

Soil and Waste Management Plan - Revised

Eagle Point Senior Living
935 East John Street
Appleton, WI 54911

November 17, 2016

DNR BRRTS Number 02-45-530084
OMNI Project Number M1445C16

ENGINEERING • ARCHITECTURE • ENVIRONMENTAL



Soil and Waste Management Plan

**Prepared for
IconiCare, LLC**

**Eagle Point Senior Living
935 East John Street
Appleton, Wisconsin 54911**

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LIST OF ACRONYMS AND ABBREVIATIONS

BRRTS	Bureau for Remediation and Redevelopment Tracking System
ch. Wis. Adm. Code	Chapter of the Wisconsin Administrative Code
CSM	Certified Survey Map
DNR	Wisconsin Department of Natural Resources
DRO	Diesel Range Organics
ERP	Environmental Repair
ESA	Environmental Site Assessment
fbgs	Feet Below Ground Surface
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
msl	Mean Sea Level
NFHL	National Flood Hazard Layer
OMNNI	OMNNI Associates, Inc.
PAH	Polycyclic Aromatic Hydrocarbon
REC	Recognized Environmental Condition
RR	Remediation and Redevelopment
VOCs	Volatile Organic Compounds
VPLE	Volunteer Party Liability Exemption
WTM	Wisconsin Transverse Mercator

INTRODUCTION

A residential development (Eagle Point Senior Living) is being proposed on an approximately eight acre site located at 935 E. John Street in Appleton, Wisconsin. The Eagle Point Senior Living facility is a redevelopment of the former Foremost Farms Dairy site. On May 16, 2014, the Wisconsin Department of Natural Resources (DNR) issued a case closure letter for the former Foremost Farms Dairy property. Soil and groundwater contamination remained on-site at the time of closure. Closure conditions included complying with a *Cap Maintenance Plan and Material Handling Plan*, dated February 2014. OMNNI Associates, Inc. (OMNNI), on behalf of the IconiCare, LLC, has prepared the following Soil and Waste Management Plan to address handling contaminated soils and historic waste fill during redevelopment of the property.



GENERAL INFORMATION

Project Title

Soil and Waste Management Plan, Eagle Point Senior Living

Project Identification Numbers

DNR Bureau for Remediation and Redevelopment (RR) Tracking System (BRRTS) Number¹:
02-45-530084 (ERP-Closed) Foremost Farms (Former)

DNR Facility Identification Number: 445031510

OMNNI project number: M1445C16 Environmental Services

Purpose

The purpose of the soil and waste management plan is to address handling contaminated soils and historic waste fill during redevelopment.

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¹ Other Activity Numbers listed at this address include:
04-45-039420 (Historic Spill)
04-45-046425 (Historic Spill)
06-45-523605 (Closed VPLE)
07-45-552735 (General Property)
04-45-558444 (Closed Spill)

Site Location

The proposed Eagle Point Senior Living development would be constructed on the former Foremost Dairy property located in the SW ¼ of the SW ¼ of section 25, and the NW ¼ of the NW ¼ of section 36, T 21N, R17E, Appleton, Outagamie County, WI. (Reference Figure 1 – Location Map, Appendix 1.) The property consists of parcel 311077200. The property has the street address of 935 E. John Street, Appleton, WI 54911. The property is owned by the Appleton Redevelopment Authority. The property is zoned R3, Multifamily District.

The legal description for the property taken from the City of Appleton GIS website is CSM 6728 LOT 1 (DOC2001520) BEING ALL OF LOT 2 CSM 6661; PRT VAC ALTON CT ; ALL VAC E JOHN ST; PRT LOTS 3&4 AND ALL LOT 5 BLK ""C""; LOTS 1-3 & 7-11 AND PRT LOT S 5&6 BLK ""M"" LAWSBURG PLAT.

The geographic coordinates of the approximate parcel center are 658390, 421981, using the Wisconsin Transverse Mercator '91 (WTM) coordinate system. The coordinates were obtained from the DNR BRRS RR Sites Map data for the property.

BACKGROUND

The Eagle Point Senior Living development will be located along the west shore of the Fox River in the City of Appleton on an approximate eight acre parcel. (Reference Figure 1 – Location Map, Appendix 1.)

Various industries have operated at the site since the late 1800's. The early development of the site involved significant filling of the site and construction of raceways to direct water for energy production. Early site operations involved papermaking, tanning, machining, and quilting. Most recently, from the 1950's until 2003, the property was used as a whey processing facility by Foremost Farms. (Reference Figure 2 – Historical Orthophotos – 1938 to 2010, Appendix 1.)

When the Foremost Farms facility ceased operations at the site the majority of the machinery was removed. The aboveground storage tanks at the site were removed in 2002 and 2004. The site was placed in the Wisconsin DNR's Voluntary Party Liability Exemption (VPLE) program in 2004 (BRRS # 06-45-523605), and underwent soil and groundwater investigations. (Reference Figure 3 – Site Detail Map, Appendix 1.)

The City of Appleton acquired the property on June 28, 2011 and began to demolish buildings later that year, completing the process in June 2012. The DNR and the Appleton Redevelopment Authority agreed on procedures to manage demolition debris on-site wherever practicable and environmentally protective. The DNR issued approval for development at a historic fill site on April 25, 2012, to allow demolition of buildings (removal of the cap) and excavation of historic fill material. Environmental investigation and cleanup activities proceeded. The head raceway was filled in with building debris and

topped with clean fill. A capping plan was carried out, in which direct contact with contaminated soils at the site has been minimized by the placement of fill over contaminated areas. (Reference Cap Maintenance Plan and Material Handling Plan, Appendix 3.) An area of the property has been designated a “development zone” and has clean fill ranging in depth from five to eight feet overlying contaminated soil in that area. (Reference Figure 4 – Existing Development Zones, Appendix 1.)

The DNR issued a Low Hazard Grant of Exemption for Beneficial Reuse of Contaminated Materials on October 27, 2011, to allow placement of 1,200 cubic yards of lead-bearing painted concrete at the eastern face of the western building basement wall. A Low Hazard Grant was also issued on June 26, 2012, to allow placement of 7,750 cubic yards of contaminated soils within the former building basement. In both cases, the materials were covered with five to eight feet of clean clay fill. These areas are located within the site’s “development zone”.

The site achieved closure on May 16, 2014². The DNR issued a certificate of completion under the VPLE program on July 11, 2014³. The DNR is not requiring further investigation or remediation at the site. However, the following continuing obligations remain for current or future owners of the property:

- DNR approval is required prior to further development at the site, since the subsurface materials on the property consist of historic fill material.
- DNR approval is required prior to well construction on the property.
- Since contamination remains throughout the property, if soil is excavated in specified areas at the site in the future, it must be properly managed.
- DNR approval is required prior to any modifications to the engineered surface barriers and soil covers at the site. These caps must be inspected and maintained according to the terms of the site’s cap maintenance plan.
- If future construction at the site requires dewatering, a discharge permit may be required.
- Monitoring well FF-1, which is being used to monitor a nearby site, must be protected during future on-site activities from damage.

On October 3, 6, and 7, 2014, OMNNI coordinated the drilling of fourteen (14) geotechnical borings (B1 – B9, B11-B14 and B16)⁴ that were installed to determine preliminary design and construction recommendations for the property⁵. All borings were

² Reference *Final Case Closure with Continuing Obligations* correspondence from the DNR to the Appleton Redevelopment Authority, dated May 16, 2014.

³ Reference *Issuance of a Certificate of Completion under the Voluntary Party Liability Exemption Program for the Environmental Investigation and Cleanup of the Foremost Farms (Former) Redevelopment* correspondence from the DNR to the Appleton Redevelopment Authority, dated July 11, 2014.

⁴ Three borings indicated on the Site Detail Map in Appendix 1, borings B10, B15 and B17, were not performed.

⁵ Reference *Geotechnical Exploration Program Former Foremost Farms Site*, Prepared by OMNNI, dated December 1, 2014.

advanced to refusal on bedrock, except for boring B11, which terminated on building rubble or concrete. Boring B03 terminated on either bedrock or building rubble. No environmental sampling or testing was conducted in conjunction with this investigation. (Reference Figure 3 – Site Detail Map, Appendix 1.)

In April 2016, OMNNI was contracted by IconiCare to perform a Phase I Environmental Site Assessment (ESA) update on the property⁶. The updated Phase I ESA provided a summary of the 2011 Phase I ESA recognized environmental conditions (RECs) and reported the resolution actions that took place between September 2011 and April 2016.

On May 31 and June 1, 2016, OMNNI coordinated the drilling of twelve (12) additional geotechnical borings (B01-IC – B11-IC, including B05A-IC) that were installed to determine soil characteristics for foundation support recommendations. The subsurface investigation would also provide ground and surface water information and incorporate the water levels with design and construction recommendations⁷. No environmental sampling or testing was conducted in conjunction with this investigation.

Current Property Conditions

The far west end of the site is generally a tree covered slope. (Reference site photographs, Appendix 4.) Based on available topographic information, the slope varies in elevation from approximate elevation 765 feet mean sea level (msl) near the crest to approximate elevation 720 feet msl near the toe. At the toe of the western slope in the west central and northwest portion of the site, a sheet pile retaining wall exists. East of the tree covered slope, the site is generally grass covered with a few scattered trees. This portion of the site generally slopes from west to east toward the Fox River with the site elevations ranging from approximate elevation 720 feet msl near the toe of the steeper western slope to elevation 702 feet msl near the edge of the Fox River. (Reference Figure 5 – Topographic Map, Appendix 1.)

East John Street enters the site from the west and a portion of the overall site borders the south side of East John Street for approximately 200 feet. This portion of the site is also relatively steeply sloped both in a north to south direction and east to west direction. Elevations on this portion of the site vary from approximately 740 feet msl to 725 feet msl in a west to east direction with the slope decreasing in elevation going to the east. Elevations on this portion of the site vary from approximately 760 feet msl on the south end at the crest of the slope and decreasing down to approximate elevation 735 feet msl at the north end toe of the slope. On the eastern end of East John Street and along the portion of the site adjacent to East John Street, there is existing concrete pavement. This concrete pavement extends into the northwest portion of the site.

⁶ Reference *Phase I Environmental Site Assessment Update, Former Foremost Farms Property*, Prepared by OMNNI, dated April 15, 2016.

⁷ Reference *Geotechnical Exploration Program Former Foremost Dairy Site Redevelopment*, Prepared by OMNNI, dated July 6, 2016.

With the exception some areas immediately adjacent to the Fox River, the property is not within a floodplain. Floodplain boundaries were imported from the National Flood Hazard Layer (NFHL) from the Federal Emergency Management Agency (FEMA) geographic information system (GIS) web server. (Reference Figure 6 – Soil Management Plan Location Standards, Appendix 1.)

A multi-level monitoring well, FF-1, was installed for the Kerwin Paper Company (Former) (BRRTS # 02-45-221348) site by the responsible party for that site. The multi-level well is for the investigation of chlorinated volatile organic compounds (VOCs) released from the former Kerwin Paper Company property. The multi-level well needs to be maintained and monitored by the responsible party for the Kerwin Paper Company site. The multi-level well is located on the southern tip of the property. (Reference Photo #6 of the site photographs, Appendix 4.)

The property is presently vacant.

Surrounding Area Conditions

The 8.1-acre property is bordered by the Fox River to the west and south, by a relatively steep slope along the west border with residential properties at the top of the slope, and generally wooded and shallower sloped residential property to the north. The College Avenue Bridge is also located north of the site. The west side of the Appleton lower dam intersects the shoreline near the east central portion of the site. It is our understanding that where the dam intersects the shoreline is property owned by another party. John Street dead-ends at the property's west border. (Reference Figure 1 – Location Map, Appendix 1 and site photographs, Appendix 4.)

There are approximately 45 residences within 300 feet of the site. There are approximately 83 residences between 300 feet and 1,000 feet of the site. The nearest known private well is 2,244 feet to the southwest of the site on the other side of the Fox River. The nearest building is 26 feet west of the site. (Reference Figure 7 – Historic Fill Exemption – Distances, Appendix 1.)

Prior Studies

Investigation and remedial action plan reports summarized in Attachment B of the Certificate of Completion:

- 1) DNR site files for historic spills on the property BRRTS# 04-45-225402 (closed 8/6/1998), 04-45-557663 (closed 8/30/2011), and 04-45-557723 (closed 9/12/2011);
- 2) Phase I Environmental Site Assessment, Foremost Farms USA, 935 East John Street, Appleton, WI, by Northern Environmental Technologies, Inc., dated October 30, 2003 (BRRTS #02-45-530084 / 06-45-523605);

- 3) Phase II Environmental Site Assessment, Foremost Farms USA, 935 East John Street, Appleton, WI, by Northern Environmental Technologies, Inc., dated December 17, 2004 (BRRTS #02-45-530084 / 06-45-523605);
- 4) Site Investigation Report, Foremost Farms USA, 935 East John Street, Appleton, WI, BRRTS #06-45-523605, by Northern Environmental Technologies, Inc., dated October 25, 2005 with updated text, tables and appendices received December 6, 2005;
- 5) Phase I Environmental Site Assessment and Limited Subsurface Soil Assessment, Foremost Farms, Appleton, WI, by ARCADIS, dated December 2006 (PHP Project Development, LLC) (BRRTS #02-45-530084);
- 6) Phase I Environmental Site Assessment, Foremost Farms Facility, 935 East John Street, Appleton, WI, by ARCADIS, dated September 2011 (City of Appleton) (BRRTS #02-45-530084 / 06-45-523605);
- 7) Resubmittal Request for Closure, Former Foremost Farms, 935 East John Street, Appleton, WI, WDNR BRRTS #02-45-530084 / VPLE # 06-45-523605, by ARCADIS, dated November 14, 2012;
- 8) Case Closure Request, Former Foremost Farms, BRRTS #02-45-530084, by ARCADIS, dated January 4, 2013;
- 9) Addendum to Summary of Activities and Request for Case Closure, Former Foremost Farms, 935 E. John Street, Appleton, Wisconsin, BRRTS #02-45-530084; VPLE #06-45-523605, by ARCADIS, dated January 8, 2013;
- 10) Summary of Activities and Request for Case Closure, Former Foremost Farms, 935 East John Street, Appleton, Wisconsin, BRRTS #02-45-530084; VPLE # 06-45-523605, by ARCADIS, dated November 13, 2012;
- 11) Response Case Closure Denial for Additional Investigation & Documentation, Foremost Farms (Former), 935 E. John St., Appleton, Wisconsin, WDNR BRRTS ERP #02-45-530084 / VPLE # 06-45-523605, by ARCADIS, dated May 16, 2013.

In April 2016, OMNNI was contracted by IconiCare to perform a Phase I ESA update on the subject property. The updated Phase I ESA provided a summary of the following 2011 Phase I ESA REC's and reported the resolution actions that took place between September 2011 and April 2016:

1. REC – The fill material across the site contains contaminants at concentrations above regulatory limits.

- Resolution – The DNR closed the site, requiring no further investigation or remediation, with the understanding that the site may be redeveloped for either residential or recreational use. Building demolition and site restoration activities were carried out with the intent of isolating contaminated soil via capping, to prevent direct contact. A cap maintenance plan was approved, requiring DNR approval for any modifications to the cap. The DNR must review and approve any future construction at the site, due to the presence of historic fill at the site.
2. REC – Sulfate is present in the groundwater in a localized area at the north end of the site above the enforcement standard.
 - Resolution – No further investigation is required. A discharge permit may be required if dewatering occurs in the area of concern.
 3. REC – Chlorinated volatile organic compounds are migrating from the Kerwin Paper Company property to the subject property subsurface.
 - Resolution – The groundwater contamination was identified in the sandstone aquifer at depths over 100 feet below the ground surface. The DNR has recognized that an off-site entity is responsible for this contamination. The responsibility of the owner of the subject property is limited to assuring that monitoring well FF-1 is not disturbed during future site activities, until abandonment by the off-site responsible party. Due to the presence of volatile compounds below the site, OMNI has recommended to the developer to include at least the underground portion of a vapor mitigation system into the design.
 4. REC – Sediment in the Fox River has been impacted with PCBs from upstream paper mills. (Sediment had not been sampled in the head raceway on the subject property at the time of the ARCADIS 2011 Phase I environmental site assessment.)
 - Resolution – The head raceway was subsequently dewatered and the sediment sampled. PCBs were identified. With DNR approval, sediment in the head raceway was left in place and covered by a geotextile membrane marker, followed by four to ten feet of clean crushed concrete and clay. The DNR is not requiring any further investigation.
 5. REC – High-capacity wells are located on the subject property, capable of acting as conduits for surface releases to the bedrock aquifer.
 - Resolution – The wells were properly abandoned in November 2011.
 6. REC – Asbestos-containing material, lead-based paint-containing material, and universal waste were present in the aged buildings at the site and were a potential source of release during demolition activities.
 - Resolution – Asbestos, lead-based paint, and universal waste were outside the scope of the Phase I ESA update. Demolition records should be reviewed to determine how these items were managed during demolition.

The updated Phase I ESA also reported that a 100-gallon diesel fuel spill occurred on December 19, 2011, during site restoration activities, which was cleaned up and received closure.

Geology, Hydrogeology, Geotechnical Findings

The underlying bedrock is primarily Ordovician Carbonate Dolostone of the Sinnipee group, which consists of the Platteville and Galena formations, according to the Wisconsin Geological and Natural History Survey Preliminary Bedrock Geologic Map of Outagamie County, by Bruce A. Brown.

The property extends across three soil mapping units:

- Udorthents (Uo) – Variable fill material that is mainly loamy and clayey; permeability varies but is mostly slow or very slow.
- Kewaunee soils (KkE3) – Soils found on side slopes of till plains along rivers, slow permeability.
- Briggsville silt loam (BtB) – Soil with moderately slow permeability.

Based on site investigations, the depth to groundwater ranged from 1.5 feet below ground surface (fbgs) along the eastern property boundary, adjacent to the Fox River, to 19 fbgs in the northwest portion of the site. In general, groundwater flow beneath the site was to the northeast and east towards the Fox River.

Review of the 2014 geotechnical soil boring logs indicated three varying soil profiles. The first soil profile was encountered in the northern portion of the site (B1, B2, and B4). This soil profile generally consisted of 6 – 7 inches of topsoil or 18 inches of asphalt pavement and base course over 7.5 – 14.5 feet of fill material. The fill material generally consisted of lean clay, silty sand, and sand with silt. Glacial till consisting of lean clay and weathered bedrock were encountered below the fill to boring termination.

The second soil profile was encountered in borings B3, B5, B6, B7, B8, B11, and B16. These borings indicated 2 – 12 inches of topsoil over fill material to the extent of the borings. The fill material extended to 12 – 17 feet, except in boring B11, which was terminated at a depth of 6 feet on apparent building rubble. B11 was offset numerous times with the same result. The fill material in these borings generally consisted of lean clay, sand with varying amounts of silt, clay, and gravel, and sandy lean clay.

The third soil profile was encountered in borings B9, and B12 – B14. These borings had soil profiles consisting of 2 – 8 inches of topsoil or 6 inches of asphalt pavement over 2 feet of aggregate base course over 8 – 14.5 feet of fill soil. Alluvial soils and weathered bedrock were encountered below to the fill to boring termination on bedrock. The fill material generally consisted of lean clay and sand with silt and/or gravel. The alluvial soils consisted of lean clay with sand and silt with sand.

The 2016 geotechnical investigation found that, in general, four subsurface soil profiles were encountered on the subject property. The first soil profile was encountered in the

northwestern portion of the subject property (borings B01-IC, B02-IC, and B04-IC) and consisted of asphalt pavement or topsoil over 4 – 9 feet of sand with gravel and lean clay fill material. Native glacial till consisting of lean clay and sandy lean clay was encountered below the fill until refusal on bedrock. A gravel layer from 28 – 31.5 feet was encountered in boring B02-IC, and a silty sand with gravel layer was encountered from 19.5 – 20.5 feet in boring B04-IC.

The second soil profile was encountered in the northern portion of the subject property (B03-IC and B11-IC) and consisted of topsoil, fill, and/or organic deposits over weathered bedrock. The encountered fill material consisted of lean clay and silty sand. A peat layer was encountered from approximately 12 – 15 feet in boring B11-IC.

The third soil profile was encountered in the central and southern portions of the subject property (B06-IC, B07-IC, and B09-IC) and consisted generally of 9.5 – 17 feet of lean clay and gravel fill material over native gravel alluvium in B06-IC and B07-IC and native lean clay glacial till in boring B09-IC until refusal on bedrock.

The fourth soil profile was encountered in the central and southern portions of the subject property (B05A-IC, B08-IC, and B10-IC) and consisted generally of 7 – 9.5 feet of fill material over 0.5 – 3.5 feet of organic deposits over alluvium to refusal on bedrock. The fill material consisted of lean clay and lean clay with gravel, and the alluvium consisted of gravel with sand, silty sand, and lean clay.

