

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

FILE

December 3, 2019

SCOTT ERICKSON
CITY OF IRONWOOD
213 S MARQUETTE STREET
IRONWOOD MI 49938

RE: ER19-1123 Ironwood City Square Construction and Improvements, Sec. 22, T47N, R47W,
City of Ironwood, Gogebic County (HUD)

Dear Mr. Erickson:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the additional information for the above-cited undertaking at the location noted above. Based on the information provided for our review, it is the opinion of the State Historic Preservation Officer (SHPO) that the effects of the proposed undertaking do not meet the criteria of adverse effect [36 CFR § 800.5(a)(1)]. Therefore, the project will have no adverse effect [36 CFR § 800.5(b)] on the Ironwood Commercial Historic District, which appears to meet the criteria for listing in the National Register of Historic Places.

This letter evidences HUD's compliance with 36 CFR § 800.4 "Identification of historic properties" and 36 CFR § 800.5 "Assessment of adverse effects," and the fulfillment of HUD's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.5(c) "Consulting party review." **If the scope of work changes in any way, or if artifacts or bones are discovered, please notify this office immediately.**

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.**

Sincerely,



Martha MacFarlane-Faes
Deputy State Historic Preservation Officer

MMF:SAT:BGG

copy: Carmen Reveron, HUD
Julie Gardner, MEDC
Jerald Wuorenmaa, WUPPDR

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square | Lansing, MI 48913 | 888.522.0103

**FLOODPLAIN & WETLAND REVIEW FOR THE
8 STEP PROCESS FOR COMPLIANCE WITH FLOODPLAIN MANAGEMENT
[24 CFR 55, Executive Orders 11988 & 11990]**

1. Floodplain and Wetland review applies to projects involving ANY of the following-Check all that apply:

- Acquisition of land or buildings
- New Construction
- Substantial Rehabilitation (i.e. modifications and improvements to buildings where rehabilitation costs exceed 50% of the pre-rehab value of the building or where residential density increases more than 20%)
- Expanding the footprint of buildings or structures
- Infrastructure Improvements—Water, Sewer, Drainage, Roads, and Ditches
- Other activities affecting land use:

2. Is the project located in a 100-year floodplain, designated floodway, or results in new construction in a wetland?
 Yes No

[Note: Review the FIRM (Flood Insurance Rate Map) for your project area, or when the project area is not mapped, use other best available information]

If YES, skip to #4

If NO, go on to #3

3. You have determined that the project is NOT located in a floodplain or wetland. Document the determination by completing the following:

Source Documentation: Attach a FEMA Flood Insurance Rate Map (FIRM) and identify the site and project location on the map. Community Name/Number: 260081

FIRM Map Panel and Date of Map Panel: 0005 B July 17, 1978


If the area has not been mapped, obtain the best available information from one or more of the following qualified resources: (Check all sources used and attach all documentation received.)

- Michigan Department of Environmental Quality (MDEQ)
- Natural Resources Conservation Service (NRCS)
- Michigan Geographical Information Service (MCGI)
- Other

4. You have determined that your project is is not located in a floodplain/wetland.

The HUD 8 Step Process is is not required.

Please sign and date this form. Return with environmental review record documents to the Project Manager.

Signature: 

Date: 7/22/2019



KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A1
Zone Delineations With Date of Identification	ZONE A2
40-1927	ZONE B
100-Year Flood Boundary	ZONE C
500-Year Flood Boundary	ZONE V

One-Foot Elevation Line With Location in Feet**

One-Foot Elevation in Feet When Uniform Within Zone**

Elevation Reference Mark

Block Mile

**Referenced to the National Geodetic Vertical Datum of 1929

"EXPLANATION OF ZONE DESIGNATIONS"

ZONE **EXPLANATION**

A Areas of 100-year flood have flood elevations and flood hazard factors determined.

A1 Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet, base flood elevations are shown, but no flood hazard factors are determined.

A1-A30 Areas of 100-year flood, base flood elevations and flood hazard factors determined.

A2 Areas of 100-year flood to be protected by flood protection system under construction, base flood elevations and flood hazard factors not determined.

B Areas between limits of the 100-year flood and 500-year flood, as certain areas subject to 100-year flooding with average depths less than one (1) foot or where the corresponding drainage area is less than one square mile, or area protected by levee from the base flood, (medium flooding).

C Areas of medium flooding, (no depths, flood hazards).

D Areas of unconfined, but shallow, flood hazards.

V Areas of 100-year coastal flood with velocity (wave action), base flood elevations and flood hazard factors not determined.

VI-VIIB Areas of 100-year coastal flood with velocity (wave action), base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard zone (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only. It does not necessarily show all areas subject to flooding in the community or all potential features outside special flood hazard areas.

INITIAL IDENTIFICATION
MAY 21, 1978

CONVERSION TO REGULAR PROGRAM
JULY 17, 1978

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 674-6620, or (402) 424-6872.



ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
R01	1433.06	A square pinpoint nail on the top of the steel railing, on the east end of the overground State Highway 2 (Downland) bridge over the Muskegon River.
R02	1463.90	A vertical spike in the most westerly 8-inch maple tree in a row of 8-inch maple trees, approximately 2250 feet west of the centerline of Hercules Street, on the north side of Cemetery Road.
R03	1467.08	A vertical spike in a row of poles on the north side of Hercules Street, approximately 30 feet east of the North Street bridge over the Muskegon River.
R04	1475.25	A vertical spike in the southeast corner of the southeast wing wall of the Silver Street bridge over the Muskegon River.
R05	1485.47	A vertical spike on the southeast corner of the southeast footing of a water tank along the extended centerline of Ash Street west of the Hill property.
R06	1479.73	The top of the west leg brace on the northeast corner of a transmission tower on the west side of Baker Street, south of the north-south line, Chicago & North Western Railway tracks.
R07	1482.01	On the south side of the street, the "1" in "1923" on the east side of the dam near the south corporate limits, near the bend in Baker Street.

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CITY OF IRONWOOD, MICHIGAN
GOGEBIC COUNTY

COMMUNITY PANEL NUMBER
260061 0005 B

[ONLY PANEL PRINTED]

EFFECTIVE
JULY 17, 1978

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

Floodplain Management (CEST and EA)

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55
Reference		
https://www.hudexchange.info/environmental-review/floodplain-management		

1. Does [24 CFR 55.12\(c\)](#) exempt this project from compliance with HUD's floodplain management regulations in Part 55?

Yes

Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(7) or (8), provide supporting documentation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

No → *Continue to Question 2.*

2. **Provide a FEMA/FIRM or ABFE map showing the site.**

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs) or Advisory Base Flood Elevations (ABFEs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes

Select the applicable floodplain using the FEMA map or the best available information:

Floodway → *Continue to Question 3, Floodways*

Which of the following mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.

- Permeable surfaces
- Natural landscape enhancements that maintain or restore natural hydrology
- Planting or restoring native plant species
- Bioswales
- Evapotranspiration
- Stormwater capture and reuse
- Green or vegetative roofs with drainage provisions
- Natural Resources Conservation Service conservation easements or similar easements
- Floodproofing of structures
- Elevating structures including freeboarding above the required base flood elevations
- Other

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

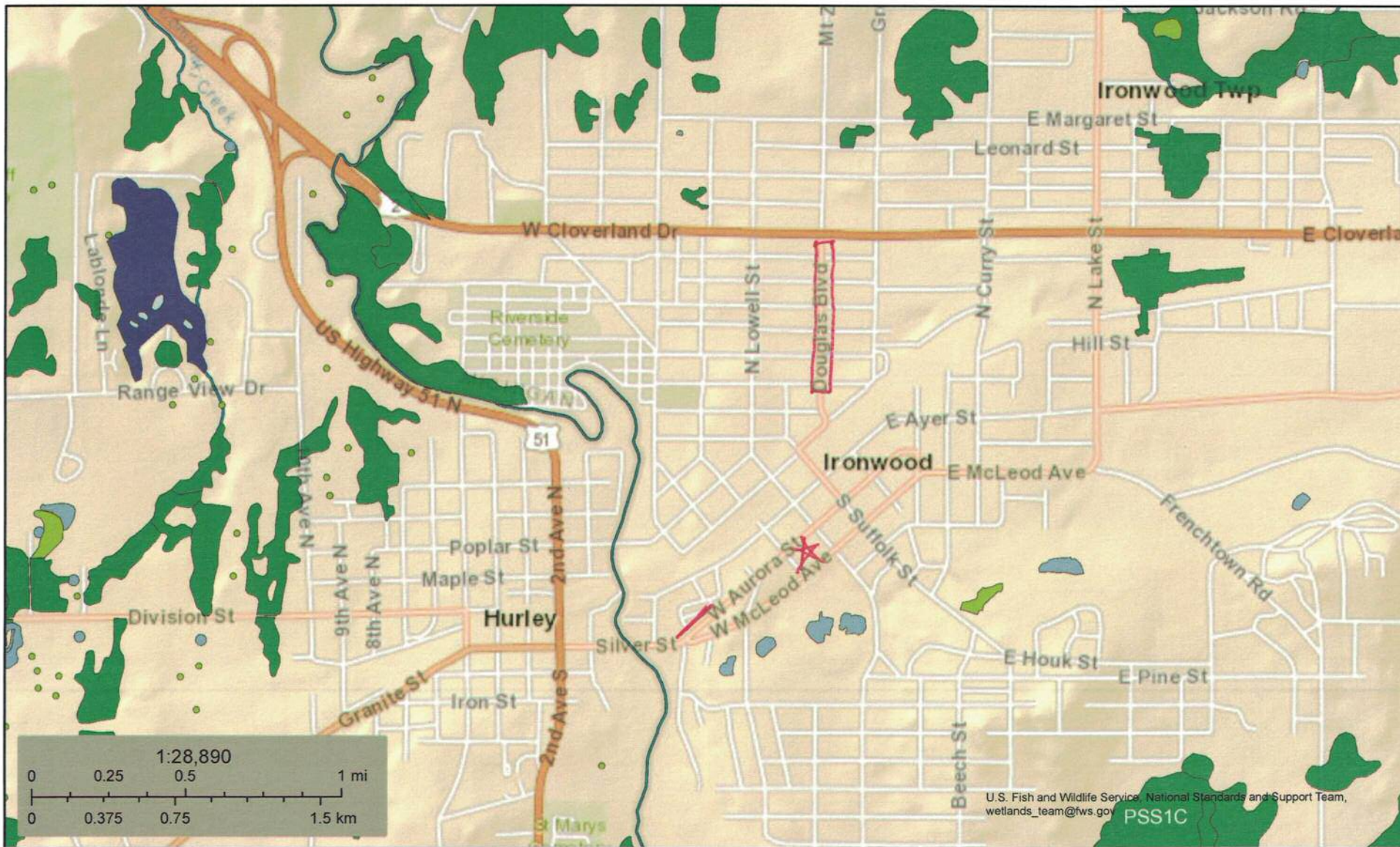
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached map.

Are formal compliance steps or mitigation required?

Yes

No



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

PSS1C

November 7, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

— Streetlights
★ Main project

screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.

References

<https://www.hudexchange.info/environmental-review/wetlands-protection>

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance?

The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order.

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 2.*

2. Will the new construction or other ground disturbance impact an on- or off-site wetland?

The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands.

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached map.

Are formal compliance steps or mitigation required?

Yes

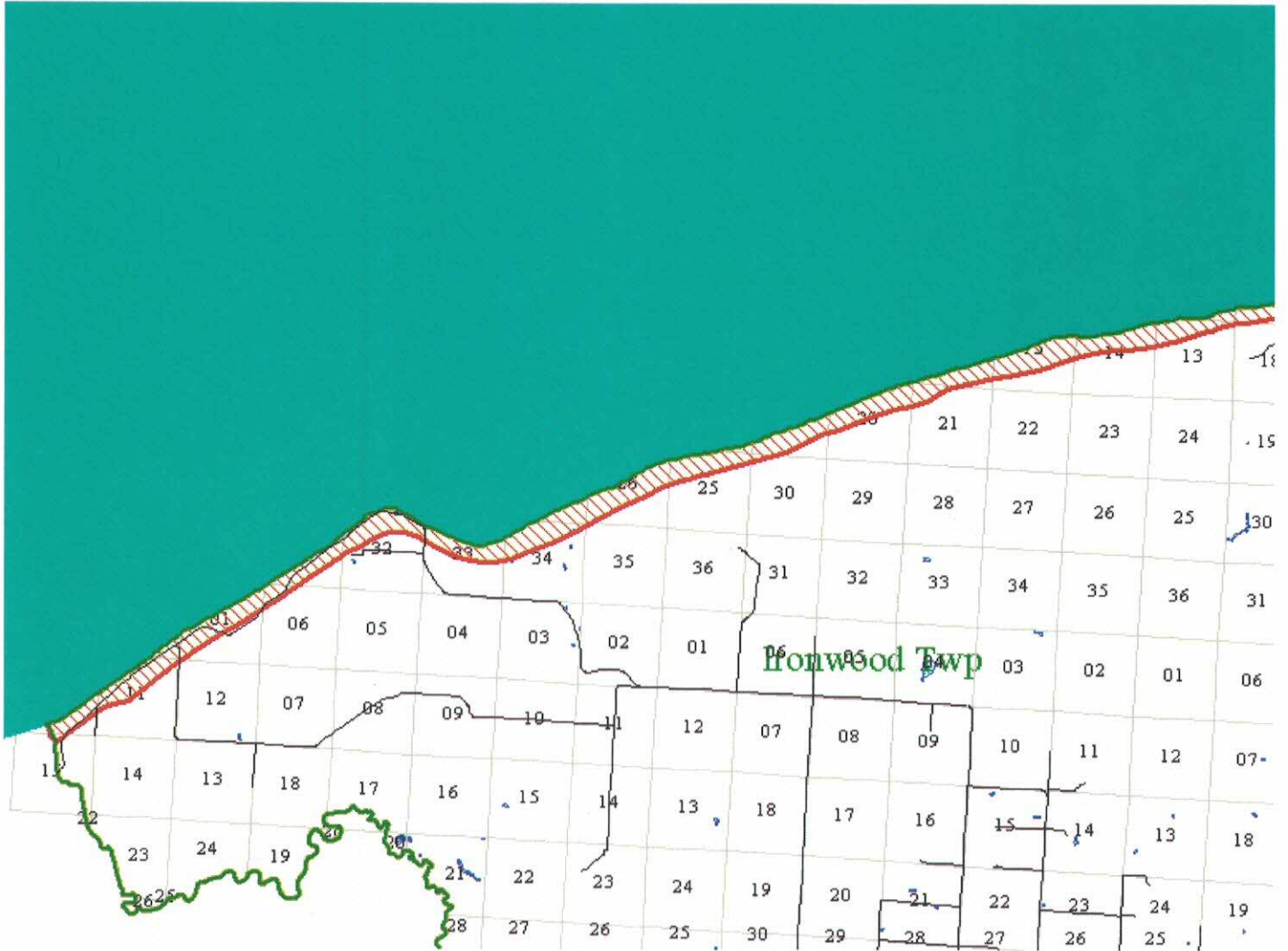
No

Gogebic County

West Part of Ironwood Township, T48N R48W, T48N R49W, T49N R47W and T49N R48W

The heavy red line is the **Coastal Zone Management Boundary**

The red hatched area is the **Coastal Zone Management Area**



Project approx 8.5 miles

Coastal Zone Management Act (CEST and EA)

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930
References		
https://www.onecpd.info/environmental-review/coastal-zone-management		

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samona	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes → Continue to Question 2.

No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.

2. Does this project include activities that are subject to state review?

Yes → Continue to Question 3.

No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

3. Has this project been determined to be consistent with the State Coastal Management Program?

Yes, with mitigation. → Continue to Question 4.

Yes, without mitigation. → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

No, project must be canceled.

Project cannot proceed at this location.

4. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the State Coastal Management Program letter of consistency) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached map.

Are formal compliance steps or mitigation required?

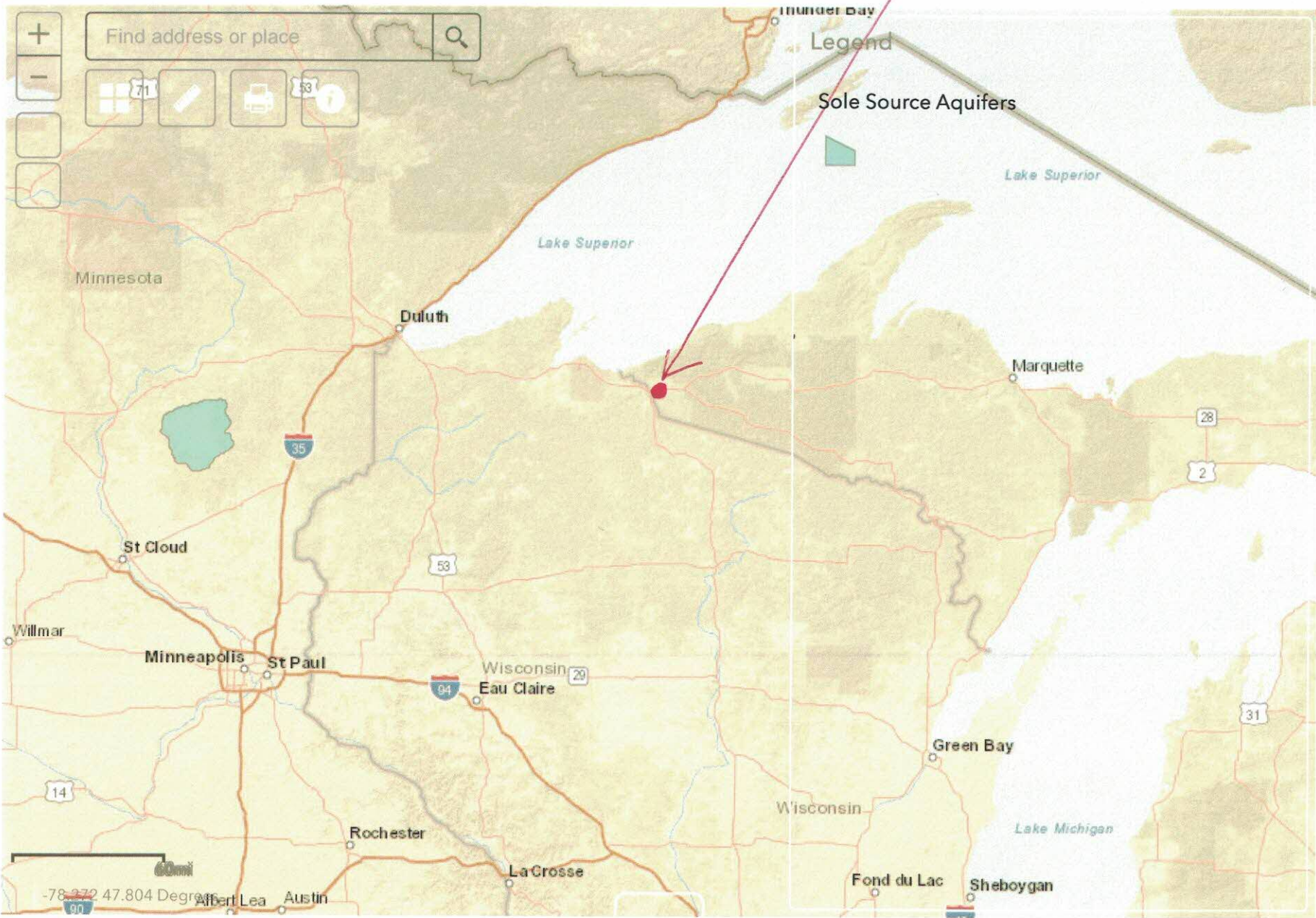
Yes

No



Sole Source Aquifers

Project



Sole Source Aquifers (CEST and EA)

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149
Reference		
https://www.hudexchange.info/environmental-review/sole-source-aquifers		

1. Does your project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

- Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*
- No → *Continue to Question 2.*

2. Is the project located on a sole source aquifer (SSA)¹?

- No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area.*
- Yes → *Continue to Question 3.*

3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

- Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*
- No → *Continue to Question 5.*

4. Does your MOU or working agreement exclude your project from further review?

- Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

¹ A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Project is not located on or near a sole-source aquifer. See attached maps.

Are formal compliance steps or mitigation required?

Yes

No



U.S. Fish & Wildlife Service

ECOS Environmental Conservation Online System

Conserving the Nature of America

[ECOS](#) / [Species Reports](#) / [Species By County Report](#)

Species By County Report

The following report contains Species that are known to or are believed to occur in this county. Species that are listed past the state level are now excluded from this report. If you are looking for the Section 7 range (for Section 7) please visit the [IPaC](#) application.

County: Gogebic, Michigan

Need to contact a FWS field office about a species? Follow [this link](#) to find your local FWS Office.

Group	Name	Population	Status	Lead Office	Recovery Plan	Recovery Action
Birds	Red knot (<i>Calidris canutus rufa</i>)	Wherever found	Threatened	New Jersey Ecological Services Field Office	Recovery Outline for the Rufa Red Knot (Calidris canutus rufa)	Recovery Action

Group	Name	Population	Status	Lead Office	Recovery Plan	Re Ac
Mammals	Gray wolf (<u><i>Canis lupus</i></u>)	U.S.A.: All of AL, AR, CA, CO, CT, DE, FL, GA, IA, IN, IL, KS, KY, LA, MA, MD, ME, MI, MO, MS, NC, ND, NE, NH, NJ, NV, NY, OH, OK, PA, RI, SC, SD, TN, TX, VA, VT, WI, and WV; and portions of AZ, NM, OR, UT, and WA. Mexico.	Endangered	Assistant Regional Director- Ecological Services		
Mammals	Canada Lynx (<u><i>Lynx canadensis</i></u>)	Wherever Found in Contiguous U.S.	Threatened	Montana Ecological Services Field Office	<u>Recovery Outline for the Contiguous United States Distinct Population Segment of Canada Lynx (<i>Lynx canadensis</i>)</u>	Re in no im inf to
Mammals	Northern Long-Eared Bat (<u><i>Myotis septentrionalis</i></u>)	Wherever found	Threatened	Minnesota-Wisconsin Ecological Services Field Office		

Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402
References		
https://www.hudexchange.info/environmental-review/endangered-species		

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.
 → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.
 Explain your determination:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes, the activities involved in the project have the potential to affect species and/or habitats. → *Continue to Question 2.*

2. Are federally listed species or designated critical habitats present in the action area?

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#) or you may contact your [local FWS](#) and/or [NMFS](#) offices directly.

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation*

No, the Service(s) did not concur with the finding. → Continue to Question 5.

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:

- (1) A biological assessment, evaluation, or equivalent document
- (2) Biological opinion(s) issued by FWS and/or NMFS
- (3) Any other documentation of formal consultation

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

Mitigation as follows will be implemented:

No mitigation is necessary.

Explain why mitigation will not be made here:

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached Endangered/Threatened Species list.

Are formal compliance steps or mitigation required?

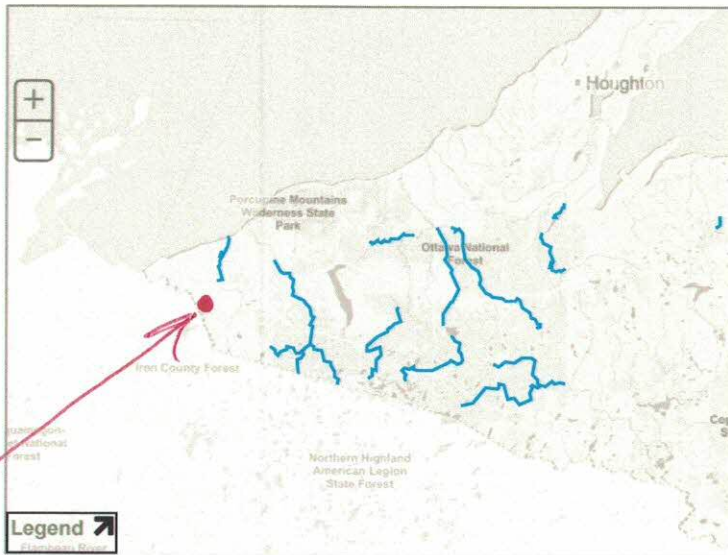
Yes

No



MICHIGAN

Michigan has approximately 51,438 miles of river, of which 656.4 miles are designated as wild & scenic—just a bit more than 1% of the state's river miles.



Choose A State Go

Choose A River Go

Nourished by the fertile soils of the region, rivers of the Midwest explode with life, from great avian migrations to ancient fishes.

Project

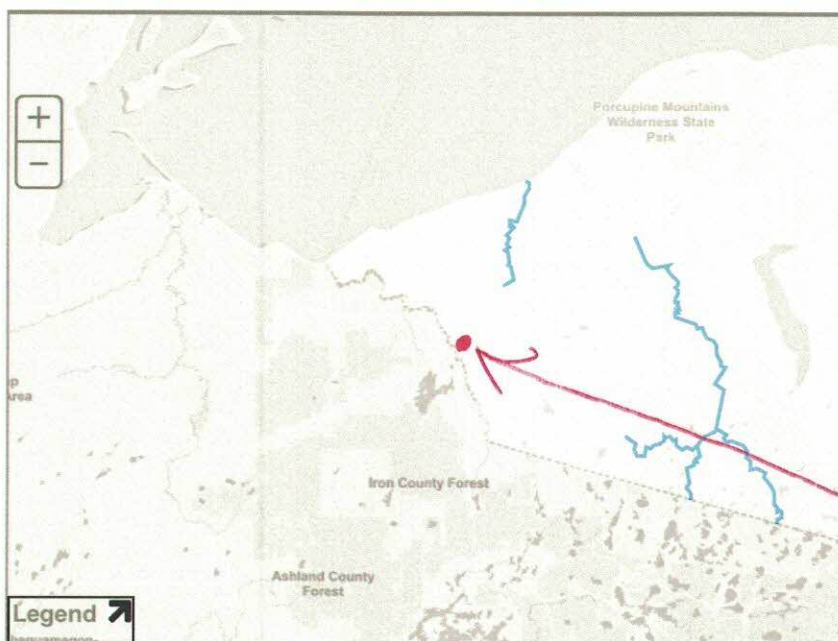
[+ View larger map](#)

- AuSable River
- Bear Creek
- Black River
- Carp River
- Indian River
- Manistee River
- Ontonagon River
- Paint River
- Pere Marquette River
- Pine River
- Presque Isle River
- Sturgeon River (Hiawatha National Forest)
- Sturgeon River (Ottawa National Forest)
- Tahquamenon River (East Branch)
- Whitefish River
- Yellow Dog River



WISCONSIN

Wisconsin has approximately 56,884 miles of river, of which 276 miles are designated as wild & scenic—approximately 1/2 of 1% of the state's river miles.



Choose A State G
Choose A River G

Nourished by the fertile soils of the region, rivers of the Midwest explode with life, from great avian migrations to ancient fishes.

Project

[+ View larger map](#)

St. Croix River
Wolf River

Wild and Scenic Rivers (CEST and EA)

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297
References		
https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers		

1. Is your project within proximity of a NWSRS river as defined below?

Wild & Scenic Rivers: These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational

Study Rivers: These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.

Nationwide Rivers Inventory (NRI): The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas

No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

→ Continue to Question 2.

2. Could the project do *any* of the following?

- Have a direct and adverse effect within Wild and Scenic River Boundaries,
- Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
- Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached maps.

Are formal compliance steps or mitigation required?

Yes

No

Attainment Status for the National Ambient Air Quality Standards



The National Ambient Air Quality Standards (NAAQS) are health-based pollution standards set by EPA.

