August 6, 2012

Mr. Dave Laspa CITY OF WISCONSIN RAPIDS 444 West Grand Avenue Wisconsin Rapids, WI 54495

RE: Phase I Environmental Site Assessment for Parcel #3409853, #3409855, #3409861 and #3409863 of Rapids East Commerce Center City of Wisconsin Rapids, Wood County, Wisconsin

Dear Mr. Laspa:

Please find enclosed one copy of the Phase I Environmental Site Assessment report for the above-referenced property. The enclosed report describes the investigative activities performed and provides an opinion on the environmental status of the property.

If you have any questions or comments on this report, please feel free to contact our office at your convenience.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Daniel P. Eichsteadt Environmental Scientist

Dan P. Eichsteinet

Environmental Services Manager

Brun D. Mensone

Bruce D. Meissner, P.G.

DPE/BDM ENC.

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1.0 EXECUTIVE SUMMARY

The City of Wisconsin Rapids retained the services of Robert E. Lee & Associates, Inc., (REL) to conduct a Phase I Environmental Site Assessment (ESA) for parcel #3409853, #3409855, #3409861 and #3409863 of the Rapids East Commerce Center, owned by the City of Wisconsin Rapids, near 48th Street North and Commerce Drive in the City of Wisconsin Rapids, Wood County, Wisconsin (the Property).

The purpose of the Phase I ESA is to provide information regarding recognized environmental conditions (RECs) that could affect soil and groundwater quality at the property so a level of liability can be estimated.

The Phase I ESA was conducted in general conformance with the requirements of American Society for Testing and Materials Designation: E 1527-05 Phase I Environmental Site Assessment Process. The Phase I ESA included reviewing standard federal, state, and tribal environmental records; standard historical records; and conducting interviews to investigate past and current land uses at the Property and/or adjacent properties. Robert E. Lee & Associates, Inc., personnel also inspected the Property to identify and record RECs.

This assessment has revealed no direct evidence of recognized environmental conditions in connection with the Property.

2.0 INTRODUCTION

The City of Wisconsin Rapids retained the services of Robert E. Lee & Associates, Inc., (REL) to conduct a Phase I Environmental Site Assessment (ESA) for parcel #3409853, #3409855, #3409861 and #3409863 of the Rapids East Commerce Center, owned by the City of Wisconsin Rapids, near 48th Street North and Commerce Drive in the City of Wisconsin Rapids, Wood County, Wisconsin (the Property).

2.1 Purpose

The Phase I ESA was performed in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Designation: E 1527-05 (ASTM, 2005). The purpose of the Phase I ESA is to provide information regarding recognized environmental conditions (RECs) that could affect soil and groundwater quality at the property. ASTM defines RECs as:

"The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, 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."

Historical recognized environmental conditions (HREC) were also evaluated as part of this assessment. According to the ASTM standard, an HREC is defined as a past release of any hazardous substance that has occurred on the property and has been remediated. This remediation must be acceptable to the responsible regulatory government agency, possibly including the issuance of a no further action letter.

In congruence with identifying RECs and HRECs, *de minimis* conditions were also evaluated. According to ASTM standards, a *de minimis* condition does not generally present a threat to human health or the environment, and generally would not be subject to enforcement action if brought to the attention of the appropriate governmental agency.

The ASTM 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 (also known as "landowner liability protections" [LLPs]): that is the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601 (35) (B).

2.2 Detailed Scope of Services

In accordance with ASTM Standard E 1527-05, the Phase I ESA performed by REL consisted of the following four components:

- ♦ Records review.
- ♦ Site reconnaissance.
- ♦ Interviews.
- Evaluation and preparation of Phase I ESA report.

Records Review

The records review included a review of federal, state, tribal, and local government records and historical sources in order to identify RECs and to identify previous uses of the Property and surrounding area in order to determine the likelihood that these past uses may have resulted in RECs on the Property. The records review is summarized in Section 5.0.

