



May 1, 2017

Ms. Jennifer Borski
Hydrogeologist
WDNR – Oshkosh Area Office
625 E. County Rd Y, Suite 700
Oshkosh, WI 54901-9731

**RE: Post Closure Modification - Former American Toy & Furniture Facility,
825 Main Street (US Highway 45), Hortonville, Wisconsin,
WDNR BRRTS Number 03-45-245541; PECFA #54944-9409-25.**

Dear Ms. Borski:

Attached is documentation supporting a Post Closure Modification request for the former American Toy & Furniture – Site 2 case¹. Enclosed is a check (#32742) in the amount of \$1,700 to cover the remediation and redevelopment program assistance and associated GIS fees. The former American Toy & Furniture facility is located at 825 W. Main Street, Hortonville, Wisconsin 54944-8422. (Reference Figure 1 – Site Location Map, attached.) The overall site is made up of three separate parcels. (Reference Figure 2 – Parcel Information, attached.)

The site was accepted into the Voluntary Party Liability Exemption (VPLE) program. After investigating the entire site, two locations on the property required additional investigation and monitoring. One location was an area of a former 550-gallon gasoline underground storage tank (BRRTS #03-45-245541). The other location was an area of a suspected spill/release (BRRTS # 02-45-000563). (Reference Figure 3 – Site Detail Map, attached.) Although both locations received closure with groundwater standard exceedances, long-term groundwater monitoring was conducted to determine if groundwater conditions changed over time to allow a certificate of completion to be awarded without obtaining environmental insurance. When the property transferred from Outagamie County to the Jennerjohn, LLC, a formal voluntary party application was not completed. A certificate of completion from the Wisconsin Department of Natural Resources (DNR) is no longer being pursued. However, the Land Contract between Jennerjohn, LLC and Affordable Rental & Storage, LLC stipulates that document #1459354 Notice of Contamination and document

¹ There are two locations at this site. A separate Post Closure Modification request will be submitted for 02-45-000563.

#1690467 Deed Restriction be removed from the Title. (Reference Land Contract, Document # 2005135, attached.)

The former American Toy & Furniture – Site 2 (former 550-gallon gasoline underground storage tank) case received final closure from the Wisconsin Department of Commerce in April 2002. (Reference Final Closure correspondence, attached.) At the time of closure, abandonment of monitoring well MW1 was waived to allow for long-term monitoring of the groundwater to determine if groundwater contamination would fall below groundwater enforcement standards. (Reference Figure 4 – Site Detail Map – Site 2, attached.) Additional groundwater sampling and analysis has taken place since the case received closure. Sampling summaries were submitted to the DNR after each sampling event. Analysis from the 2008, 2011, and 2013 groundwater sampling at monitoring well MW1 indicated no enforcement standard exceedances. Analysis from the 2014 sampling event at monitoring well MW1 indicated no preventive action limit exceedances. (Reference Table 1 – Groundwater Analytical Table, attached.)

In an email correspondence dated December 2, 2016 between Jennifer Borski (DNR) and Brian Wayner (OMNNI), additional soil analysis was recommended at the former GP-4 location from 7.0 – 9.0 feet below ground surface (fbgs). The additional soil sampling took place on February 9, 2017.

OMNNI oversaw the advancement of a direct push soil boring (GP-4r) at the approximate location of the former soil boring GP-4. The boring was advanced to 12 fbgs. (Reference Soil Boring Log Information, Form 4400-122, attached.) A soil sample was collected between 7 fbgs and 8 fbgs and submitted for petroleum volatile organic compound (PVOC) laboratory analysis. (Reference laboratory report and chain of custody documentation, attached.)

Boring GP-4r was abandoned after collecting the soil sample. (Reference Well / Drillhole / Borehole Filling & Sealing, Form 3300-005, attached.)

The PVOC analysis from the soil sample from GP-4r indicated concentrations similar to the analysis performed on soil sample GP-4. (Reference Table 2 – Soil Analytical Results Table, attached.)

Groundwater elevations have been recorded from monitoring well MW1 15 times from November 11, 1999 through June 3, 2014. (Reference Table 3 – Water Level Elevations, attached.) The observed historical depth to groundwater below the ground surface has been: minimum 2.80 ft, maximum 7.54 ft, average 4.84 ft, and median 4.51 ft. Field evidence during the boring of GP-4r indicated that the groundwater table was at 4.5 fbgs. (Reference Soil Boring Log Information, Form 4400-122, attached.)

The location of boring GP-4 (and the recent boring GP-4r) were in the former tank bed based on available information from documents prepared in 1994 by previous consultants. Presumably, the tank bed would have been backfilled with clean fill, so soil sampling above the smear zone would not be representative of pre-tank removal conditions.

A Notice of Contamination to the Property was recorded on March 28, 2002 as Document No. 1459354. (Reference Notice of Contamination to the Property, Document No. 1459354, attached.) Analysis from monitoring well MW1 no longer indicates benzene above NR 140 groundwater enforcement standards. Soil analysis does not indicate contamination above industrial residual contaminant levels. After review of the Post Closure Modification application and supporting materials, I am requesting that the DNR provide a written determination that the Notice of Contamination to the Property no longer applies.

Monitoring Well MW-1 has not been abandoned yet. I would like to wait to abandon the monitoring well until a DNR response to the Post Closure Modification request has been made and both parties agree to the outcome of the response.

If you have any questions on the attached information, please contact me at 920/830-6141 or by email at bwayner@omni.com. Thank you for your assistance.

Sincerely,
OMNNI Associates, Inc.



Brian D. Wayner, P.E.
Environmental Engineer

Attachments/Enclosure

cc: Barry and Tracy Jennerjohn, N2949 Main Road, Hortonville, WI 54944
Mike Gonnering, Affordable Rental Storage, 825 Main Street Hortonville, WI 54944-8422

Notice: Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 2 of 8

Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name Jennerjohn	First Barry	MI	Organization/ Business Name Jennerjohn
Mailing Address N2949 Main Road			City Hortonville
			State WI
			ZIP Code 54944-8211
Phone # (include area code) (920) 213-6813	Fax # (include area code) (888) 895-7009	Email jennerjohnsellshomes@gmail.com	

The requester listed above: (select all that apply)

- Is currently the owner
 Is considering selling the Property
 Is renting or leasing the Property
 Is considering acquiring the Property
 Is a lender with a mortgagee interest in the Property
 Other. Explain the status of the Property with respect to the applicant:

Previous owner. Agreement for property transaction included removing notice of contamination/deed restrictions.

Contact Information (to be contacted with questions about this request)

Select if same as requester

Contact Last Name Wayner	First Brian	MI D	Organization/ Business Name OMNNI Associates, Inc.
Mailing Address 1 N. Systems Drive			City Appleton
			State WI
			ZIP Code 54914-1654
Phone # (include area code) (920) 830-6141	Fax # (include area code) (920) 830-6100	Email bwayner@omnni.com	

Environmental Consultant (if applicable)

Contact Last Name Wayner	First Brian	MI D	Organization/ Business Name OMNNI Associates, Inc.
Mailing Address 1 N. Systems Drive			City Appleton
			State WI
			ZIP Code 54914-1654
Phone # (include area code) (920) 830-6141	Fax # (include area code) (920) 830-6100	Email bwayner@omnni.com	

Property Owner (if different from requester)

Contact Last Name Gonnering	First Mike	MI	Organization/ Business Name Affordable Rental Storage
Mailing Address 825 Main Street			City Hortonville
			State WI
			ZIP Code 54944
Phone # (include area code) (920) 841-0896	Fax # (include area code)	Email ARS_LL@att.net	

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 3 of 8

Section 2. Property Information

Property Name American Toy & Furniture - Site 2		FID No. (if known) 445093220	
BRRTS No. (if known) 03-45-245541		Parcel Identification Number	
Street Address 825 W. Main Street		City Hortonville	State ZIP Code WI 54944-8422
County Outagamie	Municipality where the Property is located <input type="radio"/> City <input type="radio"/> Town <input checked="" type="radio"/> Village of Hortonville	Property is composed of: <input type="radio"/> Single tax parcel <input checked="" type="radio"/> Multiple tax parcels	Property Size Acres 13

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No Yes

Date requested by: _____

Reason: _____

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

No. **Include the fee that is required for your request in Section 3, 4 or 5.**

Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:

Section 3. Technical Assistance or Post-Closure Modifications;

Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: **[Numbers in brackets are for WI DNR Use]**

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of \$350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
 - Include a fee of \$300 for sites with residual soil contamination; and
 - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 4 of 8

Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. **[Numbers in brackets are for DNR Use]**

"Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292.21(1)(c)2., h.-i., Wis. Stats.:
 - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
 - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

"Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- Perceived environmental contamination - [649];
- hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:**

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the ¼, ¼ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 5 of 8

Section 4. Request for Liability Clarification (cont.)

Lease liability clarification - s. 292.55, Wis. Stats. [646]

❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**

- (1) a copy of the proposed lease;
- (2) the name of the current owner of the Property and the person who will lease the Property;
- (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
- (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
- (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
- (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**

No Action Required (NAR) - NR 716.05, [682]

❖ **Include a fee of \$700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

❖ **Include a fee of \$700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 6 of 8

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/Igu.html#tabx4.

Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description; and,
- (3) a draft 75.105 agreement based on the DNR's model (dnr.wi.gov/topic/brownfields/documents/mod75-105agrmt.pdf).

Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description; and,
- (3) a draft 75.105 agreement based on the DNR's model (dnr.wi.gov/topic/brownfields/documents/mod75-106agrmt.pdf).

Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

❖ **Include a fee of \$1400, and the information listed below:**

- (1) a draft schedule for remediation; and,
- (2) the name, mailing address, phone and email for each party to the agreement.

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

Phase I Environmental Site Assessment Report - Date: _____

Phase II Environmental Site Assessment Report - Date: _____

Legal Description of Property (required for all liability requests and specialized agreements)

Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

Groundwater Soil Sediment Other medium - Describe: _____

Date of Collection: _____

A copy of the closure letter and submittal materials

Draft tax cancellation agreement

Draft agreement for assignment of tax foreclosure judgment

Other report(s) or information - Describe: See attachments.

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

Yes - Date (if known): _____

No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at: dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf.

Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 7 of 8

Section 7. Certification by the Person who completed this form

I am the person submitting this request (requester)

I prepared this request for: Barry Jennerjohn
Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.