Based on the geotechnical investigations, the native soils on the subject property consist generally of lean clay glacial till with varying amounts of sand and gravel, as well as some apparently discontinuous organic deposits. (The bedrock in the subsurface of the subject property is dolomite of the Galena formation and is encountered at depths ranging from 14 to 35 fbs.)

CONTAMINANTS OF CONCERN

Past investigations and remedial activities have provided soil data across the site. (See Figure 2 – Site Detail Map, Appendix 1 and ARCADIS Soil Tables, Appendix 2.)

Fill material throughout the entire site contains polycyclic aromatic hydrocarbons (PAHs), and select metals at concentrations that exceed direct contact criteria. Select VOCs, PAHs, and metals exceed applicable groundwater pathway criteria; however, groundwater monitoring indicated no VOCs, PAHs, and metals present in groundwater at concentrations above regulatory standards. Sediment within the abandoned head raceway contained polychlorinated biphenyls (PCBs), PAHs, and metals. The total PCB concentrations in sediment were below the United States Environmental Protection Agency Toxic Substances Control Act rule. All soils and sediments beneath the established engineered barriers should be considered impacted⁸.

⁸ Paraphrased from the *Cap Maintenance Plan and Materials Handling Plan*, dated February 2014.

Historical groundwater monitoring data at the site indicated exceedances of the Chapter (ch.) NR 140 Wisconsin Administrative Code (Wis. Adm. Code), enforcement standard for sulfate at monitoring well MW1. The DNR granted an exemption to sulfate in the groundwater⁹.

PROPOSED DEVELOPMENT

EP Development, Inc. is planning to purchase the property from the Appleton Redevelopment Authority. The property is to be divided into three (3) separate development lots. Lot 1 will be a senior living development. Lots 2 and 3 will be future development areas. (Reference Certified Survey Map documentation¹⁰, Appendix 5.)

EP Development, Inc. will sell Lot 1 to ASHRE, LLC. Lot 2 and Lot 3 will be owned by EP Development, Inc. Iconica is the design-builder completing the design and construction of the Lot 1 development. IconiCare is one of the developers that is part of the ASHRE, LLC.

Lot 2 is located in the north/northeast region of the site and bordered by the Fox River along the eastern side. A single family development or a single story memory care facility are possible future uses being considered for Lot 2.

Lot 3 is located on the northern region of the site, south of East John Street. Parking, student housing, or a residential development are possible future developments being considered for Lot 3.

The proposed Eagle Point Senior Living campus will be built on Lot 1 and is designed for residents age 55+ seeking an active lifestyle. The facility will consist of 99 units, including 73 congregate independent units, 25 assisted living units, and one guest suite. Common areas will provide space for activities and socializing. Spaces will include a lobby with seating, library, game room, dining room and pub, two activity rooms, theater/chapel, beauty/barbershop, exercise pool, locker rooms, spa and exercise room.

There will also be 70 underground parking stalls and individual storage lockers for use by the residents.

Eagle Point Senior Living site affords river views to a considerable amount of residences and the vast majority of common spaces. Active outdoor opportunities include walking paths along the Fox River, boating on a community boat, fishing, putting green, bocce ball, and shuffle board.

⁹ Reference NR140.28 Exemption for Sulfate in the Groundwater at Foremost Farms (Former) correspondence, dated January 17, 2013.

¹⁰ The Certified Survey Map has been approved by the City of Appleton and submitted to Outagamie County.

West Side of Eagle Point Senior Living Facility (Entrance Side)



East Side of Eagle Point Senior Living Facility (River Side)



Lot 1 is located in the central and southern regions of the site bordered by the steep slope along the western side of the site and the Fox River along the eastern and southern sides. Lot 1 is proposed to be used for the Eagle Point Senior Living campus. One main building is proposed in Lot 1 with a general north to south orientation and has a central rectangular shaped common area as well as a northern and southern wing orientated with a slight skew from the central common section of the building. The structure is proposed to have a basement and three stories with the exception that no basement will be constructed under the far southern portion of the southern wing. The far southern wing of the senior living building will consist of slab on grade construction with planned shallow foundations.

The basement areas will predominantly consist of underground parking in the central common section, the northern wing of the building, and the northern portion of the

southern wing of the building. The basement area is also planned to include a pool area, fitness and spa room, and general maintenance space on the eastern portion of the central common section. The main floor will predominantly consist of living quarters as well as a lobby, kitchen, and dining areas in the central common section. The second and third floor will consist mainly of living quarters.

Parking areas are proposed along the west side of the senior living building on Lot 1 with drive areas located around the perimeter of the building. The pavement is anticipated to be asphaltic pavement and for purposes of pavement section design, the traffic is anticipated to consist mainly of car traffic with occasional light truck traffic such as delivery trucks and garbage trucks as well as buses.

Recreational space and a bio-filter area will utilize the far southern region of Lot 1. A proposed wet detention pond with fountain will be located between the east side of the senior living building and the Fox River. Bottom of bio-filter elevation is proposed at approximate elevation 711 feet msl and the bottom of the wet pond is proposed at approximate elevation 699 feet msl.

Site grades on the proposed senior living housing building area on Lot 1 vary from approximately elevation 712 feet msl to 716 feet msl. In the basement areas of the building, the basement floor slab elevation is planned at approximate elevation 708 feet msl with footings bearing at approximate elevation 706 feet msl. As a result, it is anticipated that excavation depths will range from approximately 6 to 10 feet across the planned senior housing development in Lot 1. In the slab on grade area in the far southern portion of the south wing, the slab grade is planned at elevation 718 feet msl and existing site grades vary between 712 and 716 feet msl. As a result, two to six feet of fill will be required to bring the existing grades to plan slab on grade elevation.

On the western side of the senior living housing development, proposed grading plans are indicating existing site grades for parking. Drive and lawn areas will generally be near plan grades in the northern portion of lot and will be up to four feet low in the southern portion of the lot. As a result, grading on the western side of the senior housing development will vary between small cuts/fills in the far northern portion of the lot to fill in the southern portion. On the eastern side of the senior housing development, existing grades for parking, drive and lawn areas are higher than plan grades in the southern portion of the lot and near plan grades in the northern portion of the lot. As a result, small cuts and fills are anticipated in the northern portion of Lot 1 on the east side of the senior living housing development and cuts are anticipated in the southern portion of the lot on the east side of the development.

New infrastructure including sewer, water, storm water, curb and gutter will also be required on the site. In addition to this infrastructure, a lift station is planned in the northwest corner of Lot 1 near boring B04-IC. The lift station is planned to bear near elevation 697 feet msl.

With the exception of some areas immediately adjacent to the Fox River, the redevelopment would not be placed within a floodplain. Floodplain boundaries were imported from the NFHL from the FEMA GIS web server. (Reference Figure 6 – Soil Management Plan Location Standards, Appendix 1.)

The property is bordered by the Fox River to the west and south. The redevelopment of the property will be within 300 feet of a navigable river.

The redevelopment would not occur within a 100 feet of any wetland or critical habitat area. Closure of the property required the site to be capped, so wetland conditions shouldn't exist if the cap is functioning properly.

The redevelopment would not be within 100 feet of the on-site water supply well or within 300 feet of any known offsite water supply well. Two water supply wells had existed on-site. Both water supply wells have been abandoned. (Reference Figure 6 – Soil Management Plan Location Standards and Figure 7 – Historic Fill Exemption – Distances, Appendix 1.)

Depth to groundwater ranged from 1.5 fbg along the eastern property boundary, adjacent to the Fox River, to 19 fbg in the northwest portion of the site.

The materials requiring excavation to meet the site design would not be placed at a depth greater than the original excavation.

The movement of materials on-site will not be placed in a location that poses a threat to public health, safety, or welfare, or the environment. Disturbed areas of the site will be capped with building, pavement, or clean fill.

Access to the site will be restricted during construction.

MANAGEMENT OF SOIL AND HISTORIC WASTE FILL

A Development at Historic Fill Site or Licensed Landfill Exemption Application is being prepared and will be sent to the DNR as a separate submittal from the Soil and Waste Management Plan.

The site design of the Eagle Point Senior Living campus tried to work within the development areas. (Reference Figure 4 – Development Zones, Appendix 1.) The site design also factored in the contaminated materials on-site by raising the building and surrounding grade elevations. However, because of the grade changes across the site, there are still areas that are required to be cut and filled to allow the design to work. The final site design attempted to keep existing materials on-site and reduce the need for off-site materials.

Based on the proposed design, there would be an estimated 11,330 cubic yards of materials that would be cut for the development. The amount of cut materials includes

clean fill that was brought to the site to create the development areas and materials beneath the clean fill and materials outside the development area, which are assumed to be contaminated. The volume of materials assumed to be contaminated is approximately 3,350 cubic yards. This volume will vary depending on the amount of clean fill that was brought in to cap the contaminated material¹¹. (Reference Figure 8 – Contaminated soil Excavation, Appendix 1.) The main cut areas are for the building, a biofilter, and a stormwater pond. The biofilter and stormwater pond will have two-foot compacted clay liners. The notice of intent and Chapter 30 permits documentation has been submitted and approved.

The fill required for the development is estimated to be 10,000 cubic yards. The fill estimate includes volume that will be taken up by paved surfaces and topsoil. (Reference Figure 9 – Proposed Overall Fill Locations, Appendix 1.) The main fill areas are the parking area and around the building, including the southern part of the building, which will not have a lower level. (Reference Figure 10 – Proposed Cut/Fill Section Views, Appendix 1.)

Although the DNR agreed conceptually with the approach of placing a significant portion of the contaminated soil under the parking area, which is located above the former raceway, the U.S. Army Corps of Engineers requires that “fill material must consist of suitable material free from toxic pollutants in other than trace quantities”. Nick Domer from the U.S. Army Corps of Engineers thought that “free from toxic pollutants in other than trace quantities” was interpreted to mean above laboratory detection limits. Therefore, the fill in the former raceway footprint will need to be from the clean cut material from the development areas.

The Phase II (Lot 2) development area has not been completely designed and can allow for more or less fill depending on the material actually encountered during construction. (Reference Figure 3 – Site Detail Map, Appendix 1 for future single family development (Phase II/Lot 2) area.) At this point approximately 2,700 cubic yards of fill is anticipated to be placed in the area of the future residential development. Every six-inch elevation change in the Phase II development area is approximately 620 cubic yards.

The northern part of the Eagle Point Senior Living building may encounter the fill material placed in the former building foundation. (Reference Figure 3 – Site Detail Map, Appendix 1 to compare proposed development to former building footprint.) If encountered, this material would be moved to an adjacent area requiring fill.

Areas that are disturbed and that are not covered by buildings or paved surface will have a minimum soil cap of at least six-inches.

Because of the amount of cut and fill across the site, and because all soils and sediments beneath the established engineered barriers should be considered impacted, it is proposed

¹¹ Reference *Cap Maintenance Plan and Material Handling Plan*, dated February 2014 for ranges of clean fill brought to the site.

that the existing *Cap Maintenance Plan and Material Handling Plan* be amended to reflect the new development.

Portions of the Eagle Point Senior Living building and supporting infrastructure may penetrate the geotextile barrier separating the clean fill from the contaminated material. Replacement of the geotextile barrier is not proposed, since the areas will be covered by structures, the clean fill relocation (other than over the former raceway) will not be tracked, and the entire site will be under a revised cap maintenance plan.

SUMMARY

The proposed Eagle Point Senior Living campus is designed for residents age 55+ seeking an active lifestyle. The facility will consist of 99 units, including 73 congregate independent units, 25 assisted living units, and one guest suite.

The early development of the site involved significant filling of the site, and construction of raceways to direct water for energy production. Early site operations involved papermaking, tanning, machining, and quilting. Most recently, from the 1950's until 2003, the property was used as a whey processing facility by Foremost Farms.

Because of the historic fill and operations at the site, all soils and sediments beneath the established engineered barriers should be considered impacted.


The proposed approach of the site design is to keep existing materials on-site and reduce the need for off-site material. The existing *Cap Maintenance Plan and Material Handling Plan* would be amended to reflect the new development.

The current schedule is to start the earthwork shortly after the property transfer (January 3, 2017 - anticipated).

STANDARD OF CARE

The conclusions presented in this report were arrived at using generally accepted hydrogeologic and engineering practices. The conclusions presented herein represent our professional opinions, based on data provided and collected at the time of the investigation, at the specific boring and sampling locations discussed in this report. Conditions at other locations on the property may be different than described in this report. The scope of this report is limited to the specific project and location described herein.

Prepared By: _____



Brian D. Wayner, P.E.
Environmental Manager

DISTRIBUTION

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IconiCare, LLC
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Ms. Jennifer Borski
Hydrogeologist
Wisconsin Department of Natural Resources
625 East County Road Y, STE. 700
Oshkosh, WI 54901-9731

Appendix 1



WDNR BRRTS #: 0245530084
Site Name: FOREMOST FARMS (FORMER)
WDNR Facility ID: 445031510
PLSS: T21 R17E S25
Parcel No.: 311077200
Lat/Long: 44° 15' 35.092" N 88° 23' 29.697" W
Dec. Long/Lat: -88.391582 44.259748
WTM91 (m): 648,390 421,981
County Coord (ft): 831,405 561,488

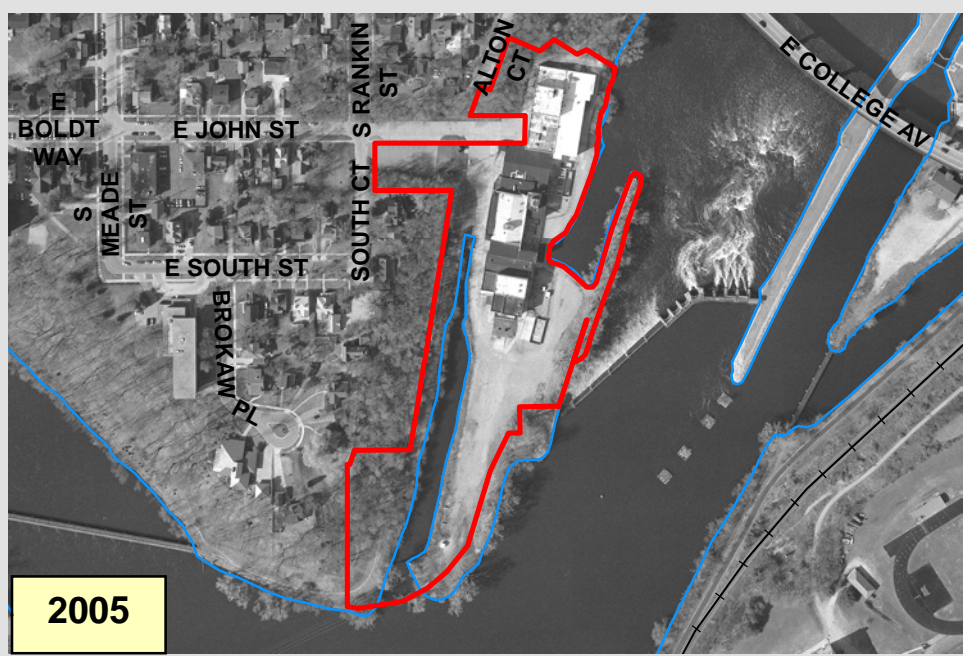
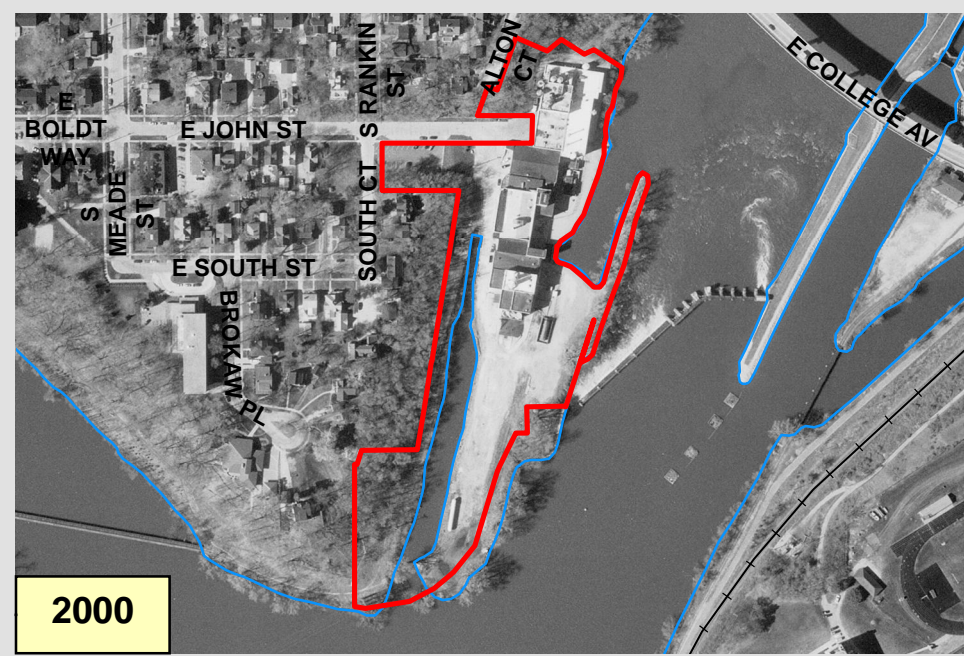
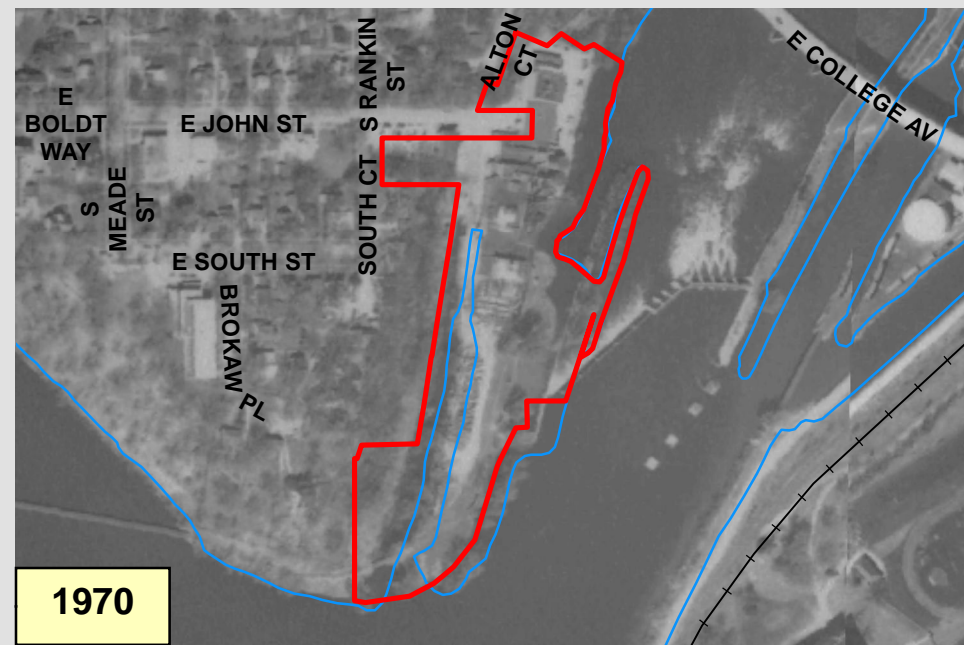
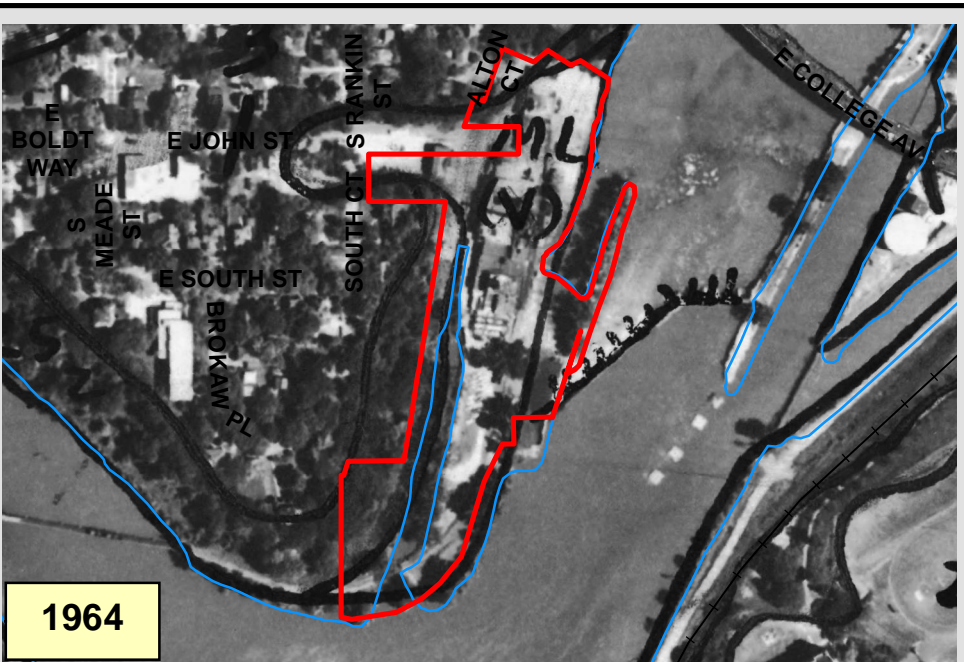
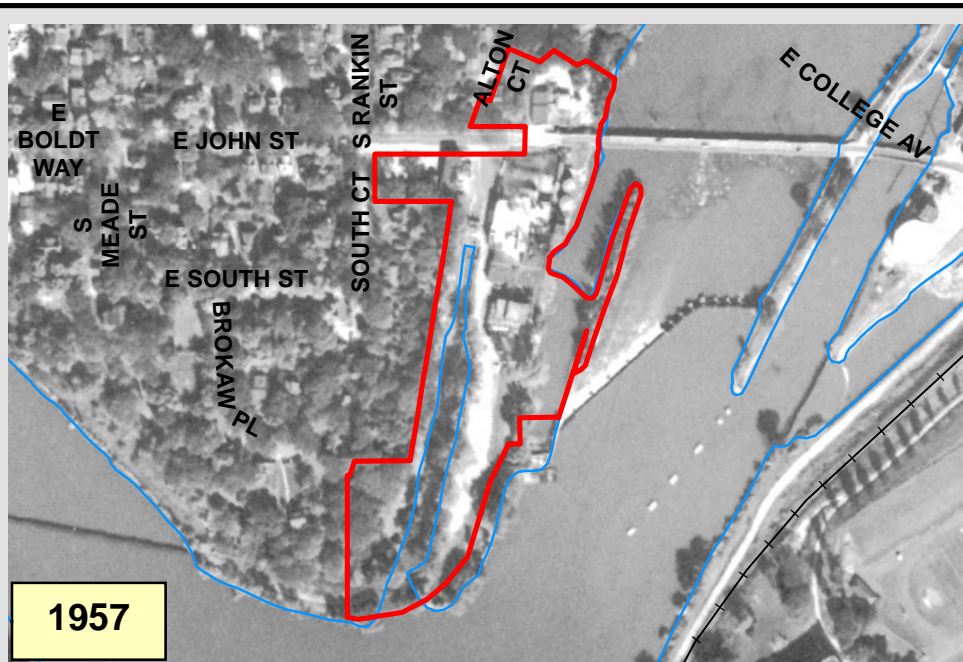
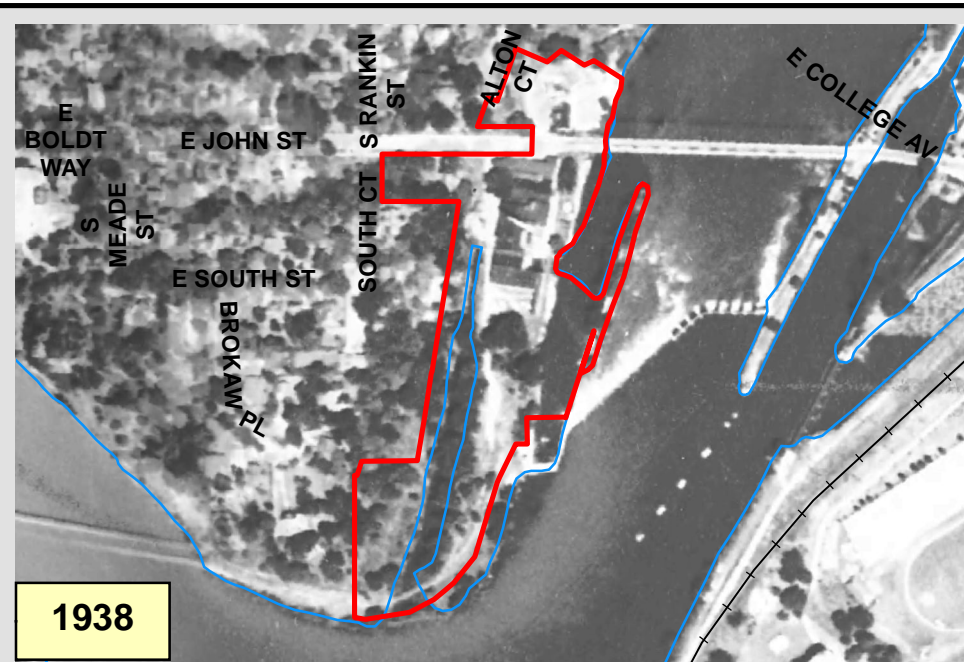


