



# PHASE I ENVIRONMENTAL SITE ASSESSMENT STEVENS POINT, WISCONSIN

**Submitted To:**

SHINE Medical Technologies  
8123 Forsythia St., Suite 140  
Middleton, WI 53562

**Submitted By:** Golder Associates Inc.

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**Project No.** 113-81093

**Report No.** Golder Report 2, Rev 1, May 11, 2012

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May11, 2012

**SHINE Medical Technologies  
8123 Forsythia St. Suite 140  
Middleton, WI 53562**

**Our Ref: 113-81093**

**RE: Phase I Environmental Site Assessment  
P113-81093 SHINE Medical - Stevens Point, WI  
Lands End Way  
Stevens Point, WI**

Dear

Golder Associates (Golder) is pleased to present to SHINE Medical Technologies this Phase I Environmental Site Assessment Report for the Subject Property. Information presented in this Report is subject to the general limitations presented in the Report and Golder's Proposal dated December 7, 2011.

Golder appreciates this opportunity to assist you with your environmental needs. If you have any questions or comments regarding the information presented in this report, please call our office.

Sincerely,

**GOLDER ASSOCIATES INC.**

Senior Project Geologist

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## SUMMARY

SHINE Medical retained Golder Associates Inc. (Golder) to perform a Phase I Environmental Site Assessment (ESA) of the property located at T23N, R8W, Section 1, Stevens Point, WI. The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) in connection with the Subject Property, to the extent feasible, pursuant to the processes prescribed in the ASTM Practice E 1527-05 entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard), and the EPA Rule entitled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule), 40 CFR Part 312, the Golder Proposal dated December 15th, 2011 (the Proposal), and Golder's professional judgment.

This Summary is to be used only in conjunction with the attached Phase I ESA for SHINE Medical, Stevens Point, Wisconsin dated February 2, 2012 (the Report). All definitions used in this Summary have the same meanings as in the Report, and the use of this Summary is subject to the limitations and conditions contained in the Report. The Report shall govern in the event of any inconsistency between this Summary and the Report.

This assessment has revealed no evidence of RECs in connection with the Subject Property except for the following:

Golder identified the following de minimis conditions, at the Subject Property:

**FINDING:** Pesticides and herbicides have been used on the Subject Property for agricultural and forestry activities. There is no evidence that pesticides and herbicides are stored or have been stored on the Subject Property in the past.

**OPINION:** The use of pesticides and herbicides on the Subject Property generally does not present a threat to human health or the environment and generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. The use of pesticides and herbicides is a de minimis condition.

De minimis conditions are not recognized environmental conditions. De minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

## 1.0 INTRODUCTION

### 1.1 Purpose

SHINE Medical (the User) retained Golder Associates Inc. (Golder) to perform a Phase I Environmental Site Assessment (ESA) of the property located at T23N, R8W, Section 1, Stevens Point, WI. The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) in connection with the Subject Property, to the extent feasible, pursuant to the processes prescribed in the ASTM Practice E 1527-05 entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard), and the EPA Rule entitled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule), 40 CFR Part 312, the Golder Proposal dated December 7, 2011, and Golder's professional judgment. Golder representatives performed the Phase I ESA in conformance with these criteria.

The AAI Rule states that the ASTM Standard may be used to comply with the requirements of the AAI Rule, so whenever reference is made in this Report to the ASTM Standard, it shall include the AAI Rule.

The ASTM Standard 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, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws."

### 1.2 Scope of Services

The scope of services for this ESA consisted of the following tasks:

#### Records Review

- Reviewing property information to confirm the legal description and location of the Subject Property. This information is included in Appendix A;
- Reviewing environmental record sources including federal and state regulatory databases to identify facilities with past or current regulatory enforcement actions within applicable distances of the Subject Property as defined in the ASTM Standard. The regulatory database search report is presented in Appendix B;
- Reviewing physical setting information sources to identify information about the geologic, hydrogeologic, hydrologic, and topographic conditions in the area of the Subject Property. The U.S. Geological Survey (USGS) 7.5-minute topographic map of the area of the Subject Property is shown on Figure 1;
- Reviewing historical record sources to identify past land use activities at the Subject Property and surrounding properties. Selected historical information obtained during performance of the Phase I ESA investigation is included in Appendix C.

#### Site Reconnaissance

- Performing a visual inspection of the Subject Property and surrounding properties to identify potential sources of chemical and petroleum contamination such as aboveground storage tanks (ASTs), underground storage tanks (USTs), potential sources of polychlorinated biphenyls (PCBs), chemicals, and hazardous materials. Surficial evidence of potential RECs such as distressed vegetation, stained soils, and/or stained paving was also evaluated. Photographs recorded during the site reconnaissance are included in Appendix D.

**Interviews**

- Interviewing available individuals with knowledge of current or historical use, storage, or disposal of potentially hazardous materials or other environmentally related activities on or adjacent to the Subject Property. User provided information is included in Appendix E.