Brian D. Wayner
Signature

4/30/17
Date Signed

ENVIRONMENTAL MANAGER
Title

920-735-6900
Telephone Number (include area code)

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 8 of 8

Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a [DNR regional brownfields specialist](#) with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

DNR NORTHERN REGION

Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION

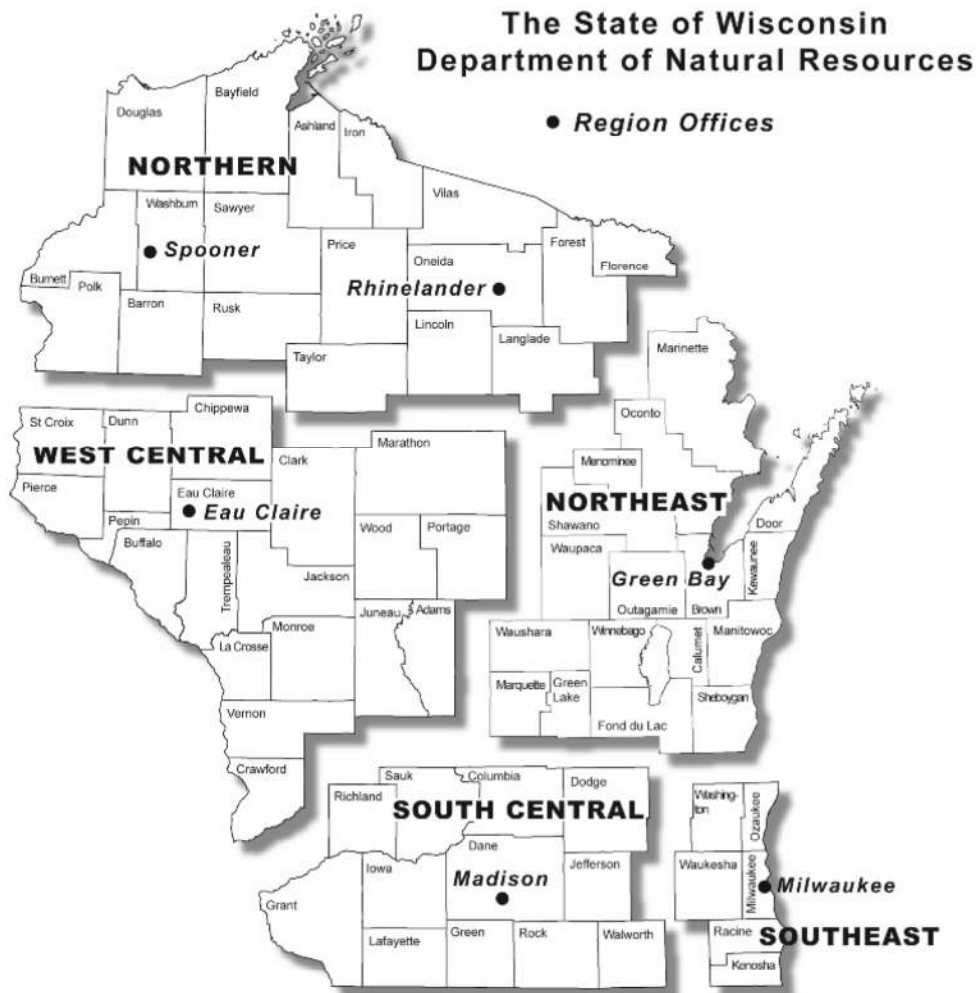
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee WI 53212

DNR WEST CENTRAL REGION

Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		



WDNR BRRTS #: 03-45-245541
Site Name: American Toy & Furniture - Site 2
WDNR Facility ID: 445093220
PLSS: NW ¼ of SW ¼ SEC 35 T22N R15E
Parcel No.: 240031200
Lat/Long: 44° 20' 12.459" N 88° 39' 11.297" W
Dec. Long/Lat: -88.653138 44.336794
WTM91 (m): 627,371 430,163
County Coord (ft): 762,930 589,595

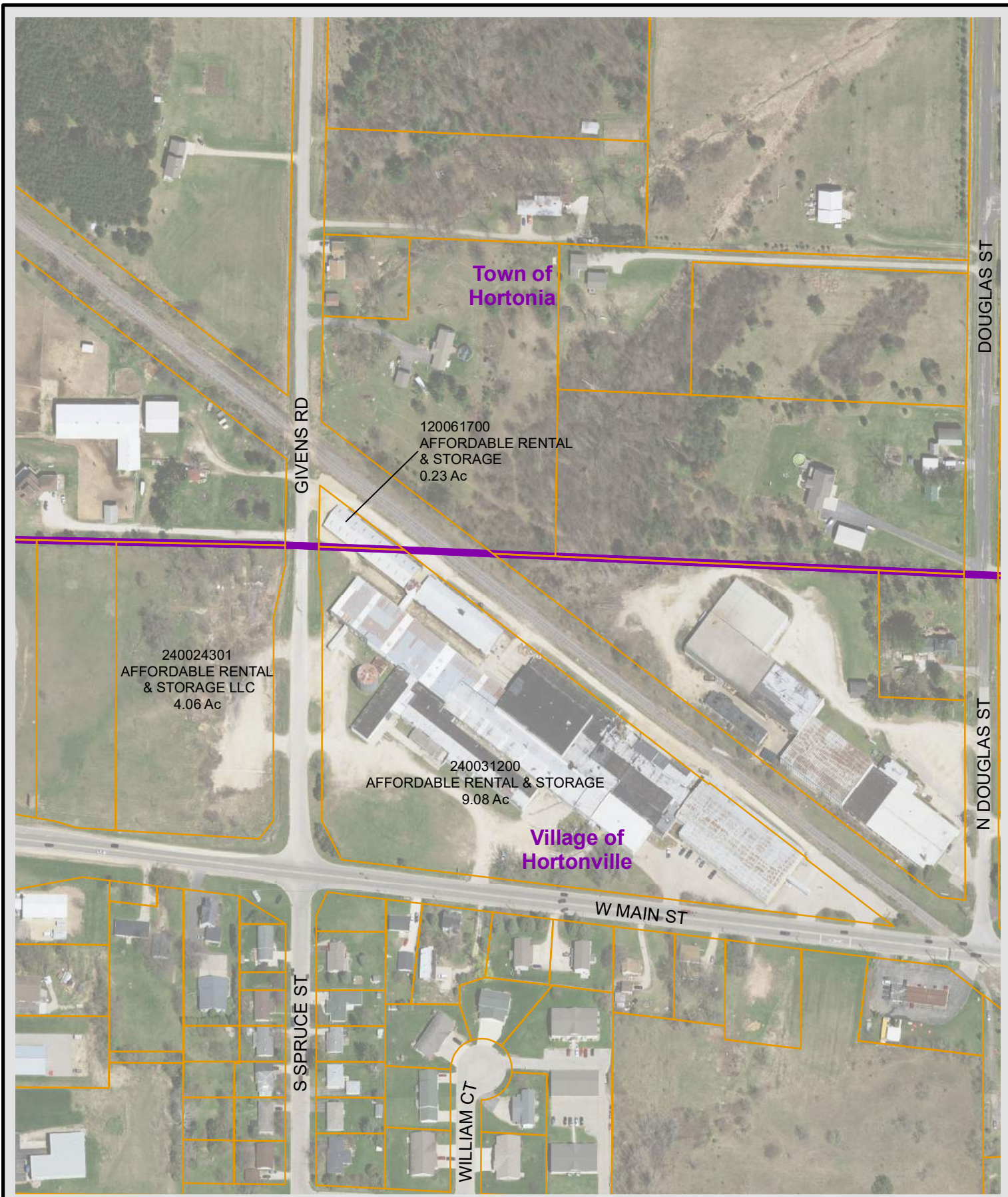



 ONE SYSTEMS DRIVE PHONE (920) 735-6900
 APPLETON, WI 54914 FAX (920) 830-6100



AMERICAN TOY & FURNITURE
LOCATION MAP & - SITE 2
 414 E WINNEBAGO STREET
 APPLETON, OUTAGAMIE COUNTY, WISCONSIN

SCALE: AS SHOWN	BRRTS NO. 03-45-245541
Drawn By: JCW Checked By: BDW	OMNI PROJECT NO. N1602A13
Date: 5/1/2017	FIGURE NO. 1