Site Reconnaissance

The site reconnaissance included a visual and physical inspection of the property and visual observations of adjoining properties in order to identify RECs. This does not include sampling or testing of any material unless specified by an agreement between REL and the user before sample collection. The site reconnaissance is summarized in Section 6.0.

Interviews

Interviews were conducted with past owners, key site manager, operators, and/or occupants to the extent that they have been identified to identify RECs. Select state and/or local agency officials were also interviewed. The objective of the interviews was to obtain information not otherwise available through other sources about current and historical property uses that may pose RECs. Information obtained during interviews is summarized in Section 7.0.

Evaluation and Preparation of Phase I ESA Report

An evaluation of the findings obtained as a result of the above tasks, and a formulation of conclusions regarding the potential presence of RECs identified during the Phase I ESA, shall be presented in the Phase I ESA report. The report shall include appropriate documentation to support the findings, opinions, and conclusions of the Phase I ESA. The Phase I ESA report shall include those matters required to be included in the report pursuant to various provisions of ASTM E 1527-05.

A consideration of "commonly known or reasonably ascertainable information" about the property and a consideration of the "degree of obviousness of the presence or likely presence of contamination at the property" were also performed by REL as part of the Phase I ESA.

2.3 Special Terms, Conditions, and Significant Assumptions

It is assumed that the purpose of this Phase I ESA is to qualify the user for an LLP to CERCLA liability and to determine the presence of RECs at the Property. The possible

contaminants of concern considered in this assessment include those listed under CERCLA and petroleum products.

2.4 Limitations and Exceptions

REL completed this Phase I ESA in general conformance with the ASTM Designation: E 1527-05 standard practice and made appropriate inquiry consistent with good commercial or customary practice. The results of this Phase I ESA are based upon professional interpretation of the practically reviewable and reasonably ascertainable information available to REL, given the time and budget constraints of this project. REL has assumed that information provided by the cited references is factual, complete, and correct. REL does not warrant that this report represents an exhaustive study of all possible environmental concerns at the Property. However, the items investigated as part of this study do represent likely sources of RECs, and are consequently believed to adequately address potential effects to soil and groundwater quality at the Property. Data gaps were evaluated through the process of completing this report and no significant data gaps were identified.

2.5 Contractual Agreement

Robert E. Lee & Associates, Inc., was retained by the City of Wisconsin Rapids to complete a Phase I ESA.

2.6 User Reliance

This Phase I ESA is certified to and can be used by the City of Wisconsin Rapids. This report may be unsuitable for other uses, and reliance on its contents by anyone other than the City of Wisconsin Rapids is done at the sole risk of the user.

3.0 PROPERTY DESCRIPTION

3.1 Property Location and Legal Description

The Property is identified as part of the Rapids East Commerce Center located near 48th Street North and Commerce Drive in the City of Wisconsin Rapids, Wood County, Wisconsin (the Property). The Property location is shown in Figure 1 included in Appendix A. The Property layout is shown in Figure 2 in Appendix A. The Property consists of four parcels (Parcel #3409853, #3409855, #3409861, and #3409863) and combined is approximately 70.59 acres in size. The Property is legally described as follows:

Parcel ID #3409853 (±5.02 acres)

C-WIS Rapids TID 6 Lot 2 of WCCSM 8543, Being Part of the SE ¼ & NE ¼, Section 10, Township 22 North, Range 6 East

Parcel ID #3409855 (±5.46 acres)

C-WIS Rapids TID 6 Part of SW1/4, NE1/4 Section 10, Township 22 North, Range 6 East NKA Lot 2 & The East 40 feet of Lot 3, WCCSM #8446

Parcel ID #3409861 (±54.15 acres)

C-WIS Rapids TID 6. Section 11, Township 22 North, Range 6 East, Lot 2, WCCSM #9110, BNG PRT of SW 1/4, NW 1/4 & SE 1/4 NW 1/4

Parcel ID #3409863 (±5.96 acres)

C-WIS Rapids TID 6. Section 11, Township 22 North, Range 6 East, Lot 1, WCCSM #9110, BNG PRT of SW1/4, NW1/4

3.2 Property and Vicinity General Characteristics

The Property is located in a mixed-use area of industrial, residential, commercial and undeveloped properties in the City of Wisconsin Rapids. The Property is zoned G2-Commercial and is currently owned by the City of Wisconsin Rapids (June, 2012).

