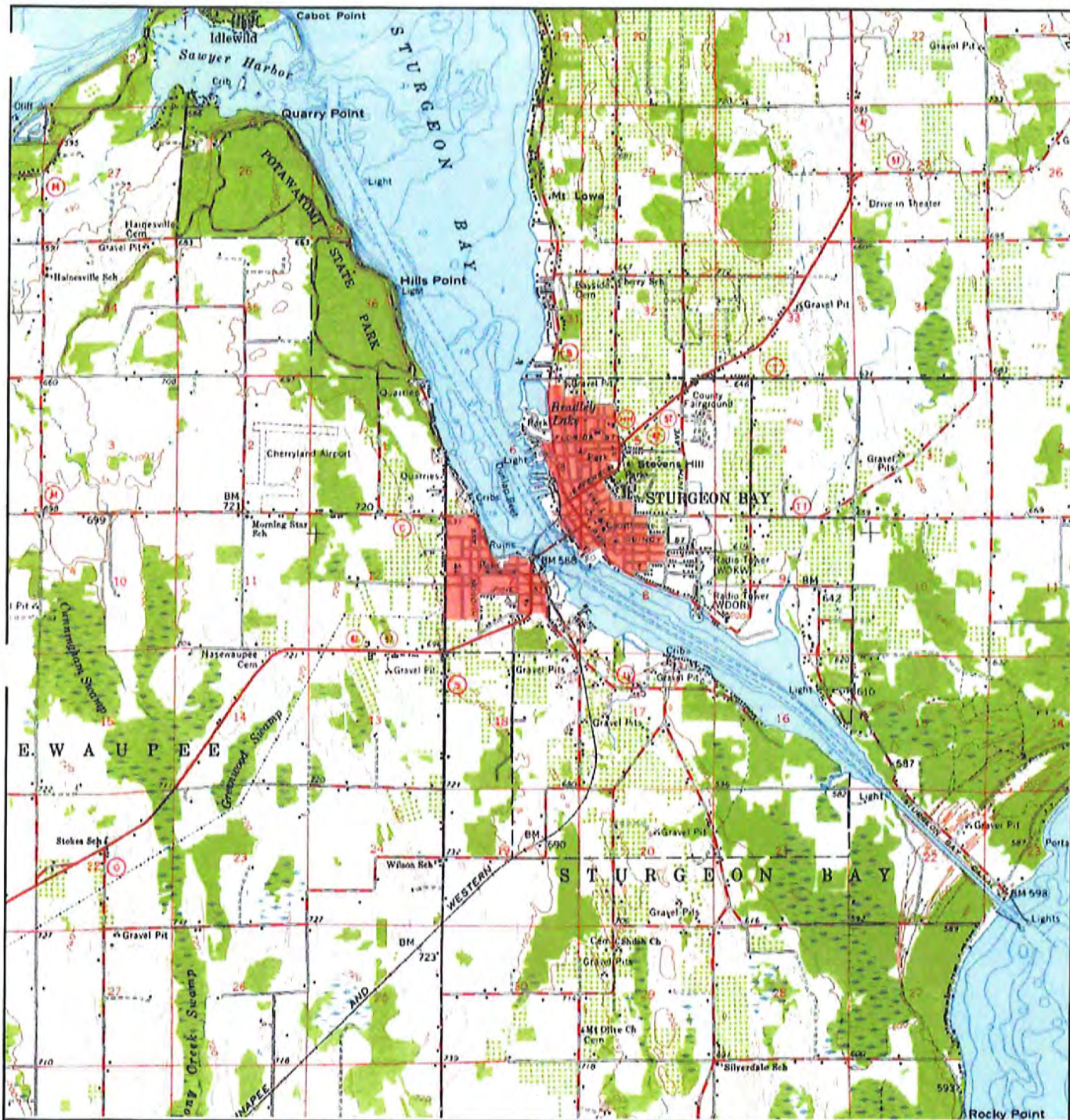
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