

GIS REGISTRY

Cover Sheet

August 2011
(RR-5367)

Source Property Information

BRRTS #: 02-16-307079

ACTIVITY NAME: SAHA - RINK EXPANSION

PROPERTY ADDRESS: 1015 OAKES AVE

MUNICIPALITY: SUPERIOR

PARCEL ID #: 06-806-00731-06

CLOSURE DATE: Mar 8, 2012

FID #: 816118160

DATCP #: NA

PECFA#: NA

*WTM COORDINATES:

X: 358883 Y: 696895

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRS #:	02-16-307079	PARCEL ID #:	06-806-00731-06
ACTIVITY NAME:	SAHA - RINK EXPANSION	WTM COORDINATES:	X: 358883 Y: 696895

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: 1109 Title: SAHA Certified Survey Map - Douglas County
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 Title: Site Location and Local Topography
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 Title: Site Layout and Boring Location Plan
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3 & 4 Title: Extent of West and North Excavations and Residual soil Contamination Maps

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MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 5 **Title: Cross-Section Location Plan**

Figure #: 6 **Title: Post Remedial Cross-Section B-B'**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1a & 1b **Title: Remedial Action Soil Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: **Title:**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

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NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary

Wausau Service Center
5301 Rib Mountain Drive
Wausau, Wisconsin 54401
Telephone 715-359-4522
FAX 715-355-5253

March 8, 2012

MR JASON SERCK
PLANNING & PORT DIRECTOR
CITY OF SUPERIOR
1316 N 14TH ST
SUPERIOR WI 54880

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Superior Amateur Hockey Association (SAHA) Facility
1015 Oakes Avenue, Superior, Wisconsin
WDNR BRRTS #02-16-307079

Dear Mr. Serck:

The Department of Natural Resources (DNR) considers the SAHA site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under chapter NR 726, Wisconsin Administrative Code. The DNR's Northern Region Closure Committee reviewed the request for closure on January 19, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on January 19, 2012, and documentation that the conditions in that letter were met was received on February 23, 2012.

The SAHA facility consists of indoor and outdoor ice hockey rinks. Soil contaminated with polynuclear aromatic hydrocarbons and metals resulted from the property's historic usage for railroad activities. The contamination was addressed through excavation and capping. The conditions of closure and continuing obligations required were based on the property being used for public use including recreational purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with section NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Northern Regional DNR office, at 107 Sutliff Avenue in Rhinelander. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. Unless prior written approval has been obtained from the DNR, the following activities are prohibited on any portion of the property where asphalt pavement, concrete foundations, or engineered soil covers are required, as shown on the attached maps prepared by ENV Property Solutions, LLC (Figure 2 Site Layout and Boring Location Map; Figure 3 Extent of West Excavation & Residual Soil Contamination; Figure 4 Extent of North Excavation & Residual Soil Contamination):

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation; or
- construction or placement of a building or other structure.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes, to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains as indicated in the areas identified as Estimated Extent of Residual Soil Contamination on the attached Figure 3 Extent of West Excavation & Residual Soil Contamination, and Figure 4 Extent of North Excavation & Residual Soil Contamination. The locations as established within the footprint of the property in Figure 2 Site Layout and Boring Location Map. All of the figures were prepared by ENV Property Solutions. If soil in the specific locations as described above is excavated in

the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2)(a), Wis. Stats.)

The asphalt pavement, concrete foundations and/or engineered soil covers/ice rink base that exist in the locations shown on the attached Figure 2 Site Layout and Boring Location Map, Figure 3 Extent of West Excavation & Residual Soil Contamination, and Figure 4 Extent of North Excavation & Residual Soil Contamination, shall be maintained in compliance with the attached Cap Maintenance Plan, prepared by ENV Property Solutions, in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The attached Cap Maintenance Plan and inspection log are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

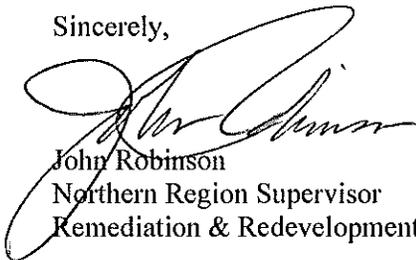
The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. You may obtain additional copies at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements to the DNR Northern Region Office, 107 Sutliff Avenue, Rhinelander, WI 54501, to the attention of the RR Program Environmental Program Associate.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Chris Saari at 715-685-2920, or by e-mail at Christopher.Saari@Wisconsin.gov.

Sincerely,



John Robinson
Northern Region Supervisor
Remediation & Redevelopment Program

Attachments:

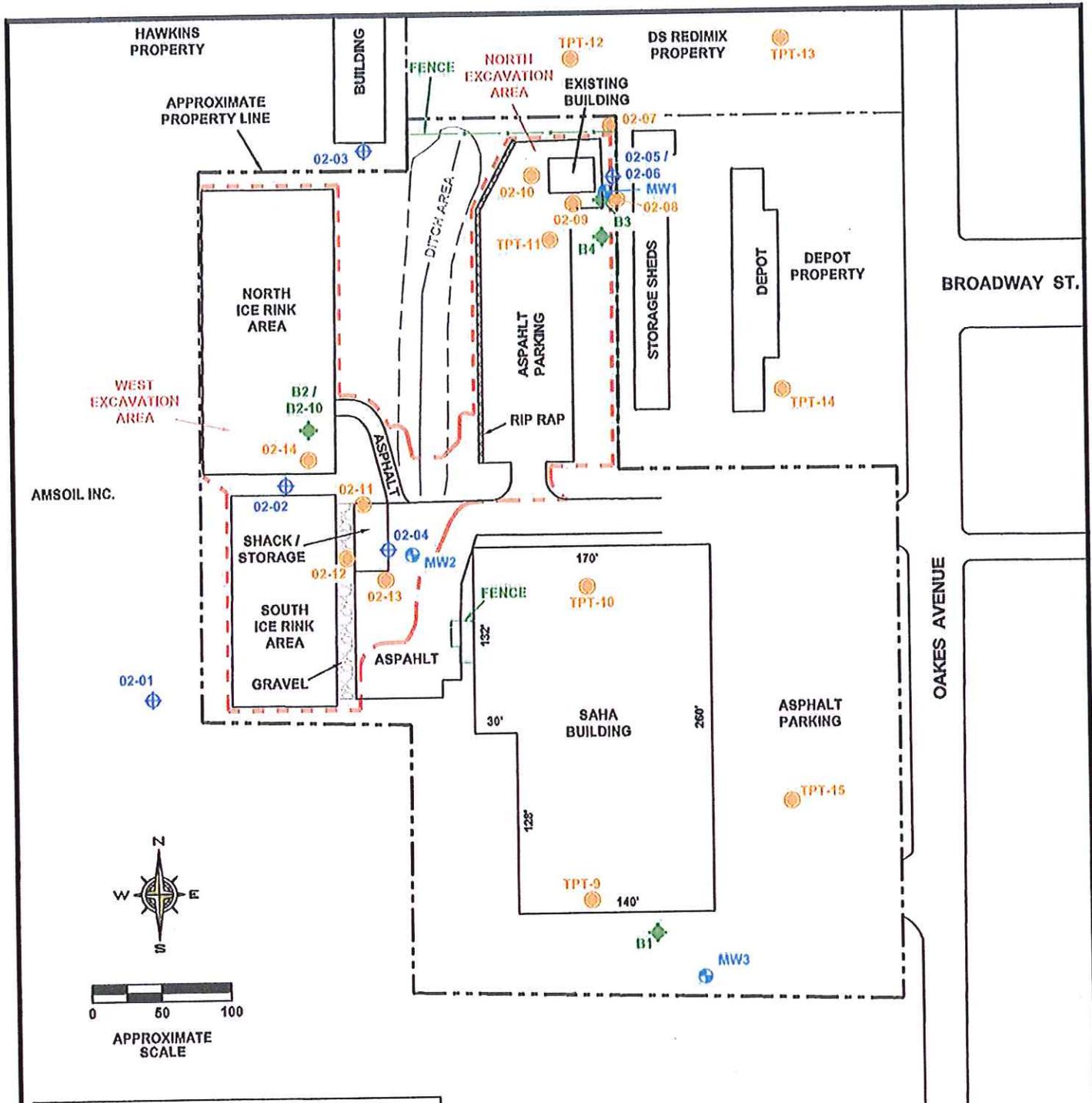
- Figure 2 Site Layout and Boring Location Map
- Figure 3 Extent of West Excavation & Residual Soil Contamination

- Figure 4 Extent of North Excavation & Residual Soil Contamination
- Cap Maintenance Plan
- Continuing Obligations for Environmental Protection, RR-819

cc: Superior Amateur Hockey Association
Attn: Mike McCoshen
1015 Oakes Avenue
Superior, WI 54880

Barb Flietner
ENV Property Solutions, LLC
N14268 Lofdahl Road
Fifield, WI 54524

Chris Saari – DNR Ashland
Melissa Enoch – DNR Madison RR/5



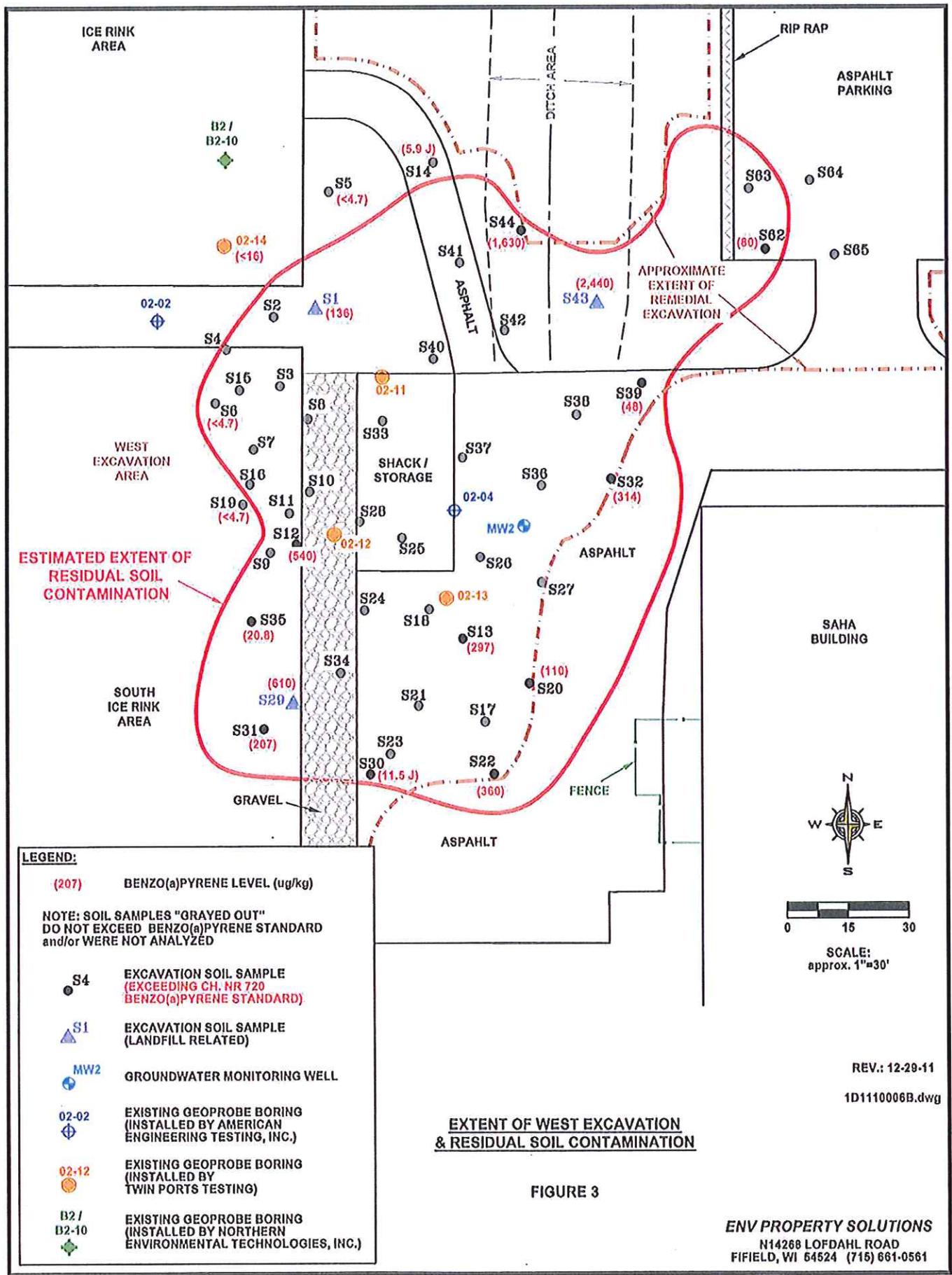
LEGEND:

	MW1	GROUNDWATER MONITORING WELL
		APPROXIMATE EXTENT OF REMEDIAL EXCAVATIONS
	02-01	EXISTING GEOPROBE BORING (INSTALLED BY AMERICAN ENGINEERING TESTING, INC.)
	02-12	EXISTING GEOPROBE BORING (INSTALLED BY TWIN PORTS TESTING)
	B1	EXISTING GEOPROBE BORING (INSTALLED BY NORTHERN ENVIRONMENTAL TECHNOLOGIES, INC.)