**Report Preparation**

- Preparing a report that documents the findings, opinions, and conclusions of the Phase I ESA investigation conducted at the Subject Property, and provides the supporting documentation and references for those findings, opinions, and conclusions (the Report). Resumes for the environmental professionals that performed the assessment and prepared this Phase I ESA Report are included in Appendix F.

**1.3 Limitations and Exceptions**

Golder performed our services in accordance with the following principles, which are an integral part of the ASTM Standard: (i) No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Subject Property, and the ASTM Standard recognizes reasonable limits of time and cost; (ii) "all appropriate inquiry" does not mean an exhaustive assessment of a property. Golder performed this ESA in conformance with the ASTM Standard's principle of identifying a balance between the competing goals of limiting the costs and time demands inherent in performing an ESA and the reduction of uncertainty about unknown conditions resulting from additional information; (iii) not every property warrants the same level of assessment - the type of property subject to the assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry guided the appropriate level of assessment for this ESA; and (iv) ESAs must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent ESAs should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.

Along with all of the limitations set forth in various sections of the ASTM E 1527-00 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations - None

Physical Obstructions to Observations - Dormant winter vegetation, dense woodland

Outstanding Information Requests - None

Other - None

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Golder based on the data obtained from the work. Due to the nature of investigation and the limited data available, Golder cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

## **1.4 Special Terms and Conditions**

No special terms and conditions are applicable to this ESA.

## **1.5 User Reliance**

Golder has prepared this Report at the request of the User for the purpose identified by the User in Section 3.6. Use of the information contained in this Report by anyone other than User is permissible only with the prior written authorization to do so from Golder, and only under the conditions allowed by the ASTM Standard. Golder is not responsible for independent conclusions, opinions, or recommendations made by others or otherwise based on the findings presented in this Report.

## **2.0 PROPERTY DESCRIPTION**

### **2.1 Location and Legal Description**

The Subject Property is located at T23N, R8W, Section 1, Stevens Point, WI. The parcel is located one quarter-mile north of County Road HH and one half-mile west of Burbank Road and is accessed by a private road that extends west from Burbank Road. The square-shaped parcel is comprised of 88.08 acres of land.

The Subject Property is located in Section 1, T23N, R8W on the United States Geological Survey (USGS) 7.5-minute, Polonia, WI topographic quadrangle map, as shown on Figure 1. The Assessor's Parcel Numbers for the Subject Property are 020-23-0801-01.04, 020-23-0801-02.02, 020-23-0801-02.06, 020-23-0801-03.01, 020-23-0801-03.02, 020-23-0801-04.01, 030-23-0801-13, and 030-23-0801-14. The Subject Property is located at approximately 44 30' 27.45"N and 89 29' 41.70"W. The site layout is shown on Figure 2.

According to The City of Stevens Point, the legal description for the Subject Property is a parcel of land located in the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 1, T23N, R8W, Town of Hull and Town of Plover, Marathon and Portage Counties, Wisconsin bounded and described in Appendix A. A copy of the description is included in Appendix A.

### **2.2 Site and Vicinity General Characteristics**

The Subject Property is located on the eastern edge of Stevens Point, WI. The adjacent properties to the north, south, and east of the Subject Property are rural, consisting of agricultural and forest land and, according to aerial photographs, has been agricultural and forest land since at least 1938. The adjacent properties to the west of the Subject Property are developed as industrial and residential areas. Development to the west of the Subject Property has occurred recently with the adjacent property being developed after 1998. A rail line exists within one quarter-mile to the north of the Subject Property. The rail line has been north of the Subject Property since at least 1938.

The topographic gradient is low and gently slopes to Portage River and McDill Pond located approximately 2 miles to the southwest.

### **2.3 Current Use of the Subject Property**

The Subject Property is used for agriculture and forestry. No buildings exist on the property.

Pesticides and herbicides are applied to the agricultural areas of the Subject Property bi-annually. No hazardous substances or petroleum products are stored, generated, or disposed of on site.

Selective tree harvesting has occurred on the wooded portions of the parcel.

### **2.4 Description of Structures, Roads, and Other Improvements on the Subject Property**

No structures exist on the Subject Property.

A private access road extends west from Burbank Road through the subject property.

A private trap shooting range located near the center of the Subject Property is used approximately twice a year.

Residences and businesses in the vicinity of the Subject Property are served by municipal water from the city of Stevens Point Wisconsin. Wastewater in the vicinity of the Subject Property is handled by the City of Stevens Point Wastewater Treatment system.

## **2.5 Current Use of Adjoining Properties**

The adjoining property uses are described below:

North - Agriculture and woodland. A rail line exists just north of these parcels.

East - Agriculture and woodland.

South - Agriculture and woodland.

West - Industrial Park. A Land's End Inlet occupies the adjoining parcel.