Areas of the state that are below the NAAQS concentration level are called attainment areas. The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide
- Lead
- Nitrogen Dioxide
- Particulate Matter

Non-attainment areas are those that have concentrations over the NAAQS level. Portions of the state are in non-attainment for sulfur dioxide and ozone (see map). The ozone non-attainment area is classified as marginal.

LEGEND



Sulfur Dioxide
Nonattainment Area



Ozone
Nonattainment Area

See Page 2 for close-up
maps of partial county
nonattainment areas

Interactive map

Click on a county below for a summary of the applicable permitting requirements based on nonattainment area designations as of August 3, 2018.

Please note: Graphical representations of attainment/nonattainment areas are approximate. Contact DNR staff with questions on the current status of specific locations.

- ▾ Air quality
- ▾ Air pollutants and standards
- ▾ Ozone

Legend Info <<

Permitting Major Sources in Wisconsin

Serious Nonattainment NSR for ozone - NOx and VOCs regulated; PSD for all other pollutants



Marginal Nonattainment NSR for ozone - NOx and VOCs regulated; PSD for all other pollutants



Moderate Nonattainment NSR for ozone - NOx and VOCs regulated; PSD for all other pollutants



Nonattainment for SO2; PSD for all other pollutants



PSD for all pollutants



Project



Air Quality (CEST and EA)

General Requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93
Reference		
https://www.hudexchange.info/environmental-review/air-quality		

Scope of Work

- 1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes

→ *Continue to Question 2.*

No

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Air Quality Attainment Status of Project's County or Air Quality Management District

- 2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

Follow the link below to determine compliance status of project county or air quality management district:

<http://www.epa.gov/oaqps001/greenbk/>

No, project's county or air quality management district is in attainment status for all criteria pollutants

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached maps.

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes → *Continue to Question 2.*

No

Explain how you determined that agricultural land would not be converted:

All project land is already in urban development and thus is exempted from FPPA by 7 CFR 658.2(a).

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrsc> or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes → *Continue to Question 3.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

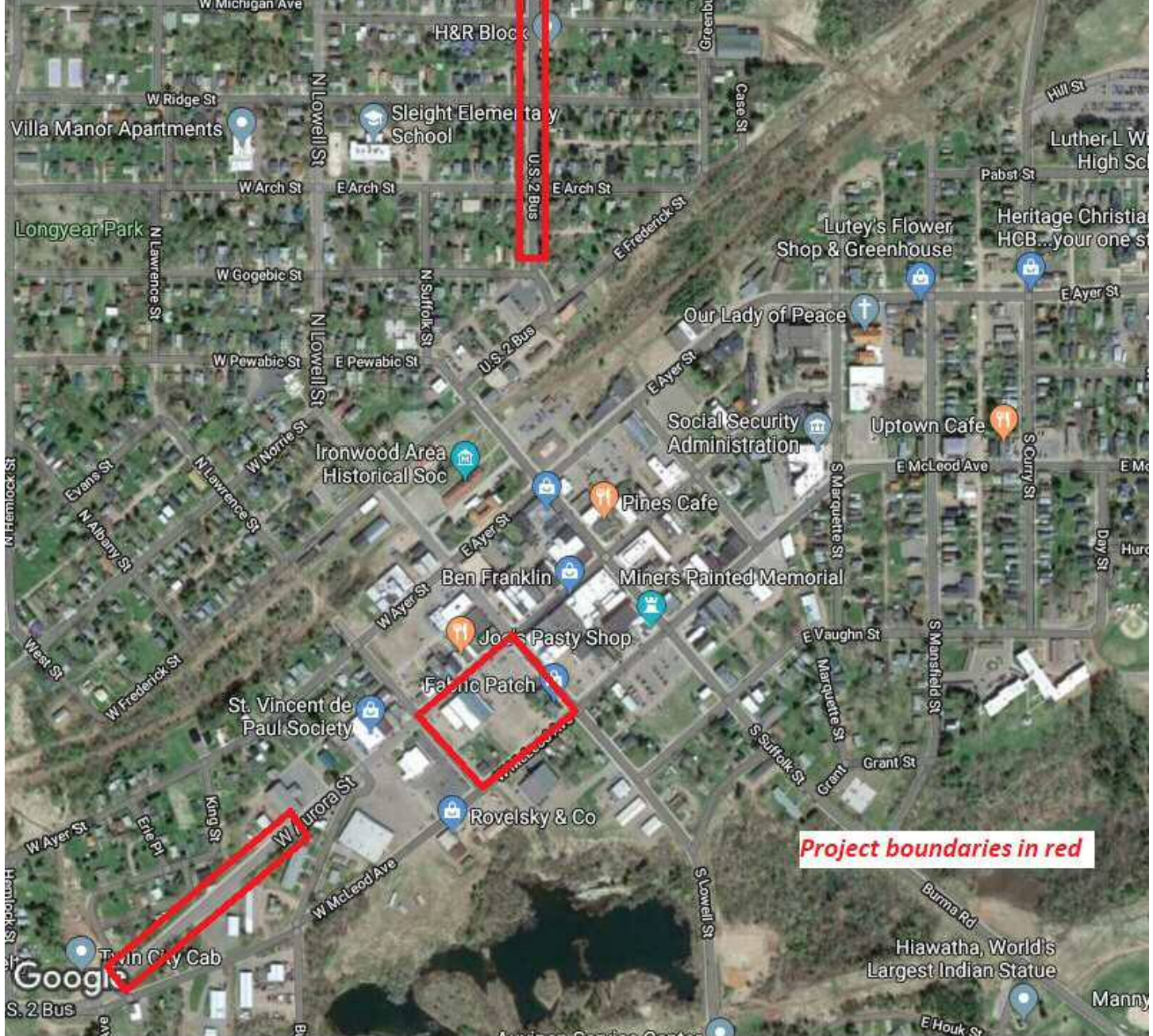
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached map.

Are formal compliance steps or mitigation required?

Yes

No



Project boundaries in red

Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
Reference		
https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities		

1. Does the proposed HUD-assisted project include a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

→ *Continue to Question 2.*

Yes

Explain:

→ *Continue to Question 5.*

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes

→ *Continue to Question 3.*

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers:

- Of more than 100 gallon capacity, containing common liquid industrial fuels OR
- Of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels?

No

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.*

unacceptable separation distance, provide approval from a licensed professional engineer.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Are formal compliance steps or mitigation required?

Yes

No

Noise (EA Level Reviews)

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B
References		
https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control		

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ *Continue to Question 2.*

- Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ *Continue to Question 2.*

- A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

- None of the above

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Mitigation as follows will be implemented:

→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures. Continue to the Worksheet Summary.

No mitigation is necessary.

Explain why mitigation will not be made here:

→ Continue to the Worksheet Summary.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Are formal compliance steps or mitigation required?

Yes

No

Airport Hazards (CEST and EA)

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
References		
https://www.hudexchange.info/environmental-review/airport-hazards		

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

Yes → *Continue to Question 2.*

2. Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?

Yes, project is in an APZ → *Continue to Question 3.*

Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

No, project is not within an APZ or RPZ/CZ

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. Is the project in conformance with DOD guidelines for APZ?

Yes, project is consistent with DOD guidelines without further action.

Explain how you determined that the project is consistent:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

Project is not consistent with DOD guidelines, but it has been approved by Certifying Officer or HUD Approving Official.

Explain approval process:

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

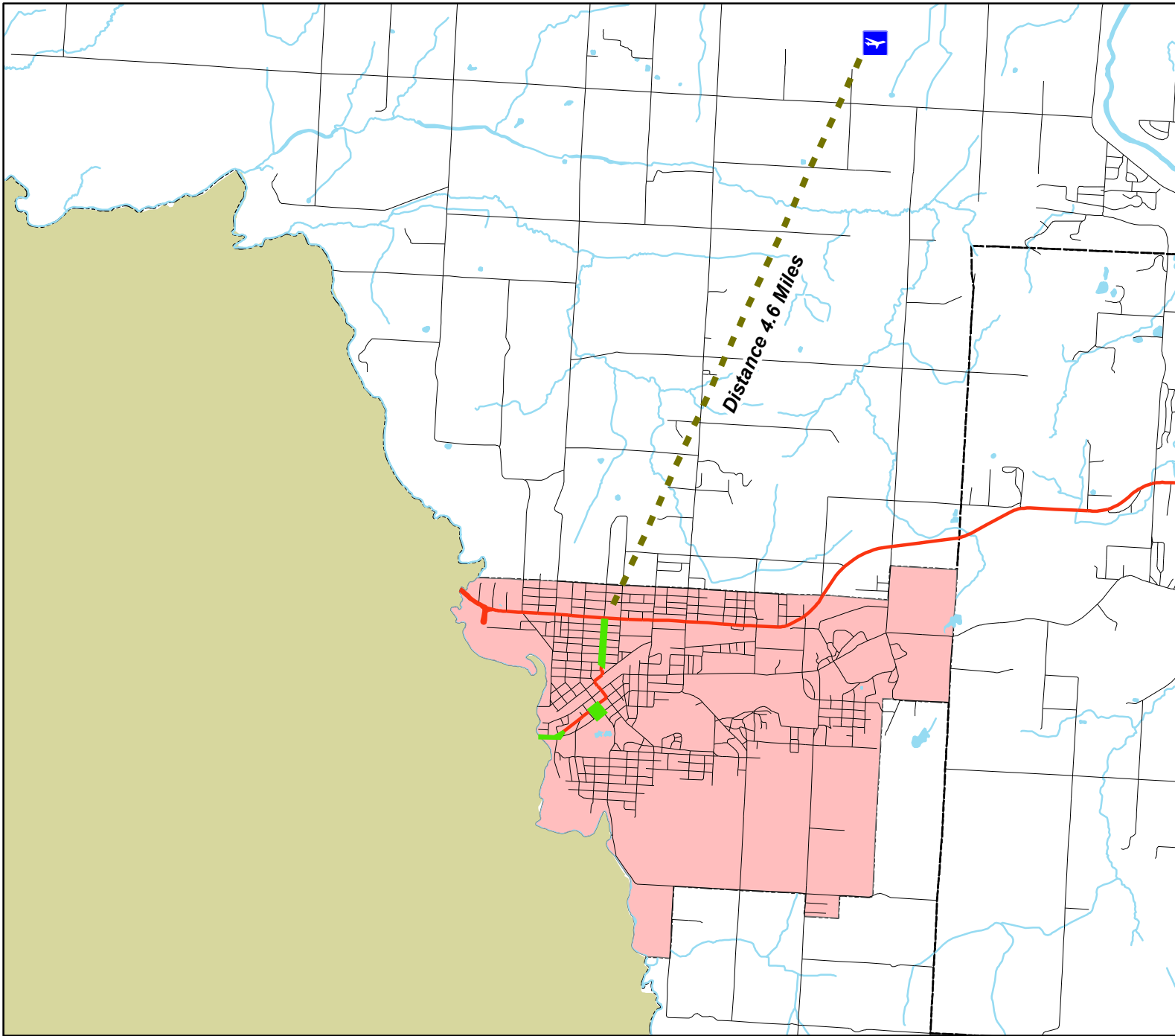
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached map.

Are formal compliance steps or mitigation required?

Yes

No



- | | | |
|--|---|--|
|  Target Area |  State Highway |  City Limits |
|  Gogebic County Airport |  Roads |  Township Lines |
|  Distance To Airport | | |

City of Ironwood
City Square Project
Target Area to Airport Distance





COLEMAN ENGINEERING COMPANY

CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING • GEOTECHNICAL ENGINEERING • SURVEYING

200 EAST AYER STREET • IRONWOOD, MI 49938 • PHONE: 906-932-5048

August 28, 2019

Mr. Scott Erickson, City Manager
City of Ironwood
213 S. Marquette Street
Ironwood, MI 49938



Re: Lahti Property
Phase I Environmental Site Assessment (ESA)
Lots 1, 2, 3, part of Lot 4, 14, 15, 16, 17, and parts of Lots 18 and 19, Block 30
Ironwood, Michigan

Dear Mr. Erickson:

Attached please find a final copy of the Phase I Environmental Site Assessment Report for the Lahti Property located between Lowell Street, Lawrence Street, Aurora Street, and McLeod Avenue.

Thank you again for allowing Coleman Engineering Company to provide professional engineering services for the City of Ironwood. If you have any questions, please do not hesitate to contact me at (906) 932-5048.

Sincerely,

COLEMAN ENGINEERING COMPANY

Michael G. Gotham
Environmental Scientist

MGG/map

Enclosure

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR

LAHTI PROPERTY

IRONWOOD, MICHIGAN

AUGUST 2019



COLEMAN ENGINEERING COMPANY

CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING
GEOTECHNICAL ENGINEERING • SURVEYING

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR

LAHTI PROPERTY

IRONWOOD, MICHIGAN

AUGUST 2019

Prepared By:

COLEMAN ENGINEERING COMPANY
200 East Ayer Street
Ironwood, Michigan 49938

CEC Project #EC-190668

"I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 CFR 312 and 12.13.2. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

Prepared By: Michael G. Gotham, Environmental Scientist

Signature:  Date: 8/28/19

Reviewed By: Steven Friberg, P.E., Senior Engineer

Signature:  Date: 8/29/19

TABLE OF CONTENTS

	<u>Page #</u>
EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	1
1.1 Background	1
1.2 Purpose	2
1.3 Scope	2
1.4 Limitations and Exceptions	3
1.5 Special Terms and Conditions	4
2.0 SITE DESCRIPTION	4
2.1 Location	4
2.2 Legal Description	4
2.3 Site and Vicinity Characteristics	4
2.4 Current Use of Subject Property	5
2.5 Past Uses of Subject Property	5
2.6 Description of Site Structures and Improvements	5
2.7 Current Uses of Adjoining Properties	5
2.8 Adjoining Property Observations	6
3.0 CLIENT PROVIDED INFORMATION	6
4.0 RECORDS REVIEW	6
4.1 Government Database Review	6
4.2 Historical Aerial Photographs	16
4.3 Sanborn Maps	17
5.0 SITE RECONNAISSANCE	19
5.1 Subject Property Site Reconnaissance	19
5.1.1 Buildings	19
5.1.2 Vacant Property	19
5.2 Additional Site Information	19
5.2.1 Utilities	19
5.2.2 Hazardous Substance/Waste Storage	20
5.2.3 Underground Storage Tanks	20
5.2.4 Aboveground Storage Tanks	20
5.2.5 Solid Waste Disposal	20
5.2.6 Storm Water	20
5.2.7 Water Wells	20
5.2.8 Polychlorinated biphenyls (PCBs)	20
5.2.9 Air Permits	20

	<u>Page #</u>
6.0 INTERVIEWS	21
6.1 Site Owner/Representative.....	21
6.2 State Government.....	21
6.3 County and Local Government.....	21
6.4 Other Knowledgeable Persons.....	21
7.0 NON-SCOPE ISSUES	21
8.0 FINDINGS	21
9.0 OPINIONS	22
10.0 CONCLUSIONS	22
11.0 DEVIATIONS	23
12.0 REFERENCES	23

APPENDICES

APPENDIX A – FIGURES

- Figure 1 – Project Location Map
- Figure 2 – Site Aerial Photo

APPENDIX B – ENVIRONMENTAL DATA RESOURCES

APPENDIX C – AERIAL PHOTOGRAPHS

APPENDIX D – SANBORN MAPS

APPENDIX E – SITE PHOTOGRAPHS

APPENDIX F – USER QUESTIONNAIRE

APPENDIX G – PROPERTY DESCRIPTION

APPENDIX H – QUALIFICATIONS

APPENDIX I – LIMITATIONS

EXECUTIVE SUMMARY

Coleman Engineering Company (CEC) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the Scope and Limitations of American Society for Testing and Materials (ASTM) E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process at the Lahti Property, which can be described as Lots 1, 2, 3, the East 19 ½ feet of Lot 4; Lots 14, 15, 16, 17, the West 12 feet of the South 68 feet and the North 72 feet of Lot 18, and the West 12 feet of the North 72 feet of Lot 19, all within Block 30, City of Ironwood, Gogebic County, Michigan, hereinafter referred to as the Subject Property. Any exceptions or deletions from the ASTM E 1527-13 practice are revealed in Section 1.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in association with the Subject Property.

Although ASTM E 1527-13 Standard does not require a demonstration of appropriate inquiry beyond scope considerations, there may be standards or protocols for assessment of potential hazards and conditions associated with beyond scope conditions developed by government entities, professional organizations, or other private entities.

No efforts have been expended to investigate the potential for off-site, third-party impacts. Further investigation of RECs may require site sampling and analysis. These activities are all beyond the defined scope of this investigation. The Client may, however, wish to undertake these activities. Only the Client is capable of determining the relevancy of information presented and the need to pursue items of concern further. Qualifications of Environmental Professionals conducting this assessment are provided as Appendix H. Additional Limitations are provided in Appendix I.

1.0 INTRODUCTION

1.1 Background

CEC has been retained by the City of Ironwood to perform a Phase I ESA of the Lahti Property, in Block 30 which is located between S. Lawrence Street, S. Lowell Street, W. Aurora Street (US-2 Bus), and W. McLeod Avenue in the City of Ironwood, Gogebic County, Michigan (Subject Property).

The Subject Property contains two (2) properties separated by an alley that are approximately 0.753 acres in total. The Subject Property contains a gravel parking lot and an asphalt parking lot. Furthermore, indications of a concrete foundation associated with the former Curry Hotel exist within the asphalt parking lot on the northern-most portion of the Subject Property. Also, a small vegetated area lies within the southwestern-most lot.

1.2 Purpose

The purpose of the Phase I ESA process, as set forth in ASTM E 1527-13, "...is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and petroleum products." As such, this practice is intended to permit a buyer of a property to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser defenses, to CERCLA liability: That is, the practices that constitute "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practices," as defined in 42USC 9601.

"In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions."

The term REC means 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 terms 'hazardous substances' or 'petroleum products' include those even under conditions in compliance with laws. According to ASTM: "The term," (REC), "is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

1.3 Scope

Information needed for completion of a Phase I ESA may be provided by a number of parties including third-party vendors, present owners, and operators of the property, regulatory agencies, neighbors, past and present employees, etc. Prior assessments may also contain usable information. A Phase I ESA does not include any testing or sampling of materials.

Limitations of a Phase I ESA are predicated on the scope of services. The Scope of Services for the Phase I ESA focused on the following:

- Regulatory agency file search. The purpose of this review is to help determine the potential for hazardous substances or petroleum products on the Subject Property and within a reasonable "Search Distance" of the Subject Property as a result of either past or present activities; and if such substances are present, to assess if conditions suggest that such materials have the potential to affect the Subject Property.
- Federal, State, local, and Tribal regulatory agency files are reviewed through the use of a specialized environmental database search firm. The information includes, but is not limited to, CERCLA, National Priorities List (NPL), Resource Conservation and Recovery

Act (RCRA), the State List of Environmental Contamination Sites, the State List of Leaking Underground Storage Tank (LUST) Sites, and the State List of Underground Storage Tank (UST) Sites.

- Local records and/or additional state or tribal records shall be checked when in the judgment of the environmental professional; such additional documents are sufficiently useful.
- Limited interviews with persons having specific knowledge of the Subject Property. The goal of the interviews is to assess if conditions suggest that hazardous substances or petroleum products are present on or have the potential to affect the Subject Property.
- A site reconnaissance of the Subject Property. The goal of the site reconnaissance is to assess if conditions suggest that hazardous substances or petroleum products are present on or have the potential to affect the Subject Property.
- Investigation of adjoining properties limited to a review of the possible existence of regulated substances through information supplied by regulatory agency databases. General observations as to the potential presence of visually evident RECs on adjoining properties are also performed during the site reconnaissance by walking the property lines of the Subject Property.
- The completion of a report describing the investigation methods, findings, and conclusions.

1.4 Limitations and Exceptions

The scope of the ASTM Phase I investigation is limited explicitly from consideration of asbestos-containing materials, radon, lead-based paints, lead in drinking water, potable water well tests, septic tank/drainfield tests, herbicides/pesticides, and wetlands. It is understood that a lead-based paint and asbestos inspection has been completed for the building. The scope of the proposed investigation did not include preparation of a title abstract, nor was one provided by the Client.

There are other limitations inherent to ESAs. When dealing with natural conditions, and especially natural conditions that are hidden from view, even the most accomplished investigator can only deal in probabilities. Environmental conditions are also affected by time due to the mobility of contaminants, change in state, and other characteristics of materials.

No ESA can wholly eliminate uncertainty regarding the environmental condition of the site. A Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the environmental condition of the Subject Property. A Phase I ESA also does not constitute an exhaustive assessment of a clean property. There is a point at which the cost of information gathered and/or the time required to collect it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. The Client must be comfortable that a balance between the competing goals of reasonable and practical ESAs and the reduction in unknown conditions resulting from additional information has been attempted. Additional Limitations are included in Appendix I of this report.

1.5 Special Terms and Conditions

This report is intended solely for the use of the Client. Any reuse without an update and/or written verification of applicability from CEC is at the user's sole risk.

CEC expressly disassociates itself from any use of this document or the information included herein, except as authorized. All information related to or provided by private sources is confidential. The identification of private sources shall not be interpreted as authorization or permission by CEC for contact with such sources.

2.0 SITE DESCRIPTION

2.1 Location

The Subject Property is located in part of Block 30, City of Ironwood, Gogebic County, Michigan. Refer to the figures in Appendix A for the general location and the site layout of the Subject Property.

2.2 Legal Description

Refer to the Parcel Assessment Cards obtained from the Gogebic County Geographic Information System (GIS), within Appendix G, for the abbreviated legal descriptions.

2.3 Site and Vicinity Characteristics

The Subject Property is currently zoned as vacant commercial land. It is situated on the southern portion of downtown Ironwood along W. Aurora Street to the northwest, S. Lowell Street to the northeast, W. McLeod Avenue to the southeast, and S. Lawrence Street to the southwest. There are no existing structures on the Subject Property, but the city block includes the following businesses: Floors N' Mor West, WIMI-WJMS Radio Station, Stems Flower Shop, Fabric Patch, and the Knights Billiards Club.

The Subject Property is greater than 1,500 feet above mean sea level (MSL) and is situated in the Superior Bedrock Uplands physiographic region of Upper Michigan. The Subject Property lies above the Tyler Formation, which is characterized by having bedrock consisting of mainly quartz-rich graywacke and argillite of the Early Proterozoic geologic age.

The landscape and soils are a result of glacial till, with the area being a bedrock-controlled ground moraine. The glacially derived unconsolidated deposits—which consist of a sequence of interbedded gravel, sand, silt, and boulders with variations over short distances—overlie bedrock at the Subject Property. The soil at the Subject Property is understood to be primarily Gogebic fine sandy loams; however, it is suspected that the soils are actually a result of urbanized fill from commercial developments.

2.4 Current Use of Subject Property

The Subject Property is currently used as a parking lot for Main Street Fitness.

2.5 Past Uses of Subject Property

According to the Sanborn Maps provided by Environmental Database Resources, Inc. (EDR), the Subject Property formerly contained the Curry Hotel and the St. Michaels Catholic Church. It is also understood that a drive-in movie theatre was located in the vicinity of the Subject Property.

2.6 Description of Site Structures and Improvements

The Subject Property is approximately 0.753 acres. The Subject Property is improved with asphalt and gravel parking lots.

2.7 Current Uses of Adjoining Properties

The adjoining properties, defined as any real property or properties, the border of which is contiguous or partially contiguous with that of the Subject Property, or that would be contiguous or partially contiguous with that of the Subject Property but for a street, road, or other public thoroughfare separating them, were observed during the site reconnaissance.

The adjoining properties are summarized by general direction from the Subject Property:

North: North of the Subject Property is the intersection of S. Lowell and W. Aurora Streets. Main Street Fitness, Constantini's Furniture, the Historic Ironwood Theatre, and the Chief Oil Company main office are also situated to the north. Additional businesses and apartment buildings within downtown Ironwood lie further beyond.

South: South of the Subject Property are private residences, W. McLeod Avenue, the WIMI-WJMS Radio Station, and the Ironwood Public Safety Department. A flooded pit associated with the former mining industry lies further beyond.

West: To the west, contiguous with the Subject Property, is Floors N' Mor West, the Knights Billiards Club, and W. Aurora Street. Ben's Place Restaurant, Joe's Pasty Shop, New Beginnings Resale Store, Gene's Auto, Mukavitz Heating, and an abandoned railroad grade turned ATV trail lie further beyond.

East: East of the Subject Property is Stems Flower Shop, the Fabric Patch, and W. McLeod Avenue. Residences, a former dry cleaner, and storage garages lie further beyond.

2.8 Adjoining Property Observations

There are two (2) potential RECs associated with the adjoining properties.

- Adjacent properties, or properties in proximity to the Subject Property within Block 30, were formerly used as automobile repair shops or filling stations during the early 20th Century. The Sanborn Maps attached in Appendix D show evidence of gasoline storage tanks in association with these facilities. Petroleum storage tanks, especially those used during the 20th Century, were notorious for corroding and releasing their contents into the environment. *Although former gasoline storage tanks were notorious for causing releases, a review of EGLE databases and an interview with an EGLE LUST Project Manager, exhibited no evidence of contamination in the area. It is presumed that contamination would have been encountered during updates and maintenance of the surrounding infrastructure. Therefore, CEC believes that this REC should be considered historic, and does not present a material threat release to the Subject Property.*
- The Ironwood Dye Works property was located at 122 W. Aurora Street separated only by Aurora Street from the Subject Property. Clothing dye chemicals used in the past contained hazardous substances (e.g., chlorinated solvents), which if not stored or disposed of properly, have the potential to cause risk to human health and the environment in the event of a release. *Although hazardous substances were used during the operations of dyeing clothing, the Ironwood Dye Works property is listed as a RCRA Conditionally Exempt Small Quantity Generator which signifies that very small amounts of hazardous substances were generated during their small-scale operations. Furthermore, RCRA has no recorded violations for Ironwood Dye Works. Based on this information, CEC believes that this potential REC does not present a material threat of release to the Subject Property.*

3.0 CLIENT PROVIDED INFORMATION

An ASTM E 1527-13 Appendix X3 User Questionnaire is provided in Appendix F.

4.0 RECORDS REVIEW

Based on the reviews listed below and the interviews, analysis of further databases or lists was judged to be unnecessary to determine the history of the property.

4.1 Government Database Review

A record review following ASTM standards for Environmental Site Assessments (E 1527-13) was completed using the services of Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. A summarized list of State and Federal databases searched, along with the applicable ASTM search distances in parentheses, are listed below. The results, including the Radius Map, are presented in Appendix B.

1. U.S. Environmental Protection Agency (USEPA) National Priority List (NPL) (1.0 mile)
2. USEPA Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Superfund Enterprise Management System (SEMS) (0.5 miles)
3. USEPA Resource Conservation and Recovery Act (RCRA) Corrective Action Report Sites (CORRACTS) (1.0 mile)
4. USEPA RCRA non-CORRACTS Treatment, Storage, and Disposal Facilities (RCRA-TSDF) (0.5 miles)
5. USEPA RCRA Large Quantity Generators (RCRA-LQG) (0.25 miles), Small Quantity Generators (RCRA-SQG) (0.25 miles), and Conditionally Exempt Small Quantity Generators (RCRA-CESQG) (0.25 miles)
6. USEPA Emergency Response Notification System (ERNS) (Target Property Only)
7. EGLE Registered Underground Storage Tanks (MI UST) (0.25 miles) and EGLE Aboveground Storage Tanks (MI AST) (0.25 miles)
8. EGLE Leaking UST Sites (MI LUST) (0.5 miles)
9. EGLE Solid Waste Facilities/Landfills (MI SWF/LF) (0.5 miles)
10. EGLE INVENTORY (0.5 miles)
11. EGLE Activity Use Limitation (MI AUL) (0.5 miles)

Additional Environmental Records

There are seven (7) additional databases listed within the EDR Report which are not required to be searched by the ASTM Standard but are included within this assessment. These databases include the MI DEL PART 201, RCRA NonGen/NLR, MI DRYCLEANERS, MN MANIFEST, EDR MGP, EDR Hist Auto, and EDR Hist Cleaners.