SITE LAYOUT AND BORING LOCATION PLAN

FIGURE 2

DATED: 12-1-11
1D1110006A.dwg

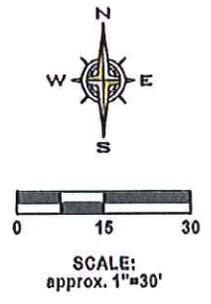


LEGEND:

(207)	BENZO(a)PYRENE LEVEL (ug/kg)
NOTE: SOIL SAMPLES "GRAYED OUT" DO NOT EXCEED BENZO(a)PYRENE STANDARD and/or WERE NOT ANALYZED	
S4	EXCAVATION SOIL SAMPLE (EXCEEDING CH. NR 720 BENZO(a)PYRENE STANDARD)
S1	EXCAVATION SOIL SAMPLE (LANDFILL RELATED)
MW2	GROUNDWATER MONITORING WELL
02-02	EXISTING GEOPROBE BORING (INSTALLED BY AMERICAN ENGINEERING TESTING, INC.)
02-12	EXISTING GEOPROBE BORING (INSTALLED BY TWIN PORTS TESTING)
B2 / B2-10	EXISTING GEOPROBE BORING (INSTALLED BY NORTHERN ENVIRONMENTAL TECHNOLOGIES, INC.)

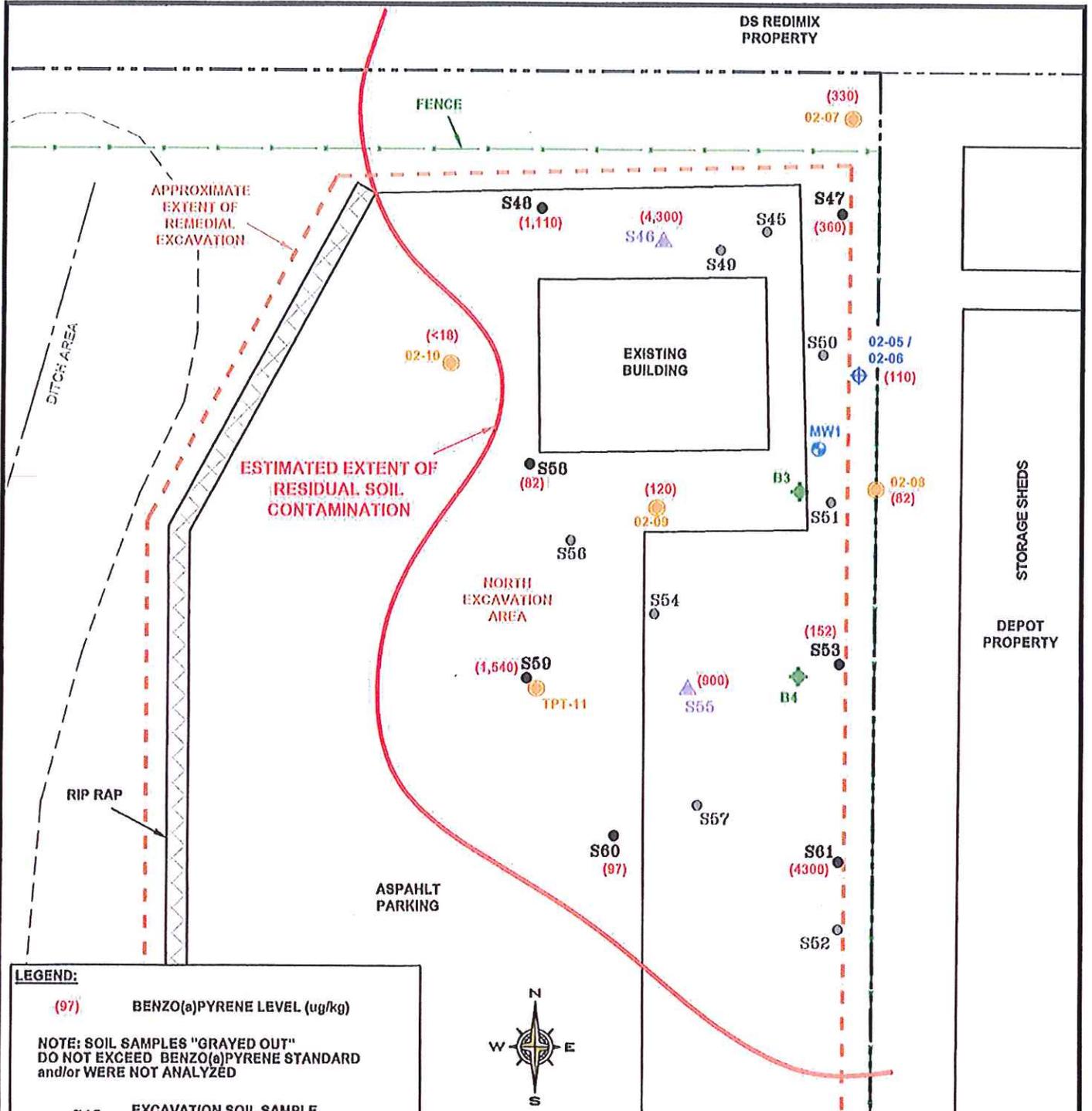
EXTENT OF WEST EXCAVATION & RESIDUAL SOIL CONTAMINATION

FIGURE 3



REV.: 12-20-11
1D1110006B.dwg

ENV PROPERTY SOLUTIONS
N14268 LOFDAHL ROAD
FIFIELD, WI 54524 (715) 661-0561

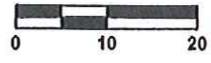


LEGEND:

(97) BENZO(a)PYRENE LEVEL (ug/kg)

NOTE: SOIL SAMPLES "GRAYED OUT"
DO NOT EXCEED BENZO(a)PYRENE STANDARD
and/or WERE NOT ANALYZED

- S45 EXCAVATION SOIL SAMPLE
(EXCEEDING CH. HR 720
BENZO(a)PYRENE STANDARD)
- ▲ S46 EXCAVATION SOIL SAMPLE
(LANDFILL RELATED)
- ⊕ MW1 GROUNDWATER MONITORING WELL
- ⊕ 02-05 EXISTING GEOPROBE BORING
(INSTALLED BY AMERICAN
ENGINEERING TESTING, INC.)
- ⊕ 02-08 EXISTING GEOPROBE BORING
(INSTALLED BY
TWIN PORTS TESTING)
- ⊕ B3 EXISTING GEOPROBE BORING
(INSTALLED BY NORTHERN
ENVIRONMENTAL TECHNOLOGIES, INC.)



SCALE:
approx. 1"=20'

**EXTENT OF NORTH EXCAVATION
& RESIDUAL SOIL CONTAMINATION**

FIGURE 4

REV.: 12-1-11

1D1110006C.dwg

CAP MAINTENANCE PLAN

SUPERIOR AMATEUR HOCKEY ASSOCIATION 1015 OAKES AVENUE, SUPERIOR

BRRTS #02-16-307079

Prepared for:

Superior Amateur Hockey Association
Mr. Mike McCoshen
Past President, Land Committee Chair
1015 Oakes Avenue, Superior, Wisconsin 54880

And

The City of Superior
Mr. Jason Serck
Planning and Port Director
1316 N. 14th Street, Superior, Wisconsin 54880

November 21, 2011



Barbara J. Flietner, PG, CPG

This report was completed in general conformance with federal, state, and local requirements. The results provided are based upon professional interpretation of the information provided and given the time and budget limitations of the inspection. All information reported is factual, complete, and correct given the information available, however, it is not warranted that this report represents an exhaustive investigation of the concerns at the property. The specific information included in this letter is believed to adequately address the client's needs at this time and as requested by the client.

Introduction

This document is the Maintenance Plan for an asphalt parking lot, ice rink base, and building foundation cap located at the Superior Amateur Hockey Association, 1015 Oakes Avenue, Superior, Wisconsin in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt parking lot, ice rink base, and building foundation cap occupying the area over the contaminated soil on-site. More site-specific information about this property may be found in:

1. The case file in the Wisconsin Department of Natural Resources' (WDNR's) - Northern regional office.
2. BRRTS on the Web (WDNR's internet based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
3. GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brts2>; and
4. The WDNR project manager for Douglas County, Wisconsin.

Description of Contamination

Soil borings were advanced in specific locations across the property. Soil analytical results indicate that specific soil samples collected from within the backfill of the site contained petroleum or metals contamination. Native soils at the site are not greatly affected by the contamination present. Arsenic levels within the soil samples are believed to be normal background levels per professional experience with similar local sites within the City of Superior.

Groundwater investigation results of grab samples collected during the site investigation from soil boreholes indicate that groundwater was affected by petroleum and metals contamination. Three permanent monitoring wells were established at the property. A site layout and boring location map is attached.

Site investigation and remedial action activities included soil sampling and groundwater sampling in areas of concern at the site. Utilizing information gathered from the geotechnical report, Phase II ESA, and SI, areas of soil contamination requiring remediation were located. These areas included approximately 7,500 square feet in the northern area of the site (near the shed and under the current north parking lot), and 18,500 square feet in the western area of the site (near the warming shack and current exterior ice rinks). Soil contamination at the property was primarily confined to within the less permeable fill material on top of the native clay.

During August 2010, soil remediation occurred in the areas of the most impacted fill materials. Soil samples were collected to document disposed, as well as remaining soils at the property. The soils were excavated to a depth of 18 to 24 inches to remove the most contaminated soils and prepare the site for an engineered cap remedial alternative in the form of the asphalt parking lot, concrete shed foundations, and gravel rink bases. Extent of excavation and residual soil contamination maps are attached.

Additional groundwater data was collected throughout the remedial action from the monitoring wells and indicated stable and decreasing trends. Current data does not indicate groundwater contamination.

Description of the Caps to be maintained

The caps which require maintenance at the site are the asphalt parking lot and storage shed concrete foundation in the northern portion of the property and the asphalt pathway, asphalt driveway, warming shed concrete foundation, and exterior ice rink bases across the western portion of the property. Locations of the caps required to be maintained are located on the attached Site Layout and Boring Location Plan.

The asphalt parking lot area was excavated to a depth of 24 inches and prepared with a gravel base and bituminous surface in accordance with the State of Wisconsin Department of Transportation (WDOT), Standard Specifications for Highway and Structure Construction (including erosion control), 2010 Edition and current Supplemental Specifications.

The rinks and warming shed base areas were excavated to a depth of 18 inches and prepared with a permeable geotextile fabric to prevent loss of fines into deeper soils, 4-inch limestone screen base and WI Grade 2 backfill. Sand was finally applied with a spec of 100% passing a 3/8-inch sieve with no more than 8% passing a 200 sieve.

Cap Purpose

The caps described above over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. [These caps also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in chapter NR 140, Wisconsin Administrative Code.] Based on the current and future use of the property, the barrier should function as intended unless disturbed, damaged, or removed.

