# PHASE I ENVIRONMENTAL AUDIT

Performed For

MR. SCOTT CIANO
FIRSTAR BANK - MILWAUKEE
777 E. WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53202

on the site located at

700 OAK STREET
FORT ATKINSON, WISCONSIN 53538

By

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Submitted by:

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Project # P94-03028GM

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## I. Introduction

Gabriel-Midwest, Ltd. was retained by Mr. Scott Ciano of Firstar Bank - Milwaukee to conduct a Phase I Environmental Audit of the property located at 700 Oak Street, Fort Atkinson, WI 53538. Gabriel-Midwest personnel conducted the site reconnaissance on March 16 & 17, 1994.

During the course of our survey, performed under Gabriel-Midwest Project # P94-03028GM, we have attempted to determine if any potential chemical and physical hazards are present on the site. We have also generally addressed the following issues:

* Site Information
* Surrounding Site Usage
* Regulatory Status and Environmental Conditions
* Air Emissions
* Water Sources and Discharges
* Underground Storage Tanks
* Asbestos
* Hazardous Wastes and Materials
* PCBs
* Soil Conditions
* Surrounding Regulatory Sites

This survey is an initial step in the examination of the environmental risks and liabilities found on this site. Whenever our review finds irregularities requiring a more active auditing of the property, we will recommend specific actions necessary to fully evaluate those unusual situations.

Samples were not collected on March 16, 1994 by Gabriel-Midwest as part of this general Phase I Environmental Audit. The more active auditing (Phase II) usually involves the collection and analysis of samples from various matrices. Any samples collected during a follow up of this survey will be submitted to Gabriel's laboratories for further analytical review, and are normally analyzed using EPA, ASTM, NIOSH, or other methodologies as deemed appropriate. If the analytical data generated from additional investigation confirms contamination on the site, remediation may be warranted.

## II. Site Information

### Site Description

4.4 ACRES OF BUILDINGS

The subject property consists of an approximately 19 acre (827,640 sq. ft) parcel of land, improved with an approximately 190,000 sq. ft. storage/manufacturing building, hereinafter referred to as the subject building. A number of different sections have been built in the past, forming one conglomerate structure. The site diagram, which is included in the Appendix section of this report, helps in illustrating the individual numbered sections with corresponding square footage.

The Legal Descriptions for the subject property are included in the Attachment section of this report.

A descriptive breakdown of the individual sections by the sequential order in which they were built appear as follows (see Site Diagram for reference):

Section One:

This is the originally constructed portion of the subject building. It consists of a large open warehouse (31,536 sq. ft.) with an adjoining vacant 4,851 sq. ft. office area. Construction of the warehouse area is that of steel I-beam on a concrete slab, with brick walls. The office areas consist primarily of a concrete foundation and floor with a brick exterior. The office areas were apparently remodeled in 1985 and presently display finished vinyl walls and carpeted floors. The large open warehouse area currently serves as a dry storage area for miscellaneous products; some from Blackhawk Architectural Products. Also observed being stored in this area were several old press machines.

Most noteworthy of this section, however, is an area in the northeast corner which formerly served as a boiler room/coal storage bin, and housed a plating operation (according to past blueprints observed by Gabriel-Midwest). Many miscellaneous items were observed being stored in this area, such as wood particle board, fluorescent light bulbs, and 55 gallon drums filled with oil. A compressor with visible staining beneath it, and a floor trough with a water filled sump and coal bin area sump was also observed. Old blueprints of this section of the building suggest that this area also formerly served as a chemical storage area.

Currently, Blackhawk Architectural Products stores metal products on the west part of this section where some associated oil staining was quite evident.

Section Two:

This section consists of a 17,242 sq. ft. addition to the original building and was referred to as, by the current, owners, as the West Addition. This addition, was also remodeled in 1985, and is comprised of both office and manufacturing space, presently utilized by Blackhawk Architectural Products. The basic construction of this building is steel frame and roof on a concrete slab, with 8 inch concrete block walls with brick exterior. Gabriel-Midwest observed various metal products being both constructed and stored in the non-office areas of this section. It should be noted that staining on the concrete was observed below a compressor in a maintenance shop located in this section. Also, other areas of staining were observed throughout the manufacturing areas of this section.

Section Three:

Section three is described as a 41,100 sq. ft. main level building, with a second floor containing 27,600 sq. ft. The primary construction on the main level is steel I-beam with a concrete slab floor. The upper level has a concrete floor with steel joist supports. Walls of both levels consist of concrete block with brick face. This section is used primarily for warehouse/storage purposes, both upper and lower. However, a machine shop (Miller Machine) is located at the southwest corner of this section. Three office areas (utilized by Wisconsin Packaging Corp.) are located at the west end of this section and cover approximately 3,227 sq. ft. Also, a shipping and receiving area was observed at the east end of this section. The upper level is also used primarily as warehouse/storage, along with some office space. An old floor plan obtained by Gabriel-Midwest showed that this section also housed a former plating operation, and degreasing area on the main level, which will be addressed in more detail in upcoming sections of this report.

Section Four:

This section can be described as a 39,438 sq. ft. warehouse structure characterized by 8" concrete block-steel support column construction, situated upon a concrete slab. This

area currently is utilized for both storage by a furniture company, and manufacturing operations by Wisconsin Packaging Corp., the primary tenant of the upcoming section. Various areas of floor staining were evident in this section, most notably underneath a compressor, and a slither machine. Other entities in this section include miscellaneous production machinery such as mechanical saws, vacuums, conveyor belts, areas of cardboard storage, and floor sewers.

Section Five:

This section is comprised of 26,529 sq. ft. and is utilized exclusively by the Wisconsin Packaging Corporation for production purposes. Specifically, corrugated packaging is manufactured in this section, and the majority of the space in this section is devoted to this. This section is also constructed of steel I-beams and 12" concrete situated on a 5" thick concrete slab. Numerous oils and lubricants were observed being stored in the northwest corner of this section. Also, some staining was evident on floor areas near a sink in this section. A shipping and receiving area was noted at the north side of this section.

Section Six:

The final section of the building to be described consists of a 12,638 sq. ft. high bay, warehouse storage structure. The building has a concrete slab floor with a steel I-beam structure. Exterior walls are 8" concrete block with brick facing. A shipping-receiving area was noted on the east side of this section. This section is used as a storage-warehouse area for miscellaneous items. Floor drains that connect with storm sewer systems were observed in this section.

The exterior of the property was also observed. It should be noted that snow was still covering the ground in certain areas upon the subject property. The majority of the southwest exterior portion of the property consists of a nicely landscaped lawn with an adjacent south access driveway. This lawn area extends northward to a parking lot located west of the subject building. Some obvious disturbances to the lawn and soil were noted near this west parking lot, just outside Blackhawk Architectural Products. Another, larger parking lot extends westward and northward in this general area. The northern most parking lot had a considerable quantity of miscellaneous items being stored

upon it. Items observed included one 55 gallon drum of a flammable coating solution, an unmarked 55 gallon drum with unknown contents, snowmobiles, cars, wood, tires, trailers, and metal siding were all noted at the north end of this parking lot. At the north border of the parking lot, a wooded section begins and is part of the subject property. This wooded area extends northward to East Cramer Street, and eastward to a Chicago & Northwestern Railroad track. This wooded area contains numerous piles of fill material some of which is composed of foundry like slag material. Also, considerable dumping has occurred in the northeast corner of this wooded section near E. Cramer Street. Debris such as asphalt, concrete blocks, and concrete were all noted in this area. A drainage culvert was also observed in this northeast corner. Various yard wastes such as leaves, lawn clippings and branches were found throughout the entire wooded section. Adjacent to the C & NW railroad tracks was a still frozen swampy area that contained remnant (rusted) 55 gallon drums. Again, piles of fill material containing slag were evident in this general area .

An aboveground storage tank (AST) cradle used for storage of perchloroethylene was observed at the extreme southeast point of this wooded section, along with areas of oil staining on the ground. Separating the subject building from the wooded area is a driveway. This driveway connects the north parking lot with the east loading dock areas of the subject building. A circular area of this driveway that currently serves as a truck trailer storage area for Wisconsin Packaging Corp. was also noticed. Surrounding this circular area to the north, along with portions north of the driveway, are areas of soil fill. Some dumping was also noted in this area, with articles such as tires, wood, metal, and yard wastes predominating. Apparently, incineration of paper and wood is conducted in this area by Wisconsin Packaging Corp. The larger fill piles contained much concrete and other debris. Following the north driveway westward, toward the north parking lot, Gabriel-Midwest observed additional concrete and rubble piles. A swampy area just northwest of Wisconsin Packaging Corp., had areas of oil sheen on the water surface, along with an orange colored material in the water. Vegetation in this area looked somewhat sparse and possibly stressed. The periphery of this swampy area was overgrown with young trees. This wet area appeared to drain into a drainage ditch located on the west side of Wisconsin Packaging Corp. Identical orange colored material was also observed in parts of this drainage ditch. Also located west of Wisconsin

Packaging Corp. (adjacent to the building) is a former transformer area. A large fenced in concrete pad is still evident, along with a five gallon a bucket of blue substance spilled upon it.