Findings of Interest

The Subject Property was not listed in any of the databases searched by EDR.

The addresses listed in the databases are normally the administrative or reporting address of the institution or business involved. As a result, the EDR Report may exclude sites for which the official address is outside the search radius.

1. The NPL, better known as the list of Superfund sites, are those sites identified by USEPA under CERCLA as requiring immediate action. The sites are ranked according to the potential for harm to the environment and the risk to the population.

There are no NPL sites reported within a 1.0-mile radius.

2. The SEMS database tracks hazardous waste sites, potentially hazardous waste sites, and sites where through the Superfund Program, remedial activities were performed. This database also contains sites which are either proposed to or on the NPL.

There is one (1) SEMS site reported within a 0.5-mile radius:

**Ironwood MGP Site
NW Corner of Hemlock St and Ayer St
Ironwood, MI 49938
Site ID: 0510500**

3. The CORRACTS system tracks hazardous waste handlers with RCRA corrective action activity.

There are no CORRACTS sites reported within a 1.0-mile radius.

4. RCRA-TSDF is the Federal Act, which tracks generators of hazardous waste. The database contains information on facilities which generate, transport, treat, store, and/or dispose of hazardous waste.

There are no RCRA-TSDF sites reported within a 0.5-mile radius.

5. USEPA RCRA generators list includes information on sites that generate, transport, store, treat, and/or dispose of hazardous waste. RCRA-LQG generate over 1,000 kilograms (kg) of hazardous waste or over 1 kg of acutely hazardous waste per month. RCRA-SQG generate between 100 kg and 1,000 kg of hazardous waste per month. Lastly, RCRA-CESQG generate less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month.

There are no RCRA-LQG sites reported within a 0.25-mile radius.

There are no RCRA-SQG sites reported within a 0.25-mile radius.

There are ten (10) RCRA-CESQG sites reported within a 0.25-mile radius:

**Globe Publishing
118 E McLeod Ave
Ironwood, MI 49938**

**Quality Collision Center
315 W McLeod Ave
Ironwood, MI 49938**

**Ironwood Dye Works
122 W Aurora St
Ironwood, MI 49938**

**Genes Service and Radiator Inc.
200 W Aurora St
Ironwood, MI 49938**

**Lahti, Inc.
111 S Lowell St
Ironwood, MI 49938**

**GTC Auto Parts (Carquest)
114 W Ayer St
Ironwood, MI 49938**

**Backstreet Cycle & Machine
101 E Vaughn St
Ironwood, MI 49938**

**Downtown Auto Paint & Collision
111 S Lawrence St
Ironwood, MI 49938**

**Michigan Bell Telephone Company
100 W Frederick St
Ironwood, MI 49938**

**Harbor Imports
200 E Frederick St
Ironwood, MI 49938**

6. ERNS is the USEPA database of sudden and/or accidental releases of hazardous substances or petroleum.

The Subject Property is not listed in the ERNS database.

7. EGLE lists all registered USTs and ASTs. These include all active, non-exempt tanks. Sites with ASTs and/or with USTs, which have not been used since 1988 or are exempt, may not be included. These sites are significant, as they may be a potential REC.

There are ten (10) MI UST sites reported within a 0.25-mile radius:

**Steves Standard Service
141 E McLeod Ave
Ironwood, MI 49938
Status: Closed – Removed from Ground**

**Penrose Service
201 E McLeod Ave
Ironwood, MI 49938
Status: Closed – Removed from Ground**

**Forslund Building Supply
215 E Aurora St
Ironwood, MI 49938
Status: Closed – Removed from Ground**

**Sass Tire & Auto
300 E McLeod Ave
Ironwood, MI 49938
Status: Closed in Ground**

**Genes Service & Radiator Inc
200 W Aurora St
Ironwood, MI 49938
Status: Closed – Removed from Ground**

**Sylvester J. Pawlak
400 S Lowell St
Ironwood, MI 49938
Status: Closed – Removed from Ground**

**Lahti-Chev-Cadillac
111 S Lowell St
Ironwood, MI 49938
Status: Closed – Removed from Ground**

**Gotta Motors, Inc.
237 E Ayer St
Ironwood, MI 49938
Status: Closed – Removed from Ground**

**Ironwood Co (M29445)
100 W Frederick St
Ironwood, MI 49938
Status: Currently in Use**

**Reds Auto of Ironwood
200 E Frederick St
Ironwood, MI 49938
Status: Closed – Removed from Ground**

There is one (1) MI AST site reported within a 0.25-mile radius:

**Chums Service
330 W Aurora St
Ironwood, MI 49938
Status: Closed – Removed from Premises**

8. EGLE maintains a list of the LUST Incident Reports. This list includes only those tanks that, for some reason, have been found to be leaking and have been reported to the EGLE. Most leaking tanks are not easily detected without subsurface exploration.

Leaking tanks can be a source of environmental concern since soil and groundwater could potentially be contaminated by a release of product into the environment. A property could also become impacted by such release due to contaminated groundwater migrating from an off-site LUST site. The probability that the Subject Property was affected includes many variables, including but not limited to the direction of groundwater flow, the location of the release, the type of product released, and the amount of product released. Determination of whether an off-site LUST facility has impacted the Subject Property is beyond the scope of this assessment.

There are two (2) MI LUST sites reported within a 0.5-mile radius:

**NSP-Ironwood
101 Alfred Wright Blvd
Ironwood, MI 49938
Status: Closed
Leak ID: C-0442-95**

**Range Can Depository
412 Cedar St
Ironwood, MI 49938
Status: Open
Leak ID: C-1157-95**

9. MI SWF/LF list contains an inventory of solid waste disposal facilities or landfills that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

There are no MI SWF/LF sites reported within a 0.5-mile radius.

10. EGLE INVENTORY contains facilities from three (3) data sources: 1.) Facilities (contaminated sites) under Part 201, Environmental Remediation, Natural Resources Environmental Protect Act, 1994 PA 451, as amended, (NREPA) identified through response activities; 2.) Facilities under Part 213, Leaking Underground Storage Tanks of the NREPA; or 3.) Facilities identified through the Baseline Environmental Assessment (BEA) submittal process.

There are five (5) MI INVENTORY sites reported within a 0.5-mile radius:

Former Josephson Nursing Home

**634 E Ayer St
Ironwood, MI 49938**

Data Source: BEA

Newman Professional Building – Parcel B (Coleman Engineering Co.)

**200 E Ayer St
Ironwood, MI 49938**

Data Source: BEA

Railroad Corridor #9

**Former Chicago & Northwestern Railroad between Lowell and Curry
Ironwood, MI 49938**

Data Source: Part 201

Ironwood MGP

**Corner of Hemlock St and Ayer St
Ironwood, MI 49938**

Data Source: Part 201

Range Can Depository

**412 Cedar St
Ironwood, MI 49938**

Data Source: Part 213

There is one (1) additional Part 201 Facility listed within a 1.0-mile radius:

City of Ironwood Landfill

**Landfill Road
Ironwood, MI 49938**

11. EGLE Activity Use Limitations (MI AUL) list includes sites with institutional and/or engineering controls set in place.

There are no MI AUL sites reported within a 0.5-mile radius.

Additional Environmental Records

Michigan Delisted Part 201 (MI DEL PART 201): A deleted site has been removed from the Part 201 List because information known to EGLE at the time of evaluation does not support inclusion on the Part 201 list.

There are two (2) MI DEL PART 201 sites within a 1.0-mile radius:

**Fuel Oil Spill
114 E Aurora St
Ironwood, MI 49938**

**Heating Oil Release
143 Rowe St
Ironwood, MI 49938**

RCRA NonGen/NLR: The database includes selective information from RCRA and the Hazardous and Solid Waste Amendments (HSWA) on sites which do not presently generate, transport, store, and/or dispose of hazardous waste.

There are three (3) RCRA NonGen/NLR sites within a 0.25-mile radius:

**Ironwood Cleaners
323 S Lowell St
Ironwood, MI 49938**

**Automotive Parts Headquarters
216 W Aurora St
Ironwood, MI 49938**

**Ironwood MTRS
235 E Ayer St
Ironwood, MI 49938**

MI DRYCLEANERS: a listing of drycleaners in Michigan.

There is one (1) MI DRYCLEANERS site within a 0.25-mile radius:

**Ironwood Cleaners
323 S Lowell St
Ironwood, MI 49938**

MN MANIFEST: A listing of hazardous waste manifest data from Minnesota.

There are eight (8) MN MANIFEST sites within a 0.25-mile radius:

**Globe Publishing
118 E McLeod Ave
Ironwood, MI 49938**

**Quality Collision Center
315 W McLeod Ave
Ironwood, MI 49938**

**Ironwood Dye Works
122 W Aurora St
Ironwood, MI 49938**

**Genes Service & Radiator Shop
200 W Aurora St
Ironwood, MI 49938**

**Lahti Chevrolet Cadillac
111 S Lowell St
Ironwood, MI 49938**

**Backstreet Cycle & Machine
101 E Vaughn St
Ironwood, MI 49938**

**Downtown Auto Paint & Collision
111 S Lawrence St
Ironwood, MI 49938**

**Gotta Motors, Inc.
235 E Ayer St
Ironwood, MI 49938**

EDR MGP: An EDR Proprietary Manufactured Gas Plant Database which includes records of coal gas plants compiled by EDR researchers.

There is one (1) EDR MGP site reported within a 1.0-mile radius:

**Ironwood Gasworks
W Ayer and S Hemlock Streets
Ironwood, MI 49938**

EDR Hist Auto: A listing of gas stations, filling stations, and service stations provided by EDR researchers.

There is four (4) EDR Hist Auto site within a 0.125-mile radius:

**Tony & Petes Standard Service
McLeod Ave & S Suffolk St
Ironwood, MI 49938**

**Lawrence E Boyer
201 E McLeod Ave at Suffolk St
Ironwood, MI 49938**

**Genes Service & Radiator Inc
200 W Aurora St
Ironwood, MI 49938**

**Auvinens Service Center
400 S Lowell St
Ironwood, MI 49938**

EDR Hist Cleaners: A listing of potential dry cleaner sites provided by EDR researchers.

There are four (4) EDR Hist Cleaner sites within a 0.125-mile radius:

**Peter Schutte
310 S Suffolk St
Ironwood, MI 49938**

**HJalmer A Setterlund
211 E McLeod Ave
Ironwood, MI 49938**

**Ironwood Dye Works
122 W Aurora St
Ironwood, MI 49938**

**Ironwood Cleaners & Laundromat
323 S Lowell St
Ironwood, MI 49938**

4.2 Historical Aerial Photographs

The historical aerial photographs from 1938, 1951, 1953, 1966, 1975, 1980, 1992, 1999, 2006, 2010, 2013, and 2016 are presented in Appendix C. A review of the photographs yielded the following:

1938 Aerial Photograph

The 1938 aerial photo shows that downtown Ironwood has been developed. Aurora Street, Lowell Street, McLeod Avenue, and Lawrence Street are all present along with the northeast-southwest oriented alley which bisects the Subject Property. Furthermore, the Curry Hotel and St. Michaels Church are present on the Subject Property. Lastly, the area to the south appears to be largely impacted by the former mining industry.

1951 Aerial Photograph

The 1951 aerial photo, although similar, is of much better quality than the 1938 aerial and clearly shows the existence of many buildings on and around the Subject Property. These buildings include the Curry Hotel, domiciles and their associated garages, and the St. Michaels Catholic Church. In addition to the buildings within the Subject Property, the block includes a filling station, restaurants, stores, a 75-car garage, and a movie theatre.

1953 Aerial Photograph

The 1953 aerial photo appears unchanged from the 1951 aerial photo.

1966 Aerial Photograph

Although the 1966 aerial photo is of very poor quality, it appears that the Curry Hotel no longer exists.

1975 Aerial Photograph

The Subject Property in the 1975 aerial photo proves that the Curry Hotel was demolished. In addition, it looks as if some of the domiciles and additional buildings near the Subject Property have been removed.

1980 Aerial Photograph

The 1980 aerial photo appears primarily unchanged from the 1975 aerial.

1992 Aerial Photograph

The 1992 aerial photo shows that additional buildings on and around the Subject Property have been demolished. The aerial also shows that the Ironwood Public Safety Building has been constructed.

1999 Aerial Photograph

The 1999 aerial photo shows the Subject Property in a similar layout as it is today. The Flagstar Bank (p/k/a Wells Fargo) and Pamida are in operation to the southwest of the Subject Property. Furthermore, the building, which was formerly an auto service center, has been demolished. This building was located to the northeast of the Subject Property, on the northern corner of the McLeod Avenue and Lowell Street intersection.

2006 Aerial Photograph

The Subject Property in the 2006 aerial photo appears unchanged from the 1999 aerial photo; however, the building formerly located on the southern corner of the McLeod Avenue and Lowell Street intersection is no longer present.

2010 Aerial Photograph

The 2010 aerial photo appears primarily unchanged from the 2006 aerial photo except that the Floors N' Mor building appears to have an updated roof.

2013 Aerial Photograph

The 2013 aerial photo appears primarily unchanged from the 2010 aerial photo.

2016 Aerial Photograph

The Subject Property in the 2016 aerial photo exists as it does currently.

4.3 Sanborn Maps

The Sanborn Report provided by EDR is attached in Appendix D. This report contains Sanborn (fire insurance) maps from 1888, 1898, 1908, 1921, 1928, and 1946. A review of these maps yielded the following:

1888 Sanborn Map

The 1888 Sanborn Map shows that six (6) structures existed on the Subject Property which were utilized as a furniture store, stable, and warehouse; a garage, shed, and the Rockland House, which is presumably a hotel. The map also shows the existence of the four (4) surrounding streets, except

for what is currently McLeod Avenue was formerly referred to as Ashland Street. In addition to the Subject Property, Block 30 included dwellings, a meat store, and a blacksmith.

1898 Sanborn Map

The 1898 Sanborn Map shows the addition of the Curry Hotel and the Polish Catholic Church on the Subject Property. Other buildings and businesses were constructed which included a blacksmith (changed location), a wagon and paint shop, a carriage warehouse, a kindergarten, the Davis Hotel, a grocery store, a women's hat store, coal and wood sheds, and additional dwelling units.

1908 Sanborn Map

The Subject Property in the 1908 Sanborn Map appears primarily unchanged. Some of the off-site properties within Block 30 seem to have changed operations. The wagon and paint shop and blacksmith are shown as a carpenter shop, the kindergarten building houses a saloon, and the women's hat store appears to be a sample room.

1921 Sanborn Map

The Subject Property in the 1921 Sanborn Map appears similar to the 1908 Sanborn. The map, however, shows the addition of a movie theatre adjacent to the Subject Property. Furthermore, the grocery store and carpenter shop have expanded, and the saloon is labeled as a meat store. Lastly, the building on the north corner of the Lowell Street and McLeod Avenue intersection acts as an automotive repair shop and has one (1) 550-gallon gasoline UST buried in McLeod Avenue.

1928 Sanborn Map

Although the Subject Property appears unchanged, there have been transformations to Block 30 in the 1928 Sanborn Map. The former carpenter shop on the western corner of Block 30 is shown as a filling station with three (3) gasoline tanks. An auto repair shop appears on the southern corner of Lot 7, which also has a gasoline tank. The uses of the remaining large structures are not specified as they all appear to be stores except for the dwelling units.

1946 Sanborn Map

The 1946 Sanborn Map again shows that the Subject Property is primarily unchanged from the 1928 Sanborn. Some of the structures previously shown as stores within Block 30 appear to be restaurants. Additionally, Lots 6 and 7 have undergone changes, as it appears that a 75-car garage exists. Part of this structure is presumably used for auto repair and a saloon on separate floors with a fire escape and an adjacent restaurant.

5.0 SITE RECONNAISSANCE

The site reconnaissance serves several purposes. It allows the investigator to gain first-hand knowledge of the property. Only by a site reconnaissance can the investigator observe the property for signs of environmental concern, such as stained soils/buildings or stressed vegetation. A site walkover also allows the investigator to correlate historical record information with current site conditions and may provide for identification of items requiring further investigation.

Mr. Michael Gotham conducted the reconnaissance of the property on August 27, 2019. The weather was overcast with a temperature of 65° Fahrenheit. The walkover included observations of current use and indications of the prior use of the Subject Property and, to a limited extent, adjoining properties. Please note, however, that because portions of the building are collapsed, the site reconnaissance was limited to areas that were deemed safe.

5.1 Subject Property Site Reconnaissance

The Subject Property is shown in Appendix A as Figure 1 – Project Location Map and Figure 2 – Aerial Photo. Site photographs are included in Appendix E. The Subject Property consists of an approximately 0.753-acre site in the City of Ironwood, Michigan.

The Subject Property is situated within Block 30 of the original plat between Aurora Street, Lowell Street, McLeod Avenue, and Lawrence Street. The northern portion of the Subject Property (Lots 1 through 3 and part of 4) is an asphalt parking lot used by Mainstreet Fitness customers. On the south and east side of the alley, which bisects the Subject Property, is primarily a gravel parking lot (Lots 14 through 17 and parts of 18 and 19) with a small grassy area in the southwestern portion of Lot 14. There are no structures on the Subject Property, but evidence of former Curry Hotel's footprint remains in the asphalt.

There were no observations of grave environmental concern; however, small areas of staining, less than 1 square foot, were observed on the asphalt from minor leaks automobile fluid.

5.1.1 Buildings

There are no buildings on the Subject Property.

5.1.2 Vacant Property

The entirety of the Subject Property is currently vacant as it is used for automobile parking only.

5.2 Additional Site Information

5.2.1 Utilities

- Electric power is supplied by Xcel Energy.
- Natural Gas is supplied by Xcel Energy.

- Sewer is handled by the City of Ironwood.
- Water is supplied by the City of Ironwood.
- Telecommunication service in the area is provided by Charter Communications.

5.2.2 Hazardous Substance/Waste Storage

There were no observations of hazardous substances or petroleum compounds stored on the Subject Property.

5.2.3 Underground Storage Tanks (UST)

There are no USTs at the Subject Property, nor are there any records of former USTs associated with the property.

5.2.4 Aboveground Storage Tanks (ASTs)

There were no indications of ASTs on the Subject Property.

5.2.5 Solid Waste Disposal

No dumpsters or solid waste containers were observed at the Subject Property; however, solid waste disposal is handled by Eagle Waste and Recycling, Inc.

5.2.6 Stormwater

Stormwater on the property migrates overland flow into the City of Ironwood's stormwater system.

5.2.7 Water Wells

There are no private water wells on or near the Subject Property.

5.2.8 Polychlorinated biphenyls (PCBs)

PCBs are a potential carcinogen formerly used in the dielectric fluid in transformers. The USEPA has ruled that in concentrations above 50 parts per million, PCBs are considered hazardous. Electric utility companies have been testing the transformer oil and labeling the transformers accordingly. Utility companies are responsible for releases of hazardous substances from transformers. There is an overhead powerline within the alleyway easement; however, according to its apparent age, it is determined that the electrical components do not contain PCB.

5.2.9 Air Permits

No air permits were issued for the Subject Property.

6.0 INTERVIEWS

6.1 Site Owner/Representative

On August 28, 2019, Mr. Steve Lahti, Property Owner, was contacted regarding the Subject Property. Mr. Lahti stated that he began renting the Subject Property in 1992 until he took ownership in 2005. He mentioned that Lahti's, Inc. formerly used the asphaltic portion of the property as a new car lot until 2006, approximately. Since then, it has been used strictly for general parking. Mr. Lahti said that the asphaltic surface is maintained on a regular basis and that it was last resurfaced two (2) years ago. He asserted that there were no spills or releases of petroleum compounds or hazardous substances during his tenure, and he is unaware of any environmental issues prior to 1992.

6.2 State Government

In addition to State databases reviewed by EDR, the local EGLE field offices were contacted to determine if any problems have arisen in the vicinity of the Subject Property after the development of the databases, or if any are known to exist but not included in the database

s.

The following State regulatory official was contacted concerning known environmental concerns on or near the Subject Property:

On August 28, 2019, Mr. Steve Harrington, EGLE Remediation and Redevelopment Division Project Manager, was contacted regarding the Subject Property. Mr. Harrington searched through EGLE storage tank databases but found nothing associated with the Subject Property. Mr. Harrington found no records of contamination from the existence or removal of the USTs.

6.3 County and Local Government

Attempts were made to contact Mr. Brandon Snyder, Fire Marshall, and Mr. Andrew DiGiorgio, Public Safety Director, but the efforts were unsuccessful.

6.4 Other Knowledgeable Persons

Refer to Appendix F for the User Questionnaire completed by the City of Ironwood.

7.0 NON-SCOPE ISSUES

There are no known non-scope issues associated with the property.

8.0 FINDINGS

CEC has performed a Phase I ESA in conformance with the Scope and Limitations of ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental

Site Assessment Process at the Subject Property. Any exceptions or deletions from the ASTM E 1527-13 practice are revealed in Section 1.0 of this report.

This assessment has revealed two (2) potential RECs associated with the Subject Property:

- Adjacent properties, or properties in proximity to the Subject Property within Block 30, were formerly used as automobile repair shops or filling stations during the early 20th Century. The Sanborn Maps attached in Appendix D show evidence of gasoline storage tanks in association with these facilities. Petroleum storage tanks, especially those used during the 20th Century, were notorious for corroding and releasing their contents into the environment.
- The Ironwood Dye Works property was located at 122 W. Aurora Street separated only by Aurora Street from the Subject Property. Clothing dye chemicals used in the past contained hazardous substances (e.g., chlorinated solvents), which if not stored or disposed of properly, have the potential to cause risk to human health and the environment in the event of a release.

Although ASTM E 1527-13 Standard does not require a demonstration of appropriate inquiry beyond scope considerations, there may be standards or protocols for assessment of potential hazards and conditions associated with beyond scope conditions developed by government entities, professional organizations, or other private entities.

No efforts have been expended to investigate the potential for off-site, third-party impacts. Further investigation of REC's may require site sampling and analysis. These activities are all beyond the defined scope of this investigation. The Client may, however, wish to undertake these activities. Only the Client is capable of determining the relevancy of information presented and the need to pursue items of concern further. Qualifications of Environmental Professionals conducting this assessment are provided as Appendix H. Additional Limitations are provided in Appendix I.

9.0 OPINIONS

It is the opinion of CEC that there are no RECs associated with the Subject Property, as defined in ASTM E 1527-13.

10.0 CONCLUSIONS

CEC has performed a Phase I ESA in conformance with the Scope and Limitations of ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process at the Lahti Property, which can be described as Lots 1, 2, 3, the East 19 ½ feet of Lot 4; Lots 14, 15, 16, 17, the West 12 feet of the South 68 feet and the North 72 feet of Lot 18, and the West 12 feet of the North 72 feet of Lot 19, all within Block 30, City of Ironwood,

Gogebic County, Michigan. Any exceptions or deletions from this practice are revealed in Section 11.0 of this report. Throughout the process of this Phase I ESA, no REC's were confirmed.

Although ASTM E 1527-13 Standard does not require a demonstration of appropriate inquiry beyond scope considerations, there may be standards or protocols for assessment of potential hazards and conditions associated with beyond scope conditions developed by government entities, professional organizations, or other private entities.

No efforts have been expended to investigate the potential for off-site, third-party impacts. Further investigation of REC's may require site sampling and analysis. These activities are all beyond the defined scope of this investigation. The Client may, however, wish to undertake these activities. Only the Client is capable of determining the relevancy of information presented and the need to pursue items of concern further. Qualifications of Environmental Professionals conducting this assessment are provided as Appendix H. Additional Limitations are provided in Appendix I.

11.0 DEVIATIONS

CEC has performed this Phase I ESA in substantial conformance with the scope and limitations of ASTM Standard E 1527-13. During completion of this Phase I ESA, CEC conducted a site reconnaissance, interviews with those familiar with the Subject Property, a historical records review, and an environmental database review. There were no deviations, exceptions to or deletions from the referenced ASTM E 1527-13. Refer to Appendix I for additional limitations.

12.0 REFERENCES

EDR, August 1, 2019. The Environmental EDR Report for the Lahti Property, City of Ironwood, Michigan.

Aerial Photography from EDR, June 19, 2018.

Sanborn Maps from EDR, June 19, 2018.

Interviews/Contacts

Mr. Steve Lahti, Owner, Lahti's, Inc.