OMNI
ASSOCIATES

ONE SYSTEMS DRIVE PHONE (920) 735-6900
APPLETON, WI 54914 FAX (920) 830-6100



**FORMER AMERICAN TOY AND FURNITURE
PARCEL INFORMATION**

TOWN OF HORTONIA / VILLAGE OF HORTONVILLE
OUTAGAMIE COUNTY, WISCONSIN

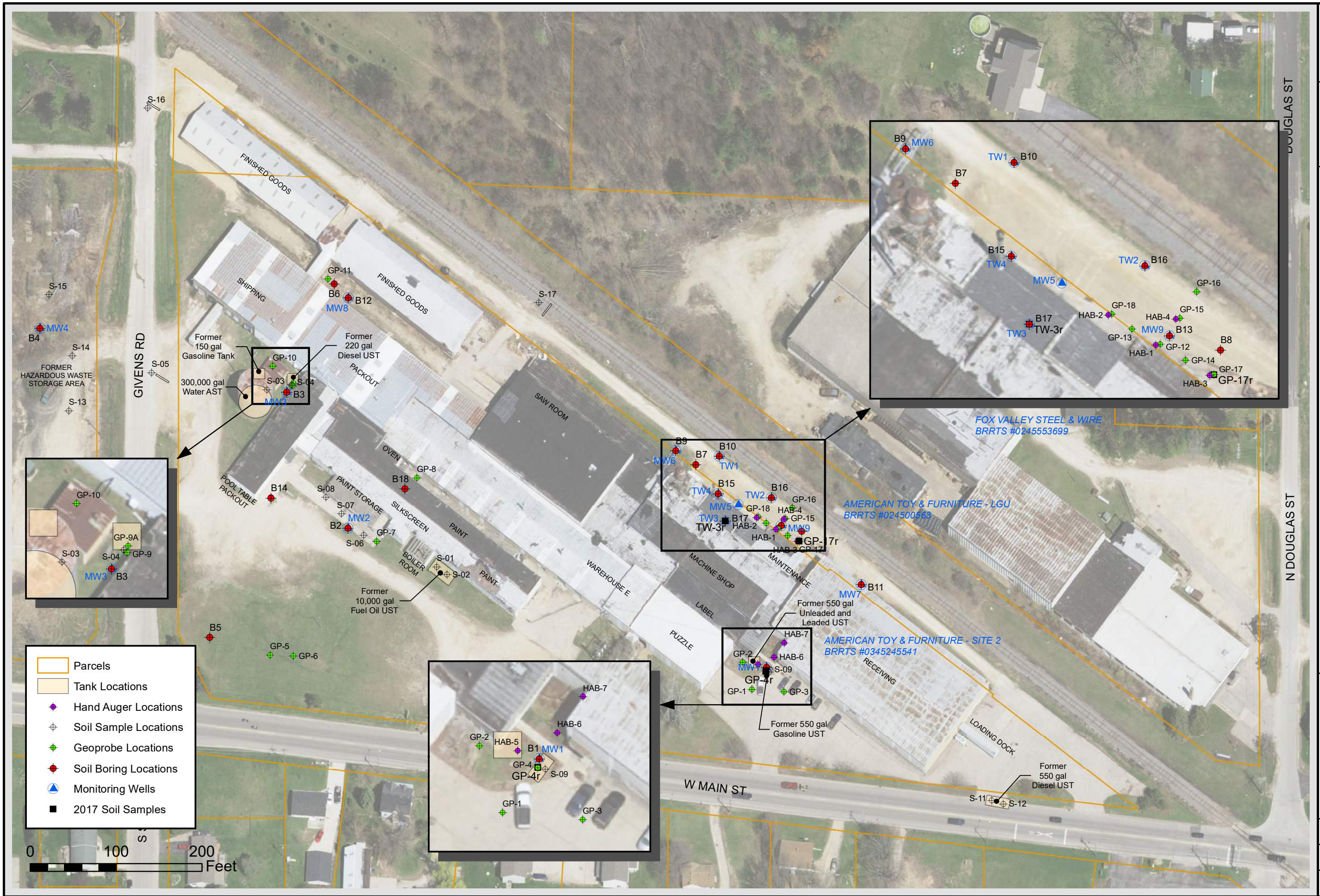
Project Manager: BDW
Project Engineer: BDW
Drawn By: JCW
Checked By: BDW

Date: 5/1/2017

SCALE:
1" = 250'

PROJECT NO.
N1602A13

FIGURE NO.
2











Project Manager: BDW
 Project Engineer: BDW
 Drawn By: JCW
 Checked By: BDW
 Date: 5/1/2017

**FORMER AMERICAN TOY AND FURNITURE
 SITE DETAIL MAP**



SCALE:
 1" = 100'
 PROJECT NO.
N1666A01
 FIGURE NO.
3

-  Parcels
-  Tank Locations
-  Hand Auger Locations
-  Soil Sample Locations
-  Geoprobe Locations
-  Soil Boring Locations
-  Monitoring Wells
-  2017 Soil Samples



ONE SYSTEMS DRIVE PHONE (920) 735-6900
 APPLETON, WI 54914 FAX (920) 830-6100



**AMERICAN TOY & FURNITURE
 SITE DETAIL MAP - SITE 2**

BRRTS #0345245541
 CITY OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN

Project Manager: BDW
 Project Engineer: BDW
 Drawn By: JCW
 Checked By: BDW

Date: 5/11/2017

SCALE:
 1" = 30'

PROJECT NO.
N1602A13

FIGURE NO.
4

State Bar of Wisconsin Form 11-2003
LAND CONTRACT
(TO BE USED FOR NON-CONSUMER ACT TRANSACTIONS)

Document Number

Document Name

CONTRACT, by and between Jennerjohn LLC

("Vendor," whether one or more),
and Affordable Rental & Storage LLC

("Purchaser," whether one or more).

Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following real estate, together with the rents, profits, fixtures and other appurtenant interests ("Property"), in Outagamie County, State of Wisconsin:

SEE ATTACHED LEGAL DESCRIPTION

Additional Land Contract Terms: Seller shall be responsible for capping the three wells located on the property and removing Doc. No. 1459354 dated the 28th, 2002, Notice of Contamination; and Doc. No. 1690467, dated the 1st of December, 2005, Deed Restriction. Vendor shall indemnify and hold Purchaser harmless from any loss resulting from damages arising from such wells until such time as the Title is clear of above documents.

Purchaser agrees to purchase the Property and to pay to Vendor at PO Box 24, Greenville, WI 54942

the sum of \$ 185,901.02 in the following manner:

- (a) \$ -0- at the execution of this Contract; and
(b) the balance of \$ 185,901.02, together with interest from the date hereof on the balance outstanding from time to time at the rate of 0.25 % per annum until paid in full as follows:

No payments shall be due until the Maturity Date (see below). Real Estate taxes for 2013 shall be prorated and paid at the time of receipt of the 2013 tax bill. Purchaser shall be responsible for the real estate taxes for 2014 and subsequent years. Vendor shall be entitled to receipt of all insurance proceeds relating to the Property received as a result of claims arising prior to the date hereof. Vendor shall keep current Insurance Policy in effect until all claims arising prior to this date have been paid in full by the Insurance Company.

The entire outstanding balance shall be paid in full on or before the earlier of: (1) the sale of real property owned by PPF Investments LLC located at 728 Schelfhought Ln., Kimberly, WI., or (2) December 1, 2015 ("Maturity Date").

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

A. Any amount may be prepaid without premium or fee upon principal at any time.

B. Any amount may be prepaid without premium or fee upon principal at any time after _____.

C. There may be no prepayment of principal without written permission of Vendor.

Document #: **2005135**

Date: **12-17-2013** Time: **10:23 AM** Pages: **7**

Fee: **\$30.00** County: **OUTAGAMIE** State: **WI**

Transfer Fee: \$558.00

SARAH R VAN CAMP
REGISTER OF DEEDS

The above recording information verifies this document has been electronically recorded and returned to the submitter

Recording Area

Name and Return Address

Attorney James R. Long
5735 W. Spencer Street
Appleton, WI 54914

24-0-0312-00 & 10-0-0617-00

Parcel Identification Number (PIN)

This is not _____ homestead property.
(is) (is not)

This is not _____ a purchase money mortgage.
(is) (is not)

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY:

- A. Any prepayment shall be applied to principal in the inverse order of maturity and shall not delay the due dates or change the amount of the remaining payments until the unpaid balance of principal and interest is paid in full.
- B. In the event of any prepayment, this Contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as specified above; provided that monthly payments shall continue in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded from this Contract.

Purchaser shall pay prior to delinquency all taxes and assessments levied on the Property at the time of the execution of this Contract and thereafter, and deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured for not less than \$500,000.00 against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the amount of the full replacement value of the improvements on the Property. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of Vendor's interest, and evidence of such policies covering the Property shall be provided to Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided Vendor deems the restoration or repair to be economically feasible.

- Purchaser is required to pay Vendor amounts sufficient to pay reasonably anticipated taxes, assessments, and insurance premiums as part of Purchaser's regular payments [CHECK BOX AT LEFT IF APPLICABLE].**

Purchaser shall not commit waste nor allow waste to be committed on the Property, keep the Property in good tenantable condition and repair, and free from liens superior to the lien of this Contract, and comply with all laws, ordinances and regulations affecting the Property. If a repair required of Purchaser relates to an insured casualty, Purchaser shall not be responsible for performing such repair if Vendor does not make available to Purchaser the insurance proceeds therefor.

Vendor agrees that if the purchase price with interest is fully paid and all conditions fully performed as specified herein, Vendor will execute and deliver to Purchaser a Warranty Deed in fee simple of the Property, free and clear of all liens and encumbrances, except those created by the act or default of Purchaser, and:

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

- A. Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination, at the time of execution of this Contract. Except as above in Additional Land Contract Terms.
- B. Purchaser states that the following exceptions set forth in the title evidence submitted to Purchaser for examination, at the time of execution of this Contract, are unsatisfactory to Purchaser: _____

- C. No title evidence was provided prior to execution of this Contract.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY:

- A. Purchaser agrees to pay the cost of future title evidence.
- B. Vendor agrees to pay the cost of future title evidence.

Purchaser shall be entitled to take possession of the Property on the date hereof.

Time is of the essence as to all provisions hereunder.

Purchaser agrees that in the event of a default in the payment of principal or interest which continues for a period of 15 days following the due date or a default in performance of any other obligation of Purchaser which continues for a period of 15 days following written notice thereof by Vendor (delivered personally or mailed by certified mail), the entire outstanding balance under this contract shall become immediately due and payable at Vendor's option and without notice (which Purchaser hereby waives), and Vendor may singly, alternatively or in combination: (i) terminate this Contract and either recover the Property through strict foreclosure or have the Property sold by foreclosure sale; in either event, with a period of redemption, in the court's discretion, to be conditioned on full payment of the entire outstanding balance, with interest thereon from the date of default and other amounts due hereunder (failing which all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property); (ii) sue for specific performance of this Contract; (iii) sue for the unpaid purchase price or any portion thereof; (iv) declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; (v) have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits; or (vi) pursue any other remedy available in law or equity. An election of any of the foregoing remedies shall only be binding on Vendor if and when pursued in litigation. All costs and expenses including reasonable attorney fees of Vendor incurred to pursue any remedy hereunder to the extent not prohibited by law and expenses of title evidence shall be paid by Purchaser and included in any judgment. The parties agree that Vendor shall have the options set forth in this paragraph available to exercise in Vendor's sole discretion.

Following any default in payment, interest shall accrue at the rate of 8.0 % per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

Purchaser may not transfer, sell or convey any legal or equitable interest in the Property, including but not limited to a lease for a term greater than one year, without the prior written consent of Vendor unless the outstanding balance payable under this Contract is paid in full. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full at Vendor's option without notice.

Vendor may mortgage the Property, including the continuation of any mortgage in force on the date of this Contract, provided Vendor shall make timely payment of all amounts due under any mortgage, and the total due under such mortgages shall not at any time exceed the then remaining principal balance under this Contract. If Vendor defaults under such mortgages and Purchaser is not in default hereunder, Purchaser may make payments directly to Vendor's mortgagee and such payments will be credited as payments hereunder.

All terms of this Contract shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of Vendor and Purchaser.