The east exterior portion of the subject property consists mainly of driveway and loading dock areas. A railroad spur from the Chicago & Northwestern railroad that runs parallel adjacent to the east subject building was observed. Part of the driveway exits the subject property to the east and continues as Hake Street. Near an east loading dock area oil staining were noted on the ground next to a dumpster. Also, various 55 gallon drums were noted on the exterior dock area. What appeared to be a storm sewer was located just outside a loading dock area, with nearby areas of oil staining. Also, a number of 55 gallon drums were observed on the east side of the property. These drums appeared to be filled with a wood shaving like material with apparent spillage of the shavings on the ground adjacent to the drums. Many additional miscellaneous items and debris were noted on the east exterior of the subject property. Gabriel-Midwest learned that an underground storage tank was also previously located on this exterior portion of the building.

The south portion of the subject property is characterized by an eastward continuation of the nicely landscaped area described earlier, with an adjacent parking lot area. To the east a drainage ditch was observed exiting the subject property at the extreme southeast corner of the subject property.

Site Surroundings

The area surrounding the subject site at 700 Oak Street, was observed in an effort to determine if practices on the surrounding properties could have a negative environmental impact on the subject site.

The site currently is zoned M-2 (Industrial District) by the City of Fort Atkinson and is surrounded by the following:

South: Directly south of the subject property is a triangular shaped parcel of developed land with an old warehouse and garage located upon it. A number of old AST cradles were noted east of the garage area on this property. This property was listed as Fort Fuel Co. in a 1940 edition of the Fort Atkinson Historical City Directory.

North: The site is bordered directly north by East Cramer Street. Beyond this street is a larger area of undeveloped land.

East: East of the subject property is a railroad line associated with the Chicago & Northwestern railroad (C&NW). Three businesses border the subject site east of the railroad tracks. Beyond these tracks to the northeast is a building operated by Opportunities, Inc. (a combination printing-subcontracting business). South of this facility and to the east of the subject property is Petrolane Gas Co., a distributor of gases such as propane. South of this operation is Hake Street, which as described earlier, crosses the railroad tracks and enters the subject property as part of the east driveway area. South of Hake street and still east of the subject property and railroad tracks is a large metal scrap yard operated by the Lorman Iron and Metal Company.

West: The property is bordered to the west by Oak Street, a very small section of Main Street, and by approximately nine single family residential homes. The majority of the area to the west of the subject property is comprised of single family residential homes.

At the time of this survey, the only visual evidence found indicating potential environmental threats from surrounding properties involves the miscellaneous storage (by site neighbors) at the north end of the subject property. Specifically, 55 gallon drums (one of which contains a flammable liquid) were observed being stored in this area (see Hazardous Waste section for details).

It should also be pointed out that two sites are located northeast and east of the subject property (Fort Packaging Corp., and Lorman Iron & Metal Co.),these are registered on the WDNR Southern District LUST or UST lists (see LUST section for details).

Site History

To Establish a history of the subject site, Gabriel-Midwest reviewed past aerial photographs of the area at the Fort Atkinson City Engineering Department. The earliest available photograph was taken on July 27, 1937 and depicted the subject property as undeveloped land. The next

available photograph, taken on December 7, 1955 depicts the property as partially developed. Specifically, all sections of the subject building were apparent in the photo except section number six, which was constructed approximately one year later. Aerial photographs from the years 1964, 1984 and 1987 were also available and depict the property similar to how it appears today (see Appendix section for aerial photo review).
An observation of an old floor plan of the subject building listed all construction related to the building along with the corresponding ages. This list appears as follows:

| | | |
|---|---|---|
| Original Building | 1938 | Section 1 |
| West Addition | 1945 | Section 2 |
| North Addition | 1946 | Section 3 |
| Warehouse | 1950 | Section 4 |
| 20 MT Shell | 1952 | Section 5 |
| Steel Storage Building | 1956 | Section 6 |

The earliest building permit available from the Fort Atkinson City Building Inspector's Office was number 1158 and was dated June 30, 1938.

A review of the Fort Atkinson Historical City Directory System revealed the following listing as occupants of the subject property from past to present:

| | |
|---|---|
| 1938 | No listing for subject property |
| 1940 | Moe Bros Manufacturing Company |
| 1949 | Moe Bros Manufacturing Company |
| 1955 | Thomas Industries, Inc.<br>- Moe Light Division<br>- Wright Power Saw & Tool Corp. |
| 1959 | Same as above |
| 1966 | Same as above |
| 1975 | Moe Lights - Thomas Industries |
| 1980 | Thomas Industries & Thomas Credit Union |
| 1984 | No information |
| 1985 | No information |
| 1986 | WAND Corporation<br>- Gross EMO<br>- Wisconsin Packaging Corp. |
| 1989 | WAND Corporation<br>- Wisconsin Packaging Corp.<br>- Gross EMO |
| 1992 | No listing for WAND Corporation<br>- Miller Machining<br>- Wisconsin Packaging Corp.<br>- Gross EMO |

1994 - Gross EMO
- Miller Machining Products
- Wisconsin Packaging Corp.

A review of past city building permits, coupled with review of the historical city directories indicates that Moe Bros Lighting were the original occupants of the building located at 700 Oak Street, Fort Atkinson, WI. Moe Bros apparently occupied the building, and built many of the additions, until the mid-1950's when they became a division of Thomas Industries. The latter then became listed as the primary occupant on building permits. Such a permit was issued for occupancy on December 19, 1955 for Thomas Industries (Section 6 constructed) by the City of Fort Atkinson. Moe Lights was still listed as a division of Thomas industries into the 1960's on several building and occupancy permits. Throughout the 1970's and 1980's all permits referred to Thomas industries occupying 700 Oak Street.

A City Permit for Occupancy was issued on 11/26/85 to the WAND Corporation as permit #10635. Wand Corporation utilized a portion of the subject building as a bed and storm door manufacturing factory.

Moe Bros., and Thomas Industries reportedly manufactured lighting fixtures, however, a reference was made to the manufacturing of artillery shells during the second world war in section five of the subject building.

## III. Regulatory Status and Environmental Conditions

The site was surveyed on March 16, 1994 by Thomas Johnson and William Liniewicz of Gabriel-Midwest, Ltd. During this survey, we attempted to assess the regulatory and environmental aspects of the property and surrounding sites. Our study focused on the following areas: air emissions, water sources and discharges, underground storage tanks, asbestos, hazardous wastes and materials, PCBs, soil conditions, and a regulatory agency documentation review of the subject property and surrounding sites. Each of these issues will be discussed in this section.

### A. Air Emissions

The Clean Air Act (CAA), enacted in 1970 and most recently amended in 1990, seeks to protect the public's health and welfare by safeguarding and improving the quality of our air. Under the CAA, the EPA sets air quality standards and relies on the states to develop programs to attain those standards. While the CAA regulates both "stationary" and "mobile" sources of air pollution, the stationary source restrictions are of primary concern to business. All facilities must meet permit requirements, even if that requires new control technologies in new or expanded facilities.

At the time of this survey, Gabriel-Midwest observed no regulated sources of air emissions occurring on the subject property. The gas-forced air heating systems present within the buildings are currently unregulated sources of air emissions by the Wisconsin Department of Natural Resources (WDNR). Therefore, air emissions are currently not considered an environmental concern.

### B. Water Sources and Discharges

The primary purpose of the Clean Water Act (CWA), enacted in 1972 and most recently amended in 1987, is to "restore and maintain the chemical and biological integrity of the nations's waters." Any company that discharges wastewater into the nation's "navigable waters" or a public sewer system must comply with CWA permits. The CWA contains extensive enforcement measures. In addition to the "self enforcement" of businesses and publicly owned treatment works (POTWS) imposed by the CWA's monitoring and reporting

requirements, the Act includes broad inspection powers and many enforcement approaches, including administrative orders, civil suits, and criminal prosecution.

Water Sources

The Water supply for the subject property is from the Fort Atkinson Water Department. The Department obtains its water from five wells approximately 800-1,000 feet deep. The water is treated with hydrofluorosilic acid for fluoridation purposes. According to Mr. Jeff Woods, Director of Fort Atkinson Public Works, the water is sampled and tested monthly by the WDNR for total coliform and fecal coliform. As related by Mr. Woods, no problems have been encountered with the well water and it currently meets all applicable CWA water quality standards.

Wastewater Discharges

The water discharge for the property would be to a sewer system connected with the Fort Atkinson Wastewater Treatment Plant. According to plant employee, Mr. Paul Christensen, the subject property currently falls under the category of industrial discharge. No formal discharge permits are presently required for 700 Oak Street, nor does it fall under any pre-treatment program. It should be noted that former occupants, Thomas Industries, had a wastewater treatment area located on the west side of section three. This wastewater treatment system was used exclusively for the plating operation formerly conducted at Thomas Industries. Mr. Christensen suggested that discharges were monitored more closely when Thomas Industries occupied the subject building.

The wastewater discharges for the subject building would include primarily sanitary wastes. However, numerous oils (special waste) and other materials that are classified as deemed hazardous, are used and stored throughout various parts of the subject building. Surface spillage of such substances was noted within the subject building. Care should be taken not to let these substances enter the City sewer system, which could result in possible fines and closer scrutiny by the wastewater treatment facility.

Storm Water Discharges

On November 26, 1990, the USEPA published its final rule on National Pollutant Discharge Elimination System (NPDES) permitting of storm water discharges. All facilities included under the definition of "storm water discharge associated with industrial activity" must obtain an NPDES permit. Facilities with existing permits will need to revise them to include storm water considerations. NPDES storm water permits will be issued through existing permit authorities.