Note:
 The City of Appleton has a municipal water supply system. There are no known potable wells within 1200 feet of the project location.



**EAGLE POINT SENIOR LIVING
 LOCATION MAP**
 935 E JOHN STREET
 CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

SCALE: AS SHOWN	BRRTS NO. 0245530084
Drawn By: JCW Checked By: BDW	OMNI PROJECT NO. M1445C16
Date: 10/20/2016	FIGURE NO. 1



Project Manager: BDW
 Project Engineer: BDW
 Drawn By: JCW
 Checked By: BDW
 Date: 10/20/2016

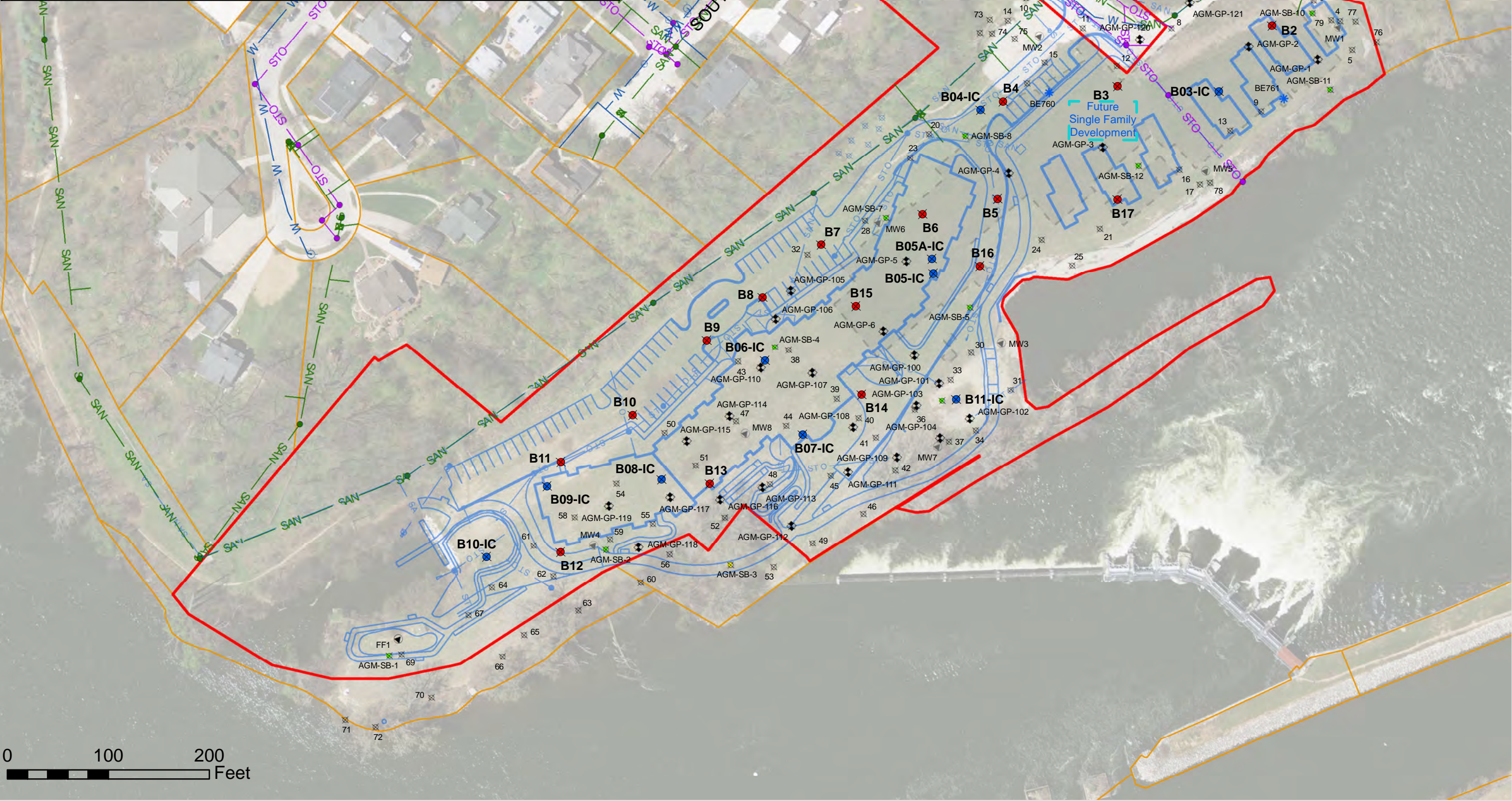
**EAGLE POINT SENIOR LIVING
 HISTORICAL ORTHOPHOTOS - 1938 TO 2010**

CITY OF APPLETON
 OUTAGAMIE COUNTY, WISCONSIN



SCALE:
 1" = 417'
 PROJECT NO.
M1445C16
 FIGURE NO.
2

Site	Historical Boring Locations (approx)	Former Building Extents (approx)
Parcels	Soil Boring	Soil Boring Locations (6/2016)
W Water Main	Geotechnical Boring	Soil Boring Locations (10/2014)
S Sanitary Sewer	Geotechnical/Environmental Boring	Soil Borings Locations (2/2013)
S Storm Sewer	Geoprobe Environmental Boring	
	Historical Well Locations (approx)	
	Abandoned Monitoring Well	
	Active Monitoring Well	
	Abandoned Water Well	



Project Manager: BDW
 Project Engineer: BDW
 Drawn By: JCW
 Checked By: BDW
 Date: 10/20/2016

**EAGLE POINT SENIOR LIVING
 SITE DETAIL MAP**

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN



SCALE:
 1" = 100'
 PROJECT NO.
M1445C16
 FIGURE NO.
3

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Site

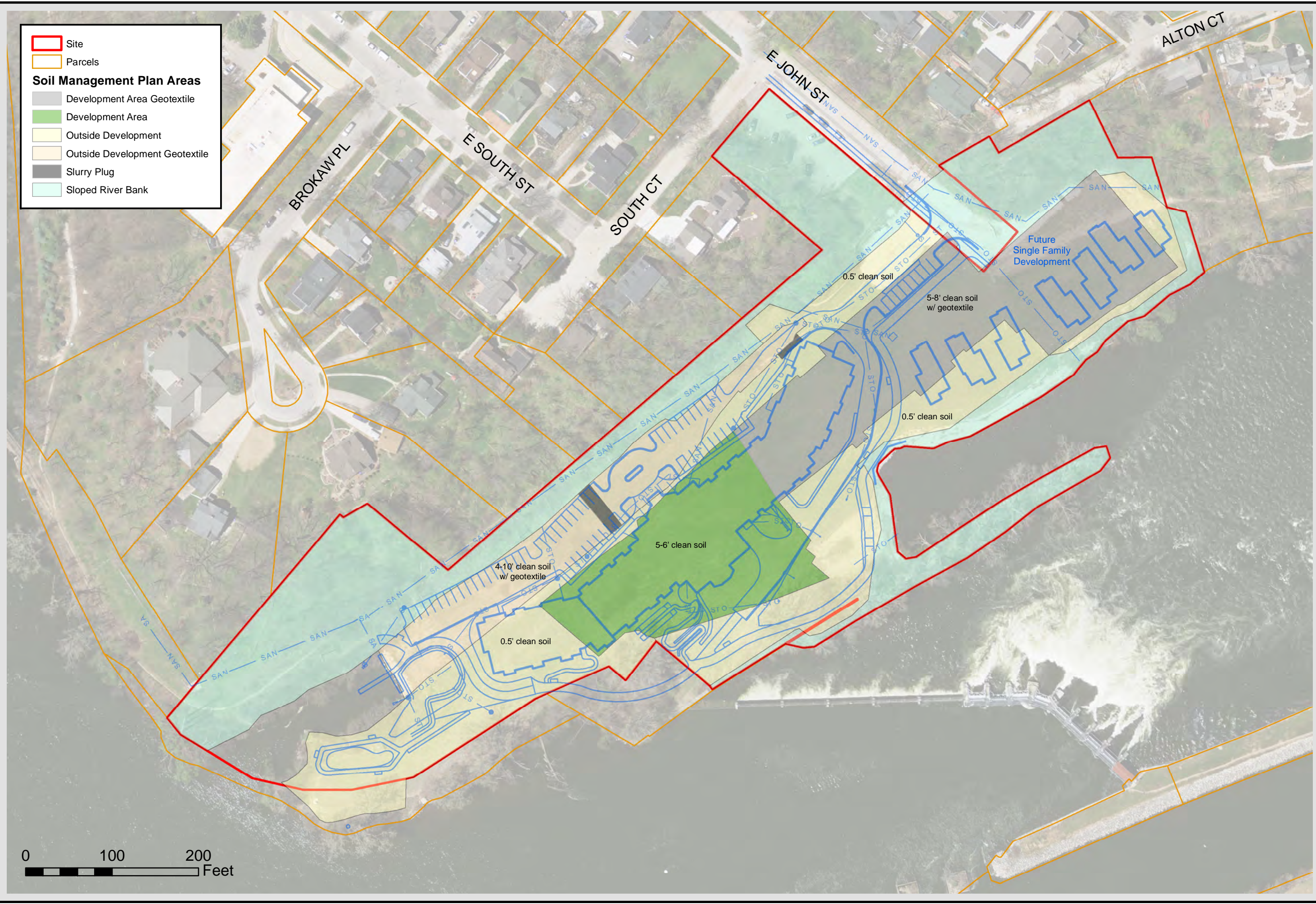
Parcels

Soil Management Plan Areas

- Development Area Geotextile
- Development Area
- Outside Development
- Outside Development Geotextile
- Slurry Plug
- Sloped River Bank



Project Manager: BDW
 Project Engineer: BDW
 Drawn By: JCW
 Checked By: BDW
 Date: 10/20/2016



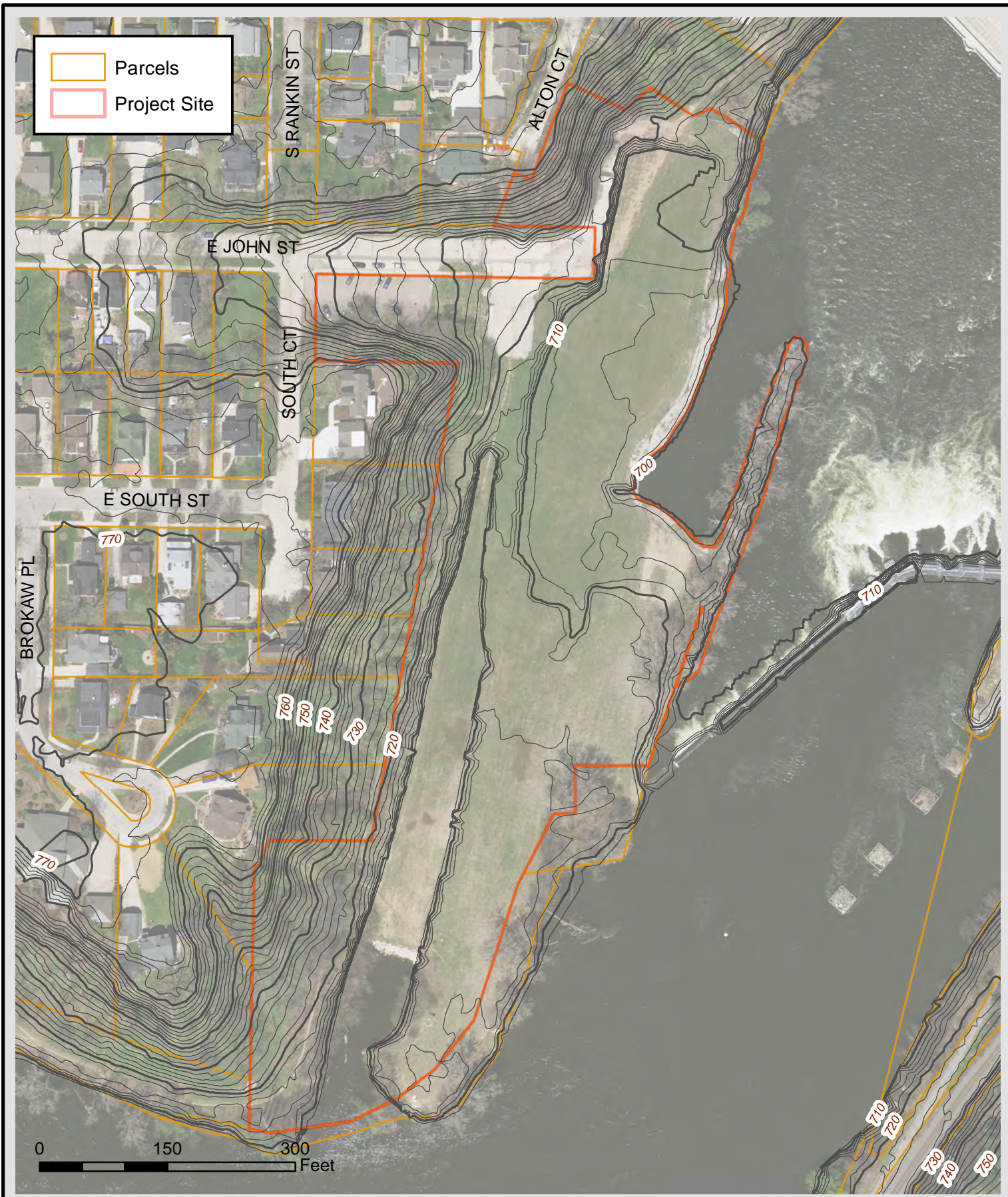
**EAGLE POINT SENIOR LIVING
 DEVELOPMENT ZONES**

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN



SCALE:
 1" = 100'
 PROJECT NO.
M1445C16
 FIGURE NO.
4

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OMNI ASSOCIATES
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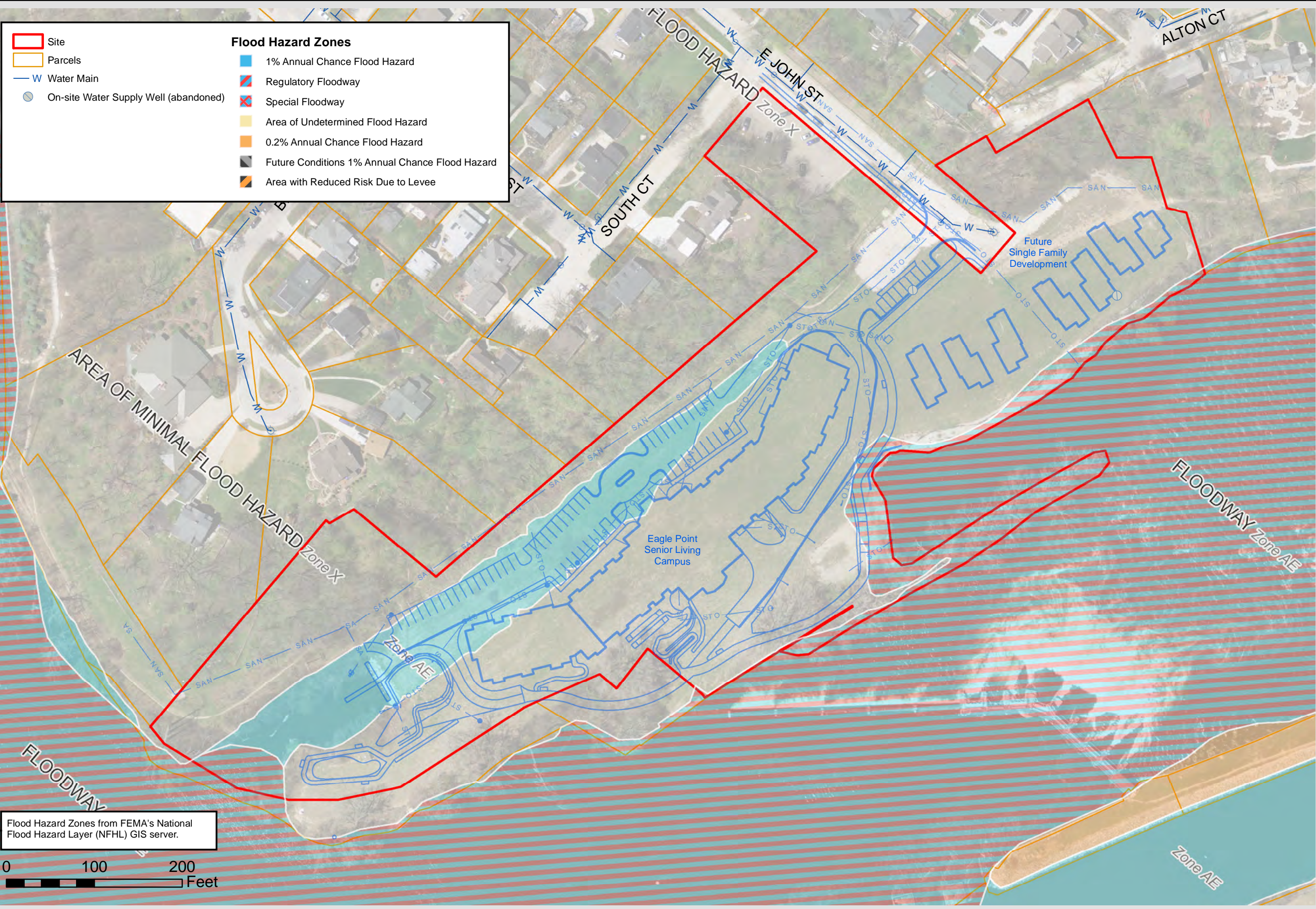


**EAGLE POINT SENIOR LIVING
 TOPOGRAPHIC MAP**

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

Project Manager: BDW	SCALE: 1" = 150'
Project Engineer: BDW	PROJECT NO. M1445C16
Drawn By: JCW	FIGURE NO. 5
Checked By: BDW	
Date: 8/4/2016	

	Site	Flood Hazard Zones	
	Parcels		1% Annual Chance Flood Hazard
	Water Main		Regulatory Floodway
	On-site Water Supply Well (abandoned)		Special Floodway
			Area of Undetermined Flood Hazard
			0.2% Annual Chance Flood Hazard
			Future Conditions 1% Annual Chance Flood Hazard
			Area with Reduced Risk Due to Levee



Flood Hazard Zones from FEMA's National Flood Hazard Layer (NFHL) GIS server.