### 3.0 USER PROVIDED INFORMATION

The ASTM Standard defines User as the party seeking to use Practice E 1527 to complete an ESA of the Subject Property. The ASTM Standard requires the User to provide certain information to the environmental professional. Golder has provided a User Questionnaire to SHINE Medial to facilitate the transfer of this information to Golder. \_\_\_\_\_ of SHINE Medical completed the User Questionnaire and provided it to Golder on December 21st, 2011. A copy of the completed User Questionnaire is included in Appendix E.

#### 3.1 Environmental Cleanup Liens

Golder representatives asked the User about their knowledge of environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state or local law. The User replied:

*User has no knowledge of environmental cleanup liens on the Subject Property.*

#### 3.2 Activity and Use Limitations

Golder representatives asked the User about their knowledge of activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place on the Subject Property or have that been filed or recorded in a registry under federal, tribal, state or local law. The User replied:

*User has no information regarding activity or land use limitations at the Subject Property.*

#### 3.3 Relationship of the Purchase Price to the Fair Market Value

Golder representatives asked the User if the purchase price being paid for this property reasonably reflects the fair market value of the property. The User replied:

*User believes the purchase price being paid for the Subject Property reasonably reflects the fair market value of the property.*

#### 3.4 Commonly Known or Reasonably Ascertainable Information

Golder representatives asked the User if they were aware of commonly known or reasonably ascertainable information about the Subject Property that would assist the environmental professional in identifying conditions indicative of releases or threatened releases. Golder representatives asked the following questions:

a) Do you know the past uses of the Subject Property? The User replied:

*The User knows that the Subject Property has been used as an agricultural field and that selective tree harvesting/logging has occurred on the wooded portions of the parcel, and is being used for such purposes currently.*

b) Do you know of specific chemicals that are present or once were present at the Subject Property? The User replied:

*The User has no information regarding specific chemicals that are, or once were, present at the Subject Property.*

c) Do you know of spills or other chemical releases that have taken place at the Subject Property? The User replied:

*The User knows of no spills or other chemical releases that have taken place at the Subject Property.*



d) Do you know of any environmental cleanups that have taken place at the Subject Property? The User replied:

*The User knows of no environmental cleanups that have taken place at the Subject Property.*

### **3.5 The Degree of Obviousness or the Presence of Contamination**

Golder representatives asked the User if, based on User's knowledge and experience related to the Subject Property, there are any obvious indicators that point to the presence or likely presence of contamination at the Subject Property. The User replied:

*The User has no information regarding contamination on the Subject Property.*

### **3.6 Reason for Conducting ESA**

The User indicated the ESA is being conducted as part of a property transfer and financing, to satisfy one of the conditions required for landowner liability protection (LLP) under CERCLA.

## 4.0 RECORDS REVIEW

### 4.1 Standard Environmental Records Sources, Federal and State

Golder retained Environmental Data Resources (EDR) to perform an environmental regulatory database search of the general area of the Subject Property, which is presented in Appendix B. In accordance with the search requirements of ASTM E-1527-05 Standard, Golder representatives reviewed the federal and state regulatory agency records listed below to identify the use, generation, storage, treatment or disposal of hazardous substances or petroleum products, or release incidents of such materials that might impact the Subject Property. A summary of significant listings (Subject Property and adjacent properties with the potential to impact the Subject Property) presented in the environmental regulatory database report is presented below. The following is a listing of databases reviewed during the Phase I ESA.

Federal ASTM Standard Databases	
Database	Approximate Minimum Search Distance
Federal NPL (National Priorities List)	1.0 mile
Federal delisted NPL site list	0.5 mile
Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) site list	0.5 mile
Federal CERCLIS-No Further Remedial Action Planned (NFRAP) site list	0.5 mile
Federal Resource Conservation and Recovery Act (RCRA) CORRACTS (Corrective Action Report) facilities list	1.0 mile
Federal RCRA non-CORRACTS Treatment Storage and Disposal (TSD) facilities list	0.5 mile
Federal RCRA Generators list	Subject Property and adjoining properties
Federal Institutional Control/Engineering Control Registries	Subject Property
Federal Emergency Response Notification System (ERNS) list	Subject Property

State and Tribal ASTM Standard Databases	
Database	Approximate Minimum Search Distance
State and tribal hazardous waste sites identified for investigation or remediation: NPL - equivalent sites	1.0 mile
State and tribal hazardous waste sites identified for investigation or remediation: CERCLIS - equivalent sites	0.5 mile
State and tribal landfill and/or solid waste disposal site list	0.5 mile
State and tribal leaking storage tank lists	0.5 mile
State and tribal registered storage tank lists	Subject Property and adjoining properties
State and tribal Institutional Control/Engineering Control Registries	Subject Property
State and tribal voluntary cleanup sites	0.5 mile
State and tribal Brownfield sites	0.5 mile

#### 4.1.1 Subject Property Database Listing

The Subject Property is not listed on any of the databases listed in the EDR database report.