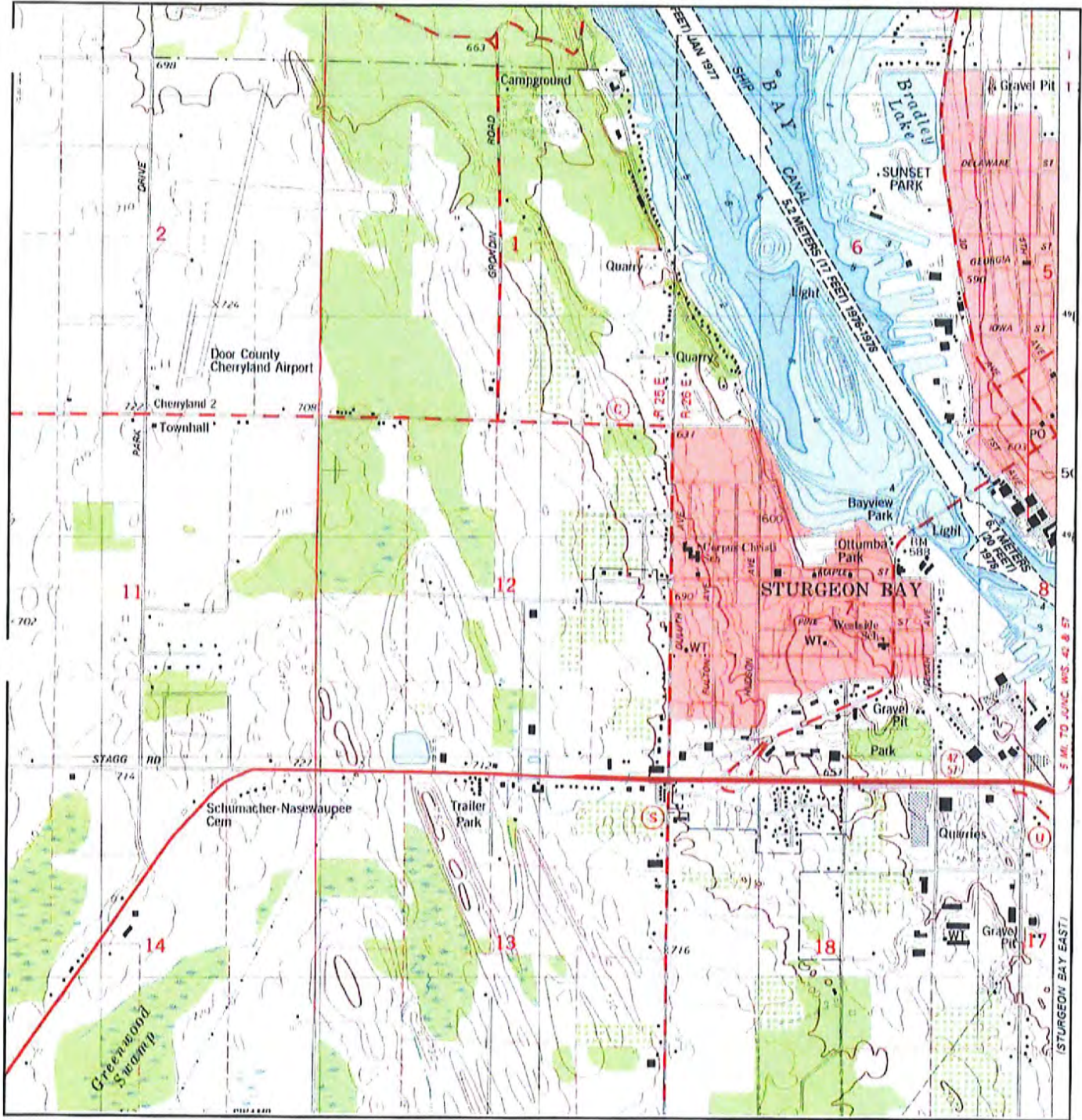
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Historical Topographic Map