Annual Inspection

The cap overlying the contaminated soil and as depicted in the attached figure will be inspected a minimum of once a year (normally in the spring after all snow and ice is gone) for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed or where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed or where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by WDNR representatives upon their request. [Note: **The WDNR may, in some instances, require that a copy of the inspection log be submitted to the WDNR at least annually after every inspection.**]

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. The appropriate type of maintenance for cracked pavements often depends on the density and general condition of the cracks. If cracks are abundant (i.e., high in density) and do not exhibit a high degree of edge deterioration, they may best be treated through chip seals, slurry seals, or the like. If cracks are low to moderate in density and have typically progressed to a point of high edge deterioration, then crack repair strategies, such as partial-depth patching or spot patching, may be warranted. Finally, if cracks are moderate in density and show moderate to no deterioration at the edges, they may be treated effectively through sealing or filling operations.

Normal maintenance for the rink bases is expected to be minimal and consist of periodic leveling of the sand surface.

In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the caps overlying the residual contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the caps, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where asphalt pavement, shed foundations, and gravel/sand rink bases are required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

- 1) removal of the existing barrier;
- 2) replacement with another barrier;
- 3) excavating or grading of the land surface;
- 4) filling on capped or paved areas;
- 5) plowing for agricultural cultivation; or
- 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

November 23, 2011

Site Owner and Operator:

Mr. Mike McCoshen
1015 Oakes Avenue
Superior, WI 54880
(218) 628-2281

Signature: _____

(DNR may request signature of affected property owners, on a case-by-case basis)

Property Owner:

The City of Superior
1316 N 14th Street
Superior, WI 54880
(715) 395-7335

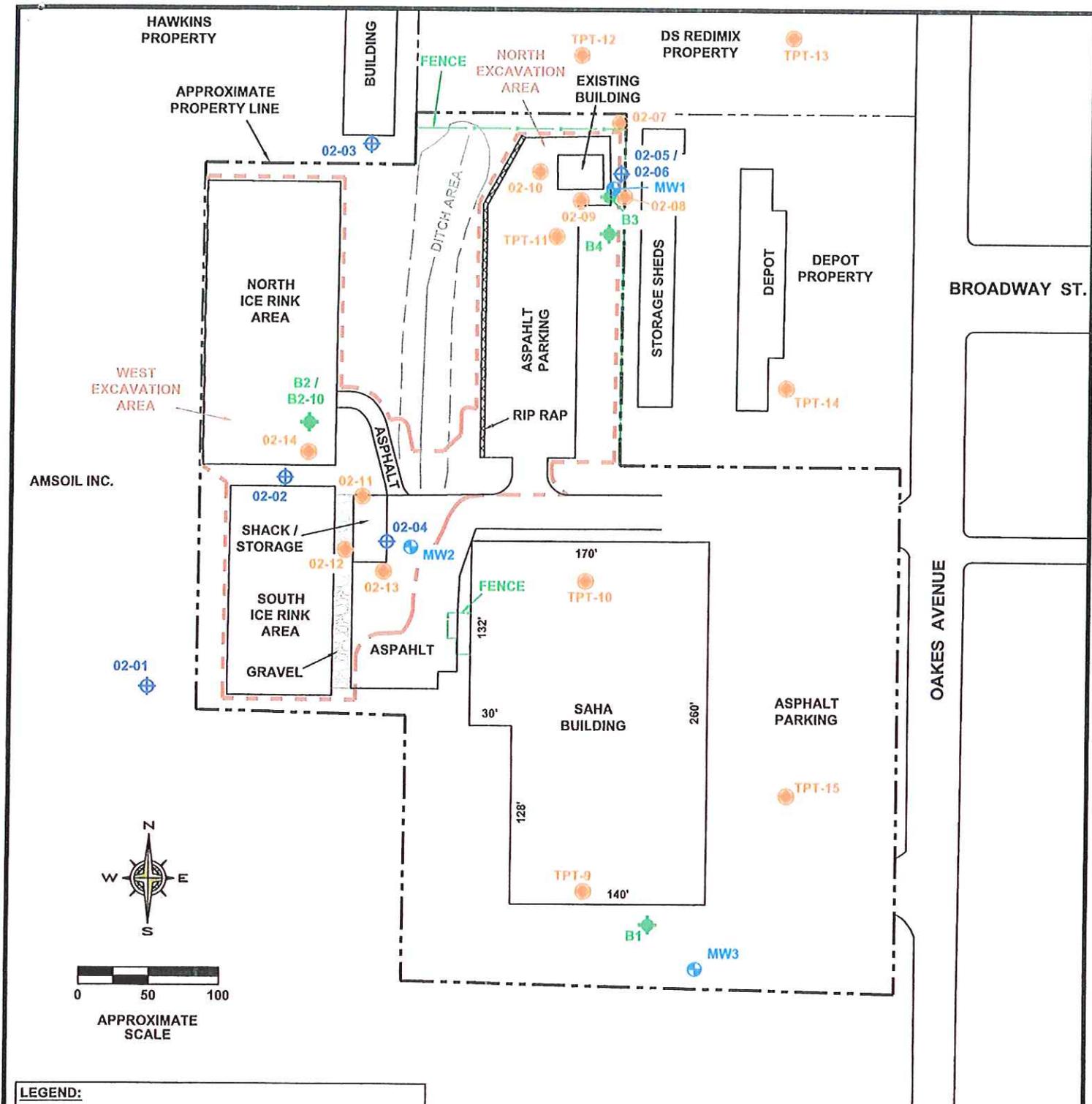
Signature: _____

Consultant:

ENV Property Solutions
N14268 Lofdahl Road
Fifield, WI 54524
(715) 661-0561

WDNR:

Mr. Chris Saari
2501 Golf Course Road
Ashland, WI 54806
(715) 685-2909



LEGEND:

-  **MW1** GROUNDWATER MONITORING WELL
-  APPROXIMATE EXTENT OF REMEDIAL EXCAVATIONS
-  **02-01** EXISTING GEOPROBE BORING (INSTALLED BY AMERICAN ENGINEERING TESTING, INC.)
-  **02-12** EXISTING GEOPROBE BORING (INSTALLED BY TWIN PORTS TESTING)
-  **B1** EXISTING GEOPROBE BORING (INSTALLED BY NORTHERN ENVIRONMENTAL TECHNOLOGIES, INC.)

DATED: 12-1-11
 1D1110006A.dwg

SITE LAYOUT AND BORING LOCATION PLAN

FIGURE 2



Continuing Obligations for Environmental Protection

Responsibilities of Wisconsin Property Owners

PUB-RR-819

June 2009

This fact sheet is intended to help property owners understand their legal requirements under s. 292.12, Wis. Stats., regarding continuing obligations that arise due to the environmental condition of their property.

The term “continuing obligations” refers to certain actions for which property owners are responsible following a completed environmental cleanup. They are sometimes called environmental land use controls or institutional controls. These legal obligations, such as a requirement to maintain pavement over contaminated soil, are most often found in a cleanup approval letter from the state.

Less commonly, a continuing obligation may apply where a cleanup is not yet completed but a cleanup plan has been approved, or at a property owned by a local government that is exempt from certain cleanup requirements.

What Are Continuing Obligations?

Continuing obligations are legal requirements designed to protect public health and the environment in regard to contamination that remains on a property.

Continuing obligations still apply after a property is sold. Each new owner is responsible for complying with the continuing obligations.

Background

Wisconsin, like most states, allows some residual contamination to remain after cleanup of soil or groundwater contamination. This minimizes the transportation of contamination and reduces cleanup costs while still ensuring that public health and the environment are protected.

The Department of Natural Resources (DNR), through its Remediation and Redevelopment (RR) Program, places sites or properties with residual contamination on a public database in order to provide notice to interested parties about the residual contamination and any associated continuing obligations. Please see the “Public Information” section on page 3 to learn more about the database. (Prior to June 3, 2006, the state used deed restrictions recorded at county courthouses to establish continuing obligations, and those deed restrictions have also been added into the database.)



Types of Continuing Obligations

1. Manage Contaminated Soil that is Excavated

If the property owner intends to dig up an area with contaminated soil, the owner must ensure that proper soil sampling, followed by appropriate treatment or disposal, takes place.

Managing contaminated soil must be done in compliance with state law and is usually done under the guidance of a private environmental professional.

2. Manage Construction of Water Supply Wells

If there is soil or groundwater contamination and the property owner plans to construct or reconstruct a water supply well, the owner must obtain prior DNR approval to ensure that well construction is designed to protect the water supply from contamination.

Other Types of Continuing Obligations

Some continuing obligations are designed specifically for conditions on individual properties. Examples include:

- keeping clean soil and vegetation over contaminated soil;
- keeping an asphalt “cap” over contaminated soil or groundwater;
- maintaining a vapor venting system; and
- notifying the state if a structural impediment (e.g. building) that restricted the cleanup is removed. The owner may then need to conduct additional state-approved environmental work.

It is common for properties with approved cleanups to have continuing obligations because the DNR generally does not require removal of all contamination.

Property owners with the types of continuing obligations described above will find these requirements described in the state’s cleanup approval letter or cleanup plan approval, and must:

1. comply with these property-specific requirements; and
2. obtain the state’s permission before changing portions of the property where these requirements apply.

The requirements apply whether or not the person owned the property at the time that the continuing obligations were placed on the property.

Changing a Continuing Obligation

A property owner has the option to modify a continuing obligation if environmental conditions change. For example, petroleum contamination can degrade over time and property owners may collect new samples showing that residual contamination is gone. They may then request that DNR modify or remove a continuing obligation. A fee is required for DNR’s review of this request (\$500 or \$750, depending on the nature of the request). Fees are subject to change; current fees are found in Chapter NR 749, Wis. Admin. Code, on the web at www.legis.state.wi.us/rsb/code/nr/nr749.pdf.

Public Information

The DNR provides public information about continuing obligations on the Internet. This information helps property owners, purchasers, lessees and lenders understand legal requirements that apply to a property.

Properties with continuing obligations can generally be located in DNR's *GIS Registry*, part of the *RR Sites Map*. The information includes maps, deeds, contaminant data and the state's closure letter. The closure letter states that no additional environmental cleanup is needed for past contamination and includes information on property-specific continuing obligations. If a cleanup has not been completed, the state's approval of the remedial action plan will contain the information about continuing obligations.

However, some older cleanups may not be listed in the *GIS Registry*, so please consult DNR's comprehensive database of contaminated and cleaned up sites, *BRRTS on the Web*. This database shows all contamination activities known to DNR.

If a completed cleanup is shown in *BRRTS on the Web* but the site documents can not be found in the *GIS Registry*, DNR's closure letter can still be obtained from a regional office. For assistance, please contact a DNR Environmental Program Associate (see the RR Program's Staff Contact web page at dnr.wi.gov/org/aw/rr/technical/lists/contact_rr.htm).

BRRTS on the Web and
RR Sites Map are part of
CLEAN
(the **Contaminated Lands**
Environmental Action Network) at
dnr.wi.gov/org/aw/rr/clean.htm.

Off-Site Contamination: When Continuing Obligations Cross the Property Line

An off-site property owner is someone who owns property that has been affected by contamination that moved through soil, sediment or groundwater from another property. Wisconsin law, s. 292.13, Wis. Stats., provides an exemption from environmental cleanup requirements for owners of "off-site" properties. The DNR will generally not ask off-site property owners to investigate or clean up contamination that came from a different property, as long as the off-site owner allows access to his or her property so that others who are responsible for the contamination may complete the cleanup.

However, off-site property owners are legally obligated to comply with continuing obligations on their property, even though they did not cause the contamination. For example, if the state approved a cleanup where the person responsible for the contamination placed clean soil over contamination on an off-site property, the owner of the off-site property must either keep that soil in place or obtain state approval before disturbing it.

Property owners and others should check the *Public Information* section above if they need to:

- determine whether and where continuing obligations exist on a property;
- review the inspection, maintenance and reporting requirements, and
- contact the DNR regarding changing that portion of the property. The person to contact is the person that approved the closure or remedial action plan.