Dated December 7, 2013

VENDOR:

PURCHASER:

JENNERJOHN LLC, By:

AFFORDABLE RENTAL & STORAGE LLC, By:

Laurie Jennerjohn (SEAL)
* LAURIE JENNERJOHN

Michael J. Gonnering (SEAL)
* MICHAEL J. GONNERING

Mark Jennerjohn (SEAL)
* MARK JENNERJOHN

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Laurie Jennerjohn, Mark Jennerjohn and Michael J. Gonnering
authenticated on December, 2013

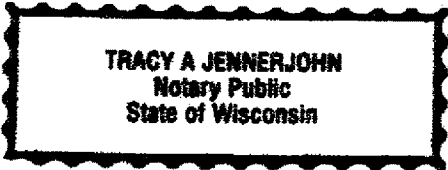
STATE OF WISCONSIN)
) ss.
OUTAGAMIE COUNTY)

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on December 7, 2013,
the above-named Laurie Jennerjohn, Mark Jennerjohn and Michael J. Gonnering
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Attorney James Long
4136420

Tracy Jennerjohn
* Tracy Jennerjohn
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 12-9-2011)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

LAND CONTRACT

STATE BAR OF WISCONSIN

FORM NO. 11-2003

* Type name below signatures.

Dated December 7, 2013

VENDOR:

PURCHASER:

JENNERJOHN LLC, By: Herman Joseph Jennerjohn (SEAL)
* HERMAN JOSEPH JENNERJOHN

AFFORDABLE RENTAL & STORAGE LLC, By: Mike Gonnering (SEAL)
* MICHAEL J. GONNERING

Barry Jennerjohn (SEAL)
* BARRY JENNERJOHN

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Herman Joseph Jennerjohn, Barry Jennerjohn and Michael J. Gonnering
authenticated on December 7, 2013

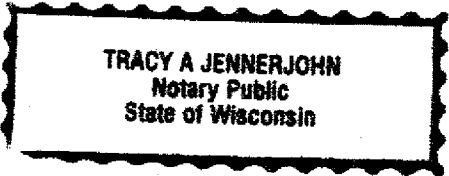
STATE OF WISCONSIN)
OUTAGAMIE COUNTY) ss.

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on December 7, 2013,
the above-named Herman Joseph Jennerjohn, Barry Jennerjohn and Michael J. Gonnering
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Attorney James Long
4136420

Tracy Jennerjohn
* Tracy Jennerjohn
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 12-9-2011)



(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

LAND CONTRACT STATE BAR OF WISCONSIN FORM NO. 11-2003

* Type name below signatures.

Dated December 7, 2013

VENDOR:

PURCHASER:

JENNERJOHN LLC, By:
Christine Jennerjohn (SEAL)
* CHRISTINE JENNERJOHN

AFFORDABLE RENTAL & STORAGE LLC, By:
Michael J. Gonnering (SEAL)
* MICHAEL J. GONNERING

_____(SEAL)
*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Christine Jennerjohn and Michael J. Gonnering
authenticated on December 7, 2013

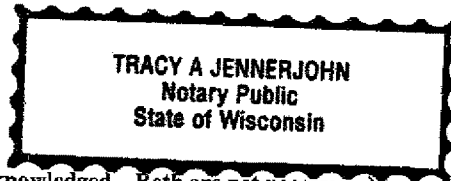
STATE OF WISCONSIN)
OUTAGAMIE) ss. COUNTY)

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on December 7, 2013,
the above-named Christine Jennerjohn and Michael J. Gonnering
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Attorney James Long
41310420

Tracy Jennerjohn
* Tracy Jennerjohn
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 12-9-2014)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

LAND CONTRACT

STATE BAR OF WISCONSIN

FORM NO. 11-2003

* Type name below signatures.

EXHIBIT "A"

Parcel 1:

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ all in Section 35, Township 22 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin, described as follows:
Commencing at the West $\frac{1}{4}$ corner of said Section 35; thence North $89^{\circ}29'33''$ East, 33.00 feet to the point of beginning; thence South $0^{\circ}55'19''$ East, along the East line of Givens Road, 38.23 feet; thence South $04^{\circ}55'34''$ East, along the East line of Givens Road, 100.25 feet; thence South $0^{\circ}55'19''$ East along the East line of Givens Road 400.00 feet; thence South $28^{\circ}05'12''$ East, along the Northerly line of U.S.H. "45" a distance of 85.24 feet; thence South $84^{\circ}12'56''$ East, along the Northerly line of U.S.H. "45" a distance of 1087.46 feet; thence North $53^{\circ}29'48''$ West, along the Southwesterly line of the former Chicago and Northwestern Railroad, 215.00 feet; thence North $36^{\circ}30'12''$ East, 3.00 feet; thence North $53^{\circ}29'48''$ West, 240.00 feet; thence South $36^{\circ}30'12''$ West, 3.00 feet; thence North $53^{\circ}29'48''$ West, along the Southwesterly line of the former Chicago and Northwestern Railroad to the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence West along said North line to the point of beginning.

For informational purposes only:

Tax Roll Parcel Number: 24-0-0312-00

Address: 825 W. Main Street, Hortonville, WI 54944

Parcel 2:

That part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 22 North, of Range 16 East, in the Town of Hortonia, Outagamie County, Wisconsin, described as follows, viz: Beginning at a point 33 feet East of the West $\frac{1}{4}$ corner of said Section 35 and on the East and West quarterline of said Section 35; thence North, parallel with the West line of said Section to the Southerly line of the right-of-way of the FRVR Corporation (formerly the Chicago and North Western Railway Company right-of-way); thence Southeasterly, along said right-of-way line to the East and West Quarter line of said Section 35; thence West along the East and West Quarter line of said Section 35 to the place of beginning.

For informational purposes only:

Tax Roll Parcel Number: 12-0-0617-00

Address: Vacant Land, Hortonia, WI



ENVIRONMENTAL & REGULATORY SERVICES
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

April 22, 2002

Mr. Barry Jennerjohn
PO Box 274
825 Main St
Hortonville, WI 54944

Mr. Michael Hendrick
Outagamie County
410 S. Walnut Street
Appleton WI 54911

RE: **Final Closure**
Commerce # 54944-9409-25 WDNR BRRTS # 03-45-245541
American Toy and Furniture, 825 W Main St, Hortonville

550-gallon gasoline UST

Dear Mr. Jennerjohn and Mr. Hendrick:

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce's (Commerce) conditional closure letter, dated January 25, 2002. On April 16, 2002, Commerce received a copy of the recorded soil deed affidavit and groundwater use restriction. Please note that Commerce is making no determination as to the accuracy of the legal description information. Also, the requirement to abandon monitoring well MW-1 has been waived at this time. This well will be used and subsequently abandoned as part of an ongoing investigation/remediation proceeding under the jurisdiction of the Wisconsin Department of Natural Resources.

This site is now listed as "closed" on the Commerce database. It is in your best interest to keep all documentation related to the investigation and remediation of your site.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in black ink that reads 'Thomas Verstegen'.

Thomas Verstegen
Department of Commerce
PECFA - Site Review Section

cc: Brian Wayner – OMNNI Associates
Jennifer Tobias – WDNR (electronic)
Case File

Table 1 - Groundwater Analytical Table

	Detected VOCs / PVOCs (µg/L)																	
	Benzene	sec-Butyl benzene	n-Butyl benzene	1,1-dichloro ethene	cis-1,2-dichloro ethene	Ethyl benzene	Isopropyl benzene	p-Isopropyl toluene	Methylene Chloride	MTBE	Naphthalene	Tetrachloro ethene	Toluene	1,1,1-Trichloro ethane	Trichloro ethene	Trimethyl benzenes (total)	Vinyl Chloride	Xylenes (total)
NR 140 ES	5			7	70	700			5	60	100	5	800	200	5	480	0.2	2,000
NR 140 PAL	0.5			0.7	7	140			0.5	12	10	0.5	160	40	0.5	96	0.02	400
MW1 Top Well Screen (msl): 818.01 Length Well Screen (ft): 10																		
7/14/98	490	unk	unk	<250	unk	75"JB"	unk	unk	<250	unk	44	<250	3,200	<250	<250	unk	<250	3500"B"
11/1/99	170	---	---	---	---	280	---	---	---	<6.2	120	---	930	---	---	550	---	1,000
5/25/01	4.3	---	---	---	---	3.2	---	---	---	<0.46	1.1	---	5.5	---	---	4.8	---	8.3
8/29/01	18	---	---	---	---	26	---	---	---	<0.46	12	---	29	---	---	20.9	---	33
9/18/03	5.6	---	---	---	---	11	---	---	---	0.70"Q"	4.2	---	11	---	---	8.7	---	15.8
5/17/05	9.3	---	---	---	---	22	---	---	---	<0.11	---	---	12	---	---	14.0	---	27
8/18/06	10.2	---	---	---	---	17.2	---	---	---	<0.52	---	---	14	---	---	15.24	---	33.5
8/9/07	24.6	---	---	---	---	76	---	---	---	<0.52	---	---	69	---	---	59.0	---	121
8/12/08	2.8	---	---	---	---	4.1	---	---	---	<0.7	---	---	1	---	---	3.13	---	2.18 J
8/19/11	4.8	---	---	---	---	8.2	---	---	---	<0.47	---	---	1.21"J"	---	---	<6.5	---	7.43"J"
9/25/13	3.3	---	---	---	---	16.6	---	---	---	<0.37	---	---	4	---	---	10.71	---	32
6/3/14	0.48"J"	<0.33	<0.35	<0.4	<0.38	1.03"J"	<0.3	<0.31	<0.5	<0.23	<1.7	<0.33	<0.69	<0.33	<0.33	<3.6	<0.18	1.87"J"

Table 1 - Groundwater Analytical Table

	Field Parameters			
	pH (std. units)	Temp °C	Field Conductivity (µS)	Water Elevation (ft MSL)
MW1 Top Well Screen (msl): 818.01 Length Well Screen (ft): 10				
7/14/98	---	---	---	unk
11/1/99	6.64	17.5	742	814.91
5/25/01	6.90	13.2	see WSFS	818.64
8/29/01	7.01	16.0	see WSFS	817.23
11/8/02	---	---	---	816.15
2/20/03	---	---	---	813.90
6/19/03	---	---	---	817.14
9/18/03	---	---	---	816.93
4/15/04	---	---	---	817.21
5/17/05	6.81	12.0	384	816.97
8/18/06	6.77	21.1	555	815.98
8/9/07	7.01	19.9	363	815.68
8/12/08	7.50	16.7	712	816.82

Table 1 - Groundwater Analytical Table

Note:

--- = not analyzed

unk = unknown

msl = mean sea level

BOLD entries indicate that concentration detected is above ch. NR 140, Wis. Adm. Code Enforcement Standards (ES)

ITALIC entries indicate that concentration detected is above ch. NR 140, Wis. Adm. Code Preventive Action Limit (PAL)

Data Qualifiers:

J = Analyte detected between the limit of detection and limit of quantitation. (U.S. Analytical Lab & Synergy Environmental Lab)

Q = The analyte has been detected between the limit of detection (LOD) and limit of quantitation (LOQ). The results are qualified due to the uncertainty of analyte concentrations within this range. (En Chem, Inc.)

