

State of Wisconsin  
Department of Natural Resources  
PO Box 7921, Madison WI 53707-7921  
[dnr.wi.gov](http://dnr.wi.gov)

## Case Closure

Form 4400-202 (R 10/22)

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**Notice:** Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. 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.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

### Site Information

BRRTS No. 02-60-001045	VPLE No.		
Parcel ID No. 59281312560			
FID No. 460041560	WTM Coordinates		
	X 704151	Y 363287	
BRRTS Activity (Site) Name VPI Corporation Property	WTM Coordinates Represent: <input type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center		
Site Address 3123 South 9th Street	City Sheboygan	State WI	ZIP Code 53082
Acres Ready For Use	10.3		

### Responsible Party (RP) Name

Jeff Udovich

### Company Name

VPI Corporation

Mailing Address 3123 South 9th Street	City Sheboygan	State WI	ZIP Code 53082
Phone Number (920) 451-5814	Email <a href="mailto:jjudovich@vpicorp.com">jjudovich@vpicorp.com</a>		

☐ Check here if the RP is the owner of the source property.

### Environmental Consultant Name

Rick Frieske

### Consulting Firm

Friess Environmental Consulting Inc

Mailing Address 6635 N Sidney Pl	City Milwaukee	State WI	ZIP Code 53209
Phone Number (414) 228-9815	Email <a href="mailto:rfrieske@fecinc.us">rfrieske@fecinc.us</a>		

### Fees and Mailing of Closure Request

1. Send a copy of page one of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at <http://dnr.wi.gov/topic/Brownfields/Contact.html#tabx3>. Please see RR-997 Implementation of Wis. Admin. Code chs. NR 749 and NR 750 Fees (<https://dnr.wi.gov/DocLink/RR/RR997.pdf>) for additional information on what fees apply. Check all fees that apply:

☒ \$1,050 Closure Fee

☐ \$300 Database Fee for Soil, performance standard such as a cover, Structural impediment, or Industrial Soil Standard

☐ \$350 Database Fee for Groundwater, Monitoring Wells (Not Abandoned), Vapor (7A-7E), Sediment, or Site-Specific Continuing Obligations (NR 749 Table 1 (d) 1, 3 and 4)

Total Amount of Payment \$ \$1,050.00

☐ Resubmittal, Fees Previously Paid

2. Submit a complete electronic copy of the entire closure package via the RR Submittal Portal (<https://dnr.wisconsin.gov/topic/Brownfields/Submittal.html>) to the Regional Project Manager assigned to your site. Any subsequent revisions should also be sent via the RR Submittal Portal. For additional submittal instructions, please review RR-960 Guidance for Submitting Documents (<https://dnr.wi.gov/DocLink/RR/RR690.pdf>).

**Site Summary**

*If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.*

**1. General Site Information and Site History**

- A. **Site Location:** Describe the physical location of the site, both generally and specific to its immediate surroundings.  
The site is located at the northeast corner of South 9th Street and Washington Avenue and listed as 3123 South 9th Street, Sheboygan, Sheboygan County, Wisconsin. The property is an approximately 10.28-acre parcel improved with an approximately 110,000-square-foot manufacturing facility. Additional improvements include four product storage silos, a scale house, and a tank building located on the south side of the site and a wood frame storage building located on the east side of the property. The site is predominately occupied by the manufacturing facility and associated parking areas. The easternmost portion of the site includes an elongated portion that extends north to Wilson Avenue that is an apparent drainage ditch. The property is bordered by commercial/industrial property to the north, Washington Avenue and vacant wooded land to the south, commercial/industrial property to the east, and South 9th Street and residential properties to the west.
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.  
The site was historically vacant agricultural land since before 1937 until the construction of a manufacturing facility by Great Lakes, Inc., a home building company, in 1960, with several expansions through 1963. The facility has been occupied by Vinyl Products, Inc. (VPI) since approximately 1966. VPI manufactures vinyl floor tile and associated flooring products. Products generally include various size pre-cut floor tiles, roll flooring, and base cove.
- C. **Current zoning** (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).  
UI - Urban Industrial - per City of Sheboygan.
- D. **Describe how and when site contamination was discovered.**  
Terracon conducted a Phase I ESA in August 2019. The site was identified as a closed ERP case on the Wisconsin Department of Natural Resources' (WDNR's) Remediation and Redevelopment Sites database. The closed ERP case is related to a 1974 release of approximately 7,300-gallons of plasticizer containing bis(2-ethyl-hexyl) phthalate (a.k.a. di-2-ethylhexyl phthalate, diethylhexyl phthalate, DEHP, dioctyl phthalate, DOP) that was noted in the Phase I ESA. Investigation was performed between 1994 and 1996 that included soil and groundwater sampling. The area of investigation was generally confined to the southwest corner of the property between South 9th Street and the bulk plasticizer storage building where the spill was reported to have occurred. The soil samples were analyzed for DEHP, other phthalates, and volatile organic compounds (VOCs). It was determined that the DEHP contamination did not extend to depth and had not migrated beyond the initial release location. The ERP case was closed by the WDNR on June 24, 1997, with no further action required. Terracon noted an historic DEHP concentration of 360 mg/kg, which was identified at a depth of 6-8 feet below grade in 1995. The current non-industrial direct contact RCL for soil is 38.8 mg/kg. While the WDNR typically considers direct contact RCLs applicable for soil in the upper 4 feet, shallower samples were not collected at this location.
- E. **Describe the type(s) and source(s) or suspected source(s) of contamination.**  
In January and February 2020, Terracon conducted a Limited Site Investigation (LSI) consisting of collecting soil and groundwater samples from twelve probes and temporary wells to investigate the potential for subsurface impacts related to the on- and off-site RECs and the CREC identified in the Phase I ESA.  
  
Concentrations of DEHP were detected in the shallow soil samples collected from soil borings P-1, P-9, P-10, and P-12 exceeding their non-industrial and industrial direct contact and soil to groundwater pathway RCLs.  
  
DEHP was detected in the groundwater samples collected from MW-1 and temporary wells P-9, P-10, P-11, and P-12 at concentrations above its NR 140 enforcement standard (ES). The DEHP was previously investigated and remediated to the extent required by WDNR. It is believed that the additional data is likely associated with residual impacts from the 1974 spill, which was closed by the DNR in 1997. Use of DEHP at the site was discontinued around 1988.  
  
The presence of low-level VOCs were also detected in the groundwater, including concentrations of cis-1,2-dichloroethene above its NR 140 preventive action limit (PAL) and vinyl chloride above its NR 140 ES. Terracon contacted the DNR to discuss how to present the additional data from the historic spill that had been closed by the DNR and subsequently reported the low-level detections of vinyl chloride and cis-1,2-dichloroethene to the DNR. In its letter dated February 19, 2020, the DNR re-opened the site and issued a responsible party letter requiring additional investigation and subsequent site closure.
- F. **Other relevant site description information** (or enter Not Applicable).  
Not Applicable.
- G. **List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.**  
02-60-001045 VPI Corp Property Re-opened ERP

- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.  
None

## 2. General Site Conditions

### A. Soil/Geology

- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.  
Subsurface soils at the property generally consist of a layer of gravel and sand fill material overlaying a variable silty sand fill layer from 1 to 4 feet bgs, and silty-clays to 13 feet bgs.
- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.  
Approximately one foot of sand and gravel fill material associated with the gravel parking area covers the area and overlies approximately 1 to 4 feet of variable silty sand fill material. No waste deposits were noted on the site.
- iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.  
Dolomite bedrock is anticipated to be at depths greater than 50 feet and was not encountered to a depth of at least 20 feet bgs.
- iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).  
The site is mostly covered with the existing slab-on-grade building or asphalt parking areas. The southern portion is a gravel covered parking area and landscaped grassy areas exist around the perimeter of the buildings. A drainage ditch runs along the eastern portion of the property flowing from north to south and connected to the municipal storm sewer system.

### B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.  
The depths to groundwater ranged from 0.95 to 6.70 feet bgs. Free product was noted in MW-11 during the initial groundwater monitoring. Groundwater is likely perched within the granular fill soils present on the site.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.  
In general, the results of the groundwater elevation survey indicate groundwater flows in a east-southeasterly direction.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.  
Based on the presence of fill soils in the area and variable soil permeabilities present, groundwater flow rate would be highly variable. Groundwater is likely perched in the granular fill soils. The silty clays present at depth would indicate lower permeabilities.
- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).  
No potable wells within 1,200 feet.

## 3. Site Investigation Summary

### A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

In January and February 2020, Terracon conducted a Limited Site Investigation (LSI) consisting of collecting soil and groundwater samples from twelve probes (P-1 to P-12) and temporary wells to investigate the potential for subsurface impacts.

In March 2020, FEC was retained to define the extent of the impacts on-site and further delineate the soil and groundwater contamination in the area of the original release. FEC documented the procedures utilized by Giles Engineering Associates, Inc. (Giles) to advance four soil probes and one hand auger (P-13 to P-17) to a maximum depth of approximately 13 feet below ground surface (bgs). In addition, six groundwater monitoring wells (MW-2 to MW-6) were installed and subsequently sampled. The results were presented to the DNR in a Site Investigation report dated June 2020. The DNR reviewed the results and requested additional site investigation and groundwater monitoring.

In October 2020 and May 2021, FEC documented the procedures utilized by Giles to advance thirteen additional soil probes (P-18 to P-30) to a maximum depth of approximately 13 feet below ground surface (bgs). In addition, eight additional groundwater monitoring wells (MW-7 to MW-14) were installed and subsequently sampled. Groundwater monitoring rounds were also conducted in October 2020 and February, May, and August 2021. During this subsequent

sampling (P-25 and P-26) it appears that the original samples from P-10 and P-11 were accidentally switched and the area of P-11/P-25 was found to be the area of highest soil and groundwater concentration (free product).

FEC submitted a Remedial Action Plan to the DNR for review in September 2021. The DNR approved the RAP in their letter dated March 25, 2022, with the recommendation for storm sewer assessment, limited source removal, and continued groundwater monitoring before and after completion of the remedial activities.

As requested, an assessment of the storm sewer lateral involved in the original 1974 discharge was conducted to complete the site investigation. During site grading work conducted for the loading docks in the late 1990's the former storm sewer catch basin was removed and the lateral abandoned. The site was subsequently regraded to a new storm sewer catch basin (and lift station) located northwest of the former catch basin in the upgraded loading dock area. No soils were reportedly excavated from around the former catch basin and this area was not found to contain any residual impacts (GP-1 to GP-7 and GP-10) during the investigation conducted in 1995 (original ERP case). As such, the former sewer lateral does not appear to be a conduit for contaminant migration.

As part of the implementation of the RAP, groundwater monitoring was conducted, a hot spot source removal was completed, and capping of the area of residual impacts to mitigate the risks to groundwater and from direct contact at the site was completed.

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

Concentrations of DEHP were only detected in the shallow soil samples collected from soil borings GP-9, GP-18, P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 exceeding their non-industrial and industrial direct contact and/or soil to groundwater pathway RCLs and define the soil impacts to the site. Soil samples collected from soil borings GP-9, GP-18, P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 at deeper intervals (6 feet bgs) generally did not contain any concentrations of DEHP exceeding its non-industrial and industrial direct contact or soil to groundwater pathway RCLs. As such, the vertical extent of the impacts appears to have been defined.

DEHP remains at concentrations above its NR 140 enforcement standard (ES) in the groundwater samples collected from MW-11, MW-12, and MW-13. DEHP remains at concentrations above its NR 140 preventive action limit (PAL) in the groundwater samples collected from MW-1, MW-4, MW-5, and MW-9. Consequently, the results of the testing indicate that the groundwater impacts are defined on site.

Terracon conducted a vapor intrusion evaluation consisting of two sub-slab vapor points installed in the buildings to collect sub-slab vapor samples for VOCs. VOCs were detected at concentrations above the level of detection (LOD) in samples collected from both sub-slab vapor monitoring points; however, the detected concentrations were below applicable residential and commercial vapor risk screening levels (VRSLs). FEC also conducted additional vapor intrusion evaluation consisting of sampling two sub-slab vapor points (VP-1 and VP-2) installed in the south end of the main building and in the plasticizer building to collect sub-slab vapor samples for VOCs and DEHP. VOCs were detected at concentrations above the level of detection (LOD) in samples collected from both sub-slab vapor monitoring points; however, the detected concentrations were below applicable residential and commercial vapor risk screening levels (VRSLs). In addition, DEHP was not detected at concentrations above the level of detection (LOD) in samples collected from both sub-slab vapor monitoring points. As such, no vapor intrusion risk is present at the Site.

A surface water sample from the drainage swale that runs along the eastern portion of the property flowing from north to south and connected to the municipal storm sewer system was requested in the DNR's Remedial Action Documentation Report Review letter dated March 23, 2023. As such, FEC collected a surface water sample from the swale near MW-5 (near the leading edge of the plume) and analyzed it for DEHP. No concentration of DEHP was detected in the surface water sample. As such, no sediment sampling was required.

- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

The building and concrete pavement present would serve to inhibit precipitation infiltration for the protection of the groundwater pathway and act as a direct contact barrier. The gravel would also serve to inhibit direct contact.

## B. Soil

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Concentrations of DEHP were detected in the shallow soil samples collected from soil borings GP-9, GP-18, P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 exceeding their non-industrial and industrial direct contact and/or soil to groundwater pathway RCLs. Soil samples collected from soil borings GP-9, GP-18, P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 at deeper intervals (6 feet bgs) generally did not contain any concentrations of DEHP exceeding its non-industrial and industrial direct contact or soil to groundwater pathway RCLs. As such, the vertical extent of the impacts appears to have been defined. The results of the soil analytical from the other borings did not indicate concentrations of VOCs or SVOCs detected above the DNR's soil RCLs for the protection of groundwater or direct contact and define the soil



impacts to the site. It is believed that the impacts are likely associated with residual impacts from the 1974 spill, which was closed by the DNR in 1997. Use of DEHP at the site was discontinued around 1988.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column. Concentrations of DEHP were detected in the shallow soil samples collected from soil borings GP-9, P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 exceeding their non-industrial and industrial direct contact and soil to groundwater pathway RCLs.
- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

The Residual Contaminant Levels (RCLs) were established in accordance with s. NR 720.10 that is protective of groundwater quality and in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil in a non-industrial setting. RCLs are the same as those contained in the Department's RCL Spreadsheets.

#### C. Groundwater

- i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

DEHP was detected and remains at concentrations above its NR 140 enforcement standard (ES) in the groundwater samples collected from MW-11, MW-12, and MW-13. DEHP concentrations originally detected above its NR 140 ES in the groundwater samples collected from MW-1, MW-4, MW-5, and MW-9 have shown contaminant reductions; however, remain above their NR 140 preventive action limit (PAL). Concentrations of DEHP originally detected above its NR 140 PAL in the groundwater samples collected from MW-6, MW-7, MW-8, and MW-14 are currently non-detect at those locations. No concentrations of DEHP were detected from MW-2 or MW-3.

In addition, vinyl chloride was detected at MW-1, MW-12, and P-9 at concentrations above its NR 140 ES. This was further defined by P-3 through P-8 and MW-2, MW-3, MW-4, MW-5, MW-7, MW-8, MW-9, and MW-10, which were all no detect for vinyl chloride.

As such, the results of the groundwater analytical testing indicate that the groundwater impacts are defined on site. It is believed that these impacts are likely associated with residual impacts from the 1974 spill, which was closed by the DNR in 1997. Use of DEHP at the site was discontinued around 1988.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.
- P-25/MW-11 was installed near P-11, which was the area of confirmed DEHP free product. P-18, P-19, P-20, and P-21/MW-8 were advanced around P-25/MW-11 to better define the area of free product and groundwater impacts. Approximately 8-inches of free product was present in MW-11 in late 2020. No indication of free product was observed at P-18, P-19, P-20, or P-21/MW-8. Approximately 3 gallons of free product were removed from MW-11 to allow for the sampling of groundwater at MW-11 during the October 2020 groundwater sampling event. Less than 1/2-inch of free product was present in MW-11 during the February 2021 groundwater sampling event. No free product removal was necessary to obtain a groundwater sample from MW-11 during subsequent groundwater sampling events. The area of P-25/MW-11 was excavated and removed during the remedial actions described below.

#### D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.
- Terracon conducted a vapor intrusion evaluation consisting of two sub-slab vapor points installed in the buildings to collect sub-slab vapor samples for VOCs. VOCs were detected at concentrations above the level of detection (LOD) in samples collected from both sub-slab vapor monitoring points; however, the detected concentrations were below applicable residential and commercial vapor risk screening levels (VRSLs).

FEC also conducted additional vapor intrusion evaluation consisting of sampling two sub-slab vapor points (VP-1 and VP-2) installed in the south end of the main building and in the plasticizer building to collect sub-slab vapor samples for VOCs and DEHP. VOCs were detected at concentrations above the level of detection (LOD) in samples collected from both sub-slab vapor monitoring points; however, the detected concentrations were below applicable residential and commercial vapor risk screening levels (VRSLs). In addition, DEHP was not detected at concentrations above the level of detection (LOD) in samples collected from both sub-slab vapor monitoring points. As such, no vapor intrusion risk is present at the Site.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).
- No action levels were exceeded.

**E. Surface Water and Sediment**

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

A surface water sample from the drainage swale that runs along the eastern portion of the property flowing from north to south and connected to the municipal storm sewer system was requested in the DNR's Remedial Action Documentation Report Review letter dated March 23, 2023. As such, FEC collected a surface water sample from the swale near MW-5 (near the leading edge of the plume) and analyzed it for DEHP. No concentration of DEHP was detected in the surface water sample. As such, no sediment sampling was required.

- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Not applicable. No surface water exceedances present at the site and no sediment sampling required.

**4. Remedial Actions Implemented and Residual Levels at Closure**

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

In approximately 1989, VPI renovated the south lot of their facility for addition of a concrete slab and various grading activities allowing for better truck traffic access. Excavation activities identified DEHP-impacted soils onsite, and the material was stockpiled and ultimately received approval for landfilling. Reportedly, approximately 135 tons of DEHP-impacted soil was landfilled.

A hot spot source removal excavation was completed on June 9, 2022, in the area of MW-11 and MW-8, to remove the highest levels of shallow impacts from the Site. A total of approximately 40 tons of soil was excavated and loaded into three rollbox containers for shipment and disposal by Waste Management at their facility in Arlington, OR. The area of excavation encompassed an area approximately 40 feet by 10 feet and extended to a depth of approximately 4 feet. The area of excavation was determined based on the results of the SI and no post excavation confirmation samples were collected.

After excavation activities the remaining area to be capped was then graded for asphalt installation. The regrading activities included removal of the former railroad spur to allow for the asphalt cap to be placed between the plasticizer building and main building to the north. Any excess material from the grading operations was placed into the prior hot spot excavation as fill and subsequently covered with stone. The asphalt cap was subsequently placed over the remaining impacts (including the former excavation area) on June 18, 2022.

The remedial excavation and installation of the asphalt cap will mitigate potential direct contact risks and eliminate future water infiltration through the residual soil impacts and risk to groundwater quality. These actions were documented in the Remedial Action Documentation Report dated December 23, 2022.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

No immediate or interim actions conducted.

- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

A hot spot source removal excavation was completed on June 9, 2022, in the area of MW-11 and MW-8, to remove the highest levels of shallow impacts from the Site. A total of approximately 40 tons of soil was excavated and loaded into three rollbox containers for shipment and disposal by Waste Management. The area of excavation encompassed an area approximately 40 feet by 10 feet and extended to a depth of approximately 4 feet.

After excavation activities the remaining area to be capped was then graded for asphalt installation. The regrading activities included removal of the former railroad spur to allow for the asphalt cap to be placed between the plasticizer building and main building to the north. Any excess material from the grading operations was placed into the prior hot spot excavation as fill and subsequently covered with stone. The asphalt cap was subsequently placed over the remaining impacts (including the former excavation area) on June 18, 2022.

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

A Green and Sustainable Remediation was evaluated; however, was deemed not applicable to the site.

- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

Concentrations of DEHP were detected in the shallow soil samples collected from soil borings GP-9, GP-18, P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 exceeding their non-industrial and industrial direct contact and soil to groundwater pathway RCLs. These impacts do not extend beyond ten feet bgs and are currently capped.

DEHP remains at concentrations above its NR 140 enforcement standard (ES) in the groundwater samples collected from MW-11, MW-12, and MW-13. DEHP remains at concentrations above its NR 140 preventive action limit (PAL) in the groundwater samples collected from MW-1, MW-4, MW-5, and MW-9.

- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

Concentrations of DEHP were detected in the shallow soil samples collected from soil borings GP-9, P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 exceeding its non-industrial and industrial direct contact RCLs.

- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

Concentrations of DEHP were detected in the soil samples collected from above the water table at soil borings P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 exceeding its soil to groundwater pathway RCLs.

- H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

Concentrations of DEHP were detected in the shallow soil samples collected from soil borings GP-9, GP-18, P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 exceeding their non-industrial and industrial direct contact and soil to groundwater pathway RCLs. These impacts do not extend beyond ten feet bgs. The area of residual impacts (with the exception of GP-18) was capped with asphalt to mitigate potential direct contact risks and eliminate future water infiltration through the residual soil impacts and risk to groundwater quality. The remaining impacts on site will be addressed through the implementation of a Cap Maintenance Plan (CMP).