Under this ruling, "storm water discharge associated with industrial activity" is defined as storm water directly related to manufacturing, processing or raw materials storage areas at an industrial plant.

Regulated storm water includes discharges from industrial yards, immediate access roads, and rail lines used by carriers of raw materials, material handling sites, refuse sites, etc., as describe in the rule.

Storm water discharges may currently be an environmental concern, based upon industrial activity conducted on the subject property in both the past and present. Visible surface staining and apparent dumping on the subject property could impact surface waters exiting the subject property. Specifically, oil staining observed outside a loading dock area on the east side of the subject property was located in close proximity to a storm sewer. Roof drains were also noted to empty in this area, which could enhance the process of oil washing into the storm sewers. Also, as mentioned in the Site Description section, a swampy section was observed at the exterior northwest corner of the subject building which exhibited oil sheens and an unknown orange substance. This swampy area connects with a drainage ditch on the west side of the subject building and appears to flow underneath the building, toward the southeast. It is currently not known where this sheen or substance originated from, (past or present operations), however, allowing it to flow off-site could necessitate obtaining WPDES permits.

Another area of potential concern relating to storm water deals with a former boiling/plating operation, which used to be located in the northeast corner of section three. An old coal bin sump which is currently

filled with water along with another nearby small, water filled sewer was observed by Gabriel-Midwest during the survey. These pits seemed to be in line with a floor trough which, according to records, was associated with a former plating operation in past years. In 1985, RMT, Inc. (an environmental consulting company) conducted an assessment of various areas of potential environmental concerns at the subject property which included a suggestion to analyze the sediment from the storm sewer and water from the coal bin area. The samples taken on 9/27/85, and laboratory reports (included in the Attachment section of this report) indicated elevated levels of both metals and organic compounds in the sediment from the storm sewer. The water from the coal bin had lower levels of metals with only one detectable organic compound, that being perchloroethylene. It appears that in the past impacts have been made upon storm sewer systems on the subject property by former manufacturing operations. If water and sediment contaminant levels leaving the property (via the storm water) equal what was reported in 1985, WPDES permits may be warranted.

C. Underground Storage Tanks (USTs)

Underground storage tanks (USTs) are an environmental concern if leakage or spillage has occurred. Leaking or overfilled USTs can contaminate the surrounding soil, as well as the groundwater. Our survey includes a search of the data base provided by the WDNR. We also visually inspect the site for obvious signs of tank placement, such as gas pumps, fill ports, and manways. Not so obvious tank related items such as vent stacks, petrometers, pipes, valves, raised concrete, etc., are also included in our inspection.

Our search of the WDNR data base for Registered Underground Storage Tanks, dated 5/93 indicated No registered UST at this site. The surface of the property was visually inspected for the structures indicative of UST installation. At the time of this survey, evidence was found by Gabriel-Midwest on the subject property which indicates a fuel oil UST placement that was recommended to be removed. No documentation exists to prove if the tank has been removed or if it is still in place.

In the former property assessment, RMT, Inc. mentioned an UST located on the subject property. According to interviews with Thomas Industries employees, RMT, Inc. was able to determine that one 18,000 gallon UST which contained #2 fuel oil, was located on the subject property. Apparently this was the only UST located on the property, however, no information was included about its exact location. A recommendation was made by RMT in regards to leak testing the tank and its delivery system liner in order to evaluate its status (see LUST section for details). Based on the current regulations, if the UST is still in place, it will need to be removed and closure done properly per WDNR.

Directly south of the subject property is a triangular shaped parcel of developed land with an old warehouse and garage located upon it. A number of old AST cradles were noted east of the garage area on this property. This property was listed as Fort Fuel Co. in a 1940 edition of the Fort Atkinson Historical City Directory.

Adjacent Underground Storage Tank emplacement

The WDNR Registered UST List 01/18/94 was reviewed. This list showed the nearest registered UST's are located at:

| Site Name | Location | Distance and Direction from Subject site |
|---|---|---|
| Arno Weigland | 640 Washington Street | 1/8 mile W |
| Lorman Iron & Metal Co. | 115 Lorman Street | Adjacent E |
| Powers Tire & Auto Service | 2 Madison Avenue | 1/4 mile S |
| *Fort Packaging Co. | 201 E. Cramer Street | Adjacent NE |
| D & W Properties | 212 Madison Avenue | 1/4 mile SW |
| Stop & Go Store #216 | 313 Madison Avenue | 1/3 mile SW |
| Carmichaels Service | 212 madison Avenue | 1/4 mile SW |
| Evergreen Cemetery Assn. | 1105 N. Main Street | 1/8 mile N |
| *EMRO Marketing #2123 | 245 N. Main Street | 1/4 mile S |
| Darrell & Theresa Davis | 325 Jefferson Street | 1/4 mile S |
| Frank Klein | 615 Frederick Avenue | 1/4 mile W |
| *K-Mart | 1309 N. High Street | 1/4 mile NE |
| Greener Realty | 22 N. 3rd | 1/4 mile S |
| *Wadman Property | 100 Madison Street | 1/4 mile S |
| First Federal Sav & Loan | 244 N. Main Street | 1/3 mile S |

Five of these locations appeared on the List of Active Leaking UST Sites (12/29/93). This does not mean that spillage or leakage has not occurred for the remaining sites on this list, only that it has not been reported to the WDNR (see LUST section for further details).

It also should be noted that the property located directly south of the subject property was listed as the Fort Fuel Company in the 1940's. AST cradles were observed on this property. The potential remains for USTs to exist at this property.

Aboveground Storage Tanks (ASTs)

Also noted within the report by RMT, was the inclusion of a 10,000 gallon perchloroethylene (tetrachloroethylene) tank that was used in conjunction with a former degreasing operation at Thomas Industries. Gabriel-Midwest observed aboveground storage tank (AST) cradles and piping on the east side of the subject property. RMT recommended a hydrogeologic investigation in the vicinity of the perchloroethylene tank to determine if leakage or spillage had occurred.

Gabriel-Midwest observed no data relating to such an investigation, and therefore, must assume that such an investigation was not conducted. Therefore, a subsoil investigation involving borings around the former AST and its delivery lines is recommended to determine whether leakage has occurred and if impacts have been made upon soil and groundwater on the subject property.

D. Asbestos

The site was inspected for asbestos in accordance with the USEPA guidelines set forth in the "Guidance for Controlling Asbestos Containing Materials In Buildings" issued in 1985. The purpose of this segment of our inspection was to identify the extent to which asbestos containing materials (ACM) were used, or subsequently added in the construction of the facility surveyed. Asbestos inclusion in most building materials was discontinued in 1979, when asbestos was recognized as a health hazard. It was the intention of our survey to only assess materials that are, or could become friable (as being crumbled, pulverized, or reducible to a powder

with hand pressure), and thus pose as a direct liability to the property. As a result, we have made no mention of items of solid substrates, such as plaster, cement, or roofing materials.

Due to the age of the building, asbestos inclusion is feasible. Gabriel-Midwest inspected the premises and observed some potential asbestos containing materials (ACM). Specifically, 2' x 4' ceiling tiles were noted in both newer and older office areas, along with 1' x 1' floor tiles. Pipe wrapping was also observed in the coal bin storage area. Some of the older 1' x 1' floor tiles appeared broken in the upper part of section three.

Another potentially asbestos containing material was a spray-on type insulation observed throughout much of the entire subject building. This insulation had a fiber-like consistency and could contain asbestos. According to current owners of the subject property, an asbestos removal contractor (Midwest Asbestos Abatement Systems) removed a significant quantity of asbestos containing material in 1990. Documentation forms of such removal and disposal were reviewed by Gabriel-Midwest, and it appears that the material removed consisted primarily of ACM pipe cover (979 linear feet) and ACM thermal system insulation. Documents disposal at a WDNR approved landfill (Valley Landfill) in Fort Atkinson, WI. were provided. No mention was made of the floor tiles or any of the ceiling tiles, and it is currently not known whether the thermal insulation removed was similar to what Gabriel-Midwest observed throughout the subject building. Therefore, Gabriel-Midwest suggests sampling and analysis of all older floor and ceiling tile, and the pipe wrap noted in the coal bin area, along with the spray-on insulation to determine the potential asbestos content.

E. Hazardous Waste & Materials

At the time of Gabriel-Midwest's survey, the site was occupied as a manufacturing/storage facility and a number of wastes deemed hazardous were observed on the subject property. Currently, the types of lamps listed below are classified as hazardous waste due to the fact that they contain heavy metals such as lead and mercury.

Fluorescent Lamps
Sodium Vapor Lamps
High and Low Pressure Vapor Lamps
High Intensity Discharge Lamps

Presently, Wisconsin businesses and other applicable facilities cannot dispose of lamps and bulbs in sanitary landfills, if over waste limits. Businesses are allowed to store and recycle lamps and bulbs, and not have to follow hazardous materials regulations (this currently applies to fluorescent and mercury lamps due to limited recycling capabilities). If not recycled, the lamps and bulbs are subject to all applicable hazardous waste rules and regulations. The DNR has a list of recyclers, transporters, and facilities which store lamps and bulbs. Gabriel-Midwest suggests referring to the DNR Solid Waste Publication 195.

The subject building appeared to presently contain a large number of both fluorescent lights and other types of high or low pressure vapor lamps in both warehouse and office areas.