#### **4.1.2 Off-Site Properties Database Listings**

No off-site facilities were identified in the environmental database report that are considered potential environmental concerns to the Subject Property.

#### **4.1.3 Orphans Summary**

Thirteen facilities listed in the EDR Report were shown as "orphan sites." These are sites that are listed in environmental databases, but which EDR has been unable to locate with adequate precision to determine whether they are pertinent to the investigation at the Subject Property. Golder was able to determine to a reasonable degree of certainty that these orphan sites were not listed on databases that indicated environmental impairment and/or were not within the specified database search distances.

#### **4.1.4 Other Agency Records**

No other agency records were reviewed for this Phase I ESA.

### **4.2 Additional Environmental Record Sources**

Golder representatives did not review additional environmental record sources as part of this Phase I ESA.

### **4.3 Physical Setting Sources**

#### **4.3.1 Sources Reviewed**

The USGS 7.5-minute Polonia, WI topographic map was reviewed in order to obtain information regarding the topographic, geologic, hydrogeologic, and hydrologic characteristics of the area of the Subject Property. In the sections below (4.3.2 through 4.3.4), topographic conditions are noted to the extent that they can be determined from review of topographic maps, or were visually and/or physically observed during the Site visit.

#### **4.3.2 General Topographic Setting of the Area**

Based on the site reconnaissance, the EDR Radius Map with GeoCheck and information provided on the USGS Polonia, Wisconsin, 7.5 Minute Series Topographic Maps, the Subject Property is characterized by low topographic relief, lying approximately 1090 feet above mean sea level.

#### **4.3.3 Geologic and Hydrogeologic Setting**

Golder installed four groundwater monitoring wells at the Subject Property in December of 2011 (Figure 2). Based on Golder's 2012 Geotechnical and Hydrological Investigation of the site the soil conditions indicated by the boreholes is about one foot of topsoil and crop residue overlying a medium to coarse grained, silty SAND extending to depths of 9 to 14 feet. Below this is a relatively clean, medium to coarse grained, SAND with silt to the borehole termination depth of 31 feet. One borehole was advanced without sampling to a depth of 140 feet adjacent to SM-GW3A. This borehole was intended for a well installation into bedrock and bedrock was not encountered within 140 feet of the surface. Groundwater was encountered in all of the wells at elevations ranging from about 1096 to 1106 (about 8 to 11 feet below grade) as indicated in the table below. Groundwater levels should be expected to fluctuate seasonally and annually with changes in precipitation patterns.

#### 4.3.4 Surface Water and Hydrologic Setting

Surface water runoff in the vicinity of the Subject Property is to the southwest toward the Portage River and McDill Pond. The Portage River flows to the Mississippi River to the Southwest.

### 4.4 Historical Use Information on the Subject Property

#### 4.4.1 Subject Property Historical Use Summary

Land adjacent in to the Subject Property has supported agriculture and forestry since at least 1938. Sometime between 1998 and 2005, a business park has developed to the west of the Subject Property.

#### 4.4.2 Standard Historical Records

##### 4.4.2.1 Aerial Photographs Review

Golder representatives obtained historical aerial photographs from Historical Information Gatherers, Inc. for the years 2010, 2005, 1998, 1992, 1986, 1978, 1968, 1960, 1953, and 1938. Selected historical aerial photographs are provided in Appendix C. The following table summarizes observations from the review of these aerial photographs.

Year	Scale	Description
1938	1" = 500'	The Subject Property and surrounding area is a mix of woodlands and argicultural land. A railroad appears to run east west approximately 700 feet north of the Subject Property.
1953	1" = 500'	The Subject Property and surround area appear relatively unchanged from the 1938 photograph.
1960	1" = 500'	The Subject Property and surround area appear relatively unchanged from the 1938 and 1953 photographs.
1968	1" = 500'	The Subject Property and surround area appear relatively unchanged from the 1938, 1953 and 1960 photographs.
1978	1" = 500'	The Subject Property and surround area appear relatively unchanged from the 1938, 1953, 1960 and 1968 photographs.
1986	1" = 800'	The Subject Property and surround area appear relatively unchanged from the 1938, 1953, 1960, 1968 and 1978 photographs.
1992	1" = 500'	The Subject Property and surround area appear relatively unchanged from the 1938, 1953, 1960, 1968, 1978 and 1986 photographs.
1998	1" = 500'	The Subject Property and surround area appear relatively unchanged from the 1938, 1953, 1960, 1968, 1978, 1986 and 1992 photographs.
2005	1' = 500'	The Subjeqr Property and surrounding area appear unchanged from the previous photographs except that the edge of a business park is visible just west of the Subject Property.
2010	1" = 500'	The Subject Property and surrounding area appears relatively unchanged from the 2005 photograph.