B = Analyte is found in the associated blank as well as in the sample. It indicates possible/probable blank contamination and warns the data user to take the appropriate action. (Southwest Laboratory of Oklahoma, Inc - EPA contractor)

E = Analyte concentration exceeds calibration range.

The laboratory analysis of the trip blank for the 8/12/08 sampling event detected chloroform. Chloroform was not detected in any of the monitoring point analysis.

Table 2 - Soil Analytical Results Table

Boring & Sample	Sample Date	Depth* (fbg)	Soil Conditions	PID (iui)	DRO (mg/kg)	GRO (mg/kg)	Detected volatile organic compounds (VOCs) over LOD (µg/kg)																	
							Benzene	1,1-Dichloroethene	cis-1,2-Dichloroethene	Ethyl benzene	Isopropylbenzene	Methylene Chloride	MTBE	Naphthalene	n-Propyl benzene	Tetrachloroethene	Toluene	1,1,1-Trichloroethane	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes (total)		
Non-industrial RR Program RCL Spreadsheet 0317							---	---	1,600.0	320,000	156,000	8,020	268,000	61,800	63,800	5,520	264,000	33,000	818,000	640,000	1,300	219,000	182,000	260,000
Industrial RR Program RCL Spreadsheet 0317							---	---	7,070.0	1,190,000	2,340,000	35,400	268,000	1,150,000	282,000	24,100	264,000	145,000	818,000	640,000	8,410	219,000	182,000	260,000
Groundwater Pathway RR Program RCL Spreadsheet 0317							---	---	5.1	5	41.2	1,570	---	2.6	27	658	---	4.5	1,107	140	3.6	1,382	3,960	
S-09	04/26/94	4-6	SZ	unk	---	680	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			
GP-1	5/5/94 & 5/6/94	2.0-3.0	SZ	1.1																				
		3.0-4.0	SZ	1.1																				
		4.0-5.0	SZ	1.2	<100	<100	<10	unk	unk	<10	unk	unk	<20	unk	unk	unk	<10	unk	unk	unk	unk	<10		
		5.0-6.0	SZ	1.2																				
		7.0-9.0	S	0.8																				
GP-2	5/5/94 & 5/6/94	3.5-4.5	SZ	1.1	<100	<100	<10	unk	unk	<10	unk	unk	<20	unk	unk	unk	<10	unk	unk	unk	unk	<10		
		4.5-5.5	SZ	1.1																				
GP-3	5/5/94 & 5/6/94	3.5-4.5	SZ	1.1	<100	<100	<10	unk	unk	<10	unk	unk	<20	unk	unk	unk	<10	unk	unk	unk	unk	<10		
		4.5-5.5	SZ	1.1																				
GP-4	5/5/94 & 5/6/94	7.0-8.0	S	207.0	360	<10	748	unk	unk	2,970	unk	unk	7,129	unk	unk	unk	8,362	unk	unk	unk	unk	13,513		
		8.0-9.0	S	207.0																				
		10.0-10.5	S	9.1																				
		10.5-11.0	S	9.1	<10	<10	<100	unk	unk	350	unk	unk	45	unk	unk	unk	380	unk	unk	unk	unk	unk	120	
GP-4r	02/09/17	7-8	S	---	---	---	1,630	---	---	2,230	---	---	<7.9	---	---	---	<233	---	---	4,200	5,600	3,700		
HAB-5	5/5/94 & 5/6/94	1.5-2.0	U	3.0																				
		2.5-3.0	SZ	4.1																				
		3.5-4.0	SZ	4.9																				
		4.5-5.0	SZ	6.3																				
		5.0-5.5	SZ	12.2																				
HAB-6	5/5/94 & 5/6/94	0.0-0.5	U	---																				
		1.5-2.0	SZ	6.0																				
		2.5-3.0	SZ	6.9																				
		3.5-4.0	SZ	181.0																				
		4.5-5.0	SZ	205.0																				
		5.0-5.5	SZ	190.0																				
HAB-7	5/5/94 & 5/6/94	3.5-4.5	SZ	18.4																				
		5.5-6.0	SZ	4.7																				
		6.0-6.5	SZ	80.7																				
		6.5-7.0	S	127.0	---	---	<100	---	---	<100	---	---	<100	---	---	---	<100	---	---	---	---	---	<1000	
B-1-A	06/30/98	2.0-4.0	U	2																				
		4.5-6.5	SZ	680	---	---	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2,700	2,000	780	
		7.0-9.0	S	840																				
		9.5-11.5	S	40	---	---	1,600	ND	ND	810	160	ND	ND	240	210	ND	260	ND	ND	270	350	420		
B-1-B		12.0-14.0	S	55																				

Table 2 - Soil Analytical Results Table

Boring & Sample	Sample Date	Depth* (ftg)	Soil Conditions	Detected semivolatile organic compounds over LOD (µg/kg)												
				Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (ghi) perylene	Chrysene	Fluoranthene	Indeno(123 cd)pyrene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene	Pentachlorophenol
Non-industrial RR Program RCL Spreadsheet 0317				17,900,000	1,140	115	1,150	---	115,000	2,390,000	1,150	239,000	5,520	---	1,790,000	1,020
Industrial RR Program RCL Spreadsheet 0317				100,000,000	20,800	2,110	21,100	---	2,110,000	30,100,000	21,100	3,010,000	24,100	---	22,600,000	3,970
Groundwater Pathway RR Program RCL Spreadsheet 0317				196,949	---	470	479	---	145	88,878	---	---	658	---	54,546	3
S-09	04/26/94	4-6	SZ	---	---	---	---	---	---	---	---	---	---	---	---	
GP-1	5/5/94 & 5/6/94	2.0-3.0	SZ													
		3.0-4.0	SZ													
		4.0-5.0	SZ	---	---	---	---	---	---	---	---	---	---	---	---	
		5.0-6.0	SZ													
		7.0-9.0	S													
GP-2	5/5/94 & 5/6/94	3.5-4.5	SZ	---	---	---	---	---	---	---	---	---	---	---	---	
		4.5-5.5	SZ													
GP-3	5/5/94 & 5/6/94	3.5-4.5	SZ	---	---	---	---	---	---	---	---	---	---	---	---	
		4.5-5.5	SZ													
GP-4	5/5/94 & 5/6/94	7.0-8.0	S	---	---	---	---	---	---	---	---	---	---	---	---	
		8.0-9.0	S													
		10.0-10.5	S													
		10.5-11.0	S	---	---	---	---	---	---	---	---	---	---	---	---	
GP-4r	02/09/17	7-8	S	---	---	---	---	---	---	---	---	---	---	---		
HAB-5	5/5/94 & 5/6/95	1.5-2.0	U													
		2.5-3.0	SZ													
		3.5-4.0	SZ													
		4.5-5.0	SZ													
		5.0-5.5	SZ													
HAB-6	5/5/94 & 5/6/96	0.0-0.5	U													
		1.5-2.0	SZ													
		2.5-3.0	SZ													
		3.5-4.0	SZ													
		4.5-5.0	SZ													
		5.0-5.5	SZ													
HAB-7	5/5/94 & 5/6/97	3.5-4.5	SZ													
		5.5-6.0	SZ													
		6.0-6.5	SZ													
		6.5-7.0	S													
B-1-A	06/30/98	2.0-4.0	U													
		4.5-6.5	SZ	<7.0	8.4	14	18	23	13	<30	17	490	97	<17	26	---
		7.0-9.0	S													
		9.5-11.5	S	---	---	---	---	---	---	---	---	---	---	---	---	---
B-1-B		12.0-14.0	S													

Table 2 - Soil Analytical Results Table

Boring & Sample	Sample Date	Depth* (ftg)	Soil Conditions	Inorganic Analysis (mg/kg)							
				Arsenic	Barium	Cadmium	Chromium, total	Iron	Lead	Mercury	Total organic carbon
Non-industrial RR Program RCL Spreadsheet 0317				0.7	15,300	71	---	54,800	400	3	---
Industrial RR Program RCL Spreadsheet 0317				3.0	100,000	985	---	100,000	800	3	---
Groundwater Pathway RR Program RCL Spreadsheet 0317				0.6	165	1	360,000	---	27	0	---
Background Threshold Value Spreadsheet 0317				8.0	364	1	44	34,314	52	---	---
S-09	04/26/94	4-6	SZ	---	---	---	---	---	---	---	---
GP-1	5/5/94 & 5/6/94	2.0-3.0	SZ								
		3.0-4.0	SZ								
		4.0-5.0	SZ	---	---	---	---	---	---	---	---
		5.0-6.0	SZ								
		7.0-9.0	S								
GP-2	5/5/94 & 5/6/94	3.5-4.5	SZ	---	---	---	---	---	<3.0	---	---
		4.5-5.5	SZ								
GP-3	5/5/94 & 5/6/94	3.5-4.5	SZ	---	---	---	---	---	<2.9	---	---
		4.5-5.5	SZ								
GP-4	5/5/94 & 5/6/94	7.0-8.0	S	---	---	---	---	---	5.4	---	---
		8.0-9.0	S								
		10.0-10.5	S								
		10.5-11.0	S	---	---	---	---	---	<3.0	---	---
GP-4r	02/09/17	7-8	S	---	---	---	---	---	---	---	
HAB-5	5/5/94 & 5/6/95	1.5-2.0	U								
		2.5-3.0	SZ								
		3.5-4.0	SZ								
		4.5-5.0	SZ								
		5.0-5.5	SZ								
HAB-6	5/5/94 & 5/6/96	0.0-0.5	U								
		1.5-2.0	SZ								
		2.5-3.0	SZ								
		3.5-4.0	SZ								
		4.5-5.0	SZ								
HAB-7	5/5/94 & 5/6/97	5.0-5.5	SZ								
		3.5-4.5	SZ								
		5.5-6.0	SZ								
		6.0-6.5	SZ								
		6.5-7.0	S								
B-1-A	06/30/98	2.0-4.0	U								
		4.5-6.5	SZ	---	25	ND	11	---	14	---	---
		7.0-9.0	S								
		9.5-11.5	S	---	---	---	---	---	---	---	---
B-1-B		12.0-14.0	S								