Also, what appeared to be a vapor lamp was observed outside the east side of the subject building. As mentioned above, these types of lamps are considered hazardous once they become waste, and should be disposed of in accordance with applicable State regulations. Other materials considered hazardous that were observed by Gabriel-Midwest include a number of oils and fluids used and stored throughout the subject building. Specifically, the Miller Machine Shop, located in section three of the building, housed a number of 55 gallon drums, along with visible buckets of oil (special waste). Also, a water soluble cutting fluid, and hydraulic oil are used in equipment within this shop. Visual staining was evident in certain areas of this shop. All waste fluids from this operation are reportedly disposed of by Texoma Industrial Waste Disposal. However, no manifest forms were available for documentation. Also, significant metal scraps were observed being generated by this operation. These metal wastes are apparently disposed of by Lorman Iron & Metal Co. (located just east of the subject building). Again, no waste manifest forms were available to document disposal of this metal material. Gabriel-Midwest suggests that Miller Machine obtain manifest forms for both liquid and solid wastes being generated by this

sector of the building. Other current uses of oils occur at the Wisconsin Packaging Corporation. Hydraulic oils, motor oils, non-detergent oils, lubricants and solvents were observed being stored at the northwest corner of section five. According to Wisconsin Packaging Corporation management, all oils are disposed of by Badger Truck & Trailer, while solvents are reclaimed by Safety-Kleen Corp. As before, no manifest forms were available for review by Gabriel-Midwest. Also, a number of 55 gallon drums, some marked flammable, were observed in storage on the main level of section three, and on the north end of the north parking lot on the exterior of the subject building. Other oils observed being used were in the Blackhawk Architectural Products section of the building. Staining below metal products belong to Blackhawk which were stored in warehouse areas was quite evident. Gabriel-Midwest suggests that all oils, solvents, and other wastes deemed hazardous that are used within the subject building be disposed of by a licensed hauler of hazardous waste, and facilities generating the wastes obtain waste manifest document forms.

Also worth mentioning when considering hazardous materials was the presence of the former plating and degreasing operations and painting areas of Thomas Industries.

According to old blueprint plans of the subject building, these areas formerly existed in both sections one and three. A current visual inspection of the former plating operation in section one revealed floor troughs, some of which have been filled with cement, and some which have not. Blueprints also suggested that a former chemical storage area occurred in this area in the past. Some staining was evident in this area, and Gabriel-Midwest obtained no data indicating any kind of investigation involving sampling and analysis in this section of the building. The former plating operation in section three, however, did have a subsurface investigation conducted upon it in October of 1985 by Dames & Moore. According to old blueprint plans, brass plating, chrome plating and copper plating were the primary plating operations conducted at the Thomas Industries plant in the late 1950's. Also, cyanide, oxidizer, and strip tanks were present in this area. Dames & Moore investigated the area by sampling both the concrete and underlying soil. Core samples were taken

with a three inch coring machine and six borings were conducted in the former plating area. No groundwater was reportedly encountered during any of the borings, also, no visual indications of soil or subsurface contamination was noted in the samples taken by Dames & Moore.

Conclusions stated that leachable compounds of chromium, copper, nickel, zinc and cyanide were low, and that because of the low leachability characteristics they are not susceptible to migration through contact with water. Dames & Moore did state that an upper concrete slab in the vicinity of the brass plating line had excessive extractable levels of chromium and cyanide, and if removed would constitute hazardous waste for disposal purposes. Prior to sampling, Dames & Moore stated that Thomas Industries decontaminated the entire plating area. A telephone interview with former Thomas Industries employee, Mr. Bruce Wilson, indicated that a second tier of concrete was removed, with underlying areas scraped and treated to remove excess residues. According to Mr. Wilson, all waste materials were shipped to a hazardous waste landfill in Michigan. However, Gabriel-Midwest observed no documents or manifest forms supporting this information.

Thomas Industries also had a paint mixing and storage room along with a degreasing area which apparently has not been investigated as a source of potential environmental concern.

F. Polychlorinated biphenyls (PCBs)

PCBs are specifically regulated by the Toxic Substance Control Act (TSCA) of 1980. TSCA is charged with regulating the manufacture of substances it considers toxic and harmful to health and the environment. For this reason, our survey examines properties for items that could contain, or may have been contaminated with PCBs. Although PCBs had many uses, the most widespread use was in the manufacture of nonflammable dielectric fluids (askarels) for electrical transformers, capacitors, and other liquid-cooled electrical equipment. These askarel-type fluids varied with trade names, but generally consisted of 40-80% PCBs (or 400,000 to 800,000 ppm). Since their development in 1929, PCB fluids were commonly used in transformers,

particularly smaller ones located in fire sensitive locations in buildings. PCBs can also be incorporated into recycled oil products.

One pad-mounted transformer was observed upon the west subject property. It appeared in good condition, although part of the ground's surface was covered with snow at the time of this survey, so complete visual observation of the ground around this transformer was not possible at the time of the inspection.

A freight elevator was observed on the east side of section three. This elevator could have hydraulic fluids containing PCBs. Also of concern, the potential exits for leakage of hydraulic fluids to have occurred with subsequent soil contamination.

PCB's are found in fluorescent lighting ballasts. When bulbs are changed, ballasts may sometimes also be replaced. Ballasts prior to 1979 may contain PCB's, unless appropriately marked to indicate they are not. PCB's are controlled by the WDNR under Wisconsin Administrative Code NR157. The present state guideline lower control limit for PCB's is less than 32 ballasts per facility, or a limit of two pounds of PCB before becoming regulated.

It should be noted that two areas designated as substations were observed on older floor plans of the subject property. Gabriel-Midwest observed one of these areas and observed a concrete pad still intact. An agreement between Thomas Industries and the present owner states that PCB contaminated electrical equipment was located on the subject property, but does not specify where. Taking this into consideration Gabriel-Midwest would suggest PCB sampling in the vicinity of both old substation areas.

Also, a number of compressors were observed throughout the buildings which had visible staining beneath them. Gabriel-Midwest believes these also should be sample for PCB's.

G. Soil Conditions

According to A Wisconsin Geological and Natural History Survey Soil Map, two main soil types occur on the subject property, Miami silt loam and Clyde silt loam. The surface soil of Clyde silt loam, as found in Jefferson County, consists of a black, friable silt loam extending to a dept of 12 to 15 inches. The soil contains a high percentage of organic matter and silt. The subsoil consists of a light gray, heavy silt loam or silty clay loam to 24 inches, where a compact silty clay loam is encountered. The subsoil is frequently mottled and streaked with iron stains and contains considerable lime. Areas of this soil type are flat, or have a gentle slope toward the streams along which they occur. The natural drainage is defective.

Miami Silt Loam

The surface of the Miami silt loam consists of a brownish-gray, silt loam extending to a depth of 8 to 12 inches, with an average depth of 10 inches. The subsoil consists of a brownish-yellow or buff, heavy silt loam which becomes heavier with depth and grades into a silty clay loam. At an average depth of 24 inches. A yellowish-brown gritty clay loam is encountered which extends to a depth of 4 or 5 feet, where a light buff fill is found. In the second and third foot, the subsoil is quite compact and holds the moisture well, though below this the structure is looser. The uneven character of the type as a whole insures good surface drainage, though numerous depressions and draws are found.

Actual observations of soil conditions indicated a number of areas that had surface staining evident. Specifically, outside a loading dock on the east side of the subject building, an area of oil staining was observed. Another area of oil staining was observed near the bank of the railroad tracks on the east side of the subject property. Patches of snow still covered portions of the ground on the subject property during the survey. The wooded area north of the subject building appeared very poorly drained, with obvious areas of swampy ground. Noted throughout and surrounding this wooded section were soil fill piles containing what appeared to be a foundry slag material. Also, other materials such as concrete appeared in

numerous fill piles located on the property. One particular area of concern was a swampy section of ground located at the northwest corner of the subject building. This swampy section had areas of oil sheen on the surface, with an unusual orange colored material in the water that was not noticed in other swampy sections. This swampy area appeared connected with a short drainage ditch located on the west side of the subject building, and seemed to flow southeasterly, under the building. Another potential environmental concern pertaining to the soil conditions, involves the former 18,000 gallon #2 fuel oil underground storage tank, along with a 10,000 aboveground perchloroethylene tank located on the east located on the east side of the subject building. If these tanks leaked in the past, impacts may have been made upon the surrounding soils. (See summary and Recommendations for details).

H. Regulatory Status Review

Gabriel-Midwest contacted Federal, State, and local regulatory agencies to determine if information was present in their files concerning environmental complaints associated with the subject property. The following agencies have been contacted with the indicated results:

The Wisconsin Department of Natural Resources (WDNR) Southern District List of Leaking Underground Storage Tank (LUST) Sites 2/24/94 list was reviewed. This publication lists sites which have had a reported LUST incident. Six sites within 1/2 mile were listed:

| Site Name | Location | Distance and Direction from Subject site |
|---|---|---|
| Everson Property | 601 W. Madison St | 1/2 mile W |
| First Federal Saving & Loan | 244 Main St. | 1/3 mile S |
| Wadman Property | 100 Madison Ave. | 1/4 mile SW |
| *Fort Packaging | 201 E. Cramer | 200 feet NE |
| K-Mart #9543 | 1309 N. High St | 1/3 mile NE |
| Speedway #2123 | 245 N. Main St | 1/3 mile S |

One of the LUST sites is within a close enough proximity to potentially impact the subject property. This site is listed as the Fort Packaging Corporation, 201 E Cramer Street. Due to its proximity to the Rock River,

the groundwater in the area of this LUST side may move in an eastward direction. However, Gabriel-Midwest suggests conducting a soil boring at the northeast property border to verify that contamination has not migrated in a Southerly direction. Also of concern are the two former storage tanks located on the subject property. One perchloroethylene 10,000 gallon AST, along with an 18,000 gallon fuel oil UST, were apparently removed prior to current WDNR Closure Requirements documenting both the tank and soil conditions in the proximity of the tank. No data was observed by Gabriel-Midwest in regards to the actual removal of the UST.