3.3 Current Use of the Property

The Property is currently undeveloped, with a mix of forest, brush and grass.

3.4 Description of Structures, Roads, Other Improvements on the Property

The Property is currently undeveloped. Access to parcel #3409855 is gained via Commerce Drive; access to parcel #3409853 is gained via 48th Street North; access to parcels #3409861 and #3409863 is gained via 48th Street North and a driveway/gravel road. Potable water and sanitary sewer service is provided by the City of Wisconsin Rapids Water Works and Lighting Commission. Additional information regarding the property use, improvements, and adjoining properties is summarized in the property inspection checklists included in Appendix B.

3.5 Current Uses of Adjoining Properties

The Property is located within the Rapids East Commerce Center in the City of Wisconsin Rapids. Adjacent land use consists of a mix between commercial, industrial, residential and undeveloped. The adjoining property uses consist of the following: to the north of the Property is undeveloped City property; to the east of the Property is a cranberry marsh; to the south of the Property is undeveloped city property, residential homes, vacant undeveloped land, ECM Landscape, ECC (Energy Composites Corporation) Corrosion and The Andersons's; to the west of the Property is Rapids Grain Drying and Storage.

4.0 USER PROVIDED INFORMATION

The ASTM E 1527-05 standard outlines the user responsibilities to assist in the identification of RECs in connection with the property. A user questionnaire was completed by Mr. Joe Eichsteadt, City of Wisconsin Rapids Engineer, as part of this Phase I ESA and is included in Appendix E.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

REL contracted Environmental Data Resources, Incorporated (EDR) to perform a records search of the following standard federal and state databases to identify documented RECs on and near the Property. Environmental records as specified in ASTM E 1527-05 were searched at the approximate minimum search distance. Additional supplemental databases were also searched. A complete list of the databases searched is presented in Appendix D.

A copy of the records search report prepared by EDR is provided in Appendix D (EDR, 2012). The report contains information used to identify RECs, and lists and describes sites within their respective ASTM E 1527-05 search radii of the Property. The identified sites are listed in the Map Findings Summary on Page 4 of the EDR report. The location of sites within their respective search radii of the Property are shown on the maps preceding Page 4 of the EDR report. The Property was not identified in any of the databases searched.

The EDR report identified the following sites within their respective search radii of the Property. A detailed summary of each site and location is provided in the EDR report.

Less Than 1/4 Mile

♦ 1 UST site

Within 1/4 − 1/2 Mile

- ♦ 4 LUST sites
- ♦ 1 LAST site
- ♦ 3 AUL sites
- ♦ 1 WI ERP site

Within $\frac{1}{2} - 1$ Mile

No sites.

Based on a review of additional information contained in the EDR report, none of the sites are expected to have a negative impact on the Property. In addition, responsible parties have been identified for the sites, thereby reducing the liability for cleanup of impacted soil, and/or groundwater at the Property from one of these sites.

In addition to the sites listed above, 29 orphan sites (sites where geographic information needed for precise location is lacking) were identified by the EDR report. Based on the listed addresses, the orphan sites are expected to be of sufficient distance from the Property so as not to present an environmental concern. In addition, responsible parties have been identified for the sites, thereby reducing the liability for cleanup of impacted soil, and/or groundwater at the Property from one of these sites.

5.2 Additional Environmental Record Sources

REL interviewed the following individuals and reviewed data from the following sources to determine historical and current land ownership and use, physical setting, and to identify RECs associated with the Property.

