

August 9, 2022
File No. 25221227.01

Mr. Jeff Ackerman
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711

Subject: Materials Management Plan
Monarch Development Lots 3, 4, & 5
134 E Mackie Street, Beaver Dam, Dodge County, Wisconsin
Former Malleable Iron Range Site, BRRTS #s 07-14-555062 & 03-14-001263

Dear Mr. Ackerman:

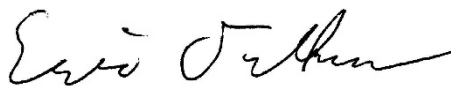
This Materials Management Plan (MMP) was prepared by SCS Engineers (SCS) for Monarch Development Lots 3, 4, and 5 located at the northwest corner of East Mackie Street and Jackson Street in Beaver Dam, Wisconsin (hereafter "the property"). Beaver Dam Mini Storage, LLC. is planning to develop a mini storage facility on the property, with construction expected to start immediately following approval of this MMP by the Wisconsin Department of Natural Resources (WDNR).

The parcels referenced above are a part of the larger former Malleable Iron Range site (BRRTS # 03-14-001263) located at 715 North Spring Street in Beaver Dam that was closed by WDNR on April 1, 2008. The Malleable Iron Range Company and their successors operated on the property from approximately 1901 to 1987. Documented soil contamination related to historical uses of the property includes polynuclear aromatic hydrocarbons (PAHs), lead and arsenic along with some petroleum-related compounds.

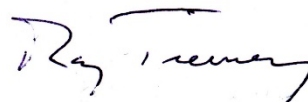
The MMP presents proposed strategies for handling contaminated soil while redeveloping the property. We believe the management options in this MMP will prepare the property for reuse and also provide adequate protection to human health and the environment. Enclosed with this letter is a Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request (Form 4400-237) as requested by WDNR. A check for the required post-closure modification review and soil geographical information system (GIS) registry fees of \$1,050 will be provided under separate cover.

Please contact us at 608-224-2830 if you have any questions or comments regarding the materials management at the Property.

Sincerely,



Eric Oelkers, PG
Senior Project Manager
SCS Engineers



Ray Tierney, PG
Vice President
SCS Engineers



Mr. Jeff Ackerman
August 9, 2022
Page 2

EO/AJR_REO/REL

cc: Mike Thurston, Beaver Dam Mini Storage, LLC

Encl. Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request
(Form 4400-237)
Materials Management Plan

I:\25221227.00\Deliverables\MMP\220809_Ackerman_MIR Lots 345_MMP_Final.docx

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 Public 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 10/21)

Page 2 of 7

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 Thurston | First Michael | MI | Organization/ Business Name Beaver Dam Mini Storage, LLC |
| Mailing Address N3217 Hooker Road | | City Poynette | State WI |
| | | ZIP Code 53955 | |
| Phone # (include area code) (608) 445-8837 | Fax # (include area code) | Email pineridgehomes@centurytel.net | |

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:

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

Select if same as requester

| | | | |
|---|---------------------------|--|---|
| Contact Last Name Thurston | First Michael | MI | Organization/ Business Name Beaver Dam Mini Storage, LLC |
| Mailing Address N3217 Hooker Road | | City Poynette | State WI |
| | | ZIP Code 53955 | |
| Phone # (include area code) (608) 445-8837 | Fax # (include area code) | Email pineridgehomes@centurytel.net | |

Environmental Consultant (if applicable)

| | | | |
|---|---|------------------------------------|--|
| Contact Last Name Oelkers | First Eric | MI | Organization/ Business Name SCS Engineers |
| Mailing Address 2830 Dairy Drive | | City Madison | State WI |
| | | ZIP Code 53718 | |
| Phone # (include area code) (608) 216-7341 | Fax # (include area code) (608) 224-2839 | Email eoelkers@scsengineers.com | |

Section 2. Property Information

| | | | |
|---|---|---|-----------------------------|
| Property Name Monarch Development Lots 3, 4, & 5 | | FID No. (if known) | |
| BRRTS No. (if known) 07-14-555062, 03-14-001263 | | Parcel Identification Number 20612143343001, 20612143343002, 20612143343003 | |
| Street Address 134 E Mackie Street | | City Beaver Dam | State WI |
| | | ZIP Code | |
| County Dodge | Municipality where the Property is located <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of | Property is composed of: <input type="radio"/> Single tax parcel <input checked="" type="radio"/> Multiple tax parcels | Property Size Acres 1.02 |

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

Form 4400-237 (R 10/21)

Page 3 of 7

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: 08/23/2022

Reason: Construction starting soon

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).

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]

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

Form 4400-237 (R 10/21)

Page 4 of 7

"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 10/21)

Page 5 of 7

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.

The parcels referenced above are a part of the larger former Malleable Iron Range site (BRRTS# 03-14-001263) located at 715 N Spring Street in Beaver Dam that was closed by WDNR on April 1, 2008. The only specific closure conditions stated in the case closure letter that are applicable to the above-referenced parcels are: 1) a requirement for sampling of any excavated soil for PAH, VOCs and selected metals and 2) that, "Direct contact threats must be addressed in any future development of the property." The sampling requirement was addressed in a Phase 2 ESA report specific to lots 3, 4 and 5, provided to WDNR on May 2011 (BRRTS File 07-14-55062). In subsequent correspondence with the current property owner, dated November 29, 2021, DNR stated that a post closure modification request and material management plan need to be submitted prior to redevelopment of Lots, 3, 4, and 5. There was not a stated requirement for maintenance of a cap on residual contamination in the original case closure, so it is not clear how the closure conditions of the site will be modified by the currently proposed redevelopment. In any event, the attached Material Management Plan describes how contaminated soil will be handled during site redevelopment and how the completed development will prevent direct contact with residual contamination on the property.

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.

- 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.

- 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.

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

Form 4400-237 (R 10/21)

Page 6 of 7

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

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: Material Management Plan

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?

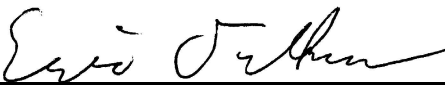
- Yes - Date (if known): 12/19/1991
- No

Note: The Notification for Hazardous Substance Discharge Form - Non-Emergency Only (Form 4400-225) is accessible through the RR Program Submittal Portal application. Directions for using the form and the Submittal Portal application are available on the [Submittal Portal web page](#).

Section 7. Certification by the Person who completed this form

- I am the person submitting this request (requester)
- I prepared this request for: Michael Thurston
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.


Signature

08/09/2022
Date Signed

Senior Project Manager/Hydrogeologist
Title

(608) 216-7341
Telephone Number (include area code)

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

Form 4400-237 (R 10/21)

Page 7 of 7

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>.

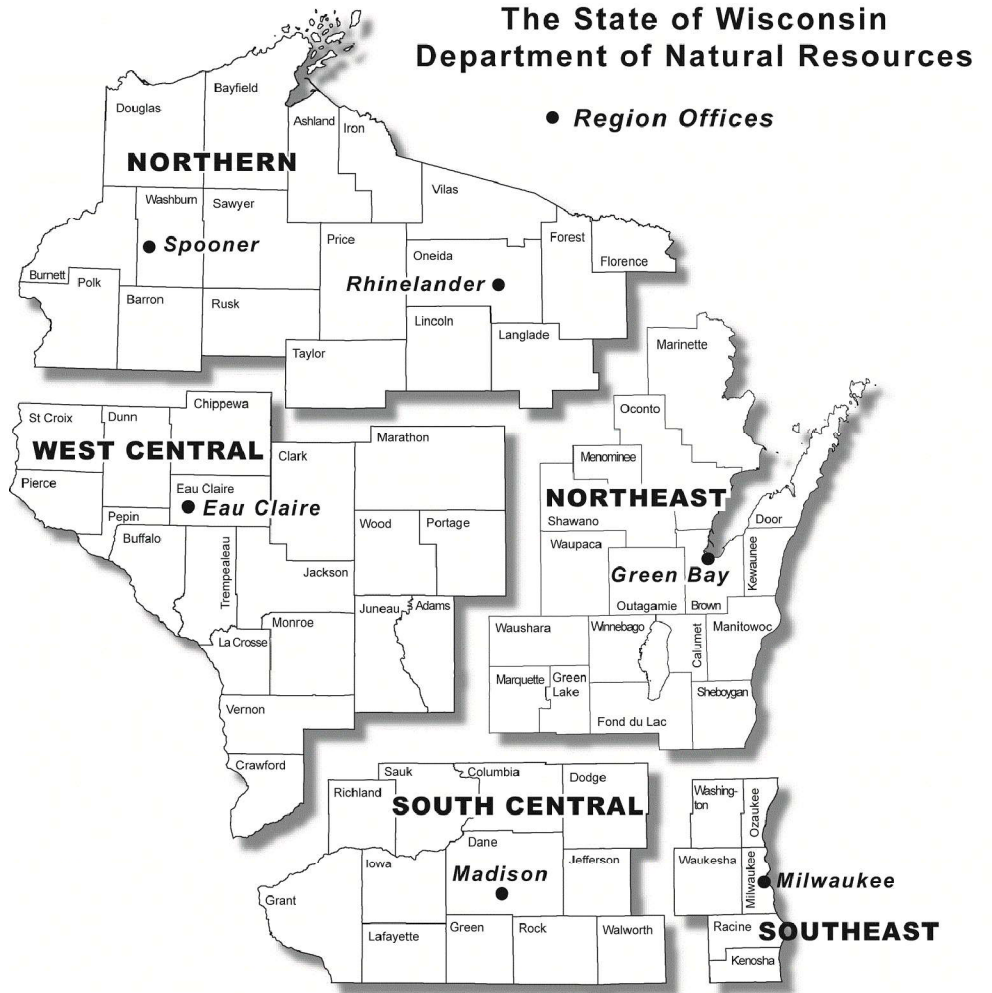
DNR NORTHERN REGION
Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

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
Milwaukee DNR Office
1027 West St. Paul Ave
Milwaukee WI 53233

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 | | |

Materials Management Plan

Monarch Development Lots 3, 4, and 5
134 East Mackie Street
Beaver Dam, Wisconsin
BRRTS #s 07-14-555062 & 03-14-001263

Prepared for:

Beaver Dam Mini Storage, LLC
North 3217 Hooker Road
Poynette, Wisconsin 53955

SCS ENGINEERS

25221227.01 | August 9, 2022

2830 Dairy Drive
Madison, WI 53718-6751
608-224-2830

Table of Contents

| Section | Page |
|---|----------|
| 1.0 Introduction..... | 1 |
| 2.0 Site Background..... | 1 |
| 2.1 Monarch Iron Range..... | 1 |
| 2.2 2011 Phase 2 ESA | 1 |
| 3.0 Redevelopment Plan..... | 2 |
| 4.0 Site Environmental Conditions..... | 2 |
| 5.0 Materials Management..... | 2 |
| 5.1 Soil Management During Construction | 2 |
| 5.2 Site Barrier Cap | 3 |
| 5.3 Vapor Management..... | 3 |
| 6.0 Unusual Conditions..... | 3 |
| 7.0 Reporting and Cap Maintenance Plan | 3 |
| 8.0 References..... | 3 |

Appendices

- Appendix A 2011 Phase II ESA – Figures and Tables
- Appendix B Redevelopment Plans

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1.0 INTRODUCTION

SCS Engineers (SCS) has developed this Material Management Plan (MMP) for the development of the property at the 134 East Mackie Street, in Beaver Dam, Wisconsin. The purpose of this plan is to describe how contaminated and non-contaminated materials will be managed and how remaining contaminants will be capped in place during the proposed redevelopment of the property.