Mr. Scott Erickson, City Manager, City of Ironwood

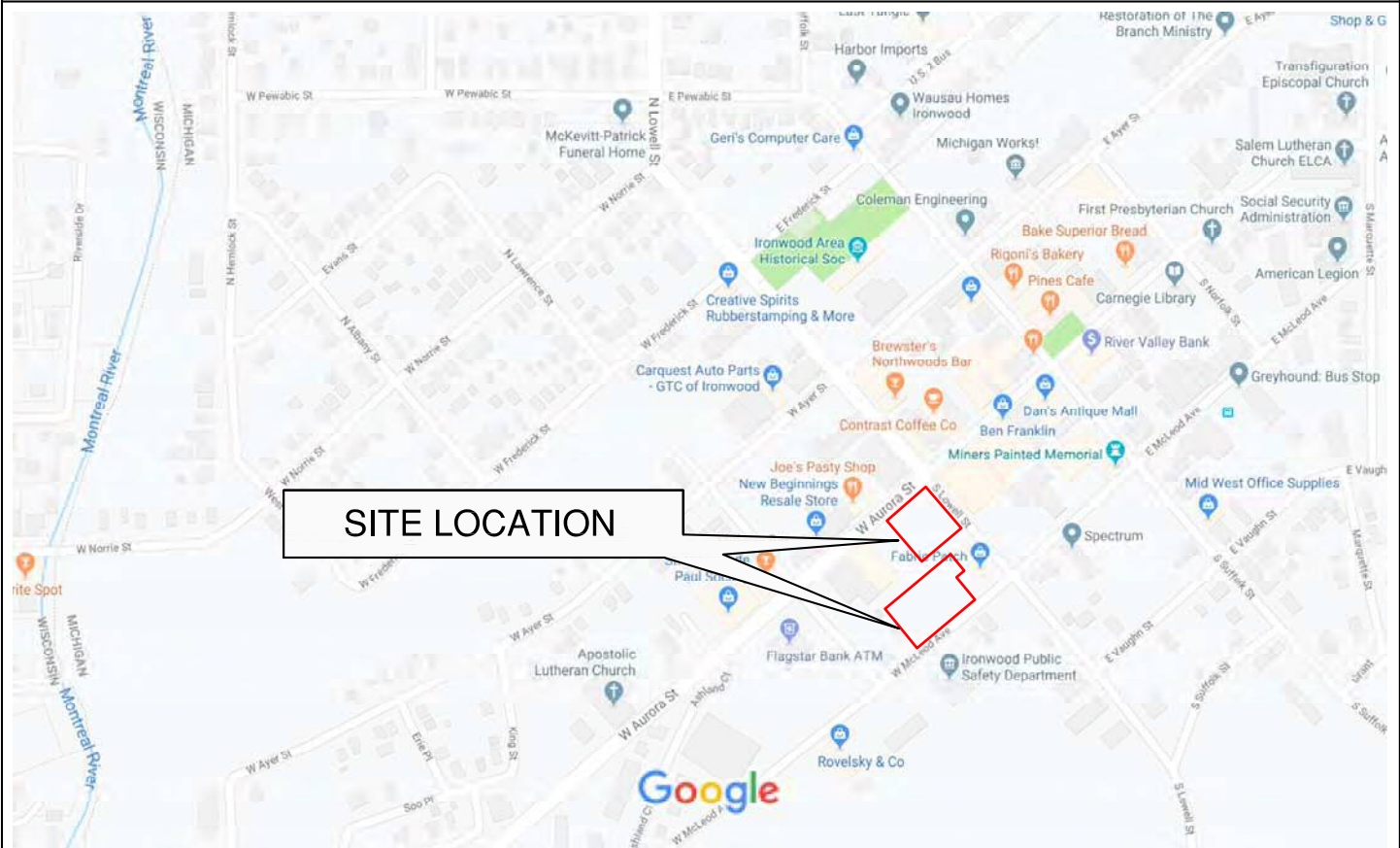
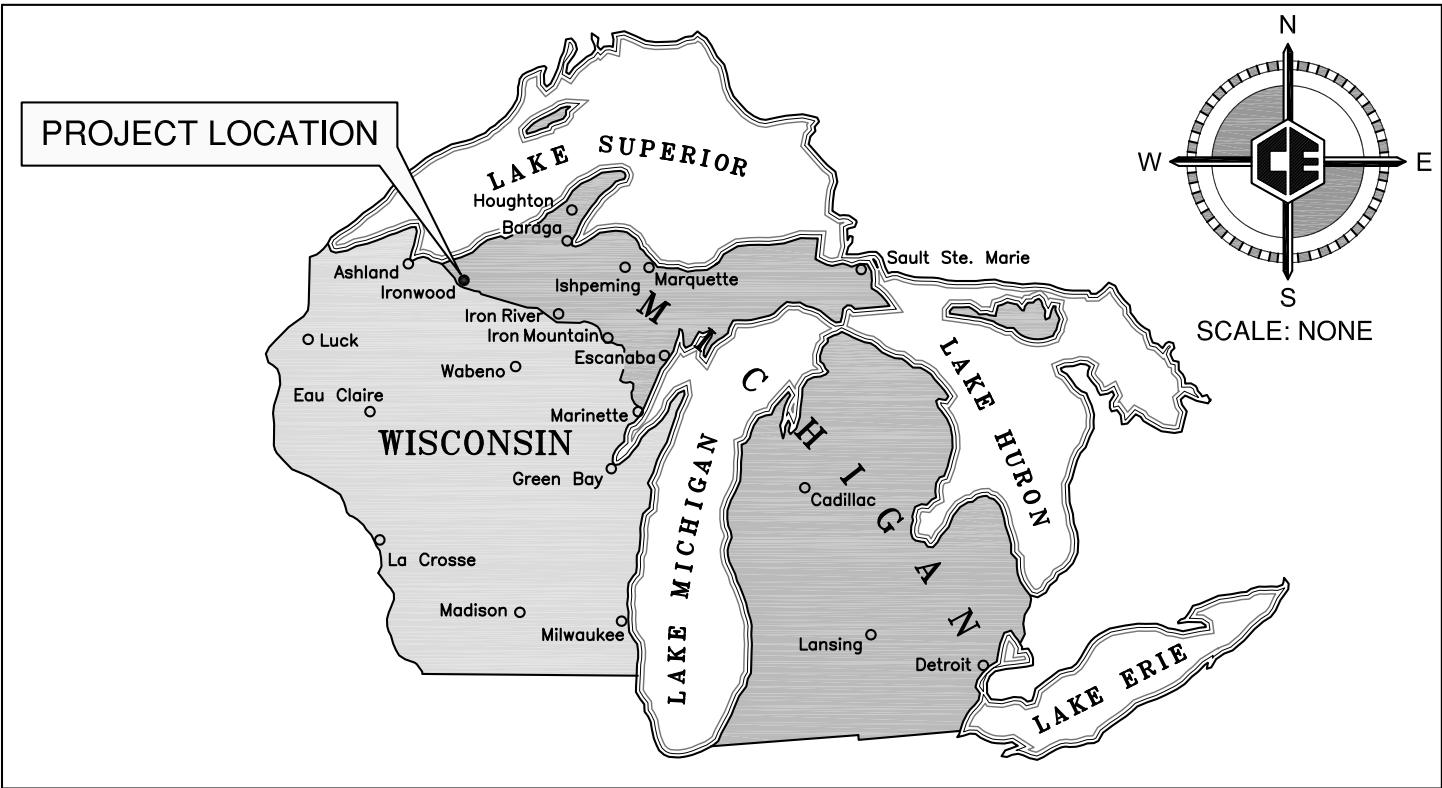
Mr. Steve Harrington, Remediation and Redevelopment Division, EGLE

APPENDIX A

FIGURES

Figure 1 – Project Location Map

Figure 2 – Site Aerial Photo



GOOGLE MAPS

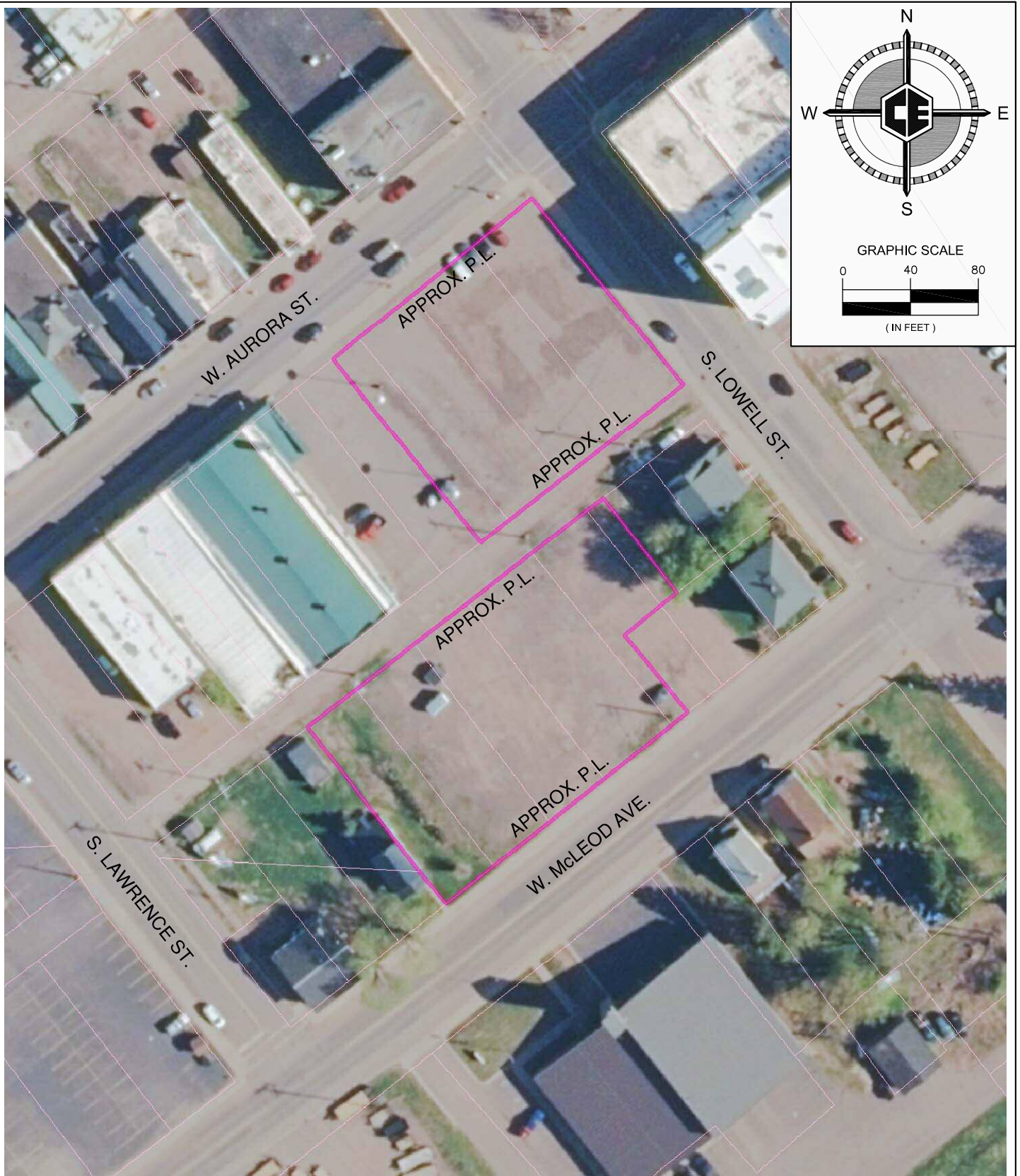
FIGURE 1 - PROJECT LOCATION MAP CITY OF IRONWOOD

LAHTI PROPERTY - PHASE I ENVIRONMENTAL SITE ASSESSMENT IRONWOOD, MI



COLEMAN ENGINEERING COMPANY
IRON MOUNTAIN • IRONWOOD • NEGAUNEE • GREEN BAY
www.coleman-engineering.com

DATE 8/29/2019
JOB NO 190668
CADD FILE 190668-WIW-WIQ.DWG
PDF FILE 190668-WIW-WIQ.PDF



ARCMAP

**FIGURE 2 - AERIAL PHOTO
CITY OF IRONWOOD**

**LAHTI PROPERTY - PHASE I ENVIRONMENTAL SITE ASSESSMENT
IRONWOOD, MI**



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www.coleman-engineering.com

DATE 8/29/2019
JOB NO 190668
CADD FILE 190668-AERIAL.DWG
PDF FILE 190668-AERIAL.PDF

APPENDIX B

ENVIRONMENTAL DATA RESOURCES REPORT

Lahti Property

McLeod Ave, Lowell St, and Aurora St
Ironwood, MI 49938

Inquiry Number: 5737107.2s

August 01, 2019

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	123
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

MCLEOD AVE, LOWELL ST, AND AURORA ST
IRONWOOD, MI 49938

COORDINATES

Latitude (North): 46.4532560 - 46° 27' 11.72"
Longitude (West): 90.1697440 - 90° 10' 11.07"
Universal Transverse Mercator: Zone 15
UTM X (Meters): 717359.2
UTM Y (Meters): 5148084.0
Elevation: 1511 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150709
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
MCLEOD AVE, LOWELL ST, AND AURORA ST
IRONWOOD, MI 49938

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	IRONWOOD DYE WORKS	122 W AURORA ST	RCRA-CESQG, FINDS, ECHO	Lower	67, 0.013, NW
A2	IRONWOOD DYE WORKS	122 W AURORA ST	EDR Hist Cleaner	Lower	67, 0.013, NW
A3	IRONWOOD DYE WORKS	122 W AURORA ST	MN MANIFEST	Lower	67, 0.013, NW
A4	114 E. ARORA ST, FUE	114 E. ARORA STREET	MI DEL PART 201	Higher	139, 0.026, North
B5	IRONWOOD CLEANERS	323 S LOWELL ST	MI DRYCLEANERS, MI WDS	Lower	172, 0.033, ESE
B6	IRONWOOD CLEANERS	323 S LOWELL ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	172, 0.033, ESE
B7	IRONWOOD CLEANERS &	323 S LOWELL ST	EDR Hist Cleaner	Lower	172, 0.033, ESE
B8	GLOBE PUBLISHING	118 E MCLEOD AVE	RCRA-CESQG, FINDS, ECHO	Higher	202, 0.038, East
B9	GLOBE PUBLISHING	118 E MCLEOD AVE	MN MANIFEST	Higher	202, 0.038, East
C10	GENES SERVICE & RADI	200 W AURORA ST	MN MANIFEST	Lower	277, 0.052, WSW
C11	GENES SERVICE AND RA	200 W AURORA ST	RCRA-CESQG, FINDS, ECHO	Lower	277, 0.052, WSW
C12	GENES SERVICE & RADI	200 W AURORA STREET	EDR Hist Auto	Lower	277, 0.052, WSW
B13	STEVES STNADARD SERV	141 E MCLEOD AVE	MI UST	Higher	302, 0.057, East
C14	AUTOMOTIVE PARTS HEA	216 W AURORA ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	309, 0.059, WSW
C15	GENES SERVICE & RADI	200 WAURORA ST	MI UST	Lower	338, 0.064, West
D16	LAHTI CHEVROLET CADI	111 S LOWELL ST	MN MANIFEST	Lower	362, 0.069, NNW
D17	LAHTI INC	111 S LOWELL ST	RCRA-CESQG	Lower	362, 0.069, NNW
D18	GTC AUTO PARTS (CARQ	114 W AYER ST	RCRA-CESQG, FINDS, ECHO	Lower	423, 0.080, NW
E19	SYLVESTER J. PAWLAK	400 S LOWELL ST	MI UST	Lower	431, 0.082, SE
E20	AUVINEN TOM SERVICE	400 S LOWELL ST	EDR Hist Auto	Lower	431, 0.082, SE
E21	BACKSTREET CYCLE & M	101 E VAUGHN ST	RCRA-CESQG, FINDS, ECHO	Lower	434, 0.082, SE
E22	BACK STREET CYCLE &	101 E VAUGHN ST	MN MANIFEST	Lower	434, 0.082, SE
F23	DOWNTOWN AUTO PAINT	111 S LAWRENCE ST	RCRA-CESQG, FINDS, ECHO	Lower	471, 0.089, WNW
F24	DOWNTOWN AUTO PAINT	111 S LAWRENCE ST	MN MANIFEST	Lower	471, 0.089, WNW
G25	TONY & PETES STANDAR	MC LEOD & S SUFFOLK	EDR Hist Auto	Higher	535, 0.101, ENE
G26	PENROSE SERVICE	201 E MCLEOD AVE	MI UST	Higher	554, 0.105, ENE
G27	BOYER LAWRENCE E	201 E MC LEOD AT SUF	EDR Hist Auto	Higher	554, 0.105, ENE
D28	LAHTI-CHEV-CADILLAC	NO ADDRESS	MI UST	Lower	565, 0.107, NNW
G29	SCHUTTE PETER	310 SO SUFFOLK ST	EDR Hist Cleaner	Higher	569, 0.108, ENE
30	FORSLUND BUILDING SU	215 E AURORA ST	MI UST	Higher	580, 0.110, NE
G31	SETTERLUND HJALMER A	211 E MC LEOD AVE	EDR Hist Cleaner	Higher	596, 0.113, ENE
H32	NEWMAN PROFESSIONAL	200 EAST AYER STREET	MI INVENTORY, MI BEA	Lower	648, 0.123, North
H33	IRONWOOD MTRS	235 E AYER ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	770, 0.146, NNE
H34	GOTTA MOTORS	235 E AYER ST	MN MANIFEST	Lower	770, 0.146, NNE
H35	GOTTA MOTORS INC	237 E AYER ST	MI UST	Lower	778, 0.147, NNE
36	CHUMS SERVICE	330 W AURORA	MI AST	Higher	789, 0.149, WSW
I37	MICHIGAN BELL TELEPH	100 W FREDERICK ST	RCRA-CESQG, FINDS, ECHO	Lower	830, 0.157, NW
I38	IRONWOOD CO (M29445)	100 W FREDERICK ST	MI UST	Lower	830, 0.157, NW
J39	REDS AUTO OF IRONWOO	200 E FREDERICK ST	MI UST	Lower	942, 0.178, North

MAPPED SITES SUMMARY

Target Property Address:
 MCLEOD AVE, LOWELL ST, AND AURORA ST
 IRONWOOD, MI 49938

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
J40	HARBOR IMPORTS	200 E FREDERICK ST	RCRA-CESQG	Lower	942, 0.178, North
K41	QUALITY COLLISION CE	315 W MCLEOD AVE	RCRA-CESQG, FINDS, ECHO	Higher	975, 0.185, SW
K42	QUALITY COLLISION CE	315 W MCLEOD AVE	MN MANIFEST	Higher	975, 0.185, SW
43	SASS TIRE & AUTO	300 E MCLEOD AVE	MI UST	Higher	979, 0.185, ENE
44	RAILROAD CORRIDOR #9	FORMER CHICAGO & NOR	MI INVENTORY, MI PART 201	Lower	1523, 0.288, NNE
45	NSP-IRONWOOD	101 ALFRED WRIGHT BL	MI LUST, MI UST, MI WDS	Lower	1738, 0.329, SSE
L46	IRONWOOD GAS WORKS	W. AYER AND S. HEMLO	EDR MGP	Lower	1825, 0.346, WSW
L47	IRONWOOD MGP SITE	NW CORNER OF HEMLOCK	SEMS, PRP	Lower	1825, 0.346, WSW
L48	IRONWOOD MGP	ON MONRTREAL RIVER,	MI INVENTORY	Lower	1957, 0.371, WSW
49	RANGE CAN DEPOSITORY	412 CEDAR ST	MI LUST, MI UST, MI INVENTORY	Lower	2208, 0.418, WSW
50	FORMER JOSEPHSON NUR	634 EAST AYER STREET	MI INVENTORY, MI BEA	Higher	2583, 0.489, NE
51	IRONWOOD LF CITY OF	LANDFILL RD	MI INVENTORY, MI PART 201	Higher	3399, 0.644, East
52	143 ROWE ST, HEATING	143 ROWE STREET	MI DEL PART 201	Higher	4129, 0.782, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

SEMS: A review of the SEMS list, as provided by EDR, and dated 04/11/2019 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>IRONWOOD MGP SITE</i> Site ID: 0510500 EPA Id: MIN000510500	<i>NW CORNER OF HEMLOCK</i>	<i>WSW 1/4 - 1/2 (0.346 mi.)</i>	<i>L47</i>	<i>18</i>

Federal RCRA generators list

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 03/25/2019 has revealed that there are 10 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GLOBE PUBLISHING</i> EPA ID:: MID985610286	<i>118 E MCLEOD AVE</i>	<i>E 0 - 1/8 (0.038 mi.)</i>	<i>B8</i>	<i>9</i>
<i>QUALITY COLLISION CE</i> EPA ID:: MIR000020545	<i>315 W MCLEOD AVE</i>	<i>SW 1/8 - 1/4 (0.185 mi.)</i>	<i>K41</i>	<i>17</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>IRONWOOD DYE WORKS</i> EPA ID:: MID985622109	<i>122 W AURORA ST</i>	<i>NW 0 - 1/8 (0.013 mi.)</i>	<i>A1</i>	<i>8</i>
<i>GENES SERVICE AND RA</i>	<i>200 W AURORA ST</i>	<i>WSW 0 - 1/8 (0.052 mi.)</i>	<i>C11</i>	<i>10</i>

EXECUTIVE SUMMARY

EPA ID:: MID017152968					
LAHTI INC	111 S LOWELL ST	NNW 0 - 1/8 (0.069 mi.)	D17	11	
EPA ID:: MID017153313					
GTC AUTO PARTS (CARQ)	114 W AYER ST	NW 0 - 1/8 (0.080 mi.)	D18	12	
EPA ID:: MIR000028217					
BACKSTREET CYCLE & M	101 E VAUGHN ST	SE 0 - 1/8 (0.082 mi.)	E21	12	
EPA ID:: MIR000046888					
DOWNTOWN AUTO PAINT	111 S LAWRENCE ST	WNW 0 - 1/8 (0.089 mi.)	F23	13	
EPA ID:: MID038759874					
MICHIGAN BELL TELEPH	100 W FREDERICK ST	NW 1/8 - 1/4 (0.157 mi.)	I37	16	
EPA ID:: MID982633141					
HARBOR IMPORTS	200 E FREDERICK ST	N 1/8 - 1/4 (0.178 mi.)	J40	17	
EPA ID:: MIK452579691					

State and tribal leaking storage tank lists

MI LUST: A review of the MI LUST list, as provided by EDR, and dated 05/03/2019 has revealed that there are 2 MI LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NSP-IRONWOOD Release Status: Closed Substance Release: Gasoline,Unknown Facility Id: 00016234	101 ALFRED WRIGHT BL	SSE 1/4 - 1/2 (0.329 mi.)	45	18
RANGE CAN DEPOSITORY Release Status: Open Substance Release: Gasoline Facility Id: 00038008	412 CEDAR ST	WSW 1/4 - 1/2 (0.418 mi.)	49	19

State and tribal registered storage tank lists

MI UST: A review of the MI UST list, as provided by EDR, has revealed that there are 10 MI UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STEVES STNADARD SERV Database: UST, Date of Government Version: 02/06/2019 Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00003652	141 E MCLEOD AVE	E 0 - 1/8 (0.057 mi.)	B13	10
PENROSE SERVICE Database: UST, Date of Government Version: 02/06/2019 Tank Status: Removed from Ground Facility Type: CLOSED	201 E MCLEOD AVE	ENE 0 - 1/8 (0.105 mi.)	G26	13

EXECUTIVE SUMMARY

Facility Id: 00007508				
FORSLUND BUILDING SU	215 E AURORA ST	NE 0 - 1/8 (0.110 mi.)	30	14
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Facility Type: CLOSED				
Facility Id: 00014033				
SASS TIRE & AUTO	300 E MCLEOD AVE	ENE 1/8 - 1/4 (0.185 mi.)	43	17
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Closed in Ground				
Facility Type: CLOSED				
Facility Id: 00007664				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GENES SERVICE & RADI	200 WAURORA ST	W 0 - 1/8 (0.064 mi.)	C15	11
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Facility Type: CLOSED				
Facility Id: 00018110				
SYLVESTER J. PAWLAK	400 S LOWELL ST	SE 0 - 1/8 (0.082 mi.)	E19	12
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Facility Type: CLOSED				
Facility Id: 00001830				
LAHTI-CHEV-CADILLAC	NO ADDRESS	NNW 0 - 1/8 (0.107 mi.)	D28	14
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Facility Type: CLOSED				
Facility Id: 00002903				
GOTTA MOTORS INC	237 E AYER ST	NNE 1/8 - 1/4 (0.147 mi.)	H35	15
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Facility Type: CLOSED				
Facility Id: 00013536				
IRONWOOD CO (M29445)	100 W FREDERICK ST	NW 1/8 - 1/4 (0.157 mi.)	I38	16
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Tank Status: Currently In Use				
Facility Type: ACTIVE				
Facility Id: 00011739				
REDS AUTO OF IRONWOO	200 E FREDERICK ST	N 1/8 - 1/4 (0.178 mi.)	J39	16
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Facility Type: CLOSED				
Facility Id: 00001504				

EXECUTIVE SUMMARY

MI AST: A review of the MI AST list, as provided by EDR, and dated 01/15/2019 has revealed that there is 1 MI AST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHUMS SERVICE Facility Id: 92027205 Removed/Closed Date: 01/01/1994 Tank Status: Removed from Premises	330 W AURORA	WSW 1/8 - 1/4 (0.149 mi.)	36	16

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

MI INVENTORY: A review of the MI INVENTORY list, as provided by EDR, and dated 04/23/2019 has revealed that there are 5 MI INVENTORY sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER JOSEPHSON NUR	634 EAST AYER STREET	NE 1/4 - 1/2 (0.489 mi.)	50	19
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWMAN PROFESSIONAL RAILROAD CORRIDOR #9 Facility ID: 27000031	200 EAST AYER STREET FORMER CHICAGO & NOR	N 0 - 1/8 (0.123 mi.) NNE 1/4 - 1/2 (0.288 mi.)	H32 44	15 18
IRONWOOD MGP Facility ID: 27000066	ON MONRTREAL RIVER,	WSW 1/4 - 1/2 (0.371 mi.)	L48	19
RANGE CAN DEPOSITORY Facility ID: 00038008	412 CEDAR ST	WSW 1/4 - 1/2 (0.418 mi.)	49	19

MI PART 201: A review of the MI PART 201 list, as provided by EDR, and dated 10/01/2013 has revealed that there are 2 MI PART 201 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
IRONWOOD LF CITY OF Facility Status: Inactive - no actions taken to address contamination Facility ID: 27000004	LANDFILL RD	E 1/2 - 1 (0.644 mi.)	51	19
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RAILROAD CORRIDOR #9 Facility Status: Evaluation conducted Facility ID: 27000031	FORMER CHICAGO & NOR	NNE 1/4 - 1/2 (0.288 mi.)	44	18

EXECUTIVE SUMMARY

MI DEL PART 201: A review of the MI DEL PART 201 list, as provided by EDR, and dated 08/01/2013 has revealed that there are 2 MI DEL PART 201 sites within approximately 1 mile of the target property. developed

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
114 E. ARORA ST, FUE Facility Id: 27000037	114 E. ARORA STREET	N 0 - 1/8 (0.026 mi.)	A4	8
143 ROWE ST, HEATING Facility Id: 27000053	143 ROWE STREET	ENE 1/2 - 1 (0.782 mi.)	52	20

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/25/2019 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
IRONWOOD CLEANERS EPA ID:: MID985581156	323 S LOWELL ST	ESE 0 - 1/8 (0.033 mi.)	B6	9
AUTOMOTIVE PARTS HEA EPA ID:: MID985617380	216 W AURORA ST	WSW 0 - 1/8 (0.059 mi.)	C14	11
IRONWOOD MTRS EPA ID:: MID017153743	235 E AYER ST	NNE 1/8 - 1/4 (0.146 mi.)	H33	15

MI BEA: A review of the MI BEA list, as provided by EDR, and dated 08/21/2013 has revealed that there are 2 MI BEA sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER JOSEPHSON NUR	634 EAST AYER STREET	NE 1/4 - 1/2 (0.489 mi.)	50	19
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWMAN PROFESSIONAL	200 EAST AYER STREET	N 0 - 1/8 (0.123 mi.)	H32	15

MI DRYCLEANERS: A review of the MI DRYCLEANERS list, as provided by EDR, and dated 01/15/2019 has revealed that there is 1 MI DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
IRONWOOD CLEANERS Establishment#: 2700002 Establishment#: 2700001	323 S LOWELL ST	ESE 0 - 1/8 (0.033 mi.)	B5	8

EXECUTIVE SUMMARY

MN MANIFEST: A review of the MN MANIFEST list, as provided by EDR, and dated 06/30/2016 has revealed that there are 8 MN MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLOBE PUBLISHING	118 E MCLEOD AVE	E 0 - 1/8 (0.038 mi.)	B9	10
QUALITY COLLISION CE	315 W MCLEOD AVE	SW 1/8 - 1/4 (0.185 mi.)	K42	17
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
IRONWOOD DYE WORKS	122 W AURORA ST	NW 0 - 1/8 (0.013 mi.)	A3	8
GENES SERVICE & RADI	200 W AURORA ST	WSW 0 - 1/8 (0.052 mi.)	C10	10
LAHTI CHEVROLET CADI	111 S LOWELL ST	NNW 0 - 1/8 (0.069 mi.)	D16	11
BACK STREET CYCLE &	101 E VAUGHN ST	SE 0 - 1/8 (0.082 mi.)	E22	13
DOWNTOWN AUTO PAINT	111 S LAWRENCE ST	WNW 0 - 1/8 (0.089 mi.)	F24	13
GOTTA MOTORS	235 E AYER ST	NNE 1/8 - 1/4 (0.146 mi.)	H34	15

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
IRONWOOD GAS WORKS	W. AYER AND S. HEMLO	WSW 1/4 - 1/2 (0.346 mi.)	L46	18

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 4 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TONY & PETES STANDAR	MC LEOD & S SUFFOLK	ENE 0 - 1/8 (0.101 mi.)	G25	13
BOYER LAWRENCE E	201 E MC LEOD AT SUF	ENE 0 - 1/8 (0.105 mi.)	G27	14
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GENES SERVICE & RADI	200 W AURORA STREET	WSW 0 - 1/8 (0.052 mi.)	C12	10
AUVINEN TOM SERVICE	400 S LOWELL ST	SE 0 - 1/8 (0.082 mi.)	E20	12