##### 4.4.2.2 Sanborn Fire Insurance Map Review

Golder representatives requested historical Sanborn© Fire Insurance Maps from Environmental Data Resources, Inc. Golder was informed that Sanborn© maps were not developed for the area surrounding the Subject Property. A copy of the "No Coverage" document is included in Appendix C.

#### **4.4.2.3 Property Tax Files**

Golder representatives obtained Subject Property Tax records for the County Parcel ID Nos:

Parcel ID Number

020-23-0801-02.06- Owner =  
020-23-0801-03.01- Owner =  
020-23-0801-02.02- Owner =  
020-23-0801-01.04- Owner =  
020-23-0801-04.01- Owner =  
020-23-0801-03.02- Owner = Blue Top Farms, Inc.  
030-23-0801-14- Owner = Blue Top Farms, Inc.  
030-23-0801-13- Owner = MS & S Enterprises Limited Partnership

Copies and parcel maps are provided in Appendix A.

The property tax records did not indicate records of past ownership, appraisals, maps, sketches, photos, or other information pertaining to the property.

#### **4.4.2.4 Recorded Land Title Records**

Title documents were not obtained for this Phase I ESA.

#### **4.4.2.5 Historical Topographic Map Review**

Golder representatives obtained historical USGS topographic quadrangle maps from Environmental Data Resources, Inc. for the years 1955, 1957, 1969, 1970, 1976, 1978, 1980, 1986, and 1991. Copies of the historical topographic maps are provided in Appendix C. The following paragraphs summarize our observations from the review of these historical topographic maps.

<b>Year</b>	<b>Scale</b>	<b>Description</b>
1955	1:48000	A portion of the Subject Property is visible in the southwest corner of the topographic map. An electric transmission line runs near the southern boundary of the Subject Property. The Minneapolis, St. Paul and Sault Ste Marie Rail Line is visible north of the Subject Property.
1969	1:24000	The Subject Property is entirely visible on this map. The map appears similar to the 1955 map.
1986	1:24000	The Subject Property is entirely visible on this map. The map appears similar to the 1955 map.

#### **4.4.2.6 Local Street Directories**

Local Street Directories from EDR were requested. The Subject Property address was not included in the city directory listing.

#### **4.4.2.7 Building Department Records**

No building records pertaining to the Subject Property were available.

#### **4.4.2.8 Zoning and Land Use Records**

Golder used the Portage County Geographic Information Systems (GIS) Map to review a property profile for the Subject Property. Information indicated that the Subject Property is zoned A1 for agricultural use.

#### **4.4.2.9 Other Historical Records**

No additional historical records were reviewed during this assessment.

### **4.5 Historical Use Information on Adjoining Properties**

The following is a summary of historical use information for adjacent properties based on information obtained from the Subject Property visit, a review of historical topographic maps and previous ESA reports for the Subject Property:

The adjacent properties were all agricultural and woodland since at least 1938. The rail line present north of the Subject Property was operational since at least 1938 and has been operated by at least two railroads. An electrical transmission line has run near the southern boundary of the Subject Property since at least 1938. A business park was built west of the Subject Property some time between 1998 and 2005.

## **5.0 SITE RECONNAISSANCE**

Golder representative Alexandra A. Prasch performed a visual assessment of the Subject Property on December 15th, 2011 to identify potential sources of chemical and petroleum contamination. The Golder representative assessed surficial evidence of potential impacts such as waste or refuse dumping, distressed vegetation, stained soils, and/or stained paving. Photographs recorded during the site assessment are presented in Appendix D.

### **5.1 Methodology and Limiting Conditions**

The site reconnaissance was conducted during the period of December 15th - December 17th, 2011 by Alexandra Prasch, Environmental Technician with Golder Associates. Weather conditions at the time of the site reconnaissance were sunny, partly cloudy, and windy. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. Portions of the property and boundaries were inaccessible due to heavily wooded land and brush. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix D.

### **5.2 General Site Setting**

The Subject Property consists of approximately 88.08 acres of farmland and forest with no buildings, utilities, or other developments. The ground surface at the site is level and slopes gently to the southwest. The Subject Property is accessed from a private road extending west from Burbank Road.

#### **5.2.1 Current Use of the Subject Property**

Information about the current use of the Subject Property is detailed in section 2.3 of this report.

#### **5.2.2 Past Use of the Subject Property**

The Subject Property has been used for agricultural and forestry purposes since 1938 or before. The use of the Subject Property prior to 1938 is unknown.

#### **5.2.3 General Description of Structures**

No structures were observed on the Subject Property.

#### **5.2.4 Roads**

There are no public roads through or leading to the Subject Property. A private access road extends to and through the Subject Property from Burbank Road.

#### **5.2.5 Potable Water Supply**

Currently the Subject Property has no potable water supply.

#### **5.2.6 Sewage Disposal System**

There is no sewage disposal system within the Subject Property.