2.0 SITE BACKGROUND

The proposed development is at the northwest corner of the East Mackie Street and Jackson Street in Beaver Dam, Wisconsin. The redevelopment property includes Monarch Development Lots 3, 4, and 5 as shown on the survey map provided in **Appendix A**. The property is currently vacant, is covered with grass, and is located in a mixed residential and commercial area north of the downtown area of City of Beaver Dam.

2.1 MONARCH IRON RANGE

The proposed development property consists of a portion of the property at 715 North Spring Street (Monarch Development Lots 1 through 10 – see **Attachment A**) formerly occupied by the Malleable Iron Range (MIR) Company (also known as “Monarch”) from 1901 until 1987. MIR reportedly manufactured ranges (cooking stoves), grills, heaters, fireplace inserts, and during World War II, artillery shells, truck bodies, and gas and water cans. Dodge County acquired the Monarch property through bankruptcy proceedings in 1988. The United States Environmental Protection Agency (U.S. EPA) performed emergency cleanup actions in 1987 through 1989 to address hazardous wastes and underground storage tanks (USTs) left on the property following MIR’s operations. The buildings remaining on the property were largely destroyed by a fire in 1990. Site investigation activities commenced following the initial U.S. EPA response and were followed by a variety of remedial actions for petroleum and solvent contamination. The Wisconsin Department of Natural Resources (WDNR) closed the contaminated site case file (BRRTS # 03-14-001263) for the Monarch property in April 2008. It appears that relatively little sampling was performed in the area represented by Lots 3, 4, and 5 during the investigation and remediation of the greater MIR property.

2.2 2011 PHASE 2 ESA

The Environmental Management Company, LLC (TEMCO), completed a Phase 2 Environmental Site Investigation of Lot 7 in May 2011 on behalf of Dodge County under a WDNR site assessment grant. The TEMCO investigation included the collection and analysis of soil samples from 22 boreholes to a depth of 10 feet at a spacing of approximately 30 to 60 feet. Copies of data summary tables and figures from the Phase 2 ESA report are included in **Appendix A**, and results are summarized below.

- Relatively low concentrations of petroleum volatile organic compounds (PVOCs) were detected in shallow samples collected from borings SB-7, SB-10, SB-11, and SB-22. Benzene was detected at concentrations greater than the residual contaminant level (RCL) for the groundwater pathway in samples collected from 0 to 1.5 feet from borings SB-10 and SB-22. No other volatile organic compounds (VOCs) were detected at concentrations greater than applicable RCLs.
- Polynuclear aromatic hydrocarbons (PAHs) were detected at concentrations greater than direct contact RCLs in 10 of the 22 soil samples collected within 4 feet of the ground surface. Conversely, no PAHs were detected in shallow samples collected from eight

samples detected within 4 feet of the ground surface. Two of the shallow soil samples identified in the Environmental Site Assessment (ESA) report as exceeding the direct contact RCL [SB-12 and SB-13] do not exceed the RCL based on the calculation of cumulative cancer risk.

- Of the 29 soil samples analyzed for arsenic, cadmium, chromium, and lead, only eight exceeded the background threshold value for lead or arsenic. The elevated metals concentrations generally were associated with PAH concentrations greater than NR 720 direct contact RCLs. Toxicity characteristic leaching procedure (TCLP) testing of the samples with the greatest concentrations of arsenic and lead did not find detectable concentrations of either of these metals in the TCLP extract; therefore, soil with elevated metals concentrations does not need to be handled as a hazardous waste if excavated.

3.0 REDEVELOPMENT PLAN

The property is slated for redevelopment with three mini storage warehouse buildings. The building will be constructed with a thickened-edge slab-on-grade without frost walls. The proposed site plan is included in **Appendix B**. Limited excavation will be required for site grading, storm water pipe installation, and three small storm water detention basins.

4.0 SITE ENVIRONMENTAL CONDITIONS

As described in **Section 2.2**, above, PAHs, arsenic, lead, and traces of PVOCs in soil related to former industrial activities on the property were documented in the 2011 Phase 2 ESA Report (**Appendix B**). Residual soil contamination will likely be encountered during excavation for grading and storm water facilities. Excavations related to site redevelopment are not expected to extend into the water table.

5.0 MATERIALS MANAGEMENT

Material management activities related to contaminated soil are summarized below.

5.1 SOIL MANAGEMENT DURING CONSTRUCTION

The development plan requires soil excavation related to construction of the building slabs, site grading, and installation of storm water management facilities. The excavated soils may include both PAH- and metals-contaminated soil and clean soil with non-detectable concentrations of PAHs and PVOCs, and metals concentrations less than background threshold values.

The developer anticipates that it will not be necessary to remove soil from the site during construction of the mini-warehouse project. Figure 4 from the Phase 2 ESA (**Appendix B**) shows the areas of the site where contaminants were not detected in shallow soil. If necessary, excavated soil from these areas may be transported off site without restrictions. It is not anticipated that SCS will provide continuous oversight during excavation activities.

Limited amounts of contaminated soil may be relocated on site during grading activities. If relocated, contaminated soil will be replaced within the contiguous area of Lots 3, 4, and 5.

If it is necessary to remove contaminated soil from the site, the soil will be profiled using the analytical data from the Phase 2 ESA and transported under manifest to a licensed solid waste landfill for disposal. Contaminated soil will be used as daily cover, or directly landfilled, depending on the acceptance criteria of the receiving solid waste landfill.

5.2 SITE BARRIER CAP

The entire site will be capped to prevent direct human contact with residual soil contamination remaining on the property. Based on the boring logs provided in the Phase 2 ESA report, the present site cover consists of approximately 0.5 feet of topsoil and turf grass. At the completion of the proposed project, the entire property will be covered with building slabs, a 1-foot thick-pavement pavement profile, or at least 1 foot of clean soil material in landscaped areas and the storm water detention ponds.

5.3 VAPOR MANAGEMENT

Based on soil analytical data presented in the Phase 2 ESA report the potential for intrusion of petroleum vapors into the storage buildings is not considered to be a significant concern.

- None of the proposed buildings are designed or intended for human occupancy.
- No non-aqueous phase petroleum contamination was reported on the property.
- There is no documented evidence of petroleum contamination in groundwater on the property.
- The few detected concentrations of PVOCs in soil are well below direct contact RCLs.

6.0 UNUSUAL CONDITIONS

If any underground tanks, unusual odors, staining, fluids, or piping are found, work will stop in that area, and the contractor will notify the owner and SCS of the conditions. SCS will inspect the site to assess the situation.

If potentially contaminated or hazardous material is encountered that is significantly different than what has been previously identified, it will be evaluated by SCS, or other environmental professional, as appropriate for the material encountered.

7.0 REPORTING AND CAP MAINTENANCE PLAN

Upon completion of all activities, SCS will provide to the WDNR with a brief written report describing how contaminated materials encountered during the project were handled. The report will include copies of landfill disposal tickets, if any. SCS will also prepare and submit to WDNR a Cap Maintenance Plan with photos of the cap as constructed and a description of the activated required to ensure that the barrier remains protective of direct contact with residual soil contamination. No additional fees will be submitted with the Maintenance Plan since the post-closure modification review and soil GIS registry fees are being paid with this submittal prior to construction.

8.0 REFERENCES

Monarch Development Lots 3, 4 & 5, WDNR Case Files

<https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=555062&siteId=22352000&crumb=1>

Malleable Iron Range Co., WDNR Case Files

<https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=26323&siteId=562300&crumb=1>

The Environmental Management Company, LLC, 2011, Phase II Environmental Site Assessment, Monarch Development Site, Lots 3, 4 & 5, 715 North Spring Street, Beaver Dam, Wisconsin, May 2011.

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Appendix A
2011 Phase II ESA – Figures and Tables

Phase II Environmental Site Assessment

Monarch Development Site

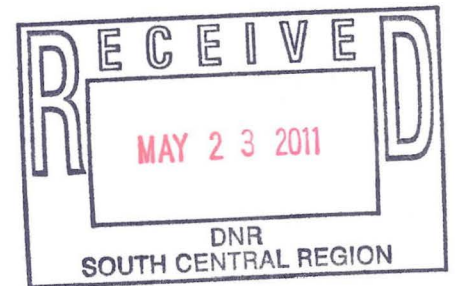
Lots 3,4, & 5

715 North Spring Street

Beaver Dam, Wisconsin

May 2011

**Prepared For
Dodge County
127 East Oak Street
Juneau, Wisconsin 53039-1329**



THE ENVIRONMENTAL MANAGEMENT COMPANY LLC

Jeffrey L. Hosler
Senior Hydrogeologist
Principal

Thomas J. Mueller
Senior Project Manager
Principal

FIGURES

MONARCH DEVELOPMENT

PART OF BLOCK 7, BICKNELL'S ADDITION, LOT 13 OF BLOCK 3, ROSE AND FARRINGTON'S ADDITION, BLOCK 1, MACKIE'S ADDITION, SUBDIVISION OF LOTS 3, 4, AND 13 OF MACKIE'S ADDITION, PART OF OUTLOT 79 AND PART OF OUTLOT 80 IN THE THIRD WARD, ALL OF BLOCK 5, ROSE AND FARRINGTON'S ADDITION, VACATED EAST MAIN STREET, VACATED JACKSON STREET, A PART OF VACATED EAST MAIN STREET, AND PART OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY, ALL BEING IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; OF SECTION 33, TOWN 12 NORTH, RANGE 14 EAST, CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

N.E. COR.
SEC. 33-T.12 N.-R. 14 E.
(3" STEEL CROSS IN CONCRETE FD.)

E. 1/4 COR.
SEC. 33-T.12 N.-R. 14 E.

- NOTES:**
1. THIS PLAT IS SUBJECT TO ANY AND ALL ADDITIONAL DEED RESTRICTIONS THAT MAY HAVE BEEN RECORDED PRIOR TO OR CONCURRENT HERewith.
 2. THE LOTS OF THIS PLAT ARE SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, OF RECORD AND/OR FACT, SOME OF WHICH MAY NOT BE DEPICTED HEREON.
 3. RESIDUAL UTILITY EASEMENTS EXIST WITHIN THE VACATED RAILROAD RIGHT-OF-WAY SHOWN AS RECORDED IN VOLUME 852 OF RECORDS ON PAGES 590-591 AND VACATED EAST MAIN STREET AND VACATED JACKSON STREET PER VOLUME 849 OF RECORDS ON PAGES 13-14.
 4. THIS PLAT INCLUDES LOTS 2 AND 3 OF DODGE COUNTY CERTIFIED SURVEY MAP NO. 2299 AND LOT 1 OF DODGE COUNTY CERTIFIED SURVEY MAP NO. 3634. A LEGAL CONCLUSION WAS MADE THAT THESE CERTIFIED SURVEY MAPS WERE VOID SINCE SECTION 236.34(1) OF THE WISCONSIN STATUTES WERE NOT FOLLOWED IN RELATION TO ALTERING RECORDED PLAT BOUNDARIES AND THEREFORE WERE NOT REFERENCED HEREIN.