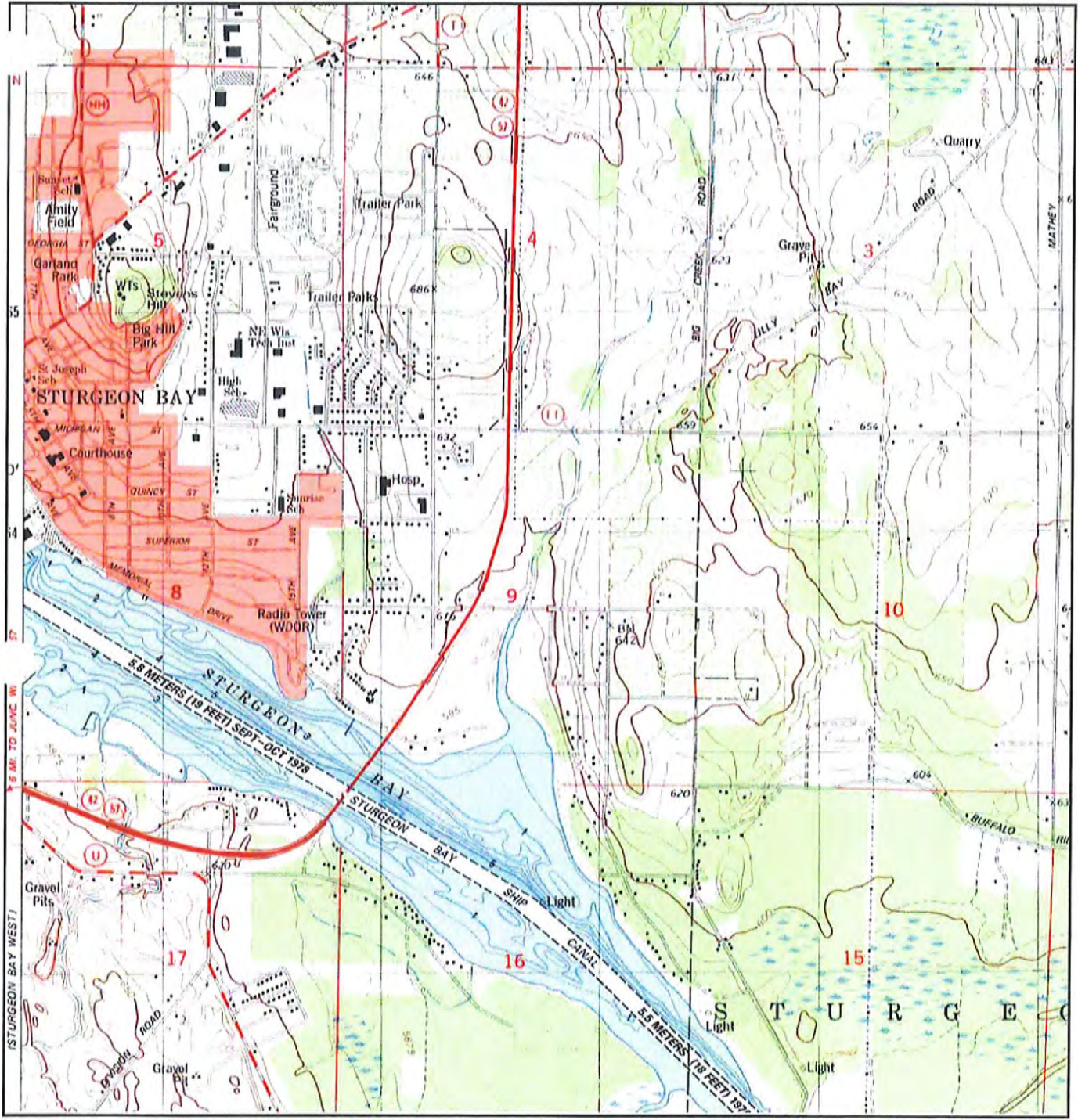
N 	TARGET QUAD NAME: STURGEON BAY MAP YEAR: 1960	SITE NAME: Door County Co-Op ADDRESS: 92 E Maple Street Sturgeon Bay, WI 54235 LAT/LONG: 44.8296 / -87.3824	CLIENT: AECOM CONTACT: Jeff Carlson INQUIRY#: 3479886.4 RESEARCH DATE: 12/18/2012
	SERIES: 15 SCALE: 1:62500		