Option for an Off-Site Liability Exemption Letter

In general, owners of off-site properties have a legal exemption from environmental cleanup requirements. This exemption does not require a state approval letter. Nonetheless, they may request a property-specific liability exemption letter from DNR if they have enough information to show that the source of the contamination is not on their property. This letter may be helpful in real estate transactions. The fee for this letter is \$500 under Chapter NR 749, Wis. Adm. Code. For more information about this option, please see the RR Program's Liability web page at dnr.wi.gov/org/aw/rr/liability/index.htm.

Legal Obligations of Off-Site Property Owners

- Allow access so the person cleaning up the contamination may work on the off-site property (unless the off-site owner completes the cleanup independently).
- Comply with any required continuing obligations on the off-site property.

Required Notifications to Off-Site Property Owners

1. The person responsible for cleaning up contamination must notify affected off-site property owners of any proposed continuing obligations on their off-site property **before** asking the DNR to approve the cleanup. This is required by law and allows the off-site owners to provide the DNR with any technical information that may be relevant to the cleanup approval.

When circumstances are appropriate, an off-site neighbor and the person responsible for the cleanup may enter into a “legally enforceable agreement” (i.e. a contract). Under this type of private agreement, the person responsible for the contamination may also take responsibility for maintaining a continuing obligation on an off-site property. This agreement would not automatically transfer to future owners of the off-site property. The state is not a party to the agreement and can not enforce it.

2. If a cleanup proposal that includes off-site continuing obligations is approved, DNR will send a letter to the off-site owners detailing the continuing obligations that are required for their property. Property owners should inform anyone interested in buying their property about maintaining these continuing obligations. For residential property, this would be part of the real estate disclosure obligation.

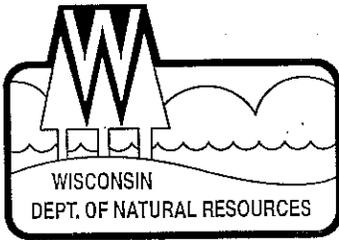
More Information

For more information, please visit the RR Program's Continuing Obligations web site at dnr.wi.gov/org/aw/rr/cleanup/obligations.htm.

Additional Information

For more information about DNR's Remediation and Redevelopment Program, see our web site at dnr.wi.gov/org/aw/rr/. This document contains information about certain state statutes and administrative rules but does not include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary

Ashland Service Center
2501 Golf Course Road
Ashland, Wisconsin 54806
Telephone 715-685-2900
FAX 715-685-2909

January 19, 2012

FILE COPY

MR JASON SERCK
PLANNING & PORT DIRECTOR
CITY OF SUPERIOR
1316 N 14TH ST
SUPERIOR WI 54880

Subject: Conditional Closure Decision With Requirements to Achieve Final Closure
Superior Amateur Hockey Association (SAHA) Facility
1015 Oakes Avenue, Superior, Wisconsin
WDNR BRRTS #02-16-307079

Dear Mr. Serck:

Earlier today, the Department of Natural Resources' Northern Region Closure Committee reviewed your request for closure of the case described above. The Northern Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the polynuclear aromatic hydrocarbon and metals contamination on the site associated with the site's history as a railroad corridor appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me at the above address on Form 3300-005, found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Mr. Jason Serck – January 19, 2012

Page 2

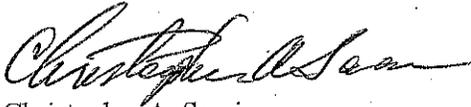
CONTINUING OBLIGATIONS AND RESPONSIBILITIES

As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations. The soil, concrete and asphalt covers that were placed over residual contaminated soil will need to be inspected and maintained as described in the *Cap Maintenance Plan*. In the final closure approval, you will also be required to conduct annual inspections. Documentation of the inspection will be required to be kept on site.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions concerning this letter or the project in general, please do not hesitate to write or call me at 715-685-2920. I can also be reached by e-mail at Christopher.Saari@Wisconsin.gov.

Sincerely,



Christopher A. Saari
Hydrogeologist

cc: Mike McCoshen
Barb Flietner – ENV Property Solutions, LLC
Melissa Enoch – DNR Madison RR/5

832014

**EXHIBIT A
QUIT CLAIM DEED**

Legal Description

Lot One of Certified Survey Map No. 1109, dated December 31, 2009, filed for record in the office of the Douglas County Register of Deeds on January 21, 2010, in Volume 8 of Certified Survey Maps, pages 112-113, as Document No. 831844, located in Part of Lot L, W. Superior 1st Division and in Part of the Northeast Quarter Southwest Quarter, Section 15, Township 49 North, Range 14 West, Douglas County, Wisconsin.

832014

QUIT CLAIM DEED

DOCUMENT # 832014

SUPERIOR AMATEUR HOCKEY ASSOCIATION, INC., a Wisconsin non-stock, non-profit corporation duly organized and existing under the laws of the State of Wisconsin, quitclaims to the CITY OF SUPERIOR, WISCONSIN, a public body, corporate and politic, duly organized and existing under the laws of the State of Wisconsin, the following-described real estate in Douglas County, State of Wisconsin:

Certified, Filed and or Recorded on JAN. 28, 2010 AT 11:50AM BAYLE I. WAHNER DOUGLAS COUNTY RECORDER SUPERIOR, WI 54880-2769 Fee Amount: \$13.00 Fee Exempt 77.25-(26)

RETURN TO: Dehlia Seim Fryberger, Buchanan, Smith & Frederick, P.A. 302 W. Superior Street, Suite 700 Duluth, MN 55802 Superior Planning/Dev. 13chg Tax Parcel No. 06-806-00731-08 Parcel Identification Number (PIN)

See Exhibit A attached hereto.

This is not homestead property.

Effective the 27th day of January, 2010.

SUPERIOR AMATEUR HOCKEY ASSOCIATION, INC.

By [Signature] (Pat Golat) Its President

ACKNOWLEDGEMENT

STATE OF WISCONSIN)) ss. COUNTY OF DOUGLAS)

Personally came before me this 21st day of January, 2010, the above-named Pat Golat the President, of SUPERIOR AMATEUR HOCKEY ASSOCIATION, INC., a Wisconsin non-stock, non-profit corporation, duly organized and existing under the laws of the State of Wisconsin, on behalf of the company, to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

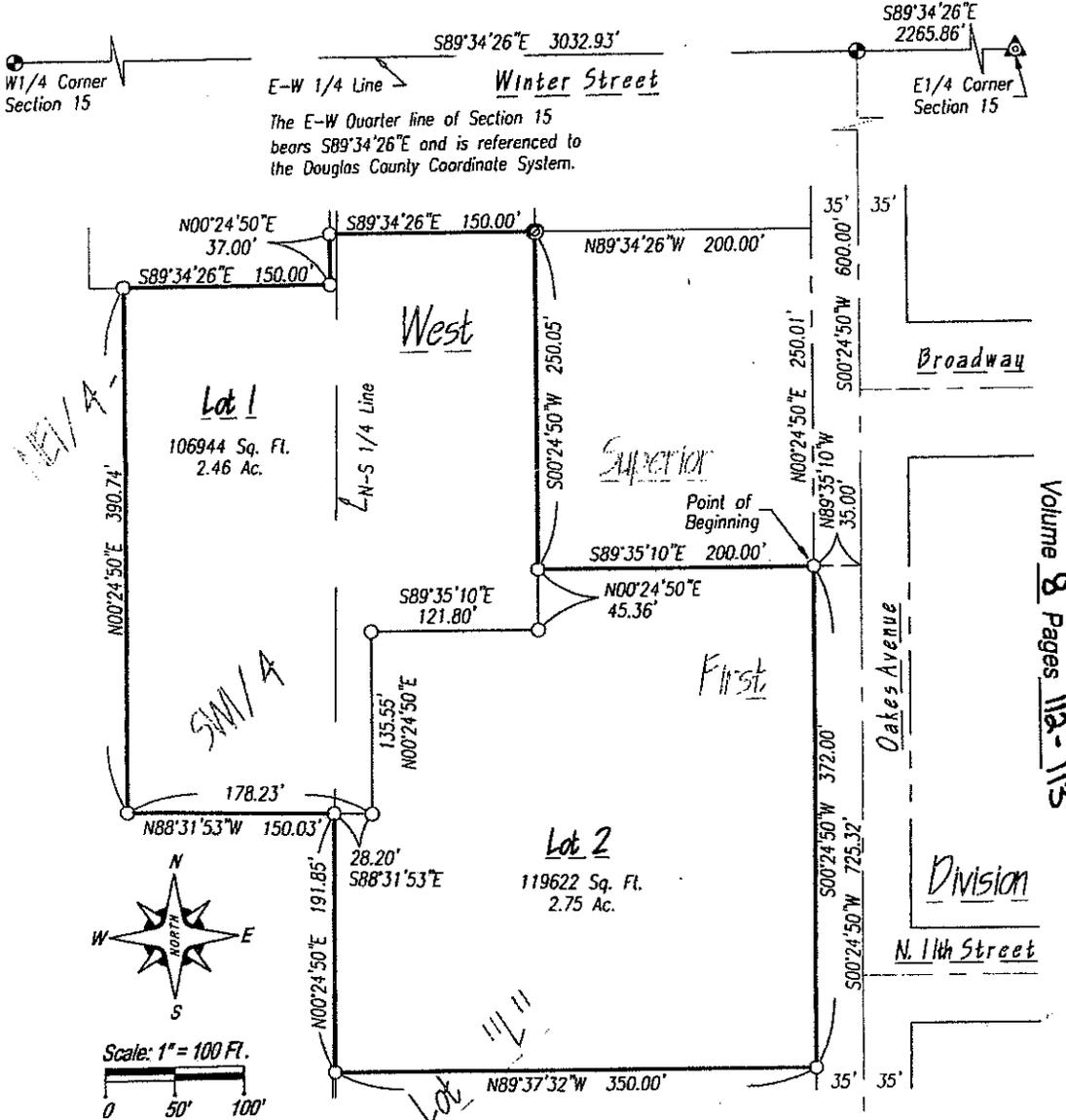
[Signature] Notary Public My Commission (is permanent) (expires: 10/23/11)

THIS INSTRUMENT DRAFTED BY: Fryberger, Buchanan, Smith & Frederick, P.A. 302 West Superior Street, Suite 700 Duluth, Minnesota 55802-1863 DCS/lab 08493-188

831844

Certified Survey Map No. 1109

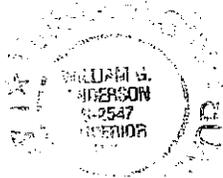
Located in Part of Lot L, W. Superior 1st Division and in Part of
 the NE1/4-SW1/4, Section 15, T49N, R14W, City of Superior, WI



Volume 8 Pages 112-113

Legend

- ⊙ Denotes iron street centerline monument in monument box found.
- ⊙ Denotes 1-1/2" iron pipe found. (Past for chain link fence)
- ⊙ Denotes mag spike set.
- Denotes 3/4" diameter x 24" long rebar set, weighing 1.5 Lbs./ft.