OWNER AND SUBDIVIDER

DODGE COUNTY, A WISCONSIN MUNICIPAL CORPORATION
C/O CHARLES E. SWAIN, COUNTY BOARD CHAIRMAN
DOROTHY E. EBERT, COUNTY CLERK
127 E. OAK STREET
THIRD FLOOR ADMINISTRATION BLDG.
BEAVER DAM, WI. 53006-1329

FOUND MONUMENTS FALL 1.54 FEET WEST OF EAST R/W OF VACATED JACKSON STREET.

LEGEND

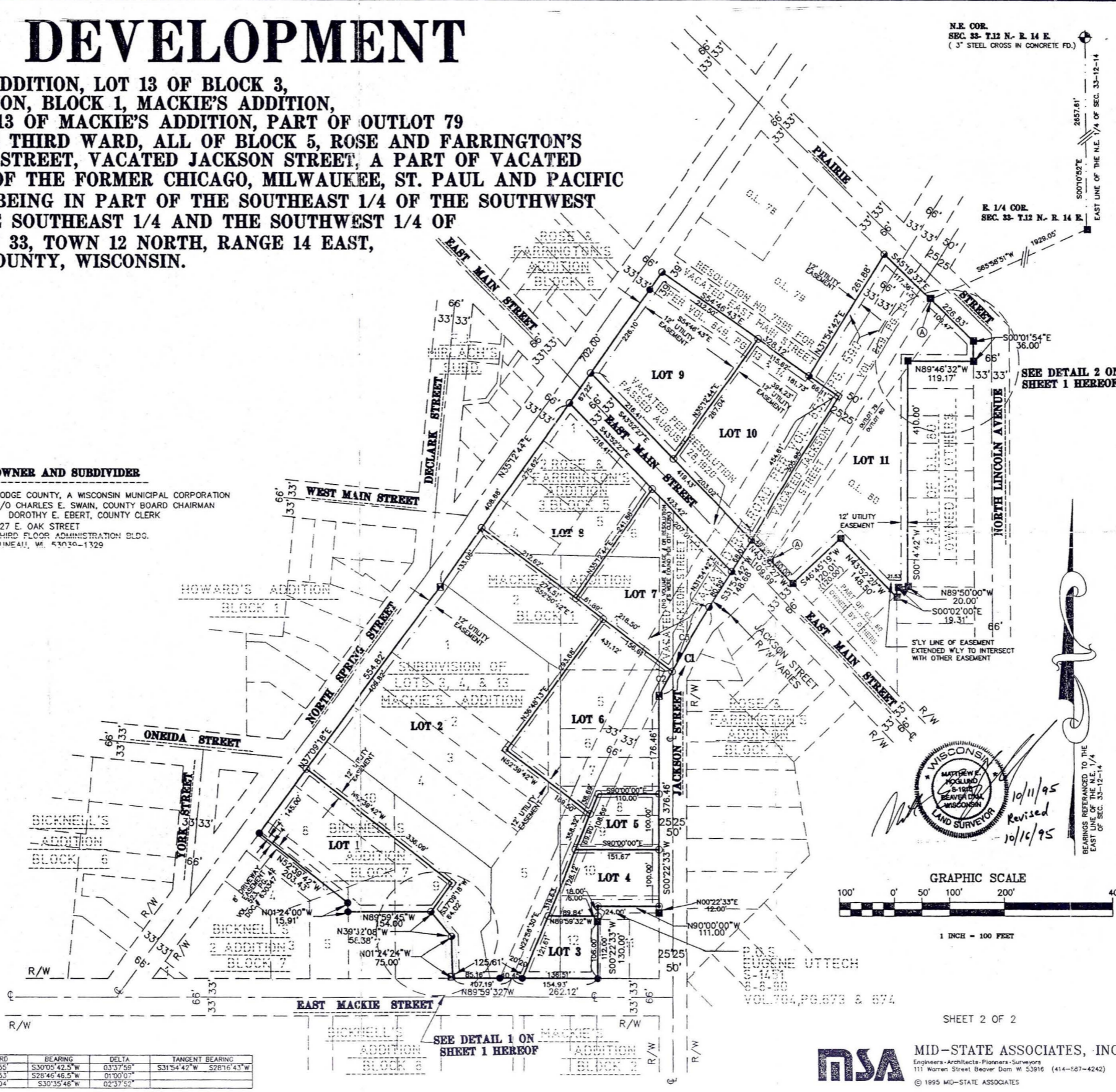
- FD. CUT CROSS IN CONC.
- FD. 5/8" IRON REBAR W/ 3.25" ALUMINUM CAP
- FD. 5/8" IRON REBAR
- FD. 1" IRON PIPE
- SET 3/4" BY 24" IRON REBAR-1.50 LBS./FT.
- SET 1-1/4" BY 30" IRON REBAR-4.30 LBS./FT.
- ABUTTING SUBDIVISION / R/W LINE
- SECTIONAL SUBDIVISION LINE
- CENTERLINE
- BOUNDARY/LOT LINE
- 12 FOOT UTILITY EASEMENT DEDICATED ON THIS PLAT
- ABUTS BOUNDARY AND R/W LINES
- CENTERED 6' EACH SIDE OF INTERIOR LOT LINES

LOT AREA

| LOT NO. | SQ. FT. | ACRES |
|-----------------------------------|---------|---------|
| 1 | 44,586 | 1.0236 |
| 2 | 221,308 | 5.0805 |
| 3 | 12,675 | 0.2910 |
| 4 | 18,800 | 0.4316 |
| 5 | 13,084 | 0.3004 |
| 6 | 60,131 | 1.3804 |
| 7 | 47,277 | 1.0853 |
| 8 | 54,983 | 1.2522 |
| 9 | 52,396 | 1.2028 |
| 10 | 54,371 | 1.2482 |
| 11 | 107,946 | 2.4781 |
| DEDICATED ROADWAY (EAST MAIN ST.) | 27,814 | 0.6385 |
| TOTAL AREA | 715,371 | 16.4226 |

CURVE DATA TABLE

| CURVE | LOT | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA | TANGENT BEARING |
|-------|-----|----------|---------|---------|---------|---------------|-----------|-------------------------|
| C1 | | 2832.00' | 179.58' | 89.81' | 179.53' | S30°05'42.5"W | 03°37'58" | S31°54'42"W S26°16'43"W |
| C2 | 6 | 2832.00' | 48.51' | 24.27' | 48.53' | S28°46'46.5"W | 01°30'03" | |
| C3 | 7 | 2832.00' | 130.05' | 65.01' | 130.04' | S30°35'46"W | 02°37'52" | |

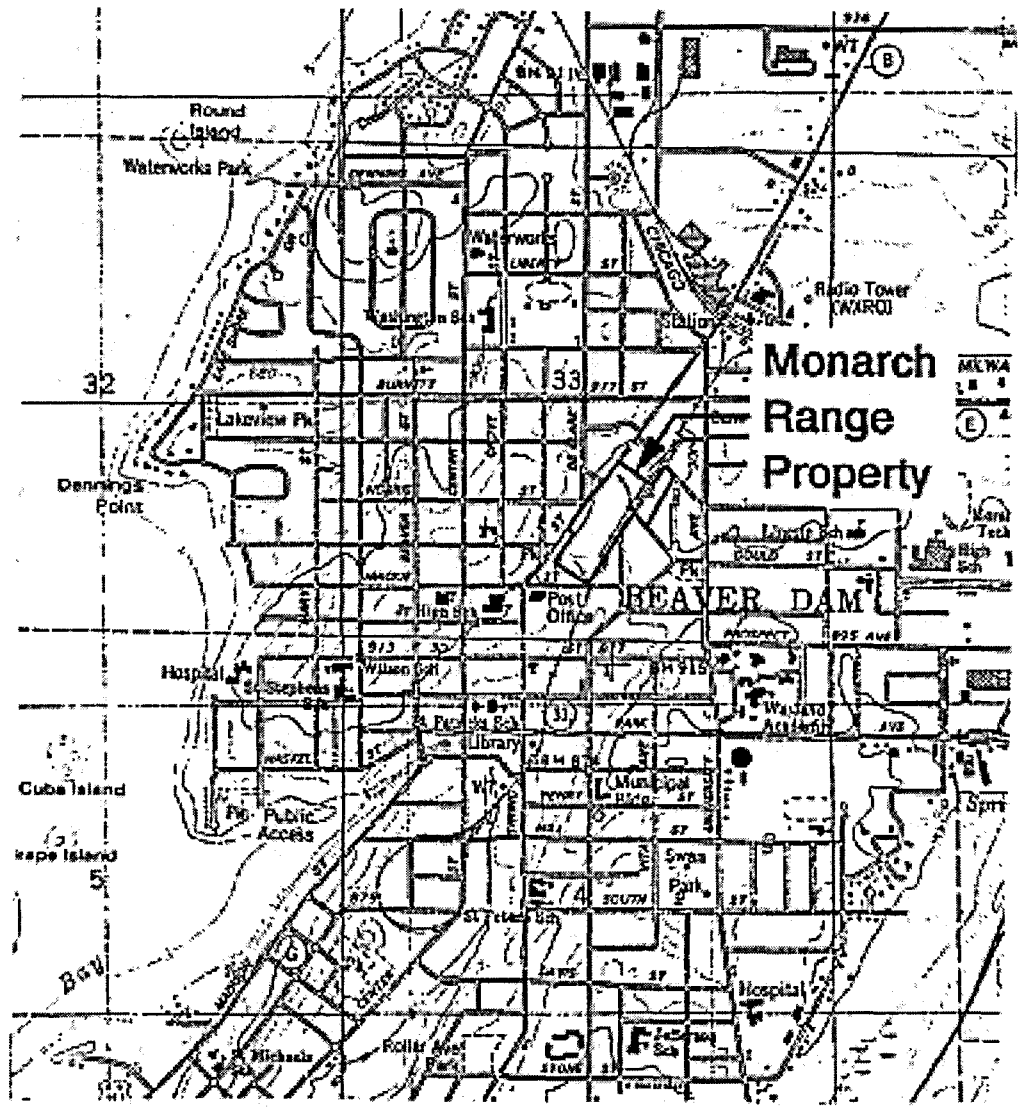


WISCONSIN
MID-STATE ASSOCIATES, INC.
BEAVER DAM, WISCONSIN
LAND SURVEYOR
10/11/95
Revised
10/16/95

GRAPHIC SCALE
100' 0' 50' 100' 200' 400'
1 INCH = 100 FEET

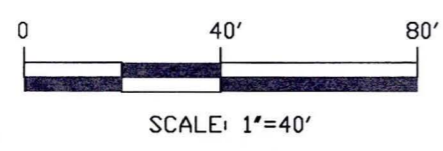
JUGENE UTTECH
VOL. 784, PG. 878 & 874
SHEET 2 OF 2

MSA MID-STATE ASSOCIATES, INC.
Engineers-Architects-Planners-Surveyors
111 Warren Street Beaver Dam W. 53916 (414-687-4242)
© 1995 MID-STATE ASSOCIATES