DEHP remains at concentrations above its NR 140 enforcement standard (ES) in the groundwater samples collected from MW-11, MW-12, and MW-13. DEHP remains at concentrations above its NR 140 preventive action limit (PAL) in the groundwater samples collected from MW-1, MW-4, MW-5, and MW-9. In addition, vinyl chloride was detected at MW-1, MW-12, and P-9 at concentrations above its NR 140 ES. The groundwater results indicate the groundwater impacts are defined and limited to the site, have shown decreasing trends, and are able to be controlled using natural attenuation.

- I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).

DEHP was detected and remains at concentrations above its NR 140 enforcement standard (ES) in the groundwater samples collected from MW-11, MW-12, and MW-13. DEHP concentrations originally detected above its NR 140 ES in the groundwater samples collected from MW-1, MW-4, MW-5, and MW-9 have shown contaminant reductions; however, remain above its NR 140 preventive action limit (PAL). Concentrations of DEHP originally detected above its NR 140 PAL in the groundwater samples collected from MW-6, MW-7, MW-8, and MW-14 are currently non-detect. No concentrations of DEHP were detected from MW-2 or MW-3.

In addition, vinyl chloride was detected at MW-1, MW-12, and P-9 at concentrations above its NR 140 ES. This area was further defined by groundwater sampling from P-3 through P-8 and MW-2, MW-3, MW-4, MW-5, MW-7, MW-8, MW-9, and MW-10, which were all no detect for vinyl chloride.

The groundwater results indicate the groundwater impacts are defined and limited to the site, have shown decreasing trends, and are able to be controlled using natural attenuation.

- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).

P-25/MW-11 was installed near P-11, which was the area of confirmed DEHP free product. A hot spot source removal excavation was completed in the area of MW-11 and MW-8, to remove the highest levels of shallow impacts from the Site. A total of approximately 40 tons of soil was excavated and loaded into three rollbox containers for shipment and disposal by Waste Management. Concentrations of DEHP were detected in the shallow soil samples collected from soil borings GP-9, GP-18, P-1, P-9, P-10 (P-11), P-12, P-25, and P-27 exceeding their non-industrial and industrial direct contact and/or soil to groundwater pathway RCLs. These impacts do not extend beyond ten feet bgs. The area of residual impacts (with the exception of GP-18) was capped with asphalt to mitigate potential direct contact risks and eliminate future water infiltration through the residual soil impacts and risk to groundwater quality. The remaining impacts on site will be addressed through the implementation of a Cap Maintenance Plan (CMP).

DEHP remains at concentrations above its NR 140 enforcement standard (ES) in the groundwater samples collected from MW-11, MW-12, and MW-13. DEHP remains at concentrations above its NR 140 preventive action limit (PAL) in the groundwater samples collected from MW-1, MW-4, MW-5, and MW-9. In addition, vinyl chloride was detected at MW-1, MW-12, and P-9 at concentrations above its NR 140 ES. The groundwater results indicate the groundwater impacts are defined and limited to the site, have shown decreasing trends, and are able to be controlled using natural attenuation.

Vapor intrusion evaluation indicate VOCs were detected at concentrations above the level of detection (LOD) in samples collected from both sub-slab vapor monitoring points; however, the detected concentrations were below applicable residential and commercial vapor risk screening levels (VRSLs). In addition, DEHP was not detected at concentrations above the level of detection (LOD) in samples collected from both sub-slab vapor monitoring points. As such, no vapor

intrusion risk is present at the Site.

FEC collected a surface water sample from the drainage swale that runs along the eastern portion of the property flowing from north to south and connected to the municipal storm sewer system near MW-5 (near the leading edge of the plume) and analyzed it for DEHP. No concentration of DEHP was detected in the surface water sample. As such, no sediment sampling was required.

- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.  
Not applicable.
- L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.  
NR 140 ES exemption for vinyl chloride at MW-1 and MW-12.  
NR 140 ES exemption for DEHP at MW-11, MW-12, and MW-13.  
NR 140 PAL exemption for DEHP at MW-1, MW-4, MW-5, and MW-9.
- M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.  
Not Applicable, no action levels or VRSLs exceeded.
- N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.  
Not applicable. FEC collected a surface water sample from the drainage swale that runs along the eastern portion of the property flowing from north to south and connected to the municipal storm sewer system near MW-5 (near the leading edge of the plume) and analyzed it for DEHP. No concentration of DEHP was detected in the surface water sample. As such, no sediment sampling was required.

**5. Continuing Obligations: Includes all affected properties and rights-of-way (ROWs). In certain situations, maintenance plans are also required, and must be included in Attachment D.**

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation (database fees will apply, ii. - xiv.)	Maintenance Plan Required	
Property Type:					
Source Property	Affected Property (Off-Source)	ROW			
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) ( <i>discuss with project manager before submitting the closure request</i> )	Site specific

**6. Underground Storage Tanks**

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? ☐ Yes ☒ No
- B. Do any upgraded tanks meeting the requirements of ch. ATP 93, Wis. Adm. Code, exist on the property? ☐ Yes ☒ No
- C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? ☐ Yes ☐ No

**General Instructions**

*All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.*

**Data Tables (Attachment A)****Directions for Data Tables:**

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

**A. Data Tables**

- Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.
- Soil Analytical Results Table(s):** Table(s) showing all soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- Vapor Analytical Table(s):** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.
- Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

**Maps, Figures and Photos (Attachment B)****Directions for Maps, Figures and Photos:**

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc.).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

**B.1. Location Maps**

- Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- RR Sites Map:** From RR Sites Map (<https://dnrm.wi.gov/H5/?viewer=rrsites>) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

**B.2. Soil Figures**

- B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

**B.3. Groundwater Figures**

- B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:
- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
  - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
  - Surface features, including buildings and basements, and show surface elevation changes.
  - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
  - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)
- B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

**B.4. Vapor Maps and Other Media**

- B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

- B.5. Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

**Documentation of Remedial Action (Attachment C)****Directions for Documentation of Remedial Action:**

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
  - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
  - C.2. **Investigative waste** disposal documentation.
  - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: <https://dnr.wisconsin.gov/topic/Brownfields/Professionals.html#tabx2>.
  - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
  - C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.
  - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

**Maintenance Plan(s) and Photographs (Attachment D)****Directions for Maintenance Plans and Photographs:**

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**

- Provide brief descriptions of the type, depth and location of residual contamination.
- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
- Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.

- D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

### Monitoring Well Information (Attachment E)

#### Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: [http://dnr.wi.gov/topic/groundwater/documents/forms/4400\\_113\\_1\\_2.pdf](http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf))

#### Select One:

- ☐ No monitoring wells were installed as part of this response action.
- ☒ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- ☐ **Select One or More:**
- ☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
- ☐ One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).
- ☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.

### Source Legal Documents (Attachment F)

#### Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.
- Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.



**Notifications to Owners of Affected Properties (Attachment G)****Directions for Notifications to Owners of Affected Properties:**

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. 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.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <https://dnr.wi.gov/DocLink/RR/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation.

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

### Notifications to Owners of Affected Properties (Attachment G)

[illegible]

**Signatures and Findings for Closure Determination**

*This page has been updated as of February 2019 to comply with the requirements of Wis. Admin. Code ch. NR 712.*

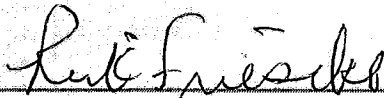
Check the correct box for this case closure request and complete the corresponding certification statement(s) listed below to demonstrate that the requirements of Wis. Admin. Code ch. NR 712 have been met. The responsibility for signing the certification may not be delegated per Wis. Admin. Code § NR 712.09 (1). Per Wis. Admin. Code § 712.05 (1), the work must be conducted or supervised by the person certifying.

- ☒ The investigation and/or response action(s) for this site evaluated and/or addressed groundwater (including natural attenuation remedies). Both a professional engineer and a hydrogeologist must sign this document per Wis. Admin. Code ch. NR 712.
- ☐ The investigation and the response action(s) for this site did not evaluate or address groundwater. A professional engineer must sign this document per Wis. Admin. Code ch. NR 712.

**Engineering Certification**

I, Richard Friesek, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

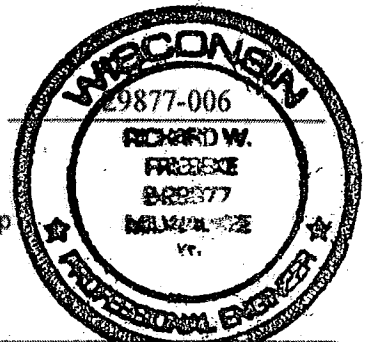
Signature



P. E. #

Title President

P.E. Stamp

**Hydrogeologist Certification**

I, Greg Konicek, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature

Title Hydrogeologist

Date

08/03/2023

**Friess Environmental Consulting, Inc.**  
**Guide to Abbreviations**  
**in Laboratory Data Tables**

< = Less than the specified detection limit.

DO = Dissolved Oxygen

ES = Enforcement Standard

DRO = Diesel range organics

GRO = Gasoline range organics

iu = instrument units

MTBE = Methyl-tert butyl ether

mV = Millivolts

NA = Not analyzed for indicated parameter

NM = Not measured for indicated parameter

NR = No recovery or not reported at this interval.

NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality  
Enforcement Standard

NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality  
Preventive Action Limit

NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.

ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

S/US = Saturated/Unsaturated soil sample interval

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

umhos = Micromhos

**Table A.1. (Page 1 of 3)**  
**Groundwater Analytical Results**  
**VPI Property - 3123 South 9th Street**  
**Sheboygan, Wisconsin**

			VOCs								SVOCs					
Sample Location	Sampling Date	Depth to Water (ft bgs)	Benzene (ppb)	Chloro-methane (ppb)	1,1-Dichloro-ethane (ppb)	cis-1,2-Dichloro-ethene (ppb)	trans-1,2-Dichloro-ethene (ppb)	Toluene (ppb)	Vinyl Chloride (ppb)	Total Xylenes (ppb)	Bis(2Ethyl-hexyl)-phthalate (ppb)	Diethyl-phthalate (ppb)	Butyl Benzyl Phthalate (ppb)	Di-n-octyl Phthalate (ppb)	Phenol (ppb)	Di-isononyl Phthalate (ppb)
P-3	12/13/2019	NR	<0.25	<2.2	<0.27	<0.27	<1.10	0.48	<0.17	<0.73	NA	NA	NA	NA	NA	NA
P-4	12/13/2019	NR	<0.25	<2.2	<0.27	<0.27	<1.10	<0.17	<0.17	<0.73	NA	NA	NA	NA	NA	NA
P-5	12/13/2019	NR	0.25	2.40	<0.27	<0.27	<1.10	0.42	<0.17	<0.73	NA	NA	NA	NA	NA	NA
P-6	12/13/2019	NR	<0.25	2.70	<0.27	<0.27	<1.10	<0.17	<0.17	<0.73	NA	NA	NA	NA	NA	NA
P-7	12/13/2019	NR	<0.25	<2.2	<0.27	<0.27	<1.10	<0.17	<0.17	<0.73	NA	NA	NA	NA	NA	NA
P-8	12/13/2019	NR	<0.25	<2.2	<0.27	<0.27	<1.10	0.36	<0.17	<0.73	NA	NA	NA	NA	NA	NA
P-9	1/17/2020	NR	<0.25	<2.2	<0.27	<b>37.1</b>	2.40	0.27	<b>1.90</b>	<0.73	<b>149</b>	<1.7	<2.9	NA	NA	NA
P-1	12/13/2019	NR	0.25	<2.2	<0.27	5.40	<1.10	0.30 J	<b>0.78 J</b>	<0.73	NA	NA	NA	NA	NA	NA
MW-1	1/17/2020	3.04	<0.25	<2.2	<0.27	<0.27	<1.10	<0.17	<b>0.67</b>	<0.73	<b>14.7</b>	<0.79	59.6	NA	NA	NA
	10/27/2020	2.88	<0.25	<2.2	<0.27	<b>10.20</b>	0.73	<0.17	<b>0.60 J</b>	<0.73	<b>7.60</b>	1.13 J	<0.96	<0.76	1.13 J	NA
	2/2/2021	2.89	<0.25	<2.2	<0.27	<b>9.30</b>	0.47 J	<0.17	<b>0.93</b>	<0.73	<b>8.70</b>	1.26 J	<0.96	<0.76	1.01 J	NA
	5/11/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>16.6</b>	1.13 J	<1.33	<1.24	<0.69	NA
	8/13/2021	3.18	NA	NA	NA	NA	NA	NA	NA	NA	<1.30	<0.76	<1.33	<1.24	<0.69	NA
	4/12/2022	2.48	<0.30	<0.74	<0.43	0.90 J	<0.50	0.48 J	<b>0.32 J</b>	<1.01	<b>5.40</b>	2.47 J	<1.28	95.7	<0.46	NA
	6/9/2022	NM	<0.30	<0.74	<0.43	2.54	<0.50	<0.33	<b>0.86</b>	<1.01	<b>2.22 J</b>	<0.73	<1.28	<1.24	<0.46	NA
Well Abandoned																
P-13/MW-2	4/2/2020	3.59	<0.33	<0.8	<0.46	<0.39	<0.37	0.57 J	<0.20	<1.48	<1.61	1.16 J	<0.96	<0.76	<0.68	NA
Well Abandoned																
P-14/MW-3	4/2/2020	4.12	<0.33	<0.8	<0.46	<0.39	<0.37	0.35 J	<0.20	<1.48	<1.61	1.12 J	<0.96	<0.76	<0.68	NA
	10/27/2020	4.23	NA	NA	NA	NA	NA	NA	NA	NA	<1.61	3.50 J	<0.96	3.50 J	2.06 J	NA
Well Abandoned																
P-15/MW-4	4/2/2020	5.91	<0.33	<0.8	<0.46	<0.39	<0.37	0.37 J	<0.20	<1.48	<1.61	3.50 J	<0.96	<0.76	<0.68	NA
	10/27/2020	6.14	NA	NA	NA	NA	NA	NA	NA	NA	<1.61	2.28 J	<0.96	<0.76	1.54 J	NA
	2/2/2021	6.18	NA	NA	NA	NA	NA	NA	NA	NA	<1.61	1.75 J	<0.96	<0.76	1.21 J	NA
	5/11/2021	4.59	NA	NA	NA	NA	NA	NA	NA	NA	<b>1.44 J</b>	1.11 J	<1.33	<1.24	<0.69	NA
	8/13/2021	5.55	NA	NA	NA	NA	NA	NA	NA	NA	<b>4.70 J</b>	<0.76	<1.33	<1.24	<0.69	NA
	4/12/2022	2.05	NA	NA	NA	NA	NA	NA	NA	NA	<b>2.38 J</b>	1.51 J	<1.28	<1.24	<0.46	NA
	7/14/2022	6.61	NA	NA	NA	NA	NA	NA	NA	NA	<1.37	<0.73	<1.28	<1.24	<0.46	NA
	9/29/2022	6.23	NA	NA	NA	NA	NA	NA	NA	NA	<b>2.43 J</b>	<0.73	<1.28	<1.24	0.46 J	NA
NR 140 Groundwater ES			-	5.0	30.0	850	70	100	0.2	2,000	6	NS	NS	NS	NS	NS
NR 140 Groundwater PAL			-	0.5	3	85	7.0	20	0.02	400	0.6	NS	NS	NS	NS	NS

Note: Only the detected compounds are presented.

Note: "J" indicates slight detection above the level of detection but less than the level of quantification.

Note: Concentrations in **blue italics** exceed their respective NR 140 preventive action limits (PALs).

Note: Concentrations in **red bold** exceed their respective NR 140 enforcement standards (ESs).

Note: NA means not analyzed during that sampling period

**Table A.1. (Page 2 of 3)**  
**Groundwater Analytical Results**  
**VPI Property - 3123 South 9th Street**  
**Sheboygan, Wisconsin**

			VOCs								SVOCs					
Sample Location	Sampling Date	Depth to Water (ft bgs)	Benzene (ppb)	Chloro-methane (ppb)	1,1-Dichloro-ethane (ppb)	cis-1,2-Dichloro-ethene (ppb)	trans-1,2-Dichloro-ethene (ppb)	Toluene (ppb)	Vinyl Chloride (ppb)	Total Xylenes (ppb)	Bis(2Ethyl-hexyl)-phthalate (ppb)	Diethyl-phthalate (ppb)	Butyl Benzyl Phthalate (ppb)	Di-n-octyl Phthalate (ppb)	Phenol (ppb)	Di-isononyl Phthalate (ppb)
P-16/MW-5	4/2/2020	5.93	<0.33	<0.8	<0.46	<0.39	<0.37	0.41 J	<0.20	<1.48	<b>34.0</b>	1.19 J	<0.96	<0.76	<0.68	NA
	10/27/2020	6.19	NA	NA	NA	NA	NA	NA	NA	NA	<b>5.10 J</b>	4.00	<0.96	<0.76	2.15 J	NA
	2/2/2021	6.17	NA	NA	NA	NA	NA	NA	NA	NA	<b>12.8</b>	2.44 J	<0.96	<0.76	1.01 J	NA
	5/11/2021	4.37	NA	NA	NA	NA	NA	NA	NA	NA	<b>13.2</b>	<0.76	<1.33	<1.24	<0.69	NA
	8/13/2021	3.94	NA	NA	NA	NA	NA	NA	NA	NA	<b>10.0</b>	<0.76	<1.33	<1.24	<0.69	NA
	4/12/2022	4.03	NA	NA	NA	NA	NA	NA	NA	NA	<b>14.6</b>	1.42 J	<1.28	<1.24	<0.46	NA
	7/25/2022	6.56	NA	NA	NA	NA	NA	NA	NA	NA	<b>9.90</b>	<0.73	<1.28	<1.24	<0.46	NA
	9/29/2022	4.07	NA	NA	NA	NA	NA	NA	NA	NA	<b>2.70 J</b>	<0.73	<1.28	<1.24	2.71	NA
HA-1/MW-6	4/2/2020	NM	NR	NR	NR	NR	NR	NR	NR	NR	<b>8.40 J</b>	<3.36	<2.88	<2.28	<2.04	NA
	5/4/2020	3.43	NR	NR	NR	NR	NR	NR	NR	NR	<1.61	1.26 J	<2.88	<2.28	<2.04	NA
	10/27/2020	3.43	NA	NA	NA	NA	NA	NA	NA	NA	<1.61	2.87 J	<0.96	<0.76	2.12 J	NA
	2/2/2021	3.55	NA	NA	NA	NA	NA	NA	NA	NA	<1.61	1.70 J	<0.96	<0.76	1.42 J	NA
	5/11/2021	2.56	NA	NA	NA	NA	NA	NA	NA	NA	<1.30	1.07 J	<1.33	<1.24	<0.69	NA
	8/13/2021	2.34	NA	NA	NA	NA	NA	NA	NA	NA	<b>1.88 J</b>	<0.76	<1.33	<1.24	<0.69	NA
	4/12/2022	1.38	NA	NA	NA	NA	NA	NA	NA	NA	<b>3.90 J</b>	1.31 J	<1.28	<1.24	<0.46	NA
	7/14/2022	5.93	NA	NA	NA	NA	NA	NA	NA	NA	<1.37	<0.73	<1.28	<1.24	<0.46	NA
P-17/MW-7	9/29/2022	2.65	NA	NA	NA	NA	NA	NA	NA	NA	<1.37	<0.73	<1.28	<1.24	0.49 J	NA
	10/28/2020	6.14	<0.33	<0.8	<0.46	<0.39	<0.37	<0.36	<0.20	<1.48	<1.61	3.13 J	<0.96	<0.76	1.99 J	NA
	5/11/2021	5.10	NA	NA	NA	NA	NA	NA	NA	NA	<b>1.82 J</b>	0.79 J	<1.33	<1.24	<0.69	NA
	8/13/2021	5.42	NA	NA	NA	NA	NA	NA	NA	NA	<b>1.68 J</b>	<0.76	<1.33	<1.24	<0.69	NA
	4/12/2022	4.34	NA	NA	NA	NA	NA	NA	NA	NA	<b>1.87 J</b>	2.10 J	<1.28	2.67 J	<0.46	NA
	7/14/2022	7.78	NA	NA	NA	NA	NA	NA	NA	NA	<1.37	<0.73	<1.28	<1.24	<0.46	NA
P-12 P-21/MW-8	9/29/2022	6.59	NA	NA	NA	NA	NA	NA	NA	NA	<1.37	<0.73	<1.28	<1.24	14.4	NA
	1/17/2020	NR	<0.25	<2.2	<0.27	3.40	<10.9	<0.17	<b>0.18</b>	<0.73	<b>73.3</b>	1.80	<1.30	NA	NA	NA
	10/28/2020	5.10	<0.33	<0.8	<0.46	<0.39	<0.37	<0.36	<0.20	<1.48	<1.61	2.93 J	<0.96	<0.76	2.12 J	NA
	2/2/2021	5.37	NA	NA	NA	NA	NA	NA	NA	NA	<1.61	2.79 J	<0.96	<0.76	1.94 J	NA
	5/11/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>20.4</b>	1.97 J	<1.33	<1.24	<0.69	NA
	8/13/2021	4.03	NA	NA	NA	NA	NA	NA	NA	NA	<1.30	<0.76	<1.33	<1.24	<0.69	NA
	4/12/2022	2.53	NA	NA	NA	NA	NA	NA	NA	NA	<b>1.98 J</b>	1.69 J	<1.28	<1.24	<0.46	NA
	6/9/2022	NM	NA	NA	NA	NA	NA	NA	NA	NA	<1.37	<0.73	<1.28	<1.24	<0.46	NA
Well Abandoned																
NR 140 Groundwater ES		-	5.0	30.0	850	70	100	800	0.2	2,000	6	NS	NS	NS	NS	NS
NR 140 Groundwater PAL		-	0.5	3	85	7.0	20	160	0.02	400	0.6	NS	NS	NS	NS	NS