### **5.3 Interior and Exterior Observations**

Golder identified current or past uses likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products, to the extent they were visually and/or physically observed during the Subject Property visit or identified from the interviews or the records review. The substances and approximate quantities, types of containers (if any) and storage conditions are discussed in the following subsections.

#### **5.3.1 Storage Tanks**

Golder observed no evidence of underground or aboveground storage tanks at the Subject Property at the time of the site visit.

#### **5.3.2 Odors**

Golder observed no unusual odors at the Subject Property at the time of the site visit.

#### **5.3.3 Pools of Liquid**

Golder observed no pools of liquid at the Subject Property at the time of the site visit.

#### **5.3.4 Drums**

Golder observed no drums at the Subject Property at the time of the site visit.

#### **5.3.5 Hazardous Substance and Petroleum Product Containers**

Golder observed no hazardous substance or petroleum product containers at the Subject Property at the time of the site visit.

#### **5.3.6 Unidentified Substance Containers**

Golder observed no unidentified substance containers at the Subject Property at the time of the site visit.

#### **5.3.7 Evidence of Polychlorinated Biphenyls**

Golder observed no evidence of polychlorinated biphenyls.

#### **5.3.8 Heating/Conditioning**

The Subject Property is undeveloped. No heating or air conditioning systems were present.

#### **5.3.9 Stains or Corrosion**

Golder observed no evidence of stains or corrosion at the Subject Property at the time of the site visit.

#### **5.3.10 Drains and Sumps**

Golder observed no drains or sumps on the Subject Property at the time of the site visit.



### **5.3.11 Pits, Ponds, or Lagoons**

Golder observed no pits, ponds, or lagoons on the Subject Property at the time of the site visit.

### **5.3.12 Stained Soil or Pavements**

Golder observed no stained soil or pavements at the Subject Property at the time of the site visit.

### **5.3.13 Stressed Vegetation**

Golder observed no stressed vegetation at the Subject Property at the time of the site visit.

### **5.3.14 Solid Waste Disposal**

No readily apparent evidence of solid waste dumping, suspect fill material, or landfills was identified on the Subject Property during the site reconnaissance.

### **5.3.15 Waste Water**

Golder observed no evidence that industrial waste water is generated or discharged from the Subject Property at the time of the site visit.

### **5.3.16 Wells**

Golder observed no evidence of wells at the Subject Property at the time of the site visit.

### **5.3.17 Septic Systems**

Golder observed no evidence of septic systems at the Subject Property at the time of the site visit.

### **5.3.18 Other Interior and Exterior Observations**

Golder made no other interior or exterior observations of the Subject Property during the site visit.

## **5.4 Off-Site Conditions**

The following two sections discuss the off-site observations, to the extent that the current uses of the adjoining properties were observable during the Subject Property reconnaissance, and were likely to indicate an REC in connection with the adjoining properties or the Subject Property.

### **5.4.1 Adjoining Properties**

Golder did not observe any evidence of RECs on adjoining properties from the Subject Property during the site visit.

### **5.4.2 Other Surrounding Properties**

The adjacent properties were observed to be a business park, forested land and agricultural land during the site visit. There were no indications of RECs noted on other surrounding properties during the site visit.

## **6.0 INTERVIEWS**

### **6.1 Overview**

During the completion of this Phase I ESA, available individuals were interviewed with knowledge of current or historical use, storage, or disposal of potentially hazardous materials or other environmentally related activities on or adjacent to the Subject Property. Information provided is summarized throughout the text of the report and in the following sections.

### **6.2 Interview with Owners, Past Owners, Past Operators and Past Occupants**

Golder interviewed the owners identified in section 4.4.2.3 of the report. Interviews were conducted via telephone call. Phase I ESA Interview forms summarizing the interviews are available for review in the Golder file.

owner of parcels 020-23-081-02.02, 020-23-081-02.06 and 020-23-801-03.01, indicated that he purchased the property around 1985 for the purpose of hunting and gathering firewood. His brother owns other parcels that are part of the Subject Property. He was not aware of any solid or liquid wastes that have been handled or disposed of on the Subject Property. He indicated that small amounts of pesticides or herbicides have been used in the past on the Subject Property, but they have not been stored on the Subject Property.

owner of parcels 020-23-0801-04.01 and 020-23-1.04, indicated that he has owned the property for 54 years and farmed the property for 30 years. The land has been used for potato, sweet corn, pea and vegetable crops. He was not aware of any solid or liquid wastes that have been handled or disposed of on the Subject Property. He indicated that small amounts of pesticides or herbicides have been used in the past on the Subject Property, but they have not been stored on the Subject Property.

owner of parcel 030-230-0801-1.13, indicated that he purchased his parcel in 1962 from a farmer. His parcel has been used for growing of corn and other vegetable crops. He was not aware of any solid or liquid wastes that have been handled or disposed of on the Subject Property. He indicated that small amounts of pesticides have been used in the past on the Subject Property, but they have not been stored on the Subject Property.