TEMCO
 Figure 1
 Dodge County
 Monarch Development

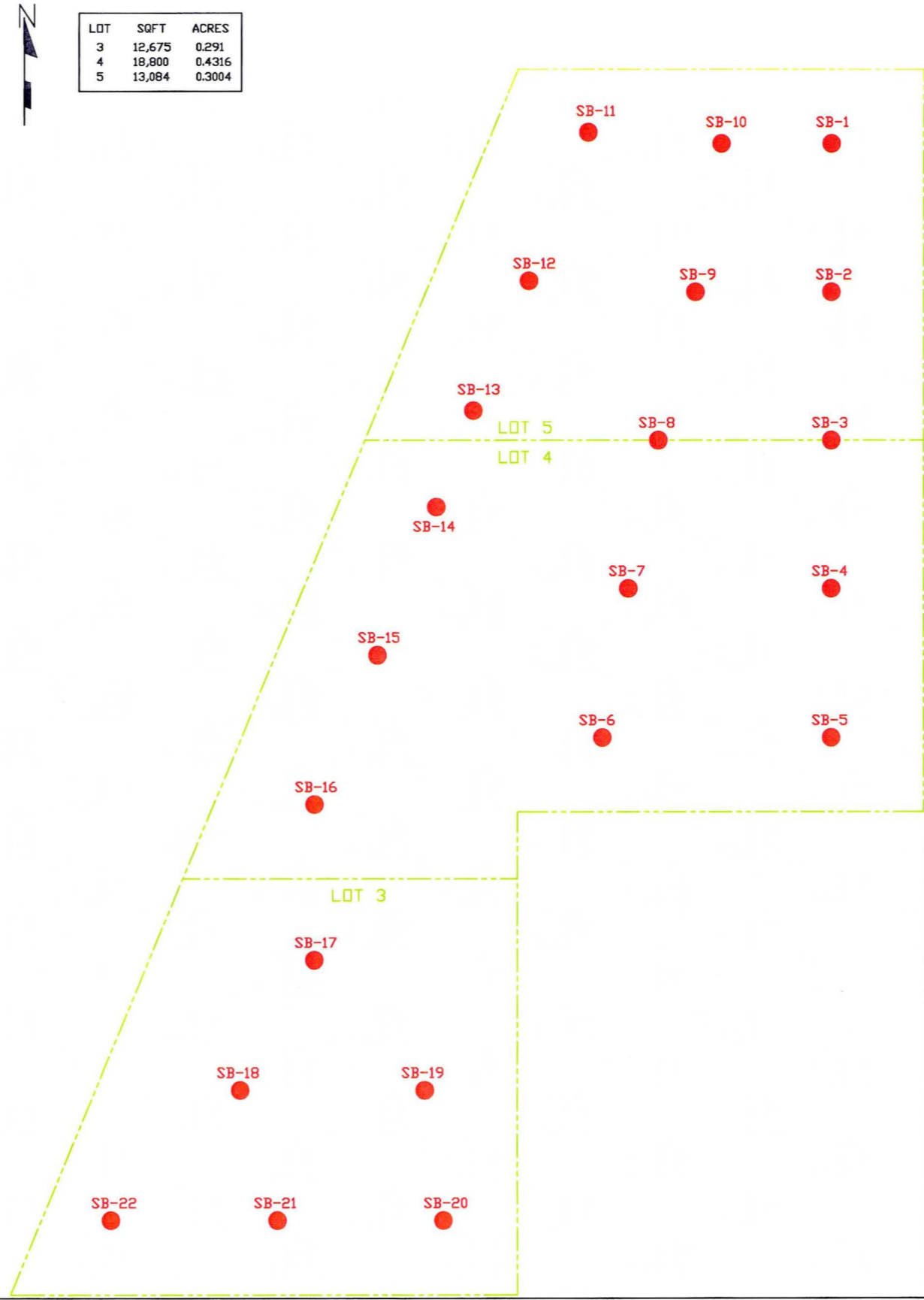
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
 DRAWN BY: TJM DATE: 04/27/11
 LOCATION: MONARCH DEVELOPMENT
 LOTS 3, 4 & 5
 DODGE COUNTY, WISCONSIN



| LOT | SQFT | ACRES |
|-----|--------|--------|
| 3 | 12,675 | 0.291 |
| 4 | 18,800 | 0.4316 |
| 5 | 13,084 | 0.3004 |

FIGURE 2
 SOIL BORING LOCATIONS

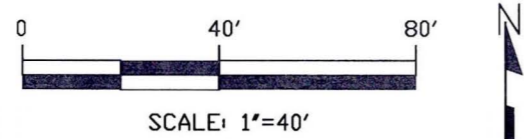
LEGEND
 - - - - - PROPERTY LINE
 ● SOIL BORING



JACKSON STREET

EAST MACKIE STREET

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
 DRAWN BY: TJM DATE: 04/27/11
 LOCATION: MONARCH DEVELOPMENT
 LOTS 3, 4 & 5
 DODGE COUNTY, WISCONSIN



| LOT | SQFT | ACRES |
|-----|--------|--------|
| 3 | 12,675 | 0.291 |
| 4 | 18,800 | 0.4316 |
| 5 | 13,084 | 0.3004 |

FIGURE 3.2
 SOIL CONTAMINANT DISTRIBUTION
 POLYAROMATIC HYDROCARBONS

| CONTAMINANT | RCL | |
|-------------|-------------------------|------|
| | DC-NI | GW |
| ACEN | ACENAPHTHYLENE | 700 |
| B(a)A | BENZ(a)ANTHRACENE | 88 |
| B(a)P | BENZ(a)PYRENE | 8.8 |
| B(b)F | BENZ(b)FLUORANTHENE | 88 |
| BOP | BENZOPHANTHRENE | 1800 |
| BkOF | BENZ(k)FLUORANTHENE | 880 |
| CHRY | CHRYSENE | 8800 |
| D(a,h)A | DIBENZ(a,h)ANTHRACENE | 8.8 |
| IOP | INDENOL(1,2,3-cd)PYRENE | 88 |
| NAP | NAPHTHALENE | 400 |
| PHEN | PHENANTHRENE | 1800 |

ALL CONTAMINANTS SHOWN IN ug/kg
 MICROGRAMS PER KILOGRAM
 RCL RESIDUAL CONTAMINANT LEVEL
 ONLY RCL EXCEEDANCES SHOWN

LEGEND
 - - - - - PROPERTY LINE
 ● SOIL BORING

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| ACEN | 3300 | 0-1.5 | 07/27/10 |
| B(a)A | 11600 | 0-1.5 | 07/27/10 |
| B(a)P | 14100 | 0-1.5 | 07/27/10 |
| B(b)F | 15700 | 0-1.5 | 07/27/10 |
| BOP | 10200 | 0-1.5 | 07/27/10 |
| BkOF | 5000 | 0-1.5 | 07/27/10 |
| CHRY | 9800 | 0-1.5 | 07/27/10 |
| D(a,h)A | 2190 | 0-1.5 | 07/27/10 |
| IOP | 8100 | 0-1.5 | 07/27/10 |
| NAP | 410 | 0-1.5 | 07/27/10 |
| PHEN | 1820 | 0-1.5 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 700 | 1.5-3 | 07/27/10 |
| B(a)P | 450 | 1.5-3 | 07/27/10 |
| B(b)F | 500 | 1.5-3 | 07/27/10 |
| D(a,h)A | 68 | 1.5-3 | 07/27/10 |
| IOP | 193 | 1.5-3 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 1040 | 0-1.5 | 07/27/10 |
| B(a)P | 1080 | 0-1.5 | 07/27/10 |
| B(b)F | 1660 | 0-1.5 | 07/27/10 |
| D(a,h)A | 246 | 0-1.5 | 07/27/10 |
| IOP | 730 | 0-1.5 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 101 | 0-1.5 | 07/27/10 |
| B(a)P | 97 | 0-1.5 | 07/27/10 |
| B(b)F | 145 | 0-1.5 | 07/27/10 |
| D(a,h)A | 25.1 | 0-1.5 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 288 | 3-5 | 07/27/10 |
| B(a)P | 212 | 3-5 | 07/27/10 |
| B(b)F | 290 | 3-5 | 07/27/10 |
| D(a,h)A | 40 | 3-5 | 07/27/10 |
| IOP | 113 | 3-5 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)P | 35 | 1.5-3 | 07/27/10 |
| D(a,h)A | 8.8J | 1.5-3 | 07/27/10 |
| NAP | 1890 | 1.5-3 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|--------|--------|-------|----------|
| B(a)P | 27.3 | 0-1.5 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 750 | 0-1.5 | 07/27/10 |
| B(a)P | 700 | 0-1.5 | 07/27/10 |
| B(b)F | 1070 | 0-1.5 | 07/27/10 |
| D(a,h)A | 161 | 0-1.5 | 07/27/10 |
| IOP | 480 | 0-1.5 | 07/27/10 |
| NAP | 1460 | 0-1.5 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 140 | 3-5 | 07/27/10 |
| B(a)P | 75 | 3-5 | 07/27/10 |
| B(b)F | 99 | 3-5 | 07/27/10 |
| D(a,h)A | 11.8J | 3-5 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 700 | 1.5-3 | 07/27/10 |
| B(a)P | 480 | 1.5-3 | 07/27/10 |
| B(b)F | 580 | 1.5-3 | 07/27/10 |
| D(a,h)A | 78 | 1.5-3 | 07/27/10 |
| IOP | 217 | 1.5-3 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 2180 | 0-1.5 | 07/27/10 |
| B(a)P | 2170 | 0-1.5 | 07/27/10 |
| B(b)F | 3020 | 0-1.5 | 07/27/10 |
| BkOF | 950 | 0-1.5 | 07/27/10 |
| D(a,h)A | 400 | 0-1.5 | 07/27/10 |
| IOP | 1380 | 0-1.5 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 800 | 1.5-3 | 07/27/10 |
| B(a)P | 710 | 1.5-3 | 07/27/10 |
| B(b)F | 880 | 1.5-3 | 07/27/10 |
| D(a,h)A | 110 | 1.5-3 | 07/27/10 |
| IOP | 380 | 1.5-3 | 07/27/10 |

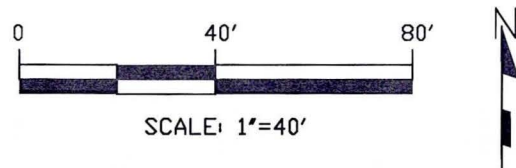
| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 3700 | 0-1.5 | 07/27/10 |
| B(a)P | 2560 | 0-1.5 | 07/27/10 |
| B(b)F | 2840 | 0-1.5 | 07/27/10 |
| BkOF | 1010 | 0-1.5 | 07/27/10 |
| D(a,h)A | 350 | 0-1.5 | 07/27/10 |
| IOP | 1060 | 0-1.5 | 07/27/10 |
| PHEN | 4400 | 0-1.5 | 07/27/10 |

| CONTAM | DETECT | DEPTH | DATE |
|---------|--------|-------|----------|
| B(a)A | 1270 | 3-5 | 07/27/10 |
| B(a)P | 930 | 3-5 | 07/27/10 |
| B(b)F | 1120 | 3-5 | 07/27/10 |
| D(a,h)A | 151 | 3-5 | 07/27/10 |
| IOP | 460 | 3-5 | 07/27/10 |