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 4 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SCHUTTE PETER	310 SO SUFFOLK ST	ENE 0 - 1/8 (0.108 mi.)	G29	14
SETTERLUND HJALMER A	211 E MC LEOD AVE	ENE 0 - 1/8 (0.113 mi.)	G31	14
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
IRONWOOD DYE WORKS	122 W AURORA ST	NW 0 - 1/8 (0.013 mi.)	A2	8

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
IRONWOOD CLEANERS &	323 S LOWELL ST	ESE 0 - 1/8 (0.033 mi.)	B7	9

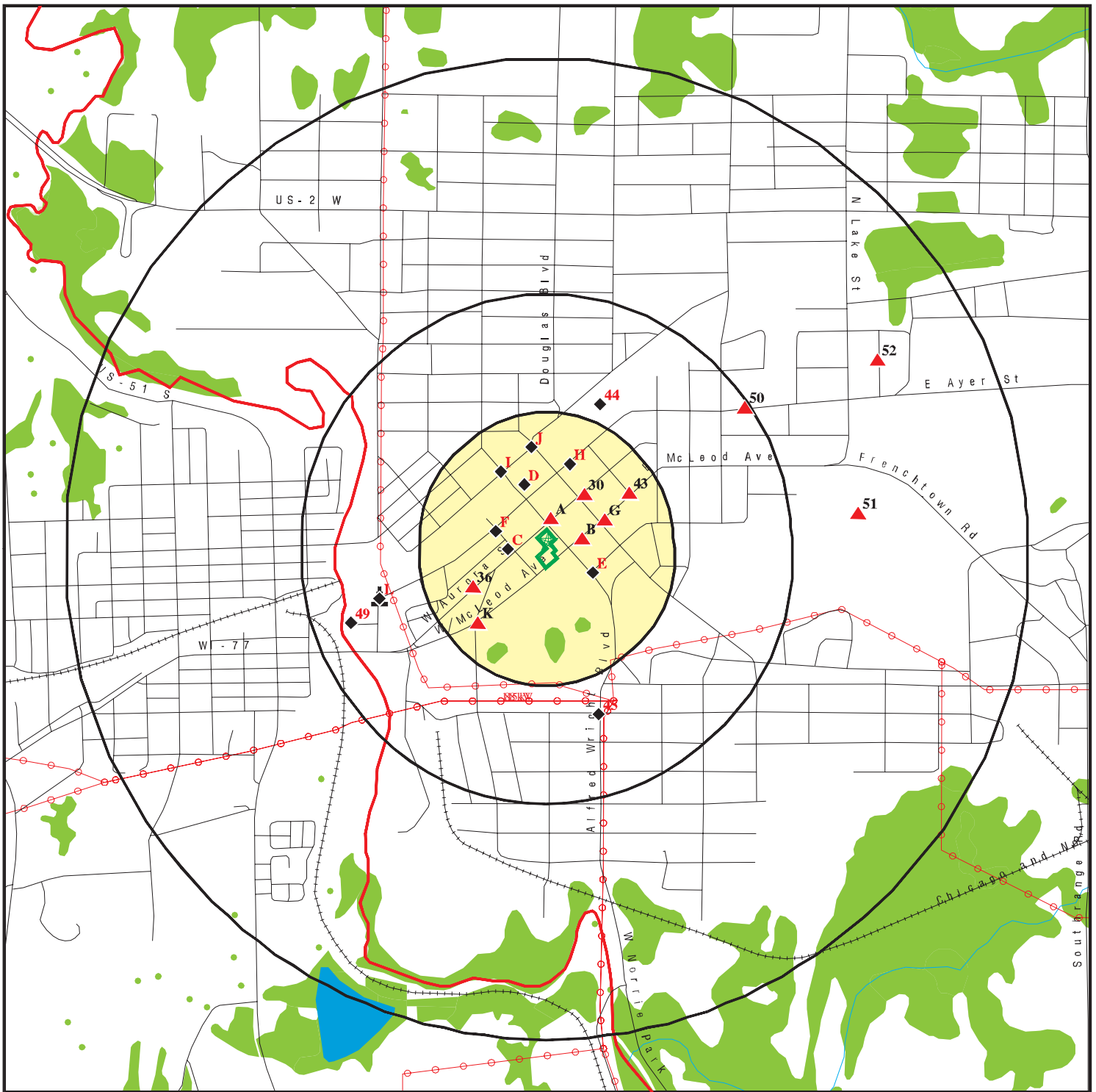
Count: 0 records.












ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
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NO SITES FOUND

OVERVIEW MAP - 5737107.2S



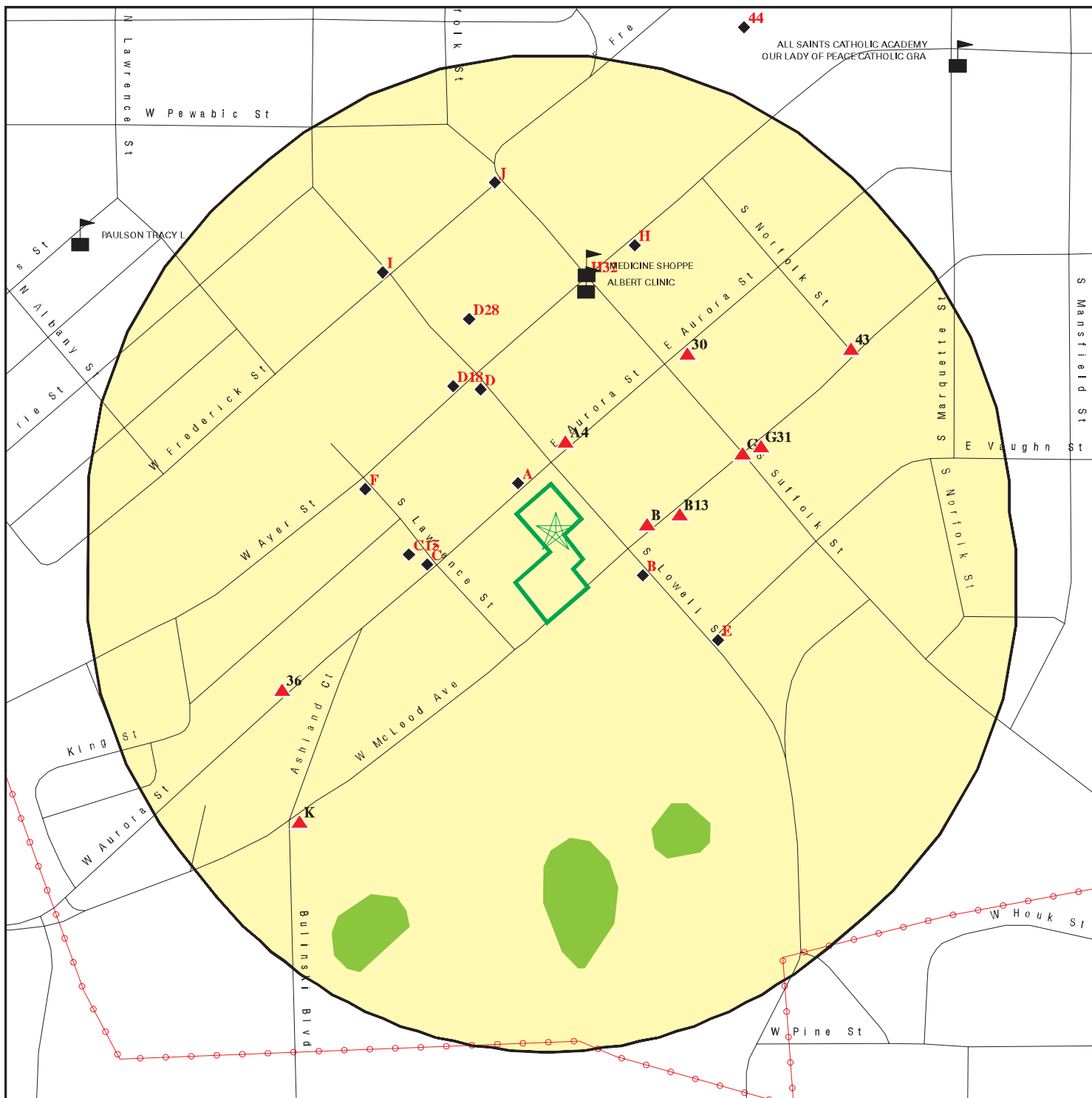
-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  County Boundary
-  Power transmission lines
-  National Wetland Inventory
-  State Wetlands







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





SITE NAME: Lahti Property
 ADDRESS: McLeod Ave, Lowell St, and Aurora St
 Ironwood MI 49938
 LAT/LONG: 46.453256 / 90.169744

CLIENT: Coleman Engineering Company
 CONTACT: Mike Gotham
 INQUIRY #: 5737107.2s
 DATE: August 01, 2019 12:30 pm

DETAIL MAP - 5737107.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  National Wetland Inventory
-  State Wetlands

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

SITE NAME: Lahti Property
 ADDRESS: McLeod Ave, Lowell St, and Aurora St
 Ironwood MI 49938
 LAT/LONG: 46.453256 / 90.169744

CLIENT: Coleman Engineering Company
 CONTACT: Mike Gotham
 INQUIRY #: 5737107.2s
 DATE: August 01, 2019 12:33 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	1	NR	NR	1
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		7	3	NR	NR	NR	10
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
MI SHWS	1.000		0	0	0	0	NR	0
WI SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
MI SWF/LF	0.500		0	0	0	NR	NR	0
WI SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
MI LUST	0.500		0	0	2	NR	NR	2
WI LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
MI UST	0.250		6	4	NR	NR	NR	10
WI UST	0.250		0	0	NR	NR	NR	0
MI AST	0.250		0	1	NR	NR	NR	1
WI AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
MI AUL	0.500		0	0	0	NR	NR	0
WI AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
MI BROWNFIELDS	0.500		0	0	0	NR	NR	0
WI BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
MI SWRCY	0.500		0	0	0	NR	NR	0
MI HIST LF	0.500		0	0	0	NR	NR	0
WI SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
MI INVENTORY	0.500		1	0	4	NR	NR	5
MI PART 201	1.000		0	0	1	1	NR	2
MI CDL	0.001		0	NR	NR	NR	NR	0
WI CDL	0.001		0	NR	NR	NR	NR	0
MI DEL PART 201	1.000		1	0	0	1	NR	2
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
MI LIENS	0.001		0	NR	NR	NR	NR	0
WI LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
MI SPILLS	0.001		0	NR	NR	NR	NR	0
WI SPILLS	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		2	1	NR	NR	NR	3
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
MI AIRS	0.001		0	NR	NR	NR	NR	0
WI AIRS	0.001		0	NR	NR	NR	NR	0
MI ASBESTOS	0.001		0	NR	NR	NR	NR	0
WI ASBESTOS	0.001		0	NR	NR	NR	NR	0
MI BEA	0.500		1	0	1	NR	NR	2
MI COAL ASH	0.500		0	0	0	NR	NR	0

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 NW < 1/8 0.013 mi. 67 ft.	IRONWOOD DYE WORKS 122 W AURORA ST IRONWOOD, MI 49938 Click here for full text details	RCRA-CESQG FINDS ECHO	1004723505 MID985622109
Relative: Lower	RCRA-CESQG EPA Id: MID985622109 FINDS Registry ID: 110003662867 ECHO Registry ID: 110003662867		
A2 NW < 1/8 0.013 mi. 67 ft.	IRONWOOD DYE WORKS 122 W AURORA ST IRONWOOD, MI 49938 Click here for full text details	EDR Hist Cleaner	1020010012 N/A
Relative: Lower			
A3 NW < 1/8 0.013 mi. 67 ft.	IRONWOOD DYE WORKS 122 W AURORA ST IRONWOOD, MI 49938 Click here for full text details	MN MANIFEST	S110203706 N/A
Relative: Lower			
A4 North < 1/8 0.026 mi. 139 ft.	114 E. ARORA ST, FUEL OIL SPILL 114 E. ARORA STREET IRONWOOD, MI 49938 Click here for full text details	MI DEL PART 201	S108633117 N/A
Relative: Higher	MI DEL PART 201 Facility Id: 27000037		
B5 ESE < 1/8 0.033 mi. 172 ft.	IRONWOOD CLEANERS 323 S LOWELL ST IRONWOOD, MI 49938 Click here for full text details	MI DRYCLEANERS MI WDS	S111938478 N/A
Relative: Lower	MI DRYCLEANERS Establishment#: 2700002 Establishment#: 2700001		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

IRONWOOD CLEANERS (Continued)

S111938478

MI WDS

WMD Id: 402973
Site Id: MID985581156

B6
ESE
< 1/8
0.033 mi.
172 ft.

IRONWOOD CLEANERS
323 S LOWELL ST
IRONWOOD, MI 49938

RCRA NonGen / NLR
FINDS
ECHO

1000323494
MID985581156

[Click here for full text details](#)

Relative:
Lower

RCRA NonGen / NLR
EPA Id: MID985581156

FINDS

Registry ID:: 110003641364

ECHO

Registry ID: 110003641364

B7
ESE
< 1/8
0.033 mi.
172 ft.

IRONWOOD CLEANERS & LAUNDROMAT
323 S LOWELL ST
IRONWOOD, MI 49938

EDR Hist Cleaner

1018738020
N/A

[Click here for full text details](#)

Relative:
Lower

B8
East
< 1/8
0.038 mi.
202 ft.

GLOBE PUBLISHING
118 E MCLEOD AVE
IRONWOOD, MI 49938

RCRA-CESQG
FINDS
ECHO

1004723354
MID985610286

[Click here for full text details](#)

Relative:
Higher

RCRA-CESQG
EPA Id: MID985610286

FINDS

Registry ID:: 110003655553

ECHO

Registry ID: 110003655553

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B9 East < 1/8 0.038 mi. 202 ft.	GLOBE PUBLISHING 118 E MCLEOD AVE IRONWOOD, MI 49938	MN MANIFEST	S119127059 N/A
Relative: Higher	Click here for full text details		
C10 WSW < 1/8 0.052 mi. 277 ft.	GENES SERVICE & RADIATOR SHOP 200 W AURORA ST IRONWOOD, MI 49938	MN MANIFEST	S119126796 N/A
Relative: Lower	Click here for full text details		
C11 WSW < 1/8 0.052 mi. 277 ft.	GENES SERVICE AND RADIATOR INC 200 W AURORA ST IRONWOOD, MI 49938	RCRA-CESQG FINDS ECHO	1000221604 MID017152968
Relative: Lower	Click here for full text details		
	RCRA-CESQG EPA Id: MID017152968		
	FINDS Registry ID: 110003588608		
	ECHO Registry ID: 110003588608		
C12 WSW < 1/8 0.052 mi. 277 ft.	GENES SERVICE & RADIATOR INC 200 W AURORA STREET IRONWOOD, MI 49938	EDR Hist Auto	1021048327 N/A
Relative: Lower	Click here for full text details		
B13 East < 1/8 0.057 mi. 302 ft.	STEVES STNADARD SERVICE 141 E MCLEOD AVE IRONWOOD, MI 49938	MI UST	U003320080 N/A
Relative: Higher	Click here for full text details		
	MI UST Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00003652		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
C14 WSW < 1/8 0.059 mi. 309 ft.	AUTOMOTIVE PARTS HEADQUARTERS 216 W AURORA ST IRONWOOD, MI 49938	RCRA NonGen / NLR FINDS ECHO	1000529300 MID985617380
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id: MID985617380 FINDS Registry ID: 110003660100 ECHO Registry ID: 110003660100		
C15 West < 1/8 0.064 mi. 338 ft.	GENES SERVICE & RADIATOR INC 200 WAURORA ST IRONWOOD, MI 49938	MI UST	U003324016 N/A
Relative: Lower	Click here for full text details MI UST Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00018110		
D16 NNW < 1/8 0.069 mi. 362 ft.	LAHTI CHEVROLET CADILLAC 111 S LOWELL ST IRONWOOD, MI 49938	MN MANIFEST	S119126798 N/A
Relative: Lower	Click here for full text details		
D17 NNW < 1/8 0.069 mi. 362 ft.	LAHTI INC 111 S LOWELL ST IRONWOOD, MI 49938	RCRA-CESQG	1000411246 MID017153313
Relative: Lower	Click here for full text details RCRA-CESQG EPA Id: MID017153313		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D18 NW < 1/8 0.080 mi. 423 ft.	GTC AUTO PARTS (CARQUEST) OF IRONWOOD 114 W AYER ST IRONWOOD, MI 49938 Click here for full text details	RCRA-CESQG FINDS ECHO	1004725106 MIR000028217
Relative: Lower	RCRA-CESQG EPA Id: MIR000028217 FINDS Registry ID: 110003703635 ECHO Registry ID: 110003703635		
E19 SE < 1/8 0.082 mi. 431 ft.	SYLVESTER J. PAWLAK 400 S LOWELL ST IRONWOOD, MI 49938 Click here for full text details	MI UST	U003319614 N/A
Relative: Lower	MI UST Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00001830		
E20 SE < 1/8 0.082 mi. 431 ft.	AUVINEN TOM SERVICE CENTER 400 S LOWELL ST IRONWOOD, MI 49938 Click here for full text details	EDR Hist Auto	1020465308 N/A
Relative: Lower			
E21 SE < 1/8 0.082 mi. 434 ft.	BACKSTREET CYCLE & MACHINE 101 E VAUGHN ST IRONWOOD, MI 49938 Click here for full text details	RCRA-CESQG FINDS ECHO	1004725551 MIR000046888
Relative: Lower	RCRA-CESQG EPA Id: MIR000046888 FINDS Registry ID: 110003714945 ECHO Registry ID: 110003714945		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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E22 SE < 1/8 0.082 mi. 434 ft.	BACK STREET CYCLE & MACHINE 101 E VAUGHN ST IRONWOOD, MI 49938	MN MANIFEST	S119127222 N/A
Click here for full text details			
Relative: Lower			

F23 WNW < 1/8 0.089 mi. 471 ft.	DOWNTOWN AUTO PAINT & COLLISION 111 S LAWRENCE ST IRONWOOD, MI 49938	RCRA-CESQG FINDS ECHO	1004722645 MIDD038759874
Click here for full text details			
Relative: Lower			
RCRA-CESQG EPA Id: MIDD038759874			

FINDS
Registry ID:: 110003592586

ECHO
Registry ID: 110003592586

F24 WNW < 1/8 0.089 mi. 471 ft.	DOWNTOWN AUTO PAINT & COLLISION 111 S LAWRENCE ST IRONWOOD, MI 49938	MN MANIFEST	S119126814 N/A
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Relative:
Lower

[Click here for full text details](#)

G25 ENE < 1/8 0.101 mi. 535 ft.	TONY & PETES STANDARD SERVICE MC LEOD & S SUFFOLK IRONWOOD, MI 49938	EDR Hist Auto	1021019175 N/A
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Relative:
Higher

[Click here for full text details](#)

G26 ENE < 1/8 0.105 mi. 554 ft.	PENROSE SERVICE 201 E MCLEOD AVE IRONWOOD, MI 49938	MI UST	U003321110 N/A
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Relative:
Higher

MI UST
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00007508

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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G27 ENE < 1/8 0.105 mi. 554 ft.	BOYER LAWRENCE E 201 E MC LEOD AT SUFFOLK IRONWOOD, MI 49938	EDR Hist Auto	1020184143 N/A
Click here for full text details			
Relative: Higher			

D28 NNW < 1/8 0.107 mi. 565 ft.	LAHTI-CHEV-CADILLAC INC NO ADDRESS IRONWOOD, MI 49938	MI UST	U003319890 N/A
Click here for full text details			
Relative: Lower			
MI UST Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00002903			

G29 ENE < 1/8 0.108 mi. 569 ft.	SCHUTTE PETER 310 SO SUFFOLK ST IRONWOOD, MI 49938	EDR Hist Cleaner	1020082271 N/A
Click here for full text details			
Relative: Higher			

30 NE < 1/8 0.110 mi. 580 ft.	FORSLUND BUILDING SUPPLY 215 E AURORA ST IRONWOOD, MI 49938	MI UST	U003322946 N/A
Click here for full text details			
Relative: Higher			
MI UST Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00014033			

G31 ENE < 1/8 0.113 mi. 596 ft.	SETTERLUND HJALMER A 211 E MC LEOD AVE IRONWOOD, MI 49938	EDR Hist Cleaner	1020084295 N/A
Click here for full text details			
Relative: Higher			

MAP FINDINGS

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

H32	NEWMAN PROFESSIONAL BUILDING - PARCEL B	MI INVENTORY	S105541682
North	200 EAST AYER STREET	MI BEA	N/A
< 1/8	TEMPTOWNSHIP, MI 49338		
0.123 mi.			
648 ft.			
Relative:	Click here for full text details		
Lower			

H33	IRONWOOD MTRS	RCRA NonGen / NLR	1000395223
NNE	235 E AYER ST	FINDS	MIDD017153743
1/8-1/4	IRONWOOD, MI 49938	ECHO	
0.146 mi.			
770 ft.			
Relative:	Click here for full text details		
Lower			
	RCRA NonGen / NLR		
	EPA Id: MIDD017153743		

FINDS
Registry ID: 110003588635

ECHO
Registry ID: 110003588635

H34	GOTTA MOTORS	MN MANIFEST	S119126799
NNE	235 E AYER ST		N/A
1/8-1/4	IRONWOOD, MI 49938		
0.146 mi.			
770 ft.			

Relative:
Lower

[Click here for full text details](#)

H35	GOTTA MOTORS INC	MI UST	U003322821
NNE	237 E AYER ST		
1/8-1/4	IRONWOOD, MI 49938		
0.147 mi.			
778 ft.			

Relative:
Lower

[Click here for full text details](#)

MI UST
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00013536

MAP FINDINGS

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

36	CHUMS SERVICE		
WSW	330 W AURORA		MI AST
1/8-1/4	IRONWOOD, MI 49938		A100206692
0.149 mi.			N/A
789 ft.			

Relative: [Click here for full text details](#)

Higher

MI AST
 Facility Id: 92027205
 Removed/Closed Date: 01/01/1994
 Tank Status: Removed from Premises

137	MICHIGAN BELL TELEPHONE COMPANY		
NW	100 W FREDERICK ST		RCRA-CESQG
1/8-1/4	IRONWOOD, MI 49938		FINDS
0.157 mi.			MID982633141
830 ft.			ECHO

Relative: [Click here for full text details](#)

Lower

RCRA-CESQG
 EPA Id: MID982633141

FINDS
 Registry ID:: 110003632490

ECHO
 Registry ID: 110003632490

138	IRONWOOD CO (M29445)		
NW	100 W FREDERICK ST		MI UST
1/8-1/4	IRONWOOD, MI 49938		U003322296
0.157 mi.			N/A
830 ft.			

Relative:

Lower

MI UST
 Tank Status: Removed from Ground
 Tank Status: Currently In Use
 Facility Type: ACTIVE
 Facility Id: 00011739

J39	REDS AUTO OF IRONWOOD INC		
North	200 E FREDERICK ST		MI UST
1/8-1/4	IRONWOOD, MI 49938		N/A
0.178 mi.			
942 ft.			

Relative: [Click here for full text details](#)

Lower

MI UST
 Tank Status: Removed from Ground
 Facility Type: CLOSED
 Facility Id: 00001504

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J40 North 1/8-1/4 0.178 mi. 942 ft.	HARBOR IMPORTS 200 E FREDERICK ST IRONWOOD, MI 49938	RCRA-CESQG	1007880160 MIK452579691
Relative: Lower	Click here for full text details RCRA-CESQG EPA Id: MIK452579691		
K41 SW 1/8-1/4 0.185 mi. 975 ft.	QUALITY COLLISION CENTER 315 W MCLEOD AVE IRONWOOD, MI 49938	RCRA-CESQG FINDS ECHO	1004724952 MIR000020545
Relative: Higher	Click here for full text details RCRA-CESQG EPA Id: MIR000020545 FINDS Registry ID: 110003699105 ECHO Registry ID: 110003699105		
K42 SW 1/8-1/4 0.185 mi. 975 ft.	QUALITY COLLISION CENTER 315 W MCLEOD AVE IRONWOOD, MI 49938	MN MANIFEST	S119127201 N/A
Relative: Higher	Click here for full text details		
43 ENE 1/8-1/4 0.185 mi. 979 ft.	SASS TIRE & AUTO 300 E MCLEOD AVE IRONWOOD, MI 49938	MI UST	U003321149 N/A
Relative: Higher	Click here for full text details MI UST Tank Status: Closed in Ground Facility Type: CLOSED Facility Id: 00007664		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
44 NNE 1/4-1/2 0.288 mi. 1523 ft.	RAILROAD CORRIDOR #94-19 SA, IRONWOOD FORMER CHICAGO & NORTHWESTERN RAILROAD BETWEEN LOWELL & CURR IRONWOOD, MI Click here for full text details	MI INVENTORY MI PART 201	S110300602 N/A
Relative: Lower	MI INVENTORY Facility ID: 27000031 MI PART 201 Facility Status: Evaluation conducted Facility ID: 27000031		
45 SSE 1/4-1/2 0.329 mi. 1738 ft.	NSP-IRONWOOD 101 ALFRED WRIGHT BLVD IRONWOOD, MI 49938 Click here for full text details	MI LUST MI UST MI WDS	U000253628 N/A
Relative: Lower	MI LUST Release Status: Closed Facility Id: 00016234 Substance Release: Gasoline,Unknown MI UST Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00016234 MI WDS WMD Id: 411319 Site Id: MIR000021436		
L46 WSW 1/4-1/2 0.346 mi. 1825 ft.	IRONWOOD GAS WORKS W. AYER AND S. HEMLOCK IRONWOOD, MI 49938 Click here for full text details	EDR MGP	1008408121 N/A
Relative: Lower			
L47 WSW 1/4-1/2 0.346 mi. 1825 ft.	IRONWOOD MGP SITE NW CORNER OF HEMLOCK ST & AYER ST IRONWOOD, MI 49938 Click here for full text details	SEMS PRP	1014202191 MIN000510500
Relative: Lower	SEMS Site ID: 0510500 EPA Id: MIN000510500		

MAP FINDINGS

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

L48 WSW 1/4-1/2 0.371 mi. 1957 ft.	IRONWOOD MGP ON MONRTREAL RIVER, AT WEST AYER STREET AND HEMLOCK STREET IRONWOOD, MI 49938 Click here for full text details	MI INVENTORY	S120851893 N/A
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Relative:
Lower
MI INVENTORY
Facility ID: 27000066

49 WSW 1/4-1/2 0.418 mi. 2208 ft.	RANGE CAN DEPOSITORY 412 CEDAR ST IRONWOOD, MI 49938 Click here for full text details	MI LUST MI UST MI INVENTORY	U002301249 N/A
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Relative:
Lower
MI LUST
Release Status: Open
Facility Id: 00038008
Substance Release: Gasoline

MI UST
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00038008

MI INVENTORY
Facility ID: 00038008

50 NE 1/4-1/2 0.489 mi. 2583 ft.	FORMER JOSEPHSON NURSING HOME 634 EAST AYER STREET IRONWOOD CITY, MI 49938 Click here for full text details	MI INVENTORY MI BEA	S105966373 N/A
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Relative:
Higher

51 East 1/2-1 0.644 mi. 3399 ft.	IRONWOOD LF CITY OF LANDFILL RD IRONWOOD, MI 49938 Click here for full text details	MI INVENTORY MI PART 201	S103594916 N/A
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Relative:
Higher
MI INVENTORY
Facility ID: 27000004

MI PART 201
Facility Status: Inactive - no actions taken to address contamination
Facility ID: 27000004

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

52
ENE
1/2-1
0.782 mi.
4129 ft.

143 ROWE ST, HEATING OIL RELEASE
143 ROWE STREET
IRONWOOD, MI 49938

MI DEL PART 201

S105965847
N/A

Relative:
Higher

[Click here for full text details](#)