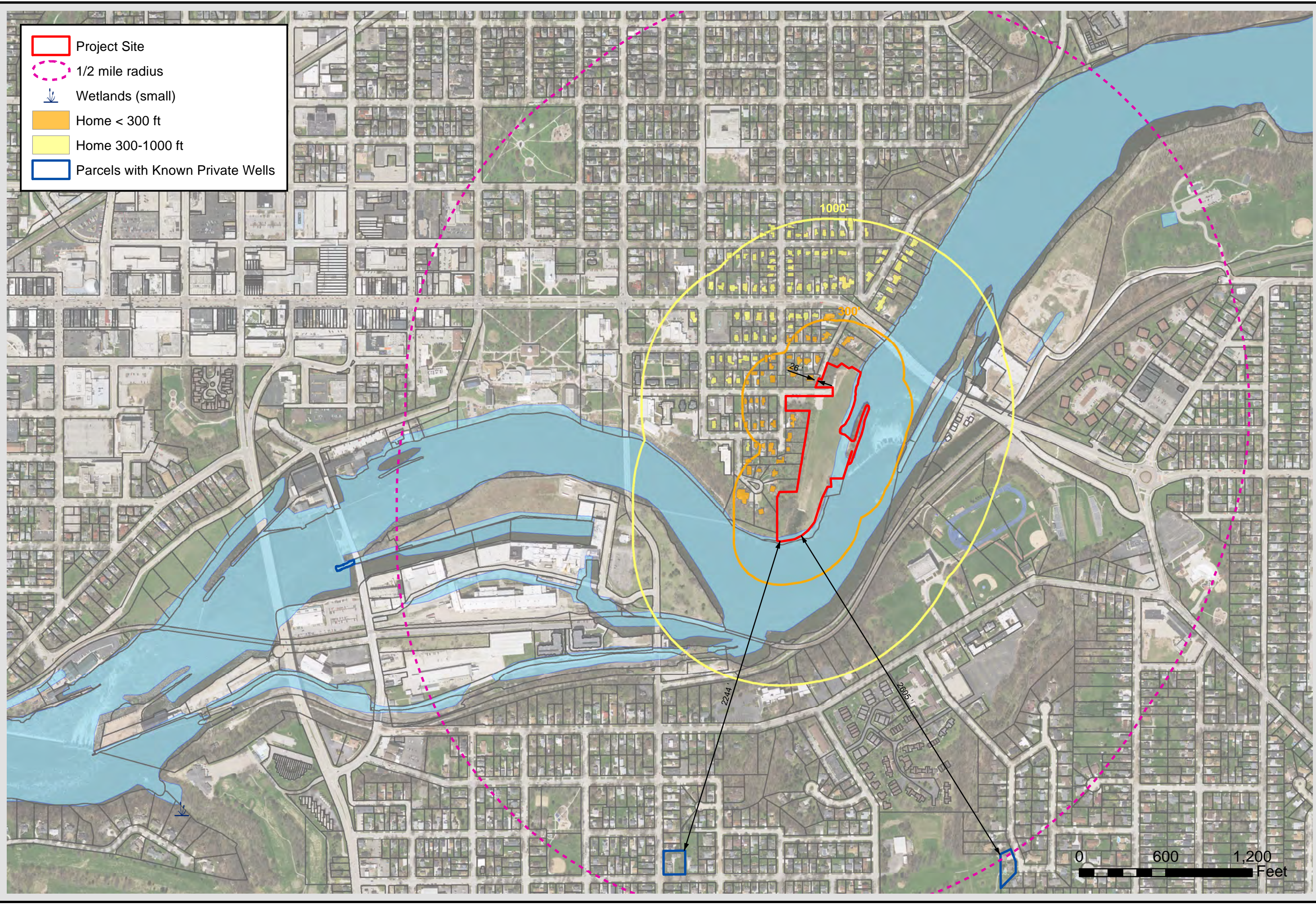
Project Manager: BDW
 Project Engineer: BDW
 Drawn By: JCW
 Checked By: BDW
 Date: 10/20/2016

**EAGLE POINT SENIOR LIVING
 SOIL MANAGEMENT PLAN LOCATION STANDARDS**



SCALE:
 1" = 100'
 PROJECT NO.
M1445C16
 FIGURE NO.
6

- Project Site
- 1/2 mile radius
- ↓ Wetlands (small)
- Home < 300 ft
- Home 300-1000 ft
- Parcels with Known Private Wells



Project Manager: BDW
 Project Engineer: BDW
 Drawn By: JCW
 Checked By: BDW
 Date: 9/27/2016

**EAGLE POINT SENIOR LIVING
 HISTORIC FILL EXEMPTION - DISTANCES**

Omni
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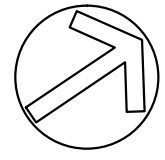
SCALE:
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 PROJECT NO.
M1445C16
 FIGURE NO.
7





CONTAMINATED SOIL CUT VOLUME
3,350 CY

CONTAMINATED SOIL CUT DEPTH			
RANGE	MIN ELEV	MAX ELEV	COLOR
1	-16.0	-14.0	Red
2	-14.0	-12.0	Red-Orange
3	-12.0	-10.0	Orange
4	-10.0	-8.0	Yellow-Orange
5	-8.0	-6.0	Yellow
6	-6.0	-4.0	Light Green
7	-4.0	-2.0	Green
8	-2.0	0.0	Blue

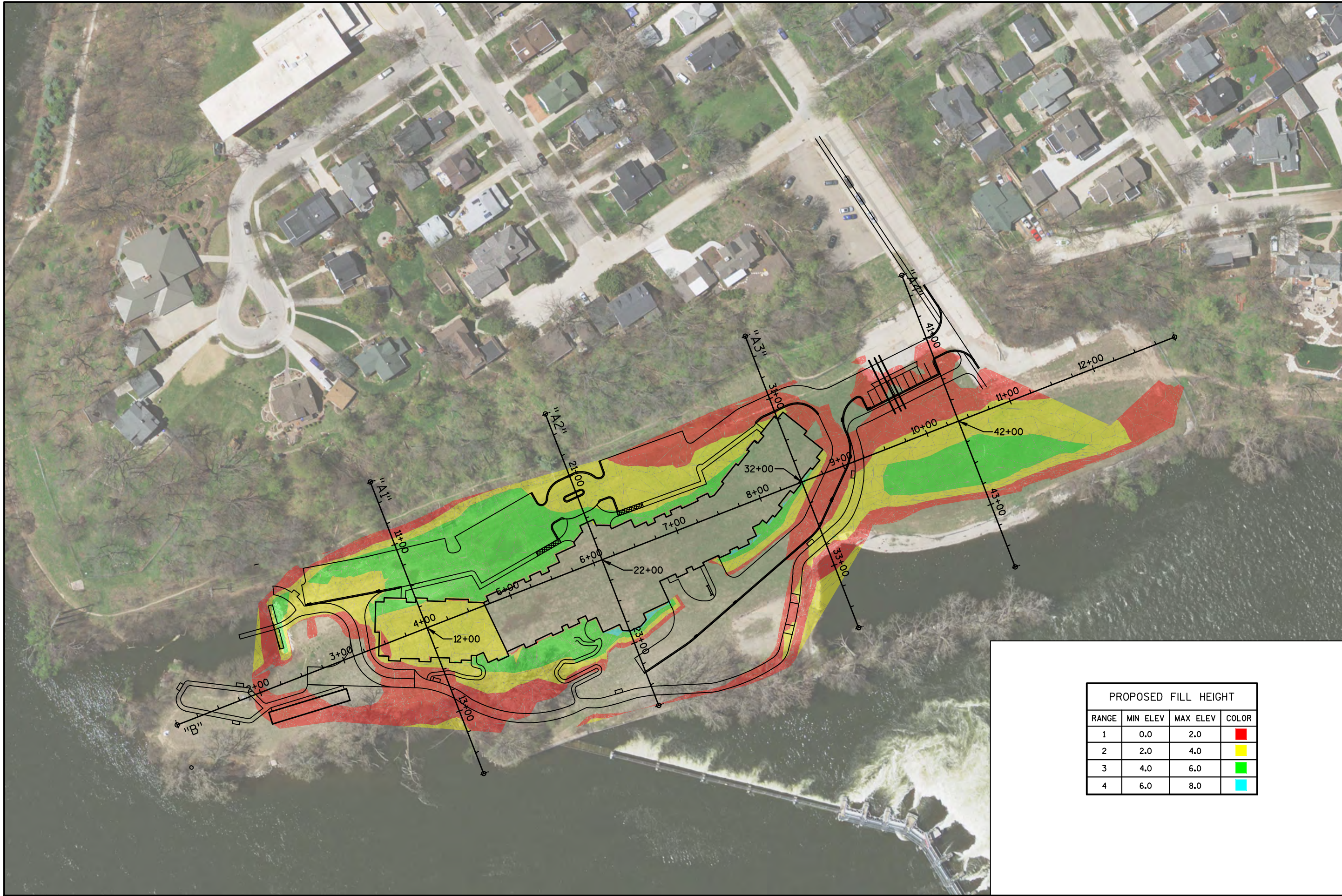


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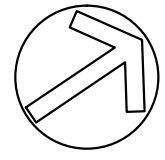


**EAGLE POINT SENIOR LIVING
CONTAMINATED SOIL EXCAVATION**

PROJECT NO: M1445C16
DRAWN BY: ADW
DATE: 09/29/2016
SHEET: 1 OF 1



PROPOSED FILL HEIGHT			
RANGE	MIN ELEV	MAX ELEV	COLOR
1	0.0	2.0	Red
2	2.0	4.0	Yellow
3	4.0	6.0	Green
4	6.0	8.0	Cyan



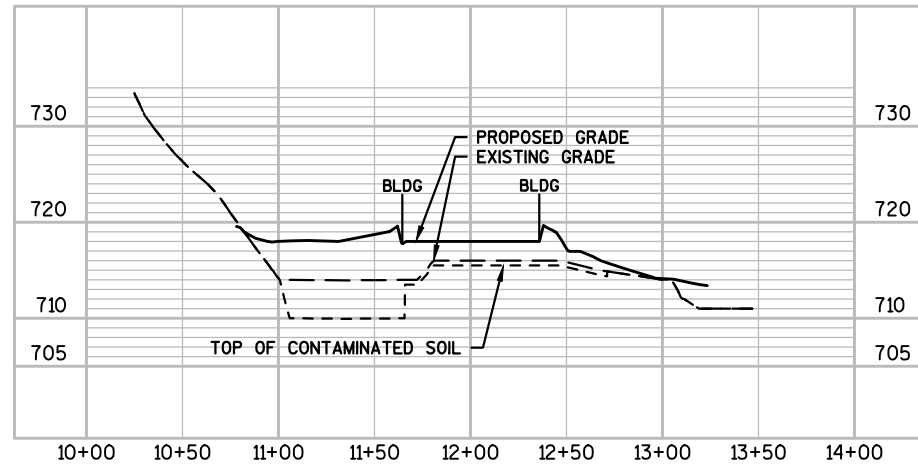
OMNI ASSOCIATES
 ONE SYSTEMS DRIVE
 APPLETON, WI 54914
 PHONE: (920) 735-6900
 FAX: (920) 830-6100



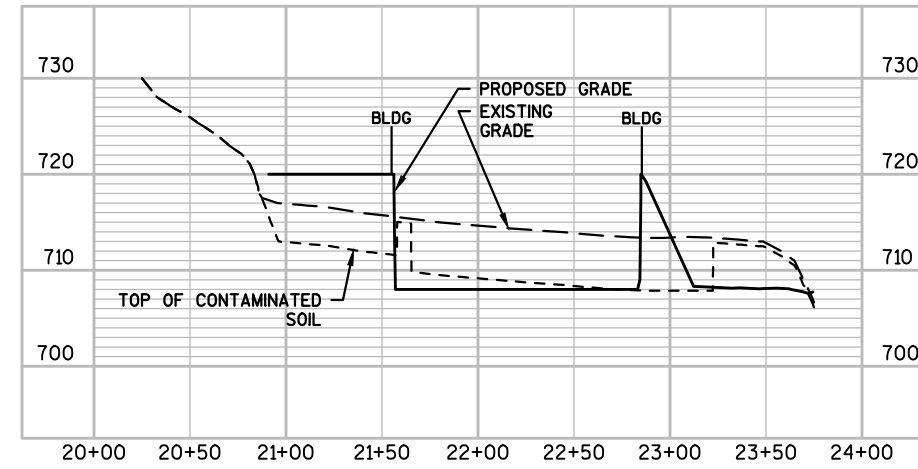
**EAGLE POINT SENIOR LIVING
 PROPOSED OVERALL FILL LOCATIONS**

PROJECT NO: M1445C16
DRAWN BY: ADW
DATE: 10/21/2016
SHEET: 1 OF 1

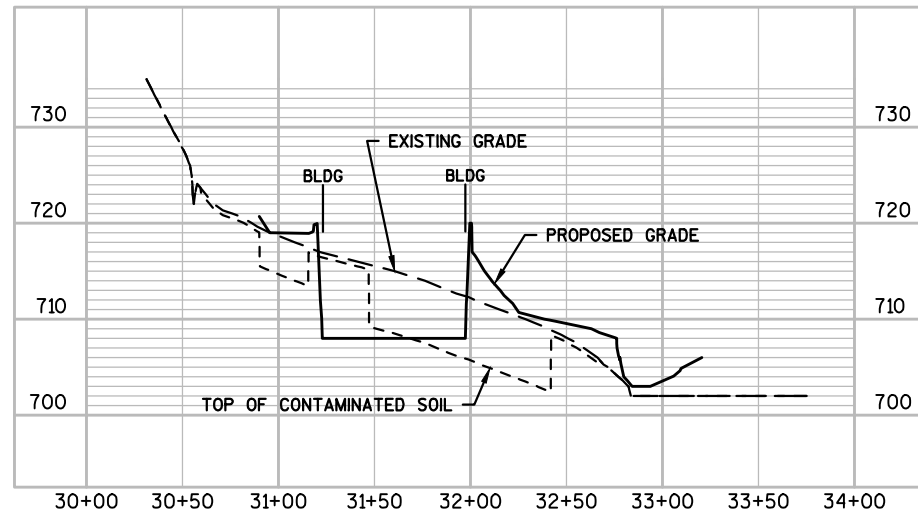
"A1"
 STA 10+00 TO STA 14+00
 V SCALE : 20 H SCALE : 100



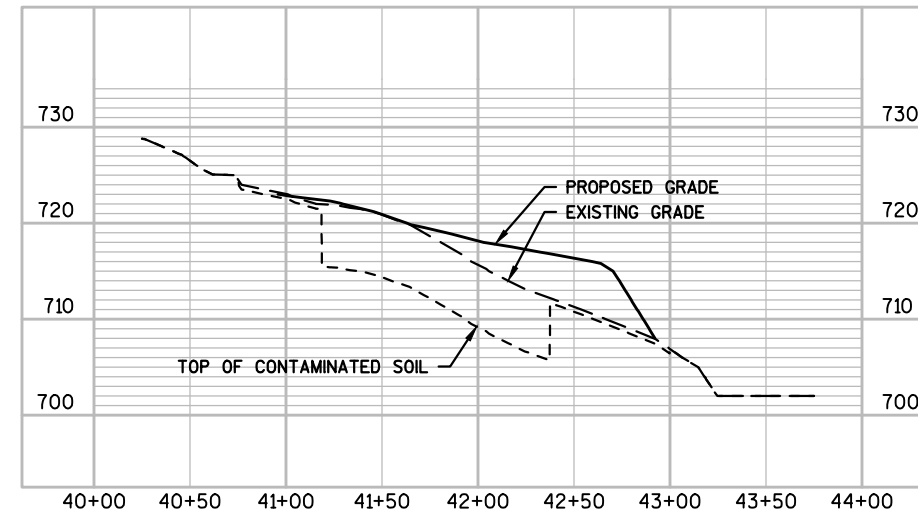
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 V SCALE : 20 H SCALE : 100



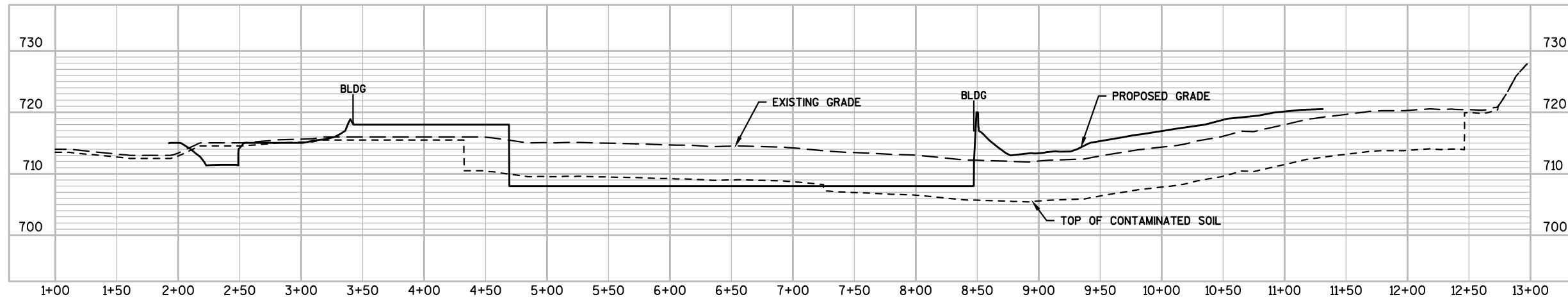
"A3"
 STA 30+00 TO STA 34+00
 V SCALE : 20 H SCALE : 100