William G. Anderson
 12/31/09

⊙ Mon N.12th St. & Oakes Avenue

Cornelstone Surveying and Mapping, Inc.
6637 South Woodland Trail
Lake Nebagamon, WI 54849
715-374-2331

831844

Certified Survey Map No. 1109

Surveyor's Certificate

I, William G. Anderson, Registered Land Surveyor, hereby certify that:

I have surveyed, divided and mapped that part of the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), Section Fifteen (15), Township Forty-nine (49) North, Range Fourteen (14) West and that part of Lot L of West Superior First Division in the City of Superior, Douglas County, Wisconsin described as follows:

Commencing at the West Quarter Corner of said Section Fifteen (15); thence South 89 degrees 34 minutes 26 seconds East (Douglas County Coordinate System Grid Bearings), along the east-west quarter line of said Section Fifteen (15), a distance of 3032.93 feet to the intersection of the centerline of Oakes Avenue; thence South 00 degrees 24 minutes 50 seconds West, along said centerline, a distance of 600.00 feet; thence North 89 degrees 35 minutes 10 seconds West a distance of 35.00 feet to the west right of way line of said Oakes Avenue and the Point of Beginning; thence South 00 degrees 24 minutes 50 seconds West, along said right of way line, a distance of 372.00 feet; thence North 89 degrees 37 minutes 32 seconds West a distance of 350.00 feet; thence North 00 degrees 24 minutes 50 seconds East a distance of 191.85 feet; thence North 88 degrees 31 minutes 53 seconds West a distance of 150.03 feet; thence North 00 degrees 24 minutes 50 seconds East a distance of 390.74 feet; thence South 89 degrees 34 minutes 26 seconds East a distance of 150.00 feet; thence North 00 degrees 24 minutes 50 seconds East a distance of 37.00 feet; thence South 89 degrees 34 minutes 26 seconds East a distance of 150.00 feet; thence South 00 degrees 24 minutes 50 seconds West a distance of 250.05 feet; thence South 89 degrees 35 minutes 10 seconds East 200.00 feet to the Point of Beginning.

Subject to and together with all valid easements, restrictions and reservations, if any.

I have surveyed, divided and mapped the land described under the direction of Jason Serck, City of Superior Planning and Port Director.

This map is a correct representation of all exterior boundaries of the land surveyed and the division of that land.

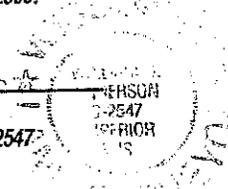
I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the subdivision ordinance of the City of Superior in surveying, dividing and mapping this land.

Approved by SAHA

Dated this 31st day of December, 2009.

this 20th day of January, 2010.

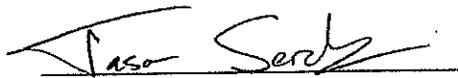

William G. Anderson
Registered Land Surveyor, No. S-2547




Pat Golat (Pat Golat)
President, SAHA

Approved by the City of Superior Plan Commission

this 19th day of January, 2010.

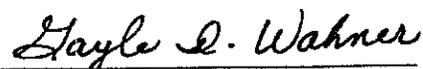

Jason Serck, Director
City of Superior, Wisconsin
Planning and Development

Office of the Register of Deeds
Douglas County, Wisconsin

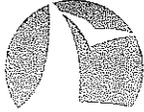
Received for Record

Jan. 21, 2010
at 9:20 o'clock AM
as Document # 831844

C.S.M. Volume 8, Pages 112 - 113



Register of Deeds



SUPERIOR

WISCONSIN

Living up to our name.

Planning & Development

Phone: (715) 395-7335
Fax: (715) 395-7292
TDD: (715) 395-7521
Website: www.ci.superior.wi.us

Jason Serck, AICP
Planning & Port Director
1316 North 14th Street
Superior, WI 54880

November 17, 2011

RE: Ownership and Zoning of Property in the Vicinity of 1015 Oakes Avenue, Superior.

To Whom It May Concern:

The City of Superior is the current owner and responsible party for the contaminated property located behind 1015 Oakes Avenue, Superior, Wisconsin. This property is legally described as:

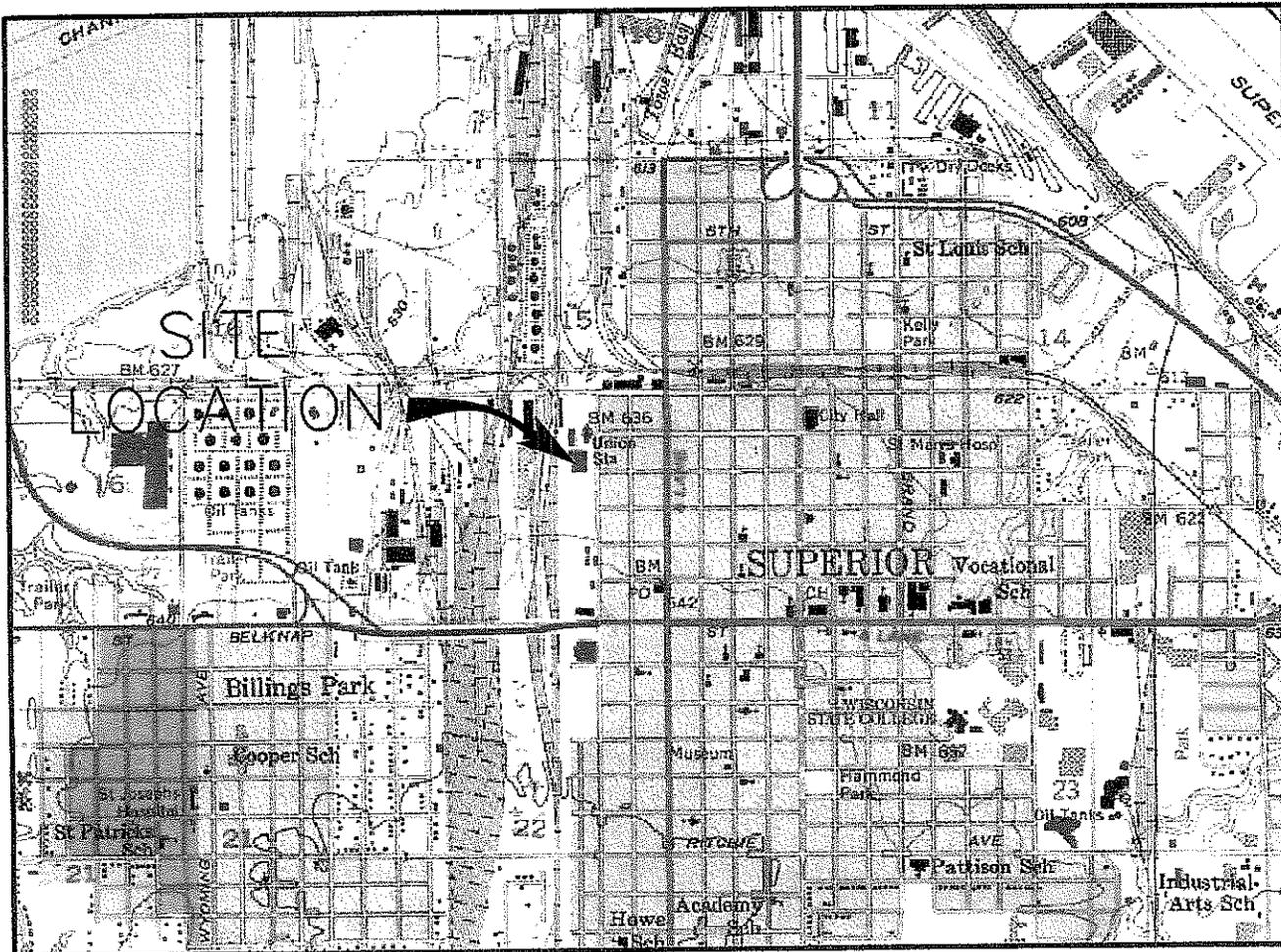
LOT 1 OF CSM #1109 REC AS DOC #831844 IN VOL 8 PGS 112-113, LOCATED IN THE NE 1/4 SW 1/4 SEC 15-49-14 AND IN PART OF LOT L OF W SUPERIOR FIRST DIVISION. PARCEL NUMBER 06-806-00731-08

The contaminated property described above is zoned M-2, Heavy Manufacturing District. Adjacent properties addressed as 933 Oakes Avenue, 2010 Winter Street and 1015 Oakes Avenue are also zoned M-2, Heavy Manufacturing District.

If you require any further information, I can be reached at the number listed above. Thank you.

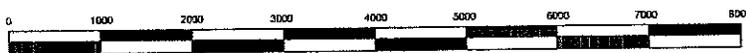
Sincerely,

Jason Serck, AICP
Planning & Port Director
City of Superior



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, SUPERIOR, WISCONSIN, 1991 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)

Northern Environmental SM

Hydrologists • Engineers • Surveyors • Scientists

330 South 4th Avenue, Park Falls, Wisconsin 54532

Phone: 800-498-3913 Fax: 715-762-1844

WISCONSIN • MICHIGAN • ILLINOIS • IOWA

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

SITE LOCATION & LOCAL TOPOGRAPHY

CITY OF SUPERIOR
SAHA FACILITY EXPANSION
1015 OAKES AVENUE
SUPERIOR, WISCONSIN 54880

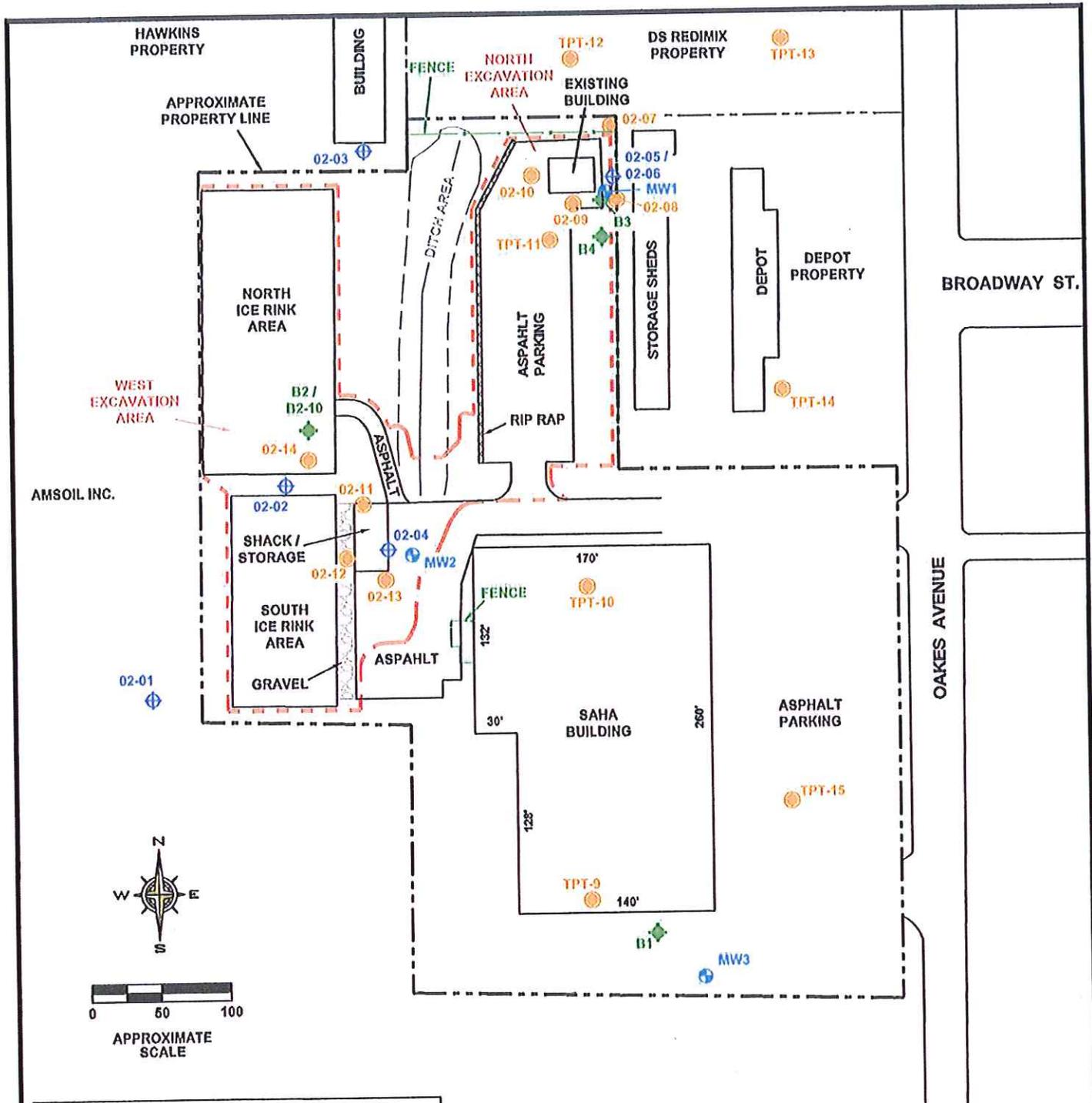
DATE: 05/09/07

DRAWN BY: NLB

TASK NUMBER: XXX

PROJECT NUMBER: COS04-3100-1578

FIGURE 1



BROADWAY ST.

