



DRAKE Consulting Group, LLC

August 15, 2019

**Monthly Update for the Former Meta Mold/Amcast North & Amcast South
Brownfield Redevelopment Sites - City of Cedarburg, Ozaukee County, Wisconsin
U.S. EPA Superfund Site ID: WIN 000510210 (Amcast Industrial Site)
WDNR BRRTS Numbers: 02-46-000795, 04-46-243223, 04-46-243336 & 07-46-581557**

This monthly update is being provided to the WDNR & U.S. EPA in fulfillment of Oliver Fiontar, LLC's obligations under the Wis. Stat. 75.106 Agreement between the WDNR and Oliver Fiontar, LLC dated August 2, 2018.

Oliver Fiontar, LLC acquired certain lands formerly owned by Amcast that included the following:

- Tax Parcel ID Number 13-051-01-05-000 consisting of 4.02 acres with a site address of "N37 W5684 Hamilton Road"
- Tax Parcel ID Number 13-050-21-09-000 consisting of 2.40 acres with a site address of "N39 W5789 Hamilton Road"
- Tax Parcel ID Number 13-050-21-08-000 consisting of 2.0040 acres with a site address of "Hamilton Road" (no other address is known to exist)

The U.S. EPA's May 2015 updated "Site Description" for the Amcast NPL site indicated that, "the Amcast Industrial site includes the Amcast property and surrounding areas that include residential properties, the storm water retention areas (Wilshire Pond), Zeunert Park Quarry Pond, and storm sewers" which Oliver Fiontar, LLC understands comprises approximately 15-20 additional acres beyond those +/-8 acres which were acquired by Oliver Fiontar, LLC in September 2018.

For ease of reference, the lands acquired by Oliver Fiontar, LLC are divided into the “North” Brownfield Redevelopment Site and the “South” Brownfield Redevelopment Site with the “North” site being comprised primarily of Tax Parcel ID Number 13-051-01-05-000 (where historical industrial and manufacturing operations were generally conducted by Amcast) and the “South” site being comprised primarily of Tax Parcel ID Number 13-050-21-09-000 & 13-050-21-08-000 (where historical industrial and manufacturing operations were conducted by MetaMold and Amcast) with Hamilton Road being the primary line of division between the North and South sites.

Following its acquisition of the +/-8 acres within the NPL site, Oliver Fiontar, LLC has conducted the following activities:

- Provided notification to the WDNR and U.S. EPA of the finalization of its acquisition of the +/- 8 acres of land within the Amcast Industrial NPL site which Oliver Fiontar, LLC now owns.
- Fulfilled its obligation under the Wis. Stat. 75.106 agreement to notify the WDNR (with a copy to U.S. EPA) of the intended future use of the Amcast North and Amcast South sites as a planned “non-industrial” usage, as had been contemplated and discussed with both WDNR and U.S. EPA prior to Oliver Fiontar, LLC’s acquisition of a portion of the Amcast Industrial NPL site.
- Conducted efforts to prevent, mitigate and/or halt the migration of contamination beyond the boundaries of the land’s it owns, especially as regards the Department’s concern with potential releases from the on-site sewer system. These efforts are ongoing.

Since the July 2019 monthly update, Oliver Fiontar has:

- Submitted the WDNR-requested Amcast Redevelopment Site Work Plan to the WDNR and U.S. EPA on April 19, 2019, we are currently waiting for WDNR response.
- Further repaired or made more accessible existing and historic sampling locations/monitoring wells (brush clearance/debris removal).

- Undertook continuing efforts to further secure the premises via installation of locks, repair of fencing, securing of gates, and additional boarding-up of a number of windows/doors/openings.
- Continued to inventory existing utilities and ascertained and recorded their approximate locations via Digger's Hotline on-property locating and review of utility location maps provided through Digger's Hotline.
- Continued preliminary hazardous waste/non-hazardous waste characterization and disposal activities and abandoned container contents assessments.
- Reviewed pre-demolition asbestos containing building materials (ACBM) and lead-based paint testing results of all the buildings located on the Amcast North and Amcast South sites.
- Continued preliminary site clearance activities and (consisting of non-disruptive activities to remove trees, brush, woody vegetation and other vegetation). Note: no soil penetration activities, earth-moving work or site grading work has been conducted, nor is it intended to be until after proper notice is provided to WDNR and U.S. EPA.
- Conducted selective demolition activities at the Amcast North, Amcast Central and Amcast South sites. Demolition is on-going.
 - Since Oliver Fiontar, LLC's acquisition of the site, selective demolition and deconstruction activities have been conducted at the corporate office building location, the former Quonset hut building location and the northern factory building. The demolition and deconstruction activities at the corporate office building primarily involved interior demolition and deconstruction activities (removal of historic electrical system/HVAC system (radiators & water distribution lines)/plumbing runs, etc.). The metal Quonset hut building located to the southeast of the corporate office building has been removed from the site in its entirety with the exception of the concrete slab which was formerly located under the metal Quonset hut.
 - The northern factory building has had the majority of the roof structure removed (the transite asbestos panels which comprised a large portion of the roof were abated by Balestrieri, a licensed state of Wisconsin asbestos abatement contractor) and the concrete block & wood framed walls and structural steel is being deconstructed/cleared from the site. All concrete block materials are being

stockpiled on site for future use during the redevelopment phase and all recyclable materials are being taken to local material recycling facilities (with the majority of the recyclable materials destined for the Alter Recycling Facility in Milwaukee, Wisconsin). Construction and demolition debris and waste (C&D Waste) is being transported off-site to Excel Disposal or Waste Management facilities.

- Conducted initial vapor assessment activities at the remaining building located on Amcast Central site and the building which will remain on the Amcast North site (per current redevelopment plan). Upon receipt and evaluation of the final laboratory analytical data a summary report will be prepared and submitted to the WDNR and U.S. EPA.
- Continued efforts to prevent, mitigate and/or halt the migration of contamination beyond the boundaries of the lands it owns, especially as regards the Department's concern with potential releases from the on-site sewer system by performing such tasks as re-routing downspouts away from areas of concern, checking on previously placed open manhole cover barrier materials (3.5 mil plastic sheeting which was emplaced in an effort to prevent or reduce the amount of water entering the on-site sewer system) and completing visual checks of observable site features to assess any potential threats of contaminant intrusion.
- Additional activities conducted during the month include routine project management, financial project administration, and other communications with regard to project related activities.

If you have any questions regarding this monthly update, please contact D.J. Burns, President/Project Director of Drake. His office telephone number is (262) 241-0005 and his cellphone number is (414) 881-0003.

Sincerely,

Drake Consulting Group, LLC



Chelsea Corson
Senior Project Manager



D.J. Burns
President/Project Director