- City of Wisconsin Rapids Assessor Records (Wisconsin Rapids Assessor, 2012).
- ♦ Environmental Data Resources (EDR) Certified Sanborn Map Report, No Coverage (EDR, 2012).
- ♦ Environmental Data Resources (EDR) Aerial Photo Decade Package, 1957, 1966, 1968, 1978, 1982, 1986, 1992 and 1998 (EDR, 2012).
- ♦ HNTB Corporation, Phase I Environmental Site Assessment (HNTB, 1997).
- Mr. Joe Eichsteadt, City of Wisconsin Rapids Engineer (Eichsteadt, 2012).
- ♦ Wood County GIS web site, (Wood, 2012).
- ♦ WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) website (WDNR, 2012).
- ♦ Wisconsin Department of Natural Resources (WDNR) On-line Remediation and Redevelopment Sites Map (WDNR, 2012).
- ♦ Wisconsin Department of Safety and Professional Services (WDSPS) on-line tank database (WDSPS, 2012).

5.3 Physical Setting Source(s)

REL reviewed information from the following sources to determine physical setting and site-specific characteristics (e.g., elevation, hydrology, geology, etc.).

- ♦ Wood County GIS (Wood, 2012).
- ♦ Wisconsin Geologic and Natural History Survey (WG&NHS), Miscellaneous Paper 84-1, Pleistocene Stratigraphic Units of Wisconsin, (WG&NHS, 1984).
- ♦ WG&NHS, Bedrock Geologic Map of Wisconsin, (WG&NHS, 1982).

There is less than 5 feet of topographic relief at the Property. The surface elevation is approximately 1040 feet above mean sea level (EDR, 2012). Surface water on parcel #3409855 flows to the south; on parcel #3409853 it flows to the northwest; on parcel #'s 3409861 and 3409863 it flows to the northeast towards Quinell Creek.

The shallow groundwater table is often a subdued expression of surface topography. Shallow groundwater generally flows away from areas of groundwater recharge, such as hills and broad uplands, to areas of groundwater discharge, such as wetlands, rivers, and lakes. Based on local surface topography, local shallow groundwater is expected to flow north-northwest. Other manmade features such as wells, roads, filled areas, and drainage ditches may alter the natural shallow groundwater flow direction. Based on local topographic data and previous site investigation data, shallow groundwater is expected to range from 5 to 10 fbg.

Native sediments in the vicinity of the Property consist of glacial drift of the Wausau Member of the Marathon Formation. The Wausau Member, consisting of predominantly pebbly loam to clay loam till, extends from ground surface to less than 33 feet below grade to grussified or saprolitic bedrock.

5.4 Historical Use Information of The Property

Information obtained from the data sources listed in Section 5.2 including aerial photographs from Wood County and EDR were reviewed to determine past land use. In addition, interviews were conducted with property representatives and local City of Wisconsin Rapids officials. The City of Wisconsin Rapids purchased portions of the Property in 1997 and 1998. The Property is currently undeveloped forest and fallow field. Historically, the property's land use was undeveloped forest and agriculture. The Property was previously part of larger parcels and has since been divided and sold to compile the current Property. Parcels #3409853, #3409855, #3409861 and #3409863 have no prior development history and appear to have always been forest land and fallow or agricultural field. The sewer and water extension to these portions of the Rapid East Commerce Center was constructed around 2005.

5.5 Historical Use Information of Adjoining Properties

Based on information obtained from the data sources listed in Section 5.2. The commercial and industrial property to the east and west of parcel #3409855 was developed in the early 1990's. A cranberry marsh to the east of parcel #3409861 was developed around 1990. Residential property to the south of parcel #3409861 was developed in the early 1980's. Prior to development these properties were used as forest or agriculture.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

A site visit to observe and record the Property use and conditions was conducted by REL on December 8, 2011 and June 19, 2012.