Table 2 - Soil Analytical Results Table

Note:

S-01 through S-17 were collected by Robert E. Lee & Associates
Soil samples were analyzed by Robert E. Lee & Associates laboratory

GP-1 through GP-18 and HAB-1 through HAB-7 were collected by McLaren/Hart Engineers Midwest, Inc.
Soil samples were analyzed by MBT Laboratories Rancho Cordova, California by EPA Methods 8020, Modified 8015 and 6010
GP - Geoprobe soil boring
HAB - Hand auger boring

B1 through B8 were collected by the Wisconsin Department of Natural Resources (WDNR)
Soil samples were analyzed by State Laboratory of Hygiene

Soil Conditions:

U = Unsaturated

SZ = Smear Zone

S = Saturated

--- = not analyzed

unk = unknown

ND = not detected

fbg = feet below grade

GRO = Gasoline Range Organics

DRO = Diesel Range Organics

If cell is left blank, analysis was not performed or documentation of analysis was not available

BOLD entries indicate that concentration detected is above WDNR standards or guidelines

Data Qualifiers:

J = Analyte detected between the limit of detection and limit of quantitation. (U.S. Analytical Lab)

^ = Detected between the limit of detection and limit of quantitation (WDNR report)

Route To: Watershed/Wastewater Waste Management
Remediation/Redevelopment Other

Facility/Project Name American Toy & Furniture		License/Permit/Monitoring Number		Boring Number GP-4r	
Boring Drilled By: Name of crew chief (first, last) and Firm Horizon Construction and Exploration			Date Drilling Started 2/9/2017	Date Drilling Completed 2/9/2017	Drilling Method Direct Push/Geoprobe
WI Unique Well No.	DNR Well ID No.	Common Well Name	Final Static Water Level Feet MSL	Surface Elevation Feet MSL	Borehole Diameter inches
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/> State Plane N, E S/C/N 1/4 of 1/4 of Section , T N, R 			County Coordinates Lat ° ' " Long ° ' " X: Feet Y: Feet		

Facility ID	County Outagamie	County Code 45	Civil Town/City/ or Village Hortonville, WI
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Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties						RQD/ Comments
									Compressive Strength (tsf)	Moisture Content (%)	Liquid Limit	Plasticity Index	P 200		
			0	TOPSOIL - 6" of TOPSOIL Moist											
			1	SAND, moist, (SP)											
			2		SP										
			3												
			4												
			5	SAND WITH GRAVEL, wet, (SP)	SP										Water level: 4.5'
			6	SAND WITH CLAY, wet, (SP-SC)	SP-SC										
			7	LEAN CLAY, wet, (CL)											
			8		CL										
			9												
			10												
			11												
			12	Bottom of borehole at 12.0 feet.											Lab sample taken 7-9'

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature <i>Don Brittnacher</i>	Firm OMNNI Associates	Tel: 920-735-6900 Fax: 920-830-6100
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Synergy Environmental Lab, INC.

1990 Prospect Ct., Appleton, WI 54914 *P 920-830-2455 * F 920-733-0631

DON BRITTNACHER
OMNNI ASSOCIATES INC
ONE SYSTEMS DRIVE
APPLETON WI 54914-1654

Report Date 17-Feb-17

Project Name AMERICAN TOY & FURNITURE
Project # N1666A01

Invoice # E32446

Lab Code 5032446A
Sample ID GP-4r
Sample Matrix Soil
Sample Date 2/9/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
General										
General										
Solids Percent	83.8	%			1	5021		2/10/2017	NJC	1
Organic										
PVOC										
Benzene	1.63	mg/kg	0.019	0.06	1	GRO95/8021		2/15/2017	TCC	1
Ethylbenzene	2.23	mg/kg	0.01	0.032	1	GRO95/8021		2/15/2017	TCC	1
Methyl tert-butyl ether (MTBE)	< 0.025	mg/kg	0.0079	0.025	1	GRO95/8021		2/15/2017	TCC	1
Toluene	0.233	mg/kg	0.014	0.046	1	GRO95/8021		2/15/2017	TCC	1
1,2,4-Trimethylbenzene	4.2	mg/kg	0.01	0.032	1	GRO95/8021		2/15/2017	TCC	1
1,3,5-Trimethylbenzene	5.6	mg/kg	0.011	0.036	1	GRO95/8021		2/15/2017	TCC	1
m&p-Xylene	3.5	mg/kg	0.012	0.037	1	GRO95/8021		2/15/2017	TCC	1
o-Xylene	0.207	mg/kg	0.015	0.047	1	GRO95/8021		2/15/2017	TCC	1

Project Name AMERICAN TOY & FURNITURE
 Project # N1666A01

Invoice # E32446

Lab Code 5032446B
 Sample ID TW3r
 Sample Matrix Soil
 Sample Date 2/9/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
General										
General										
Solids Percent	96.5	%			1	5021		2/10/2017	NJC	1
Organic										
VOC's										
Benzene	< 0.03	mg/kg	0.03	0.96	1	8260B		2/10/2017	CJR	1
Bromobenzene	< 0.025	mg/kg	0.025	0.081	1	8260B		2/10/2017	CJR	1
Bromodichloromethane	< 0.074	mg/kg	0.074	0.24	1	8260B		2/10/2017	CJR	1
Bromoform	< 0.029	mg/kg	0.029	0.092	1	8260B		2/10/2017	CJR	1
tert-Butylbenzene	< 0.026	mg/kg	0.026	0.084	1	8260B		2/10/2017	CJR	1
sec-Butylbenzene	< 0.033	mg/kg	0.033	0.1	1	8260B		2/10/2017	CJR	1
n-Butylbenzene	< 0.04	mg/kg	0.04	0.13	1	8260B		2/10/2017	CJR	1
Carbon Tetrachloride	< 0.016	mg/kg	0.016	0.053	1	8260B		2/10/2017	CJR	1
Chlorobenzene	< 0.013	mg/kg	0.013	0.04	1	8260B		2/10/2017	CJR	1
Chloroethane	< 0.091	mg/kg	0.091	0.29	1	8260B		2/10/2017	CJR	1
Chloroform	< 0.035	mg/kg	0.035	0.11	1	8260B		2/10/2017	CJR	1
Chloromethane	< 0.076	mg/kg	0.076	0.24	1	8260B		2/10/2017	CJR	1
2-Chlorotoluene	< 0.015	mg/kg	0.015	0.047	1	8260B		2/10/2017	CJR	1
4-Chlorotoluene	< 0.018	mg/kg	0.018	0.057	1	8260B		2/10/2017	CJR	1
1,2-Dibromo-3-chloropropane	< 0.058	mg/kg	0.058	0.18	1	8260B		2/10/2017	CJR	1
Dibromochloromethane	< 0.025	mg/kg	0.025	0.079	1	8260B		2/10/2017	CJR	1
1,4-Dichlorobenzene	< 0.037	mg/kg	0.037	0.12	1	8260B		2/10/2017	CJR	1
1,3-Dichlorobenzene	< 0.037	mg/kg	0.037	0.12	1	8260B		2/10/2017	CJR	1
1,2-Dichlorobenzene	< 0.028	mg/kg	0.028	0.088	1	8260B		2/10/2017	CJR	1
Dichlorodifluoromethane	< 0.048	mg/kg	0.048	0.15	1	8260B		2/10/2017	CJR	1
1,2-Dichloroethane	< 0.038	mg/kg	0.038	0.12	1	8260B		2/10/2017	CJR	1
1,1-Dichloroethane	< 0.034	mg/kg	0.034	0.11	1	8260B		2/10/2017	CJR	1
1,1-Dichloroethene	< 0.022	mg/kg	0.022	0.069	1	8260B		2/10/2017	CJR	1
cis-1,2-Dichloroethene	< 0.032	mg/kg	0.032	0.1	1	8260B		2/10/2017	CJR	1
trans-1,2-Dichloroethene	< 0.028	mg/kg	0.028	0.09	1	8260B		2/10/2017	CJR	1
1,2-Dichloropropane	< 0.035	mg/kg	0.035	0.11	1	8260B		2/10/2017	CJR	1
2,2-Dichloropropane	< 0.037	mg/kg	0.037	0.12	1	8260B		2/10/2017	CJR	1
1,3-Dichloropropane	< 0.025	mg/kg	0.025	0.079	1	8260B		2/10/2017	CJR	1
Di-isopropyl ether	< 0.01	mg/kg	0.01	0.032	1	8260B		2/10/2017	CJR	1
EDB (1,2-Dibromoethane)	< 0.023	mg/kg	0.023	0.072	1	8260B		2/10/2017	CJR	1
Ethylbenzene	< 0.035	mg/kg	0.035	0.11	1	8260B		2/10/2017	CJR	1
Hexachlorobutadiene	< 0.085	mg/kg	0.085	0.27	1	8260B		2/10/2017	CJR	1
Isopropylbenzene	< 0.034	mg/kg	0.034	0.11	1	8260B		2/10/2017	CJR	1
p-Isopropyltoluene	< 0.029	mg/kg	0.029	0.093	1	8260B		2/10/2017	CJR	1
Methylene chloride	< 0.15	mg/kg	0.15	0.46	1	8260B		2/10/2017	CJR	1
Methyl tert-butyl ether (MTBE)	< 0.05	mg/kg	0.05	0.16	1	8260B		2/10/2017	CJR	1
Naphthalene	< 0.094	mg/kg	0.094	0.3	1	8260B		2/10/2017	CJR	1
n-Propylbenzene	< 0.033	mg/kg	0.033	0.1	1	8260B		2/10/2017	CJR	1
1,1,2,2-Tetrachloroethane	< 0.028	mg/kg	0.028	0.88	1	8260B		2/10/2017	CJR	1
1,1,1,2-Tetrachloroethane	< 0.028	mg/kg	0.028	0.09	1	8260B		2/10/2017	CJR	1
Tetrachloroethene	< 0.032	mg/kg	0.032	0.1	1	8260B		2/10/2017	CJR	1
Toluene	< 0.032	mg/kg	0.032	0.1	1	8260B		2/10/2017	CJR	1
1,2,4-Trichlorobenzene	< 0.064	mg/kg	0.064	0.2	1	8260B		2/10/2017	CJR	1
1,2,3-Trichlorobenzene	< 0.066	mg/kg	0.066	0.21	1	8260B		2/10/2017	CJR	1
1,1,1-Trichloroethane	< 0.03	mg/kg	0.03	0.96	1	8260B		2/10/2017	CJR	1
1,1,2-Trichloroethane	< 0.033	mg/kg	0.033	0.11	1	8260B		2/10/2017	CJR	1