As mentioned previously, the property located directly south of the subject property was listed as the Fort Fuel Company in past decades. A number of AST cradles were observed on this property, and the potential presence of USTs cannot be overlooked.

Therefore, to insure that leakage or spillage has not occurred from the tanks Gabriel-Midwest recommends a subsurface investigation around both of these former tank locations (See Summary and Recommendations section).

The WDNR Resource Conservation Recovery Act (RCRA) was reviewed. This list identifies registered hazardous waste generators, transporters, treatment, storage and disposal facilities within the vicinity of subject property. The subject property did appear on this list. Ten other RCRA facilities noted within a 1\4 mile radius of the subject site include:

| Site Name | Location | Distance and Direction from Subject site |
|---|---|---|
| Fort Packaging | 201 C. Cramer St. | Adjacent NE 200 feet |
| Greener, Judith | 22 N. 3rd St. | 1/4 mile S |
| Hartel Corp | 201 N. Main St | 1/4 mile S |
| Norland Corp | 10 Madison Ave | 1/4 mile SW |
| Norland Corp | 1301 Jefferson St | 1/4 mile NE |
| Quick Cleaners & Laundry | 307 Madison St | 1/4 mile SW |
| Uncle John Fish Bait | 524 Clarence St | 1/8 mile SE |
| W. D. Hoasd & Sons Co | 520 Edward St | 1/8 mile S |

| | | |
|---|---|---|
| *Wand Corp | 700 Oak St | Subject Property |
| Electronic Tech Inc | 1100 N. Main St | 1/8 mile N |
| Metal Container Corp | 105 E. Blackhawk Dr | 1/4 mile N |

The subject property listing appears to be directed to the former occupant of the building, the Wand Corporation, as stated previously in the site history section. This company occupied the building from approximately 1985-1990, primarily as a bed manufacturing facility. It is currently not known what hazardous wastes were used during their operations at the facility. However, three current tenants presently store and generate special or hazardous wastes. Specifically oils, coolants, cutting fluids, and solvents were observed being store and utilized by Blackhawk Architectural Products, Miller Machining, and Wisconsin Packaging Corporation. Also, a number of flammable liquids were observed being stored on the main level of section three. Current Wisconsin RCRA Generator I. D. numbers are required by facilities generating hazardous wastes exceeding 220 pounds per month, for any given month of the year. Based upon volumes of hazardous waste produced, Wisconsin RCRA generator I.D. numbers may be mandated.

Gabriel-Midwest believes that the 10 remaining RCRA sites, although generators, would most likely not have an environmental impact upon the subject property, provided that all hazardous materials are handled, stored, and disposed of in accordance with all applicable state and local regulations.

The WDNR Spills List was reviewed. No sites were listed within a one-half mile radius of the subject property.

The WDNR Registry of Waste Disposal Sites (02/90) list was reviewed. The list identifies known solid and hazardous waste sites in Wisconsin. No sites were listed within a 1/2 mile radius of the subject property.

The National Priorities List (NPL)/Superfund Sites in Wisconsin was reviewed. This list identifies and ranks the worst uncontrolled or abandoned hazardous waste sites in the United States for long-term remediation. No sites were listed within a one mile radius of the subject property.

## IV. Summary and Recommendations

This preliminary Phase I Environmental Audit was requested by Mr. Scott Ciano of Firstar Bank in Milwaukee and initiated in order to determine the current environmental conditions and potential hazards at a site located at 700 Oak Street, Fort Atkinson, WI 53538. In doing so, Gabriel-Midwest reviewed pertinent Federal, State and Local data bases, coupled with an on-site reconnaissance and interviews with various City and State agencies.

Through the result of our information search and visual reconnaissance on and around the subject property Gabriel-Midwest believes that several areas of potential environmental concern may currently be present at 700 Oak Street, Fort Atkinson, Wisconsin. These include the following:

### Asbestos

As mentioned previously in this report, both 2' x 4' and 1' x 1' floor tiles were noted within the subject building. The majority of the ceiling tiles appeared newer, however, older ceiling tiles were also noted, along with older floor tiles. The only broken tiles observed were floor tiles located on the upper-level of section three. Gabriel-Midwest suggests that if remodeling is planned which would include the removal of the older tiles, (this promoting friability), asbestos sampling and analysis should be conducted. Also, as stated previously in the Asbestos section, a significantly large quantity of spray-on insulation was observed throughout the entire subject building. This material, when broken, had visible fiber-like material present. Gabriel-Midwest suggest testing this insulation to determine potential asbestos content. Also, an area near an old coal bin had visible pipe insulation still present, which also should be sampled and analyzed for asbestos.

### Hazardous Waste

The Second area of concern relates to the former plating, degreasing and paint mixing areas. An investigation conducted by Dames and Moore in 1985 determined that specific levels of metals were present in concrete in this area, that if removed, the concrete would be classified as hazardous waste. The metals are apparently not leaching into soils below, or contacting groundwater and are

therefore considered stable. A former degreasing operation existed next to the plating operation, along with a paint mixing area. No investigation into the soil beneath either of these areas has been conducted. Also, as mentioned previously, and old blueprint suggested that the plating operation used to be located in a different section of the building (next to the old boiler room and coal bin in section one). Gabriel-Midwest observed a floor trough in this area, along with several sewers that presently contain water. Gabriel-Midwest recommends investigating these three areas to determine whether impact has been made upon soil or groundwater.

Another area of concern relates to the PCB contaminated material mentioned in an escrow letter between Thomas Industries and the present subject property owner. No mention was made of the locations of their PCB contaminated material, or whatever become of it (disposal documentation). Gabriel-Midwest therefore suggests investigating former substation areas of the subject building to determine whether PCB contamination exists. Also related to PCB's, is the fact that a significant number of old fluorescent lighting units are currently located in the subject building, specifically in the upper level of section three. Older fluorescent lighting units frequently contained PCB's in their ballasts. Although no obvious leakage of fluid from these units was observed, the potential remains for the ballasts to contain PCB's. A freight elevator was observed on the east side of section three. This elevator could have hydraulic fluids containing PCBs and should be analyzed. Also, the potential exists for leakage to the subsurface, and Gabriel-Midwest recommends an investigation in this area.

Soil Conditions

The third area of potential concern pertains to soil conditions upon the subject property. Obvious dumping has occurred throughout the past upon and adjacent to the north wooded section of the subject property. Items described previously, such as broken concrete and soil fill mixed with slag material, are abundant throughout this north section. This apparently indiscriminate dumping throughout the past raises concern as to what the origin of these materials was and what else was deposited with it. Consequently, Gabriel-Midwest suggests sampling these areas to determine the constituents of the fill material.

Also relating to soil conditions is the fact that both an AST and an UST existed or exists, on the subject site. In 1985 RMT, Inc. suggested leak testing to determine the integrity of the UST and also a subsurface investigation around the former AST and its delivery system to the building to determine whether leakage or spillage had occurred. No information regarding following up such recommendations was provided for Gabriel-Midwest during the survey. Therefore, Gabriel-Midwest recommends a subsurface investigation at both tank locations, and product delivery systems to determine whether past leakage from the tanks has occurred, which could have a detrimental impact upon the subject property.

Another area of potential concern relates to the surface waters observed throughout various areas of the subject property. Specifically, a swampy section was noted at the northwest corner of the subject building. The water in this particular swampy area had a visible oil sheen on its surface, along with an unusual orange colored material below the surface. The swampy area seemed to drain southeasterly into a drainage ditch that appeared to run underneath the subject building. The oil and the orange material could represent a liability to the subject property if these materials are determined to be hazardous, and move from the property with storm water. Therefore, sampling and laboratory and analysis of the orange material and the oily surface material is recommended. Also, an outside storm sewer was noted which had considerable oil staining adjacent to it. Roof drains emptied into the ground in this area, thus potentially providing a means of transport for the oil into the storm sewer system. A number of floor drains were observed in the subject building which are apparently connected with the storm sewer systems. Areas of oil spillage plus the storage of hazardous materials were observed throughout areas of the subject building. The potential remains for these substances to impact the storm sewer systems through accidental spillage. All materials deemed hazardous should be stored away from floor drains or should have adequate secondary containment to prevent the potential movement of these substances into the storm sewer system. Noteworthy, is laboratory data provided by RMT, Inc., in 1985, which shows elevated levels of total metals in sediment from a storm sewer located on the subject property. Various organic compounds also appeared in this sediment, along with detectable levels of perchloroethylene in the storm sewer water. Current USEPA regulations are considerably different and more stringent than were in place

in 1985, and new sampling and analysis are needed to determine the hazardous classification of the areas tested prior. If such substances are currently leaving the subject property with storm water, WPDES permits may be warranted also.