EAST MACKIE STREET

JACKSON STREET

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
 DRAWN BY: TJM DATE: 04/27/11
 LOCATION: MONARCH DEVELOPMENT
 LOTS 3, 4 & 5
 DODGE COUNTY, WISCONSIN



| LOT | SQFT | ACRES |
|-----|--------|--------|
| 3 | 12,675 | 0.291 |
| 4 | 18,800 | 0.4316 |
| 5 | 13,084 | 0.3004 |

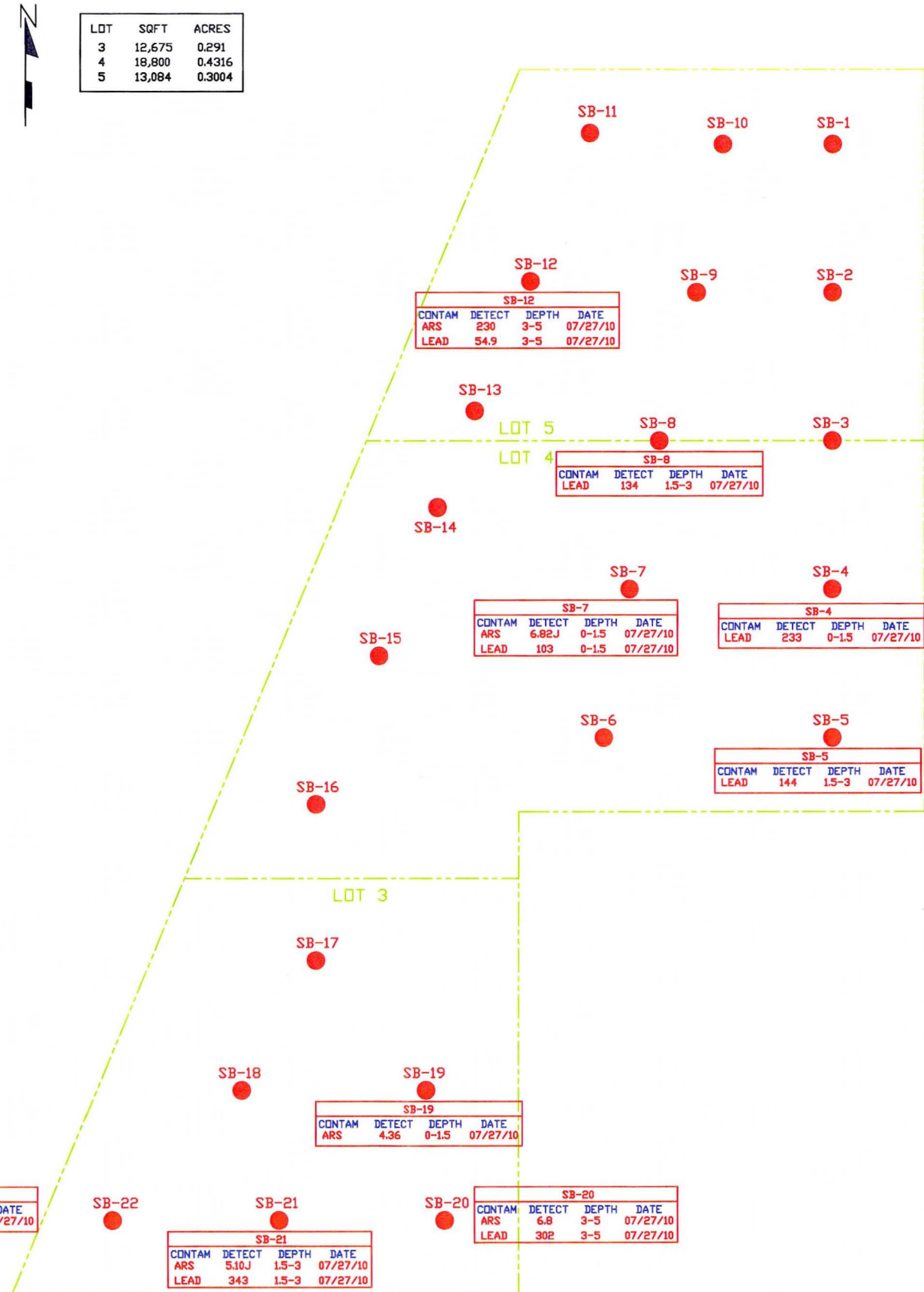
FIGURE 3.3
SOIL CONTAMINANT DISTRIBUTION
METALS

| CONTAMINANT | RCL |
|----------------|-------|
| ARS ARSENIC | 0.039 |
| LEAD LEAD | 50 |

ALL CONTAMINANTS SHOWN IN mg/kg
 MILLIGRAMS PER KILOGRAM

RCL RESIDUAL CONTAMINANT LEVEL

ONLY RCL EXCEEDANCES SHOWN



| SB-12 | | | |
|--------|--------|-------|----------|
| CONTAM | DETECT | DEPTH | DATE |
| ARS | 230 | 3-5 | 07/27/10 |
| LEAD | 54.9 | 3-5 | 07/27/10 |

| SB-8 | | | |
|--------|--------|-------|----------|
| CONTAM | DETECT | DEPTH | DATE |
| LEAD | 134 | 1.5-3 | 07/27/10 |

| SB-7 | | | |
|--------|--------|-------|----------|
| CONTAM | DETECT | DEPTH | DATE |
| ARS | 6.82J | 0-1.5 | 07/27/10 |
| LEAD | 103 | 0-1.5 | 07/27/10 |

| SB-4 | | | |
|--------|--------|-------|----------|
| CONTAM | DETECT | DEPTH | DATE |
| LEAD | 233 | 0-1.5 | 07/27/10 |

| SB-5 | | | |
|--------|--------|-------|----------|
| CONTAM | DETECT | DEPTH | DATE |
| LEAD | 144 | 1.5-3 | 07/27/10 |

| SB-19 | | | |
|--------|--------|-------|----------|
| CONTAM | DETECT | DEPTH | DATE |
| ARS | 4.36 | 0-1.5 | 07/27/10 |

| SB-22 | | | |
|--------|--------|-------|----------|
| CONTAM | DETECT | DEPTH | DATE |
| LEAD | 66.1 | 0-1.5 | 07/27/10 |

| SB-21 | | | |
|--------|--------|-------|----------|
| CONTAM | DETECT | DEPTH | DATE |
| ARS | 5.10J | 1.5-3 | 07/27/10 |
| LEAD | 343 | 1.5-3 | 07/27/10 |

| SB-20 | | | |
|--------|--------|-------|----------|
| CONTAM | DETECT | DEPTH | DATE |
| ARS | 6.8 | 3-5 | 07/27/10 |
| LEAD | 302 | 3-5 | 07/27/10 |

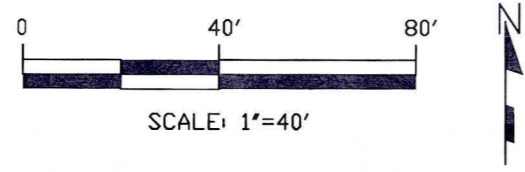
JACKSON STREET

EAST MACKIE STREET

LEGEND

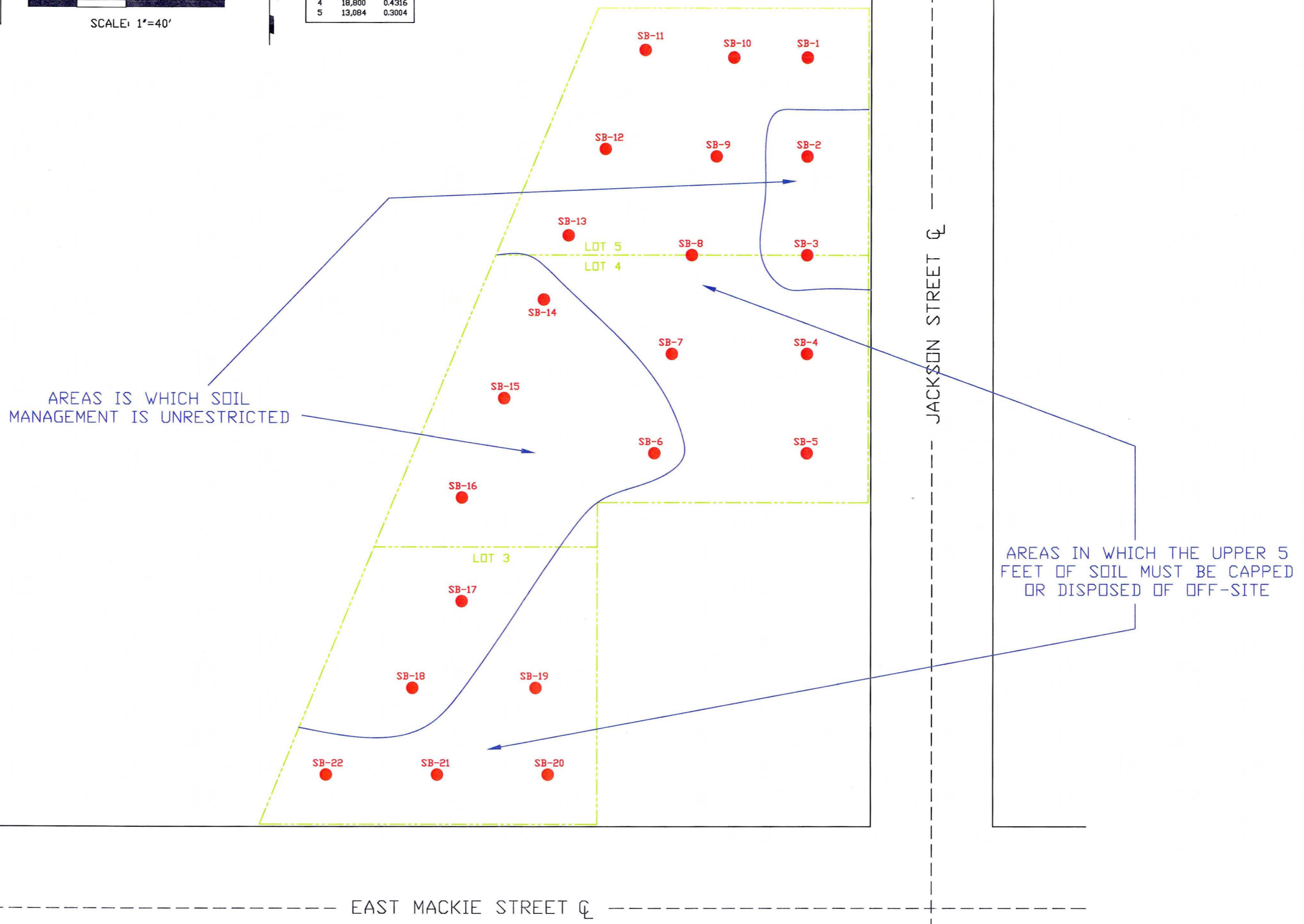
- PROPERTY LINE
- SOIL BORING

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
 DRAWN BY: TJM DATE: 04/27/11
 LOCATION: MONARCH DEVELOPMENT
 LOTS 3, 4 & 5
 DODGE COUNTY, WISCONSIN



| LOT | SQFT | ACRES |
|-----|--------|--------|
| 3 | 12,675 | 0.291 |
| 4 | 18,800 | 0.4316 |
| 5 | 13,084 | 0.3004 |

FIGURE 4
 AREAS OF CONTAMINATED AND
 NON-CONTAMINATED SOIL AND SOIL
 MANAGEMENT OPTIONS



LEGEND
 - - - - - PROPERTY LINE
 ● SOIL BORING

TABLES

Table 1.2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - Volatile Organic Compounds (VOC)
Dodge County - Monarch Development - Lots 3, 4 & 5 - Beaver Dam, Wisconsin
All Contaminants Shown In µg/kg (micrograms per kilogram) • Only Contaminants With Detects Shown