The site visit was performed to identify RECs such as USTs, ASTs, hazardous substances, discolored soil or pavement, stressed vegetation, suspicious pipes, burn piles, or solid waste that could affect soil or groundwater quality at the Property. In addition, to the extent observable from the Property, current and past uses of adjoining properties were recorded. The exterior of the Property and adjacent sites were examined by walking the perimeter and using a random zigzag method. A property inspection checklist is included in Appendix B.

6.2 General Site Setting

The Property is located in an industrial, residential and commercial area in the City of Wisconsin Rapids. Residential properties are located to the south of parcel #3409861. Industrial and commercial property is located to the north and west of parcel #3409853 and on the east and west side of parcel #3409855. Undeveloped forest is located to the north of parcel #3409861. South of parcel #3409853 is residential and forest. Parcel #3409855 has a utility easement along the east property boundary. Parcel #3409861 has a power line easement along the west property boundary and parcel #3409863 has a power line easement along the east property boundary.

6.3 Exterior Observations

The Property is undeveloped. Parcel #3409861 has an unimproved road along the southern portion of the parcel as well as a developed gravel road to the north, adjacent to parcel #3409863. Several soil piles are present on parcels #3409855, and #3409861 but do not appear to pose a significant environmental concern. Transmission power lines diagonally traverse parcel #3409863. Monitoring wells installed as part of the City's groundwater flow and elevation survey were observed near adjacent parcel #3409862. No stained soil or abandoned containers were observed at the Property. No environmental concerns were observed during the site visit. Additional documentation of the site reconnaissance is included on the Property inspection checklist in Appendix B. Photos obtained during the site reconnaissance are included in Appendix C.

6.4 Interior Observations

The Property is undeveloped.

7.0 INTERVIEWS

7.1 Interview With Owner

The owner of the property, City of Wisconsin Rapids completed a user questionnaire which is included in appendix E. Also the City indicated the monitoring wells on parcel #3409861 are part of a ground water elevation study they conducted. Potable water and sanitary sewer is installed on the Property.

7.2 Interview With Previous Owner

The previous owners were not available for interview.

7.3 Interviews With Occupants

The Property is vacant.

7.4 Interviews With Local Government Officials

The City of Wisconsin Rapids assessor records were reviewed and a property record summary was provided to REL. No environmental concerns were noted. (City of Wisconsin Rapids Assessor Records, 2012).

Mr. Joe Eichsteadt, City of Wisconsin Rapids Engineer, was interviewed as part of the Phase I via telephone conversation with Dan Eichsteadt (REL). Mr. Joe Eichsteadt provided the city owner information on behalf of the City (Eichsteadt, 2012). See Section 7.1 for additional information.

The Wisconsin Department of Safety and Professional Services On-Line Storage Tank Database was reviewed to determine if any ASTs or USTs are or have been registered at the Property. No USTs or ASTs were found to be registered to the Property, (WDSPS, 2012).

The Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) on-line database was reviewed to determine if any remediation activities have occurred at the Property. No sites of concern were identified at the Property, (WDNR, 2012).

8.0 FINDINGS AND OPINIONS

Information gathered from interviews, existing data review, and a property inspection was evaluated to determine if RECs are present at the Property. Based on this information, the following findings and opinions are presented below:

- <u>Finding 1</u>: The Property is currently undeveloped; past property use consists of agricultural use and forestland.
- Opinion 1: The past and present use of the Property does not pose a significant environmental concern.
- <u>Finding 2</u>: The EDR report has identified multiple sites during the database search within their respective search radii of the Property.
- Opinion 2: Based on a review of additional information contained in the EDR report, distance from the Property and visual reconnaissance of the area, none of the sites are expected to have a negative impact on the Property.
- Finding 3: Soil stockpiles on parcels #3409855 and #3409861.
- Opinion 3: There was no evidence of staining, stressed vegetation, debris or other environmental concerns around any soil stockpiles. The soil stockpiles do not pose a significant environmental concern.