Note: Only the detected compounds are presented.  
Note: "J" indicates slight detection above the level of detection but less than the level of quantification.  
Note: Concentrations in **blue italics** exceed their respective NR 140 preventive action limits (PALs).  
Note: Concentrations in **red bold** exceed their respective NR 140 enforcement standards (ESs).  
Note: NA means not analyzed during that sampling period

**Table A.1. (Page 3 of 3)**  
**Groundwater Analytical Results**  
**VPI Property - 3123 South 9th Street**  
**Sheboygan, Wisconsin**

			VOCs								SVOCs					
Sample Location	Sampling Date	Depth to Water (ft bgs)	Benzene (ppb)	Chloro-methane (ppb)	1,1-Dichloro-ethane (ppb)	cis-1,2-Dichloro-ethene (ppb)	trans-1,2-Dichloro-ethene (ppb)	Toluene (ppb)	Vinyl Chloride (ppb)	Total Xylenes (ppb)	Bis(2Ethyl-hexyl)-phthalate (ppb)	Diethyl-phthalate (ppb)	Butyl Benzyl Phthalate (ppb)	Di-n-octyl Phthalate (ppb)	Phenol (ppb)	Di-isononyl Phthalate (ppb)
P-22/MW-9	10/28/2020	2.30	<0.33	<0.8	<0.46	<0.39	<0.37	<0.36	<0.20	<1.48	<b>46.0</b>	2.50 J	<0.96	<0.76	1.95 J	NA
	2/2/2021	2.80	NA	NA	NA	NA	NA	NA	NA	NA	<b>5.50</b>	2.24 J	<0.96	<0.76	1.72 J	NA
	5/11/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>12.2</b>	<0.76	<1.33	<1.24	<0.69	NA
	8/13/2021	3.79	NA	NA	NA	NA	NA	NA	NA	NA	<b>1.76 J</b>	<0.76	<1.33	<1.24	<0.69	NA
	4/12/2022	3.40	NA	NA	NA	NA	NA	NA	NA	NA	<b>8.00</b>	1.49 J	<1.28	<1.24	<0.46	NA
	6/9/2022	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>2.93 J</b>	<0.73	<1.28	<1.24	0.56 J	NA
Well Abandoned																
P-2	12/13/2019	NR	<0.25	<2.2	<0.27	<b>10.6</b>	<1.10	0.26	<0.17	<0.73	NA	NA	NA	NA	NA	NA
P-24/MW-10	10/28/2020	NM	<0.33	<0.8	<0.46	<0.39	<0.37	<0.36	<0.20	<1.48	NA	NA	NA	NA	NA	NA
	2/2/2021	NM	<0.33	<0.8	<0.46	<0.39	<0.37	<0.36	<0.20	<1.48	NA	NA	NA	NA	NA	NA
Well Abandoned																
P-11	1/17/2020	NR	<2.5	<21.9	<2.7	<2.7	<1.10	<1.7	<1.7	<7.30	<b>2,940,000</b>	<64,000	<108,000	NA	NA	NA
P-25/MW-11	11/5/2020	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>532,000</b>	<11.2	110.0	<7,600	5.50 J	NA
	2/2/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>30,000</b>	1.90 J	<1.30	1,070	2.11 J	NA
	5/11/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>9,200</b>	1.08 J	<1.33	<1.24	<0.69	NA
	8/13/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>2,930</b>	<760	<1,330	<1,240	<690	NA
	4/12/2022	1.73	NA	NA	NA	NA	NA	NA	NA	NA	<b>13,000</b>	<14.6	<25.6	<2,480	<9.20	NA
	6/9/2022	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>17,600 J</b>	<3,650	<6,400	<6,200	<2,300	NA
Well Abandoned																
P-10	1/17/2020	NR	0.26	<2.2	0.38	4.40	<1.10	<0.17	<b>0.56</b>	0.53	<b>5,350</b>	<91.2	<153	NA	NA	NA
P-26/MW-12	5/11/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>115</b>	2.42 J	<1.33	<1.24	0.74 J	NA
	8/13/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>2,470</b>	<760	<1,330	<1,240	<690	NA
	4/12/2022	NM	<0.30	<0.74	<0.43	2.03	<0.50	0.34 J	<b>0.39 J</b>	<1.01	<b>751</b>	3.40	<1.28	<124	<0.46	NA
	6/9/2022	NM	<0.30	<0.74	<0.43	1.14 J	<0.50	4.00	<b>0.28 J</b>	<1.01	<b>1,420</b>	<146	<256	<248	<92.0	NA
Well Abandoned																
P-29/MW-13	5/11/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>3,700</b>	<0.76	<1.33	<1.24	<0.69	NA
	8/13/2021	NM	NA	NA	NA	NA	NA	NA	NA	NA	<b>2,230</b>	<760	<1,330	<1,240	<690	NA
	4/12/2022	2.22	NA	NA	NA	NA	NA	NA	NA	NA	<b>2,272</b>	1.79 J	<1.28	<248	<0.46	NA
	7/14/2022	4.90	NA	NA	NA	NA	NA	NA	NA	NA	<b>54.0</b>	<7.30	<12.8	<12.4	<4.60	NA
	9/29/2022	4.78	NA	NA	NA	NA	NA	NA	NA	NA	<b>2,990</b>	<73.0	<128	<124	<46.0	NA
P-31/MW-14	5/11/2021	3.79	NA	NA	NA	NA	NA	NA	NA	NA	<b>3.80 J</b>	1.06 J	<1.33	4.30 J	<0.69	NA
	8/13/2021	5.36	NA	NA	NA	NA	NA	NA	NA	NA	<b>1.65 J</b>	<0.76	<1.33	<1.24	<0.69	NA
	4/12/2022	4.35	NA	NA	NA	NA	NA	NA	NA	NA	<b>3.30 J</b>	1.75 J	<1.28	<1.24	<0.46	NA
	7/14/2022	6.54	NA	NA	NA	NA	NA	NA	NA	NA	<1.37	<0.73	<1.28	<1.24	<0.46	NA
	9/29/2022	5.51	NA	NA	NA	NA	NA	NA	NA	NA	<1.37	<0.73	<1.28	<1.24	0.64 J	NA
NR 140 Groundwater ES			-	5.0	30.0	850	70	100	800	0.2	2,000	6	NS	NS	NS	NS
NR 140 Groundwater PAL			-	0.5	3	85	7.0	20	160	0.02	400	0.6	NS	NS	NS	NS

Note: Only the detected compounds are presented.

Note: "J" indicates slight detection above the level of detection but less than the level of quantification.

Note: Concentrations in **blue italics** exceed their respective NR 140 preventive action limits (PALs).

Note: Concentrations in **red bold** exceed their respective NR 140 enforcement standards (ESs).

Note: NA means not analyzed during that sampling period

**Friess Environmental Consulting, Inc.**  
**Guide to Abbreviations**  
**in Laboratory Data Tables**

< = Less than the specified detection limit.

DO = Dissolved Oxygen

ES = Enforcement Standard

DRO = Diesel range organics

GRO = Gasoline range organics

iu = instrument units

MTBE = Methyl-tert butyl ether

mV = Millivolts

NA = Not analyzed for indicated parameter

NM = Not measured for indicated parameter

NR = No recovery or not reported at this interval.

NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality  
Enforcement Standard

NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality  
Preventive Action Limit

NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.

ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

S/US = Saturated/Unsaturated soil sample interval

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

umhos = Micromhos



**Table A.2. (Page 1 of 3)**  
**Soil Analytical Results**  
**VPI Property - 3123 South 9th Street**  
**Sheboygan, Wisconsin**

Sample Location	Sampling Date	Fill or Native	PID (iu)	S/US	VOCS											SVOCs				
					Benzene (ppb)	cis-1,2-Dichloro-ethene (ppb)	Ethylbenzene (ppb)	Methyl tert-butyl ether (ppb)	Naphthalene (ppb)	Tetrachloro-ethene (ppb)	Toluene (ppb)	1,1,1-Trichloro-ethane (ppb)	Trichloro-ethene (ppb)	Combined Trimethylbenzenes (ppb)	Total Xylenes (ppb)	Bis-2-ethylhexyl phthalate (ppb)	Butyl Benzyl Phthalate (ppb)	Dinocetyl Phthalate (ppb)	Phenol (ppb)	Diisononyl Phthalate (ppb)
GP-1: 2-4 FT	1995	Fill	NR	US	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	<400	NR	NR	NR	NR
GP-1: 4-6 FT	1995	Native	NR	S	<61.0	<61.0	<61.0	NA	<300	<120	<61.0	<61.0	<61.0	<122	<180	<400	NR	NR	NR	NR
GP-2: 2-4 FT	1995	Fill	NR	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<400	NR	NR	NR	NR
GP-2: 4-6 FT	1995	Fill	NR	US	<58.0	<58.0	<58.0	NA	<290	<120	<58.0	<58.0	<58.0	<116	<170	<390	NR	NR	NR	NR
GP-2: 6-8 FT	1995	Native	NR	S	<61.0	<61.0	<61.0	NA	<300	<120	<61.0	<61.0	<61.0	<122	<180	NA	NA	NA	NA	NA
GP-3: 2-4 FT	1995	Fill	NR	US	<61.0	<61.0	<61.0	NA	<300	<120	<61.0	<61.0	<61.0	<122	<180	<410	NR	NR	NR	NR
GP-3: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<390	NR	NR	NR	NR
GP-3: 8-10 FT	1995	Native	NR	S	<62.0	<62.0	<62.0	NA	<310	<120	<62.0	<62.0	<62.0	<124	<180	NA	NA	NA	NA	NA
GP-4: 0-2 FT	1995	Fill	NR	US	<62.0	<62.0	<62.0	NA	<310	<120	<62.0	<62.0	<62.0	<124	<180	<410	NR	NR	NR	NR
GP-4: 2-4 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<410	NR	NR	NR	NR
GP-4: 8-10 FT	1995	Native	NR	S	<57.0	<57.0	<57.0	NA	<280	<110	<57.0	<57.0	<57.0	<114	<170	NA	NA	NA	NA	NA
GP-5: 0-2 FT	1995	Fill	NR	US	<52.0	<52.0	<52.0	NA	<260	<100	<52.0	<52.0	<52.0	<104	<160	NA	NA	NA	NA	NA
GP-5: 2-4 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<410	NR	NR	NR	NR
GP-5: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<390	NR	NR	NR	NR
GP-5: 6-8 FT	1995	Native	NR	S	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	NA	NA	NA	NA	NA
GP-6: 2-4 FT	1995	Fill	NR	US	<56.0	<56.0	<56.0	NA	<280	<110	<56.0	<56.0	<56.0	<112	<170	NA	NA	NA	NA	NA
GP-6: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<380	NR	NR	NR	NR
GP-6: 6-8 FT	1995	Native	NR	S	<56.0	<56.0	<56.0	NA	<280	<110	<56.0	<56.0	<56.0	<112	<170	<370	NR	NR	NR	NR
GP-7: 0-2 FT	1995	Fill	NR	US	<58.0	<58.0	<58.0	NA	<290	<120	<58.0	<58.0	<58.0	<116	<170	<390	NR	NR	NR	NR
GP-7: 2-4 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<390	NR	NR	NR	NR
GP-7: 8-10 FT	1995	Native	NR	S	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	NA	NA	NA	NA	NA
GP-8: 2-4 FT	1995	Fill	NR	US	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	<400	NR	NR	NR	NR
GP-8: 8-10 FT	1995	Native	NR	S	<58.0	<58.0	<58.0	NA	<290	<120	<58.0	<58.0	<58.0	<116	<170	<390	NR	NR	NR	NR
GP-9: 2-4 FT	1995	Fill	NR	US	<61.0	<61.0	<61.0	NA	<300	<120	<61.0	<61.0	<61.0	<122	<180	NA	NA	NA	NA	NA
GP-9: 6-8 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	[360,000]	NR	NR	NR	NR
GP-9: 8-10 FT	1995	Native	NR	S	<61.0	<61.0	<61.0	NA	<300	<120	<61.0	<61.0	<61.0	<122	<180	11,000	NR	NR	NR	NR
GP-9A: 10-12 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	360	NR	NR	NR	NR
GP-9A: 12-14 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2,500	NR	NR	NR	NR
GP-10: 2-4 FT	1995	Fill	NR	US	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	<400	NR	NR	NR	NR
GP-10: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<400	NR	NR	NR	NR
GP-10: 8-10 FT	1995	Native	NR	S	<61.0	<61.0	<61.0	NA	<300	<120	<61.0	<61.0	<61.0	<122	<180	NA	NA	NA	NA	NA
GP-11: 0-2 FT	1995	Fill	NR	US	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	NA	NA	NA	NA	NA
GP-11: 2-4 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<410	NR	NR	NR	NR
GP-11: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<400	NR	NR	NR	NR
GP-11: 8-10 FT	1995	Native	NR	S	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	NA	NA	NA	NA	NA
NR 720 Groundwater RCL					5.1	41.2	1,570	27	658	4.5	1,107	140	3.6	1,379	3,960	2,880	NS	NS	2,000	NS
NR 720 Residential DC RCL					1,600	156,000	8,020	63,800	5,520	33,000	818,000	640,000	1,300	219K/182K	260,000	38,800	286,000	NS	19,000	NS
NR 720 Industrial DC RCL					7,070	2,340,000	35,400	282,000	24,100	145,000	818,000	640,000	8,410	219K/182K	260,000	164,000	1,210,000	NS	100,000	NS

Note: Only the detected compounds are presented.

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890 (updated December 2017).

Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.

Note: Concentrations that exceed their respective non-industrial RCLs for direct contact are underlined.

Note: Concentrations that exceed their respective industrial RCLs for direct contact are in [brackets].

Note "J" indicates estimated concentration above the level of detection but less than the level of quantification.

**Table A.2. (Page 2 of 3)**  
**Soil Analytical Results**  
**VPI Property - 3123 South 9th Street**  
**Sheboygan, Wisconsin**

Sample Location	Sampling Date	Fill or Native	PID (iu)	S/US	VOCS											SVOCS				
					Benzene (ppb)	cis-1,2-Dichloro-ethene (ppb)	Ethylbenzene (ppb)	Methyl tert-butyl ether (ppb)	Naphthalene (ppb)	Tetrachloroethene (ppb)	Toluene (ppb)	1,1,1-Trichloroethane (ppb)	Trichloroethene (ppb)	Combined Trimethylbenzenes (ppb)	Total Xylenes (ppb)	Bis-2-ethylhexyl phthalate (ppb)	Butyl Benzyl Phthalate (ppb)	Dinocetyl Phthalate (ppb)	Phenol (ppb)	Diisononyl Phthalate (ppb)
GP-12: 0-2 FT	1995	Fill	NR	US	<57.0	<57.0	<57.0	NA	<280	<110	<57.0	<57.0	<57.0	<114	<170	93.0	NR	NR	NR	NR
GP-12: 2-4 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<390	NR	NR	NR	NR
GP-12: 8-10 FT	1995	Native	NR	S	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	NA	NA	NA	NA	NA
GP-13: 2-4 FT	1995	Fill	NR	US	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	<400	NR	NR	NR	NR
GP-13: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<390	NR	NR	NR	NR
GP-13: 8-10 FT	1995	Native	NR	S	<58.0	<58.0	<58.0	NA	<290	<120	<58.0	<58.0	<58.0	<116	<170	NA	NA	NA	NA	NA
GP-14: 0-2 FT	1995	Fill	NR	US	<67.0	<67.0	<67.0	NA	<330	<130	<67.0	<67.0	<67.0	<134	<200	NA	NA	NA	NA	NA
GP-14: 2-4 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<400	NR	NR	NR	NR
GP-14: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<390	NR	NR	NR	NR
GP-14: 8-10 FT	1995	Native	NR	S	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	NA	NA	NA	NA	NA
GP-15: 2-4 FT	1995	Fill	NR	US	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	<400	NR	NR	NR	NR
GP-15: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<390	NR	NR	NR	NR
GP-15: 8-10 FT	1995	Native	NR	S	<59.0	<59.0	<59.0	NA	<290	<120	<59.0	<59.0	<59.0	<118	<180	NA	NA	NA	NA	NA
GP-16: 2-4 FT	1995	Fill	NR	US	<58.0	<58.0	<58.0	NA	<290	<120	<58.0	<58.0	<58.0	<116	<170	<390	NR	NR	NR	NR
GP-16: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<400	NR	NR	NR	NR
GP-16: 8-10 FT	1995	Native	NR	S	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	NA	NA	NA	NA	NA
GP-17: 0-2 FT	1995	Fill	NR	US	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	NA	NA	NA	NA	NA
GP-17: 2-4 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<420	NR	NR	NR	NR
GP-17: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<400	NR	NR	NR	NR
GP-17: 6-8 FT	1995	Native	NR	S	<58.0	<58.0	<58.0	NA	<290	<120	<58.0	<58.0	<58.0	<116	<170	NA	NA	NA	NA	NA
GP-18: 2-4 FT	1995	Fill	NR	US	<62.0	<62.0	<62.0	NA	<310	<120	<62.0	<62.0	<62.0	<124	<180	790	NR	NR	NR	NR
GP-18: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<i>16,000</i>	NR	NR	NR	NR
GP-18: 8-10 FT	1995	Native	NR	S	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	NA	NA	NA	NA	NA
GP-19: 4-6 FT	1995	Fill	NR	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<430	NR	NR	NR	NR
GP-19: 6-8 FT	1995	Native	NR	S	<64.0	<64.0	<64.0	NA	<320	<130	<64.0	<64.0	<64.0	<128	<190	<430	NR	NR	NR	NR
GP-20: 4-6 FT	1995	Fill	NR	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<400	NR	NR	NR	NR
GP-20: 6-8 FT	1995	Native	NR	S	<59.0	<59.0	<59.0	NA	<290	<120	<59.0	<59.0	<59.0	<118	<180	<390	NR	NR	NR	NR
GP-21: 4-6 FT	1995	Fill	NR	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<420	NR	NR	NR	NR
GP-21: 6-8 FT	1995	Native	NR	S	<60.0	<60.0	<60.0	NA	<300	<120	<60.0	<60.0	<60.0	<120	<180	<400	NR	NR	NR	NR
P-1: 3 FT	12/10/2019	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<i>[16,400,000]</i>	NA	NA	NA	NA
P-9: 2 FT	1/8/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<i>[843,000]</i>	47.0	13,900	NA	26,000
P-9: 4 FT	1/8/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<i>7,750</i>	NA	NA	NA	NA
P-9: 6 FT	1/8/2020	Native	<1.0	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	66.0	NA	NA	NA	NA
NR 720 Groundwater RCL					5.1	41.2	1,570	27	658	4.5	1,107	140	3.6	1,379	3,960	2,880	NS	NS	2,000	NS
NR 720 Residential DC RCL					1,600	156,000	8,020	63,800	5,520	33,000	818,000	640,000	1,300	219K/182K	260,000	38,800	286,000	NS	19,000	NS
NR 720 Industrial DC RCL					7,070	2,340,000	35,400	282,000	24,100	145,000	818,000	640,000	8,410	219K/182K	260,000	164,000	1,210,000	NS	100,000	NS

Note: Only the detected compounds are presented.

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890 (updated December 2017).

Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.

Note: Concentrations that exceed their respective non-industrial RCLs for direct contact are underlined.

Note: Concentrations that exceed their respective industrial RCLs for direct contact are in [brackets].

Note "J" indicates estimated concentration above the level of detection but less than the level of quantification.