OAKES AVENUE



0 50 100
APPROXIMATE SCALE

LEGEND:

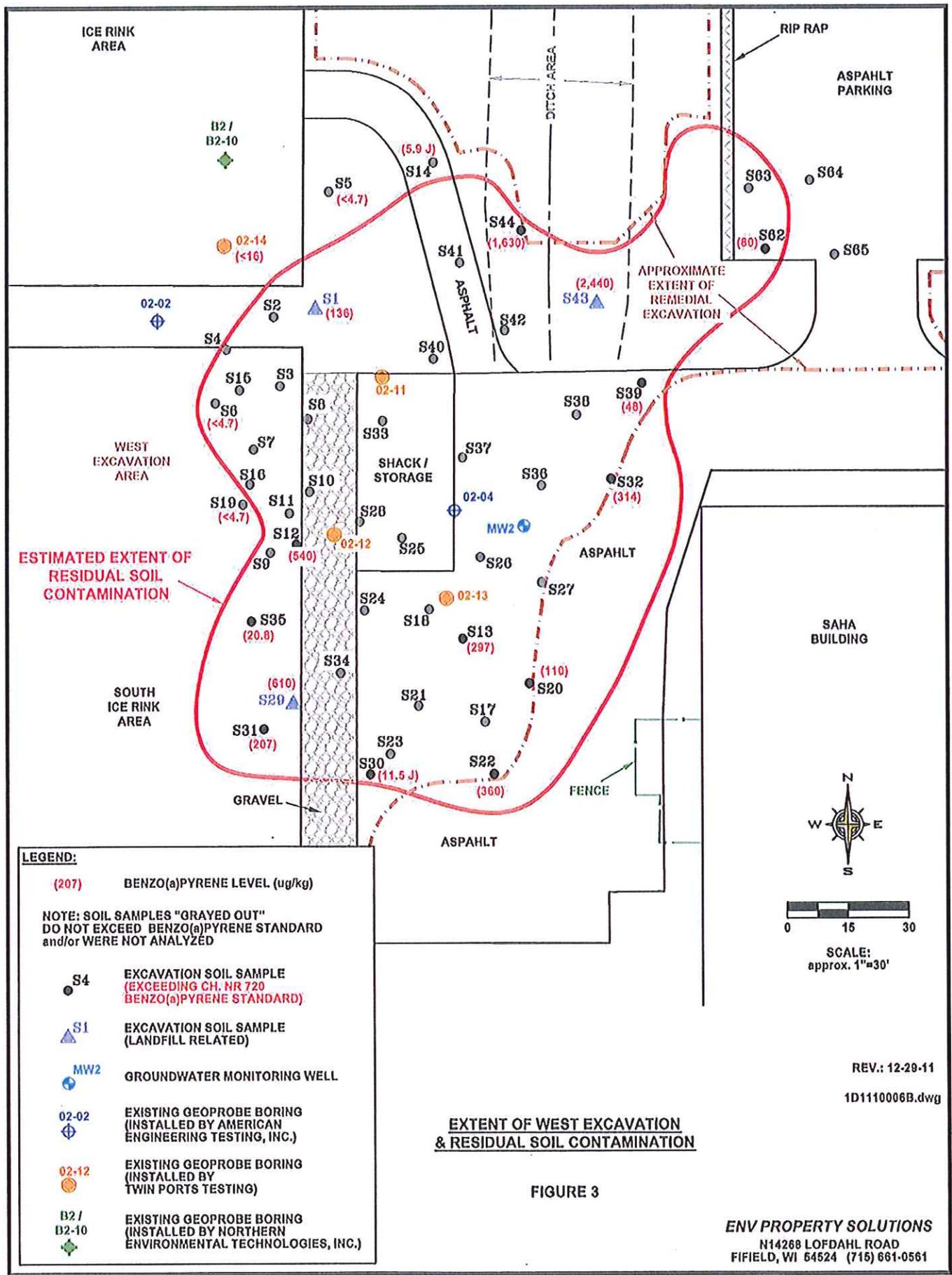
	GROUNDWATER MONITORING WELL
	APPROXIMATE EXTENT OF REMEDIAL EXCAVATIONS
	EXISTING GEOPROBE BORING (INSTALLED BY AMERICAN ENGINEERING TESTING, INC.)
	EXISTING GEOPROBE BORING (INSTALLED BY TWIN PORTS TESTING)
	EXISTING GEOPROBE BORING (INSTALLED BY NORTHERN ENVIRONMENTAL TECHNOLOGIES, INC.)

DATED: 12-1-11
1D1110006A.dwg

SITE LAYOUT AND BORING LOCATION PLAN

FIGURE 2

ENV PROPERTY SOLUTIONS
N14268 LOFDAHL ROAD
FIFIELD, WI 54524 (715) 661-0561



LEGEND:

(207) BENZO(a)PYRENE LEVEL (ug/kg)

NOTE: SOIL SAMPLES "GRAYED OUT" DO NOT EXCEED BENZO(a)PYRENE STANDARD and/or WERE NOT ANALYZED

- S4 EXCAVATION SOIL SAMPLE (EXCEEDING CH. NR 720 BENZO(a)PYRENE STANDARD)
- S1 EXCAVATION SOIL SAMPLE (LANDFILL RELATED)
- MW2 GROUNDWATER MONITORING WELL
- 02-02 EXISTING GEOPROBE BORING (INSTALLED BY AMERICAN ENGINEERING TESTING, INC.)
- 02-12 EXISTING GEOPROBE BORING (INSTALLED BY TWIN PORTS TESTING)
- B2 / B2-10 EXISTING GEOPROBE BORING (INSTALLED BY NORTHERN ENVIRONMENTAL TECHNOLOGIES, INC.)

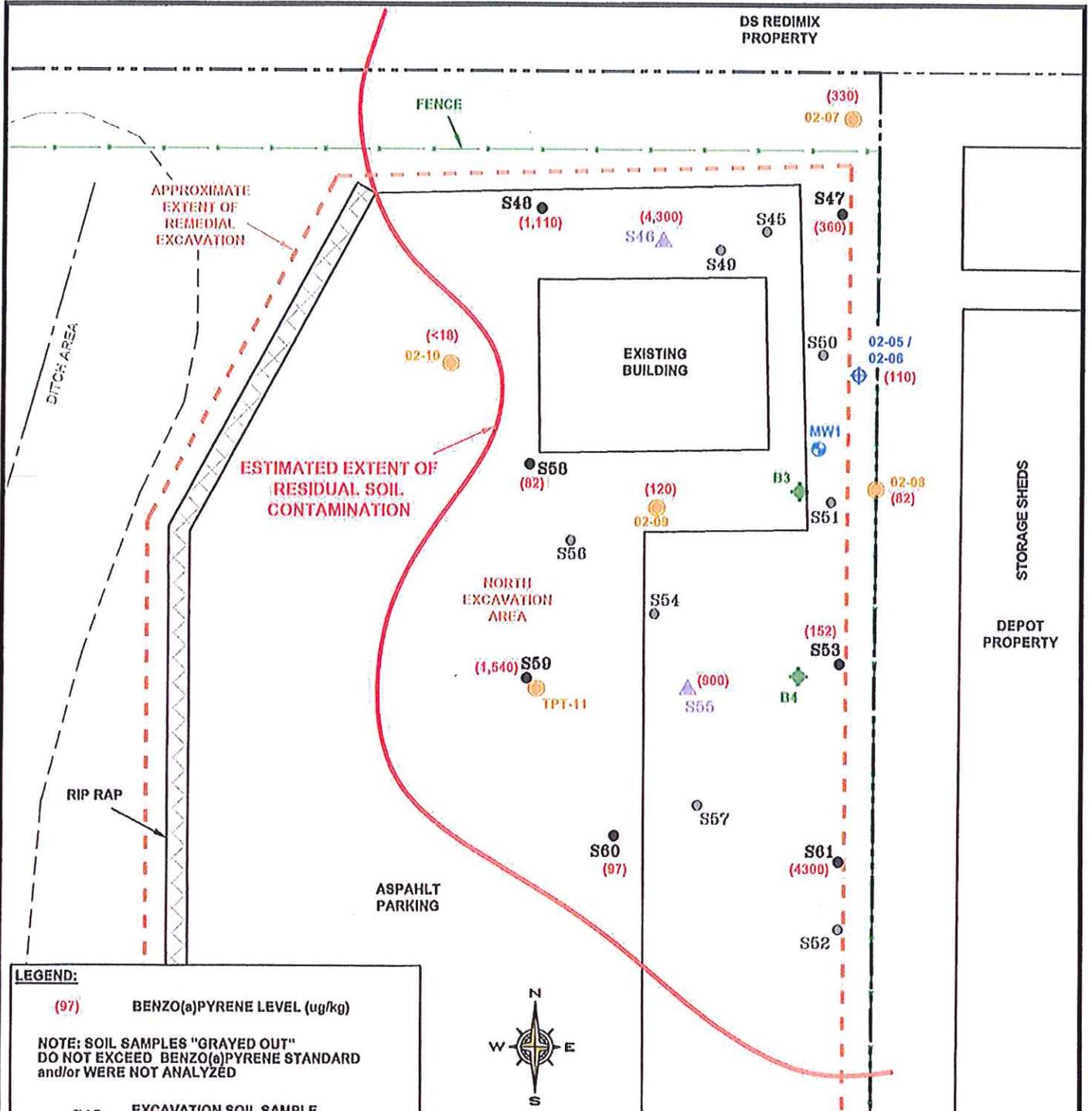
EXTENT OF WEST EXCAVATION & RESIDUAL SOIL CONTAMINATION

FIGURE 3

SCALE: approx. 1"=30'

REV.: 12-20-11
1D1110006B.dwg

ENV PROPERTY SOLUTIONS
N14268 LOFDAHL ROAD
FIFIELD, WI 54524 (715) 661-0561

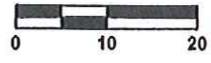


LEGEND:

(97) BENZO(a)PYRENE LEVEL (ug/kg)

NOTE: SOIL SAMPLES "GRAYED OUT"
DO NOT EXCEED BENZO(a)PYRENE STANDARD
and/or WERE NOT ANALYZED

- S45 EXCAVATION SOIL SAMPLE
(EXCEEDING CH. HR 720
BENZO(a)PYRENE STANDARD)
- ▲ S46 EXCAVATION SOIL SAMPLE
(LANDFILL RELATED)
- ⊕ MW1 GROUNDWATER MONITORING WELL
- ⊕ 02-05 EXISTING GEOPROBE BORING
(INSTALLED BY AMERICAN
ENGINEERING TESTING, INC.)
- ⊕ 02-08 EXISTING GEOPROBE BORING
(INSTALLED BY
TWIN PORTS TESTING)
- ⊕ B3 EXISTING GEOPROBE BORING
(INSTALLED BY NORTHERN
ENVIRONMENTAL TECHNOLOGIES, INC.)