Historical Topographic Map



N 	TARGET QUAD NAME: STURGEON BAY WEST MAP YEAR: 1981	SITE NAME: Door County Co-Op ADDRESS: 92 E Maple Street Sturgeon Bay, WI 54235 LAT/LONG: 44.8296 / -87.3824	CLIENT: AECOM CONTACT: Jeff Carlson INQUIRY#: 3479886.4 RESEARCH DATE: 12/18/2012
	SERIES: 7.5 SCALE: 1:24000		

Historical Topographic Map



<p>N ↑</p>	ADJOINING QUAD	SITE NAME:	CLIENT:
	NAME: STURGEON BAY EAST	Door County Co-Op	AECOM
	MAP YEAR: 1981	ADDRESS: 92 E Maple Street	CONTACT: Jeff Carlson
	SERIES: 7.5	Sturgeon Bay, WI 54235	INQUIRY#: 3479886.4
SCALE: 1:24000	LAT/LONG: 44.8296 / -87.3824	RESEARCH DATE: 12/18/2012	

Appendix I.
Subject Property Photographs

PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
1

Date:
12/14/12

Direction Photo Taken:

East

Description:

Structure located along the south side of the subject property along East Maple Street.



Photo No.
2

Date:
12/14/12

Direction Photo Taken:

Northeast

Description:

Small storage structure on the south side of the subject property and the south warehouse structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
3

Date:
12/14/12

Direction Photo Taken:

Northeast

Description:

Former coop structure.



Photo No.
4

Date:
12/14/12

Direction Photo Taken:

North

Description:

Former coop structure and north west side of the subject property.



PHOTOGRAPHIC LOG



Client Name: City of Sturgeon Bay		Site Location: Former Door County Cooperative Property	Project No.: 60282378
Photo No. 5	Date: 12/14/12		
Direction Photo Taken: West			
Description: East Maple Street, south and west sides of the subject property, and commercial structures beyond.			

Photo No. 6	Date: 12/14/12		
Direction Photo Taken: South			
Description: East Maple Street and commercial property beyond.			

PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
7

Date:
12/14/12

Direction Photo Taken:

South

Description:

Drums situated on a wood pallet adjacent to the former coop structure.



Photo No.
8

Date:
12/14/12

Direction Photo Taken:

West

Description:

West side of the subject property.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
9

Date:
12/14/12

Direction Photo Taken:

West

Description:

Former propane storage area.



Photo No.
10

Date:
12/14/12

Direction Photo Taken:

Northeast

Description:

Looking at north side of the former coop structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
11

Date:
12/14/12

Direction Photo Taken:

Northeast

Description:

Door County Maritime Museum located adjacent and north of the subject property.



Photo No.
12

Date:
12/14/12

Direction Photo Taken:

North

Description:

Former propane storage area.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
13

Date:
12/14/12

Direction Photo Taken:

South

Description:

West side of the subject property.



Photo No.
14

Date:
12/14/12

Direction Photo Taken:

West

Description:

Looking at the north side of the former coop structure and piping for fire control.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
15

Date:
12/14/12

Direction Photo Taken:

North

Description:

Looking at the west side of the east warehouse structure and the east side of the former coop structure.



Photo No.
16

Date:
12/14/12

Direction Photo Taken:

North

Description:

55-gallon steel drum located adjacent to the west side of the east warehouse structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
17

Date:
12/14/12

Direction Photo Taken:

North

Description:

Grain conveyor located adjacent and south of the former coop structure.



Photo No.
18

Date:
12/14/12

Direction Photo Taken:

North

Description:

Trailer and lawn mower attachment storage in the former coop structure.



PHOTOGRAPHIC LOG

Client Name: City of Sturgeon Bay	Site Location: Former Door County Cooperative Property	Project No.: 60282378
---	--	---------------------------------

Photo No. 19	Date: 12/14/12
------------------------	--------------------------

Direction Photo Taken:

West

Description:

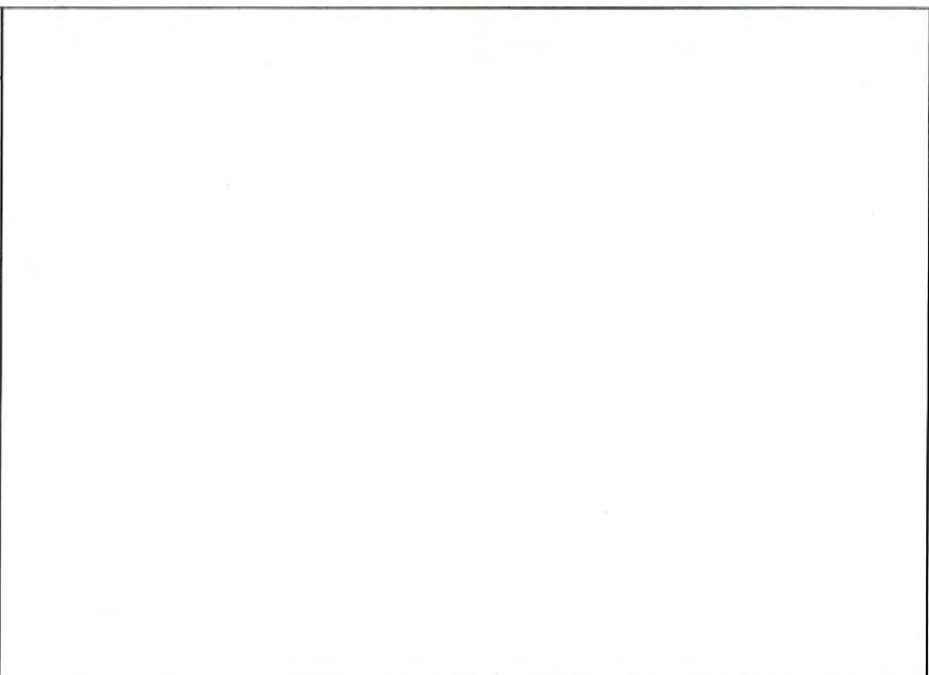
Stored small engine equipment, motorcycles, and scooters in the former coop structure.