**Table A.2. (Page 3 of 3)**  
**Soil Analytical Results**  
**VPI Property - 3123 South 9th Street**  
**Sheboygan, Wisconsin**

Sample Location	Sampling Date	Fill or Native	PID (iu)	S/US	VOCS											SVOCs				
					Benzene (ppb)	cis-1,2-Dichloro-ethene (ppb)	Ethylbenzene (ppb)	Methyl tert-butyl ether (ppb)	Naphthalene (ppb)	Tetrachloro-ethene (ppb)	Toluene (ppb)	1,1,1-Trichloro-ethane (ppb)	Trichloro-ethene (ppb)	Combined Trimethylbenzenes (ppb)	Total Xylenes (ppb)	Bis-2-ethylhexyl phthalate (ppb)	Butyl Benzyl Phthalate (ppb)	Dinooctyl Phthalate (ppb)	Phenol (ppb)	Diisononyl Phthalate (ppb)
P-10: 2 FT	1/8/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[1,680,000]</u>	3,450	<50	NA	41,200,000
P-10: 4 FT	1/8/2020	Native	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[22,400,000]</u>	NA	NA	NA	NA
P-10: 6 FT	1/8/2020	Native	<1.0	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	611	NA	NA	NA	NA
P-11: 2 FT	1/8/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	160	NA	NA	NA	NA
P-11: 6 FT	1/8/2020	Native	<1.0	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,620	NA	NA	NA	NA
P-12: 2 FT	1/8/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[532,000]</u>	153	<50	NA	256,000
P-12: 4 FT	1/8/2020	Native	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	238	NA	NA	NA	NA
P-12: 6 FT	1/8/2020	Native	<1.0	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>6,020</u>	NA	NA	NA	NA
P-12: 8 FT	1/8/2020	Native	<1.0	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	261	NA	NA	NA	NA
P-13: 0-2 FT	3/30/2020	Fill	<1.0	US	<0.03	<0.032	<0.035	<0.05	<0.094	<0.032	<0.032	<0.03	<0.041	<0.057	<0.116	<89.8	<26.5	<24.4	<17.4	NA
P-15: 0-2 FT	3/30/2020	Fill	<1.0	US	<0.03	<0.032	<0.035	<0.05	<0.094	<0.032	<0.032	<0.03	<0.041	<0.057	<0.116	<89.8	<26.5	<24.4	17.5 J	NA
P-16: 0-2 FT	3/30/2020	Fill	<1.0	US	<0.03	<0.032	<0.035	<0.05	<0.094	<0.032	<0.032	<0.03	<0.041	<0.057	<0.116	125 J	<26.5	<24.4	18.5 J	NA
P-17: 2-4 FT	10/27/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<89.8	<26.5	<24.4	29 J	NA
P-18: 2-4 FT	10/27/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<89.8	<26.5	<24.4	22.4 J	NA
P-19: 2-4 FT	10/27/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<89.8	<26.5	<24.4	29.3 J	NA
P-20: 2-4 FT	10/27/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<89.8	<26.5	<24.4	28.1 J	NA
P-21: 2-4 FT	10/27/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<89.8	<26.5	<24.4	38 J	NA
P-22: 2-4 FT	10/27/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2,490	<26.5	<24.4	60 J	NA
P-23: 2-4 FT	10/27/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,620	<26.5	<24.4	41 J	NA
P-24: 0-2 FT	10/27/2020	Fill	<1.0	US	<0.015	<0.021	<0.019	<0.041	<0.12	<0.04	<0.032	<0.053	<0.048	<0.071	<0.111	NA	NA	NA	NA	NA
P-25: 1 FT	10/27/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[167,000]</u>	<26.5	<24.4	25.9 J	NA
P-26: 2-4 FT	5/6/2021	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	96.0 J	<35.0	<45.0	<16.0	NA
P-27: 2-4 FT	5/6/2021	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[196,000]</u>	<35.0	<45.0	<16.0	NA
P-28: 2-4 FT	5/6/2021	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	410	<35.0	<45.0	<16.0	NA
P-29: 2-4 FT	5/6/2021	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	101 J	<35.0	<45.0	<16.0	NA
P-30: 2-4 FT	5/6/2021	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	282	<35.0	<45.0	<16.0	NA
NR 720 Groundwater RCL					5.1	41.2	1,570	27	658	4.5	1,107	140	3.6	1,379	3,960	2,880	NS	NS	2,000	NS
NR 720 Residential DC RCL					1,600	156,000	8,020	63,800	5,520	33,000	818,000	640,000	1,300	219K/182K	260,000	38,800	286,000	NS	19,000	NS
NR 720 Industrial DC RCL					7,070	2,340,000	35,400	282,000	24,100	145,000	818,000	640,000	8,410	219K/182K	260,000	164,000	1,210,000	NS	100,000	NS

Note: Only the detected compounds are presented.

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890 (updated December 2017).

Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.

Note: Concentrations that exceed their respective non-industrial RCLs for direct contact are underlined.

Note: Concentrations that exceed their respective industrial RCLs for direct contact are in [brackets].

Note "J" indicates estimated concentration above the level of detection but less than the level of quantification.

**Friess Environmental Consulting, Inc.**  
**Guide to Abbreviations**  
**in Laboratory Data Tables**

< = Less than the specified detection limit.

DO = Dissolved Oxygen

ES = Enforcement Standard

DRO = Diesel range organics

GRO = Gasoline range organics

iu = instrument units

MTBE = Methyl-tert butyl ether

mV = Millivolts

NA = Not analyzed for indicated parameter

NM = Not measured for indicated parameter

NR = No recovery or not reported at this interval.

NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality  
Enforcement Standard

NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality  
Preventive Action Limit

NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.

ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

S/US = Saturated/Unsaturated soil sample interval

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

umhos = Micromhos

**Table A.3.**  
**Residual Soil Contamination Table**  
**VPI Property - 3123 South 9th Street**  
**Sheboygan, Wisconsin**

Sample Location	Sampling Date	Fill or Native	PID (iu)	S/US	VOCS											SVOCs				
					Benzene (ppb)	cis-1,2-Dichloro-ethene (ppb)	Ethylbenzene (ppb)	Methyl tert-butyl ether (ppb)	Naphthalene (ppb)	Tetrachloro-ethene (ppb)	Toluene (ppb)	1,1,1-Trichloro-ethane (ppb)	Trichloro-ethene (ppb)	Combined Trimethylbenzenes (ppb)	Total Xylenes (ppb)	Bis-2-ethylhexyl phthalate (ppb)	Butyl Benzyl Phthalate (ppb)	Dinocetyl Phthalate (ppb)	Phenol (ppb)	Diisononyl Phthalate (ppb)
GP-9: 6-8 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[360,000]</u>	NR	NR	NR	NR
GP-9: 8-10 FT	1995	Native	NR	S	<61.0	<61.0	<61.0	NA	<300	<120	<61.0	<61.0	<61.0	<122	<180	<u>11,000</u>	NR	NR	NR	NR
GP-18: 4-6 FT	1995	Native	NR	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>16,000</u>	NR	NR	NR	NR
P-1: 3 FT	12/10/2019	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[16,400,000]</u>	NA	NA	NA	NA
P-9: 2 FT	1/8/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[843,000]</u>	47.0	13,900	NA	26,000
P-9: 4 FT	1/8/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>7,750</u>	NA	NA	NA	NA
P-10: 2 FT	1/8/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[1,680,000]</u>	3,450	<50	NA	41,200,000
P-10: 4 FT	1/8/2020	Native	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[22,400,000]</u>	NA	NA	NA	NA
P-12: 2 FT	1/8/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[532,000]</u>	153	<50	NA	256,000
P-12: 6 FT	1/8/2020	Native	<1.0	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>6,020</u>	NA	NA	NA	NA
P-25: 1 FT	10/27/2020	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[167,000]</u>	<26.5	<24.4	25.9 J	NA
P-27: 2-4 FT	5/6/2021	Fill	<1.0	US	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>[196,000]</u>	<35.0	<45.0	<16.0	NA
NR 720 Groundwater RCL					5.1	41.2	1,570	27	658	4.5	1,107	140	3.6	1,379	3,960	2,880	NS	NS	2,000	NS
NR 720 Residential DC RCL					1,600	156,000	8,020	63,800	5,520	33,000	818,000	640,000	1,300	219K/182K	260,000	38,800	286,000	NS	19,000	NS
NR 720 Industrial DC RCL					7,070	2,340,000	35,400	282,000	24,100	145,000	818,000	640,000	8,410	219K/182K	260,000	164,000	1,210,000	NS	100,000	NS

Note: Only the detected compounds are presented.

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890 (updated December 2017) .

Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in blue italics .

Note: Concentrations that exceed their respective non-industrial RCLs for direct contact are underlined.

Note: Concentrations that exceed their respective industrial RCLs for direct contact are in [brackets].

Note "J" indicates estimated concentration above the level of detection but less than the level of quantification.

**Friess Environmental Consulting, Inc.**  
**Guide to Abbreviations**  
**in Laboratory Data Tables**

< = Less than the specified detection limit.

DO = Dissolved Oxygen

ES = Enforcement Standard

DRO = Diesel range organics

GRO = Gasoline range organics

iu = instrument units

MTBE = Methyl-tert butyl ether

mV = Millivolts

NA = Not analyzed for indicated parameter

NM = Not measured for indicated parameter

NR = No recovery or not reported at this interval.

NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality  
Enforcement Standard

NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality  
Preventive Action Limit

NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.

ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

S/US = Saturated/Unsaturated soil sample interval

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

umhos = Micromhos

**Table A.4.**  
**Vapor Analytical Results**  
**VPI Property - 3123 S. 9th Street**  
**Sheboygan, Wisconsin**

Sample Location	Sampling Date	Acetone (ug/m <sup>3</sup> )	Benzene (ug/m <sup>3</sup> )	Carbon Disulfide (ug/m <sup>3</sup> )	Chloro-methane (ug/m <sup>3</sup> )	Cyclo-hexane (ug/m <sup>3</sup> )	DEHP (ug/m <sup>3</sup> )	Dichloro-difluoro-methane (ug/m <sup>3</sup> )	cis-1,2-DCE (ug/m <sup>3</sup> )	Ethanol (ug/m <sup>3</sup> )	Ethyl-benzene (ug/m <sup>3</sup> )	Heptane (ug/m <sup>3</sup> )	Hexane (ug/m <sup>3</sup> )	2-Hexanone (ug/m <sup>3</sup> )
VP-1	1/8/20	36.3	1.60	2.80	1.10	1.30 J	NA	2.60	0.99 J	14.4	<0.56	<0.70	1.80	<1.40
	9/11/20	140	1.69	3.80	<0.831	<0.212	<45.0	3.11	<0.197	34.0	1.69	2.04	4.20	3.20
VP-2	1/8/20	1,760	6.00	7.80	<0.27	21.9	NA	0.98 J	<0.38	47.3	1.10 J	15.8	44.8	19.1
	9/11/20	2,090	80.0	43.0	3.30	37.0	<45.0	2.92	<0.197	250	27.9	141	108	164
Residential VRSL		10,666,667	120	243,333	3,130	2,100,000	390	3,300	600	NS	370	140,000	243,333	1,043
Commercial VRSL		46,666,667	530	1,033,333	13,133	8,666,667	1,730	15,000	2,600	NS	1,600	600,000	1,033,333	4,367
Industrial VRSL		140,000,000	1,600	3,100,000	39,400	26,000,000	5,110	44,000	7,700	NS	4,900	1,800,000	3,100,000	13,100

Sample Location	Sampling Date	MEK (ug/m <sup>3</sup> )	MIBK (ug/m <sup>3</sup> )	Methylene Chloride (ug/m <sup>3</sup> )	Naphthalene (ug/m <sup>3</sup> )	2-Propanol (ug/m <sup>3</sup> )	PCE (ug/m <sup>3</sup> )	Tetrahydro-furan (ug/m <sup>3</sup> )	Toluene (ug/m <sup>3</sup> )	TCE (ug/m <sup>3</sup> )	Trichloro-fluoro-methane (ug/m <sup>3</sup> )	1,2,4-TMB (ug/m <sup>3</sup> )	1,3,5-TMB (ug/m <sup>3</sup> )	Xylenes (ug/m <sup>3</sup> )
VP-1	1/8/20	2.90 J	<0.95	5.10 J	<2.40	10.3	0.75 J	1.90	1.90	3.60	1.30 J	<0.83	<0.73	<1.93
	9/11/20	5.30	2.01	18.2	1.52 J	20.0	1.09	<0.131	81.0	<0.237	1.85	2.94	0.69 J	6.12
VP-2	1/8/20	234	152	3.60 J	6.80	138	<0.55	<0.46	9.90	2.00	<0.64	2.90	0.92 J	10.6
	9/11/20	610	450	<15.0	0.99 J	360	<0.278	<0.131	143	<0.237	1.40	9.70	3.30	57.6
Residential VRSL		1,733,333	1,033,333	21,000	28	6,967	1,400	69,667	170,000	70	NS	2,100	2,100	3,300
Commercial VRSL		7,333,333	4,333,333	87,000	120	29,200	6,000	292,000	730,000	290	NS	8,700	8,700	15,000
Industrial VRSL		22,000,000	13,000,000	260,000	360	87,600	18,000	876,000	2,200,000	880	NS	26,000	26,000	44,000

Note: Only the detected compounds are presented.

Note: "J" indicates slight detection above the level of detection but less than the level of quantification.

Note: Concentrations in **blue italics** exceed their respective residential sub-slab vapor risk screening levels (VRSLs).

Note: Concentrations in **red** exceed their respective commercial sub-slab VRSLs.

Note: Concentrations in **red bold** exceed their respective industrial sub-slab VRSLs.

Note: NA means not analyzed during that sampling period

**Friess Environmental Consulting, Inc.**  
**Guide to Abbreviations**  
**in Laboratory Data Tables**

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DRO = Diesel range organics

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via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.

ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

S/US = Saturated/Unsaturated soil sample interval

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

umhos = Micromhos



**Table A.5.**  
**Surface Water Analytical Results**  
**VPI Property - 3123 South 9th Street**  
**Sheboygan, Wisconsin**

		SVOCS					
Sample Location	Sampling Date	Bis(2Ethyl-hexyl)-phthalate (ppb)	Diethyl-phthalate (ppb)	Butyl Benzyl Phthalate (ppb)	Di-n-octyl Phthalate (ppb)	Phenol (ppb)	Di-isononyl Phthalate (ppb)
Swale	3/21/2023	<1.31	NA	NA	NA	NA	NA
NR 140 Groundwater ES		6	NS	NS	NS	NS	NS
NR 140 Groundwater PAL		0.6	NS	NS	NS	NS	NS

Note: Only the detected compounds are presented.

Note: "J" indicates slight detection above the level of detection but less than the level of quantification.

Note: Concentrations in **blue italics** exceed their respective NR 140 preventive action limits (PALs).

Note: Concentrations in **red bold** exceed their respective NR 140 enforcement standards (ESs).

Note: NA means not analyzed during that sampling period

**Friess Environmental Consulting, Inc.**  
**Guide to Abbreviations**  
**in Laboratory Data Tables**

< = Less than the specified detection limit.

DO = Dissolved Oxygen

ES = Enforcement Standard

DRO = Diesel range organics

GRO = Gasoline range organics

iu = instrument units

MTBE = Methyl-tert butyl ether

mV = Millivolts

NA = Not analyzed for indicated parameter

NM = Not measured for indicated parameter

NR = No recovery or not reported at this interval.

NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality  
Enforcement Standard

NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality  
Preventive Action Limit

NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater  
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via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

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ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

S/US = Saturated/Unsaturated soil sample interval

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

umhos = Micromhos

**A.6. Water Level Elevations (Page 1 of 2)**  
**VPI Property**  
**3123 South 9th Street**  
**Sheboygan, Wisconsin**

<b>Well Number</b>	<b>Date</b>	<b>Well Depth</b>	<b>Surface Elevation</b>	<b>Casing Elevation</b>	<b>*GW Below Casing</b>	<b>GW Elevation</b>
<b>MW-1</b> 10' screen	5/29/2020	15.00	100.34	99.95	2.65	<b>97.30</b>
	10/27/2020				2.49	<b>97.46</b>
	2/2/2021				2.50	<b>97.45</b>
	8/13/2021				2.79	<b>97.16</b>
	4/12/2022				2.09	<b>97.86</b>
<b>MW-2</b> 10' screen	5/29/2020	13.00	101.69	103.89	5.79	<b>98.10</b>
<b>MW-3</b> 10' screen	5/29/2020	13.00	101.38	103.58	6.32	<b>97.26</b>
	10/27/2020				6.43	<b>97.15</b>
<b>MW-4</b> 10' screen	5/29/2020	13.00	100.61	100.00	5.30	<b>94.70</b>
	10/27/2020				5.53	<b>94.47</b>
	2/2/2021				5.57	<b>94.43</b>
	5/11/2021				3.98	<b>96.02</b>
	8/13/2021				4.94	<b>95.06</b>
	4/12/2022				1.44	<b>98.56</b>
	7/14/2022				6.00	<b>94.00</b>
	9/29/2022				5.62	<b>94.38</b>
<b>MW-5</b> 10' screen	5/29/2020	13.00	98.99	98.40	5.34	<b>93.06</b>
	10/27/2020				5.60	<b>92.80</b>
	2/2/2021				5.58	<b>92.82</b>
	5/11/2021				3.78	<b>94.62</b>
	8/13/2021				3.35	<b>95.05</b>
	4/12/2022				3.44	<b>94.96</b>
	7/14/2022				5.97	<b>92.43</b>
	9/29/2022				3.48	<b>94.92</b>
<b>MW-6</b> 5' screen	5/29/2020	8.00	98.00	97.57	3.00	<b>94.57</b>
	10/27/2020				3.00	<b>94.57</b>
	2/2/2021				3.12	<b>94.45</b>
	5/11/2021				2.13	<b>95.44</b>
	8/13/2021				1.91	<b>95.66</b>
	4/12/2022				0.95	<b>96.62</b>
	7/14/2022				5.50	<b>92.07</b>
	9/29/2022				2.22	<b>95.35</b>

\*Measured from the north rim of the top of well casing.  
All measurements are presented in feet.

**A.6. Water Level Elevations (Page 2 of 2)**  
**VPI Property**  
**3123 South 9th Street**  
**Sheboygan, Wisconsin**

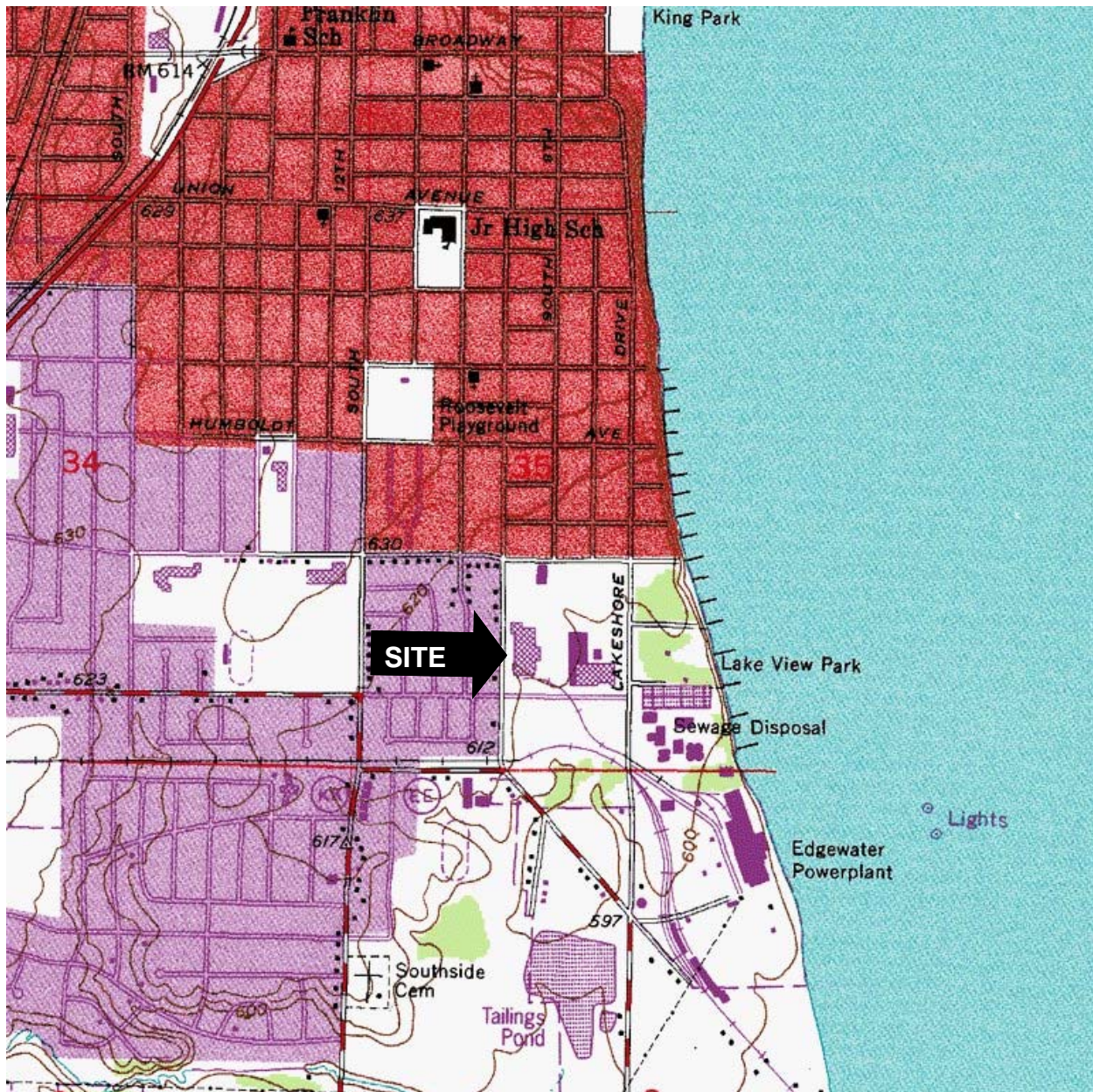
<b>Well Number</b>	<b>Date</b>	<b>Well Depth</b>	<b>Surface Elevation</b>	<b>Casing Elevation</b>	<b>*GW Below Casing</b>	<b>GW Elevation</b>
<b>MW-7</b> 10' screen	10/27/2020	13.00	100.67	99.59	5.06	<b>94.53</b>
	2/2/2021				NM	<b>NM</b>
	5/11/2021				4.02	<b>95.57</b>
	8/13/2021				4.34	<b>95.25</b>
	4/12/2022				3.26	<b>96.33</b>
	7/14/2022				6.70	<b>92.89</b>
	9/29/2022				5.51	<b>94.08</b>
<b>MW-8</b> 10' screen	10/27/2020	13.00	100.93	100.16	4.33	<b>95.83</b>
	2/2/2021				4.60	<b>95.56</b>
	8/13/2021				3.26	<b>96.90</b>
	4/12/2022				1.76	<b>98.40</b>
<b>MW-9</b> 10' screen	10/27/2020	13.00	100.32	99.72	1.70	<b>98.02</b>
	2/2/2021				2.20	<b>97.52</b>
	8/13/2021				3.19	<b>96.53</b>
	4/12/2022				2.80	<b>96.92</b>
<b>MW-10</b> 10' screen	10/27/2020	13.00			NM	<b>NM</b>
<b>MW-11</b> 10' screen	10/27/2020	13.00	100.30	100.22	Product	<b>Product</b>
	2/2/2021				Product	<b>Product</b>
	5/11/2021				NM	<b>NM</b>
	8/13/2021				NM	<b>NM</b>
	4/12/2022				1.65	<b>98.57</b>
<b>MW-12</b> 10' screen	5/11/2021	13.00	100.18	100.02	NM	<b>NM</b>
	8/13/2021				NM	<b>NM</b>
<b>MW-13</b> 10' screen	5/11/2021	13.00	100.32	100.02	NM	<b>NM</b>
	8/13/2021				NM	<b>NM</b>
	4/12/2022				1.92	<b>98.10</b>
	7/14/2022				4.60	<b>95.42</b>
	9/29/2022				4.48	<b>95.54</b>
<b>MW-14</b> 10' screen	5/11/2021	13.00	99.00	98.91	3.70	<b>95.21</b>
	8/13/2021				5.27	<b>93.64</b>
	4/12/2022				4.26	<b>94.65</b>
	7/14/2022				6.45	<b>92.46</b>
	9/29/2022				5.42	<b>93.49</b>



\*Measured from the north rim of the top of well casing.  
All measurements are presented in feet.