"A4"
 STA 40+00 TO STA 44+00
 V SCALE : 20 H SCALE : 100



"B"
 STA 1+00 TO STA 13+00
 V SCALE : 20 H SCALE : 100



Appendix 2

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-1	AGM-GP-2	AGM-GP-3	AGM-GP-4	AGM-GP-5	AGM-GP-6	
Sample Date				11/13/06	11/13/06	11/13/06	11/13/06	11/13/06	11/13/06	11/13/06
Pre-Demo. Depth Range ¹	NR 720	NR 720	GW	2 - 4'	2 - 4'	2 - 4'	2 - 4'	2 - 4'	2 - 4'	10 - 12'
Post-Demo. Depth Range ²	IND DC	NON-IND DC ³	Pathway ⁴	13 - 15'	15 - 17'	10 - 12'	8 - 10'	9 - 11'	6 - 8'	12 - 14'
DRO (mg/kg)	--	--	100	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)										
Sulfate	--	--	--	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)										
Arsenic	1.6	0.039	--	3.1	3.0	4.3	2.8	3.0	1.9	6.6
Barium	4,500	344	330	62	19	30	49	66	10	83
Cadmium	510	8	1.5	<0.061	<0.058	<0.060	<0.073	<0.065	<0.053	0.19
Chromium	33,700	16,000	200,000	22	10	11	21	26	7.1	17
Lead	500	50	--	4.7	42	13	12	11	5.2	96
Mercury	6,880	4,920	0.21	0.012	0.051	<u>0.29</u>	0.061	0.048	0.0090	0.042
Selenium	11.2	8.6	1	<0.97	<0.93	<0.95	<1.2	<1.0	<0.85	<1.0
Silver	11.2	8.6	1.67	<0.29	<0.27	<0.28	<0.35	<0.31	<0.25	<0.31
VOCs (µg/kg)										
Cymene	--	--	--	<25	<25	<25	<25	<25	<25	<25
Naphthalene	110,000	20,000	400	<25	<25	<25	<25	<25	<25	<25
Toluene	--	--	1,500	<25	<25	<25	<25	<25	<25	<25
SVOCs (µg/kg)										
Acenaphthene	60,000,000	900,000	38,000	<3.6	<3.4	<3.5	<4.3	<3.8	<3.1	<3.8
Acenaphthylene	360,000	18,000	700	<3.5	<3.3	<3.4	<4.2	<3.7	<3.0	<3.7
Anthracene	300,000,000	5,000,000	3,000,000	<4.3	8.9	<4.2	<5.1	<4.6	<3.7	10
Benzo(a)Anthracene	3,900	88	17,000	<6.4	22	28	7.7	<6.8	<5.6	44
Benzo(a)Pyrene	390	8.8	48,000	<3.4	27	31	9.2	<3.7	<3.0	46
Benzo(b)fluoranthene	3,900	88	360,000	<3.4	24	26	7.8	<3.6	<2.9	43
Benzo(g,h,i)Perylene	39,000	1,800	6,800,000	<4.3	21	17	5.6	<4.6	<3.7	29
Benzo(k)Fluoranthene	39,000	880	870,000	<3.7	30	26	7.9	<3.9	<3.2	46

Footnotes on Page 2.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-1	AGM-GP-2	AGM-GP-3	AGM-GP-4	AGM-GP-5	AGM-GP-6	
Sample Date				11/13/06	11/13/06	11/13/06	11/13/06	11/13/06	11/13/06	11/13/06
Pre-Demo. Depth Range ¹	NR 720	NR 720	GW	2 - 4 [*]	2 - 4 [*]	2 - 4 [*]	2 - 4 [*]	2 - 4 [*]	2 - 4 [*]	10 - 12 [*]
Post-Demo. Depth Range ²	IND DC	NON-IND DC ³	Pathway ⁴	13 - 15'	15 - 17'	10 - 12'	8 - 10'	9 - 11'	6 - 8'	12 - 14'
SVOCs (µg/kg) (continued)										
Benzoic Acid	--	--	--	NA	NA	NA	NA	NA	NA	NA
Chrysene	390,000	8,800	37,000	<5.2	24	27	7.4	<5.6	<4.6	48
Dibenzo(a,h)Anthracene	390	8.8	38,000	<3.3	6.9	5.8	<4.0	<3.5	<2.9	9.7
Fluoranthene	40,000,000	600,000	500,000	<3.5	47	32	13	<3.7	<3.0	77
Fluorene	40,000,000	600,000	100,000	<4.1	<3.9	<4.0	<4.9	<4.4	<3.6	<4.4
Indeno(1,2,3-cd)Pyrene	3,900	88	680,000	<3.0	18	15	4.4	<3.2	<2.6	24
1-Methylnaphthalene	70,000,000	1,100,000	23,000	<3.6	<3.5	<3.6	<4.4	<3.9	<3.2	<3.9
2-Methylnaphthalene	40,000,000	600,000	20,000	<3.7	<3.6	<3.7	<4.5	<4.0	<3.3	<4.0
Naphthalene	110,000	20,000	400	<4.8	<4.6	<4.7	<5.8	<5.1	<4.2	<5.1
Phenanthrene	390,000	18,000	18,00	<3.5	13	6.4	6.3	<3.8	<3.1	24
Pyrene	30,000,000	500,000	8,700,000	<2.9	44	32	14	<3.1	<2.6	76

* Feet below basement slab.
 1 Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
 2 Based on preliminary grade developed by ARCADIS dated September 23, 2011.
 3 WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.
 4 WDNR NR720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
 -- Generic regulatory criteria not established.
Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold Value exceeds the generic NR 720 industrial direct contact RCLs.
Box Value exceeds the generic NR 720 industrial direct contact RCLs.
 DRO Diesel Range Organics.
 µg/kg Micrograms per kilogram.
 mg/kg Milligrams per kilogram.
 NA Not analyzed.
 NR720 IND DC WDNR NR720 Generic Industrial Direct Contact RCLs.
 NR720 NON-IND DC WDNR NR720 Generic Non-Industrial Direct Contact RCLs.
 SVOCs Semi-Volatile Organic Compounds.
 VOCs Volatile Organic Compounds.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-103	AGM-GP-104	AGM-GP-106	AGM-GP-107	AGM-GP-108	AGM-GP-109	AGM-GP-110	AGM-GP-111
Sample Date	10/17/11	10/17/11	10/17/11	10/18/11	10/18/11	10/18/11	10/18/11	10/20/11
Pre-Demo. Depth Range ¹	8 - 10'	4 - 6'	6 - 8'	6 - 8'	6 - 8'	6 - 8'	4 - 6'	4 - 6'
Post-Demo. Depth Range ²	8 - 10'	4 - 6'	8 - 10'	7 - 9'	3 - 5'	6 - 8'	4 - 6'	4 - 6'
DRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)								
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)								
Arsenic	4.3	8.3	2.8	3.3	15.1	3.1	3.2	4.1
Barium	51.1	38.6	38.0	43.9	44.7	52.2	64.2	48.3
Cadmium	0.12	0.23	0.079	0.17	0.29	0.13	0.085	0.16
Chromium	25.4	12.8	14.5	13.4	8.6	20.0	20.6	10.8
Lead	24.7	19.5	5.2	18.4	12.5	4.7	4.5	29.0
Mercury	0.037	0.16	0.022	0.056	0.036	0.025	0.0099	0.21
Selenium	<2.3	<2.5	<2.2	0.55	<2.2	<2.0	<2.2	0.37
Silver	0.12	0.18	0.11	<1.1	<1.1	<1.0	<1.1	0.20
VOCs (µg/kg)								
Cymene	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs (µg/kg)								
Acenaphthene	5.9	4.1	<19.4	3.7	7.9	191	<19.6	280
Acenaphthylene	<20.3	4.3	<19.4	35.4	4.3	572	<19.6	110
Anthracene	10.9	10.4	<19.4	44.5	22.7	1,140	<19.6	903
Benzo(a)Anthracene	16.2	16.1	<19.4	178	27.1	2,070	<19.6	1,690
Benzo(a)Pyrene	14.3	15.1	<19.4	241	20.4	1,790	<19.6	1,540
Benzo(b)fluoranthene	11.6	8.8	<19.4	203	11.0	1,290	<19.6	1,300
Benzo(g,h,i)Perylene	15.7	13.3	<19.4	175	15.9	1,070	<19.6	1,110
Benzo(k)Fluoranthene	10.8	11.4	<19.4	242	15.8	1,630	<19.6	1,230

Footnotes on Page 4.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-103	AGM-GP-104	AGM-GP-106	AGM-GP-107	AGM-GP-108	AGM-GP-109	AGM-GP-110	AGM-GP-111
Sample Date	10/17/11	10/17/11	10/17/11	10/18/11	10/18/11	10/18/11	10/18/11	10/20/11
Pre-Demo. Depth Range ¹	8 - 10'	4 - 6'	6 - 8'	6 - 8'	6 - 8'	6 - 8'	4 - 6'	4 - 6'
Post-Demo. Depth Range ²	8 - 10'	4 - 6'	8 - 10'	7 - 9'	3 - 5'	6 - 8'	4 - 6'	4 - 6'
SVOCs (µg/kg) (continued)								
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	15.0	16.9	<19.4	248	27.2	1,920	<19.6	1,610
Dibenzo(a,h)Anthracene	8.6	8.4	<19.4	58.8	9.3	489	<19.6	475
Fluoranthene	42.6	25.9	<19.4	638	28.2	4,010	<19.6	4,330
Fluorene	5.6	<21.4	<19.4	15.8	7.9	602	<19.6	354
Indeno(1,2,3-cd)Pyrene	15.7	13.9	4.8	158	14.3	1,080	<19.6	1,110
1-Methylnaphthalene	6.1	74.2	<19.4	16.5	132	140	<19.6	262
2-Methylnaphthalene	9.2	87.8	<19.4	19.3	157	182	<19.6	325
Naphthalene	7.0	55.3	<19.4	30.9	99.1	390	5.3	372
Phenanthrene	62.2	54.4	<19.4	285	114	<u>3,370</u>	<19.6	<u>3,580</u>
Pyrene	41.6	39.0	<19.4	284	36.9	4,800	<19.6	3,710

* Feet below basement slab.
 1 Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
 2 Based on preliminary grade developed by ARCADIS dated September 23, 2011.
 3 WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.
 4 WDNR NR720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
 -- Generic regulatory criteria not established.
Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold Value exceeds the generic NR 720 industrial direct contact RCLs.
Box Value exceeds the generic NR 720 industrial direct contact RCLs.
 DRO Diesel Range Organics.
 µg/kg Micrograms per kilogram.
 mg/kg Milligrams per kilogram.
 NA Not analyzed.
 NR720 IND DC WDNR NR720 Generic Industrial Direct Contact RCLs.
 NR720 NON-IND DC WDNR NR720 Generic Non-Industrial Direct Contact RCLs.
 SVOCs Semi-Volatile Organic Compounds.
 VOCs Volatile Organic Compounds.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-113	AGM-GP-114	AGM-GP-115	AGM-GP-116	AGM-GP-117	GP-6	GP-9	GP-13	GP-38	
Sample Date	10/18/11	10/18/11	10/18/11	10/18/11	10/18/11	04/27/04	04/26/04	04/26/04	04/29/04	
Pre-Demo. Depth Range¹	6 - 8'	8 - 10'	6 - 8'	8 - 10'	6 - 8'	4 - 6'	2 - 4'	8 - 10'	6 - 8'	14 - 16'
Post-Demo. Depth Range²	3 - 5'	8 - 10'	5 - 7'	7 - 9'	6 - 8'	4 - 6'	6 - 8'	11 - 13'	7 - 9'	15 - 17'
DRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)										
Sulfate	NA	NA	NA	NA	NA	120	440	73	NA	NA
Metals (mg/kg)										
Arsenic	2.4	2.9	2.7	5.7	2.3	1.7	2.1	3.0	2.5	7.1
Barium	77.9	47.0	70.9	78.7	149	6.0	49	45	140	69
Cadmium	0.27	0.46	0.070	2.4	0.11	0.35	0.99	0.75	0.45	1.4
Chromium	20.1	11.7	24.8	12.3	15.4	3.9	15	10	6.0	6.5
Lead	6.1	9.5	6.7	50.5	114	1.5	14	22	46	88
Mercury	0.032	0.043	0.064	0.018	0.081	<0.0200	0.029	1.4	0.028	0.054
Selenium	0.42	0.42	<2.2	1.0	<2.2	<u>9.2</u>	<u>8.4</u>	<u>7.2</u>	14	9.5
Silver	<1.2	<1.1	<1.1	0.55	0.25	<0.25	<0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)										
Cymene	NA	NA	NA	NA	NA	<8	<8	<8	<8	<8
Naphthalene	NA	NA	NA	NA	NA	<17	<17	<17	<17	40
Toluene	NA	NA	NA	NA	NA	<4.30	<4.30	<4.30	<4.30	27
SVOCs (µg/kg)										
Acenaphthene	<21.8	<20.0	<20.2	7.6	<20.9	<28	<28	29	<28	2,000
Acenaphthylene	<21.8	<20.0	<20.2	19.0	<20.9	<32	<32	83	<32	<u>1,500</u>
Anthracene	<21.8	<20.0	<20.2	36.4	<20.9	<46	<46	240	<46	8,100
Benzo(a)Anthracene	<21.8	16.1	<20.2	35.3	6.0	<33	68	400	85	13,000
Benzo(a)Pyrene	<21.8	16.4	<20.2	26.8	6.6	<43	76	350	110	12,000
Benzo(b)fluoranthene	<21.8	12.6	<20.2	18.5	5.4	<42	100	450	190	18,000
Benzo(g,h,i)Perylene	<21.8	10.5	<20.2	23.7	7.6	<32	32	81	<32	2,800
Benzo(k)Fluoranthene	<21.8	15.3	<20.2	18.7	7.0	<45	53	180	50	6,100

Footnotes on Page 6.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-113	AGM-GP-114	AGM-GP-115	AGM-GP-116	AGM-GP-117	GP-6	GP-9	GP-13	GP-38	
Sample Date	10/18/11	10/18/11	10/18/11	10/18/11	10/18/11	04/27/04	04/26/04	04/26/04	04/29/04	
Pre-Demo. Depth Range ¹	6 - 8'	8 - 10'	6 - 8'	8 - 10'	6 - 8'	4 - 6'	2 - 4'	8 - 10'	6 - 8' 14 - 16'	
Post-Demo. Depth Range ²	3 - 5'	8 - 10'	5 - 7'	7 - 9'	6 - 8'	4 - 6'	6 - 8'	11 - 13	7 - 9' 15 - 17'	
SVOCs (µg/kg) (continued)										
Benzoic Acid	NA	NA	NA	NA	NA	<40	120	NA	NA	NA
Chrysene	<21.8	18.3	<20.2	47.6	7.9	<46	61	370	110	13,000
Dibenzo(a,h)Anthracene	<21.8	<20.0	<20.2	10.7	5.9	<47	<47	<47	<47	1,000
Fluoranthene	<21.8	32.5	<20.2	80.5	<20.9	85	160	720	200	32,000
Fluorene	<21.8	<20.0	<20.2	9.6	<20.9	<32	<32	60	<32	5,200
Indeno(1,2,3-cd)Pyrene	<21.8	9.2	<20.2	16.9	10.4	<56	<56	90	<56	2,800
1-Methylnaphthalene	<21.8	3.4	<20.2	351	<20.9	<47	<47	<47	<47	<940
2-Methylnaphthalene	<21.8	4.5	<20.2	503	<20.9	<22	<22	28	23	660
Naphthalene	<21.8	5.6	<20.2	250	4.2	<39	<39	<39	<39	1,200
Phenanthrene	<21.8	18.4	<20.2	309	6.0	76	93	450	110	28,000
Pyrene	<21.8	29.9	<20.2	129	7.9	66	140	630	260	30,000

* Feet below basement slab.
 1 Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
 2 Based on preliminary grade developed by ARCADIS dated September 23, 2011.
 3 WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.
 4 WDNR NR720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
 -- Generic regulatory criteria not established.
Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold Value exceeds the generic NR 720 industrial direct contact RCLs.
Box Value exceeds the generic NR 720 industrial direct contact RCLs.
 DRO Diesel Range Organics.
 µg/kg Micrograms per kilogram.
 mg/kg Milligrams per kilogram.
 NA Not analyzed.
 NR720 IND DC WDNR NR720 Generic Industrial Direct Contact RCLs.
 NR720 NON-IND DC WDNR NR720 Generic Non-Industrial Direct Contact RCLs.
 SVOCs Semi-Volatile Organic Compounds.
 VOCs Volatile Organic Compounds.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-43	GP-47	GP-48
Sample Date	04/28/04	04/28/04	04/28/04
Pre-Demo. Depth Range ¹	4 - 6'	8 - 10'	8 - 10'
Post-Demo. Depth Range ²	4 - 6'	8 - 10'	6 - 8'
DRO (mg/kg)	NA	NA	NA
Anions (mg/kg)			
Sulfate	NA	NA	NA
Metals (mg/kg)			
Arsenic	<0.5	<0.5	2.0
Barium	88	24	9.8
Cadmium	0.85	0.36	<0.25
Chromium	21	10	11
Lead	5.4	2.9	0.39
Mercury	0.045	<0.0200	<0.0200
Selenium	12	6.9	1.2
Silver	<0.25	<0.25	<0.25
VOCs (µg/kg)			
Cymene	<8	<8	<8
Naphthalene	<17	<17	<17
Toluene	<4.30	<4.30	<4.30
SVOCs (µg/kg)			
Acenaphthene	<28	<28	51
Acenaphthylene	<32	<32	<32
Anthracene	<46	<46	170
Benzo(a)Anthracene	<33	<33	410
Benzo(a)Pyrene	<43	<43	390
Benzo(b)fluoranthene	<42	<42	450
Benzo(g,h,i)Perylene	<32	<32	280
Benzo(k)Fluoranthene	<45	<45	180

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Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-43	GP-47	GP-48
Sample Date	04/28/04	04/28/04	04/28/04
Pre-Demo. Depth Range ¹	4 - 6'	8 - 10'	8 - 10'
Post-Demo. Depth Range ²	4 - 6'	8 - 10'	6 - 8'
SVOCs (µg/kg) (continued)			
Benzoic Acid	<40	NA	NA
Chrysene	<46	<46	410
Dibenzo(a,h)Anthracene	<47	<47	75
Fluoranthene	30	<30	1100
Fluorene	<32	<32	43
Indeno(1,2,3-cd)Pyrene	<56	<56	220
1-Methylnaphthalene	<47	<47	<47
2-Methylnaphthalene	<22	<22	42
Naphthalene	<39	<39	78
Phenanthrene	76	<36	840
Pyrene	66	<39	960

* Feet below basement slab.

1 Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.

2 Based on preliminary grade developed by ARCADIS dated September 23, 2011.

3 WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.

4 WDNR NR720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).

-- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR720 IND DC WDNR NR720 Generic Industrial Direct Contact RCLs.

NR720 NON-IND DC WDNR NR720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-103	AGM-GP-104	AGM-GP-106	AGM-GP-107	AGM-GP-108
Sample Date				10/17/11	10/17/11	10/17/11	10/18/11	10/18/11
Pre-Demo. Depth Range ¹	NR 720	NR 720	GW	2 - 4'	2 - 4'	2 - 4'	0 - 2'	0 - 2'
Post-Demo. Depth Range ²	IND DC	NON-IND DC ³	Pathway ⁴	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
DRO (mg/kg)	--	--	100	NA	NA	NA	NA	NA
Anions (mg/kg)								
Sulfate	--	--	--	NA	NA	NA	NA	NA
Metals (mg/kg)								
Arsenic	1.6	0.039	--	3.3	17.5	7.6	3.4	4.8
Barium	4,500	344	330	54.3	75.4	73.4	50.6	73.1
Cadmium	510	8	1.5	0.13	0.22	0.29	0.19	0.32
Chromium	33,700	16,000	200,000	22.7	21.3	13.9	95.5	11.9
Lead	500	50	--	11.4	64.6	58.8	26.8	67.4
Mercury	6,880	4,920	0.21	0.024	0.082	0.16	0.064	<u>0.93</u>
Selenium	11.2	8.6	1	<2.2	<2.2	0.53	<2.0	<2.2
Silver	11.2	8.6	1.67	<1.1	0.18	0.28	0.14	<1.1
VOCs (µg/kg)								
Benzene	--	1,100	5.5	NA	NA	NA	NA	NA
N-Butylbenzene	--	--	--	NA	NA	NA	NA	NA
Cymene	--	--	--	NA	NA	NA	NA	NA
Ethylbenzene	--	--	2,900	NA	NA	NA	NA	NA
Isopropylbenzene	--	--	--	NA	NA	NA	NA	NA
Naphthalene	110,000	20,000	400	NA	NA	NA	NA	NA
2-Phenylbutane	--	--	--	NA	NA	NA	NA	NA
N-Propylbenzene	--	--	--	NA	NA	NA	NA	NA
Toluene	--	--	1,500	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	--	--	83,000	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	--	--	11,000	NA	NA	NA	NA	NA
m,p-Xylene	--	--	--	NA	NA	NA	NA	NA
o-Xylene	--	--	--	NA	NA	NA	NA	NA
Xylenes (total)	--	--	4,100	NA	NA	NA	NA	NA
SVOCs (µg/kg)								
Acenaphthene	60,000,000	900,000	38,000	<18.8	5.9	14.5	<18.4	8.3
Acenaphthylene	360,000	18,000	700	5.7	38.0	91.3	5.9	76.6
Anthracene	300,000,000	5,000,000	3,000,000	9.4	34.2	103	6.3	139
Benzo(a)Anthracene	3,900	88	17,000	28.2	116	312	37.5	355
Benzo(a)Pyrene	390	8.8	48,000	33.9	161	492	40.4	370
Benzo(b)fluoranthene	3,900	88	360,000	25.6	128	329	32.6	293

Footnotes on Page 2.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-103	AGM-GP-104	AGM-GP-106	AGM-GP-107	AGM-GP-108
Sample Date				10/17/11	10/17/11	10/17/11	10/18/11	10/18/11
Pre-Demo. Depth Range ¹	NR 720	NR 720	GW	2 - 4'	2 - 4'	2 - 4'	0 - 2'	0 - 2'
Post-Demo. Depth Range ²	IND DC	NON-IND DC ³	Pathway ⁴	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
SVOCs (µg/kg)								
Benzo(g,h,i)Perylene	39,000	1,800	6,800,000	45.6	167	347	34.0	253
Benzo(k)Fluoranthene	39,000	880	870,000	21.8	111	349	32.3	301
Benzoic Acid	--	--	--	NA	NA	NA	NA	NA
Carbazole	--	--	--	NA	NA	NA	NA	NA
Chrysene	390,000	8,800	37,000	33.6	130	380	40.0	400
Dibenzo(a,h)Anthracene	390	8.8	38,000	14.6	51.2	120	14.5	95.7
Dibenzofuran	--	--	--	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	--	--	--	NA	NA	NA	NA	NA
Fluoranthene	40,000,000	600,000	500,000	30.4	154	469	49.0	637
Fluorene	40,000,000	600,000	100,000	<18.8	5.3	22.5	<18.4	14.7
Indeno(1,2,3-cd)Pyrene	3,900	88	680,000	28.8	134	320	33.5	227
1-Methylnaphthalene	70,000,000	1,100,000	23,000	8.4	14.8	55.2	<18.4	73.3
2-Methylnaphthalene	40,000,000	600,000	20,000	10.6	19.6	60.9	2.8	94.6
Naphthalene	110,000	20,000	400	8.2	20.2	39.7	3.7	99.2
Phenanthrene	390,000	18,000	18,000	28.2	78.1	366	16.7	306
Pyrene	30,000,000	500,000	8,700,000	32.5	232	554	61.3	711

* Depth below basement slab.