Project Name AMERICAN TOY & FURNITURE
Project # N1666A01

Invoice # E32446

Lab Code 5032446B
Sample ID TW3r
Sample Matrix Soil
Sample Date 2/9/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Trichloroethene (TCE)	< 0.041	mg/kg	0.041	0.13	1	8260B		2/10/2017	CJR	1
Trichlorofluoromethane	< 0.041	mg/kg	0.041	0.13	1	8260B		2/10/2017	CJR	1
1,2,4-Trimethylbenzene	< 0.025	mg/kg	0.025	0.08	1	8260B		2/10/2017	CJR	1
1,3,5-Trimethylbenzene	< 0.032	mg/kg	0.032	0.1	1	8260B		2/10/2017	CJR	1
Vinyl Chloride	< 0.019	mg/kg	0.019	0.062	1	8260B		2/10/2017	CJR	1
m&p-Xylene	< 0.072	mg/kg	0.072	0.23	1	8260B		2/10/2017	CJR	1
o-Xylene	< 0.044	mg/kg	0.044	0.14	1	8260B		2/10/2017	CJR	1
SUR - 1,2-Dichloroethane-d4	106	Rec %			1	8260B		2/10/2017	CJR	1
SUR - 4-Bromofluorobenzene	109	Rec %			1	8260B		2/10/2017	CJR	1
SUR - Dibromofluoromethane	97	Rec %			1	8260B		2/10/2017	CJR	1
SUR - Toluene-d8	104	Rec %			1	8260B		2/10/2017	CJR	1

Project Name AMERICAN TOY & FURNITURE
 Project # N1666A01

Invoice # E32446

Lab Code 5032446C
 Sample ID GP-17r
 Sample Matrix Soil
 Sample Date 2/9/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
General										
General										
Solids Percent	95.4	%			1	5021		2/10/2017	NJC	1
Organic										
VOC's										
Benzene	< 0.03	mg/kg	0.03	0.96	1	8260B		2/10/2017	CJR	1
Bromobenzene	< 0.025	mg/kg	0.025	0.081	1	8260B		2/10/2017	CJR	1
Bromodichloromethane	< 0.074	mg/kg	0.074	0.24	1	8260B		2/10/2017	CJR	1
Bromoform	< 0.029	mg/kg	0.029	0.092	1	8260B		2/10/2017	CJR	1
tert-Butylbenzene	< 0.026	mg/kg	0.026	0.084	1	8260B		2/10/2017	CJR	1
sec-Butylbenzene	< 0.033	mg/kg	0.033	0.1	1	8260B		2/10/2017	CJR	1
n-Butylbenzene	< 0.04	mg/kg	0.04	0.13	1	8260B		2/10/2017	CJR	1
Carbon Tetrachloride	< 0.016	mg/kg	0.016	0.053	1	8260B		2/10/2017	CJR	1
Chlorobenzene	< 0.013	mg/kg	0.013	0.04	1	8260B		2/10/2017	CJR	1
Chloroethane	< 0.091	mg/kg	0.091	0.29	1	8260B		2/10/2017	CJR	1
Chloroform	< 0.035	mg/kg	0.035	0.11	1	8260B		2/10/2017	CJR	1
Chloromethane	< 0.076	mg/kg	0.076	0.24	1	8260B		2/10/2017	CJR	1
2-Chlorotoluene	< 0.015	mg/kg	0.015	0.047	1	8260B		2/10/2017	CJR	1
4-Chlorotoluene	< 0.018	mg/kg	0.018	0.057	1	8260B		2/10/2017	CJR	1
1,2-Dibromo-3-chloropropane	< 0.058	mg/kg	0.058	0.18	1	8260B		2/10/2017	CJR	1
Dibromochloromethane	< 0.025	mg/kg	0.025	0.079	1	8260B		2/10/2017	CJR	1
1,4-Dichlorobenzene	< 0.037	mg/kg	0.037	0.12	1	8260B		2/10/2017	CJR	1
1,3-Dichlorobenzene	< 0.037	mg/kg	0.037	0.12	1	8260B		2/10/2017	CJR	1
1,2-Dichlorobenzene	< 0.028	mg/kg	0.028	0.088	1	8260B		2/10/2017	CJR	1
Dichlorodifluoromethane	< 0.048	mg/kg	0.048	0.15	1	8260B		2/10/2017	CJR	1
1,2-Dichloroethane	< 0.038	mg/kg	0.038	0.12	1	8260B		2/10/2017	CJR	1
1,1-Dichloroethane	< 0.034	mg/kg	0.034	0.11	1	8260B		2/10/2017	CJR	1
1,1-Dichloroethene	< 0.022	mg/kg	0.022	0.069	1	8260B		2/10/2017	CJR	1
cis-1,2-Dichloroethene	< 0.032	mg/kg	0.032	0.1	1	8260B		2/10/2017	CJR	1
trans-1,2-Dichloroethene	< 0.028	mg/kg	0.028	0.09	1	8260B		2/10/2017	CJR	1
1,2-Dichloropropane	< 0.035	mg/kg	0.035	0.11	1	8260B		2/10/2017	CJR	1
2,2-Dichloropropane	< 0.037	mg/kg	0.037	0.12	1	8260B		2/10/2017	CJR	1
1,3-Dichloropropane	< 0.025	mg/kg	0.025	0.079	1	8260B		2/10/2017	CJR	1
Di-isopropyl ether	< 0.01	mg/kg	0.01	0.032	1	8260B		2/10/2017	CJR	1
EDB (1,2-Dibromoethane)	< 0.023	mg/kg	0.023	0.072	1	8260B		2/10/2017	CJR	1
Ethylbenzene	< 0.035	mg/kg	0.035	0.11	1	8260B		2/10/2017	CJR	1
Hexachlorobutadiene	< 0.085	mg/kg	0.085	0.27	1	8260B		2/10/2017	CJR	1
Isopropylbenzene	< 0.034	mg/kg	0.034	0.11	1	8260B		2/10/2017	CJR	1
p-Isopropyltoluene	< 0.029	mg/kg	0.029	0.093	1	8260B		2/10/2017	CJR	1
Methylene chloride	< 0.15	mg/kg	0.15	0.46	1	8260B		2/10/2017	CJR	1
Methyl tert-butyl ether (MTBE)	< 0.05	mg/kg	0.05	0.16	1	8260B		2/10/2017	CJR	1
Naphthalene	< 0.094	mg/kg	0.094	0.3	1	8260B		2/10/2017	CJR	1
n-Propylbenzene	< 0.033	mg/kg	0.033	0.1	1	8260B		2/10/2017	CJR	1
1,1,2,2-Tetrachloroethane	< 0.028	mg/kg	0.028	0.88	1	8260B		2/10/2017	CJR	1
1,1,1,2-Tetrachloroethane	< 0.028	mg/kg	0.028	0.09	1	8260B		2/10/2017	CJR	1
Tetrachloroethene	< 0.032	mg/kg	0.032	0.1	1	8260B		2/10/2017	CJR	1
Toluene	< 0.032	mg/kg	0.032	0.1	1	8260B		2/10/2017	CJR	1
1,2,4-Trichlorobenzene	< 0.064	mg/kg	0.064	0.2	1	8260B		2/10/2017	CJR	1
1,2,3-Trichlorobenzene	< 0.066	mg/kg	0.066	0.21	1	8260B		2/10/2017	CJR	1
1,1,1-Trichloroethane	< 0.03	mg/kg	0.03	0.96	1	8260B		2/10/2017	CJR	1
1,1,2-Trichloroethane	< 0.033	mg/kg	0.033	0.11	1	8260B		2/10/2017	CJR	1

Project Name AMERICAN TOY & FURNITURE
Project # N1666A01

Invoice # E32446

Lab Code 5032446C
Sample ID GP-17r
Sample Matrix Soil
Sample Date 2/9/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Trichloroethene (TCE)	< 0.041	mg/kg	0.041	0.13	1	8260B		2/10/2017	CJR	1
Trichlorofluoromethane	< 0.041	mg/kg	0.041	0.13	1	8260B		2/10/2017	CJR	1
1,2,4-Trimethylbenzene	< 0.025	mg/kg	0.025	0.08	1	8260B		2/10/2017	CJR	1
1,3,5-Trimethylbenzene	< 0.032	mg/kg	0.032	0.1	1	8260B		2/10/2017	CJR	1
Vinyl Chloride	< 0.019	mg/kg	0.019	0.062	1	8260B		2/10/2017	CJR	1
m&p-Xylene	< 0.072	mg/kg	0.072	0.23	1	8260B		2/10/2017	CJR	1
o-Xylene	< 0.044	mg/kg	0.044	0.14	1	8260B		2/10/2017	CJR	1
SUR - Toluene-d8	108	Rec %			1	8260B		2/10/2017	CJR	1
SUR - 1,2-Dichloroethane-d4	98	Rec %			1	8260B		2/10/2017	CJR	1
SUR - 4-Bromofluorobenzene	109	Rec %			1	8260B		2/10/2017	CJR	1
SUR - Dibromofluoromethane	99	Rec %			1	8260B		2/10/2017	CJR	1

"J" Flag: Analyte detected between LOD and LOQ

LOD Limit of Detection

LOQ Limit of Quantitation

Code ***Comment***

1 Laboratory QC within limits.

All solid sample results reported on a dry weight basis unless otherwise indicated. All LOD's and LOQ's are adjusted for dilutions but not dry weight. Subcontracted results are denoted by SUB in the analyst field.