## **A. Data Tables**

### **A.7. Other**

Not applicable. No other soil or groundwater data collected or systems installed.



<p>Approximate Scale</p> <p>1" = 2,100'</p>	<p>United States Geological Survey Topographic Map Sheboygan Quadrangle</p> <p>SE 1/4 of the SW 1/4 of Section 35, Township 15 North, Range 23 East</p>	
	<p><b>Vicinity Diagram</b> 3123 South 9th Street Sheboygan, Wisconsin</p>	<p>Figure B.1.a.</p>

South 9th Street

Unoccupied  
Property

Asphalt

Subject  
Property

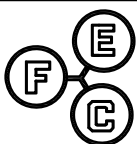
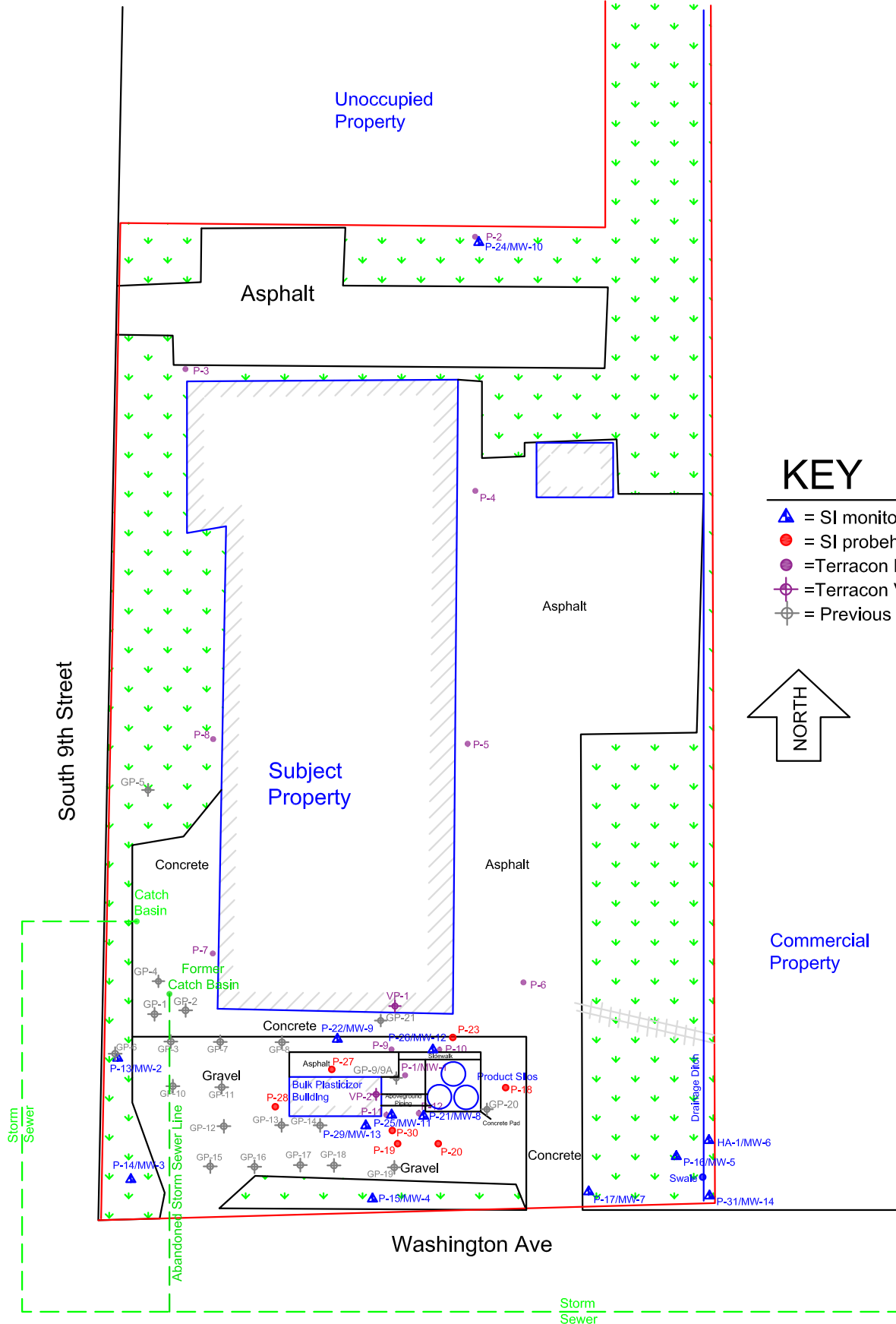
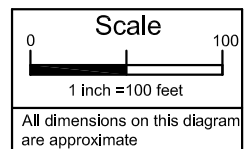
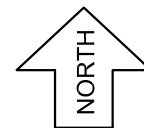
Asphalt

Asphalt

Commercial  
Property

## KEY

- ▲ = SI monitoring well
- = SI probehole location
- = Terracon Probe
- ⊕ = Terracon Vapor Point
- ⊗ = Previous Sampling Location



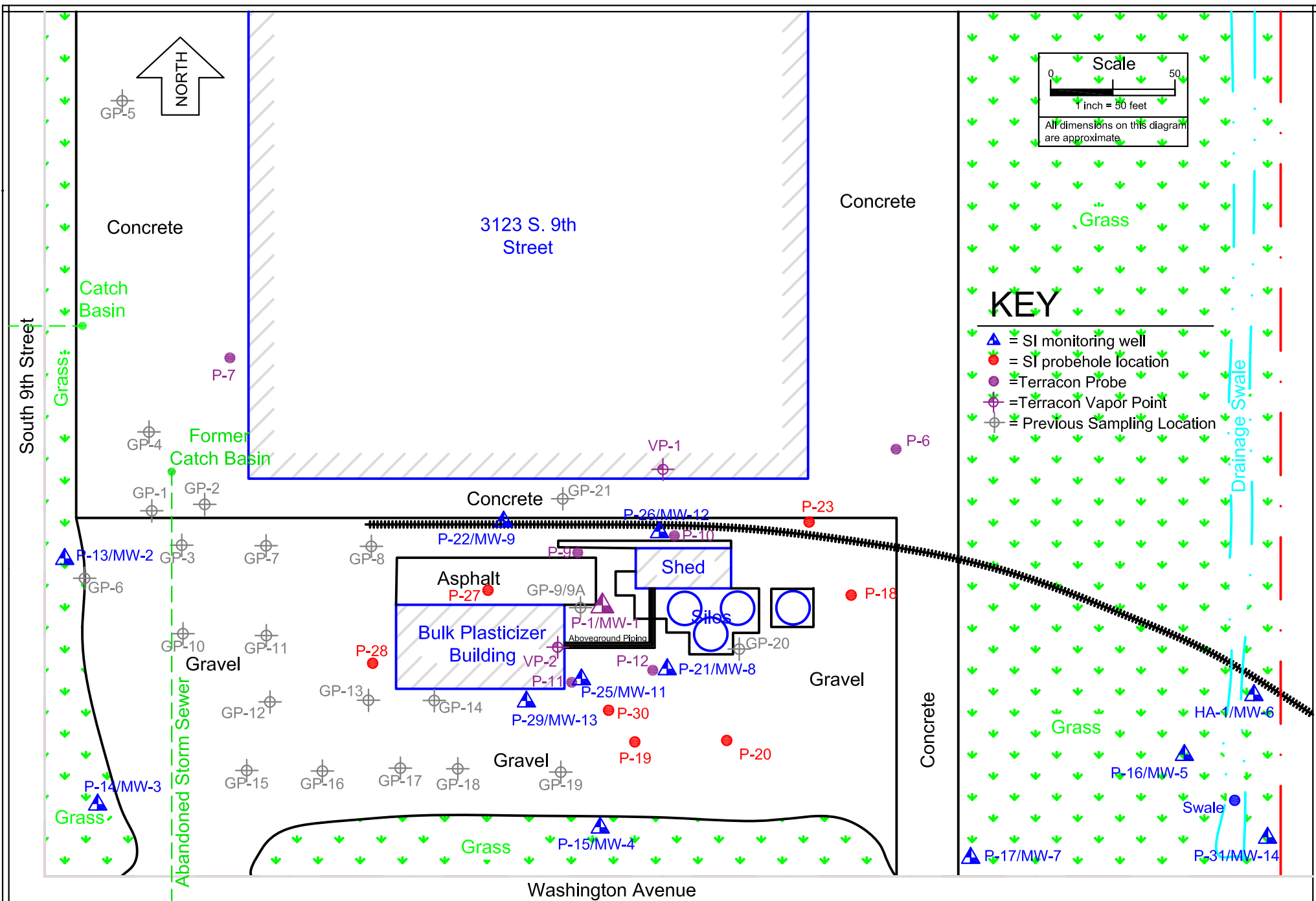
**FRIESS**  
ENVIRONMENTAL  
CONSULTING, INC.

File No.: 200207a  
DWG Date: 3-25-20  
Rev Date: 6-8-20  
Drawn By: BRF  
Checked By (PM): TJO

**B.1.b Detailed Site Diagram**  
VPI Property  
3123 S. 9th Street  
Sheboygan, Wisconsin

**Figure**  
**B.1.b**











# B.1.c RR Site Map



## Legend

- Open Site
- Closed Site
- Continuing Obligations Apply

0.1 0 0.1 Miles

1: 3,960



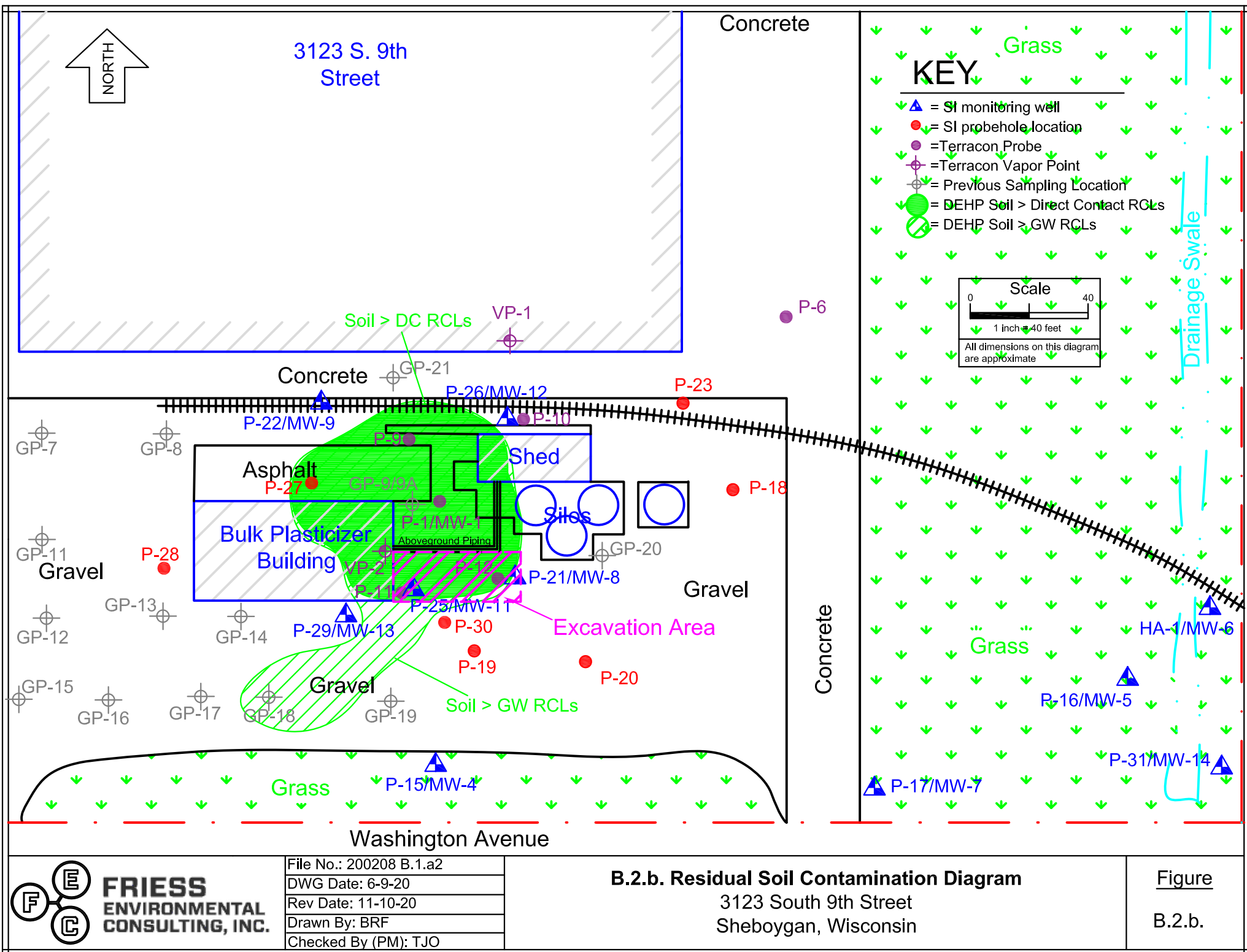
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Note: Not all sites are mapped.