Photo No. 20	Date: 12/14/12
------------------------	--------------------------

Direction Photo Taken:

Description:



PHOTOGRAPHIC LOG


Client Name: City of Sturgeon Bay		Site Location: Former Door County Cooperative Property	Project No.: 60282378
Photo No. 21	Date: 12/14/12		
Direction Photo Taken: West			
Description: Pit with black material located in the former coop structure.			

Photo No. 22	Date:		
Direction Photo Taken: East			
Description: Liquid feed pipe located in the former coop structure.			

PHOTOGRAPHIC LOG

Client Name: City of Sturgeon Bay	Site Location: Former Door County Cooperative Property	Project No.: 60282378
---	--	---------------------------------

Photo No. 23	Date: 12/14/12
------------------------	--------------------------

Direction Photo Taken:

Northeast

Description:

Lawn tractors stored in the former coop structure.



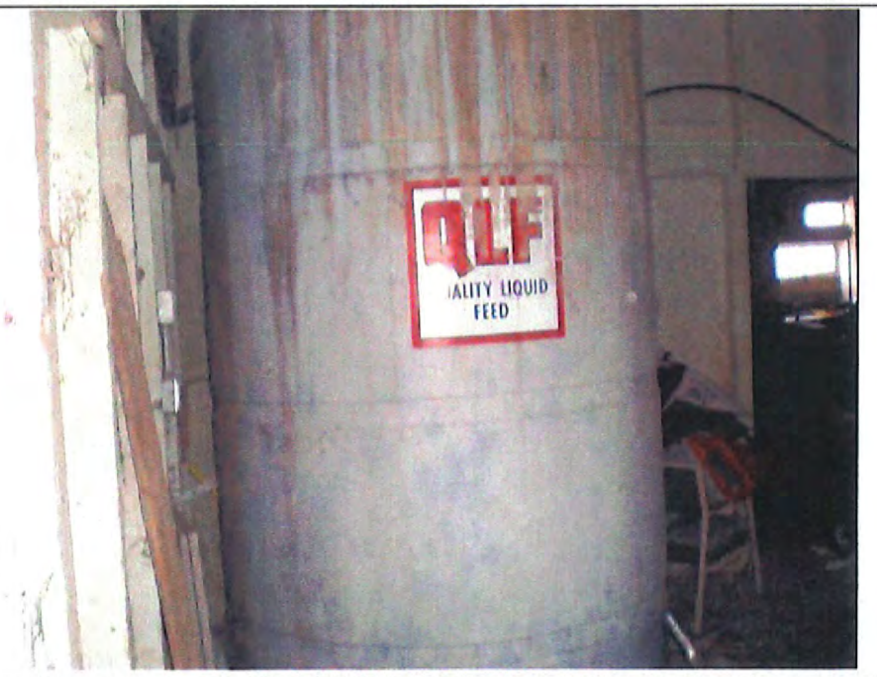
Photo No. 24	Date: 12/14/12
------------------------	--------------------------

Direction Photo Taken:

North

Description:

Liquid feed AST located in the former coop structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
25

Date:
12/14/12

Direction Photo Taken:

East

Description:

Staining observed on the floor of the elevator structure portion of the former coop structure.



Photo No.
26

Date:
12/14/12

Direction Photo Taken:

South

Description:

Stored items located in the southern warehouse structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
27

Date:
12/14/12

Direction Photo Taken:

South

Description:

Paint stored on the earthen floor of the southern warehouse structure.



Photo No.
28

Date:
12/14/12

Direction Photo Taken:

East

Description:

Drums with unknown material, oil, and gasoline containers located on the west side of the southern warehouse structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
29

Date:
12/14/12

Direction Photo Taken:

East

Description:

Gasoline containers located on the west side of the southern warehouse structure.