| Sample ID | Sample Date | Feet (bgs) | Benzene | sec-Butyl benzene | n-Butyl benzene | 1,2-DCA | Ethyl benzene | Isopropyl benzene | p-Iso propyl toluene | Methy lene chloride | Naph thalene | n- Propyl benzene | PCE | Toluene | 1,1,1-TCA | TCE | 1,2,4-TMB | 1,3,5-TMB | | Vinyl Chloride | Xylenes |
|------------------------------------|-------------|------------|-----------------------|-------------------|-----------------|---------|---------------|-------------------|----------------------|---------------------|------------------|-------------------|-----|------------------|-----------|-----|------------------|-----------|---|----------------|------------------|
| SB-1 | 07/27/10 | 0 - 1.5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-1 | 07/27/10 | 5 - 10 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-2 | 07/27/10 | 1.5 - 3 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-3 | 07/27/10 | 3 - 5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-4 | 07/27/10 | 0 - 1.5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-4 | 07/27/10 | 5 - 10 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-5 | 07/27/10 | 1.5 - 3 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-6 | 07/27/10 | 3 - 5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-7 | 07/27/10 | 0 - 1.5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | 152 ^J | <44 | <53 | 64 ^J | <28 | <50 | <73 | <57 | | <33 | 145 ^J |
| SB-7 | 07/27/10 | 5 - 10 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-8 | 07/27/10 | 1.5 - 3 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-9 | 07/27/10 | 3 - 5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-10 | 07/27/10 | 0 - 1.5 | 40^J | <35 | <46 | <45 | <56 | <39 | <43 | <52 | 287 | <44 | <53 | 171 | <28 | <50 | 127 ^J | <57 | | <33 | 360 ^J |
| SB-10 | 07/27/10 | 5 - 10 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-11 | 07/27/10 | 1.5 - 3 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | 124 ^J | <44 | <53 | 160 ^J | <28 | <50 | <73 | <57 | | <33 | 163 ^J |
| SB-12 | 07/27/10 | 3 - 5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-13 | 07/27/10 | 0 - 1.5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-13 | 07/27/10 | 5 - 10 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-14 | 07/27/10 | 1.5 - 3 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| Residual Contaminant Levels | | | 5.5 | - | - | 4.9 | 2900 | - | - | - | 400 [†] | - | - | 1500 | - | - | - | - | - | - | 4100 |

† = recommended RCL Bold & Outlined = exceeds RCL Bold & Italics = exceeds NR 746.06(2)(b) Table 1 levels (indicators of potential free product) or NR 746.06(2)(c) Table 2 levels (indicates unsafe for human contact)
J = Analyte detected between LOD and LOQ

April 19, 2011

Table 1.2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - Volatile Organic Compounds (VOC)
Dodge County - Monarch Development - Lots 3, 4 & 5 - Beaver Dam, Wisconsin
All Contaminants Shown In µg/kg (micrograms per kilogram) • Only Contaminants With Detects Shown

| Sample ID | Sample Date | Feet (bgs) | Benzene | sec-Butyl benzene | n-Butyl benzene | 1,2-DCA | Ethyl benzene | Isopropyl benzene | p-Iso propyl toluene | Methylene chloride | Naphthalene | n-Propyl benzene | PCE | Toluene | 1,1,1-TCA | TCE | 1,2,4-TMB | 1,3,5-TMB | | Vinyl Chloride | Xylenes |
|------------------------------------|-------------|------------|-----------------------|-------------------|-----------------|---------|---------------|-------------------|----------------------|--------------------|------------------|------------------|-----|-----------------|-----------|-----|-----------|-----------|---|----------------|---------|
| SB-15 | 07/27/10 | 3 - 5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-16 | 07/27/10 | 0 - 1.5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <21 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-16 | 07/27/10 | 5 - 10 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-17 | 07/27/10 | 1.5 - 3 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-18 | 07/27/10 | 3 - 5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-19 | 07/27/10 | 0 - 1.5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-19 | 07/27/10 | 5 - 10 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-20 | 07/27/10 | 3 - 5 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-21 | 07/27/10 | 1.5 - 3 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-22 | 07/27/10 | 0 - 1.5 | 37^J | <35 | <46 | <45 | <56 | <39 | <43 | <52 | 230 | <44 | <53 | 52 ^J | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| SB-22 | 07/27/10 | 5 - 10 | <35 | <35 | <46 | <45 | <56 | <39 | <43 | <52 | <53 | <44 | <53 | <51 | <28 | <50 | <73 | <57 | | <33 | <73 <51 |
| Residual Contaminant Levels | | | 5.5 | - | - | 4.9 | 2900 | - | - | - | 400 [†] | - | - | 1500 | - | - | - | - | - | - | 4100 |

† = recommended RCL

Bold & Outlined = exceeds RCL

Bold & Italics = exceeds NR 746.06(2)(b) Table 1 levels (indicators of potential free product) or NR 746.06(2)(c) Table 2 levels (indicates unsafe for human contact)

J = Analyte detected between LOD and LOQ

April 19, 2011

Table 2.2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - PolyAromatic Hydrocarbons (PAH)
Dodge County - Monarch Development - Lots 3,4 & 5 - Beaver Dam, Wisconsin
All Contaminants Shown In µg/kg (micrograms per kilogram)

| Sample ID | Sample Date | Depth (feet bgs) | Acenaphthene | Acenaphthylene | Anthracene | Benz(a)anthracene | Benzo(a)pyrene | Benzo(b)fluoranthene | Benzo(g,h,i)perylene | Benzo(k)fluoranthene | Chrysene | Dibenz(a,h)anthracene | Fluoranthene | Fluorene | Indeno(1,2,3-cd)pyrene | 1-Methylnaphthalene | 2-Methylnaphthalene | Naphthalene | Phenanthrene | Pyrene |
|---|-------------|------------------|-------------------|-------------------|------------|-------------------|----------------|----------------------|----------------------|----------------------|----------|-------------------------|-------------------|-------------------|------------------------|---------------------|---------------------|-------------------|--------------|-------------------|
| SB-1 | 07/27/10 | 0 - 1.5 | <15.2 | <5.1 | 25.5 | 57 | 27.3 | 44 | 25.1 | 12.6 ^J | 50 | <5.5 | 103 | < 5.6 | 12.5 ^J | 55 | 60 | 29.2 ^J | 124 | 94 |
| SB-2 | 07/27/10 | 1.5 - 3 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-2 | 07/27/10 | 5 - 10 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-3 | 07/27/10 | 3 - 5 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | 12.4 ^J | 8.0 ^J | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-4 | 07/27/10 | 0 - 1.5 | 56 | 380 | 450 | 2180 | 2170 | 3020 | 1610 | 950 | 1970 | 400 | 4000 | 94 | 1380 | 130 | 150 | 125 | 1570 | 3300 |
| SB-5 | 07/27/10 | 1.5 - 3 | 45 ^J | 35 | 284 | 800 | 710 | 880 | 490 | 292 | 670 | 110 | 1470 | 56 | 380 | 57 | 57 | 47 ^J | 960 | 1240 |
| SB-5 | 07/27/10 | 5 - 10 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-6 | 07/27/10 | 3 - 5 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | 6.7 ^J | <7.7 | <9.8 | <8.9 | <5.5 | 26.8 ^J | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | 12.3 ^J |
| SB-7 | 07/27/10 | 0 - 1.5 | 22.1 ^J | 490 | 304 | 1040 | 1080 | 1660 | 830 | 470 | 1070 | 246 | 1410 | 64 | 730 | 370 | 500 | 350 | 930 | 1180 |
| SB-8 | 07/27/10 | 1.5 - 3 | 188 | 55 | 470 | 700 | 480 | 580 | 249 | 186 | 540 | 78 | 1280 | 231 | 217 | 124 | 128 | 80 | 1290 | 1090 |
| SB-8 | 07/27/10 | 5 - 10 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-9 | 07/27/10 | 3 - 5 | 27 ^J | 13.7 ^J | 102 | 140 | 75 | 99 | 57 | 28.3 ^J | 122 | 11.8^J | 268 | 24.6 | 28 | 203 | 243 | 118 | 450 | 251 |
| SB-10 | 07/27/10 | 0 - 1.5 | 43 ^J | 200 | 252 | 750 | 700 | 1070 | 750 | 294 | 850 | 161 | 1210 | 70 | 480 | 1640 | 2510 | 1460 | 1620 | 1130 |
| SB-11 | 07/27/10 | 1.5 - 3 | <15.2 | 21 | 20.5 | 80 | 35 | 57 | 22.9 ^J | 13.9 ^J | 76 | 8.8^J | 86 | 10.8 ^J | 16.3 ^J | 1410 | 2430 | 1890 | 530 | 93 |
| SB-11 | 07/27/10 | 5 - 10 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-12 | 07/27/10 | 3 - 5 | <15.2 | 30.4 | 62 | 288 | 212 | 290 | 157 | 105 | 245 | 40 | 510 | <5.6 | 113 | 21 ^J | 26.9 ^J | 30.3 ^J | 225 | 530 |
| SB-13 | 07/27/10 | 0 - 1.5 | <15.2 | 24.4 | 29.6 | 101 | 97 | 145 | 104 | 48 | 113 | 25.1 | 153 | 6.5 ^J | 74 | 52 | 75 | 52 | 128 | 134 |
| SB-14 | 07/27/10 | 1.5 - 3 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-14 | 07/27/10 | 5 - 10 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-15 | 07/27/10 | 3 - 5 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| Suggested Residual Contaminant Level | GW | | 38,000 | 700 | 3m | 17,000 | 48,000 | 360,000 | 6.8m | 870,000 | 37,000 | 38,000 | 500k | 100k | 680k | 23,000 | 20k | 400 | 1,800 | 8.7m |
| | DC-NI | | 900k | 18,000 | 5m | 88 | 8.8 | 88 | 1,800 | 880 | 8,800 | 8.8 | 600k | 600k | 88 | 1.1m | 600k | 20k | 18k | 500k |
| | DC-I | | 60m | 360,000 | 300m | 3,900 | 390 | 3,900 | 39,000 | 39,000 | 390k | 390 | 40m | 40m | 3,900 | 70m | 40m | 110k | 390k | 30m |

GW = groundwater pathway J = Analyte detected between LOD and LOQ DC-I = direct contact pathway, industrial Bold & Outlined = Exceeds 1 or more of the Suggested Residual Contaminant Levels
k = thousand m = million DC-NI = direct contact pathway, non-industrial