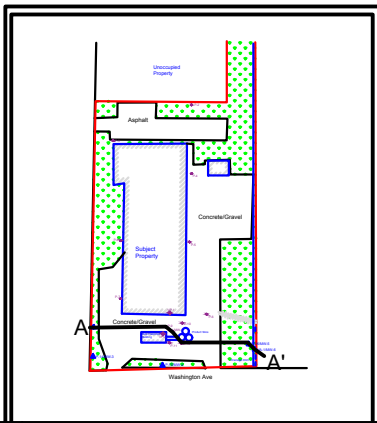
## Notes





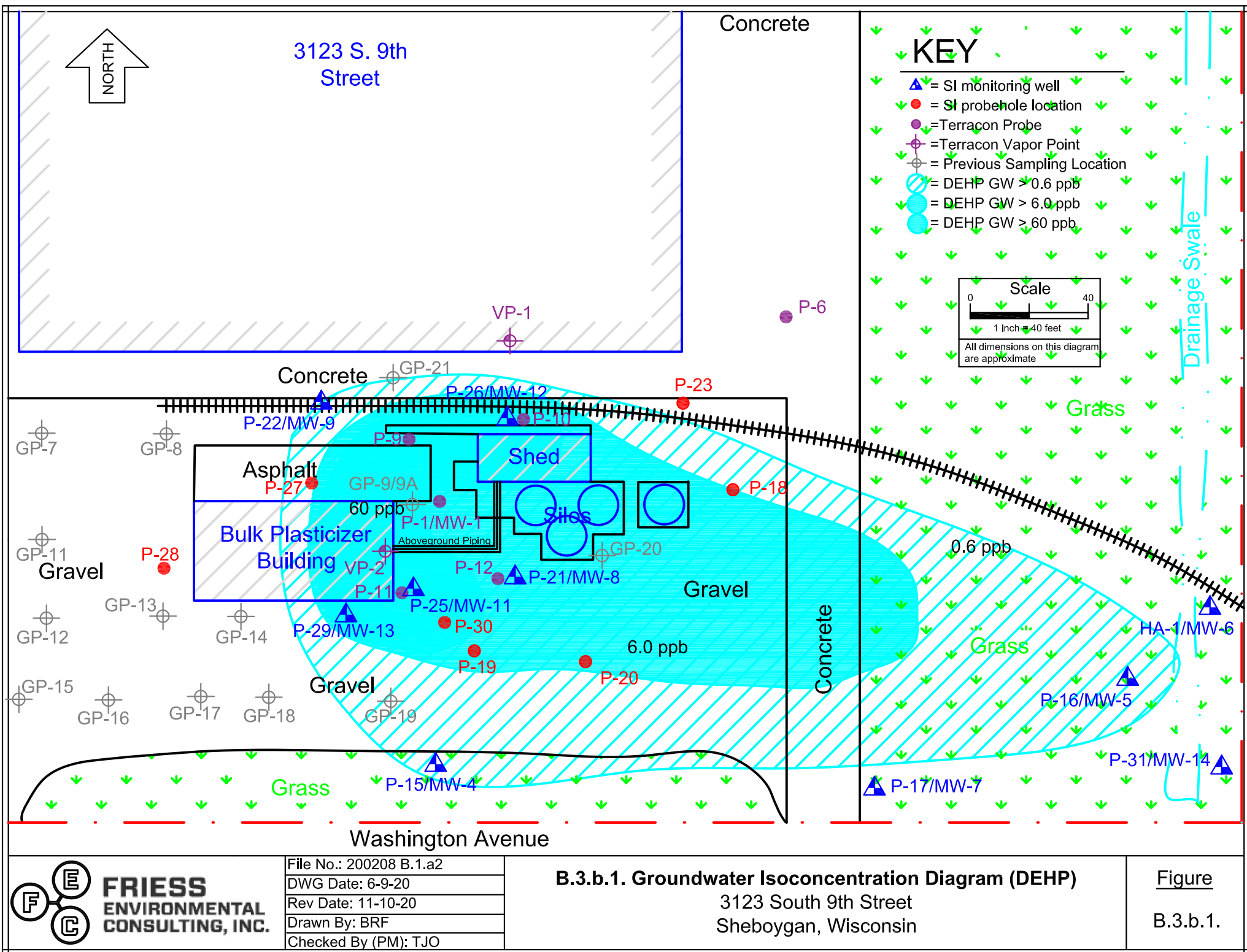


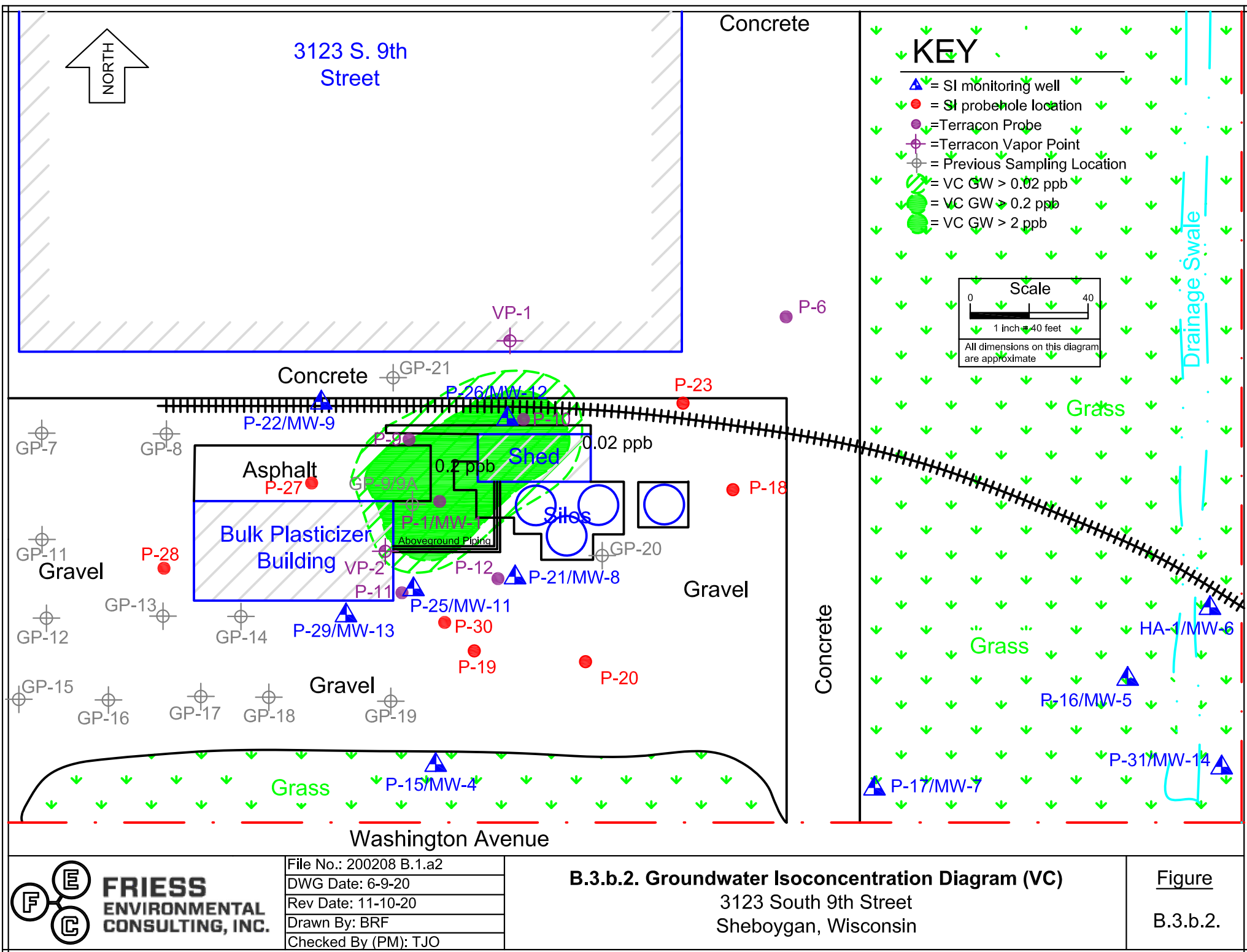
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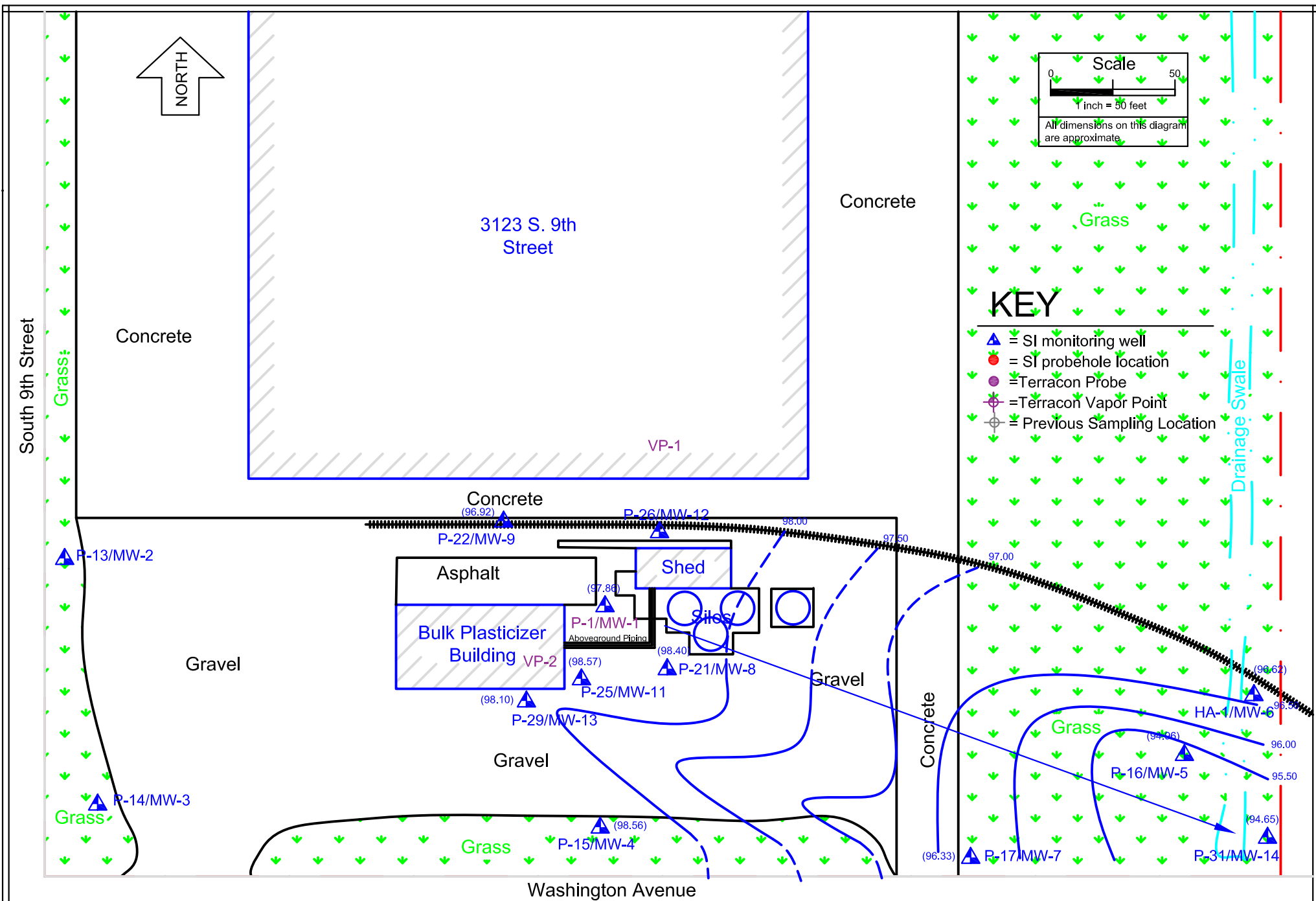


1. Only compounds above standards are presented.
2. Results shown in parts per billion (ppb).

Figure  
B.3.a.









South 9th Street

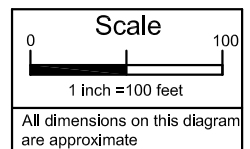
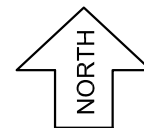
Unoccupied  
Property

Asphalt

P-24/MW-10

## KEY

- ▲ = SI monitoring well
- = SI probehole location
- = Terracon Probe
- ⊕ = Terracon Vapor Point
- ⊗ = Previous Sampling Location



Subject  
Property

Asphalt

Asphalt

Commercial  
Property

Concrete

Catch Basin

Former  
Catch Basin

Concrete

P-22/MW-9

P-20/MW-12

Gravel

Asphalt  
Bulk Plasticizer  
Building

P-1/MW-1

P-21/MW-8

P-25/MW-11

P-29/MW-13

P-15/MW-4

Concrete Pad

Gravel

Concrete

HA-1/MW-6

P-16/MW-5

P-17/MW-7

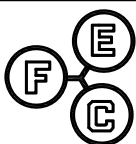
P-31/MW-14

Washington Ave

Storm  
Sewer

Abandoned Storm Sewer Line

Storm  
Sewer



**FRIESS**  
ENVIRONMENTAL  
CONSULTING, INC.

File No.: 200207a

DWG Date: 3-25-20

Rev Date: 6-8-20

Drawn By: BRF

Checked By (PM): TJO

**B.3.d. Monitoring Wells**  
VPI Property  
3123 S. 9th Street  
Sheboygan, Wisconsin

Figure  
**B.3.d.**

South 9th Street

Unoccupied  
Property

Asphalt

Subject  
Property

Concrete

Catch  
Basin

Former  
Catch Basin

Concrete

Gravel

Asphalt  
Bulk Plasticizer  
Building

VP-2

Storm  
Sewer

Concrete  
Pad

Product  
Silos

Concrete  
Pad

Gravel

Concrete

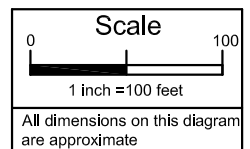
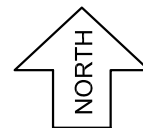
Asphalt

Asphalt

Commercial  
Property

## KEY

- ▲ = SI monitoring well
- = SI probehole location
- = Terracon Probe
- ⊕ = Terracon Vapor Point
- ⊗ = Previous Sampling Location



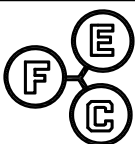
Washington Ave

Storm  
Sewer

Abandoned Storm Sewer Line

Storm  
Sewer

Drainage  
Ditch



**FRIESS**  
ENVIRONMENTAL  
CONSULTING, INC.

File No.: 200207a  
DWG Date: 3-25-20  
Rev Date: 6-8-20  
Drawn By: BRF  
Checked By (PM): TJO

**B.4.a. Vapor Intrusion Map**  
VPI Property  
3123 S. 9th Street  
Sheboygan, Wisconsin

Figure  
**B.4.a.**

South 9th Street

Unoccupied  
Property

Asphalt

Subject  
Property

Concrete

Catch  
Basin

Former  
Catch Basin

Concrete

Gravel

Asphalt  
Bulk Plasticizer  
Building

Storm  
Sewer

Product Silos

Asphalt

Concrete Pad

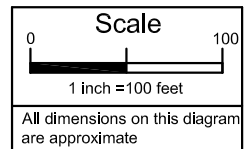
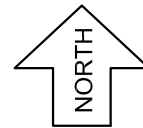
Gravel

Concrete

Washington Ave

## KEY

- ▲ = SI monitoring well
- = SI probehole location
- = Terracon Probe
- ⊕ = Terracon Vapor Point
- ⊗ = Previous Sampling Location



Commercial  
Property

Drainage Ditch

Swale

Storm  
Sewer

File No.: 200207a

DWG Date: 3-25-20

Rev Date: 6-8-20

Drawn By: BRF

Checked By (PM): TJO

### B.4.b. Surface Water Diagram

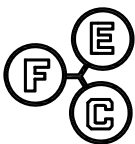
VPI Property

3123 S. 9th Street

Sheboygan, Wisconsin

Figure

B.4.b.



**FRIESS**  
ENVIRONMENTAL  
CONSULTING, INC.

## **B.4. Vapor Maps and Other Media**

### **B.4.c. Other**

Not applicable.

## **B. Maps and Figures**

### **B.5. Structural Impediment Photos**

Not applicable. No structural impediments are present at the subject property.

## **C. Documentation of Remedial Action**

### **C.1. Site Investigation Documentation**

Not applicable. All site investigation (SI) documentation was provided under separate cover in the SI report, RAP documentation report, or separate correspondence with the DNR. Please see referenced submittals.

## **C. Documentation of Remedial Action**

### **C.2. Investigative Waste**

Not applicable. Soil sampling was conducted utilizing soil probe direct push technology, which does not generate significant investigative waste. Any excess soils generated from the soil probes were disposed of by the drilling contractor.

## **C. Documentation of Remedial Action**

### **C.3. RCL Methodology**

Not applicable. NR 720 values are taken from the RR Program's RCL spreadsheet (updated June 2018) as calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.



## **C. Documentation of Remedial Action**

### **C.4. Construction Documentation**

No remedial actions conducted. Not applicable.

## **C. Documentation of Remedial Action**

### **C.5. Decommissioning of Remedial Systems**

Not applicable. No remedial systems are present at the site.

# **CAP MAINTENANCE PLAN**

August 1, 2023

## **Property Located at:**

3123 South 9<sup>th</sup> Street, Sheboygan, Wisconsin

VPI Corporation

Parcel No. 59281312560

FID No. 460041560

BRRTS No. 02-60-001045

## **Described as follows:**

Those parts of the Northeast ¼ of the Southwest ¼ of Section 35, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described in Exhibit A.

## **Introduction:**

This document is the Maintenance Plan for a cap at the above-referenced property (the "Property") in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap within specific areas of the Property.

More site-specific information about the Property may be found in:

- The case file in the Wisconsin Department of Natural Resources (DNR) southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2> and
- The DNR project manager (contact information found on the last page).

## **Description of Residual Impacts:**

The property is an approximately 10.28-acre parcel improved with an approximately 110,000-square-foot 1-story manufacturing facility currently operated by the VPI Corporation. The zoning is consistent with the current and planned future use. An ERP case related to a 1974 release of approximately 7,300-gallons of plasticizer containing bis(2-ethyl-hexyl) phthalate (a.k.a. di-2-ethylhexyl phthalate, diethylhexyl phthalate, DEHP, dioctyl phthalate, DOP) was investigated between 1994 and 1996 and included soil and groundwater sampling. Additional investigation including soil and groundwater sampling was conducted from 2020 to 2023. The area of investigation was generally confined to the southern portion of the property near the bulk plasticizer storage building where the spill was reported to have occurred. DEHP is present in soil at concentrations above its residual contaminant level (RCL) for the direct contact pathway and groundwater pathway. The impacts are currently capped with a building, asphalt, and concrete paved areas. Based on the soil sampling results, the residual soil impacts will be addressed through maintaining the existing caps as direct contact barriers and to limit precipitation infiltration. FEC has submitted a site investigation report, a closure request, and soil and groundwater Geographic information System (GIS) packet to the DNR.

**Description of the Cap to be maintained:**

The building foundation and concrete/asphalt paved areas (these features combined construe the “Cap”) that exist over residual soil impacts on the above-described property in the locations shown on the attached map (Figure D.2.) serve as a barrier to limit precipitation infiltration and to prevent direct human contact with residual soil impacts that might otherwise pose a threat to human health. Based on the current and future use of the Property, the Cap should function as intended unless disturbed.

**Annual Inspection:**

The Cap overlying residual soil impacts and as depicted on Figure D.2. will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the Property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the Property owner and is included as Exhibit C, “Cap Inspection Log.” The inspection log will include recommendations for necessary repair of any areas of the Cap where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the Property owner and available for submittal or inspection by DNR representatives upon their request.

**Maintenance Activities:**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. If necessary maintenance activities expose the underlying soil, the Property owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The Property owner must also sample any soil that is excavated from the Property prior to disposal to ascertain if soil impacts remain. The soil must be treated, stored, and disposed of by the Property owner in accordance with applicable local, state, and federal law.

In the event the Cap overlying the residual soil impacts is removed or replaced, the replacement barrier must be equivalent for the purpose of minimizing precipitation infiltration and direct contact with the underlying soils. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the DNR or its successor.

The Property owner, in order to maintain the integrity of the Cap, will maintain a copy of this Cap Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future Property owners, etc.) for viewing.

**Prohibition of Activities and Notification of DNR Prior to Actions Affecting the Cap:**


The following activities are prohibited on any portion of the Property where the Cap is required as shown on Figure D.2., unless prior written approval has been obtained from the DNR: (1) removal of the existing cap; (2) replacement of the cap with another barrier; (3) excavating or grading of the land surface; (4) filling on the capped surface; (5) plowing for agricultural cultivation; and (6) construction or placement of a building or other structure within the capped area.

**Amendment or Withdrawal of Maintenance Plan:**

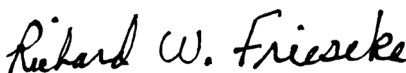
This Maintenance Plan can be amended or withdrawn by the Property owner and its successors with the written approval of DNR.

**Contact Information (as of August 2023):**

Site Owner and Operator: VPI Corporation  
Mr. Jeff Udovich  
3123 South 9<sup>th</sup> Street  
Sheboygan, Wisconsin  
(920) 451-5814

Signature:   
Mr. Jeff Udovich

Consultant: Friess Environmental Consulting, Inc.  
Attn: Rick Frieseke  
6635 North Sidney Place  
Milwaukee, WI 53209  
(414) 228-9815

Signature: 

DNR: Ms. Roxanne Chonert  
Hydrogeologist  
Wisconsin Department of Natural Resources  
Resources 625 E CTH Y, STE 700  
Oshkosh WI 54901-9731

# EXHIBIT A

## SCHEDULE C

Commitment No: FA 17485RS

Owners Policy (Form B) No: op 6408862

Residential Owners Policy No: NONE

Loan Policy No: LP 5021119

The land referred to in this Commitment/Policy is situated in the State of WISCONSIN, County of SHEBOYGAN and is described as follows:

### Parcel 1:

A part of Blocks 18, 19, and 20, Lake View Park Subdivision, a part of vacated South 8th Street, vacated Monroe Avenue, and a part of vacated Unnamed Street, and a part of the SE1/4 SW1/4 of Section 35, Township 15 North, Range 23 East, City of Sheboygan, Wisconsin, described as: Beginning at the intersection of the North line of Washington Avenue with the East line of South 9th Street; thence North 1,219.44 feet along said East line to the South line of Wilson Avenue; thence S.89°57'E., 278.20 feet along said South Line; thence South 350.00 feet; thence S.89°57'E., 140 feet; thence North 350.00 feet to the South line of Wilson Avenue; thence S.89°57'E., 72.75 feet along said South line; thence S.00°05'W., 1,216.87 feet to the North line of Washington Avenue; thence S.89°45'W., 489.10 feet along said North line to the point of beginning, Sheboygan County, Wisconsin, BUT EXCEPTING THEREFROM:

Lot 1, Volume 17 of Certified Survey Maps, page 209, being a part of Lots 11-28, Block 20, vacated East-West alley adjacent to said Lots, vacated North-South alley adjacent to said Lots, and part of vacated Monroe Court adjacent to said Lots and vacated North-South alley, Lake View Park Subdivision, being part of the NE1/4 of the SW1/4 of Section 35, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

### Parcel 2:

Also an easement for a railroad siding from a point in an existing spur track near the Southeast corner of aforesaid Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) to a point in the South line of Washington Street approximately Four hundred eighty-one (481) feet East of the East line of South Ninth Street, Sheboygan County, Wisconsin, as created by Warranty Deed executed by Wisconsin Power & Light Company to Great Lakes Homes, Inc., under date of March 29, 1960, and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on March 29, 1960 at 2:52 P.M. in Volume 397 of Deeds, pages 581/3, Document #743918.

### Parcel 3:

Together with easement rights acquired in Volume 547 of Records on Pages 501/4.

### Parcel 4:

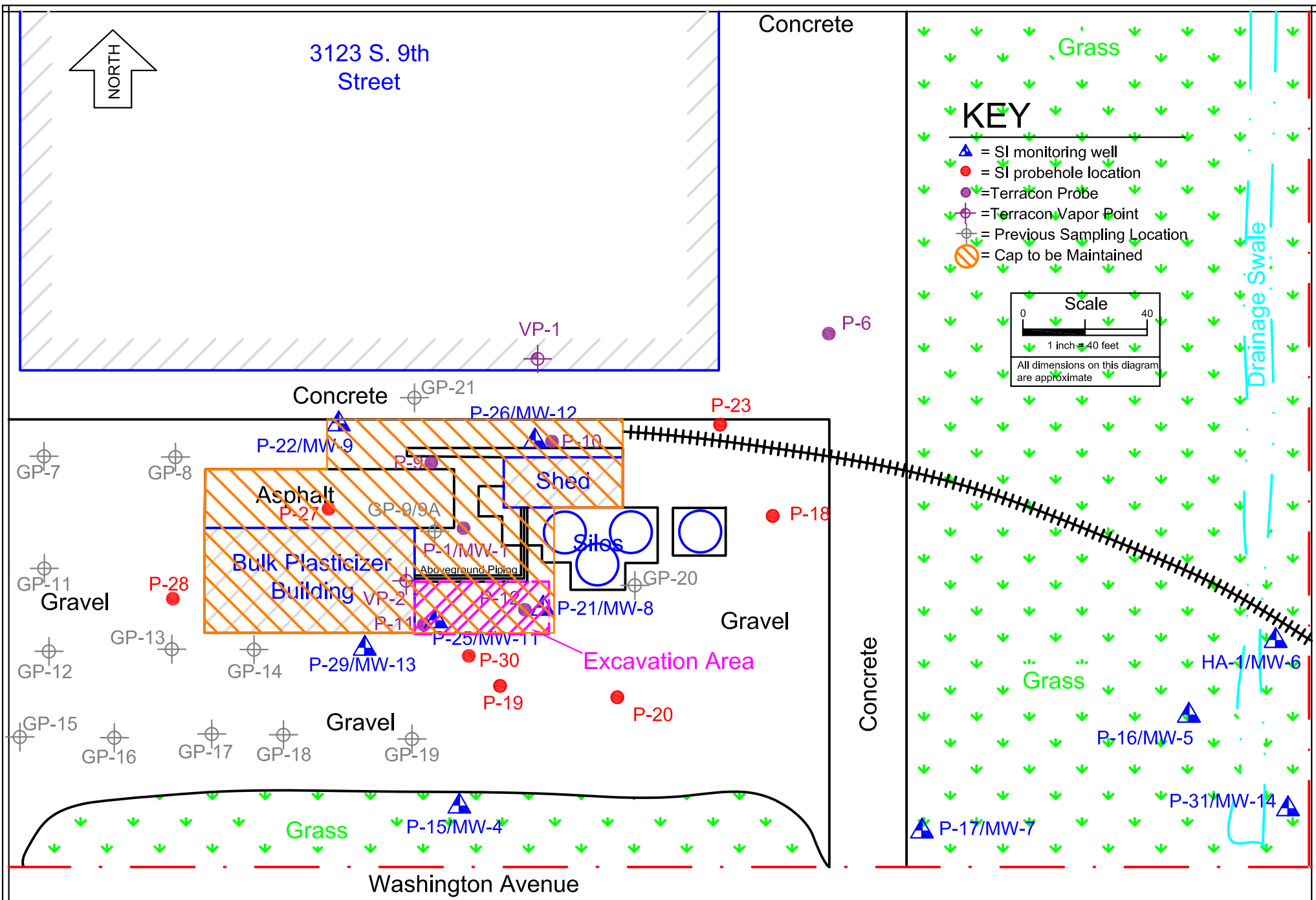
Together with easement rights acquired in Volume 1510 of Records on Pages 209/11.