LUST Sites

The final area of concern relates to the LUST site located at 201 E. Cramer Street, the Fort Packaging Corporation and possibly the former Fort Fuel Co. (600 Oak Street) to the south. The LUST site property is located approximately 30 feet to the northeast of the subject property. The actual Fort Packaging plant is located approximately 200 feet from the subject property.

This site is currently considered a high priority site by the WDNR which means that groundwater has been impacted. Also, a number of old AST cradles were noted south of the subject site on the property of the former Fort Fuel Co. Gabriel-Midwest recommends conducting a subsurface investigation at the property's northeast and south borders to determine if contaminant migration has occurred.

## V . Statement of Limitations

The environmental assessment detailed in this report has been performed in accordance with generally accepted methods and practices of the environmental laboratory engineering profession. The scope and depth of this study were as directed, and agreed to, by the client.

Gabriel uses experienced and trained professionals in attempting to locate and identify hazardous materials or conditions. We do not warrant that all such materials have been identified. It is possible that some materials containing a hazardous substance were not visible or accessible to the surveyor or for various other reasons were not sampled.

All findings are based on documentary review, conversations, and on-site reconnaissance. These findings are not to be considered scientific certainties. The intent of this study was to identify environmental concerns which would be obvious to a skilled, knowledgeable professional applying accepted standards. This report is not intended to represent an exhaustive research of all potential hazards which may exist at this site.

This report also does not purport to be representative of future conditions or events. Activities which transpire subsequent to this report which result in adverse environmental impacts are not to be construed as relevant to this study.

This report has been performed for the exclusive use of the client. Our report and its findings shall not, in whole or part, be disseminated to any other party, nor be used by any other party without prior written consent by Gabriel-Midwest, Ltd.

## VI. Attachments

Site Photographs

City Map

Area Diagram

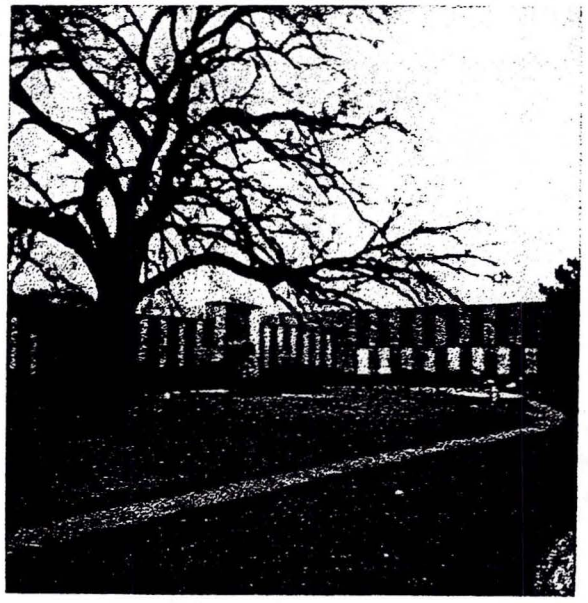
Site Diagram

Aerial Photographs: 1955, 1964, 1984, 1987

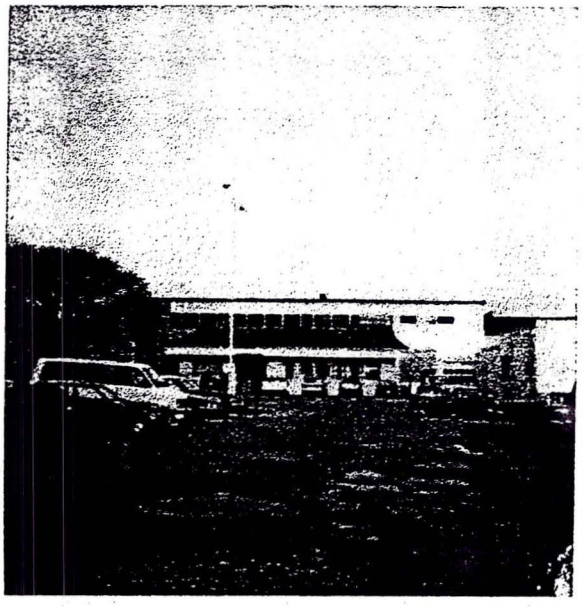
Legal Descriptions

PHASE I ENVIRONMENTAL AUDIT
700 OAK STREET, FORT ATKINSON, WISCONSIN
MARCH 16, 1994

Site Photographs



Southeast Subject
Building Corner



West Side
Subject Building

Property located at 700 Oak Street, Fort Atkinson, WI 53538 as viewed by Gabriel-Midwest, Ltd. on March 16, 1994.