9.0 CONCLUSIONS AND RECOMMENDATIONS

REL has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the Rapids East Commerce Center in the City of Wisconsin Rapids, Wood County, Wisconsin.

This assessment has revealed no direct evidence of recognized environmental conditions in connection with the Property.

The results of this study are based on interpretation of the information available to REL. REL does not warrant that this report represents an exhaustive study of all possible environmental concerns potentially associated with the Property. However, the items investigated as part of this study do represent the most likely sources of environmental concerns associated with the RECs identified and are, consequently, believed to adequately address the client's needs at this time.

10.0 USER RELIANCE

This Phase I ESA is certified to and can be used by the City of Wisconsin Rapids. Robert E. Lee & Associates, Inc., recommends that this report be used only for the purpose intended by the City of Wisconsin Rapids and Robert E. Lee & Associates, Inc., 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 Wisconsin Rapids and is done at the sole risk of the user. Robert E. Lee & Associates, Inc., accepts no responsibility for application or interpretation of the results by anyone other than the City of Wisconsin Rapids their attorneys, accountants, and other professionals retained by the City of Wisconsin Rapids.

11.0 GENERAL QUALIFICATIONS

The conclusions presented in this assessment were based upon available records, discussions with local and state officials, and Robert E. Lee & Associates' professional interpretation of the data. Much of the information reviewed was prepared by others, and thus, this assessment is limited to the accuracy of their data. This report has been developed from data obtained at a specific time and place. The scope of this report was limited to the specific project and location described herein, and is not intended to present a total or extensive investigation and evaluation. Our description of the project represents our understanding of the significant aspects of the project, as outlined within the scope of services. The results of the investigation and conclusions presented in this report are valid as of the investigation date. Due to the passage of time, and the activities conducted at the site, no warranty, expressed, or implied has been made.

11.1 Personnel Qualifications

The credentials of the personnel who were involved in conducting this Phase I ESA are provided in Appendix F. All Phase I ESA work was performed by or under the supervision of REL qualified environmental professionals.

11.2 Company Qualifications

REL was established in 1956, and is a full-service consulting firm specializing in civil and environmental engineering, surveying, and natural resource services. REL is a locally-owned environmental consulting company with an office in Green Bay, Wisconsin.

REL carries engineers' errors and omissions insurance, including a pollution liability rider. A specimen copy of REL's insurance certificate is presented in Appendix G.

12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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

Prepared by:	Dur O. L. berg	

Date: $\frac{7/30/12}{}$

13.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-05, November 2005.

City of Wisconsin Rapids Assessor Records review, Dan Eichsteadt (REL), June 2012.

Environmental Data Resources, Incorporated (EDR), "The EDR Radius Map Report, Sanborn Fire Insurance Maps, and Aerial Photographs, 48th Street and Commerce Drive, City of Wisconsin Rapids, Wisconsin," June 15, 2012.

HNTB Corporation, Phase I Environmental Site Assessment, Proposed East Side Industrial Park, October 1997.

Mr. Joe Eichsteadt, City of Wisconsin Rapids Engineer, telephone conversation with Dan Eichsteadt (REL) June, 2012.

Wisconsin Department of Natural Resources (WDNR) on-line Remediation and Redevelopment Sites Map reviewed by Dan Eichsteadt (REL), June 2012.

Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment Tracking System (BRRTS) website reviewed by Dan Eichsteadt (REL), June 2012.

Wisconsin Department of Safety and Professional Services (WDSPS) on-line tank database reviewed by Dan Eichsteadt (REL), June 2012.

Wisconsin Geologic and Natural History Survey (WG&NHS), Miscellaneous Paper 84-1, Pleistocene Stratigraphic Units of Wisconsin, July 1984.

WG&NHS, Bedrock Geologic Map of Wisconsin, 1982.

Wood County GIS web site review, Dan Eicshteadt (REL) June 2012.