Photo No.
30

Date:
12/14/12

Direction Photo Taken:

South


Description:

Paint can and interior view of the small structure located on the south side of the subject property.



PHOTOGRAPHIC LOG

Client Name: City of Sturgeon Bay		Site Location: Former Door County Cooperative Property	Project No.: 60282378
Photo No. 31	Date: 12/14/12		
Direction Photo Taken: West			
Description: The northern most "bay" of the east warehouse structure.			

Photo No. 32	Date: 12/14/12		
Direction Photo Taken: West			
Description: Interior of the east warehouse structure.			

PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
33

Date:
12/14/12

Direction Photo Taken:

West

Description:

Interior of the east warehouse structure.



Photo No.
34

Date:
12/14/12

Direction Photo Taken:

South

Description:

Interior of the east warehouse structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
35

Date:
12/14/12

Direction Photo Taken:

North

Description:

Interior of the east warehouse structure.



Photo No.
36

Date:
12/14/12

Direction Photo Taken:

West

Description:

Oil stained flooring along the north exterior wall of the east warehouse structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
37

Date:
12/14/12

Direction Photo Taken:

West

Description:

Oil stained flooring and waste oil pale located in the east warehouse structure.



Photo No.
38

Date:
12/14/12

Direction Photo Taken:

West

Description:

Oils and lubricants stored inside the east warehouse structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
39

Date:
12/14/12

Direction Photo Taken:

East

Description:

Stored items within the east warehouse structure.



Photo No.
40

Date:
12/14/12

Direction Photo Taken:

West

Description:

Looking at the north side of the east warehouse structure and northern portion of the subject property.



PHOTOGRAPHIC LOG



Client Name: City of Sturgeon Bay		Site Location: Former Door County Cooperative Property	Project No.: 60282378
Photo No. 41	Date: 12/14/12		
Direction Photo Taken: South			
Description: General debris located along the east side of the east warehouse structure.			

Photo No. 42	Date: 12/14/12		
Direction Photo Taken: South			
Description: UST situated on the back of a pickup truck.			

PHOTOGRAPHIC LOG

Client Name: City of Sturgeon Bay	Site Location: Former Door County Cooperative Property	Project No.: 60282378
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Photo No. 43	Date: 12/14/12	
Direction Photo Taken: South		
Description: Oil staining located under the UST dispenser.		

Photo No. 44	Date: 12/14/12	
Direction Photo Taken: North		
Description: Looking at the east side of the subject property.		

PHOTOGRAPHIC LOG



Client Name: City of Sturgeon Bay		Site Location: Former Door County Cooperative Property	Project No.: 60282378
Photo No. 45	Date: 12/14/12		
Direction Photo Taken: Southwest			
Description: Storage structure and green house structure occupied by the United States Coast Guard.			

Photo No. 46	Date: 12/14/12		
Direction Photo Taken: North			
Description: Tote containing bulk oil located adjacent to the south side of the east warehouse structure.			

PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
47

Date:
12/14/12

Direction Photo Taken:

Northwest

Description:

Loading dock adjacent to the south side of the former coop structure.



Photo No.
48

Date:
12/14/12

Direction Photo Taken:

South

Description:

Bulk oil containers located within the United States Coast Guard storage structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
49

Date:
12/14/12

Direction Photo Taken:

West

Description:

Bulk oil containers located within the United States Coast Guard storage structure.



Photo No.
50

Date:
12/14/12

Direction Photo Taken:

East

Description:

General storage located within the United States Coast Guard storage structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
51

Date:
12/14/12

Direction Photo Taken:

East

Description:

General storage located within the United States Coast Guard greenhouse structure.



Photo No.
52

Date:
12/14/12

Direction Photo Taken:

South

Description:

General storage located within the United States Coast Guard greenhouse structure.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
53

Date:
12/14/12

Direction Photo Taken:

West

Description:

United States Coast Guard exterior fenced storage area.



Photo No.
54

Date:
12/14/12

Direction Photo Taken:

Northeast

Description:

United States Coast Guard exterior fenced storage area.



PHOTOGRAPHIC LOG

Client Name:
City of Sturgeon Bay

Site Location:
Former Door County Cooperative Property

Project No.:
60282378

Photo No.
55

Date:
12/14/12

Direction Photo Taken:

South

Description:

Secondary containment cabinet located within the fenced storage area.



Photo No.
56

Date:
12/14/12

Direction Photo Taken:

West

Description:

Petroleum storage area located within the fenced area on the south side of the subject property.