PHASE I ENVIRONMENTAL AUDIT
700 OAK STREET, FORT ATKINSON, WISCONSIN
MARCH 16, 1994

Site Photographs

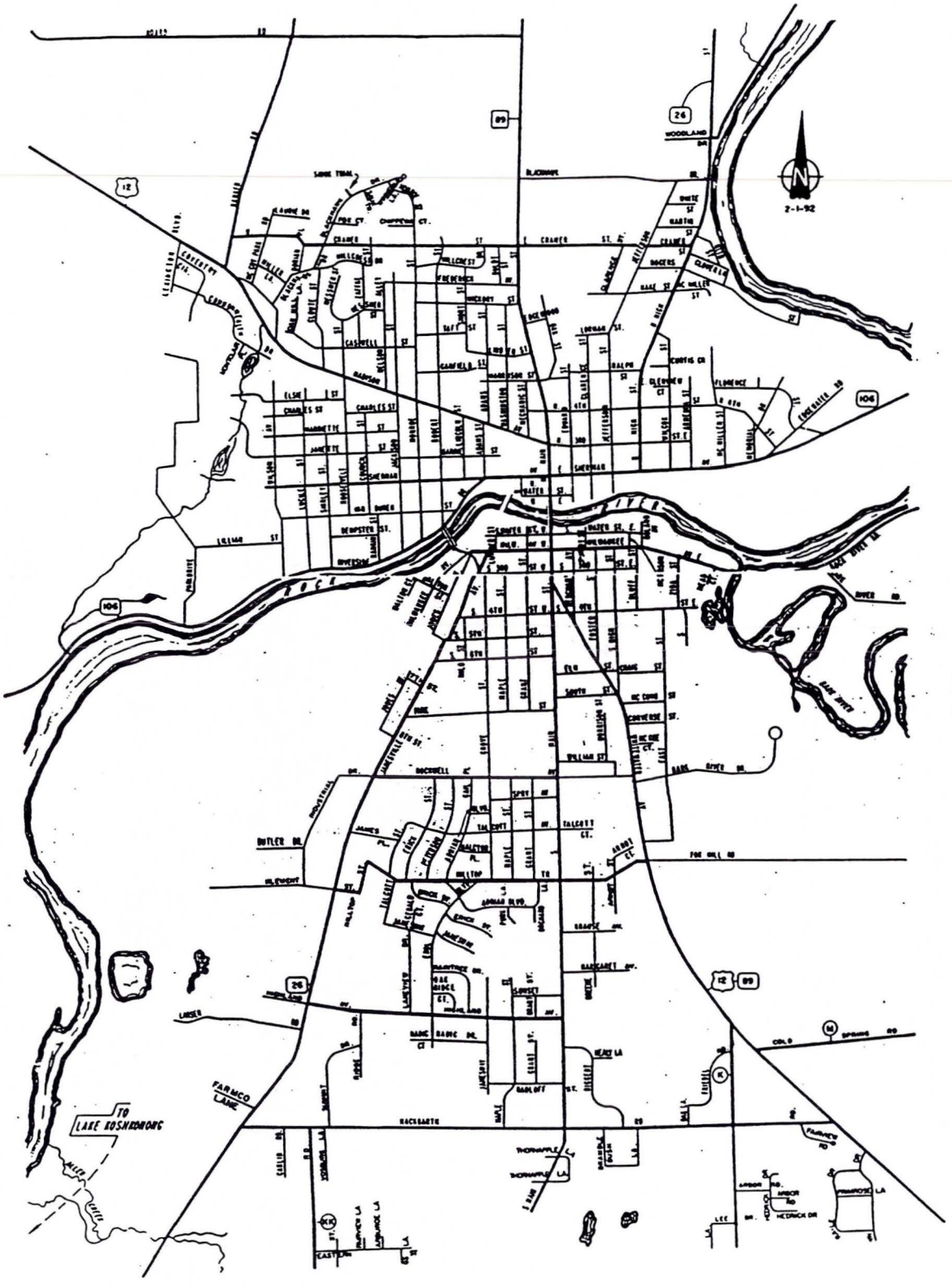
East Side
Subject Building

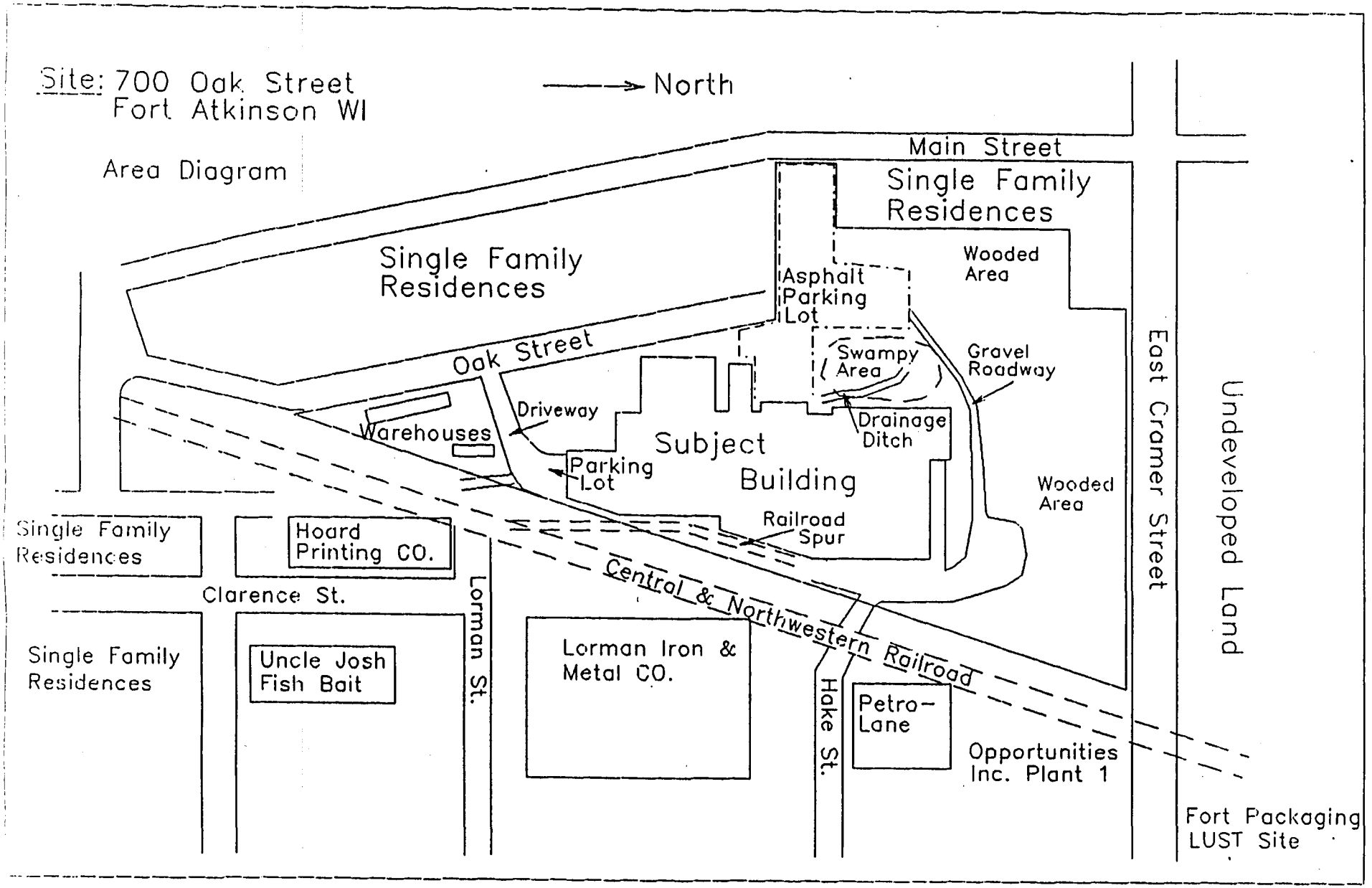
Northeast Corner of
Subject Building

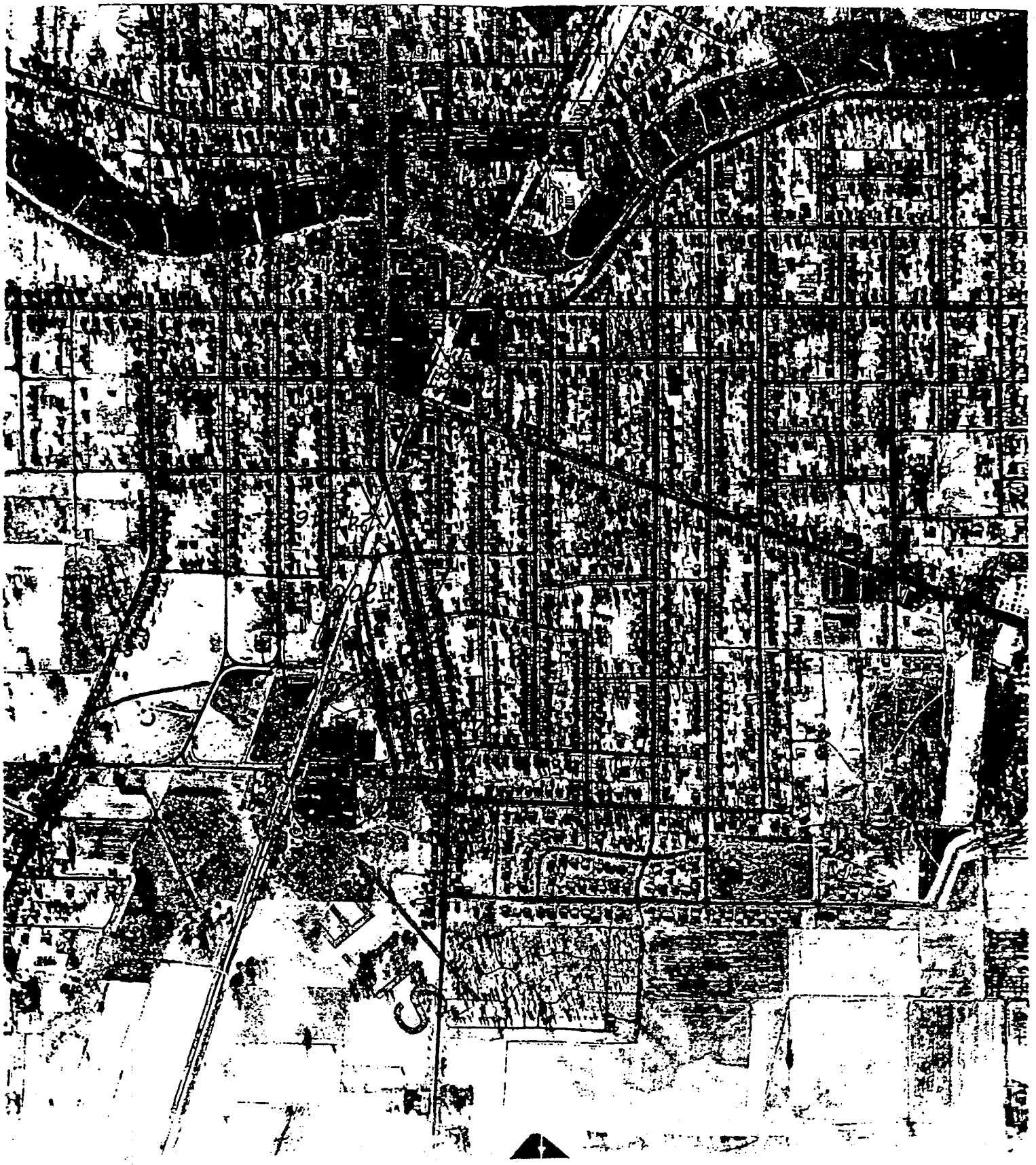
Property located at 700 Oak Street, Fort Atkinson, WI 53538 as viewed by Gabriel-Midwest, Ltd. on March 16, 1994.

# FORT ATKINSON

POSTAL ZIP CODE 53538




Site: 700 Oak Street
Fort Atkinson WI
North
Area Diagram
Main Street
Single Family Residences
Single Family Residences
Wooded Area
Asphalt Parking Lot
Oak Street
Swampy Area
Gravel Roadway
East Cramer Street
Undeveloped Land
Driveway
Drainage Ditch
Warehouses
Subject Building
Parking Lot
Wooded Area
Railroad Spur
Single Family Residences
Hoard Printing CO.
Central & Northwestern Railroad
Clarence St.
Lorman St.
Single Family Residences
Uncle Josh Fish Bait
Lorman Iron & Metal CO.
Hake St.
Petro-Lane
Opportunities Inc. Plant 1
Fort Packaging LUST Site