MI DEL PART 201
Facility Id: 27000053

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
MI	AIRS	Permit and Emissions Inventory Data	Department of Environment, Great Lakes, and E	04/03/2019	04/05/2019	06/04/2019
MI	ASBESTOS	Asbestos Notification Listing	Department of Licensing & Regulatory Affairs	04/30/2019	05/07/2019	06/04/2019
MI	AST	Aboveground Tanks	Department of Licensing & Regulatory Affairs	01/15/2019	01/24/2019	03/25/2019
MI	AUL	Engineering and Institutional Controls	Department of Environment, Great Lakes, and E	03/19/2019	03/20/2019	05/07/2019
MI	BEA	Baseline Environmental Assessment Database	Department of Environment, Great Lakes, and E	08/21/2013	08/23/2013	09/12/2013
MI	BROWNFIELDS	Brownfields and USTfield Site Database	Department of Environment, Great Lakes, and E	01/15/2016	02/02/2016	04/04/2016
MI	BROWNFIELDS 2	Brownfields Building and Land Site Locations	Economic Development Corporation	04/23/2019	04/24/2019	06/04/2019
MI	CDL	Clandestine Drug Lab Listing	Department of Community Health	11/14/2018	02/04/2019	03/21/2019
MI	COAL ASH	Coal Ash Disposal Sites	Department of Environment, Great Lakes, and E	10/20/2016	02/02/2017	04/20/2017
MI	DEL PART 201	Delisted List of Contaminated Sites	Department of Environment, Great Lakes, and E	08/01/2013	08/01/2013	09/11/2013
MI	DRYCLEANERS	Drycleaning Establishments	Department of Environment, Great Lakes, and E	01/15/2019	01/17/2019	04/01/2019
MI	FINANCIAL ASSURANCE 3	Financial Assurance Information Listing	Department of Licensing & Regulatory Affairs	04/08/2019	04/24/2019	06/14/2019
MI	Financial Assurance 1	Financial Assurance Information Listing	Department of Environment, Great Lakes, and E	04/10/2019	04/11/2019	05/07/2019
MI	Financial Assurance 2	Financial Assurance Information Listing	Department of Environment, Great Lakes, and E	02/19/2019	02/22/2019	03/22/2019
MI	HIST LF	Inactive Solid Waste Facilities	Department of Environment, Great Lakes, and E	03/01/1997	02/28/2003	03/06/2003
MI	INVENTORY	Inventory of Facilities	Department of Environment, Great Lakes, and E	04/23/2019	04/24/2019	06/05/2019
MI	LEAD CERT	Lead Safe Housing Registry	Department of Community Health	09/15/2015	09/16/2015	09/30/2015
MI	LIENS	Lien List	Department of Environment, Great Lakes, and E	11/02/2018	01/17/2019	03/21/2019
MI	LUST	Leaking Underground Storage Tank Sites	Department of Environment, Great Lakes, and E	05/03/2019	05/14/2019	06/05/2019
MI	NPDES	List of Active NPDES Permits	Department of Environment, Great Lakes, and E	03/27/2019	04/03/2019	05/07/2019
MI	PART 201	Part 201 Site List	Department of Environment, Great Lakes, and E	10/01/2013	10/03/2014	10/03/2014
MI	PEAS	Pollution Emergency Alerting System	Department of Environment, Great Lakes, and E	12/31/2018	01/25/2019	03/21/2019
MI	PFAS	PFAS Contaminated Sites Listing	Department of Environment, Great Lakes & Ener	04/04/2019	05/15/2019	07/12/2019
MI	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Environment, Great Lakes, and E	07/01/2013	07/01/2013	12/24/2013
MI	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environment, Great Lakes, and E	07/01/2013	07/01/2013	12/24/2013
MI	RGAPART 201	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environment, Great Lakes, and E	07/01/2013	07/01/2013	12/24/2013
MI	SHWS	This state does not maintain a SHWS list. See the Federal CE	Department of Environment, Great Lakes, and E		10/31/2013	11/20/2013
MI	SWF/LF	Solid Waste Facilities Database	Department of Environment, Great Lakes, and E	03/26/2019	03/27/2019	05/07/2019
MI	SWRCY	Recycling Facilities	Department of Environment, Great Lakes, and E	03/20/2019	03/21/2019	05/14/2019
MI	UIC	Underground Injection Wells Database	Department of Environment, Great Lakes, and E	01/29/2019	01/30/2019	04/01/2019
MI	UST	Underground Storage Tank Facility List	Department of Licensing & Regulatory Affairs	02/06/2019	02/13/2019	03/25/2019
MI	UST 2	Underground Storage Tank Listing	Department of Licensing & Regulatory Affairs	04/23/2018	04/25/2018	06/27/2018
MI	WDS	Waste Data System	Department of Environment, Great Lakes, and E	05/17/2019	05/17/2019	06/05/2019
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	03/27/2019	03/28/2019	05/01/2019
WI	AIRS	Air Permit Program Listing	Department of Natural Resources	04/22/2019	04/23/2019	06/25/2019
WI	ASBESTOS	Asbestos Notification Listing	Department of Natural Resources	05/31/2019	05/31/2019	06/13/2019
WI	AST	Tanks Database	Department of Agriculture, Trade & Consumer P	06/11/2019	06/12/2019	06/13/2019
WI	AUL	Deed Restriction at Closeout Sites	Department of Natural Resources	05/03/2019	06/14/2019	06/17/2019
WI	BROWNFIELDS	Brownfields Site Locations Listing	Department of Natural Resources	05/03/2019	06/14/2019	06/17/2019
US	BRS	Biennial Reporting System	EPANTIS	12/31/2015	02/22/2017	09/28/2017
WI	CDL	Clandestine Drug Lab Listing	Department of Justice	12/31/2016	03/19/2019	06/17/2019
WI	COAL ASH	Coal Ash Disposal Site Listing	Deaprtment of Natural Resources	06/20/2018	06/26/2018	08/16/2018
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2019	04/23/2019	05/23/2019
US	CORRACTS	Corrective Action Report	EPA	03/25/2019	03/27/2019	04/17/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	12/03/2018	01/29/2019	03/21/2019
WI	DRYCLEANERS	Five Star Recognition Program Sites	Department of Natural Resources	06/11/2019	06/13/2019	06/13/2019
US	Delisted NPL	National Priority List Deletions	EPA	04/11/2019	04/18/2019	05/14/2019
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	04/07/2019	04/09/2019	05/23/2019
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	03/25/2019	03/26/2019	05/01/2019
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	04/03/2019	04/05/2019	05/14/2019
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017
US	FINDS	Facility Index System/Facility Registry System	EPA	02/15/2019	03/05/2019	03/15/2019
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	03/07/2019	04/03/2019	05/23/2019
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/19/2019	02/21/2019	04/01/2019
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
WI	Financial Assurance 1	Financial Assurance Information Listing	Department of Natural Resources	06/03/2019	06/04/2019	06/17/2019
WI	Financial Assurance 2	Financial Assurance Information Listing	Department of Agriculture, Trade & Consumer P	03/21/2019	04/02/2019	06/17/2019
WI	Financial Assurance 3	Financial Assurance Information Listing	Department of Natural Resources	06/03/2019	06/04/2019	06/17/2019
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/25/2019	03/26/2019	05/14/2019
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/13/2018	03/07/2019	05/01/2019
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/17/2018	03/07/2019	05/01/2019
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	09/24/2018	03/12/2019	05/01/2019
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/12/2018	03/07/2019	05/01/2019
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	11/01/2018	03/07/2019	05/01/2019
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	02/19/2019	03/07/2019	05/01/2019
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/16/2018	03/07/2019	05/01/2019
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/10/2018	03/08/2019	05/01/2019
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/03/2018	03/07/2019	05/01/2019
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/17/2018	03/07/2019	05/01/2019
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	09/24/2018	03/12/2019	05/01/2019
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/12/2018	03/07/2019	05/01/2019
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	11/01/2018	03/07/2019	05/01/2019
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	11/07/2018	03/07/2019	05/01/2019
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/16/2018	03/07/2019	05/01/2019
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/10/2018	03/08/2019	05/01/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
WI	LEAD	Lead Inspection Data	Department of Health & Family Services	10/02/2018	10/18/2018	11/27/2018
WI	LEAD CERT	Lead Safe Housing Registry	Department of Environmental & Occupation	02/25/2019	02/26/2019	06/13/2019
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	04/11/2019	04/18/2019	05/14/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
WI	LIENS	Environmental Liens Listing	Department of Natural Resources	04/15/2019	04/18/2019	06/24/2019
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	04/11/2019	04/18/2019	05/23/2019
US	LUCIS	Land Use Control Information System	Department of the Navy	02/22/2019	03/07/2019	04/17/2019
WI	LUST	Leaking Underground Storage Tank Database	Department of Natural Resources	05/03/2019	06/14/2019	06/17/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
WI	NPDES	NPDES Permit Listing	Department of Natural Resources	05/21/2019	05/23/2019	06/18/2019
US	NPL	National Priority List	EPA	04/11/2019	04/18/2019	05/14/2019
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	03/20/2019	04/10/2019	05/14/2019
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
WI	PFAS	PFAS Contamination Site Location Listing	Department of Natural Resources	04/02/2019	04/04/2019	05/08/2019
US	PRP	Potentially Responsible Parties	EPA	04/11/2019	04/18/2019	05/23/2019
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/11/2019	04/18/2019	05/14/2019
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	04/02/2019	04/02/2019	05/14/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
WI	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Natural Resources		07/01/2013	01/13/2014
WI	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Natural Resources		07/01/2013	12/27/2013
US	RMP	Risk Management Plans	Environmental Protection Agency	04/25/2019	05/02/2019	05/23/2019
US	ROD	Records Of Decision	EPA	04/11/2019	04/18/2019	05/23/2019
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	04/11/2019	04/18/2019	05/23/2019
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	04/11/2019	04/18/2019	05/23/2019
WI	SHWS	Hazard Ranking List	Department of Natural Resources	11/30/1994	02/10/1995	03/01/1995
WI	SPILLS	Spills Database	Department of Natural Resources	05/03/2019	06/14/2019	06/17/2019
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
WI	SWF/LF	List of Licensed Landfills	Department of Natural Resources	12/31/2018	01/03/2019	02/25/2019
WI	SWRCY	Recycling Center Listing	Solid & Hazardous Waste Education center	03/26/2019	03/28/2019	06/18/2019
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2016	01/10/2018	01/12/2018
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/17/2018	12/18/2018	01/11/2019
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/24/2019	02/26/2019	04/17/2019
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	03/25/2019	03/26/2019	05/07/2019
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/24/2019	02/26/2019	04/17/2019
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/27/2018	02/27/2019	04/01/2019
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
WI	UST	Registered Underground Storage Tanks	Department of Agriculture, Trade & Consumer P	06/11/2019	06/12/2019	06/13/2019
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2017	01/17/2019	04/01/2019
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2017	06/15/2018	07/09/2018
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/11/2019	02/12/2019	03/04/2019
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	05/01/2019	06/21/2019
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2017	10/23/2018	11/27/2018
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2017	02/23/2018	04/09/2018
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2017	06/15/2018	07/09/2018
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
MI	Daycare Centers	Sensitive Receptor: Day Care Centers, Group & Family Homes	Bureau of REGULATORY Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
MI	State Wetlands	Wetlands Inventory	Department of Natural Resources			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		PennWell Corporation			
US	Electric Power Transmission Line Data		PennWell Corporation			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LAHTI PROPERTY
MCLEOD AVE, LOWELL ST, AND AURORA ST
IRONWOOD, MI 49938

TARGET PROPERTY COORDINATES

Latitude (North):	46.453256 - 46° 27' 11.72"
Longitude (West):	90.169744 - 90° 10' 11.08"
Universal Tranverse Mercator:	Zone 15
UTM X (Meters):	717359.2
UTM Y (Meters):	5148084.0
Elevation:	1511 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	6070115 IRONWOOD, MI
Version Date:	2014

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

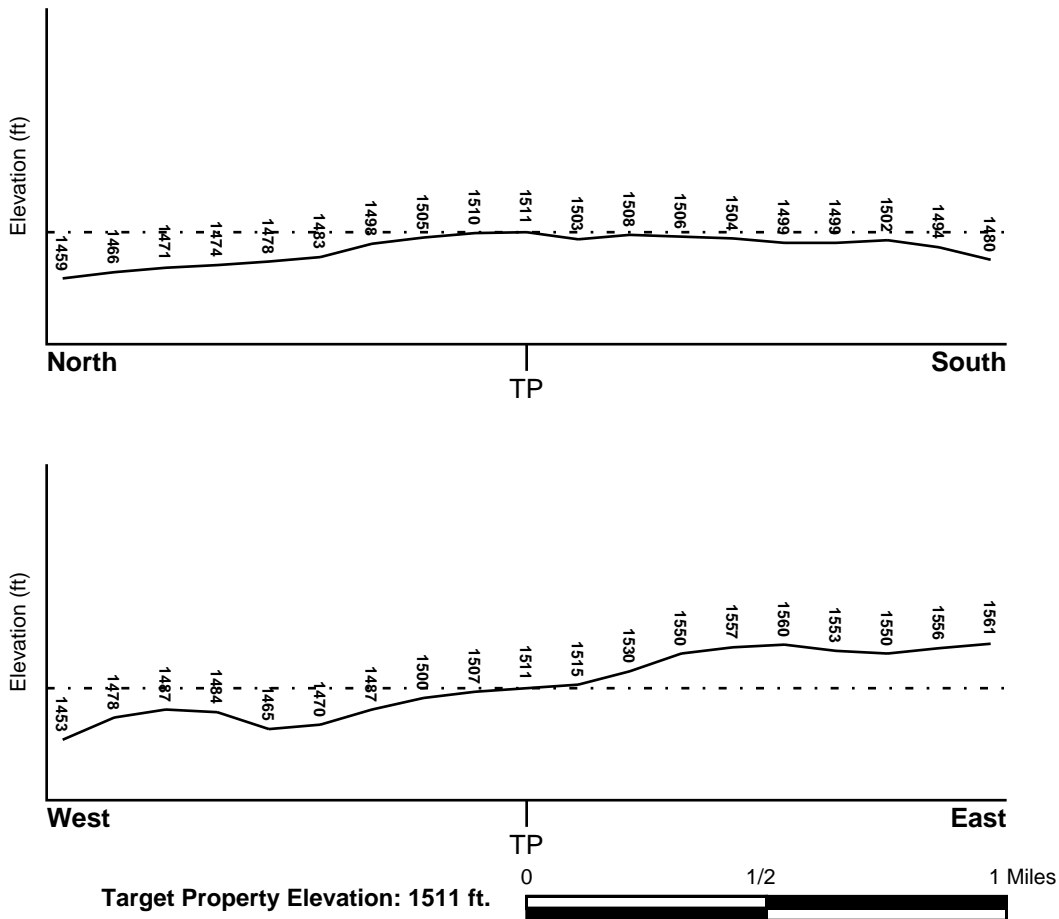
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General West

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

Flood Plain Panel at Target Property FEMA Source Type

Not Reported

Additional Panels in search area: FEMA Source Type

Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
IRONWOOD

NWI Electronic Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

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

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Precambrian
System: Precambrian
Series: W granitic rocks
Code: Wg (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

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

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Component Name: ROCK OUTCROP
Soil Surface Texture: unweathered bedrock
Hydrologic Group: Not reported
Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Bedrock Max: > 4 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	60 inches	unweathered bedrock	Not reported	Not reported	Max: 0.06 Min: 0.01	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: cobbly - sandy loam
sandy loam
fine sandy loam
muck

Surficial Soil Types: cobbly - sandy loam
sandy loam
fine sandy loam
muck

Shallow Soil Types: cobbly - sandy loam
silt loam
cobbly - loam

Deeper Soil Types: cobbly - sandy loam
sandy loam

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

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

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

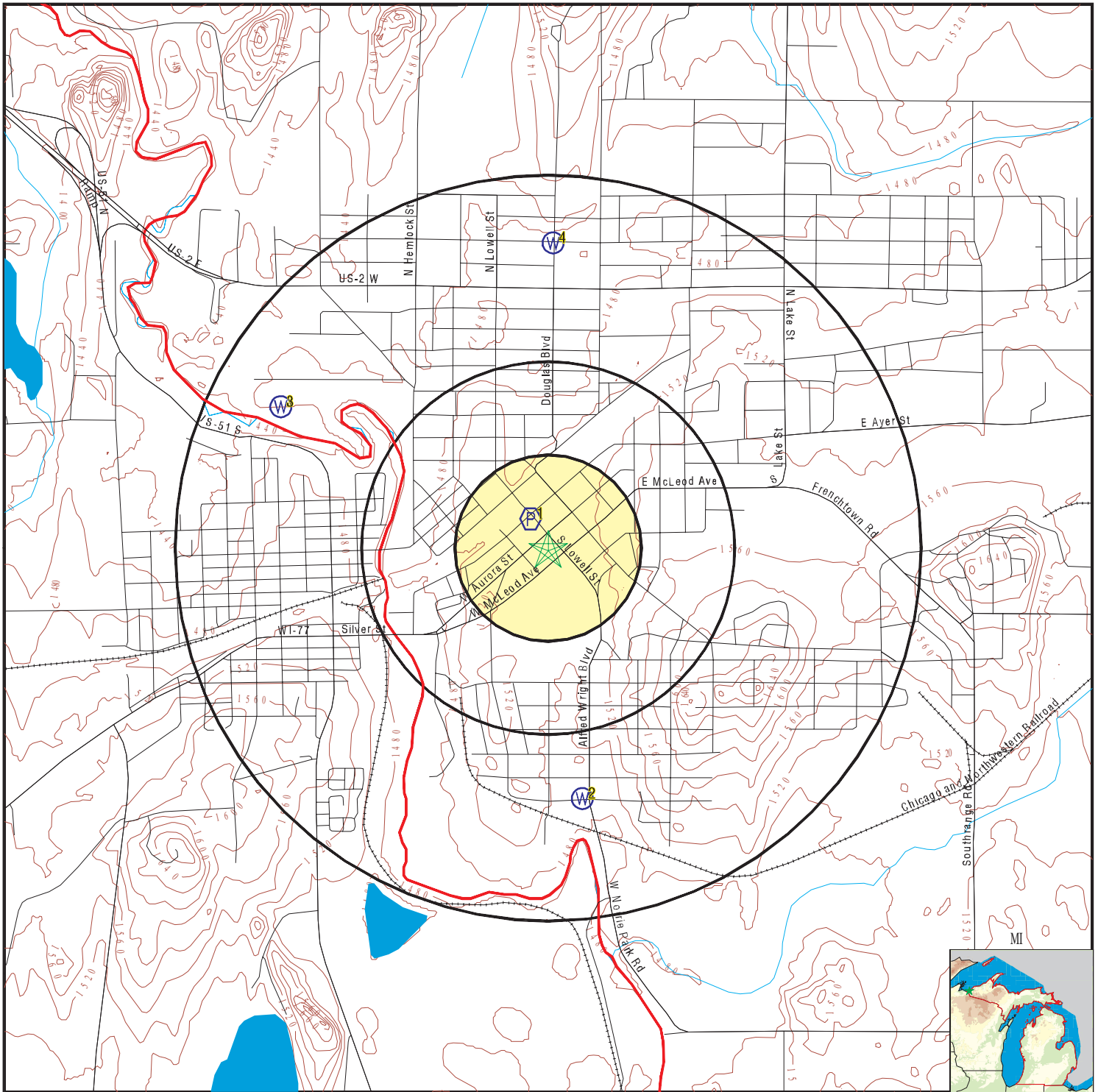
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	MI3620056	0 - 1/8 Mile NNW

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

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	MI4000000475034	1/2 - 1 Mile South
3	MI4000000474896	1/2 - 1 Mile WNW
4	MI4000000474874	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 5737107.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons



- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Lahti Property
 ADDRESS: McLeod Ave, Lowell St, and Aurora St
 Ironwood MI 49938
 LAT/LONG: 46.453256 / 90.169744

CLIENT: Coleman Engineering Company
 CONTACT: Mike Gotham
 INQUIRY #: 5737107.2s
 DATE: August 01, 2019 12:34 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

1
NNW
0 - 1/8 Mile
Lower

[Click here for full text details](#)

FRDS PWS

MI3620056

2
South
1/2 - 1 Mile
Lower

[Click here for full text details](#)

MI WELLS

MI4000000475034

3
WNW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

MI WELLS

MI4000000474896

4
North
1/2 - 1 Mile
Lower

[Click here for full text details](#)