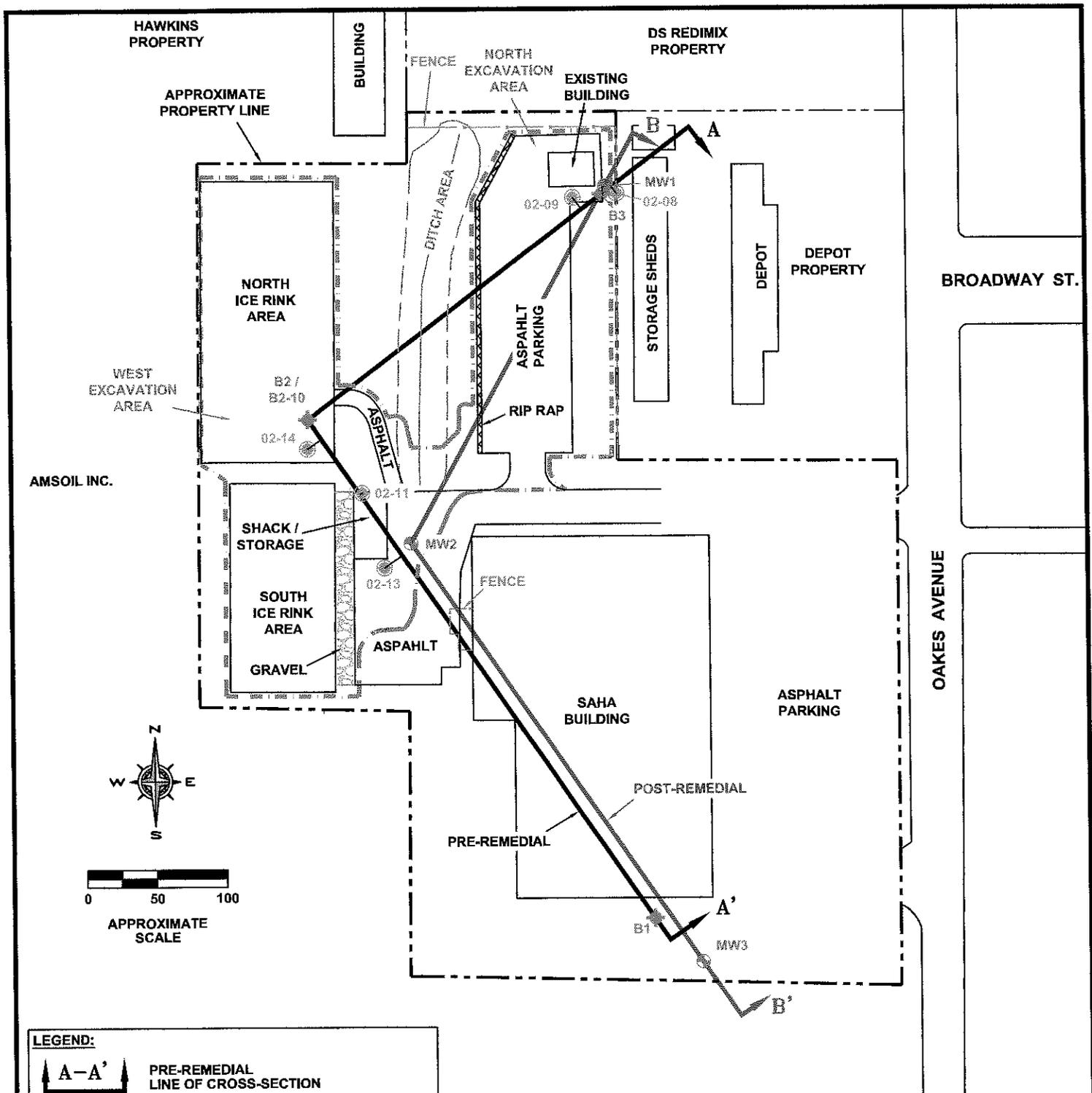


SCALE:
approx. 1"=20'

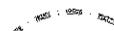
**EXTENT OF NORTH EXCAVATION
& RESIDUAL SOIL CONTAMINATION**

FIGURE 4

REV.: 12-1-11
1D1110006C.dwg



LEGEND:

-  **A-A'** PRE-REMEDIATION LINE OF CROSS-SECTION
-  **B-B'** POST-REMEDIATION LINE OF CROSS-SECTION
-  **MW1** GROUNDWATER MONITORING WELL
-  APPROXIMATE EXTENT OF REMEDIATION EXCAVATIONS
-  **02-12** EXISTING GEOPROBE BORING (INSTALLED BY TWIN PORTS TESTING)
-  **B1** EXISTING GEOPROBE BORING (INSTALLED BY NORTHERN ENVIRONMENTAL TECHNOLOGIES, INC.)

CROSS-SECTION LOCATION PLAN

FIGURE 5

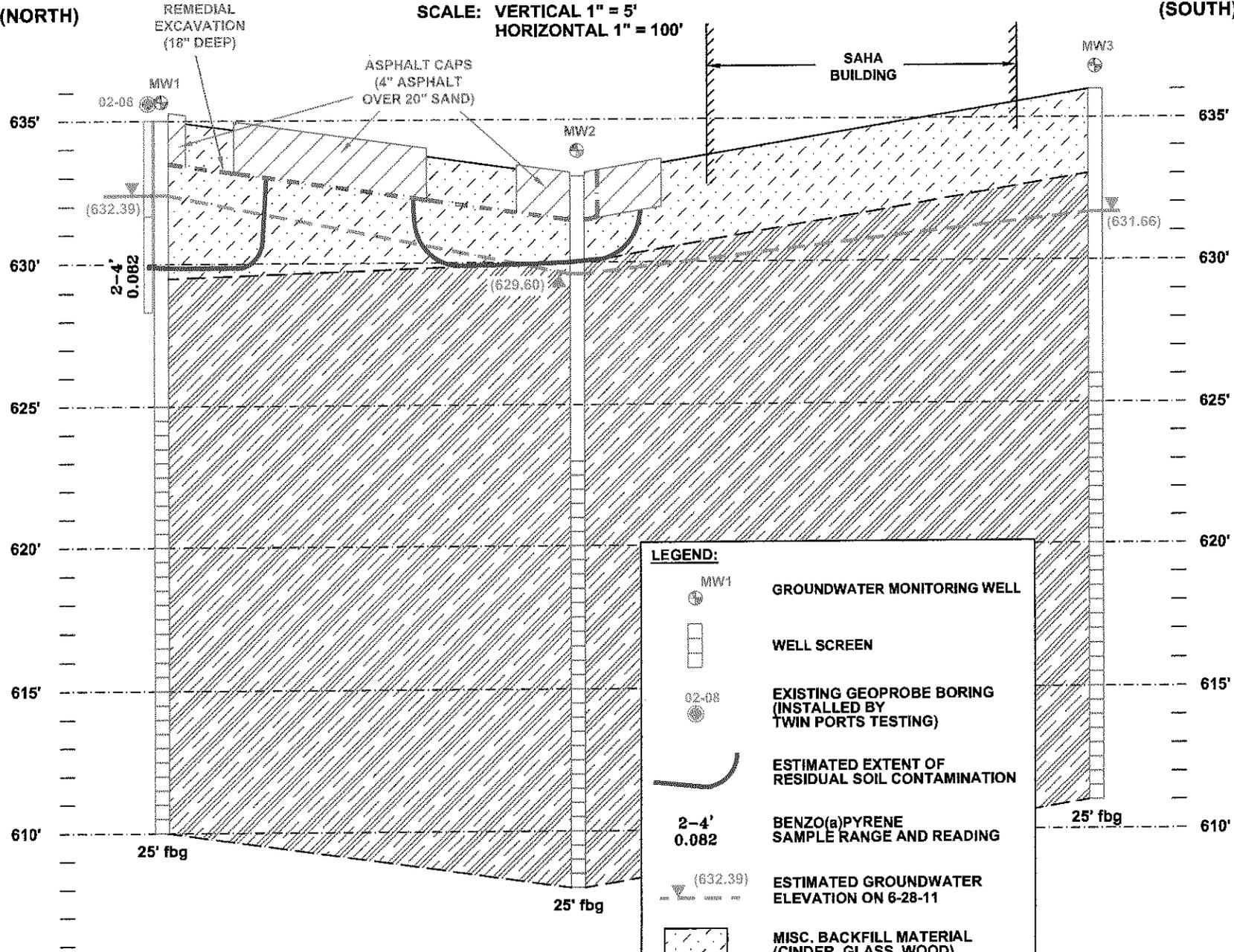
DATED: 12-1-11
1D1110006D.dwg

POST-REMEDIAL CROSS-SECTION B-B'

B
(NORTH)

B'
(SOUTH)

SCALE: VERTICAL 1" = 5'
HORIZONTAL 1" = 100'



LEGEND:

- MW1 GROUNDWATER MONITORING WELL
- WELL SCREEN
- 02-08 EXISTING GEOPROBE BORING (INSTALLED BY TWIN PORTS TESTING)
- ESTIMATED EXTENT OF RESIDUAL SOIL CONTAMINATION
- 2-4' 0.082 BENZO(a)PYRENE SAMPLE RANGE AND READING
- (632.39) ESTIMATED GROUNDWATER ELEVATION ON 6-28-11
- MISC. BACKFILL MATERIAL (CINDER, GLASS, WOOD)
- RED CLAY (CH)

NOTES:
1.) GROUND SURFACE ELEVATIONS AT BORINGS ARE APPROXIMATE BASED ON GIS TOPOGRAPHY.

FIGURE 6

DATED: 12-1-11

1D1110006F.dwg

ENV PROPERTY SOLUTIONS
N14268 LOFDAHL ROAD
FIFIELD, WI 54524 (715) 661-0561

Table 1a Remedial Action Soil Analytical Results (Metals and VOCs), SAHA, Superior, WI