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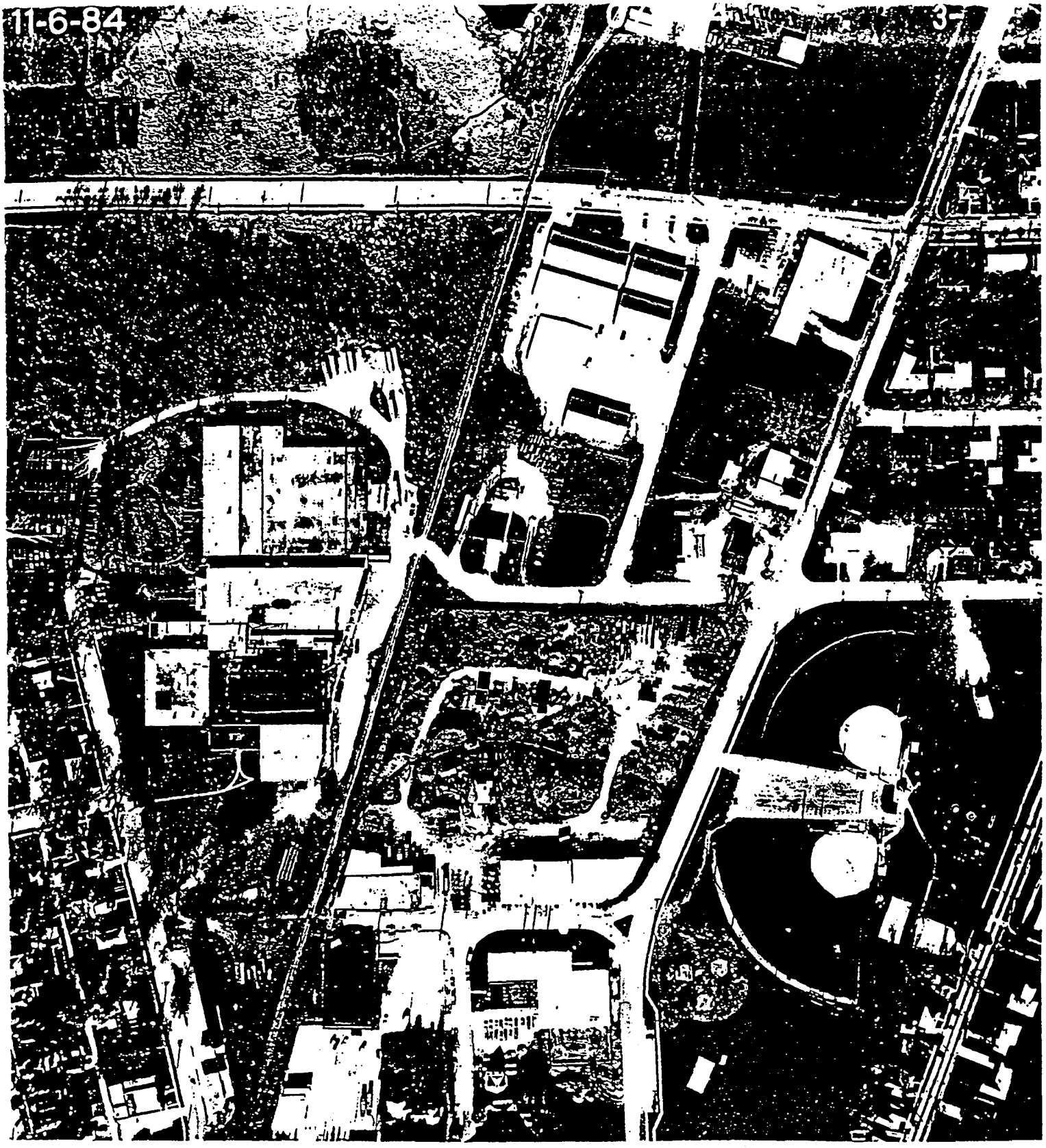
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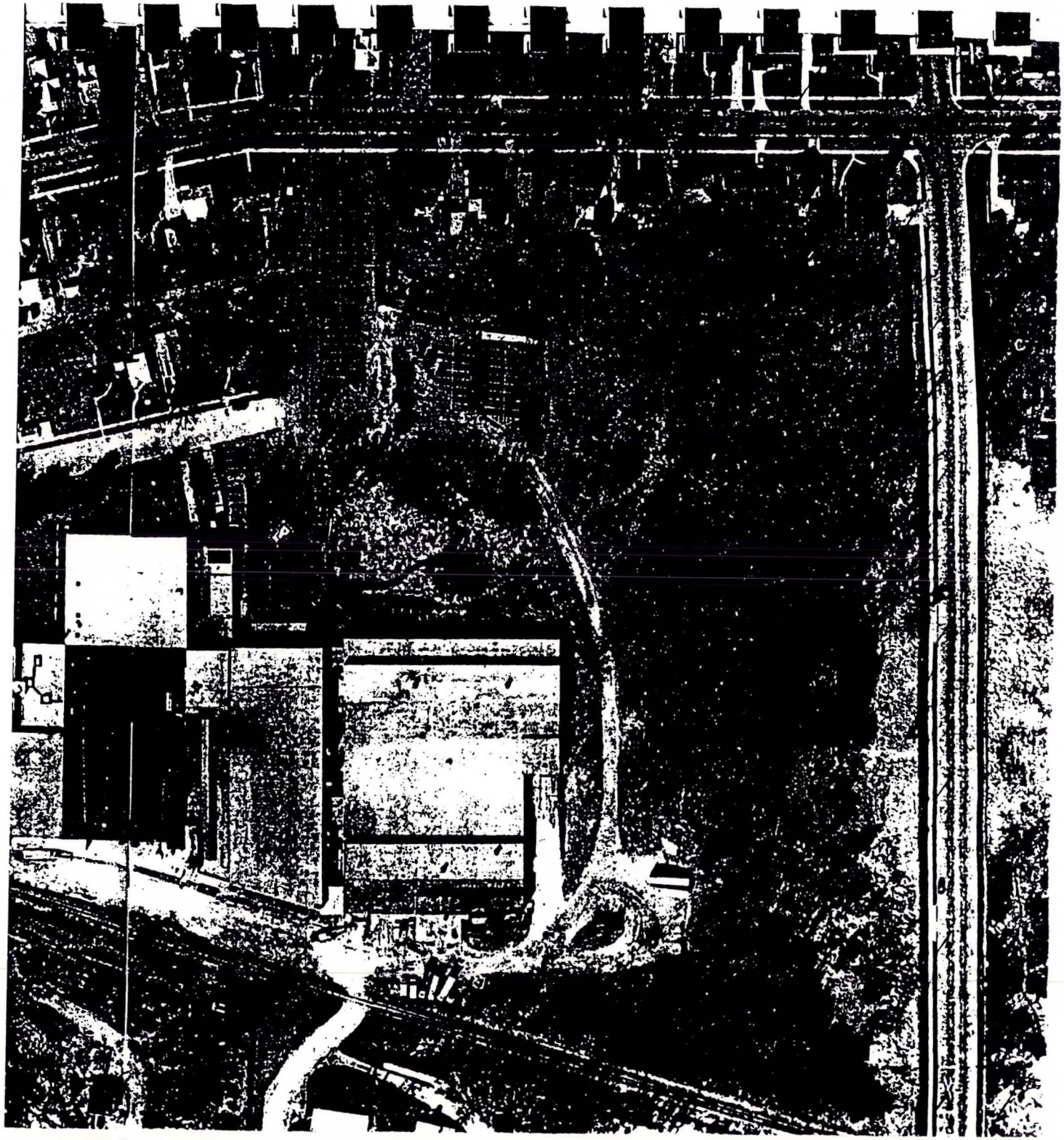

# LEGAL DESCRIPTION

Parcel 1: A part of the N.W.1/4 and S.W.1/4 of the S.W.1/4 of Section 34, T6N, R14E, City of Fort Atkinson, Jefferson County Wisconsin, to-wit:
Commencing at the S.W. corner of said Section 34; thence N89°45'15" W, 52.11 feet to the centerline of the Chicago & Northwestern Railroad main track; thence N16°30'00" E., along said centerline 894.99 feet; thence S88°46'38" W, 23.09 feet to the point of beginning, said point being 22 feet from, as measured at right angles to, said centerline; thence continue S88°46'38" W, 35.70 feet to a 1 inch iron pipe on the westerly right-of-way line of said Chicago & Northwestern Railroad; thence N16°30'0" E, along said westerly line, 1241.61 feet to a 1 inch iron pipe on the south line of East Cramer Street, being a point on a curve; thence along said south line, being the arc of said curve, concave southerly, having a radius of 3786.72 feet and a chord that bears S88°58'44" E, 35.29 feet to a point 22 feet from, as measured at right angles to, said centerline of the Chicago & Northwestern Railroad main track; thence S16°30'00" W, parallel with said centerline, 1240.16 feet to the point of beginning.

PARCEL 2: A part of the N.E.1/4 and S.E.1/4 of the S.E.1/4 of Section 33 and N.W.1/4 and S.W.1/4 of the S.W.1/4 of Section 34, T6N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin, to-wit:
Commencing at the S.E. corner of said Section 33; thence N89°45'15"W, 52.11 feet to the centerline of the Chicago & Northwestern Railroad; thence N16°30'00"E, along said centerline, 894.99 feet; thence S88°46'38"W, 58.79 feet to a 1" iron pipe on the westerly line of said Chicago & Northwestern Railroad and the point of beginning; thence S88°46'38"W, 78.79 feet to a railroad spike; thence S55°45'42"W, 228.74 feet to a railroad spike on the easterly line of Oak Street; thence N13°31'32"W. along said easterly line, 610.72 feet to a railroad spike; thence N89°42'48"W, 325.79 feet to the east line of North Main Street; thence N00°06'18"W, along said east line, 125.72 feet to a 1" iron pipe at the SW corner of Wm. Short's Addition; thence N89°55'54"E, along the south line of said Addition, 134.87 feet to a 1" iron pipe at the SE corner of said Addition; thence N00°02'52"W, along the east line of said Addition, 480.42 feet to a 1" iron pipe at the NE corner of said Addition thence N89°53'05"E, 161.65 feet to a 1" iron pipe; thence N00°06'18"W, 114.24 feet to a 1" iron pipe being a point on a curve on the south line of E. Cramer Street; thence along said south line, being the arc of a curve, concave southerly, having a radius of 5696.58 feet and a chord that bears N88°58'24"E, 165.20 feet to a 1" iron pipe at the point of tenancy; thence N89°48'15"E, along said south line 565.48 feet to a 1" iron pipe at a point of curvature; thence along said south line, being the arc of a curve, concave southerly, having a radius of 3786.72 feet and a chord that bears S89°43'15"E, 62.79 feet to a 1" iron pipe on said westerly line of the Chicago & Northwestern Railroad; thence S16°30'00"W, along said westerly line, 1241.61 feet to the point of beginning.