MI WELLS

MI4000000474874

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: MI Radon

Radon Test Results

Zipcode	Test Date	LT Sign	Result
49938	2/10/1997		1.5
49938	3/8/1997		1.5
49938	10/25/1999		1.6
49938	10/21/1999		1.6
49938	2/16/2000		1.6
49938	10/21/1999		1.6
49938	10/21/1999		1.6
49938	3/24/2000		1.5
49938	2/5/2002		1.5
49938	2/26/2003		1.5
49938	2/12/2004		1.5
49938	2/3/2005		1.5
49938	2/11/2005		1.5
49938	3/7/2003		1.4
49938	4/28/2001		1.5
49938	5/27/1997		1.4
49938	2/12/1997		1.4
49938	2/5/1998		1.4
49938	2/17/1998		1.4
49938	2/20/1998		1.4
49938	9/29/2000		1.4
49938	10/29/1999		1.4
49938	10/21/1999		1.4
49938	10/21/1999		1.4
49938	11/21/1994		1.4
49938	2/27/1998		1.3
49938	3/3/1998		1.3
49938	2/22/1997		1.3
49938	2/22/1997		1.3
49938	2/14/1998		1.3
49938	2/8/1997		1.3
49938	11/9/1998		1.3
49938	3/24/2003		1.3
49938	2/9/2002		1.3
49938	1/31/2002		1.3
49938	3/4/1995		1.2
49938	2/12/1997		1.2
49938	8/27/1997		1.2
49938	2/5/1998		1.2
49938	4/10/2000		1.3
49938	10/21/1999		1.3
49938	4/30/2001		1.3
49938	3/6/2000		1.3
49938	10/29/1999		1.3
49938	1/26/2008		1.2
49938	10/25/1999		1.2
49938			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	5/10/2001	1.2
49938	3/2/2002	1.2
49938	2/5/1998	1.1
49938	2/24/1995	1.1
49938	3/20/1998	1.1
49938	4/14/1997	1.1
49938	2/5/2002	1.1
49938	3/8/1995	1.2
49938	2/10/2000	1.1
49938	2/14/2000	1.1
49938	10/5/2000	1.1
49938	5/1/2001	1.1
49938	4/23/2001	1.1
49938	10/21/1999	1.1
49938	10/23/1999	1.1
49938	10/21/1999	1.1
49938	5/3/2001	1.1
49938	5/24/2001	1.1
49938	5/3/2001	1.1
49938	2/7/1995	1.0
49938	2/15/1997	1.0
49938	2/15/1997	1.0
49938	2/10/2003	1.0
49938	6/26/2002	1.0
49938	12/8/2003	1.0
49938	9/30/2002	1.0
49938	3/3/2005	1.0
49938	2/11/2005	1.0
49938	10/31/1995	1.0
49938	2/9/1998	1.0
49938	2/5/1997	1.0
49938	2/3/1997	1.0
49938	11/28/1998	1.0
49938	3/10/1998	1.0
49938	4/27/2000	1.0
49938	3/7/2000	1.0
49938	2/10/2000	1.0
49938	10/29/1999	1.0
49938	4/28/2001	1.0
49938	10/25/1999	1.0
49938	10/27/1999	1.0
49938	1/28/2005	1.0
49938	7/22/2005	1.9
49938	2/14/2005	1.9
49938	2/21/1997	1.9
49938	3/6/2003	1.9
49938	5/14/2003	1.9
49938	2/5/1997	1.8
49938	3/18/1996	1.8
49938	9/13/2001	1.8
49938	2/1/2005	1.8
49938	8/24/2009	1.9
49938	2/25/1998	1.8
49938	10/22/1999	1.8
49938	2/11/2000	1.8
49938	12/24/1994	1.8
49938		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	10/8/2009		1.8
49938	2/7/2005		1.8
49938	4/20/2001		1.7
49938	4/20/2001		1.7
49938	4/26/2001		1.7
49938	10/21/1999		1.7
49938	2/5/1998		1.7
49938	2/21/2003		1.7
49938	2/13/2004		1.7
49938	3/15/2004		1.7
49938	2/7/1997		1.6
49938	1/29/2002		1.6
49938	1/25/2005		1.6
49938	2/21/2005		1.6
49938	2/21/1997		1.6
49938	2/9/1998		1.6
49938	2/7/1997	<	0.3
49938	2/10/1997	<	0.3
49938	2/13/1997	<	0.3
49938	2/17/1997	<	0.3
49938	2/13/1997	<	0.3
49938	2/15/1997	<	0.3
49938	2/21/1997	<	0.3
49938	2/10/1997	<	0.3
49938	3/29/1997	<	0.3
49938	3/6/1997	<	0.3
49938	2/18/2002		0.5
49938	3/13/1998	<	0.3
49938	7/25/2005	<	0.3
49938	2/27/2007	<	0.3
49938	3/2/2005		0.5
49938	6/7/2004		0.5
49938	2/11/2005		0.5
49938	2/11/2005		0.5
49938	4/20/1996	<	0.3
49938	2/23/2004	<	0.3
49938	2/7/2004	<	0.3
49938	2/21/2005	<	0.3
49938	2/16/2005	<	0.3
49938	2/11/2005	<	0.3
49938	1/17/2006	<	0.3
49938	4/7/2003	<	0.3
49938	1/3/2005	<	0.3
49938	4/26/2001		0.5
49938	5/25/2001		0.5
49938	4/20/2001		0.5
49938	10/25/1999		0.5
49938	12/12/1994		0.5
49938	3/8/2000		0.5
49938	2/18/2000		0.5
49938	2/18/2000		0.5
49938	1/31/1995		0.5
49938	1/23/1995		0.5
49938	4/3/2000		0.5
49938	2/18/2003	<	0.3
49938	2/8/2003	<	0.3
49938			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	2/28/2003	<	0.3
49938	3/21/2005	<	0.3
49938	11/8/2003	<	0.3
49938	4/11/2005	<	0.3
49938	4/18/2005	<	0.3
49938	3/22/2004	<	0.3
49938	2/21/1995	<	0.4
49938	2/27/2002	<	0.3
49938	2/25/2002	<	0.3
49938	2/4/2002	<	0.3
49938	2/9/2002	<	0.3
49938	3/1/2004	<	0.3
49938	4/19/1995	<	0.3
49938	2/13/1995	<	0.3
49938	4/25/1995	<	0.3
49938	4/6/1995	<	0.3
49938	2/27/1998	<	0.3
49938	2/13/1997	<	0.3
49938	2/13/1997	<	0.3
49938	2/3/1997	<	0.3
49938	2/3/1997	<	0.3
49938	2/15/1997	<	0.3
49938	4/5/2002	<	0.3
49938	2/3/1997	<	0.3
49938	2/17/1998	<	0.3
49938	2/23/1998	<	0.3
49938	5/9/2003	<	0.3
49938	2/23/2004	<	0.3
49938	7/9/1997	<	0.3
49938	11/9/1998		0.8
49938	5/9/1996		0.8
49938	2/17/1997		0.8
49938	4/23/2002		0.5
49938	3/11/2003		0.5
49938	2/9/2002		0.5
49938	2/5/2002		0.7
49938	2/9/1998		0.9
49938	2/3/1997		0.8
49938	2/13/2003		0.8
49938	2/9/1998		0.9
49938	2/23/1998		0.9
49938	3/7/2005		0.6
49938	7/15/2002		0.8
49938	3/9/1998		0.9
49938	2/12/1997		0.9
49938	3/15/2005		0.6
49938	3/1/2004		0.8
49938	2/15/2005		0.8
49938	2/7/2005		0.8
49938	3/8/2004		0.7
49938	3/30/1998		0.9
49938	2/6/2002		0.9
49938	2/13/2002		0.9
49938	2/23/2004		0.8
49938	8/11/2001		0.9
49938	1/30/2002		0.9
49938			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	5/27/2006	0.6
49938	2/26/2004	0.9
49938	3/28/2005	0.9
49938	9/27/2004	0.9
49938	10/21/1999	0.7
49938	5/3/2001	0.7
49938	2/15/2005	0.9
49938	10/21/1999	0.6
49938	3/1/2000	0.7
49938	4/15/1995	0.7
49938	12/5/1994	0.7
49938	12/9/1994	0.7
49938	2/18/1995	0.6
49938	3/11/1995	0.6
49938	5/10/2001	0.8
49938	10/21/1999	0.8
49938	10/21/1999	0.8
49938	2/10/2000	0.8
49938	2/18/2000	0.8
49938	6/4/2001	0.7
49938	4/26/2001	0.7
49938	4/23/2001	0.7
49938	12/5/1994	0.8
49938	5/26/1998	0.6
49938	4/20/2001	0.9
49938	2/17/2009	0.6
49938	11/6/1998	0.6
49938	11/4/1998	0.6
49938	3/6/1997	0.6
49938	2/21/1998	0.6
49938	2/20/1997	0.5
49938	2/12/1997	0.7
49938	2/21/1997	0.7
49938	4/7/1997	0.7
49938	4/15/1996	0.6
49938	2/3/1997	0.6
49938	2/4/1997	0.6
49938	2/22/1997	0.6
49938	2/7/1997	0.6
49938	2/7/1998	0.6
49938	5/6/1997	0.5
49938	2/19/1997	0.5
49938	11/6/1998	0.5
49938	3/5/1996	0.5
49938	10/30/1998	0.5
49938	2/4/1997	0.5
49938	2/10/1997	0.5
49938	2/10/1997	0.7
49938	3/1/1997	0.7
49938	2/12/1997	0.7
49938	2/28/2003	0.6
49938	1/30/2002	0.6
49938	1/30/2002	0.6
49938	2/3/1997	0.5
49938	2/4/2002	0.7
49938	4/25/2002	0.6
49938		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	3/17/2003		0.6
49938	3/15/1997		0.8
49938	4/28/1998		0.8
49938	2/7/1995		0.8
49938	5/21/2001		2.8
49938	2/27/1998		2.6
49938	5/1/1995		2.6
49938	4/24/2009		2.6
49938	2/14/1998		2.7
49938	4/21/2001		2.5
49938	2/10/1997		2.4
49938	12/5/1997		2.4
49938	3/12/2007		2.3
49938	5/13/2000		2.3
49938	2/15/1997		2.2
49938	2/5/1997		2.2
49938	2/8/2005		2.2
49938	3/16/1996		2.1
49938	2/14/2003		2.1
49938	10/21/1999		3.0
49938	2/22/2000		3.0
49938	2/23/2004		2.6
49938	4/7/2005		2.8
49938	10/31/1998		2.9
49938	10/21/1999		2.8
49938	3/1/2004		3.6
49938	3/8/2000		3.6
49938	2/27/1995		3.6
49938	4/14/2001		3.6
49938	3/14/1998		3.5
49938	2/21/1998		3.5
49938	10/21/1999	<	0.3
49938	11/19/1994	<	0.3
49938	4/23/2001	<	0.3
49938	4/26/2001	<	0.3
49938	4/26/2001	<	0.3
49938	4/12/2001	<	0.3
49938	4/20/2001	<	0.3
49938	4/23/2001	<	0.3
49938	4/23/2001	<	0.3
49938	4/16/2001	<	0.3
49938	11/3/1994	<	0.3
49938	4/21/1999	<	0.3
49938	11/4/1999	<	0.3
49938	5/9/1998		3.4
49938	5/18/2009		3.4
49938	3/23/2000	<	0.3
49938	3/8/2000	<	0.3
49938	2/18/2000	<	0.3
49938	2/16/1998		3.2
49938	2/2/2007		3.1
49938	2/14/2000	<	0.3
49938	2/14/2000	<	0.3
49938	4/1/2000	<	0.3
49938	5/9/2001	<	0.3
49938	5/3/2001	<	0.3
49938			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	10/30/1998		3.3
49938	10/29/1999	<	0.3
49938	10/21/1999	<	0.3
49938	10/25/1999	<	0.3
49938	10/25/1999	<	0.3
49938	10/21/1999	<	0.3
49938	2/11/2000		3.1
49938	11/17/1999		3.1
49938	10/21/1999		3.1
49938	5/1/2001		3.2
49938	10/27/2009		3.1
49938	2/7/1997		3.0
49938	3/10/1998		3.7
49938	2/5/1997		3.1
49938	3/28/2009	<	0.3
49938	3/23/2009	<	0.3
49938	4/17/2006		3.7
49938	10/28/1999		3.3
49938	4/20/2001		3.9
49938	7/30/2009		3.9
49938	3/17/1995		3.6
49938	10/30/1998		3.2
49938	2/12/2000		6.9
49938	5/28/2001		6.6
49938	2/10/2003		7.5
49938	4/4/1998		6.5
49938	7/15/2005		6.4
49938	5/8/1995		6.3
49938	3/3/1998		6.0
49938	5/3/2001		6.0
49938	2/17/2009		4.8
49938	5/3/2001		5.1
49938	2/3/1995		5.1
49938	2/23/2004		4.7
49938	2/11/1997		5.0
49938	2/15/1997		5.3
49938	2/8/2005		5.0
49938	2/14/2009		5.7
49938	2/6/2002		4.9
49938	8/1/2005		5.6
49938	4/3/1998		7.0
49938	2/10/2003		7.7
49938	3/23/1998		2.0
49938	5/1/1997		2.0
49938	2/7/2005		114.9
49938	3/15/2005		63.5
49938	2/24/2005		23.6
49938	2/3/1997		18.2
49938	3/11/1995		49.7
49938	2/18/1995		48.9
49938	4/26/2001		47.7
49938	3/11/1995		45.5
49938	3/15/2005		42.2
49938	2/1/2006		22.4
49938	4/21/2001		13.5
49938	2/22/1997		12.5
49938			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	5/28/2001	12.5
49938	5/11/2001	11.1
49938	2/14/1998	10.1
49938	1/22/1996	8.0
49938	10/23/1999	10.7
49938	4/23/2001	10.4
49938	11/10/1999	10.4
49938	3/7/2003	8.7
49938	2/7/2005	2.1
49938	3/1/2004	2.0
49938	2/15/2003	9.3
49938	8/9/2004	2.0
49938	3/24/2003	9.0
49938	11/13/2000	2.1
49938	9/28/2009	2.0
49938	11/10/2009	2.1
49938	2/25/1997	4.4
49938	11/22/1994	4.2
49938	5/11/2001	4.2
49938	2/23/2004	4.0
49938	5/18/2009	4.0
49938	4/30/2001	4.0
49938	5/7/1994	4.0
49938	12/11/2009	4.0
49938	3/7/1995	4.6
49938	2/19/2004	4.1
49938	10/25/1999	4.4
49938	9/19/2006	4.2
49938	10/28/1999	4.2

Federal EPA Radon Zone for GOGEBIC County: 2

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

Federal Area Radon Information for Zip Code: 49938

Number of sites tested: 5

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.800 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.120 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 517-241-2254

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

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

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

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

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

STATE RECORDS

Water Well Data

Source: Department of Environmental Quality

Telephone: 517-335-9218

The data in this file was obtained from Wellogis, the Michigan Department of Environmental Quality Statewide Groundwater Database (SGWD). Wellogis contains approximately 425,000 water well records found within the State of Michigan, and although it represents the best available data, it cannot be considered a complete database of all the wells or well records in existence. Locations of verified municipal and private water well sites compiled from Michigan Department of Public Health, Water Well and Pump Records. Available in the following MI counties: Calhoun, Eaton, Genesee, Ingham, Jackson, Kalamazoo, Kent, Midland, Muskegon, Oakland, Ottawa, Saginaw, St. Clair, Washtenaw.

OTHER STATE DATABASE INFORMATION

Michigan Oil and Gas Wells

Source: Department of Environmental Quality

Telephone: 517-241-1528

Locations of oil and gas wells are compiled from permit records on file at the Geological Survey Division (GSD), Michigan Department of Natural Resources.

RADON

State Database: MI Radon

Source: Department of Environmental Quality

Telephone: 517-335-9551

Radon Test Results

Michigan Radon Test Results

Source: Department of Environmental Quality

Telephone: 517-335-8037

These results are from test kits distributed by the local health departments and used by Michigan residents. There is no way of knowing whether the devices were used properly, whether there are duplicates (or repeat verification) test (i.e., more than one sample per home), etc.

Area Radon Information

Source: USGS

Telephone: 703-356-4020

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

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

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C
AERIAL PHOTOGRAPHS



Proposed City of Ironwood Park

Not Reported

Ironwood, MI 49938

Inquiry Number: 5337284.5

June 19, 2018

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

06/19/18

Site Name:

Proposed City of Ironwood Par
Not Reported
Ironwood, MI 49938
EDR Inquiry # 5337284.5

Client Name:

Coleman Engineering Company
635 Circle Drive
Iron Mountain, MI 49801
Contact: Mike Gotham



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

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1999	1"=500'	Acquisition Date: April 26, 1999	USGS/DOQQ
1992	1"=500'	Flight Date: May 05, 1992	NAPP
1980	1"=500'	Flight Date: June 16, 1980	ASCS
1975	1"=500'	Flight Date: May 05, 1975	USGS
1966	1"=500'	Flight Date: October 12, 1966	SHC
1953	1"=500'	Flight Date: July 27, 1953	USGS
1951	1"=500'	Flight Date: May 13, 1951	USGS
1938	1"=500'	Flight Date: September 04, 1938	USDA

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INQUIRY #: 5337284.5

YEAR: 2016

— = 500'





INQUIRY #: 5337284.5

YEAR: 2013

— = 500'





INQUIRY #: 5337284.5

YEAR: 2010

— = 500'





INQUIRY #: 5337284.5

YEAR: 2006

— = 500'





INQUIRY #: 5337284.5

YEAR: 1999

— = 500'





INQUIRY #: 5337284.5

YEAR: 1992

— = 500'





INQUIRY #: 5337284.5

YEAR: 1980

— = 500'





INQUIRY #: 5337284.5

YEAR: 1975

— = 500'





INQUIRY #: 5337284.5
YEAR: 1966

↑ N
CEDR

— = 500'

Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 5337284.5

YEAR: 1953

— = 500'





INQUIRY #: 5337284.5

YEAR: 1951

— = 500'





INQUIRY #: 5337284.5

YEAR: 1938

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

APPENDIX D
SANBORN MAPS

Proposed City of Ironwood Park

Not Reported

Ironwood, MI 49938

Inquiry Number: 5337284.3

June 19, 2018

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

06/19/18

Site Name:

Proposed City of Ironwood Park
Not Reported
Ironwood, MI 49938
EDR Inquiry # 5337284.3

Client Name:

Coleman Engineering Company
635 Circle Drive
Iron Mountain, MI 49801
Contact: Mike Gotham



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Coleman Engineering Company were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 1F69-4CBE-9208
PO # PrpsedParkIWD
Project City of Ironwood - Lahti s

Maps Provided:

1946
1928
1921
1908
1898
1888



Sanborn® Library search results

Certification #: 1F69-4CBE-9208

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Key

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



1946 Source Sheets



Volume 1, Sheet 2
1946



Volume 1, Sheet 5
1946

1928 Source Sheets



Volume 1, Sheet 2
1928

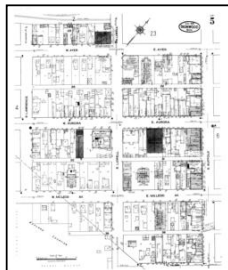


Volume 1, Sheet 5
1928

1921 Source Sheets



Volume 1, Sheet 4
1921



Volume 1, Sheet 5
1921

1908 Source Sheets



Volume 1, Sheet 4
1908



Volume 1, Sheet 5
1908

Sanborn Sheet Key

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



1898 Source Sheets



Volume 1, Sheet 4
1898



Volume 1, Sheet 5
1898

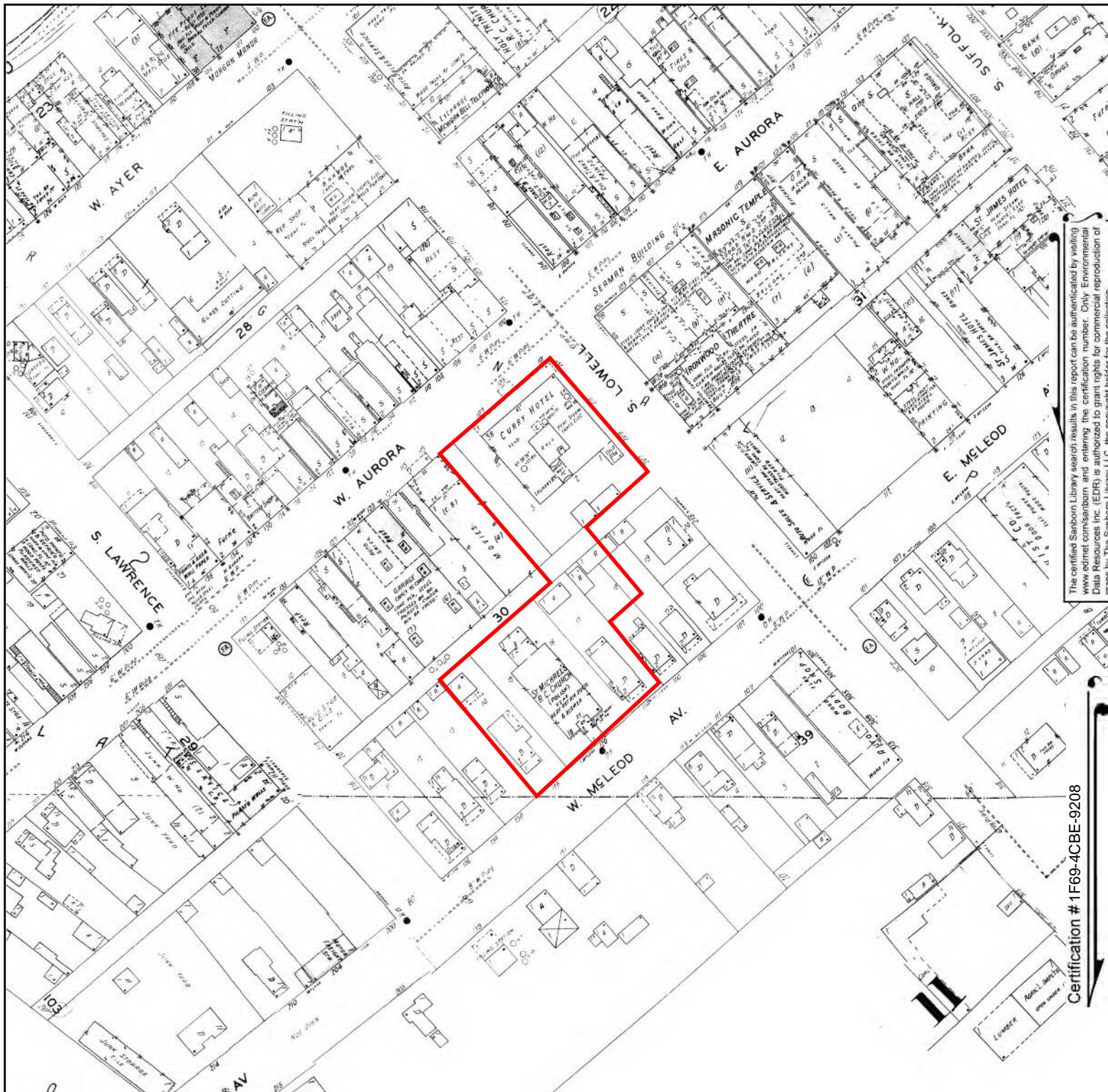
1888 Source Sheets



Volume 1, Sheet 4
1888



Volume 1, Sheet 2
1888



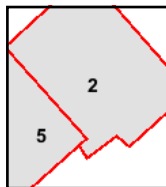
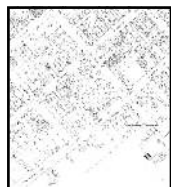
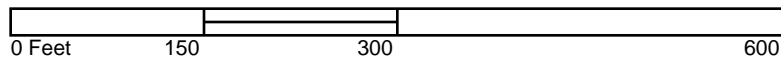
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Certification # 1F69-4CBE-9208

Site Name: Proposed City of Ironwood Park
 Address: Not Reported
 City, ST, ZIP: Ironwood, MI 49938
 Client: Coleman Engineering Company
 EDR Inquiry: 5337284.3
 Order Date: 06/19/2018
 Certification # 1F69-4CBE-9208
 Copyright 1946

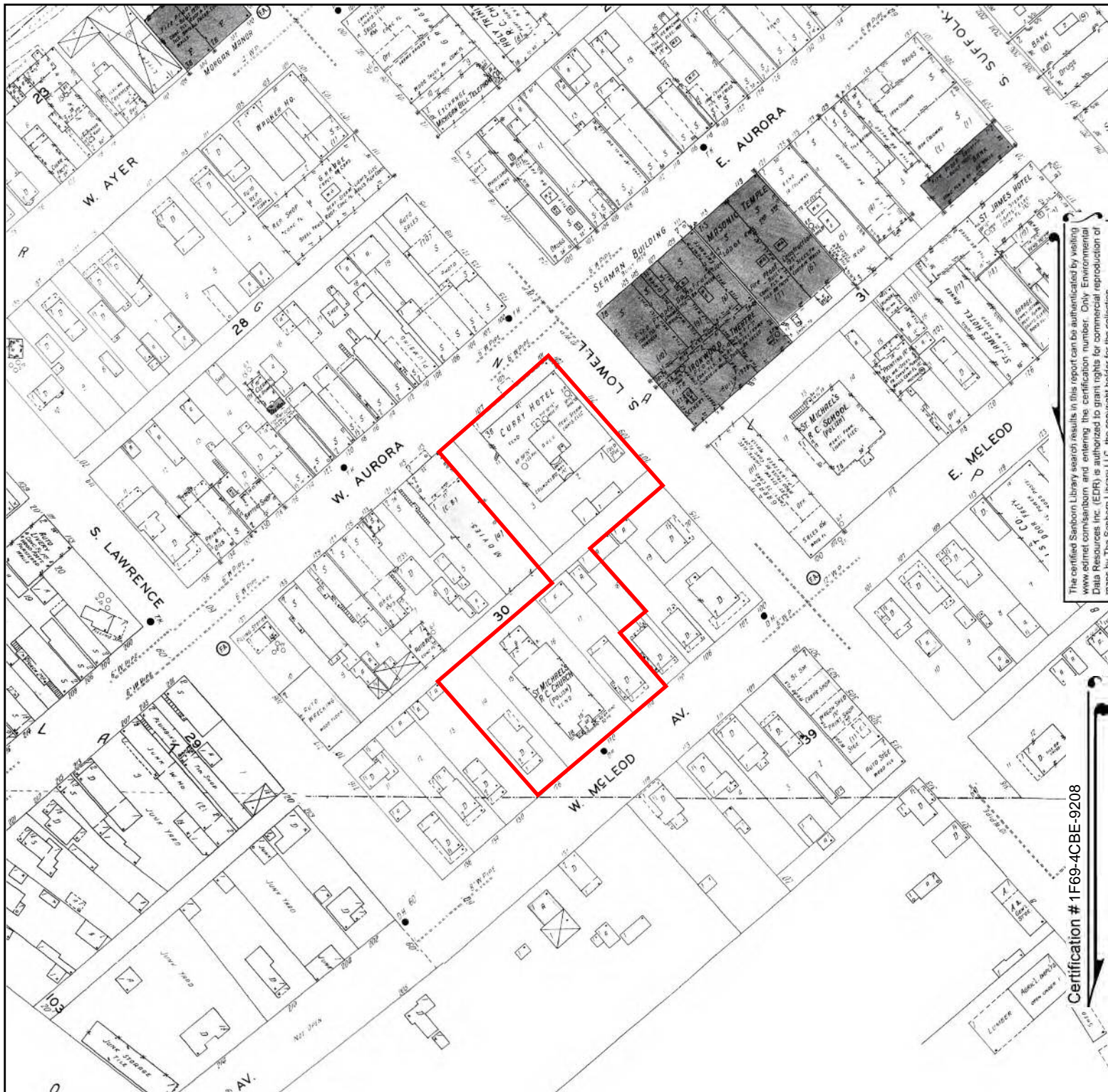


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Volume 1, Sheet 5
 Volume 1, Sheet 2





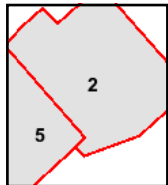
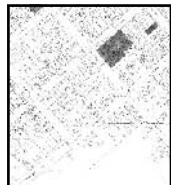
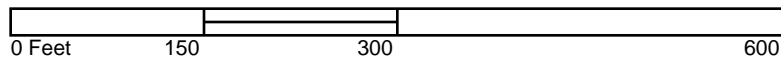
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 Copyright 1928

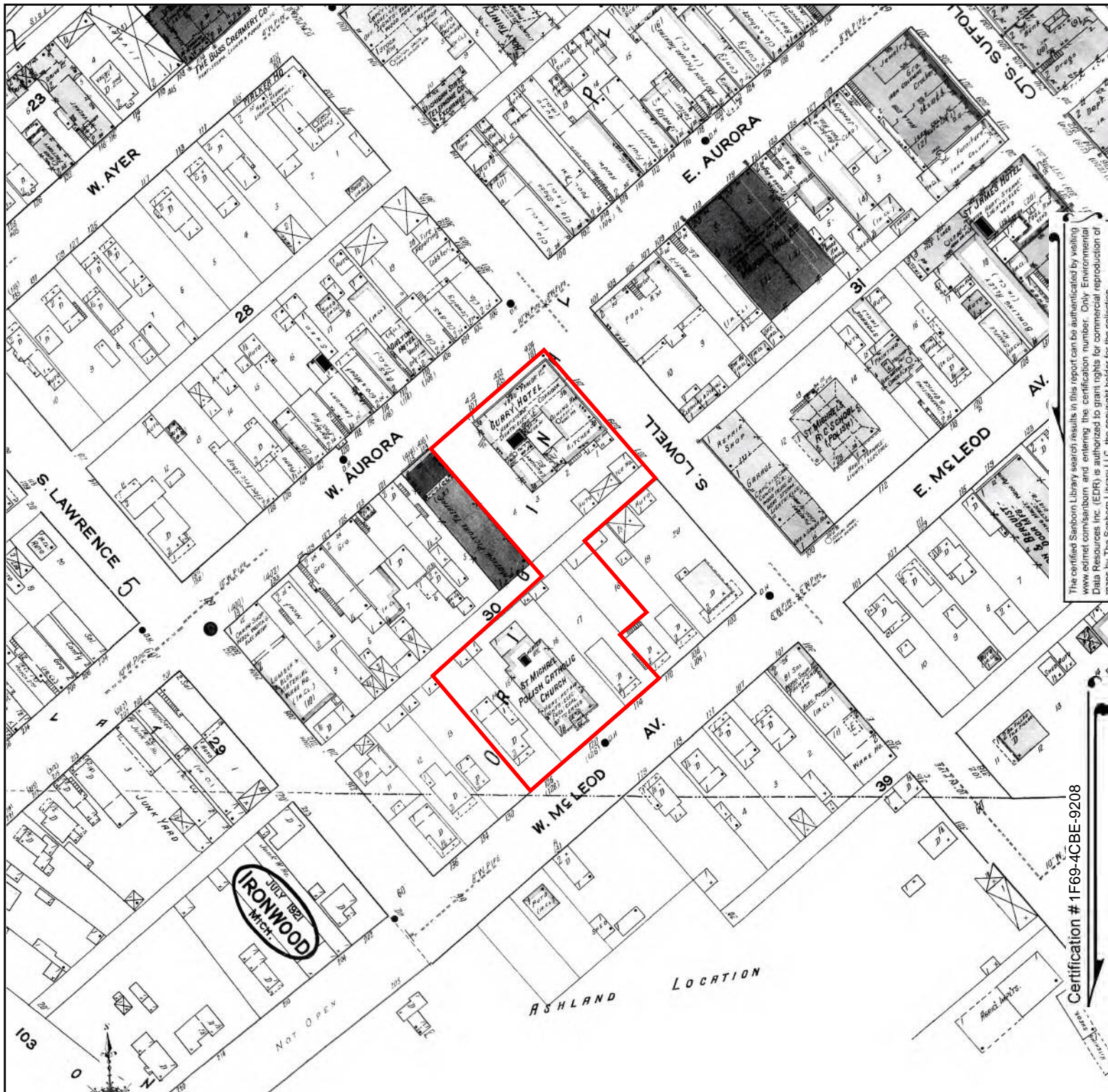


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 Volume 1, Sheet 2





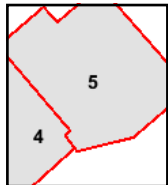
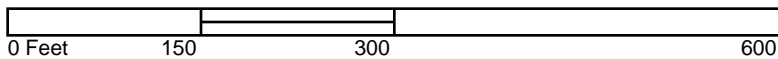
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 Client: Coleman Engineering Company
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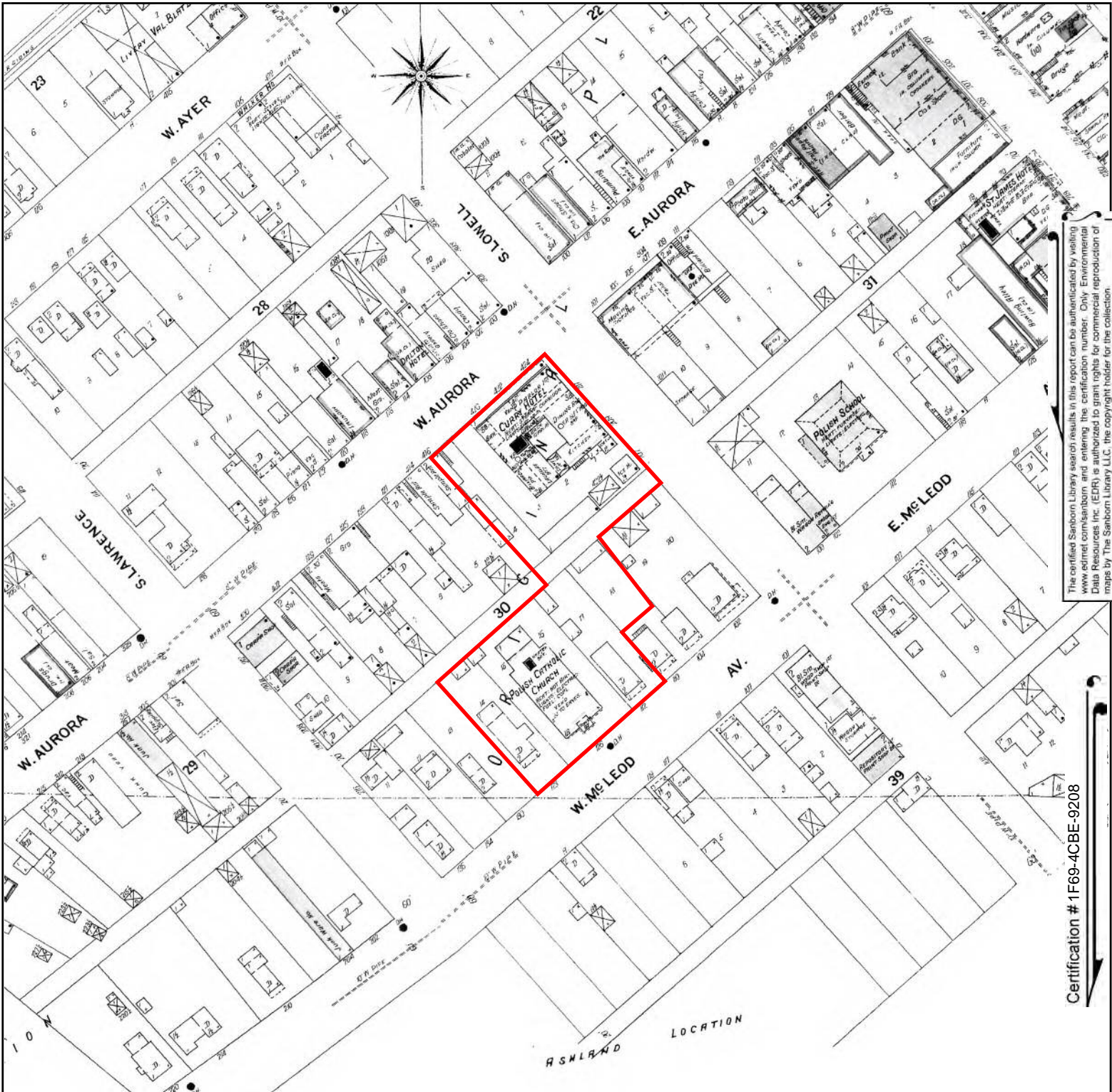