President of Blue Top Farms and owner of parcels 030-230-801.14 and 020-230-801-03.02, indicated that he is the son of the original owner. His father purchased the property 30 years ago. Peter has been the Vice President of Blue Top Farms for the last 10 years. The property has been used for corn, green bean, soy bean and potato crops. He rented a portion of the parcels he owns to a potato farmer in the past. He believed liquid manure was handled in the southwest corner of the parcels he owns in the past, but has not been used in the last two years. He indicated that pesticides and herbicides have been used in the past on the Subject Property, but they have not been stored on the Subject Property. He does maintain a private shooting range on the parcels that he owns. He uses the shooting range no more than a few times a year.

### **6.3 Interview with Site Manager**

Golder did not interview a Site Manager for the Phase I ESA.

### **6.4 Interview with Occupants**

Golder did not interview Occupants for the Phase I ESA.

## **6.5 Interview with Local Government Officials**

Golder did not interview Local Government Officials for the Phase I ESA.

## **6.6 Interviews with Others**

Golder did not interview Others for the Phase I ESA.

## 7.0 DISCUSSION

This section identifies the known or suspect RECs, historical RECs, and de minimis conditions identified during the assessment.

### 7.1 Findings and Opinions

#### 7.1.1 *Recognized Environmental Conditions*

No Recognized Environmental Conditions were identified during this assessment.

#### 7.1.2 *Historical Recognized Environmental Conditions*

An HREC is an environmental condition which, in the past, would have been considered a REC, but which may or may not be considered a REC currently. Golder's rationale for considering these environmental conditions as HRECs is based solely on the information stated herein. Designation as an HREC however, does not preclude the potential for the condition to affect the Subject Property.

No Historical Recognized Environmental Conditions were identified during this assessment.

#### 7.1.3 *De Minimis Conditions*

De minimis conditions are not recognized environmental conditions. De minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

FINDING: Pesticides and herbicides have been used on the Subject Property for agricultural and forestry activities. There is no evidence that pesticides and herbicides are stored or have been stored on the Subject Property in the past.

OPINION: The use of pesticides and herbicides on the Subject Property generally does not present a threat to human health or the environment and generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. The use of pesticides and herbicides is a de minimis condition.

### 7.2 Additional Investigation

No additional investigation is indicated based on the information gathered during this assessment.

### 7.3 Data Gaps

A Data Failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Some Data Failures may comprise Data Gaps. A Data Gap is defined as the lack of or inability to obtain information required by the ASTM Standard despite good faith efforts by the EP to gather such information. A significant data gap occurs when a data gap impacts the ability of the EP to identify RECs.

Golder representatives did not identify significant data gaps during this assessment.

## 8.0 CONCLUSIONS

Golder performed a Phase I ESA of the property located at T23N, R8W, Section 1, Stevens Point, WI in conformance with the scope and limitations of the ASTM Standard. Any exceptions to, or deletions from, the ASTM Standard are described in the appropriate sections of this Report. This assessment has revealed no evidence of RECs in connection with the Subject Property except:

Golder identified the following de minimis conditions, at the Subject Property:

**FINDING:** Pesticides and herbicides have been used on the Subject Property for agricultural and forestry activities. There is no evidence that pesticides and herbicides are stored or have been stored on the Subject Property in the past.

**OPINION:** The use of pesticides and herbicides on the Subject Property generally does not present a threat to human health or the environment and generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. The use of pesticides and herbicides is a de minimis condition.

De minimis conditions are not recognized environmental conditions. De minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

## 9.0 QUALIFICATIONS AND SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Geologist in Training with 2 years of professional experience conducted the site visit, Project Geologist with 15 years of professional experience prepared this Report and Senior Engineer and Associate with 20 years of professional experience served as the Quality Assurance/Quality Control (QA/QC) reviewer of the Report. Resumes for members of the project team are included in Appendix F.

*"We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 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."*