Sample Data						Metals (mg/kg)								VOCs (µg/kg)									
Sample Number	Sample Depth	Sample Description	Sample Location	Time Collected	Date Sampled	DRO (mg/kg)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	m&p-xylene	o-xylene	
NR720.09 RCL (non-industrial)						250	0.039	NE	8	16,014	50	0.7	NE	NE	5.5	2,900	NE	1,500	NE	NE	4,100	4,100	
NR720.09 RCL (industrial)							1.6	NE	510	200	500	NE	NE	NE									
NR746.06 Table 1 Value						NE	NE	NE	NE	NE	NE	NE	NE	NE	8,500	4,600	NE	38,000	83,000	11,000	42,000	42,000	
NR746.06 Table 2 Value						NE	NE	NE	NE	NE	NE	NE	NE	NE	1,100	NE	NE	NE	NE	NE	NE	NE	NE
	feet																						
S102	2-4	drk br fill	B100	914	09/24/09	---	7.32	90.5	<0.4	16.1	233	0.092	<0.7	<1.7	---	---	---	---	---	---	---	---	---
S104	6-8	red-br clay	B100	932	09/24/09	---	1.00"J"	144	<0.4	20.2	7.98	0.023	<0.7	<1.7	---	---	---	---	---	---	---	---	---
S202	2-4	drk br fill	B200	1123	09/24/09	<10	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S204	6-8	red-br clay	B200	1134	09/24/09	<10	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S302	2-4	drk br fill	B300	1330	09/24/09	<10	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S304	6-8	red-br clay	B300	1349	09/24/09	<10	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	inches																						
S1	12	blk gran fill	landfill	1030	08/23/10	---	---	---	---	---	---	---	---	---	50	84	<25	261	205	78	293	313	
S5	12	drk br c sand	bottom	1215	08/23/10	---	---	---	---	---	---	---	---	---	<25	<25	<25	72	153	<25	<50	84	
S6	12	drk br c sand	bottom	1217	08/23/10	---	---	---	---	---	---	---	---	---	98	25.7	<25	161	40	<25	71	95	
S12	10	blk fill	bottom	1432	08/23/10	---	---	---	---	---	---	---	---	---	60	93	<25	296	207	79	320	320	
S13	12	blk fill	bottom	1437	08/23/10	---	---	---	---	---	---	---	---	---	61	99	<25	320	214	73	340	340	
S14	12	drk br c sand	bottom	1440	08/23/10	---	---	---	---	---	---	---	---	---	<25	<25	<25	<25	61	<25	<50	<25	
S19	14	drk br c sand	bottom	810	08/24/10	---	---	---	---	---	---	---	---	---	<25	<25	<25	<25	<25	<25	<50	<25	
S20	10	lt br sand fill	bottom	820	08/24/10	---	---	---	---	---	---	---	---	---	<25	<25	<25	<25	<25	<25	<50	<25	
S22	8	blk fill	bottom	910	08/24/10	---	---	---	---	---	---	---	---	---	<25	<25	<25	60	25.9	<25	<50	57	
S29	10	blk fill	landfill	1037	08/24/10	---	---	---	---	---	---	---	---	---	98	113	<25	390	236	89	400	390	
S30	10	lt br sand fill	bottom	1040	08/24/10	---	---	---	---	---	---	---	---	---	<25	<25	<25	38	<25	<25	<50	63	
S31	10	blk fill	bottom	1045	08/24/10	---	---	---	---	---	---	---	---	---	63	84	<25	302	156	62	303	296	
S32	8	red clay	bottom	1055	08/24/10	---	---	---	---	---	---	---	---	---	<25	<25	<25	46	<25	<25	<50	71	
S35	8	blk fill	bottom	1145	08/24/10	---	---	---	---	---	---	---	---	---	40	60	<25	230	135	43	276	241	
S39	10	drk br c sand	bottom	1329	08/24/10	---	---	---	---	---	---	---	---	---	<25	<25	<25	<25	<25	<25	<50	<25	
S43	12	slty blk c sand	landfill	1410	08/24/10	---	---	---	---	---	---	---	---	---	<25	25.4	<25	81	34	<25	51	91	
S44	18	blk fill	bottom	1418	08/24/10	---	---	---	---	---	---	---	---	---	45	74	<25	212	115	41	219	294	
S46	10	red clay	landfill	1330	09/01/10	---	<3.6	89.2	<0.4	67.9	35.6	0.064	<3.5	<0.34	<25	<25	<25	100	<25	<25	<50	40	
S47	16	red clay	bottom	1342	09/01/10	---	<3.6	108	<0.4	28.4	21.5	0.053	<3.5	<0.34	<25	<25	<25	268	<25	<25	<50	<25	
S48	12	red clay	bottom	1400	09/01/10	---	<3.6	97.2	<0.4	32.9	27	0.052	<3.5	<0.34	<25	<25	<25	268	<25	<25	<50	<25	
S53	12	red clay	bottom	1452	09/01/10	---	<3.6	98.4	<0.4	32.2	9.27	0.036	<3.5	<0.34	<25	33	<25	29.8	<25	<25	<50	<25	
S55	6	red clay	landfill	1510	09/01/10	---	<3.6	107	<0.4	30.9	13.1	0.033	<3.5	<0.34	<25	37	<25	48	<25	<25	<50	<25	
S58	12	red clay	bottom	1535	09/01/10	---	<3.6	84.8	<0.4	22.2	8.69	0.041	<3.5	<0.34	<25	28.4	<25	29.2	<25	<25	<50	<25	
S59	12	red clay	bottom	1538	09/01/10	---	<3.6	121	<0.4	36.7	18.1	0.042	<3.5	<0.34	<25	40	<25	36	<25	<25	<50	46	
S60	12	red clay	bottom	1542	09/01/10	---	<3.6	143	<0.4	39	31.7	0.037	<3.5	<0.34	<25	48	<25	77	31.5	<25	51	74	
S61	12	red clay	bottom	1550	09/01/10	---	<3.6	55.3	<0.4	53.6	20.1	0.048	<3.5	<0.34	<25	<25	<25	136	<25	<25	<50	61	
S62	12	topsoil/red cl	bottom	1600	09/13/10	---	<3.6	113	<0.4	30.8	17.4	0.127	<3.5	<0.34	<25	<25	<25	<25	<25	<25	<50	<25	

Key:
DRO = Diesel Range Organics
GRO = Gasoline Range Organics
MTBE = Methyl-tertiary-butyl-ether
VOC = Volatile Organic Compound
PAH = Polynuclear Aromatic Hydrocarbons
< X = Not detected above Laboratory Limit of Detection (LOD) of X.
J = Analyte detected between the Limit of Detection and the Limit of Quantitation
100 = Exceeds Chapter NR 720.09 Wis. Adm. Code Residual Contaminant Level
XXX = Exceeds Chapter NR 746.06 Wis. Adm. Code Table 1 Values
XXX = Exceeds Chapter NR 746.06 Wis. Adm. Code Table 2 Values
--- = Not Analyzed
mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram
RCL = Residual Contaminant Level
NE = Not Established by Wisconsin Administrative Code

Table 1b Remedial Action Soil Analytical Results (PAHs), SAHA, Superior, WI

Sample Data						Relevant and Significant PAH Analytical Results (µg/kg)																		
Sample Number	Sample Depth	Sample Description	Sample Location	Time Collected	Date Sampled	Acenaphthene	Acenaphthylene	Anthracene	Benzo(A)Anthracene	Benzo(A)Pyrene	Benzo(B)Fluoranthene	Benzo(G,H,I)Perylene	Benzo(K)Fluoranthene	Chrysene	Dibenzo(A,I)Anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-CD)Pyrene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene	
NR720.09 RCL (non-industrial)						900,000	18,000	5,000,000	88	8.8	88	1800	880	8800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000	
NR720.09 RCL (industrial)						6,000,000	360,000	300,000,000	3900	390	3900	3900	3900	390,000	390	40,000,000	40,000,000	3900	70,000,000	40,000,000	110,000	390,000	30,000,000	
NR746.06 Table 1 Value						NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
NR746.06 Table 2 Value						NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
	feet																							
S102	2-4	drk br fill	B100	914	09/24/09	105	940	780	940	1810	2570	2490	690	1260	480	1560	144	2720	870	1130	920	1260	1290	
S104	6-8	red-br clay	B100	932	09/24/09	33"J"	<11	127	128	103	132	62	53	110	<22	330	38	64	<15	<17	19.8"J"	320	248	
S202	2-4	drk br fill	B200	1123	09/24/09	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15	
S204	6-8	red-br clay	B200	1134	09/24/09	<19	<11	<19	23.3"J"	<25	33"J"	<19	<16	25"J"	<22	52	<8.3	15"J"	<15	<17	<13	23.2"J"	38"J"	
S302	2-4	drk br fill	B300	1330	09/24/09	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15	
S304	6-8	red-br clay	B300	1349	09/24/09	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<18	<12	<15	<17	<13	<14	<15	
	inches																							
S1	12	blk gran fill	landfill	1030	08/23/10	15.9"J"	25.8	65	174	136	252	101	102	238	26.7	370	15"J"	77	740	830	590	410	320	
S5	12	drk br c sand	bottom	1215	08/23/10	<15.2	<5.1	<6.4	<12.9	<4.7	6.6"J"	<7.7	<9.8	<8.9	<5.5	<9.2	<5.6	<7.8	24.5"J"	27.1"J"	20.4"J"	15.9"J"	<7.7	
S6	12	drk br c sand	bottom	1217	08/23/10	<15.2	<5.1	<6.4	<12.9	<4.7	11.5"J"	<7.7	<9.8	14.2"J"	<5.5	12.6"J"	<5.6	<7.8	45"J"	50	38"J"	29.9"J"	11.3"J"	
S12	10	blk fill	bottom	1432	08/23/10	46"J"	178	330	480	540	960	470	300	630	120	840	40	400	600	760	620	650	720	
S13	12	blk fill	bottom	1437	08/23/10	96	186	340	430	297	660	360	187	560	100	1010	70	320	680	930	780	850	810	
S14	12	drk br c sand	bottom	1440	08/23/10	<15.2	5.8"J"	7.4"J"	14.6"J"	5.9"J"	12.7"J"	<7.7	<9.8	13.5"J"	<5.5	11.3"J"	<5.6	<7.8	84	98	86	43	10"J"	
S19	14	drk br c sand	bottom	810	08/24/10	<15.2	<5.1	<6.4	<12.9	<4.7	<6.5	<7.7	<9.8	<8.9	<5.5	<9.2	<5.6	<7.8	<15	<9.7	<16.2	<10.6	<7.7	
S20	10	lt br sand fill	bottom	820	08/24/10	<15.2	<5.1	19.8"J"	60	110	164	99	84	133	12.8"J"	255	<5.6	74	<15	<9.7	<16.2	105	184	
S22	8	blk fill	bottom	910	08/24/10	24"J"	9.3"J"	124	330	360	440	350	168	390	53	800	21.6	216	59	69	60	370	750	
S29	10	blk fill	landfill	1037	08/24/10	129	440	740	640	610	1060	860	330	820	204	1370	118	630	990	1340	1130	1250	1080	
S30	10	lt br sand fill	bottom	1040	08/24/10	<15.2	<5.1	<6.4	19"J"	11.5"J"	18.6"J"	10.2"J"	<9.8	18"J"	<5.5	31.2	<5.6	8"J"	<15	16"J"	<16.2	22.7"J"	27.5	
S31	10	blk fill	bottom	1045	08/24/10	20.7"J"	98	107	235	207	330	274	112	270	50	460	17.2"J"	200	340	410	320	360	420	
S32	8	red clay	bottom	1055	08/24/10	17.2"J"	7.0"J"	89	276	314	340	252	142	303	42	610	12.8"J"	179	15.5"J"	21.2"J"	20.5"J"	227	600	
S35	8	blk fill	bottom	1145	08/24/10	<15.2	6"J"	12.1"J"	30.8"J"	20.8	35	19"J"	12.7"J"	38	<5.5	56	<5.6	13.4"J"	118	130	99	79	50	
S39	10	drk br c sand	bottom	1329	08/24/10	<15.2	<5.1	8.2"J"	40"J"	48	85	57	26.7"J"	68	7.7"J"	136	<5.6	40	<15	<9.7	<16.2	60	102	
S43	12	stly blk c sand	landfill	1410	08/24/10	205	47	430	2030	2440	3600	2120	1140	2400	420	5700	228	1640	158	184	170	3040	4300	
S44	18	blk fill	bottom	1418	08/24/10	153	256	620	1680	1630	2830	1020	980	1950	290	2650	126	870	460	590	620	950	2460	
S46	10	red clay	landfill	1330	09/01/10	1360	88	4100	5500	4300	5300	2410	1850	4400	650	14400	1650	2170	271	380	1170	14000	10500	
S47	16	red clay	bottom	1342	09/01/10	30.8"J"	44	148	410	360	440	263	163	340	58	850	39	208	28.2"J"	34	38"J"	470	720	
S48	12	red clay	bottom	1400	09/01/10	219	32	710	1300	1110	1380	680	470	1090	168	3200	252	590	56	68	85	2450	2410	
S53	12	red clay	bottom	1452	09/01/10	26.4"J"	8.9"J"	92	173	152	186	102	79	159	23.7	390	30.9	84	<15	12.4"J"	<16.2	258	309	
S55	6	red clay	landfill	1510	09/01/10	132	23.5	510	1040	900	1070	500	350	850	121	2100	155	420	39"J"	49	59	1270	1770	
S58	12	red clay	bottom	1535	09/01/10	<15.2	7.7"J"	31.2	91	82	115	60	43	92	12.5"J"	191	8.6"J"	48	15.2"J"	19.3"J"	<16.2	118	160	
S59	12	red clay	bottom	1538	09/01/10	450	44	1270	1900	1540	1840	790	580	1410	208	4500	700	680	217	237	330	4500	3500	
S60	12	red clay	bottom	1542	09/01/10	<15.2	8.8"J"	39	121	97	134	63	66	112	16.6"J"	202	8.7"J"	52	67	60	129	166		
S61	12	red clay	bottom	1550	09/01/10	880	97	2720	4700	4300	5500	2750	1750	4600	650	11300	980	2390	180	224	360	8900	8600	
S62	12	topsoil/red cl	bottom	1600	09/13/10	<15.2	<5.1	28.1	106	80	114	60	45	98	14.5"J"	194	6.8"J"	46	21.3"J"	28.7"J"	19"J"	109	153	

Key: DRO = Diesel Range Organics
 GRO = Gasoline Range Organics
 MTBE = Methyl-tertiary-butyl-ether
 VOC = Volatile Organic Compound
 PAH = Polynuclear Aromatic Hydrocarbons

<X = Not detected above Laboratory Limit of Detection (LOD) of X.
 J = Analyte detected between the Limit of Detection and the Limit of Quantitation
 100 = Exceeds Chapter NR 720.09 Wis. Adm. Code Residual Contaminant Level
 XXX = Exceeds Chapter NR 746.06 Wis. Adm. Code Table 1 Values
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 NE = Not Established by Wisconsin Admin. Code