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 Volume 1, Sheet 4



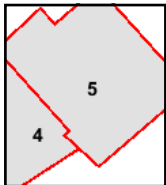
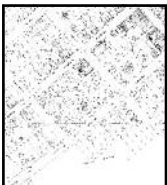
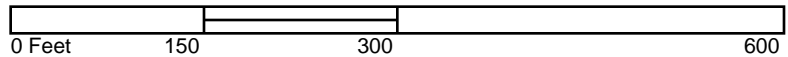


Certification # 1F69-4CBE-9208

Site Name: Proposed City of Ironwood Park
 Address: Not Reported
 City, ST, ZIP: Ironwood, MI 49938
 Client: Coleman Engineering Company
 EDR Inquiry: 5337284.3
 Order Date: 06/19/2018
 Certification # 1F69-4CBE-9208
 Copyright 1908

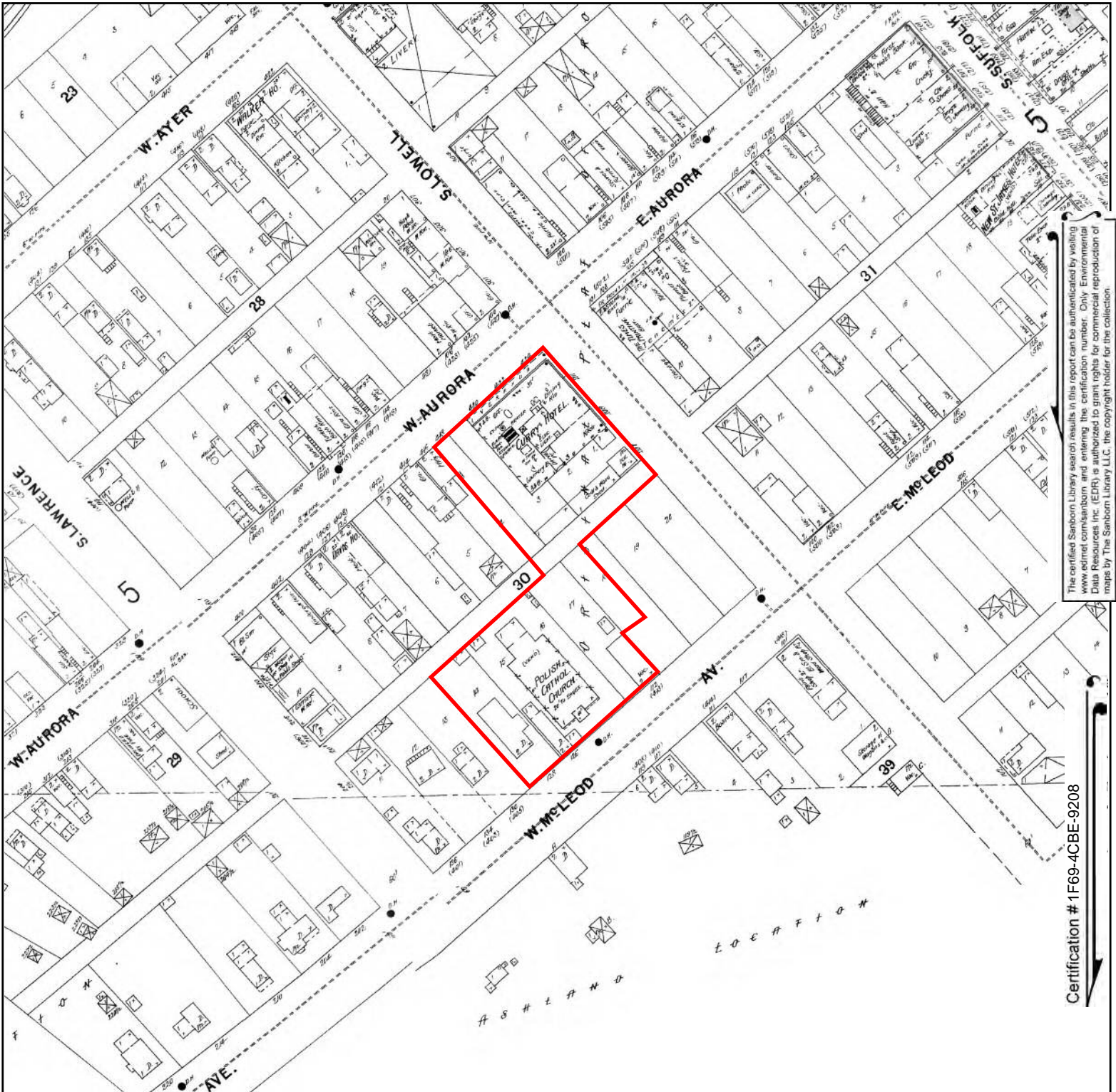


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Volume 1, Sheet 5
 Volume 1, Sheet 4





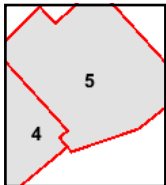
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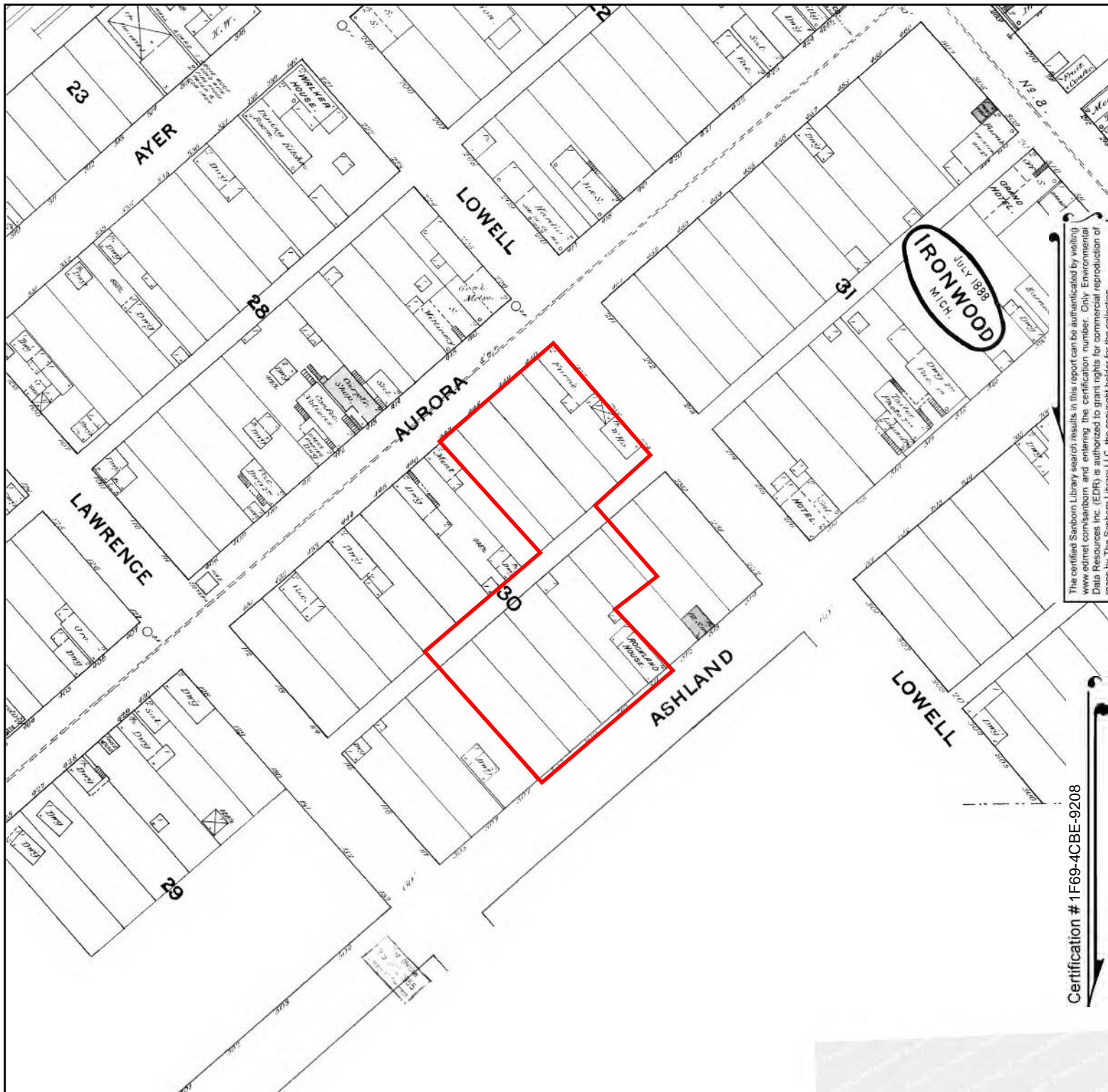


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 Volume 1, Sheet 4



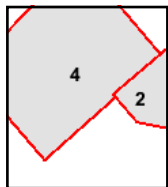
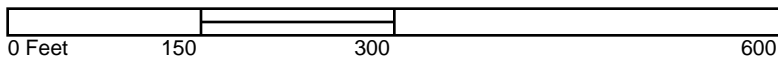


Certification # 1F69-4CBE-9208

Site Name: Proposed City of Ironwood Park
 Address: Not Reported
 City, ST, ZIP: Ironwood, MI 49938
 Client: Coleman Engineering Company
 EDR Inquiry: 5337284.3
 Order Date: 06/19/2018
 Certification # 1F69-4CBE-9208
 Copyright 1888



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



Volume 1, Sheet 2
 Volume 1, Sheet 4



APPENDIX E
SITE PHOTOGRAPHS

LAHTI PROPERTY PHASE I ESA
PHOTOS WERE TAKEN BY MICHAEL G. GOTHAM



Photo 1 – Northwesterly view of Lowell Street with the Subject Property on the left.



Photo 2 – Southeasterly view of Lowell Street from the northeastern corner of the Subject Property.





Photo 3 – Southwesterly view of the Subject Property and Floors N' Mor.



Photo 4 – Northwesterly view of the Subject Property with Lahti's in the background.





Photo 5 – Southeasterly view of the Subject Property and the adjacent parcel with McLeod Avenue and the Police Department in the background.



Photo 6 – Northerly view of the Subject Property facing the Lahti's, Constantini's Furniture, and the Historic Ironwood Theatre.





Photo 7 – Southeasterly view of the vegetated area of the Subject Property and the Police Department in the background.



Photo 8 – Northeasterly view of the McLeod Avenue with the Subject Property on the left and the Fabric Patch in the background.





Photo 9 – Northerly view of the Subject Property from the southern-most property corner.



Photo 10 – Northeasterly view of the northwestern-most property boundary.





Photo 11 – View of the footprint of the former Curry Hotel within the asphalt.



Photo 12 – Southwesterly view of Aurora Street with the Subject Property on the left.





Photo 13 – Northeasterly view of Lowell Street facing away from the Subject Property.



Photo 14 – Northerly view of Aurora Street facing away from the Subject Property.



APPENDIX F
USER QUESTIONNAIRE



COLEMAN ENGINEERING COMPANY

200 E Ayer Street
Ironwood, MI 49938

Phone: 906-932-5048 Fax: 906-932-3213

**Phase I Environmental Site Assessment
X3. User Questionnaire – Lahti Parcels
ASTM Standard E 1527-13**

Project Name: City Park Phase I ESA
Project Number: EC-190668

User: Scott Erickson, City Manager
Relation to Site: Prospective Purchaser
Part of Block 30, McLeod Ave, Lowell St., and Aurora St., City of
Site Address: Ironwood, Michigan
Phone Number: (906) 932-5050

Interview Completed
By: Michael G. Gotham, Environmental Scientist
Date and Time: August 21, 2019 @ 15:25 CST

QUESTIONNAIRE

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

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

No

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

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

No

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

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

No

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

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

Purchase price is based on the appraisal. There is no known contamination.

5) Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).

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

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

Yes, The Curry Motel and a Catholic Church

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

No

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

No

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

No

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

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

No

APPENDIX G
PROPERTY DESCRIPTION

Parcel Report: 52-22-332-120

Parcel Owner and Mailing Address

LAHTI, STEVE & FRANK
1321 N. LAWRENCE ST
IRONWOOD, MI 49938

Property Address:

, MI 49938

Abbreviated Legal Description

LOTS 1, 2, 3, & E 19 1/2 FT OF LOT 4 BLOCK 30 ORIGINAL PLAT

2019 Land Valuation

Land Value: \$22400
Land Assessed Value: \$13597
Acres: 0.45
Parcel Frontage: 140'
Parcel Depth: 140'

2019 Assessed Valuation

Property Class: 202
Principal Residence %: 0%
Assessed Value: \$13597
Taxable Value: \$11709
SEV: \$13597

2019 Structure Valuation

House Floor Area: 0 Sft
Number of Bedrooms: 0
Number of Bath: 0
Number of Half Bath: 0

Year Built: 0
Bsmt Fin Living Area: Sft
Building Class: 0
Garage Square Feet: 0 Sft

2018 Assessed Valuation

Property Class: 202
Principal Residence %: 0%
Assessed Value: \$13987
Taxable Value: \$11435

Sale History

2016 Sale History

Sale Date:
Sale Price:
Sale Grantor:
Sale Grantee:
Sale Liber-Page:

2017 Sale History

Sale Date:
Sale Price:
Sale Grantor:
Sale Grantee:
Sale Liber-Page:

2018 Sale History

Sale Date:
Sale Price:
Sale Grantor:
Sale Grantee:
Sale Liber-Page:

DATA CURRENT AS OF MAY 29, 2019

Parcel Report: 52-22-332-070

Parcel Owner and Mailing Address

LAHTI, STEVE AND FRANK
 1321 N. LAWRENCE ST
 IRONWOOD, MI 49938

Property Address:

W MCLEOD AVE
 , MI 49938

Abbreviated Legal Description

LOTS 14, 15, 16, 17, AND THE WEST 12 FEET OF THE SOUTH 68 FT, AND THE NORTH 72 FT OF LOT 18, AND THE WESTERLY 12 FT OF THE NORTH 72 FT OF LOT 19, BLOCK 30. ORIGINAL PLAT

2019 Land Valuation

Land Value: \$17019
 Land Assessed Value: \$6861
 Acres: 0.303
 Parcel Frontage: 120'
 Parcel Depth: 110'

2019 Assessed Valuation

Property Class: 202
 Principal Residence %: 0%
 Assessed Value: \$6861
 Taxable Value: \$4526
 SEV: \$6861

2019 Structure Valuation

House Floor Area: 0 Sft
 Number of Bedrooms: 0
 Number of Bath: 0
 Number of Half Bath: 0

Year Built: 0
 Bsmt Fin Living Area: Sft
 Building Class: 0
 Garage Square Feet: 0 Sft

2018 Assessed Valuation

Property Class: 202
 Principal Residence %: 0%
 Assessed Value: \$5000
 Taxable Value: \$4420

Sale History

2016 Sale History

Sale Date:
 Sale Price:
 Sale Grantor:
 Sale Grantee:
 Sale Liber-Page:

2017 Sale History

Sale Date:
 Sale Price:
 Sale Grantor:
 Sale Grantee:
 Sale Liber-Page:

2018 Sale History

Sale Date:
 Sale Price:
 Sale Grantor:
 Sale Grantee:
 Sale Liber-Page:

DATA CURRENT AS OF MAY 29, 2019

APPENDIX H
QUALIFICATIONS



MICHAEL G. GOTHAM, Environmental Scientist

Education: U.W. Stevens Point – B.S. Soil and Waste Resource Management, 2015

Experience: 2015 – Present Coleman Engineering Company

Certifications: 40-hour Hazwoper & 8-hour Annual Refreshers
2017 Enbridge Environmental Orientation US MLP
Liquid Pipelines Safety, US MLP
Ground Disturbance Awareness
Confined Space Training
2017 OQ Pipeline Training
Lead Sampling Technician
Asbestos Containing Materials Inspector
2017 MSHA 24 Hour New Miner Training (Surface Mining)

Mr. Gotham's experience with Coleman Engineering Company includes road construction projects as well as geotechnical drilling, soil investigation, and environmental projects. His roles have included Road Construction Inspector, Driller's Assistant, Environmental Scientist, and Project Manager. As a Construction Inspector, he was responsible for recording all pay items as well inspecting all erosion control items, earthwork, and traffic control items for the Wisconsin Department of Transportation projects. As a Driller's Assistant, Mr. Gotham assisted in geotechnical investigation borings, environmental borings, sediment borings, and boring ratio tests. As an Environmental Scientist, Mr. Gotham's roles included soil, groundwater, soil gas, and sediment sampling, providing soil descriptions, hazardous building material inspections – including but not limited to lead and asbestos, laboratory data analysis, and reporting. As a Project Manager, Mr. Gotham's responsibilities have included investigating the cause and magnitude of releases, oversight of Trade Contractors for site construction activities, and site safety. He has also conducted subsurface investigations which are included, but not limited to, stratigraphic descriptions, aquifer analysis through hydraulic conductivity testing (slug and pump tests), and well logging. Additionally, Mr. Gotham is skilled in operating ground penetrating radar and data loggers. Mr. Gotham has managed all phases of Environmental Site Assessments and Michigan Brownfield Redevelopment projects. He has been responsible for providing consultation and controlling budgets for private, state, and federal clients. Mr. Gotham's responsibilities involve client relations, planning, analysis, cost tracking, and project oversight.

Certifications:

Licensed Professional Engineer – 1999, Wisconsin, #33833
Licensed Professional Engineer – 2015, Michigan, #63032
Certified Storm Water Management Operator, MI #C-15892
40-Hour Health and Safety Training for Hazardous Waste Sites
Annual 8-Hour Health and Safety Training
Natural Gas PE Pipe Fusion Certification
State of Wisconsin – DSPS, Registered PECFA Consultant

Mr. Friberg provides a wide degree of technical guidance, design and management for a variety of projects. Areas of expertise and experience include: initial site investigations, feasibility reports, facility plan preparation, grant application preparation, contract administration, municipal water well exploration, water treatment, well building design, distribution system design, gravity sewer design, road design, site design, marina design, natural gas planning, surveying, construction inspection and documentation, AutoCAD drafting, soil and groundwater contamination investigations, limnological studies, wetland delineations, and solid waste site construction.

APPENDIX I
LIMITATIONS

LIMITATIONS
FOR
PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORTS

1. In preparation of this report, Coleman Engineering Company (CEC) has relied on certain information provided by the parties referenced herein. Although there may have been some degree of overlap in the information provided by these various sources, we did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site review.
2. Our conclusions regarding the site are based on observations of existing site conditions, our interpretation of available site history and site usage information. The findings are relevant to the dates of our site visit and should not be relied upon to represent conditions or information available at other dates. The findings and conclusions must be considered probabilities based on professional judgment concerning the significance of the limited data gathered during the course of the site review. Conclusions regarding the condition of the site do not represent a warranty that all areas within the site are of the same quality as may be inferred from observable site conditions and readily available site history and limited exploration program carried out as part of this review. Should additional information on environmental conditions at the site which is not contained in this report be obtained, such information should be brought to CEC's attention. We will evaluate such information and, on the basis of our evaluation, may modify the conclusions stated in the report.
3. Observations were made of the site and of structures on the site as indicated within the report. Where access to portions of the site or to structures on the site was unavailable or limited, CEC renders no opinion as to the presence of hazardous material or to the presence of indirect evidence relating to hazardous material in that portion of the site or structure. In addition, CEC renders no opinion as to the presence of hazardous material or to the presence of indirect evidence relating to hazardous material where direct observation of interior walls, floor, or ceiling of a structure on the site was obstructed by objects or coverings on or over these surfaces.
4. CEC did not perform testing or analyses to determine the presence or concentration of asbestos, lead-based paints, or radon or other naturally occurring materials, nor did it include an evaluation of latent conditions at the site or in the environment at the site.
5. No specific attempt was made to check the compliance of present or past owners or operators of the site with federal, state, or local laws and regulations, environmental or otherwise.
6. This report has been prepared for and is intended for the exclusive use of the City of Ironwood. The contents of this report should not be relied upon by any other party without the express written consent of CEC. However, CEC acknowledges that the report may be conveyed to the owner and lending institution associated with the prospective sale and/or lease of the site.

Environmental Justice (CEST and EA)

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	
References		
https://www.hudexchange.info/environmental-review/environmental-justice		

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

- 1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

Yes → *Continue to Question 2.*

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

- 2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**

Yes

Explain:

→ *Continue to Question 3. Provide any supporting documentation.*

No

Explain:

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

- 3. All adverse impacts should be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Mitigation as follows will be implemented:

→ *Continue to Question 4.*

No mitigation is necessary.

Explain why mitigation will not be made here:

→ *Continue to Question 4.*

- 4. Describe how the affected low-income or minority community was engaged or meaningfully involved in the decision on what mitigation actions, if any, will be taken.**

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Phase I ESA completed and discovered no recognized environmental conditions associated with project site; thus, no environmental impacts were identified that would impact population subgroups.

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance (CEST and EA)

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).
Reference		
https://www.hudexchange.info/environmental-review/flood-insurance		

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance. →
Continue to the Worksheet Summary.

Yes → *Continue to Question 2.*

2. Provide a FEMA/FIRM map showing the site.

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No → *Continue to the Worksheet Summary.*

Yes → *Continue to Question 3.*

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

Yes, the community is participating in the National Flood Insurance Program.

For loans, loan insurance or loan guarantees, flood insurance coverage must be continued for the term of the loan. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less

Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ *Continue to the Worksheet Summary.*

- Yes, less than one year has passed since FEMA notification of Special Flood Hazards.
If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required.

→ *Continue to the Worksheet Summary.*

- No. The community is not participating, or its participation has been suspended.

Federal assistance may not be used at this location. Cancel the project at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

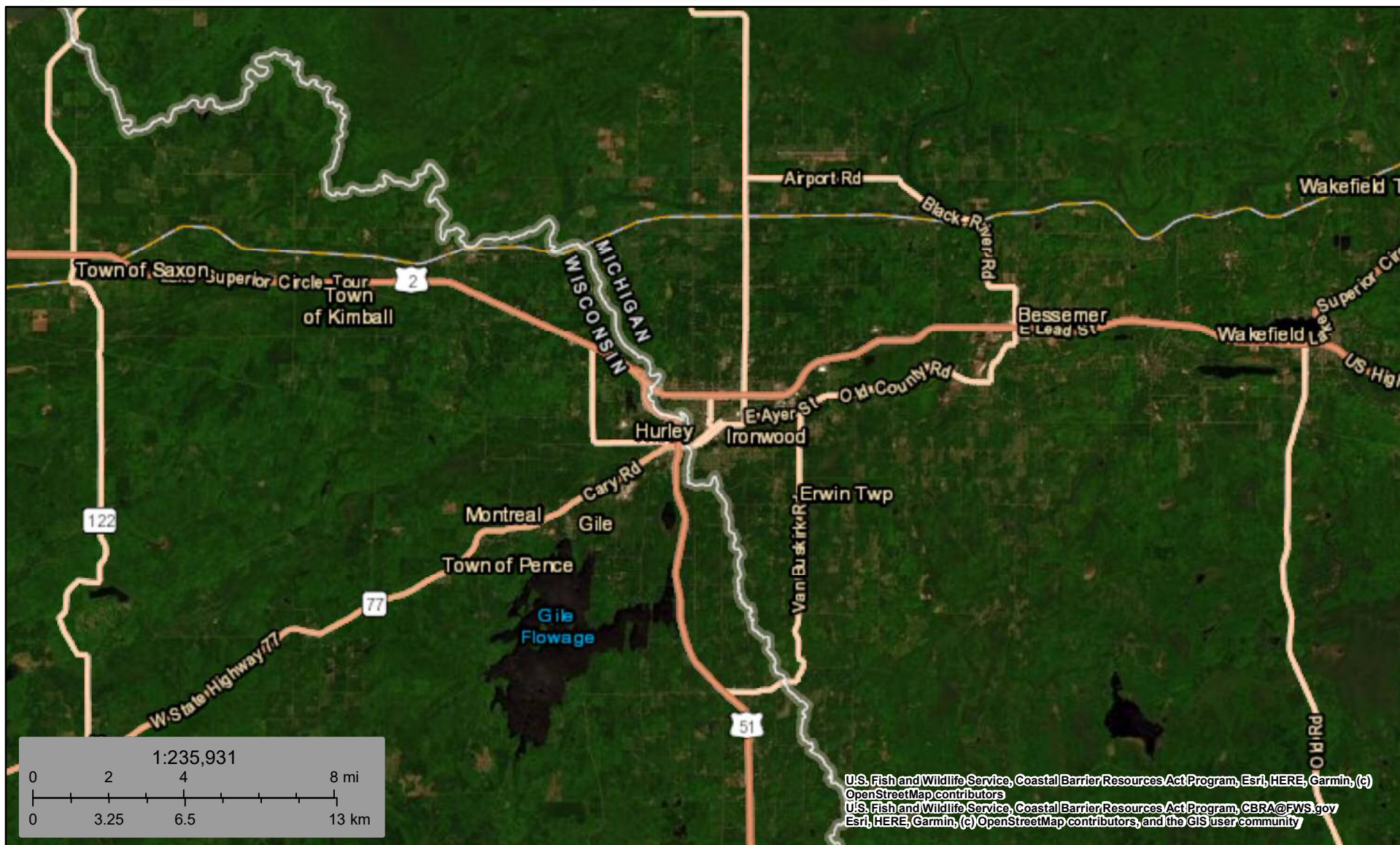
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached map.

Are formal compliance steps or mitigation required?

Yes

No



August 19, 2019

CBRS Units

- Otherwise Protected Area
- System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/cbra/maps/index.html>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<http://www.fws.gov/cbra/Determinations.html>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.

Coastal Barrier Resources (CEST and EA)

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. Is the project located in a CBRS Unit?

- No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*
- Yes → *Continue to Question 2.*

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see [16 USC 3505](#) for exceptions to limitations on expenditures).

2. Indicate your selected course of action.

- After consultation with the FWS the project was given approval to continue
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*
- Project was not given approval
Project cannot proceed at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached map.

Are formal compliance steps or mitigation required?

Yes

No