Table 2.2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - PolyAromatic Hydrocarbons (PAH)
Dodge County - Monarch Development - Lots 3,4 & 5 - Beaver Dam, Wisconsin
All Contaminants Shown In µg/kg (micrograms per kilogram)

| Sample ID | Sample Date | Depth (feet bgs) | Acenaphthene | Acenaphthylene | Anthracene | Benz(a)anthracene | Benzo(a)pyrene | Benzo(b)fluoranthene | Benzo(g,h,i)perylene | Benzo(k)fluoranthene | Chrysene | Dibenz(a,h)anthracene | Fluoranthene | Fluorene | Indeno(1,2,3-cd)pyrene | 1-Methylnaphthalene | 2-Methylnaphthalene | Naphthalene | Phenanthrene | Pyrene |
|--------------------------------------|-------------|------------------|--------------|----------------|------------|-------------------|----------------|----------------------|----------------------|----------------------|-------------|-----------------------|--------------|----------|------------------------|---------------------|---------------------|-------------|--------------|--------|
| SB-16 | 07/27/10 | 0 - 1.5 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-17 | 07/27/10 | 1.5 - 3 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-17 | 07/27/10 | 5 - 10 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-18 | 07/27/10 | 3 - 5 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-19 | 07/27/10 | 0 - 1.5 | 410 | 291 | 1960 | 3700 | 2560 | 2840 | 1180 | 1010 | 2420 | 350 | 6200 | 640 | 1060 | 156 | 138 | 146 | 4400 | 5600 |
| SB-20 | 07/27/10 | 3 - 5 | 130 | 135 | 560 | 1270 | 930 | 1120 | 530 | 360 | 920 | 151 | 2180 | 196 | 460 | 78 | 71 | 69 | 1500 | 1880 |
| SB-20 | 07/27/10 | 5 - 10 | <15.2 | <5.1 | <6.4 | <12.9 | <4.7 | <6.5 | <7.7 | <9.8 | <8.9 | <5.5 | <9.2 | <5.6 | <7.8 | <15 | <9.7 | <16.2 | <10.6 | <7.7 |
| SB-21 | 07/27/10 | 1.5 - 3 | 141 | 86 | 590 | 700 | 450 | 500 | 238 | 175 | 490 | 68 | 1200 | 204 | 193 | 120 | 135 | 119 | 1220 | 1060 |
| SB-22 | 07/27/10 | 0 - 1.5 | <76 | 3300 | 1730 | 11600 | 14100 | 15700 | 10200 | 5000 | 9800 | 2190 | 13000 | 226 | 8100 | 107 ^J | 245 | 410 | 1820 | 14300 |
| Suggested Residual Contaminant Level | GW | | 38,000 | 700 | 3m | 17,000 | 48,000 | 360,000 | 6.8m | 870,000 | 37,000 | 38,000 | 500k | 100k | 680k | 23,000 | 20k | 400 | 1,800 | 8.7m |
| | DC-NI | | 900k | 18,000 | 5m | 88 | 8.8 | 88 | 1,800 | 880 | 8,800 | 8.8 | 600k | 600k | 88 | 1.1m | 600k | 20k | 18k | 500k |
| | DC-I | | 60m | 360,000 | 300m | 3,900 | 390 | 3,900 | 39,000 | 39,000 | 390k | 390 | 40m | 40m | 3,900 | 70m | 40m | 110k | 390k | 30m |

GW = groundwater pathway J = Analyte detected between LOD and LOQ DC-I = direct contact pathway, industrial Bold & Outlined = Exceeds 1 or more of the Suggested Residual Contaminant Levels
k = thousand m = million DC-NI = direct contact pathway, non-industrial

March 20, 2011

Table 3.2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Analytical Results Table: Metals
Dodge County - Monarch Development - Lots 3, 4 & 5 - Beaver Dam, Wisconsin
All contaminants shown in mg/kg (milligrams per kilogram)

| Sample ID | Sample Date | Depth (feet bgs) | Arsenic | Cadmium | Chromium | Lead |
|-----------|-------------|------------------|-------------------------|-------------------|----------|-------------|
| SB-1 | 07/27/10 | 0 - 1.5 | <3.6 | <0.08 | 14.4 | 28.6 |
| SB-2 | 07/27/10 | 1.5 - 3 | <3.6 | <0.08 | 29.3 | 11.1 |
| SB-3 | 07/27/10 | 3 - 5 | <3.6 | <0.08 | 30.0 | 16.3 |
| SB-3 | 07/27/10 | 5 - 10 | <3.6 | <0.08 | 7.29 | 1.42 |
| SB-4 | 07/27/10 | 0 - 1.5 | <3.6 | <0.08 | 18.0 | 233 |
| SB-5 | 07/27/10 | 1.5 - 3 | <3.6 | 1.7 | 18.2 | 144 |
| SB-6 | 07/27/10 | 3 - 5 | <3.6 | 0.56 | 25.3 | 15.3 |
| SB-6 | 07/27/10 | 5 - 10 | <3.6 | <0.08 | 8.4 | 1.94 |
| SB-7 | 07/27/10 | 0 - 1.5 | 6.82^I | 0.17 ^I | 10.9 | 103 |
| SB-8 | 07/27/10 | 1.5 - 3 | <3.6 | 0.16 ^I | 11.6 | 134 |
| SB-9 | 07/27/10 | 3 - 5 | <3.6 | <0.08 | 27.0 | 8.30 |
| SB-9 | 07/27/10 | 5 - 10 | <3.6 | <0.08 | 9.68 | 1.27 |
| SB-10 | 07/27/10 | 0 - 1.5 | <3.6 | <0.08 | 3.00 | 31.1 |
| SB-11 | 07/27/10 | 1.5 - 3 | <3.6 | <0.08 | 15.9 | 33.0 |
| SB-12 | 07/27/10 | 3 - 5 | 230 | <0.08 | 6.23 | 54.9 |
| | 07/27/10 | | <0.05 TCLP mg/l | NA | | |
| SB-12 | 07/27/10 | 5 - 10 | <3.6 | <0.08 | 7.29 | 1.98 |
| SB-13 | 07/27/10 | 0 - 1.5 | <3.6 | 0.15 ^I | 8.10 | 21.4 |
| SB-14 | 07/27/10 | 1.5 - 3 | <3.6 | <0.08 | 13.5 | 6.64 |
| SB-15 | 07/27/10 | 3 - 5 | <7.2 | <0.4 | 20.8 | 5.81 |
| SB-15 | 07/27/10 | 5 - 10 | <7.2 | <0.4 | 10.3 | 1.63 |

NI = non-industrial
NA = not analyzed

I = industrial
mg/l = milligrams per liter

Bold & Outlined = Exceeds RCL

April 19, 2011

Table 3.2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Analytical Results Table: Metals
Dodge County - Monarch Development - Lots 3, 4 & 5 - Beaver Dam, Wisconsin
All contaminants shown in mg/kg (milligrams per kilogram)


| Sample ID | Sample Date | Depth (feet bgs) | Arsenic | Cadmium | Chromium | Lead |
|------------------------------------|-------------|------------------|-------------------------|-------------------|----------|--------------------|
| SB-16 | 07/27/10 | 0 - 1.5 | <7.2 | <0.4 | 25.7 | 10.7 |
| SB-17 | 07/27/10 | 1.5 - 3 | <7.2 | <0.4 | 27.6 | 7.17 |
| SB-18 | 07/27/10 | 3 - 5 | <7.2 | <0.4 | 12.6 | 3.14 |
| SB-18 | 07/27/10 | 5 - 10 | <3.6 | 1.53 | 7.23 | 1.53 |
| SB-19 | 07/27/10 | 0 - 1.5 | 4.36 | 0.13 ^J | 17.7 | 49.8 |
| SB-20 | 07/27/10 | 3 - 5 | 6.8 | 0.87 | 40.7 | 302 |
| SB-21 | 07/27/10 | 1.5 - 3 | 5.10^J | 0.13 ^J | 8.35 | 343 |
| | 07/27/10 | | NA | | | <0.05 TCLP mg/l |
| SB-21 | 07/27/10 | 5 - 10 | <3.6 | <0.08 | 8.10 | 3.35 |
| SB-22 | 07/27/10 | 0 - 1.5 | <3.6 | 0.22 ^J | 8.45 | 66.1 |
| Residual Contaminant Levels | | NI | 0.039 | 8 | 16,000 | 50 |
| | | I | 1.6 | 510 | --- | 500 |

NI = non-industrial

I = industrial

Bold & Outlined = Exceeds RCL

April 19, 2011



Appendix B

Redevelopment Plans

SITE IMPROVEMENTS FOR BEAVER DAM MINI STORAGE, LLC

CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN

SW1/4 OF THE SE1/4, SECTION 33, TOWN 12 NORTH, RANGE 14 EAST

DRAWING INDEX

| | |
|------|----------------------------------|
| C0.0 | TITLE SHEET |
| C1.0 | GENERAL NOTES |
| C2.0 | EXISTING CONDITIONS PLAN |
| C3.0 | SITE LAYOUT |
| C3.1 | VEHICLE TRACKING LAYOUT |
| C4.0 | GRADING AND EROSION CONTROL PLAN |
| C5.0 | CONSTRUCTION DETAILS |
| C5.1 | CONSTRUCTION DETAILS |



PROJECT INFORMATION

OWNER: PINE RIDGE HOMES, LLC.
N3217 HOOKER ROAD
POYNETTE, WI 53955

ENGINEER: TOMAS A. TORO-SANTOS
625 EAST SLIFER STREET
PORTAGE, WI 53901
PHONE: (608)742-7788

GA
GROTHMAN & ASSOCIATES, S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
FAX: (608) 742-0434
WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT:
PINE RIDGE HOMES, INC.

CLIENT ADDRESS:
N3217 HOOKER RD.
POYNETTE, WI 53955

| # | DATE | DESCRIPTION |
|---|-----------|------------------------------------|
| 1 | 6-24-2022 | REVISED PER GRADING CLIENT REQUEST |
| 2 | 7-11-2022 | ADDED RET. WALL, ADJUSTED GRADING |
| 3 | 7-12-2022 | ADDED VEHICLE TRACKING SHEET |
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PRELIMINARY