Tax Key Number 59281 312560.











**Directions:** In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. 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.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name  VPI Corporation Property	BRRTS No.  02-60-001045
--	-------------------------------

Inspections are required to be conducted (see closure approval letter):

- ☒ annually  
☐ semi-annually  
☐ other – specify \_\_\_\_\_

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Roxanne.Chronert@wisconsin.gov

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
06/19/2022	Trenton Ott	<input type="checkbox"/> monitoring well <input checked="" type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:	Cap in good condition.	None	<input type="radio"/> Y <input checked="" type="radio"/> N	<input checked="" type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N



{Click to Add/Edit Image}

Date added: 08/03/2023



Title: Asphalt cap over former excavation area.

{Click to Add/Edit Image}

Date added: 08/03/2023



Title: Asphalt cap in front of shed building.

{Click to Add/Edit Image}

Date added: 08/03/2023



Title: Asphalt cap between plasticizer building and silos.

{Click to Add/Edit Image}

Date added: 08/03/2023



Title: Asphalt cap north of plasticizer building.



{Click to Add/Edit Image}

Date added: 08/03/2023



Title: Asphalt cap in place between plasticizer building and shed/silos.

## Attachment E – Monitoring Well Information

All of the remaining groundwater monitoring wells installed as part of the investigation will be abandoned.

ALTA Loan Policy  
(10-17-92)



# POLICY OF TITLE INSURANCE



Policy No. LP 5021119

ISSUED BY

*First American Title Insurance Company*

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Lack of priority of the lien of the insured mortgage over any statutory lien for services, labor or material:
  - (a) arising from an improvement or work related to the land which is contracted for or commenced prior to Date of Policy; or
  - (b) arising from an improvement or work related to the land which is contracted for or commenced subsequent to Date of Policy and which is financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance;
8. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

**SHEBOYGAN  
COUNTY  
ABSTRACT  
COMPANY  
  
NUMBER ONE  
IN SERVICE**

*First American Title Insurance Company*

BY

*Gary L. Kernott*

PRESIDENT

ATTEST

*Mark A. Hyslop*

SECRETARY

COUNTERSIGNED BY:

*Sheila Hyslop*

SCHEDULE A

POLICY NUMBER LP 5021119

FILE NO. 17485RS

AMOUNT OF INSURANCE \$ 2,300,000.00

DATE OF POLICY January 5, 2005 at 4:30 P.M.

1. NAME OF INSURED: J.P. MORGAN CHASE BANK, N.A., its successors and/or assigns

2. The estate or interest in the land which is encumbered by the insured mortgage is:  
FEE SIMPLE

3. Title to the estate or interest in the land is vested in:  
MMW PROPERTIES, LLC, a Wisconsin Limited Liability Company

4. The insured mortgage and assignments thereof, if any, are described as follows:

Mortgage executed by MMW PROPERTIES, LLC, a Wisconsin limited liability company, to J.P. MORGAN CHASE BANK, N.A., dated December 30, 2004 and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, January 5, 2005 at 4:30 P.M. as Document Number 1754687 securing the principal sum of \$4,870,000.00. Notwithstanding the amount of the mortgage hereby insured, liability under this policy is limited to \$2,300,000.00, being that portion of the total loan amount allocable to the land covered by this policy. Said mortgage also encumbers other collateral not covered by this policy.

5. The land referred to in this policy is described in Schedule C.

The schedules of this policy consist of 4 pages.

SCHEDULE B-I

Loan Policy No. LP 5021119

Case No. 17485RS

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. The lien of all taxes for the year 2005 and subsequent years, not yet due and payable.
2. Easement to Great Lakes Homes, Inc., dated March 29, 1960 and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, March 29, 1960 at 2:52 P.M. in Volume 397 of Deeds on Pages 581/3 as Document Number 743918, a copy of which is attached hereto.
3. Agreement dated March 6, 1968 and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, July 17, 1968 at 3:48 P.M. in Volume 547 of Records on Pages 501/4 as Document Number 904505, a copy of which is attached hereto.
4. Driveway Restoration Agreement dated May 30, 1973 and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, July 26, 1973 at 9:36 A.M. in Volume 703 of Records on Pages 239/40 as Document Number 961503, a copy of which is attached hereto.
5. Underground Electric Easement to Wisconsin Power and Light Company and Lakeside Cablevision of Sheboygan, dated May 12, 1985 and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, May 23, 1985 at 12:40 P.M. in Volume 982 of Records on Pages 633/4 as Document Number 1115218, a copy of which is attached hereto.
6. Right-of-Way Grant to Wisconsin Bell, Inc., dated April 30, 1996 and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, May 7, 1996 at 3:25 P.M. in Volume 1444 of Records on Pages 337/8 as Document Number 1450177, a copy of which is attached hereto.
7. Terms and Conditions of Easement to Vinyl Plastics, Inc., dated --, and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, June 19, 1997 at 11:11 A.M. in Volume 1510 of Records on Pages 209/11 as Document Number 1479152, a copy of which is attached hereto.
8. The lien of real property taxes for the year 2004 in the amount of \$54,149.50, not yet due and payable.

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B II

Loan Policy Number LP 5021119

Case No. 17485RS

In addition to the matters set forth in SCHEDULE BI, the title to the estate or interest in the land described or referred to in Schedule C is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured mortgage upon said estate of interest:

9. Mortgage executed by RSM ACQUISITION, INC. to be renamed VPI CORPORATION, to J.P. MORGAN CHASE BANK, N.A., dated December 30, 2004 and recorded January 5, 2005 at 4:30 P.M. as Document Number 1754688, encumbering the Mortgagee's Leasehold interest in the premises described at Schedule C.



SCHEDULE C

Commitment No: FA 17485RS

Owners Policy (Form B) No: op 6408862

Residential Owners Policy No: NONE

Loan Policy No: LP 5021119

The land referred to in this Commitment/Policy is situated in the State of WISCONSIN, County of SHEBOYGAN and is described as follows:

**Parcel 1:**

A part of Blocks 18, 19, and 20, Lake View Park Subdivision, a part of vacated South 8th Street, vacated Monroe Avenue, and a part of vacated Unnamed Street, and a part of the SE1/4 SW1/4 of Section 35, Township 15 North, Range 23 East, City of Sheboygan, Wisconsin, described as: Beginning at the intersection of the North line of Washington Avenue with the East line of South 9th Street; thence North 1,219.44 feet along said East line to the South line of Wilson Avenue; thence S.89°57'E., 278.20 feet along said South Line; thence South 350.00 feet; thence S.89°57'E., 140 feet; thence North 350.00 feet to the South line of Wilson Avenue; thence S.89°57'E., 72.75 feet along said South line; thence S.00°05'W., 1,216.87 feet to the North line of Washington Avenue; thence S.89°45'W., 489.10 feet along said North line to the point of beginning, Sheboygan County, Wisconsin, BUT EXCEPTING THEREFROM:

Lot 1, Volume 17 of Certified Survey Maps, page 209, being a part of Lots 11-28, Block 20, vacated East-West alley adjacent to said Lots, vacated North-South alley adjacent to said Lots, and part of vacated Monroe Court adjacent to said Lots and vacated North-South alley, Lake View Park Subdivision, being part of the NE1/4 of the SW1/4 of Section 35, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

**Parcel 2:**

Also an easement for a railroad siding from a point in an existing spur track near the Southeast corner of aforesaid Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) to a point in the South line of Washington Street approximately Four hundred eighty-one (481) feet East of the East line of South Ninth Street, Sheboygan County, Wisconsin, as created by Warranty Deed executed by Wisconsin Power & Light Company to Great Lakes Homes, Inc., under date of March 29, 1960, and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on March 29, 1960 at 2:52 P.M. in Volume 397 of Deeds, pages 581/3, Document #743918.

**Parcel 3:**

Together with easement rights acquired in Volume 547 of Records on Pages 501/4.

**Parcel 4:**

Together with easement rights acquired in Volume 1510 of Records on Pages 209/11.

Tax Key Number 59281 312560.

## ENDORSEMENT

Attached to Policy No. LP5021119

Issued By

### *First American Title Insurance Company*

Item No. 1 of Schedule A is hereby amended to read as follows:

JPMorgan Chase Bank, N.A., it successors and/or assigns.

Item No. 4 of Schedule A is hereby amended to read as follows:

Mortgage executed by MMW Properties, LLC, a Wisconsin limited liability company, to JPMorgan Chase Bank, N.A., dated December 30, 2004 and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, January 5, 2005 at 4:30 P.M. as Document Number 1754687 securing the principal sum of \$4,870,000.00. Notwithstanding the amount of the mortgage hereby insured, liability under this policy is limited to \$2,300,000.00, being that portion of the total loan amount allocable to the land covered by this policy. Said mortgage also encumbers other collateral not covered by this policy.

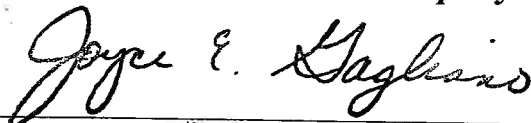
Item No. 9 of Schedule B – II is hereby amended to read as follows:

Mortgage executed by RSM Acquisition, Inc. to be renamed VPI Corporation, to JPMorgan Chase Bank, N.A., dated December 30, 2004 and recorded January 5, 2005 at 4:30 P.M. as Document Number 1754688, encumbering the Mortgagee's Leasehold interest in the premises described at Schedule C.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By: \_\_\_\_\_



**Joyce E. Gagliano**

## ENDORSEMENT

Attached to Policy No. LP5021119

Issued By

### *First American Title Insurance Company*

The Company hereby assures the insured that each parcel described in Schedule A abuts upon, and has direct vehicular and pedestrian traffic access to, a physically open and publicly dedicated street known as:

South 9<sup>th</sup> Street and Washington Avenue

The Company hereby insures the insured against loss which the insured shall sustain in the event the assurance herein shall prove to be incorrect.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By: Joyce E. Gagliano  
Joyce E. Gagliano

## ENDORSEMENT

Attached to Policy No. LP5021119

Issued By

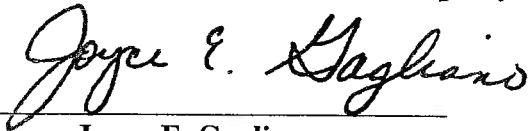
### *First American Title Insurance Company*

The Company assures the insured that the land is the same as that delineated on the plat of a survey made by **NATIONAL SURVEY & ENGINEERING, a Division of R.A. Smith & Associates, Inc.**, dated **December 14, 2004**, Map No. **AS101E50**, which is attached hereto and made a part hereof and revised.

The Company insures the insured against loss which the insured shall sustain in the event that the assurance herein shall prove to be incorrect.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By:   
Joyce E. Gagliano

## ENDORSEMENT

Attached to Policy No. LP5021119

Issued By

### *First American Title Insurance Company*

The Company hereby insures against loss which the Insured shall sustain by reason of any of the following matters:

1. Any incorrectness in the assurance that, at Date of Policy:
  - (a) There are no covenants, conditions or restrictions under which the lien of the mortgage referred to in Schedule A can be divested, subordinated or extinguished, or its validity, priority or enforceability impaired.
  - (b) Unless expressly excepted in Schedule B:
    - (1) There are no present violations on the land of any enforceable covenants, conditions or restrictions, nor do any existing improvements on the land violate any building setback lines shown on a plat of subdivision recorded or filed in the public records.
    - (2) Any instrument referred to in Schedule B as containing covenants, conditions or restrictions on the land does not, in addition, (i) establish an easement on the land; (ii) provide a lien for liquidated damages; (iii) provide for a private charge or assessment; (iv) provide for an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant.
    - (3) There is no encroachment of existing improvements located on the land onto adjoining land, nor any encroachment onto the land of existing improvements located on adjoining land.
    - (4) There is no encroachment of existing improvements located on the land onto that portion of the land subject to any easement excepted in Schedule B.
    - (5) There are no notices of violation of covenants, conditions or restrictions relating to environmental protection recorded or filed in the public records.
2. Any future violation on the land of any existing covenants, conditions or restrictions occurring prior to the acquisition of title to the estate or interest in the land by the Insured, provided the violation results in:
  - (a) Invalidity, loss of priority, or unenforceability of the lien of the insured mortgage; or
  - (b) Loss of title to the estate or interest in the land if the Insured shall acquire title in satisfaction of the indebtedness secured by the insured mortgage.
3. Damage to existing improvements, including lawns, shrubbery or trees:

- (a) which are located on or encroach upon that portion of the land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;
  - (b) resulting from the future exercise of any right to use the surface of the land for the extraction or development of minerals excepted from the description of the land or excepted in Schedule B.
- 4. Any final court order or judgment requiring the removal from any land adjoining the land of any encroachment excepted in Schedule B.
  - 5. Any final court order or judgment denying the right to maintain any existing improvements on the land because of any violation of covenants, conditions or restrictions or building setback lines shown on a plat of subdivision recorded or filed in the public records.

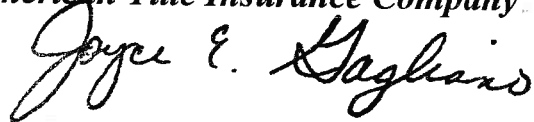
Whenever in this endorsement the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions or restrictions contained in any lease.

For purposes of this endorsement, the words "covenants", "conditions" or "restrictions" shall not be deemed to refer to or include any covenants, conditions or restrictions relating to environmental protection, except to the extent that a notice of a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy and is not excepted in Schedule B.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By: \_\_\_\_\_



**Joyce E. Gagliano**

## VARIABLE RATE ENDORSEMENT

Attached to Policy No. LP5021119

Issued By:

### FIRST AMERICAN TITLE INSURANCE COMPANY

The company hereby insures the insured against loss or damage which the insured shall sustain by reason of:

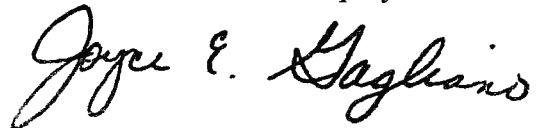
1. The invalidity or unenforceability of the lien of the insured mortgage resulting from the provisions therein which provide for changes in the rate of interest.
2. Loss of priority of the lien of the insured mortgage as security for the unpaid principal balance of the loan, together with interest as changed in accordance with the provisions of the insured mortgage, which loss of priority is caused by the changes in the rate of interest.

"Changes in the rate of interest", as used in this endorsement, shall mean only those changes in the rate of interest calculated pursuant to the formula provided in the insured mortgage at Date of Policy.

This endorsement does not insure against loss or damage based upon (a) usury, or (b) any consumer credit protection or truth in lending law.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto, except that the insurance afforded by this endorsement is not subject to Section 3(d) of the Exclusions From Coverage. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*



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Joyce E. Gagliano

## ENDORSEMENT

Attached to Policy No. LP5021119

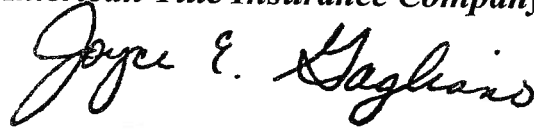
Issued By

### *First American Title Insurance Company*

By the issuance of this loan policy in the amount of \$2,300,000.00, which is less than the face amount of the mortgage insured and described in Schedule A, the Company agrees that until such time as the aggregate indebtedness outstanding is reduced to the sum of \$2,300,000.00, the amount of coverage afforded under this policy will not be reduced. Any payments which would have the effect of reducing the indebtedness below the sum of \$2,300,000.00 will concurrently reduce the coverage under this policy by \$1.00 for each \$1.00 of reduction of the indebtedness thereafter made.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By: 

Joyce E. Gagliano

Last Dollar Endorsement



## ENDORSEMENT

Attached to Policy No. LP5021119

Issued By

### *First American Title Insurance Company*

The provisions of said Policy are hereby modified and amended as of the date hereof as to the following matters and none other:

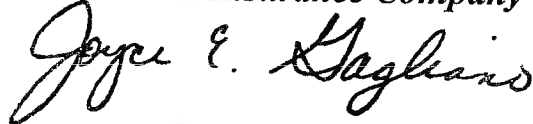
In the event a defect, lien, encumbrance or other matter insured against by this Policy creates a loss or series of losses which exceed in the aggregate ten percent (10%) of the amount of insurance shown in Schedule A of this Policy, the amount which the Company shall be obligated to pay shall be determined without requiring maturity of the indebtedness by acceleration or otherwise, and without requiring the Insured to pursue its remedies against other collateral securing the indebtedness.

The liability of the Company under this endorsement shall in no case exceed the diminution in the value of the affected land caused by the defect, lien, encumbrance or other matter insured against by this policy. Provided, however, that nothing in this endorsement shall affect or impair the Company's right of subrogation with respect to the affected collateral. The Company agrees that its right of subrogation shall be subordinate to the rights and remedies which the Insured has or may have against the affected land.

The total liability of the Company under said Policy and any endorsements therein shall not exceed, in the aggregate, the face amount of said Policy and costs which the Company is obligated under the conditions and stipulations to pay.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By: 

Joyce E. Gagliano

## ENDORSEMENT

Attached to Policy No. LP5021119

Issued By

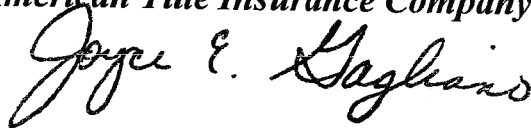
### *First American Title Insurance Company*

The Company hereby insures the Insured against loss or damage which the Insured shall sustain by reason of the entry of any court order or judgment which constitutes a final determination and denies the right to enforce the lien of the mortgage referred to in Schedule A on the ground that making the loan secured thereby constituted violation of the "doing business" laws of the State of Wisconsin.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By: \_\_\_\_\_



Joyce E. Gagliano

## ENDORSEMENT

Attached to Policy No. LP5021119  
Issued By

### *First American Title Insurance Company*

1. The Company insures the insured against loss or damage sustained by reason of any incorrectness in the assurance that, at Date of Policy:
  - (a) According to applicable zoning ordinances and amendments thereto, the land is classified Zone: **UI**
  - (b) The following use or uses are allowed under that classification subject to compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments thereto, including but not limited to the securing or necessary consents or authorizations as prerequisite to use or uses: **Light Industrial Use**
2. The Company further insures against loss or damage arising from a final decree of a court of competent jurisdiction:
  - (a) prohibiting the use of the land, with any structure presently located thereon, as specified in paragraph 1(b); or
  - (b) requiring the removal or alteration of the structure on the basis that, a Date of Policy, the ordinances and amendments thereto have been violated with respect to any of the following matters:
    - (i) Area, width or depth of the land as a building site for the structure;
    - (ii) Floor space area of the structure;
    - (iii) Setback of the structure from the property lines of the land;
    - (iv) Height of the structure; or
    - (v) Parking

There shall be no liability under this endorsement based on the invalidity of the ordinances and amendments thereto until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses.