**GOLDER ASSOCIATES INC.**

Project Geologist

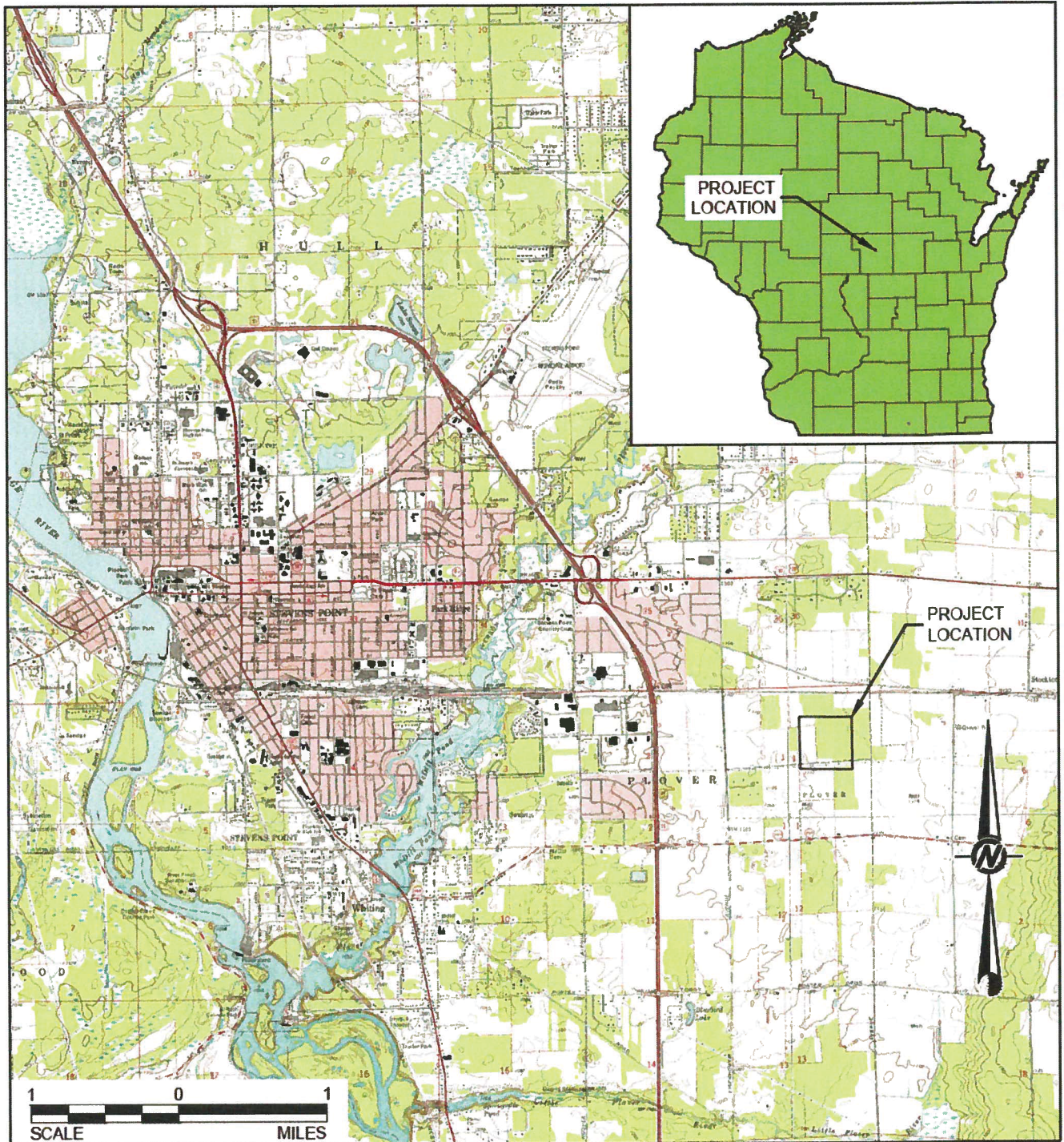
Senior Engineer and Associate

## 10.0 REFERENCES

The Report's author annotated the reference sources relied upon in preparing the Phase I ESA in the relevant sections of this Report.

## List of Figures





## REFERENCE

TOPOGRAPHIC MAP PROVIDED BY WISCONSIN DNR.



SCALE		AS SHOWN
DESIGN	—	—
CADD		1/11/12
CHECK		1/11/12
REVIEW		1/11/12
REV.	0	—

TITLE

**VICINITY MAP**  
SHINE MEDICAL TECHNOLOGIES  
STEVENS POINT, WISCONSIN

FILE No. VICINITY\_MAP\_WI.dwg  
PROJECT No. 113-81051

SMT / STEVENS POINT / AK

FIG.

1





**NOTES**

- 1.) NORTHINGS AND EASTINGS PROVIDED IN NAD\_1983\_HARN\_WISCRS\_PORTAGE\_COUNTY\_FEET

**REFERENCES**

- 1.) LOCATION OF POTENTIAL LOCATION FOR SHINE MEDICAL FACILITY PROVIDED BY CITY OF STEVENS POINT ON 12/20/11.
- 2.) AERIAL IMAGERY PROVIDED BY PROVIDED BY CITY OF STEVENS POINT ON 12/20/11.



**Golder Associates**

FILE No. Proposed\_building\_layout\_SP.dwg  
PROJECT No. 113-81051

SCALE		AS SHOWN		TITLE	
DESIGN	—	—	—	SHINE MEDICAL TECHNOLOGIES STEVENS POINT, WISCONSIN	
CADD	—	1/11/12	1/11/12		
CHECK	—	1/11/12	1/11/12		
REVIEW	—	1/11/12	1/11/12		
REV.	1	—	—	SMT / STEVENS POINT / AK	