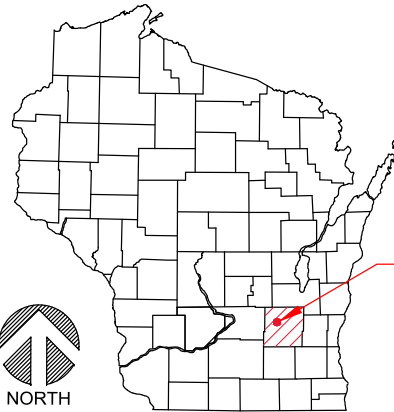
DESIGNED/DRAWN: TAT
APPROVED: TAT
DRAWING ISSUE DATE: 6/10/2022

PROJECT NAME:
EAST MACKIE AND JACKSON ST.
DEVELOPMENT

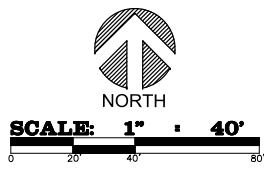
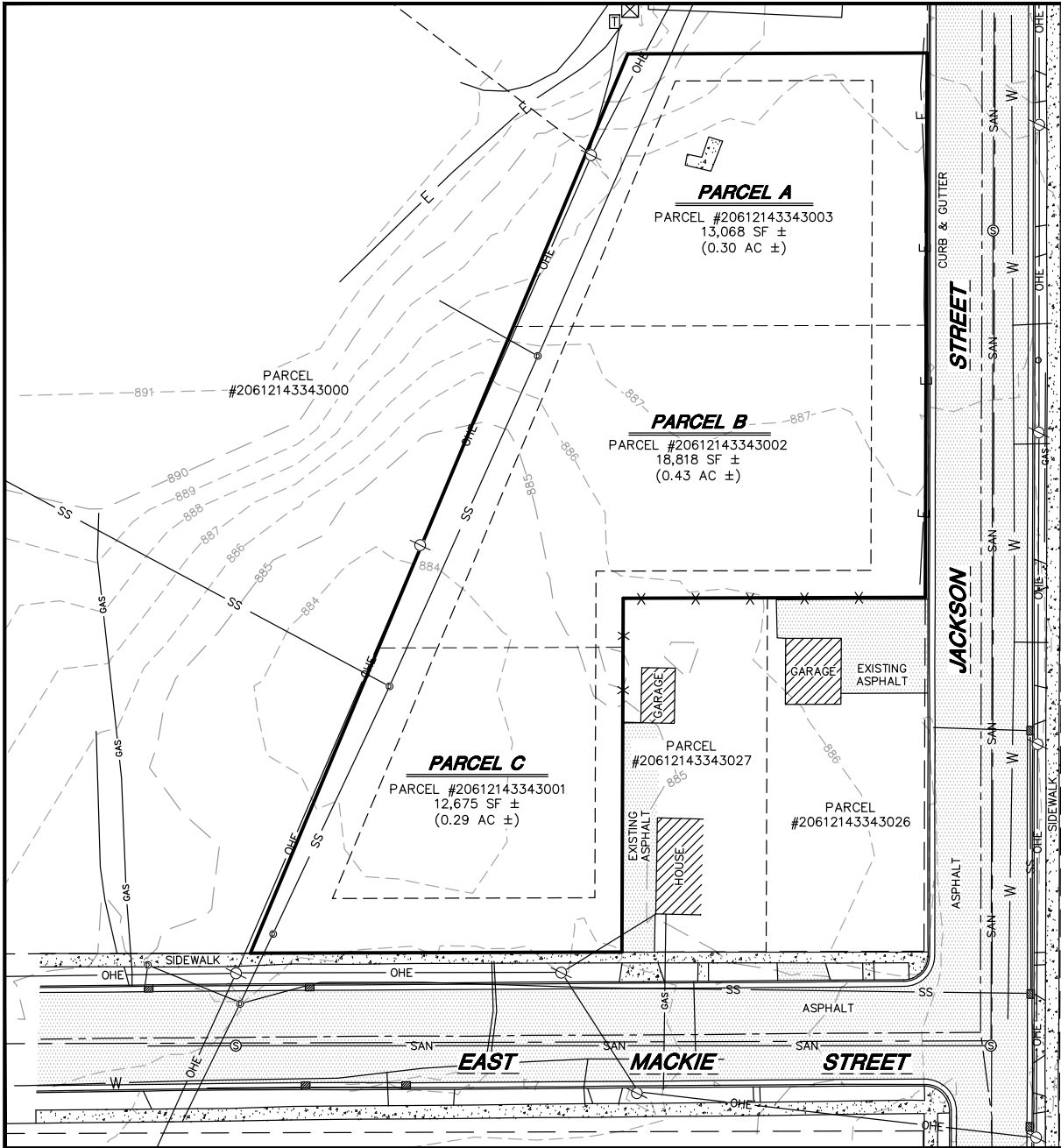
PROJECT LOCATION:
134 E. MACKIE STREET
BEAVER DAM, DODGE CO., WI
LOTS 3, 4 AND 5 OF MONARCH
DEVELOPMENT

SHEET NAME:
COVER PAGE

G&A PROJECT NO.: 921-604
SHEET NO.:



C0.0



- LEGEND**
- POWER POLE
 - OHE—OVERHEAD UTILITY LINE
 - ✕✕ FENCE
 - ⊗ STORM SEWER MANHOLE
 - ▨ STORM SEWER CATCH BASIN
 - SS—STORM SEWER LINE
 - ⊙ SANITARY SEWER MANHOLE
 - SAN—SANITARY SEWER LINE
 - ⊠ ELECTRIC BOX
 - UE—UNDERGROUND ELECTRIC LINE
 - ⊞ TELEPHONE PEDESTAL
 - GAS—UNDERGROUND GAS LINE
 - W—WATER LINE

GA
GROTHMAN
 & ASSOCIATES, S.C.
 PROFESSIONAL SERVICES

625 EAST SLIFER STREET
 BOX 373, PORTAGE, WI 53901
 PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
 FAX: (608) 742-0434

WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT:
 PINE RIDGE HOMES, INC.

CLIENT ADDRESS:
 N3217 HOOKER RD.
 POYNETTE, WI 53955

REVISIONS:

| # | DATE | DESCRIPTION |
|---|-----------|------------------------------------|
| 1 | 6-24-2022 | REVISED PER GRADING CLIENT REQUEST |
| 2 | 7-11-2022 | ADDED RET. WALL, REVISITED GRADING |
| 3 | 7-12-2022 | ADDED VEHICLE TRACKING SHEET |

PRELIMINARY

DESIGNED/DRAWN: TAT
 APPROVED: TAT
 DRAWING ISSUE DATE: 6/10/2022

PROJECT NAME:
 EAST MACKIE AND JACKSON ST.
 DEVELOPMENT

PROJECT LOCATION:
 134 E. MACKIE STREET
 BEAVER DAM, DODGE CO., WI

LOTS 3, 4 AND 5 OF MONARCH
 DEVELOPMENT

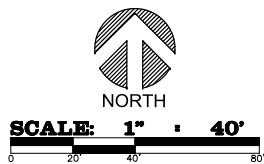
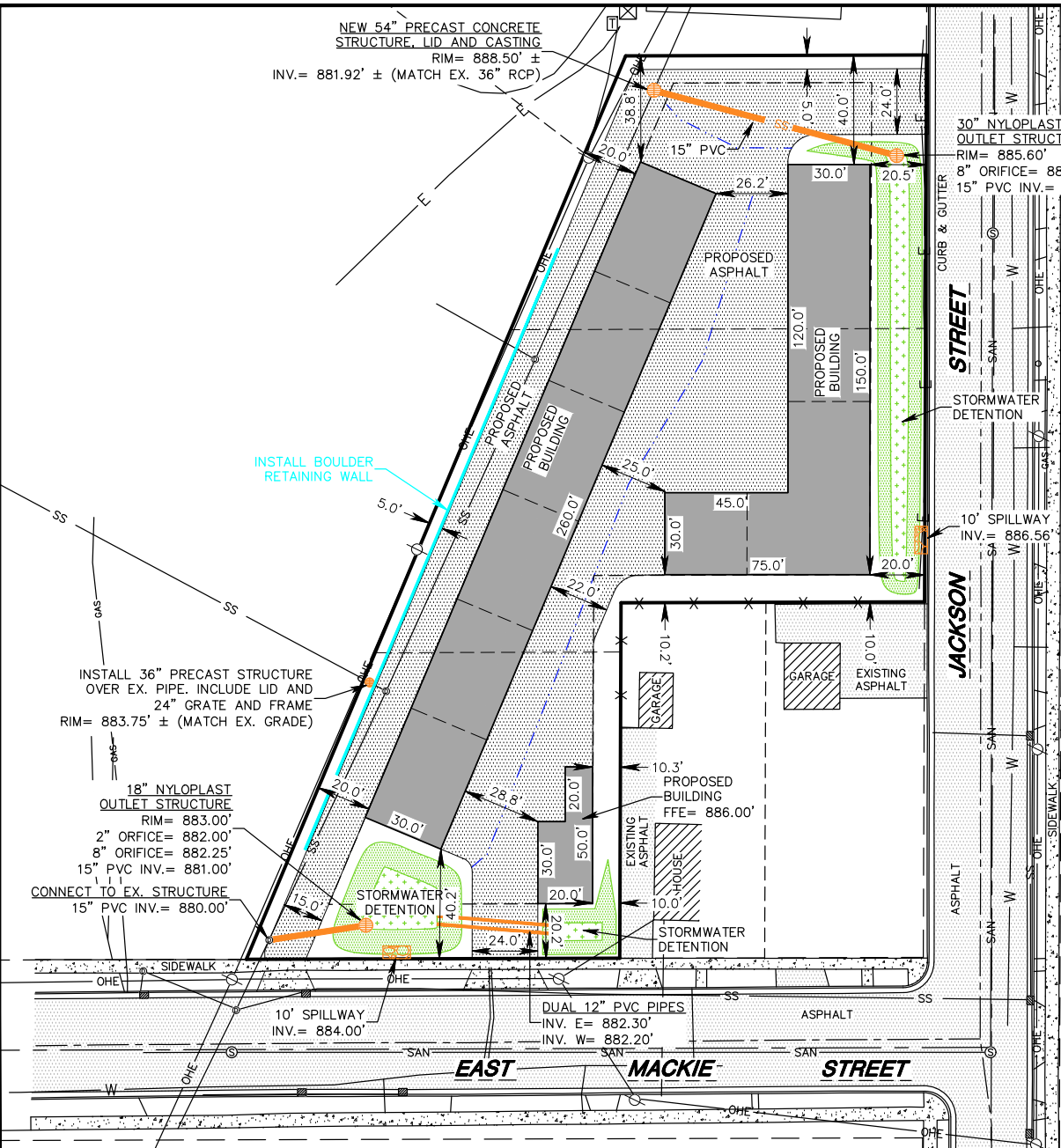
SHEET NAME:
 EXISTING CONDITIONS PLAN

MEERS **OUTLINE**

TOLL FREE: 800-242-8511

G&A PROJECT NO.: 921-604
 SHEET NO.

C2.0



- LEGEND**
- ⊙ POWER POLE
 - OHE-OVERHEAD UTILITY LINE
 - X-X FENCE
 - ⊙ STORM SEWER MANHOLE
 - ▨ STORM SEWER CATCH BASIN
 - SS-STORM SEWER LINE
 - ⊙ SANITARY SEWER MANHOLE
 - SAN-SANITARY SEWER LINE
 - ⊠ ELECTRIC BOX
 - E-UNDERGROUND ELECTRIC LINE
 - ⊠ TELEPHONE PEDESTAL
 - GAS-UNDERGROUND GAS LINE
 - W-WATER LINE

CLIENT:
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PRELIMINARY

DESIGNED/DRAWN: TAT
APPROVED: TAT
DRAWING ISSUE DATE: 6/10/2022

PROJECT NAME:
EAST MACKIE AND JACKSON ST. DEVELOPMENT

PROJECT LOCATION:
134 E. MACKIE STREET
BEAVER DAM, DODGE CO., WI
LOTS 3, 4 AND 5 OF MONARCH DEVELOPMENT

SHEET NAME:
SITE LAYOUT

NEW 54" PRECAST CONCRETE
STRUCTURE, LID AND CASTING
RIM = 888.50' ±
INV. = 881.92' ± (MATCH EX. 36" RCP)

CONSTRUCTION
ENTRANCE
30" NYLOPLAST
OUTLET STRUCTURE
RIM = 885.60'
8" ORIFICE = 884.00'
15" PVC INV. = 884.00'



NORTH

SCALE: 1" = 40'

LEGEND

- ⊙ POWER POLE
- OHE-OVERHEAD UTILITY LINE
- ✕ FENCE
- ⊗ STORM SEWER MANHOLE
- ▩ STORM SEWER CATCH BASIN
- SS-STORM SEWER LINE
- ⊙ SANITARY SEWER MANHOLE
- SAN-SANITARY SEWER LINE
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PRELIMINARY

DESIGNED/DRAWN: TAT
APPROVED: TAT
DRAWING ISSUE DATE: 6/10/2022

PROJECT NAME:
EAST MACKIE AND JACKSON ST.
DEVELOPMENT

PROJECT LOCATION:
134 E. MACKIE STREET
BEAVER DAM, DODGE CO., WI
LOTS 3, 4 AND 5 OF MONARCH
DEVELOPMENT

SHEET NAME:
GRADING AND EROSION
CONTROL PLAN

G&A PROJECT NO.: 921-604

SHEET NO.

C4.0



TOLL FREE: 800-242-8511