Authorized Signature



Well / Drillhole / Borehole Filling & Sealing Report

Form 3300-005 (R 4/2015)

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and chs. NR 141 and 812, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between \$10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

Verification Only of Fill and Seal

Route to DNR Bureau:

- Drinking Water Watershed/Wastewater Remediation/Redevelopment
 Waste Management Other: _____

1. Well Location Information **2. Facility / Owner Information**

County Outagamie		WI Unique Well # of Removed Well GP-4r	Hicap #
Latitude / Longitude (see instructions) 44°20.206' N -88°39.183' W		Format Code <input type="checkbox"/> DD <input checked="" type="checkbox"/> DDM	Method Code <input checked="" type="checkbox"/> GPS008 <input type="checkbox"/> SCR002 <input type="checkbox"/> OTH001
1/4 1/4 NW or Gov't Lot #	1/4 SW	Section 35	Township 22 N
Well Street Address 825 Main Street		Range 15	Range <input checked="" type="checkbox"/> E <input type="checkbox"/> W
Well City, Village or Town Hortonville		Well ZIP Code 54944	
Subdivision Name		Lot #	

Facility Name Former American Toy & Furniture – Site 2		
Facility ID (FID or PWS) 445093220		
License/Permit/Monitoring #		
Original Well Owner Affordable Rental Storage		
Present Well Owner Affordable Rental Storage		
Mailing Address of Present Owner 825 Main Street		
City of Present Owner Hortonville	State WI	ZIP Code 54944

Reason for Removal from Service Bore hole no longer needed	WI Unique Well # of Replacement Well N/A
--	--

3. Filled & Sealed Well / Drillhole / Borehole Information

<input type="checkbox"/> Monitoring Well <input type="checkbox"/> Water Well <input checked="" type="checkbox"/> Borehole / Drillhole	Original Construction Date (mm/dd/yyyy) 02/9/2017 If a Well Construction Report is available, please attach.
Construction Type: <input type="checkbox"/> Drilled <input type="checkbox"/> Driven (Sandpoint) <input type="checkbox"/> Dug <input checked="" type="checkbox"/> Other (specify): Direct Push	
Formation Type: <input checked="" type="checkbox"/> Unconsolidated Formation <input type="checkbox"/> Bedrock	
Total Well Depth From Ground Surface (ft.) 12	Casing Diameter (in.) n/a
Lower Drillhole Diameter (in.) 2	Casing Depth (ft.) n/a
Was well annular space grouted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If yes, to what depth (feet)?	Depth to Water (feet) 4.5

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Liner(s) removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Liner(s) perforated?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Screen removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Casing left in place?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Was casing cut off below surface?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Did sealing material rise to surface?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Did material settle after 24 hours?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, was hole retopped?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
If bentonite chips were used, were they hydrated with water from a known safe source?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Required Method of Placing Sealing Material			
<input type="checkbox"/> Conductor Pipe-Gravity	<input type="checkbox"/> Conductor Pipe-Pumped		
<input checked="" type="checkbox"/> Screened & Poured (Bentonite Chips)	<input type="checkbox"/> Other (Explain):		
Sealing Materials			
<input type="checkbox"/> Neat Cement Grout	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Sand-Cement (Concrete) Grout	<input checked="" type="checkbox"/> Bentonite Chips		
For Monitoring Wells and Monitoring Well Boreholes Only:			
<input checked="" type="checkbox"/> Bentonite Chips	<input type="checkbox"/> Bentonite - Cement Grout		
<input type="checkbox"/> Granular Bentonite	<input type="checkbox"/> Bentonite - Sand Slurry		

5. Material Used to Fill Well / Drillhole

Material	From (ft.)	To (ft.)	No. Yards, Sacks, Sealant or Volume (circle one)	Mix Ratio or Mud Weight
Bentonite Chips	Surface		~ 1/4 bag	

6. Comments

7. Supervision of Work **DNR Use Only**

Name of Person or Firm Doing Filling & Sealing OMNNI Associates, Inc.		License #	Date of Filling & Sealing or Verification (mm/dd/yyyy) 02/09/2017	Date Received	Noted By
Street or Route 1 North Systems Drive			Telephone Number (920) 735-6900	Comments	
City Appleton	State WI	ZIP Code 54914	Signature of Person Doing Work <i>Don Brittnacher</i>	Date Signed 5/1/17	

IN WITNESS WHEREOF, the owner of the property have executed this document, this 26th day of March, 2002.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of OUTAGAMIE COUNTY

Signature: Robert N. Paltzer, Jr.

Printed Name: Robert N. Paltzer, Jr.

Title: County Executive

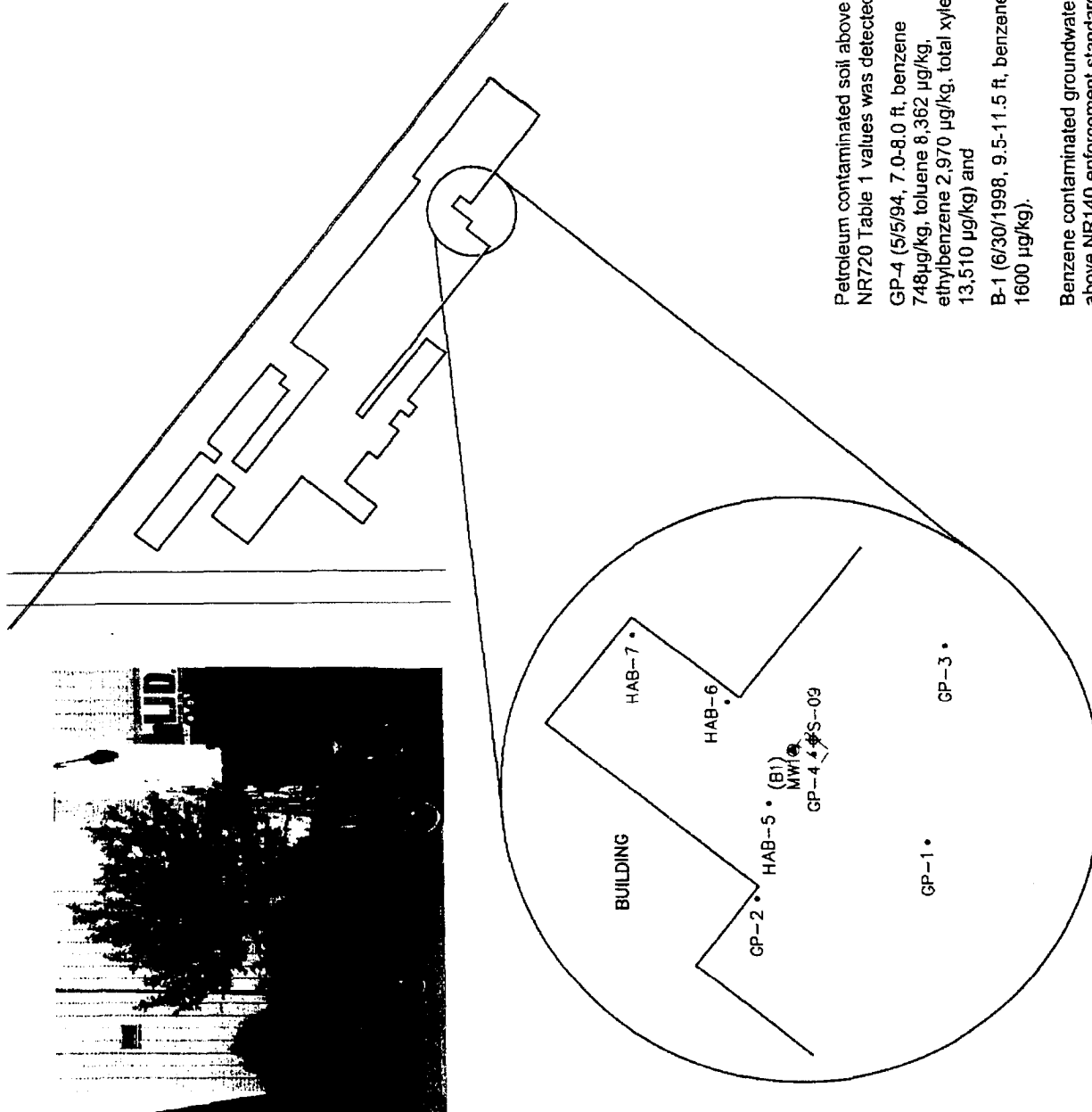
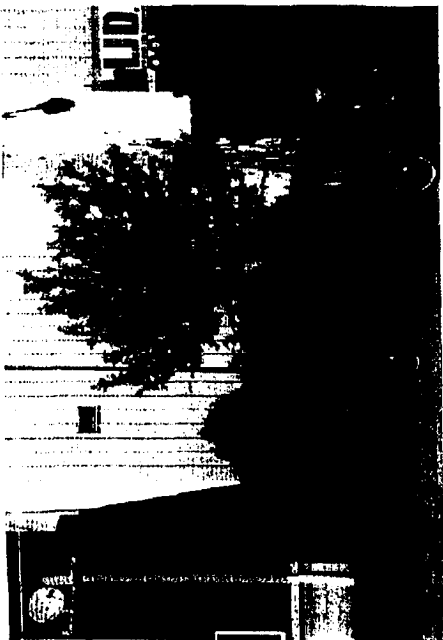
Subscribed and sworn to before me

this 26th day of March, 2002.

[Signature]
Joseph P. Guidote, Jr.
Notary Public, State of Wisconsin

My commission is Permanent

This document was drafted by the Wisconsin Department of Commerce.



Petroleum contaminated soil above NR720 Table 1 values was detected at:
 GP-4 (5/5/94, 7.0-8.0 ft, benzene 748µg/kg, toluene 8,362 µg/kg, ethylbenzene 2,970 µg/kg, total xylenes 13,510 µg/kg) and
 B-1 (6/30/1998, 9.5-11.5 ft, benzene 1600 µg/kg).
 Benzene contaminated groundwater above NR140 enforcement standards was detected in monitoring well MW1 on 8/29/01 at 18 µg/L.



LEGEND:

- MW1 ● Well Location and I.D. No.
- (B1) Soil Boring Location and I.D. No.
- S-09 ◆ Soil Boring Location and I.D. No.
- HAB-5 • Hand Boring Location and I.D. No.
- GP-1 • Geoprobe Location and I.D. No.
- Building Face
- Approximate Location of Former 550 Gallon Gasoline Underground Storage Tank

FORMER 550 GALLON UST
 AREA DETAIL

FORMER AMERICAN TOY &
 FURNITURE COMPANY
 HORTONVILLE, WISCONSIN



ONE SYSTEMS
 APPLETON, WI
 PHONE (920) 721-
 FAX (920) 851-

PROJECT MANAGER:	BDW	PROJECT NO.:	N
PROJECT ENGINEER:	BDW	CAD FILE NO.:	N
DRAWN BY:		OLD SCALE:	
REVIEWED BY:		DATE:	