Loss or damage as to the matters insured against by this endorsement shall not include loss or damage sustained or incurred by reason of the refusal of any person to purchase, lease or lend money on the estate or interest conveyed by this policy.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By: \_\_\_\_\_

Joyce E. Gagliano

CLTA Form 123.2  
ALTA Form 3.1  
(Zoning-completed structure)

## ENDORSEMENT

Attached to Policy No. LP5021119

Issued By

***First American Title Insurance Company***

The Policy is hereby amended by deleting Paragraph No. 7 from the Exclusions From Coverage.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

***First American Title Insurance Company***

By: \_\_\_\_\_

*Joyce E. Gagliano*

**Joyce E. Gagliano**

Creditor Rights Endorsement

## ENDORSEMENT

Attached to Policy No. LP5021119

Issued By

### *First American Title Insurance Company*

The company insures the insured against loss or damage sustained by reason of lack of priority of the lien of the insured mortgage over:

- (a) any environmental protection lien which, at Date of Policy, is recorded in those records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge, or filed in the records of the clerk of the United States district court for the district in which the land is located, except as set forth in Schedule B; or
- (b) any environmental protection lien provided for by any state statute in effect at Date of Policy, except environmental protection liens provided for by the following state statutes:

Wisconsin Statutes, Chapter 292

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By: Joyce E. Gagliano  
Joyce E. Gagliano

## ENDORSEMENT

Attached to Policy No. LP5021119

Issued By

### *First American Title Insurance Company*

Paragraph 13 Arbitration Conditions and Stipulations of the Policy is hereby amended to read:

Unless prohibited by applicable law, either the Company or the Insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

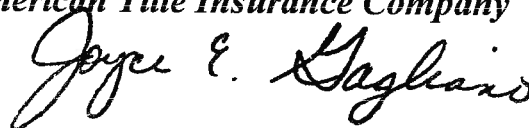
The law of the situs of the land shall apply to any arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

*First American Title Insurance Company*

By: \_\_\_\_\_



**Joyce E. Gagliano**



# ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 3123 SOUTH 9TH STREET, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

PARCEL 1:  
A PART OF BLOCKS 18, 19, AND 20, LAKE VIEW PARK SUBDIVISION, A PART OF VACATED SOUTH 9TH STREET, VACATED MONROE AVENUE, AND A PART OF VACATED UNNAMED STREET, AND A PART OF THE SE1/4 SW1/4 OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, WISCONSIN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WASHINGTON AVENUE WITH THE EAST LINE OF SOUTH 9TH STREET, THENCE NORTH 1,218.44 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF WILSON AVENUE, THENCE 5.89°37'E, 278.20 FEET ALONG SAID SOUTH LINE, THENCE SOUTH 350.00 FEET, THENCE 5.89°37'E, 140 FEET, THENCE NORTH 350.00 FEET TO THE SOUTH LINE OF WILSON AVENUE, THENCE 5.89°37'E, 72.75 FEET ALONG SAID SOUTH LINE, THENCE 9.00°55'W, 1,218.87 FEET TO THE NORTH LINE OF WASHINGTON AVENUE, THENCE 5.89°37'E, 278.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, SHEBOYGAN COUNTY, WISCONSIN.

LOT 1, VOLUME 17 OF CERTIFIED SURVEY MAPS, PAGE 209, BEING A PART OF LOTS 11-20, BLOCK 20, VACATED EAST-WEST ALLEY ADJACENT TO SAID LOTS, VACATED NORTH-SOUTH ALLEY ADJACENT TO SAID LOTS, AND PART OF VACATED MONROE COURT ADJACENT TO SAID LOTS AND VACATED NORTH-SOUTH ALLEY, LAKE VIEW PARK SUBDIVISION, BEING PART OF THE NE1/4 OF THE SW1/4 OF SECTION 35, TOWN 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

ALSO AN EASEMENT FOR A RAILROAD SIDING FROM A POINT IN AN EXISTING SPUR TRACK NEAR THE SOUTHEAST CORNER OF AFORESAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) TO A POINT IN THE SOUTH LINE OF WASHINGTON STREET APPROXIMATELY FOUR HUNDRED EIGHTY-ONE (481) FEET EAST OF THE EAST LINE OF SOUTH NINTH STREET, SHEBOYGAN COUNTY, WISCONSIN.

DECEMBER 14, 2004

VPI LLC  
REVISED CERTIFICATE  
REVISED CERTIFICATE

SURVEY NO. 162103-JV  
REVISION NO. 1 - JV  
REVISION NO. 2 - SJH

## NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF SOUTH 9TH STREET WHICH IS ASSUMED TO BEAR NORTH.
- THIS SURVEY WAS PREPARED BASED ON SHEBOYGAN COUNTY ABSTRACT COMPANY TITLE COMMITMENT NO. FA 174885, EFFECTIVE DATE OF OCTOBER 15, 2004, WHICH SETS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
  - EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION, DATED SEPTEMBER 26, 1957 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY, WISCONSIN, OCTOBER 14, 1957 AT 8:14 A.M. IN VOLUME 7 OF CONTRACTS ON PAGES 3469 AS DOCUMENT NUMBER 68872, A COPY OF WHICH IS ATTACHED HERETO. DOES NOT AFFECT SITE BY LOCATION - CANNOT BE PLOTTED.
  - EASEMENT TO THE CITY OF SHEBOYGAN, DATED NOVEMBER 26, 1958 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY, WISCONSIN, DECEMBER 8, 1958 AT 9:20 A.M. IN VOLUME 8 OF CONTRACTS ON PAGES 3495 AS DOCUMENT NUMBER 714466, A COPY OF WHICH IS ATTACHED HERETO. DOES NOT AFFECT SITE BY LOCATION - CANNOT BE PLOTTED.
  - EASEMENT TO GREAT LAKES HOMES, INC., DATED MARCH 28, 1960 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY, WISCONSIN, MARCH 29, 1960 AT 2:52 P.M. IN VOLUME 387 OF DEEDS ON PAGES 581/2 AS DOCUMENT NUMBER 743918, A COPY OF WHICH IS ATTACHED HERETO. AFFECTS SITE BY LOCATION - SHOWN.
  - AGREEMENT DATED MARCH 6, 1968 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY, WISCONSIN, JULY 17, 1968 AT 3:48 P.M. IN VOLUME 547 OF RECORDS ON PAGES 5014 AS DOCUMENT NUMBER 904505, A COPY OF WHICH IS ATTACHED HERETO. DOES NOT AFFECT SITE BY LOCATION - SHOWN.
  - DRIVEWAY RESTORATION AGREEMENT DATED MAY 30, 1973 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY, WISCONSIN, JULY 28, 1973 AT 9:36 A.M. IN VOLUME 703 OF RECORDS ON PAGES 23940 AS DOCUMENT NUMBER 961503, A COPY OF WHICH IS ATTACHED HERETO. AFFECTS SITE BY LOCATION - SHOWN.
  - UNDERGROUND ELECTRIC EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY AND LAKESIDE CABLEVISION OF SHEBOYGAN, DATED MAY 12, 1985 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY, WISCONSIN, MAY 23, 1985 AT 12:40 P.M. IN VOLUME 982 OF RECORDS ON PAGES 6334 AS DOCUMENT NUMBER 115219, A COPY OF WHICH IS ATTACHED HERETO. AFFECTS SITE BY LOCATION - SHOWN.
  - RIGHT-OF-WAY GRANT TO WISCONSIN BELL, INC., DATED APRIL 30, 1986 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY, WISCONSIN, MAY 7, 1986 AT 3:25 P.M. IN VOLUME 1444 OF RECORDS ON PAGES 337/8 AS DOCUMENT NUMBER 1450177, A COPY OF WHICH IS ATTACHED HERETO. AFFECTS SITE BY LOCATION - SHOWN.
  - TERMS AND CONDITIONS OF EASEMENT TO VINYL PLASTICS, INC., DATED --, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY, WISCONSIN, MAY 19, 1987 AT 11:11 A.M. IN VOLUME 1510 OF RECORDS ON PAGES 28911 AS DOCUMENT NUMBER 1479152, A COPY OF WHICH IS ATTACHED HERETO. DOES NOT AFFECT SITE BY LOCATION - SHOWN.
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF SHEBOYGAN, COMMUNITY PANEL NO. 550430 0005D, EFFECTIVE DATE OF APRIL 2, 1991, THIS SITE FALLS IN ZONE X (AREAS OUTSIDE OF THE 500 YEAR FLOOD).
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED URBAN INDUSTRIAL - UI
 

FRONT SETBACK - 25'  
SIDEYARD SETBACK - 25' STREET SIDE LOT LINE  
5' OR 0' ON ZERO LOT LINE SIDE  
REARYARD SETBACK - 25'  
MAXIMUM HEIGHT - 50' (CAN EXCEED 50' WITH CONDITIONAL USE PERMIT)
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

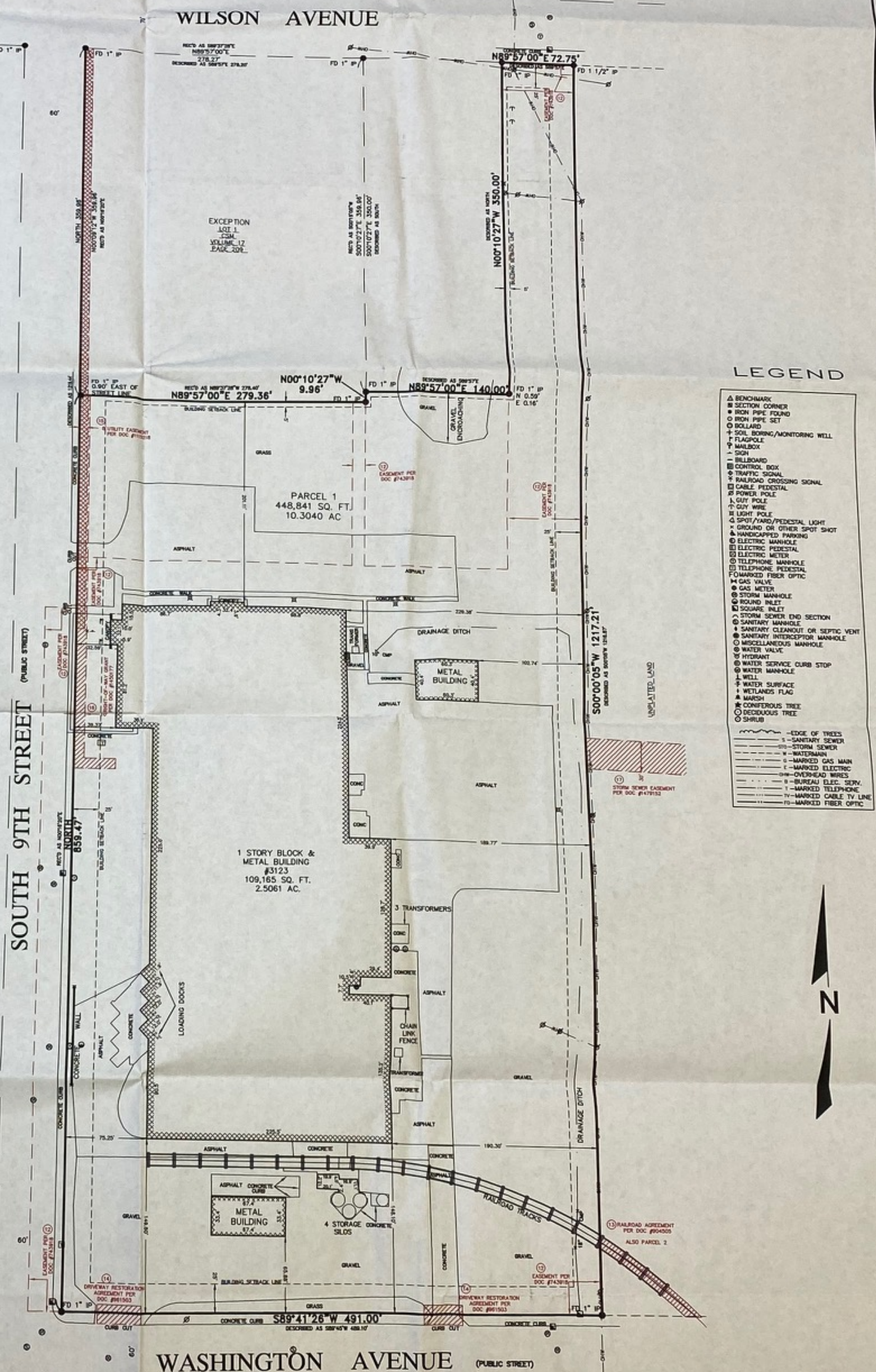
I HEREBY CERTIFY TO JP MORGAN CHASE N.A. AND ITS ASSIGNS, VPI LLC, MMW PROPERTIES, LLC AND SHEBOYGAN COUNTY ABSTRACT COMPANY THAT ON THE 14TH DAY OF DECEMBER, 2004, I SURVEYED THE ABOVE DESCRIBED PROPERTY:

- THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS ALL OF THE FOLLOWING: (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF ANY FOUNDATION, BUILDINGS, OVERHANGS, STOPS, DRIVEWAYS, SIDEWALKS, PATIOS, PATOS AND OTHER AREAS IMPROVED WITH ASPHALT, CONCRETE OR SIMILAR SURFACES, FENCES AND OTHER IMPROVEMENTS AND STRUCTURES THEREON AND THE DISTANCE FROM BUILDINGS, AND OTHER APPROPRIATE IMPROVEMENTS AND STRUCTURES TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) ENCUMBERING, BENEFITING OR OTHERWISE AFFECTING THE SUBJECT PROPERTY; (iii) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY; (iv) ALL ABUTTING STREETS, ROADS, HIGHWAYS AND OTHER RIGHTS OF WAY, TOGETHER WITH THE WIDTH, NAME AND STATUS (E.G., PUBLICLY DEDICATED, RESERVED FOR FUTURE PUBLIC USE, PRIVATE, ETC.) THEREOF; (v) THE STATUS OF ALL PROPERTY ADJOINING OR NEIGHBORING THE SUBJECT PROPERTY; AND (vi) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY, (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (iii) PARTY WALLS, (iv) CONFLICTS OR PROTRUSIONS.
- ADEQUATE INGRESS TO AND EGRESS TO AND FROM THE SUBJECT PROPERTY IS PROVIDED BY SOUTH 9TH STREET AND WASHINGTON AVENUE, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY THE CITY OF SHEBOYGAN.
- ALL BUILDING SETBACK LINES AFFECTING THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREIN.
- THIS SURVEY SHOWS ALL MATTERS REFLECTED ON THE COMMITMENT OF TITLE INSURANCE ISSUED BY SHEBOYGAN COUNTY ABSTRACT COMPANY WITH AN EFFECTIVE DATE OCTOBER 15, 2004. SAID COMMITMENT DISCLOSES MATTERS LISTING ABOVE IN NOTE "B".
- THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA/ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 8, 10, 11(A), 13, 14, 15 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT
 

☐ THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
- ACCORDING TO THE FEIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PARCEL NUMBERS 550430 0005D DATED APRIL 2, 1991, THE DESCRIBED PROPERTY FALLS IN FLOOD ZONE "X".

DECEMBER 14, 2004

DONALD C. CHAPUT  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. S-1316



**National Survey & Engineering**  
A Division of N.A. Smith & Associates, Inc.

262-781-1000  
Fax 262-797-7373  
16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nssa.com

S:\51621\07.dwg  
1/21/03 10:00 AM





City of

August 2019 Zoning

3123 S 9th St, Sheboygan, WI, X Q



Show search results for 312...

### Legend

- Neighborhood Office District
- Neighborhood Residential-6 District
- Pre-Planned Unit Development District
- Rural Agriculture-35ac
- Suburban Commercial District
- Suburban Industrial District
- Suburban Office District
- Suburban Residentail-3 District
- Suburban Residential-5 District
- Unit Development
- Urban Commercial District
- Urban Industrial District
- Urban Residential
- Urban Residential-12 District

### Urban Industrial District

Zone Code UI  
Zone Description Urban Industrial District  
ParcelID 59281312560

[Zoom to](#)

-87.712 43.720 Degrees

100m

300ft





Section 15.105 Purpose and Intent of Standard Zoning Districts  
Nonresidential Districts – Urban Industrial (UI) District

(h) **Urban Industrial (UI) District**

1. **Description and Purpose**

This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with existing transition and urban intensity development. Beyond a relatively high maximum Floor Area Ratio (FAR) and a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district provides a location for urban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the HI District. In addition, uses shall comply with the minimum performance standards presented in Subchapter 15-7.

2. **List of Allowable Land Uses** (per Subchapter 15-2)

a. **Land Uses Permitted by Right:** (per Section 15.202(2))

Selective Cutting (per Section 15.206(2)(f))  
Passive Outdoor Public Recreation (per Section 15.206(3)(a))  
Office (per Section 15.206(4)(a))  
Indoor Maintenance Service (per Section 15.206(4)(e))  
Indoor Storage or Wholesaling (per Section 15.206(5)(a))

b. **Land Uses Permitted as Special Use:** (per Section 15.202(3))

Cultivation (per section 15.206(2)(a))  
Public Services and Utilities (per Section 15.206(3)(e))  
Off-site Parking Lot (per Section 15.206(6)(a))  
Light Industrial (per Section 15.206(7)(a))

c. **Land Uses Permitted as Conditional Uses:** (per Section 15.202(4))

Clear Cutting (per Section 15.206(2)(g))  
Group Day Care Center (9+ children) (per Section 15.206(4)(m))  
Outdoor Storage or Wholesaling (per Section 15.206(5)(b))  
Personal Storage Facility (per Section 15.206(5)(c))  
Airport/Heliport (per Section 15.206(6)(b))

Section 15.105 Purpose and Intent of Standard Zoning Districts  
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Distribution Center (per Section 15.206(6)(d))

Communication Tower (per Section 15.206(7)(c))

Indoor Commercial Entertainment (per Section 15.206(4)(h))  
(GO 58-02-03, 11-18-02)

Commercial Animal Boarding (per Section 15.206(4)(j) (GO 73-07-08, 12-07)

Junkyard or Salvage Yard (per Section 15.206(5)(d))

d. **Land Uses Permitted as Accessory Uses:** (per Section 15.202(5))

1) Land Uses Permitted by Right:

Farm Residence (per section 15.206(8)(c))

Private Residential Garage or Shed (per Section 15.206(8)(d))

Company Cafeteria (per Section 15.206(8)(h))

Lawn Care (per Section 15.206(8)(h))

On-Site Composting/Wood Piles <5 cubic yards (per Section 15.206(8)(t))

2) Land Uses Permitted as Special Use:

On-Site Parking Lot (per Section 15.206(8)(b))

Company Provided On-Site Recreation without lighting (per Section 15.206(8)(l))

Indoor Sales Incident to Light Industrial Use (per Section 15.206(8)(l))

Drainage Structure (per Section 15.206(8)(n))

Filling (per Section 15.206(8)(o))

Exterior Communication Devices (per Section 15.206(8))

Home Occupation (per Section 15.206(8)(s))

On-Site Composting/Wood Piles 5 – 10 cubic yards (per Section 15.206(8)(t))

3) Land Uses Permitted as Conditional Use:

Company Provided On-Site Recreation with lighting (per Section 15.206(8)(l))

Exterior Communication Devices not meeting Special Use Requirements (per Section 15.206(8))

e. **Land Uses Permitted as Temporary Uses:** (per Section 15.202(6))

Contractor's Project Office (per Section 15.206(9)(a))

Contractor's On-Site Equipment Storage (per Section 15.206(9)(b))

Relocatable Building (per Section 15.206(9)(c))

On-Site Real Estate Sales Office (per Section 15.206(9)(d))

Outdoor Sales of Farm Products (per Section 15.206(9)(f))

Section 15.105 Purpose and Intent of Standard Zoning Districts  
Nonresidential Districts – Urban Industrial (UI) District

Outdoor Assembly (per Section 15.206(9)(g))

Remediation Structure (per Section 15.206(9)(h))

Donation Drop-off Boxes (per Section 15.206(9)(i))

3. **Regulations Applicable to Residential Uses:** Not applicable

4. **Regulations Applicable to Nonresidential Uses:**

a. **Nonresidential Density and Intensity Requirements:**  
(per Table 15.305)

Minimum Landscape Surface Ratio (LSR): .10

Minimum Lot Area (MLA): 3,000 square feet

Maximum Building Size (MBS): na

b. **Nonresidential Bulk Requirements:** (per Table 15.403)

**A:** Minimum Lot Area: 3,000 square feet

**B:** Minimum Lot Width: 30 feet

**Minimum Setbacks:**

**C:** Building to Front or Street Side Lot Line: 25 feet

**D:** Building to Residential Side Lot Line: 25 feet

**E:** Building to Residential Rear Lot Line: 25 feet

**F:** Building to Nonresidential Side Lot Line: 5 feet or 0 feet on zero lot line side

**G:** Building to Nonresidential Rear Lot Line: 25 feet

**H:** Peripheral Setback: See 15.610(4)(b) along zoning district boundary

**I:** Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street

**J:** Minimum Building Separation: 10 feet or 0 feet on zero lot line side

**K:** Maximum Building Height: 50 feet (Can exceed 50 feet w/conditional use permit)

**L:** Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 15.206

c. **Nonresidential Landscaping Requirements:**

1) 20 landscaping points per 100 linear feet of building foundation

2) 5 landscaping points per 1,000 square feet of gross floor area

3) 20 landscaping points per 100 linear feet of street frontage

4) 40 landscaping points per 10,000 square feet paved area/20 stalls

d. **Nonresidential Performance Standards:** (See Subchapter 15-7)

Section 15.105 Purpose and Intent of Standard Zoning Districts  
Nonresidential Districts – Urban Industrial (UI) District

- e. **Nonresidential Signage Regulations:** (See Subchapter 15-8



## VPI Corporation

3123 S. 9<sup>th</sup> Street  
P.O. Box 451  
Sheboygan, WI 53082-0451, U.S.A.

920-458-4664 • Fax 920-458-1368  
[www.vpiflooring.com](http://www.vpiflooring.com)

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Date: June 5, 2020

RE: Statement Regarding Legal Description for the VPI Corporation Property  
Located at 3123 South 9<sup>th</sup> Street in Sheboygan, Wisconsin

To whom it may concern:

I believe that the legal description included in this Geographic Information  
System (GIS) packet is complete and accurate to the best of my knowledge.

Respectfully,

Mr. Jeff J. Udovich  
Sr. Vice President  
VPI Corporation



#### **G. Notifications to Owners of Impacted Properties**

Not applicable. No notifications are required as part of this response action.