1 Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.

2 Based on preliminary grade developed by ARCADIS dated September 23, 2011.

3 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.

4 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).

-- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.

NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-109	AGM-GP-110	AGM-GP-111	AGM-GP-113	AGM-GP-114	AGM-GP-115	AGM-GP-116
Sample Date	10/18/11	10/18/11	10/20/11	10/18/11	10/18/11	10/18/11	10/18/11
Pre-Demo. Depth Range ¹	2 - 4'	0 - 2'	2 - 4'	2 - 4'	2 - 4'	2 - 4'	2 - 4'
Post-Demo. Depth Range ²	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
DRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)							
Sulfate	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)							
Arsenic	4.9	3.0	4.1	2.1	4.5	2.0	7.0
Barium	85.5	31.8	92.9	68.9	74.5	51.7	80.7
Cadmium	0.17	0.17	0.29	0.11	0.28	0.042	0.37
Chromium	21.4	7.1	21.0	30.0	23.3	25.1	15.3
Lead	12.8	19.4	39.4	11.4	23.1	11.1	84.4
Mercury	0.13	0.022	<u>0.25</u>	0.072	0.11	<u>0.23</u>	0.067
Selenium	<1.9	<2.1	<2.5	0.31	0.33	<2.3	<u>1.3</u>
Silver	<0.95	<1.0	0.23	0.18	0.21	<1.1	0.58
VOCs (µg/kg)							
Benzene	NA	NA	NA	NA	NA	NA	NA
N-Butylbenzene	NA	NA	NA	NA	NA	NA	NA
Cymene	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA
Naphthalene	NA	NA	NA	NA	NA	NA	NA
2-Phenylbutane	NA	NA	NA	NA	NA	NA	NA
N-Propylbenzene	NA	NA	NA	NA	NA	NA	NA
Toluene	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA
m,p-Xylene	NA	NA	NA	NA	NA	NA	NA
o-Xylene	NA	NA	NA	NA	NA	NA	NA
Xylenes (total)	NA	NA	NA	NA	NA	NA	NA
SVOCs (µg/kg)							
Acenaphthene	<18.6	<17.7	739	<19.1	16.2	<19.5	34.5
Acenaphthylene	8.0	<17.7	112	<19.1	8.8	<19.5	143
Anthracene	12.1	4.4	2,170	<19.1	47.8	<19.5	168
Benzo(a)Anthracene	43.0	20.5	4,520	11.6	82.0	6.3	225
Benzo(a)Pyrene	43.7	19.2	4,630	11.6	91.0	6.3	211
Benzo(b)fluoranthene	37.4	15.3	3,570	7.6	68.3	4.7	190

Footnotes on Page 4.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-109	AGM-GP-110	AGM-GP-111	AGM-GP-113	AGM-GP-114	AGM-GP-115	AGM-GP-116
Sample Date	10/18/11	10/18/11	10/20/11	10/18/11	10/18/11	10/18/11	10/18/11
Pre-Demo. Depth Range ¹	2 - 4'	0 - 2'	2 - 4'	2 - 4'	2 - 4'	2 - 4'	2 - 4'
Post-Demo. Depth Range ²	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
SVOCs (µg/kg)							
Benzo(g,h,i)Perylene	43.7	12.6	2,830	7.0	90.3	3.7	205
Benzo(k)Fluoranthene	43.2	15.8	3,490	10.8	67.3	5.9	220
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA
Chrysene	55.9	21.0	4,590	12.3	90.7	7.2	345
Dibenzo(a,h)Anthracene	17.5	<17.7	1,180	<19.1	28.3	<19.5	69.4
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	56.0	42.1	10,900	13.0	188	<19.5	732
Fluorene	<18.6	<17.7	705	<19.1	19.6	<19.5	51.2
Indeno(1,2,3-cd)Pyrene	39.2	10.9	2,890	6.5	65.8	3.3	171
1-Methylnaphthalene	29.3	11.0	252	<19.1	22.1	<19.5	353
2-Methylnaphthalene	35.3	14.1	327	<19.1	29.3	<19.5	448
Naphthalene	20.6	6.3	<u>516</u>	4.4	26.8	<19.5	<u>471</u>
Phenanthrene	49.2	15.6	<u>7,670</u>	8.6	172	5.0	1,070
Pyrene	79.7	24.7	10,400	14.0	226	9.4	962

* Depth below basement slab.

1 Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.

2 Based on preliminary grade developed by ARCADIS dated September 23, 2011.

3 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.

4 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).

-- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.

NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-117	GP-36	GP-37	GP-39	GP-40	GP-41
Sample Date	10/18/11	04/29/04	04/29/04	04/29/04	04/29/04	04/29/04
Pre-Demo. Depth Range ¹	2 - 4'	0 - 2'	0 - 2'	0 - 2'	0 - 2'	2 - 4'
Post-Demo. Depth Range ²	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
DRO (mg/kg)	NA	<2.40	<2.40	<2.40	54	34
Anions (mg/kg)						
Sulfate	NA	NA	NA	NA	NA	NA
Metals (mg/kg)						
Arsenic	2.5	1.8	23	<0.5	2.2	3.7
Barium	44.1	46	53	20	74	62
Cadmium	0.097	0.57	0.47	0.52	0.67	0.64
Chromium	14.0	13	15	12	11	15
Lead	4.0	16	27	2.6	24	19
Mercury	0.013	0.063	0.050	<0.0200	0.052	0.054
Selenium	<2.1	14	7.5	11	11	9.6
Silver	<1.0	<0.25	<0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)						
Benzene	NA	31	<4.80	<4.80	26	<6.20
N-Butylbenzene	NA	<5.80	<5.80	<5.80	42	<8.10
Cymene	NA	<8	<8	<8	<8	<3.60
Ethylbenzene	NA	<3.60	<3.60	<3.60	65	<6.70
Isopropylbenzene	NA	29	<6.70	<6.70	37	<10
Naphthalene	NA	50	<17	<17	193	<5.80
2-Phenylbutane	NA	<5.10	<5.10	<5.10	32	<4.80
N-Propylbenzene	NA	<8.10	<8.10	<8.10	45	<6.10
Toluene	NA	113	<4.30	<4.30	110	<4.80
1,2,4-Trimethylbenzene	NA	43	<9.80	<9.80	164	<8.80
1,3,5-Trimethylbenzene	NA	<3.80	<3.80	<3.80	57	<5.10
m,p-Xylene	NA	<10	<10	<10	199	<17
o-Xylene	NA	<6.10	<6.10	<6.10	128	<8.70
Xylenes (total)	NA	<16.10	<16.10	<16.10	327	<25.70
SVOCs (µg/kg)						
Acenaphthene	<18.5	<28	<28	<28	990	<28
Acenaphthylene	<18.5	<32	65	<32	<32	<32
Anthracene	<18.5	<46	85	<46	3,400	<46
Benzo(a)Anthracene	<18.5	47	500	<33	4,600	62
Benzo(a)Pyrene	<18.5	45	560	<43	4,500	80
Benzo(b)fluoranthene	<18.5	56	780	<42	4,900	110

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Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-117	GP-36	GP-37	GP-39	GP-40	GP-41
Sample Date	10/18/11	04/29/04	04/29/04	04/29/04	04/29/04	04/29/04
Pre-Demo. Depth Range ¹	2 - 4'	0 - 2'	0 - 2'	0 - 2'	0 - 2'	2 - 4'
Post-Demo. Depth Range ²	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
SVOCs (µg/kg)						
Benzo(g,h,i)Perylene	<18.5	<32	300	<32	450	34
Benzo(k)Fluoranthene	<18.5	<45	280	<45	2,300	<45
Benzoic Acid	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA
Chrysene	<18.5	<46	550	<46	4,200	67
Dibenzo(a,h)Anthracene	<18.5	<47	88	<47	170	<47
Dibenzofuran	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA
Fluoranthene	<18.5	75	770	<30	9,200	130
Fluorene	<18.5	<32	<32	<32	960	<32
Indeno(1,2,3-cd)Pyrene	<18.5	<56	280	<56	510	<56
1-Methylnaphthalene	<18.5	<47	<47	<47	240	<47
2-Methylnaphthalene	<18.5	41	<22	<22	350	<22
Naphthalene	<18.5	<39	<39	<39	<u>690</u>	<39
Phenanthrene	<18.5	67	260	<36	<u>8,100</u>	76
Pyrene	<18.5	59	740	<39	7,500	110

* Depth below basement slab.

1 Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.

2 Based on preliminary grade developed by ARCADIS dated September 23, 2011.

3 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.

4 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).

-- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.

NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-44	GP-45	GP-50	GP-51
Sample Date	04/28/04	04/28/04	04/28/04	04/28/04
Pre-Demo. Depth Range ¹	2 - 4'	2 - 4'	2 - 4'	2 - 4'
Post-Demo. Depth Range ²	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
DRO (mg/kg)	NA	20	NA	NA
Anions (mg/kg)				
Sulfate	NA	NA	NA	NA
Metals (mg/kg)				
Arsenic	3.6	3.7	3.9	8.4
Barium	51	60	40	130
Cadmium	0.53	0.43	0.67	0.79
Chromium	11	16	11	21
Lead	110	6.2	990	59
Mercury	0.062	0.022	0.046	0.039
Selenium	<u>7.9</u>	<u>7.7</u>	13	9.1
Silver	<0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)				
Benzene	<4.80	<4.80	<4.80	<4.80
N-Butylbenzene	<5.80	<5.80	<5.80	<5.80
Cymene	<8	<8	<8	<8
Ethylbenzene	<3.60	<3.60	<3.60	35
Isopropylbenzene	<6.70	<6.70	<6.70	<6.70
Naphthalene	<17	<17	<17	153
2-Phenylbutane	<5.10	<5.10	<5.10	<5.10
N-Propylbenzene	<8.10	<8.10	<8.10	<8.10
Toluene	<4.30	<4.30	<4.30	134
1,2,4-Trimethylbenzene	<9.80	<9.80	<9.80	78
1,3,5-Trimethylbenzene	<3.80	<3.80	<3.80	36
m,p-Xylene	<10	<10	<10	130
o-Xylene	<6.10	<6.10	<6.10	70
Xylenes (total)	<16.10	<16.10	<16.10	200
SVOCs (µg/kg)				
Acenaphthene	<28	<28	<28	<39.2
Acenaphthylene	<32	<32	<32	<44.8
Anthracene	<46	<46	<46	210
Benzo(a)Anthracene	<33	97	69	220
Benzo(a)Pyrene	<43	110	86	230
Benzo(b)fluoranthene	<42	150	130	420

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Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-44	GP-45	GP-50	GP-51
Sample Date	04/28/04	04/28/04	04/28/04	04/28/04
Pre-Demo. Depth Range ¹	2 - 4'	2 - 4'	2 - 4'	2 - 4'
Post-Demo. Depth Range ²	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
SVOCs (µg/kg)				
Benzo(g,h,i)Perylene	<32	<32	40	74
Benzo(k)Fluoranthene	<45	67	48	170
Benzoic Acid	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA
Chrysene	<46	110	89	300
Dibenzo(a,h)Anthracene	<47	<47	<47	<65.8
Dibenzofuran	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA
Fluoranthene	42	220	190	470
Fluorene	<32	<32	<32	49
Indeno(1,2,3-cd)Pyrene	<56	<56	<56	<78.4
1-Methylnaphthalene	<47	<47	<47	110
2-Methylnaphthalene	<22	<22	<22	170
Naphthalene	<39	<39	<39	120
Phenanthrene	<36	110	120	<50.4
Pyrene	45	190	150	520

* Depth below basement slab.

1 Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.

2 Based on preliminary grade developed by ARCADIS dated September 23, 2011.

3 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.

4 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).

-- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.

NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-100		AGM-GP-101		AGM-GP-102		AGM-GP-105		
	Sample Date	NR 720	NR 720	GW	10/20/11	10/20/11	10/17/11	10/17/11	10/17/11	10/17/11	10/18/11	10/18/11
Depth Range ¹	IND DC	NON-IND DC ²	Pathway ³	2 - 4	4 - 6	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	
GRO (mg/kg)	--	--	100	NA	NA	NA	NA	NA	NA	NA	NA	
Anions (mg/kg)												
Sulfate	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Metals (mg/kg)												
Arsenic	1.6	0.039	--	11.2	7	3.9	29.9	3.9	8.7	3.6	2.8	
Barium	4,500	344	330	78.4	117	11.8	39.3	74.1	77.4	68.3	54.2	
Cadmium	510	8	1.5	0.19	0.25	0.095	0.48	0.14	0.25	0.12	0.068	
Chromium	33,700	16,000	200,000	17.7	23	12	11.9	26.4	20.3	25.1	18	
Lead	500	50	--	57.5	35.4	10	29.3	16.4	47.6	8.1	4.5	
Mercury	6,880	4,920	0.21	0.083	0.11	0.13	0.78	0.031	0.055	0.025	0.0068	
Selenium	11.2	8.6	1	0.77	0.67	<2.1	<2.4	<2.4	<2.2	<2.0	<2.1	
Silver	11.2	8.6	1.67	0.16	0.2	<1.1	0.11	0.15	0.15	0.11	0.096	
VOCs (µg/kg)												
Benzene	--	1,100	5.5	NA	NA	NA	NA	NA	NA	NA	NA	
N-Butylbenzene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Cymene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
1,2-Dichlorobenzene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Ethylbenzene	--	--	2,900	NA	NA	NA	NA	NA	NA	NA	NA	
Isopropylbenzene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Naphthalene	110,000	20,000	400	NA	NA	NA	NA	NA	NA	NA	NA	
2-Phenylbutane	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
N-Propylbenzene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Tetrachloroethene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Toluene	--	--	1,500	NA	NA	NA	NA	NA	NA	NA	NA	
1,1,1-Trichloroethane	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
1,2,4-Trimethylbenzene	--	--	83,000	NA	NA	NA	NA	NA	NA	NA	NA	
1,3,5-Trimethylbenzene	--	--	11,000	NA	NA	NA	NA	NA	NA	NA	NA	
m,p-Xylene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
o-Xylene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Xylenes (total)	--	--	4,100	NA	NA	NA	NA	NA	NA	NA	NA	
SVOCs (µg/kg)												
Acenaphthene	60,000,000	900,000	38,000	<21.9	<21.7	2.9	12.7	35.4	15.4	13.4	<19.5	
Acenaphthylene	360,000	18,000	700	4.8	4.3	4.7	9.6	41.5	34.7	23.5	<19.5	

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Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-100		AGM-GP-101		AGM-GP-102		AGM-GP-105	
Sample Date	NR 720	NR 720	GW	10/20/11	10/20/11	10/17/11	10/17/11	10/17/11	10/17/11	10/18/11	10/18/11
Depth Range ¹	IND DC	NON-IND DC ²	Pathway ³	2 - 4	4 - 6	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8
SVOCs (µg/kg) (continued)											
Anthracene	300,000,000	5,000,000	3,000,000	<21.9	<21.7	8.2	35.9	159	70.2	<19.5	<19.5
Benzo(a)Anthracene	3,900	88	17,000	7.7	15.5	22.8	36.9	291	184	75.4	<19.5
Benzo(a)Pyrene	390	8.8	48,000	9.4	14.1	29.6	30.7	276	236	90.5	<19.5
Benzo(b)fluoranthene	3,900	88	360,000	8.6	11.9	23.8	19.7	211	197	75.8	<19.5
Benzo(g,h,i)Perylene	39,000	1,800	6,800,000	27.9	12.3	34.9	21.8	195	255	79.4	<19.5
Benzo(k)Fluoranthene	39,000	880	870,000	8.5	11.5	20.8	22.1	217	164	70.1	<19.5
Benzoic Acid	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	390,000	8,800	37,000	9	20.8	27.6	45.7	311	230	94.4	<19.5
Dibenzo(a,h)Anthracene	390	8.8	38,000	9.8	8.7	12.3	11.7	67.4	74	21.2	<19.5
Dibenzofuran	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	40,000,000	600,000	500,000	12.6	24.2	43.9	65.6	612	307	172	<19.5
Fluorene	40,000,000	600,000	100,000	<21.9	<21.7	<18.0	12.7	63.3	17.7	5.7	<19.5
Indeno(1,2,3-cd)Pyrene	3,900	88	680,000	20.3	14	27.2	18	165	188	59.8	<19.5
1-Methylnaphthalene	70,000,000	1,100,000	23,000	8	14.4	10.8	169	203	24.8	29.6	<19.5
2-Methylnaphthalene	40,000,000	600,000	20,000	10.5	20.3	13.2	210	261	36.9	37.1	<19.5
Naphthalene	110,000	20,000	400	10.9	19.5	10.4	142	214	56.5	34.8	<19.5
Phenanthrene	390,000	18,000	18,000	11.5	17.1	41.3	187	829	186	110	<19.5
Pyrene	30,000,000	500,000	8,700,000	16.2	29.1	51.2	91.4	718	372	174	<19.5

- 1 Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
- 2 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
- 3 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 non-industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.

NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-112		AGM-GP-118		AGM-GP-119		AGM-121			GP-2	GP-3
Sample Date	10/20/11	10/20/11	10/18/11	10/18/11	10/18/11	10/18/11	10/17/11	10/17/11	10/17/11	04/26/04	04/26/04
Depth Range ¹	0 - 2'	4 - 6'	2 - 4'	6 - 8'	2 - 4'	8 - 10'	0 - 2'	2 - 4'	6 - 8'	2 - 4'	0 - 2'
GRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)											
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA	NA	29	320
Metals (mg/kg)											
Arsenic	5.6	6	4.0	2.4	2.4	2.5	3.5	3.6	2.9	1.8	2.4
Barium	69	81.7	67.5	67.0	43.0	35.0	67.7	64.1	61.0	8.6	63
Cadmium	0.23	0.36	0.38	0.092	0.10	0.075	0.098	0.098	0.096	0.47	1.1
Chromium	18.6	10.5	19.9	21.0	17.7	16.9	24.1	26.0	22.4	4.5	25
Lead	45.7	98.9	17.7	9.9	5.6	4.2	5.2	5.2	4.9	2.7	3.5
Mercury	0.16	0.32	0.074	0.095	0.047	0.018	0.0075	0.0099	0.0073	<0.0200	<0.0200
Selenium	0.5	0.55	0.52	<2.3	<2.2	<2.2	<2.3	<2.2	<2.3	13	10
Silver	0.17	0.16	<1.1	<1.2	<1.1	<1.1	0.14	0.12	0.10	0.34	0.36
VOCs (µg/kg)											
Benzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.80	<4.80
N-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<5.80	<5.80
Cymene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8	<8
1,2-Dichlorobenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8.80	<8.80
Ethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.60	<3.60
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<6.70	<6.70
Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<17	<17
2-Phenylbutane	NA	NA	NA	NA	NA	NA	NA	NA	NA	<5.10	<5.10
N-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8.10	<8.10
Tetrachloroethene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8.70	<8.70
Toluene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.30	<4.30
1,1,1-Trichloroethane	NA	NA	NA	NA	NA	NA	NA	NA	NA	<12	<12
1,2,4-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<9.80	<9.80
1,3,5-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.80	<3.80
m,p-Xylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<10	<10
o-Xylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<6.10	<6.10
Xylenes (total)	NA	NA	NA	NA	NA	NA	NA	NA	NA	<16.10	<16.10
SVOCs (µg/kg)											
Acenaphthene	44.2	1,360	4.3	3.4	<18.8	<19.5	<19.5	<19.7	<20.1	<28	<28
Acenaphthylene	64.9	319	4.3	3.8	<18.8	<19.5	<19.5	<19.7	<20.1	<32	<32

Footnotes on Page 4.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-112		AGM-GP-118		AGM-GP-119		AGM-121			GP-2	GP-3
Sample Date	10/20/11	10/20/11	10/18/11	10/18/11	10/18/11	10/18/11	10/17/11	10/17/11	10/17/11	04/26/04	04/26/04
Depth Range ¹	0 - 2	4 - 6	2 - 4'	6 - 8'	2 - 4'	8 - 10'	0 - 2'	2 - 4'	6 - 8'	2 - 4	0 - 2
SVOCs (µg/kg) (continued)											
Anthracene	193	3,350	10.1	26.3	<18.8	<19.5	<19.5	<19.7	<20.1	<46	<46
Benzo(a)Anthracene	491	4,050	15.3	38.0	3.4	<19.5	<19.5	<19.7	<20.1	<33	<33
Benzo(a)Pyrene	518	3,920	13.5	29.4	3.3	<19.5	<19.5	<19.7	<20.1	<43	<43
Benzo(b)fluoranthene	378	3,240	12.5	18.6	<18.8	<19.5	<19.5	<19.7	<20.1	<42	<42
Benzo(g,h,i)Perylene	354	2,870	11.0	16.7	<18.8	<19.5	<19.5	<19.7	<20.1	<32	<32
Benzo(k)Fluoranthene	394	3,010	10.7	24.2	<18.8	<19.5	<19.5	<19.7	<20.1	<45	<45
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA	NA	110	120
Carbazole	NA	NA	NA	NA	NA	NA	NA	NA	NA	<57	<57
Chrysene	528	4,380	22.0	36.2	<18.8	<19.5	<19.5	<19.7	<20.1	<46	<46
Dibenzo(a,h)Anthracene	129	1,030	<21.4	10.9	<18.8	<19.5	<19.5	<19.7	<20.1	<47	<47
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	NA	NA	<39	<39
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	NA	NA	31	110
Fluoranthene	1,090	11,000	34.4	75.2	<18.8	<19.5	<19.5	<19.7	<20.1	<30	<30
Fluorene	67.1	1,650	<21.4	7.5	<18.8	<19.5	<19.5	<19.7	<20.1	<32	<32
Indeno(1,2,3-cd)Pyrene	321	2,530	8.5	20.4	<18.8	<19.5	4.5	<19.7	4.4	<56	<56
1-Methylnaphthalene	25.8	621	63.0	14.9	<18.8	<19.5	<19.5	<19.7	<20.1	<47	<47
2-Methylnaphthalene	27.9	778	84.0	22.0	<18.8	<19.5	<19.5	<19.7	4.3	<22	<22
Naphthalene	33.7	<u>1,240</u>	59.0	11.8	<18.8	<19.5	<19.5	<19.7	5.2	<39	<39
Phenanthrene	739	<u>15,200</u>	76.4	59.0	<18.8	<19.5	<19.5	<19.7	<20.1	<36	<36
Pyrene	1,020	11,800	36.6	113	4.5	<19.5	<19.5	<19.7	<20.1	<39	<39

- 1 Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
- 2 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
- 3 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 non-industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.

NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-4	GP-5	GP-8	GP-10	GP-12	GP-14	GP-15	GP-16	GP-17	GP-18	GP-19	GP-20		
Sample Date	04/26/04	04/26/04	04/27/04	04/27/04	04/27/04	04/27/04	04/27/04	04/26/04	04/26/04	04/27/04	04/27/04	04/27/04		
Depth Range ¹	12 - 14	2 - 4	2 - 4	4 - 6	8 - 10'	8 - 10	12 - 14	0 - 2	2 - 4	12 - 14	4 - 6	10 - 12	0 - 2	2 - 4
GRO (mg/kg)	NA	NA	NA	NA	NA	16	<2.90	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)														
Sulfate	300	130	220	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)														
Arsenic	5.6	5	2.1	1.3	3.3	1.5	NA	3.3	2.2	2.1	2.1	1.4	1.9	1.7
Barium	340	32	55	52	50	57	NA	42	11	19	39	65	52	8
Cadmium	3.6	1.8	1.1	1	0.43	1.2	NA	0.98	0.39	0.46	0.97	0.58	0.66	<0.25
Chromium	10	9.8	17	18	16	21	NA	3.8	3.7	4.2	110	24	6.3	3.4
Lead	490	22	17	3.7	7.1	3.6	NA	21	4	12	67	4.5	28	6.7
Mercury	0.078	0.031	<0.0200	<0.0200	0.022	<0.0200	NA	<0.0200	0.03	0.23	3.7	<0.0200	0.077	<0.0200
Selenium	34	18	7.8	8.2	7.8	11	NA	10	14	5.6	11	12	3.9	13
Silver	0.46	0.27	<0.25	<0.25	<0.25	<0.25	NA	<0.25	0.34	<0.25	0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)														
Benzene	<48	<3.60	<4.80	<4.80	<4.80	<4.80	NA	<3.60	<4.80	<4.80	<4.80	<4.80	<3.60	<3.60
N-Butylbenzene	<58	<9.80	<5.80	<5.80	<5.80	134	NA	<9.80	<5.80	<5.80	<5.80	<5.80	<9.80	<9.80
Cymene	<80	<6.70	<8	<8	<8	58	NA	<6.70	<8	<8	<8	<8	<6.70	<6.70
1,2-Dichlorobenzene	<88	<5.80	<5.80	<8.80	<8.80	38	NA	<5.80	<8.80	<8.80	<8.80	<8.80	<5.80	<5.80
Ethylbenzene	<36	<17	<3.60	<3.60	<3.60	48	NA	<17	<3.60	<3.60	<3.60	<3.60	34	<17
Isopropylbenzene	<67	<5.10	<6.70	<6.70	<6.70	172	NA	<5.10	<6.70	<6.70	<6.70	<6.70	<5.10	<5.10
Naphthalene	23,500	<4.30	36	<17	<17	388	NA	<4.30	<17	63	<17	<17	<4.30	<4.30
2-Phenylbutane	<51	<8	<5.10	<5.10	<5.10	62	NA	<8	<5.10	<5.10	<5.10	<5.10	<8	<8
N-Propylbenzene	<81	<3.80	<8.10	<8.10	<8.10	337	NA	<3.80	<8.10	<8.10	<8.10	<8.10	<3.80	<3.80
Tetrachloroethene	<87	<6.10	<6.10	<8.70	<8.70	<8.70	NA	<6.10	<8.70	<8.70	<8.70	<8.70	<6.10	<6.10
Toluene	<43	<16.10	<4.30	<4.30	<4.30	<4.30	NA	<16.10	<4.30	25	<4.30	<4.30	<16.10	<16.10
1,1,1-Trichloroethane	<120	<12	<12	<12	<12	<12	NA	<12	<12	<12	<12	<12	<12	<12
1,2,4-Trimethylbenzene	<98	<4.80	<9.80	<9.80	<9.80	809	NA	<4.80	<9.80	<9.80	<9.80	<9.80	<4.80	<4.80
1,3,5-Trimethylbenzene	<38	<6.20	<3.80	<3.80	<3.80	303	NA	<6.20	<3.80	<3.80	<3.80	<3.80	<6.20	<6.20
m,p-Xylene	<100	<8.10	<10	<10	<10	110	NA	<8.10	<10	<10	<10	<10	<8.10	<8.10
o-Xylene	<61	<10	<6.10	<6.10	<6.10	<6.10	NA	<10	<6.10	<6.10	<6.10	<6.10	<10	<10
Xylenes (total)	<161	<18.10	<16.10	<16.10	<16.10	<116.10	NA	<18.10	<16.10	<16.10	<16.10	<16.10	<18.10	<18.10
SVOCs (µg/kg)														
Acenaphthene	6,500	33	<28	<28	<28	<28	NA	<112	<28	1,200	29	<28	<32	<32
Acenaphthylene	19,000	95	89	<32	<32	<32	NA	<128	<32	390	73	<32	<46	<46

Footnotes on Page 6.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-4	GP-5	GP-8	GP-10	GP-12	GP-14	GP-15	GP-16	GP-17	GP-18	GP-19	GP-20		
Sample Date	04/26/04	04/26/04	04/27/04	04/27/04	04/27/04	04/27/04	04/27/04	04/26/04	04/26/04	04/27/04	04/27/04	04/27/04		
Depth Range ¹	12 - 14	2 - 4	2 - 4	4 - 6	8 - 10'	8 - 10	12 - 14	0 - 2	2 - 4	12 - 14	4 - 6	10 - 12	0 - 2	2 - 4
SVOCs (µg/kg) (continued)														
Anthracene	54,000	180	100	<46	<46	<46	NA	<184	<46	1,500	146	<46	<46	<46
Benzo(a)Anthracene	110,000	190	380	<33	<33	<33	NA	150	<33	2,500	570	<33	<33	<33
Benzo(a)Pyrene	110,000	270	490	<43	<43	<43	NA	210	<43	2,000	680	<43	<43	<43
Benzo(b)fluoranthene	150,000	80	700	<42	<42	<42	NA	<168	<42	2,400	890	<42	<42	<42
Benzo(g,h,i)Perylene	44,000	110	150	<32	<32	<32	NA	210	<32	900	190	<32	<32	<32
Benzo(k)Fluoranthene	50,000	130	320	<45	<45	<45	NA	<180	<45	750	470	<45	<45	<45
Benzoic Acid	<8000	120	130	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	65,000	180	200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	110,000	<47	440	<46	<46	<46	NA	230	<46	2,400	610	<46	<46	<46
Dibenzo(a,h)Anthracene	15,000	39	51	<47	<47	<47	NA	<188	<47	<470	60	<47	<47	<47
Dibenzofuran	19,000	33	47	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	<4200	530	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	280,000	37	1000	<30	<30	<30	NA	<120	<30	4,700	1,050	<30	<30	<30
Fluorene	24,000	79	45	<32	<32	<32	NA	<128	<32	850	46	<32	<32	<32
Indeno(1,2,3-cd)Pyrene	46,000	<47	150	<56	<56	<56	NA	<224	<56	790	180	<56	<56	<56
1-Methylnaphthalene	<9400	32	50	<47	<47	<47	NA	<188	<47	650	<47	<47	<47	<47
2-Methylnaphthalene	8,500	<39	78	<22	<22	<22	NA	<88	<22	550	<22	<22	<22	<22
Naphthalene	21,000	510	77	<39	<39	68	NA	<156	<39	<390	<39	<39	<39	<39
Phenanthrene	270,000	440	830	<36	<36	<36	NA	<144	<36	4,600	540	<36	<36	<36
Pyrene	230,000	440	930	<39	<39	<39	NA	1300	<39	480	1,100	<39	<39	<39

- 1 Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
- 2 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
- 3 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 non-industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.

NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-23	GP-24	GP-25	GP-28	GP-30	GP-31	GP-32	GP-33	GP-34	GP-42	GP-46	GP-49
Sample Date	04/27/04	04/26/04	04/26/04	04/27/04	04/29/04	04/29/04	04/27/04	04/29/04	04/29/04	04/29/04	04/28/04	04/28/04
Depth Range ¹	6 - 8	2 - 4	0 - 2	2 - 4	0 - 2	0 - 2	4 - 6	4 - 6	2 - 4	2 - 4	2 - 4	2 - 4
GRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)												
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)												
Arsenic	2.6	3.6	3.8	2.9	8.5	6.9	2.8	<0.5	2.9	2.2	3.8	11
Barium	42	260	18	37	200	16	56	61	38	39	7.2	54
Cadmium	0.34	0.92	0.34	0.26	1.3	0.42	0.46	1	0.44	0.46	<0.25	0.54
Chromium	15	5	7.5	3.7	3.6	10	19	10	13	14	3.8	9.9
Lead	3.5	65	110	25	43	18	4	21	13	6.6	7.8	69
Mercury	<0.0200	0.44	0.11	0.075	0.11	<0.0200	<0.0200	0.027	0.041	0.031	0.021	0.035
Selenium	6.5	14	14	15	19	22	8.9	17	11	8.5	16	10
Silver	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)												
Benzene	<3.60	<4.80	<48	<3.60	380	<4.80	<6.70	<4.80	<4.80	47	<4.80	<4.80
N-Butylbenzene	<9.80	<5.80	<58	95	29	<5.80	<8.80	<5.80	<5.80	<5.80	351	<5.80
Cymene	<6.70	<8	<80	<6.70	<8	<8	<10	<8	<8	<8	46	<8
1,2-Dichlorobenzene	<5.80	<8.80	<88	49	<8.80	<8.80	<8.10	<8.80	<8.80	<8.80	<8.80	<8.80
Ethylbenzene	<17	<3.60	<36	903	130	<3.60	<5.80	<3.60	<3.60	94	<3.60	<3.60
Isopropylbenzene	<5.10	<6.70	<67	<5.10	37	<6.70	<4.80	<6.70	<6.70	51	<6.70	<6.70
Naphthalene	<4.30	56	<170	33	245	<17	<4.80	46	<17	165	137	<17
2-Phenylbutane	<8	<5.10	<51	<8	<5.10	<5.10	<3.60	<5.10	<5.10	<5.10	133	<5.10
N-Propylbenzene	<3.80	<8.10	<81	48	52	<8.10	<5.10	<8.10	<8.10	58	<8.10	<8.10
Tetrachloroethene	<6.10	<8.70	<87	48	102	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70
Toluene	<16.10	54	<43	99	1,360	<4.30	<25.70	170	<4.30	257	<4.30	<4.30
1,1,1-Trichloroethane	<12	<12	<120	<12	84	<12	<12	<12	<12	<12	<12	<12
1,2,4-Trimethylbenzene	<4.80	26	<98	<4.80	247	<9.80	<6.20	65	<9.80	140	49	<9.80
1,3,5-Trimethylbenzene	<6.20	<3.80	<38	<6.20	48	<3.80	<8	<3.80	<3.80	28	295	<3.80
m,p-Xylene	<8.10	58	<100	<8.10	751	<10	<6.10	71	<10	251	<10	<10
o-Xylene	<10	43	<61	51	399	<6.10	<17	60	<6.10	217	<6.10	<6.10
Xylenes (total)	<18.10	<101	<161	<59.10	1,150	<16.10	<23.10	131	<16.10	468	<16.10	<16.10
SVOCs (µg/kg)												
Acenaphthene	<32	<28	260	<32	<28	<28	<320	<28	<28	<28	<560	<28
Acenaphthylene	<46	76	93	<46	<32	<32	1,700	<32	<32	<32	<640	35

Footnotes on Page 8.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-23	GP-24	GP-25	GP-28	GP-30	GP-31	GP-32	GP-33	GP-34	GP-42	GP-46	GP-49
Sample Date	04/27/04	04/26/04	04/26/04	04/27/04	04/29/04	04/29/04	04/27/04	04/29/04	04/29/04	04/29/04	04/28/04	04/28/04
Depth Range ¹	6 - 8	2 - 4	0 - 2	2 - 4	0 - 2	0 - 2	4 - 6	4 - 6	2 - 4	2 - 4	2 - 4	2 - 4
SVOCs (µg/kg) (continued)												
Anthracene	<46	<46	290	<46	77	<46	<46	<46	<46	80	<920	62
Benzo(a)Anthracene	<33	490	270	<33	120	<33	2,200	<33	49	220	720	200
Benzo(a)Pyrene	<43	640	<43	<43	100	<43	2,100	<43	65	200	1,200	230
Benzo(b)fluoranthene	<42	1,500	200	<42	170	<42	1,900	<42	95	310	<840	300
Benzo(g,h,i)Perylene	<32	230	<32	<32	<32	<32	920	<32	<32	76	<640	130
Benzo(k)Fluoranthene	<45	570	64	<45	47	<45	<450	<45	<45	120	<900	80
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	<40	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA	<57	NA	NA	NA	NA
Chrysene	<46	620	280	<46	140	<46	3,200	<46	55	220	1,400	220
Dibenzo(a,h)Anthracene	<47	110	<47	<47	<47	<47	<470	<47	<47	<47	<940	<47
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	45	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	53	NA	NA	NA	NA
Fluoranthene	<30	170	510	<30	260	<30	2,200	44	92	370	<600	410
Fluorene	<32	<32	220	<32	<32	<32	1,200	<32	<32	<32	<640	<32
Indeno(1,2,3-cd)Pyrene	<56	250	62	<56	<56	<56	<560	<56	<56	56	<1,120	110
1-Methylnaphthalene	<47	170	410	<47	150	<47	<390	<47	<47	140	<940	<47
2-Methylnaphthalene	<22	210	430	<22	210	<22	1,900	76	<22	180	<440	<22
Naphthalene	<39	130	140	<39	130	<39	470	70	<39	100	<780	<39
Phenanthrene	<36	250	570	<36	310	<36	11,000	110	<36	310	<720	240
Pyrene	<39	230	87	<39	230	<39	17,000	<39	91	350	<780	380

- 1 Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
- 2 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
- 3 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 non-industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.

NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-52	GP-54	GP-55	GP-58	GP-59	GP-61	GP-62	GP-64	GP-67	GP-69	
Sample Date	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/27/04	04/27/04	04/27/04	
Depth Range ¹	4 - 6'	2 - 4'	0 - 2'	2 - 4'	8 - 10'	2 - 4'	2 - 4' 10 - 12'	8 - 10'	0 - 2'	4 - 6'	
GRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Anions (mg/kg)											
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Metals (mg/kg)											
Arsenic	6.3	<0.5	2.2	3.6	1.7	4	38	<0.5	<0.5	1.9	2
Barium	90	26	19	140	18	48	34	20	30	28	26
Cadmium	1.2	0.26	<0.25	0.68	<0.25	0.41	1.1	0.3	0.53	0.78	0.74
Chromium	11	8.2	6.8	12	8.2	12	9.5	11	7.5	10	8.4
Lead	73	2.5	9.3	240	3.4	34	58	2.6	2.6	3.6	3.4
Mercury	0.25	<0.0200	<0.0200	0.42	<0.0200	0.079	0.44	<0.0200	<0.0200	0.05	<0.0200
Selenium	18	5.0	14	9.9	10	14	27	6.4	4.2	13	13
Silver	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	0.28	0.3
VOCs (µg/kg)											
Benzene	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80
N-Butylbenzene	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80
Cymene	93	<8	112	25	16,300	<8	<8	14,000	<8	<8	<8
1,2-Dichlorobenzene	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80
Ethylbenzene	29	29	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60
Isopropylbenzene	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70
Naphthalene	<17	<17	<17	90	<17	116	<17	<17	<17	<17	<17
2-Phenylbutane	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10
N-Propylbenzene	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10
Tetrachloroethene	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70
Toluene	111	<4.30	<4.30	26	45	27	<4.30	<4.30	<4.30	<4.30	<4.30
1,1,1-Trichloroethane	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12
1,2,4-Trimethylbenzene	<9.80	<9.80	<9.80	49	<9.80	72	<9.80	<9.80	<9.80	<9.80	<9.80
1,3,5-Trimethylbenzene	<3.80	<3.80	<3.80	<3.80	<3.80	26	<3.80	<3.80	<3.80	<3.80	<3.80
m,p-Xylene	<10	<10	<10	<10	<10	77	<10	<10	<10	<10	<10
o-Xylene	<6.10	<6.10	<6.10	53	<6.10	73	<6.10	<6.10	<6.10	<6.10	<6.10
Xylenes (total)	<16.10	<16.10	<16.10	<63	<16.10	150	<16.10	<16.10	<16.10	<16.10	<16.10
SVOCs (µg/kg)											
Acenaphthene	<280	<28	<28	95	<28	<28	<28	<28	<28	<28	<28
Acenaphthylene	<320	<32	48	<32	<32	<32	<32	<32	<32	<32	<32

Footnotes on Page 10.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-52	GP-54	GP-55	GP-58	GP-59	GP-61	GP-62	GP-64	GP-67	GP-69	
Sample Date	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/27/04	04/27/04	04/27/04	
Depth Range ¹	4 - 6'	2 - 4'	0 - 2'	2 - 4'	8 - 10'	2 - 4'	2 - 4'	10 - 12'	8 - 10'	0 - 2'	4 - 6'
SVOCs (µg/kg) (continued)											
Anthracene	460	<46	150	350	<46	<46	<46	<46	<46	<46	<46
Benzo(a)Anthracene	930	<33	320	630	<33	36	<33	<33	<33	<33	<33
Benzo(a)Pyrene	820	<43	270	570	<43	<43	<43	<43	<43	<43	<43
Benzo(b)fluoranthene	1,100	<42	470	1,100	<42	57	<42	<42	<42	<42	<42
Benzo(g,h,i)Perylene	540	<32	63	120	<32	<32	<32	<32	<32	<32	<32
Benzo(k)Fluoranthene	<450	<45	180	310	<45	<45	<45	<45	<45	<45	<45
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	900	<46	290	600	<46	<46	<46	<46	<46	<46	<46
Dibenzo(a,h)Anthracene	<470	<47	<47	48	<47	<47	<47	<47	<47	<47	<47
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	2,100	<30	610	1,400	<30	73	<30	<30	<30	<30	<30
Fluorene	<320	<32	69	120	<32	<32	<32	<32	<32	<32	<32
Indeno(1,2,3-cd)Pyrene	<560	<56	63	120	<56	<56	<56	<56	<56	<56	<56
1-Methylnaphthalene	<470	<47	67	<47	<47	<47	<47	<47	<47	<47	<47
2-Methylnaphthalene	<220	<22	110	36	<22	<22	<22	<22	<22	<22	<22
Naphthalene	<390	<39	49	42	<39	<39	<39	<39	<39	<39	<39
Phenanthrene	1,600	<36	570	1,200	<36	41	<36	<36	<36	<36	<36
Pyrene	1,800	<39	840	1,700	<39	83	<39	<39	<39	<39	<39

- 1 Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
- 2 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
- 3 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
- Generic regulatory criteria not established.

Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.

Bold Value exceeds the generic NR 720 industrial direct contact RCLs.

Box Value exceeds the generic NR 720 non-industrial direct contact RCLs.

DRO Diesel Range Organics.

µg/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

NA Not analyzed.

NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.

NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.

SVOCs Semi-Volatile Organic Compounds.

VOCs Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-73	GP-74	GP-75	GP-76	GP-77		GP-78	GP-79
Sample Date	04/29/04	04/29/04	04/29/04	03/18/05	03/18/05	03/18/05	09/30/05	09/30/05
Depth Range ¹	8 - 10	12 - 14	8 - 10	12 - 14	10 - 12	12 - 14	2 - 4	2 - 4
GRO (mg/kg)	<2.90	<2.90	<2.90	NA	NA	NA	NA	NA
Anions (mg/kg)								
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)								
Arsenic	NA	NA	NA	<0.150	<0.150	0.27	<0.25	<0.25
Barium	NA	NA	NA	52	31	74	58	35
Cadmium	NA	NA	NA	0.48	0.3	0.62	NA	NA
Chromium	NA	NA	NA	23	10	23	NA	NA
Lead	NA	NA	NA	1.2	6.2	0.77	2.8	31
Mercury	NA	NA	NA	0.02	0.014	0.023	NA	NA
Selenium	NA	NA	NA	<0.210	<2.10	<0.210	NA	NA
Silver	NA	NA	NA	<0.0370	<0.0370	<0.0370	NA	NA
VOCs (µg/kg)								
Benzene	NA	NA	NA	NA	NA	NA	NA	NA
N-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Cymene	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA
2-Phenylbutane	NA	NA	NA	NA	NA	NA	NA	NA
N-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethene	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
m,p-Xylene	NA	NA	NA	NA	NA	NA	NA	NA
o-Xylene	NA	NA	NA	NA	NA	NA	NA	NA
Xylenes (total)	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs (µg/kg)								
Acenaphthene	NA	NA	NA	<41	<41	<41	<17	<17
Acenaphthylene	NA	NA	NA	<42	<42	<42	<19	<19

Footnotes on Page 11.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-73	GP-74	GP-75	GP-76	GP-77		GP-78	GP-79
Sample Date	04/29/04	04/29/04	04/29/04	03/18/05	03/18/05	03/18/05	09/30/05	09/30/05
Depth Range ¹	8 - 10	12 - 14	8 - 10	12 - 14	10 - 12	12 - 14	2 - 4	2 - 4
SVOCs (µg/kg) (continued)								
Anthracene	NA	NA	NA	<34	<34	<34	<46	29
Benzo(a)Anthracene	NA	NA	NA	<54	<54	<54	<33	96
Benzo(a)Pyrene	NA	NA	NA	<59	<59	<59	<43	97
Benzo(b)fluoranthene	NA	NA	NA	<42	<42	<42	<42	150
Benzo(g,h,i)Perylene	NA	NA	NA	<82	<82	<82	<32	89
Benzo(k)Fluoranthene	NA	NA	NA	<79	<79	<79	<45	54
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	NA	NA	NA	<38	<38	<38	<46	157
Dibenzo(a,h)Anthracene	NA	NA	NA	<76	<76	<76	<47	<11
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	NA	NA	NA	<42	56	<42	<30	203
Fluorene	NA	NA	NA	<41	<41	<41	<32	<95
Indeno(1,2,3-cd)Pyrene	NA	NA	NA	<69	<69	<69	<56	59
1-Methylnaphthalene	NA	NA	NA	<37	38	<37	<47	35
2-Methylnaphthalene	NA	NA	NA	<72	<72	<72	<22	41
Naphthalene	NA	NA	NA	<40	<40	<40	<39	28
Phenanthrene	NA	NA	NA	<20	123	<20	<36	122
Pyrene	NA	NA	NA	<58	<58	<58	<39	188

- 1 Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
- 2 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
- 3 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
- Generic regulatory criteria not established.
- Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
- Bold** Value exceeds the generic NR 720 industrial direct contact RCLs.
- Box** Value exceeds the generic NR 720 non-industrial direct contact RCLs.
- DRO Diesel Range Organics.
- µg/kg Micrograms per kilogram.
- mg/kg Milligrams per kilogram.
- NA Not analyzed.
- NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.
- NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
- SVOCs Semi-Volatile Organic Compounds.
- VOCs Volatile Organic Compounds.

Table 4. Sediment PAH, Metal, and PCB Analytical Results, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location			Transect 4	Transect 5	Transect 6	Transect 7
Sample ID	NR 720	NR 720 NON-IND	T-4	T-5	T-6	T-7
Sample Date	IND DC	DC ¹	12/21/11	12/21/11	12/21/11	12/21/11
PAH (µg/kg)						
Acenaphthene	60,000,000	900,000	329 J	200 J	1,760	36.7 J
Acenaphthylene	360,000	18,000	430 J	249 J	672 J	8.3 J
Anthracene	300,000,000	5,000,000	1,260	1,340	2,640	89.6
Benzo(a)Anthracene	3,900	88	2,070	2,050	3,150	145
Benzo(a)Pyrene	390	8.8	2,160	1,870	3,030	134
Benzo(b)fluoranthene	3,900	88	1,520	1,220	1,570	120
Benzo(g,h,i)Perylene	39,000	1,800	970	767	1,240	81.3
Benzo(k)Fluoranthene	39,000	880	1,970	1,800	2,630	116
Chrysene	390,000	8,800	2,260	1,880	3,220	165
Dibenzo(a,h)Anthracene	390	8.8	346 J	294 J	537 J	28.2 J
Fluoranthene	40,000,000	600,000	4,810	4,380	5,790	414
Fluorene	40,000,000	600,000	586	332 J	1,790	42.9
Indeno(1,2,3-cd)Pyrene	3,900	88	972	795	1,160	75.4
1-Methylnaphthalene	70,000,000	1,100,000	200 J	<89.5	976 J	10.8 J
2-Methylnaphthalene	40,000,000	600,000	279 J	172 J	1,030	12.4 J
Naphthalene	110,000	20,000	685	464 J	1,920	17 J
Phenanthrene	390,000	18,000	4,110	2,710	8,290	364
Pyrene	30,000,000	500,000	3,830	3,140	5,860	300
Metals (mg/kg)						
Arsenic	1.6	0.039	8.4	4.8	3.3	1.5 J
Barium	4,500	344	107	197	53.2	10.6
Cadmium	510	8	0.78	0.52 J	0.26 J	0.15 J
Chromium	33,700	16,000	15.7	17.8	11	8.1
Lead	500	50	61.4	67.8	2,890	6.7
Mercury	6,880	4,920	0.53	0.51	0.13	0.058
Selenium	11.2	8.6	<0.38	0.54 J	<0.43	<0.35
Silver	11.2	8.6	0.20J	0.16 J	<0.13	<0.10
PCBs (µg/kg)						
	USEPA IND²	USEPA RES²				
PCB-1016	21,000	3,900	<69.5	<83.2	<36.3	<28.3
PCB-1221	540	140	<69.5	<83.2	<36.3	<28.3
PCB-1232	540	140	<69.5	<83.2	<36.3	<28.3
PCB-1242	740	220	1,240	1,280	141 J	73.5 J
PCB-1248	740	220	<69.5	<83.2	<36.3	<28.3
PCB-1254	740	220	199 J	408	<36.3	<28.3
PCB-1260	740	220	<69.5	<83.2	<36.3	<28.3
<i>Total Detected PCBs (mg/kg)</i>	--	--	1.44	1.68	0.14	0.074
<i>Total PCBs (mg/kg)</i>		>1 ^a	4.92	5.84	2.32	1.77

Only detected VOCs are summarized in this table, for a complete listing please refer to the laboratory report.

- 1 WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.
- 2 USEPA Region 3, arochlor-specific regional screening levels for industrial and residential soils.
- a USEPA self-implementing rule for PCBs.
- Generic regulatory criteria not established.

- Box** Value exceeds the generic NR 720 industrial direct contact RCLs.
- Box** Value exceeds the generic NR 720 non-industrial direct contact RCLs.
- J Value estimated above detection limit and below method reporting limit.
- µg/kg Micrograms per kilogram.
- mg/kg Milligrams per kilogram.
- NA Not analyzed.
- NR720 IND DC WDNR NR720 Generic Industrial Direct Contact RCLs.
- NR720 NON-IND DC WDNR NR720 Generic Non-Industrial Direct Contact RCLs.
- PCBs Polychlorinated biphenyls.
- PAHs Polycyclic aromatic hydrocarbons.

Table 5. Summary of Analytical Results for Soil Located Outside of the Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-120			GP-11	AGM-SB-3		GP-53	GP-56	
	Sample Date	NR 720	NR 720 NON-IND	GW	10/17/11			04/26/04	11/14/06		04/28/04	04/28/04
Depth Range ¹	IND DC	DC ²	Pathway ³	0 - 2'	2 - 4'	6 - 8'	0 - 2	0 - 2	6 - 8	2 - 4	2 - 4	
Metals (mg/kg)												
Arsenic	1.6	0.039	--	2.7	3.1	10.5	2.9	6.1	5.9	7.4	3.1	
Barium	4,500	344	330	32.1	13.7	68.8	56	67	59	58	50	
Cadmium	510	8	1.5	0.094	0.16	0.091	0.38	0.29	0.48	1.5	0.55	
Chromium	33,700	16,000	200,000	19.6	7.1	24.7	16	19	20	6.8	5.1	
Lead	500	50	--	4.8	9.3	5.5	4.1	29	65	28	70	
Mercury	6,880	4,920	0.21	0.0076	0.013	0.010	<0.0200	<u>0.27</u>	0.085	0.035	0.09	
Selenium	11.2	8.6	1	<2.3	<1.8	<2.3	<u>7</u>	<1.1	<0.91	11	8.5	
Silver	11.2	8.6	1.67	<1.2	0.11	0.14	<0.25	<0.33	<0.27	<0.25	<0.25	
VOCs (µg/kg)												
Benzene	--	1,100	5.5	NA	NA	NA	<3.60	<25	<u>32</u>	<4.80	<4.80	
N-Butylbenzene	--	--	--	NA	NA	NA	<9.80	<40	<40	25	<5.80	
Cymene	--	--	--	NA	NA	NA	<6.70	<25	<25	<8	<8	
1,2-Dichlorobenzene	--	--	--	NA	NA	NA	<5.80	<44	<44	<8.80	<8.80	
Ethylbenzene	--	--	2,900	NA	NA	NA	<17	<25	53	33	29	
Isopropylbenzene	--	--	--	NA	NA	NA	<5.10	<25	<25	35	<6.70	
Naphthalene	110,000	20,000	400	NA	NA	NA	<4.30	<25	140	382	100	
2-Phenylbutane	--	--	--	NA	NA	NA	<8	<25	<25	<5.10	<5.10	
N-Propylbenzene	--	--	--	NA	NA	NA	<3.80	<25	35	<8.10	<8.10	
Tetrachloroethene	--	--	--	NA	NA	NA	<6.10	<25	<25	<8.70	<8.70	
Toluene	--	--	1,500	NA	NA	NA	<16.10	<25	180	68	88	
1,1,1-Trichloroethane	--	--	--	NA	NA	NA	<12	<25	<25	<12	<12	
1,2,4-Trimethylbenzene	--	--	83,000	NA	NA	NA	<4.80	<25	97	60	67	
1,3,5-Trimethylbenzene	--	--	11,000	NA	NA	NA	<6.20	<25	28	68	<3.80	
m,p-Xylene	--	--	--	NA	NA	NA	<8.10	<50	170	164	108	
o-Xylene	--	--	--	NA	NA	NA	<10	<25	120	86	89	
Xylenes (total)	--	--	4,100	NA	NA	NA	<18.10	<75	290	250	189	
SVOCs (µg/kg)												
Acenaphthene	60,000,000	900,000	38,000	<19.8	<70.3	<19.4	<32	5	<3.3	<28	<28	
Acenaphthylene	360,000	18,000	700	<19.8	<70.3	<19.4	<46	20	<3.2	74	<32	
Anthracene	300,000,000	5,000,000	3,000,000	<19.8	<70.3	<19.4	<33	25	<4.0	170	95	
Benzo(a)Anthracene	3,900	88	17,000	<19.8	<70.3	<19.4	<43	42	<5.9	460	220	

Footnotes on Page 2

Table 5. Summary of Analytical Results for Soil Located Outside of the Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-120			GP-11	AGM-SB-3		GP-53	GP-56	
	Sample Date	NR 720	NR 720 NON-IND	GW	10/17/11			04/26/04	11/14/06		04/28/04	04/28/04
Depth Range ¹	IND DC	DC ²	Pathway ³	0 - 2'	2 - 4'	6 - 8'	0 - 2	0 - 2	6 - 8	2 - 4	2 - 4	
SVOCs (µg/kg)												
Benzo(a)Pyrene	390	8.8	48,000	<19.8	<70.3	<19.4	<43	46	<3.2	330	220	
Benzo(b)fluoranthene	3,900	88	360,000	<19.8	<70.3	<19.4	<42	32	<3.1	480	460	
Benzo(g,h,i)Perylene	39,000	1,800	6,800,000	<19.8	<70.3	<19.4	<32	39	<4.0	130	74	
Benzo(k)Fluoranthene	39,000	880	870,000	<19.8	<70.3	<19.4	<45	34	<3.4	160	170	
Benzoic Acid	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Carbazole	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Chrysene	390,000	8,800	37,000	<19.8	<70.3	<19.4	<46	45	<4.9	390	270	
Dibenzo(a,h)Anthracene	390	8.8	38,000	<19.8	<70.3	<19.4	<47	8.7	<3.1	57	<47	
Dibenzofuran	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Di-N-Butyl Phthalate	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	
Fluoranthene	40,000,000	600,000	500,000	<19.8	<70.3	<19.4	73	81	<3.2	1000	500	
Fluorene	40,000,000	600,000	100,000	<19.8	<70.3	<19.4	<32	9.6	<3.8	34	<32	
Indeno(1,2,3-cd)Pyrene	3,900	88	680,000	<19.8	<70.3	5.0	<56	26	<2.8	150	67	
1-Methylnaphthalene	70,000,000	1,100,000	23,000	<19.8	<70.3	<19.4	<47	9	<3.4	130	100	
2-Methylnaphthalene	40,000,000	600,000	20,000	<19.8	<70.3	<19.4	<22	15	<3.5	200	130	
Naphthalene	110,000	20,000	400	<19.8	<70.3	<19.4	<39	25	<4.5	110	92	
Phenanthrene	390,000	18,000	18,000	<19.8	<70.3	6.2	67	76	<3.3	680	470	
Pyrene	30,000,000	500,000	8,700,000	<19.8	<70.3	3.9	62	76	<2.8	810	550	

- 1 Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
- 2 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
- 3 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
- Generic regulatory criteria not established.
- Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
- Bold** Value exceeds the generic NR 720 industrial direct contact RCLs.
- Box** Value exceeds the generic NR 720 non-industrial direct contact RCLs.
- µg/kg Micrograms per kilogram.
- mg/kg Milligrams per kilogram.
- NA Not analyzed.
- NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.
- NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
- SVOCs Semi-Volatile Organic Compounds.
- VOCs Volatile Organic Compounds.

Table 5. Summary of Analytical Results for Soil Located Outside of the Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-60	GP-63	GP-65	GP-68	GP-70	GP-71	GP-72	
Sample Date	04/28/04	04/28/04	04/28/04	04/27/04	04/27/04	04/27/04	04/27/04	
Depth Range ¹	2 - 4	2 - 4	0 - 2	8 - 10	4 - 6	2 - 4	2 - 4	2 - 4
Metals (mg/kg)								
Arsenic	1.5	3.4	1.8	1.7	2	0.93	1.7	6.2
Barium	26	55	23	57	20	57	28	79
Cadmium	0.3	0.42	0.29	0.44	0.44	1.1	<0.25	0.57
Chromium	9.7	17	8.9	14	7.4	17	9.5	6.6
Lead	4.4	5.5	3.9	6.1	7.6	4	7.8	41
Mercury	0.057	0.12	0.034	<0.0200	0.061	0.07	0.068	0.13
Selenium	14	8.2	14	8.2	12	9	5	5.8
Silver	<0.25	<0.25	<0.25	<0.25	0.28	<0.25	<0.25	<0.25
VOCs (µg/kg)								
Benzene	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80
N-Butylbenzene	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80
Cymene	<8	<8	<8	<8	<8	<8	<8	<8
1,2-Dichlorobenzene	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80
Ethylbenzene	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60
Isopropylbenzene	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70
Naphthalene	<17	<17	<17	<17	<17	<17	<17	<17
2-Phenylbutane	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10
N-Propylbenzene	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10
Tetrachloroethene	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70
Toluene	<4.30	<4.30	<4.30	<4.30	<4.30	<4.30	<4.30	40
1,1,1-Trichloroethane	<12	<12	<12	<12	<12	<12	<12	<12
1,2,4-Trimethylbenzene	<9.80	<9.80	<9.80	<9.80	<9.80	<9.80	<9.80	<9.80
1,3,5-Trimethylbenzene	<3.80	<3.80	<3.80	<3.80	<3.80	<3.80	<3.80	<3.80
m,p-Xylene	<10	<10	<10	<10	<10	<10	<10	<10
o-Xylene	<6.10	<6.10	<6.10	<6.10	<6.10	<6.10	<6.10	<6.10
Xylenes (total)	<16.10	<16.10	<16.10	<16.10	<16.10	<16.10	<16.10	<16.10
SVOCs (µg/kg)								
Acenaphthene	<28	<28	<28	<28	<28	<28	<28	300
Acenaphthylene	<32	48	<32	<32	<32	<32	<32	850
Anthracene	<46	240	<46	<46	<46	<46	<46	1,800
Benzo(a)Anthracene	<33	680	<33	39	<33	<33	62	2,400

Footnotes on Page 4

Table 5. Summary of Analytical Results for Soil Located Outside of the Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-60	GP-63	GP-65	GP-68	GP-70	GP-71	GP-72	
Sample Date	04/28/04	04/28/04	04/28/04	04/27/04	04/27/04	04/27/04	04/27/04	
Depth Range ¹	2 - 4	2 - 4	0 - 2	8 - 10	4 - 6	2 - 4	2 - 4	
SVOCs (µg/kg)								
Benzo(a)Pyrene	<43	530	<43	<43	<43	<43	55	2,500
Benzo(b)fluoranthene	<42	850	<42	<42	<42	<42	77	3,500
Benzo(g,h,i)Perylene	<32	70	<32	<32	<32	<32	<32	590
Benzo(k)Fluoranthene	<45	290	<45	<45	<45	<45	<45	1,100
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	<46	570	<46	<46	<46	<46	56	2,100
Dibenzo(a,h)Anthracene	<47	<47	<47	<47	<47	<47	<47	<470
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	<30	1,100	<30	73	<30	<30	97	6,900
Fluorene	<32	43	<32	<32	<32	<32	<32	1,200
Indeno(1,2,3-cd)Pyrene	<56	82	<56	<56	<56	<56	<56	620
1-Methylnaphthalene	<47	<47	<47	<47	<47	<47	<47	<470
2-Methylnaphthalene	<22	<22	<22	<22	<22	<22	<22	480
Naphthalene	<39	<39	<39	<39	<39	<39	<39	<u>780</u>
Phenanthrene	<36	580	<36	39	<36	<36	<36	<u>7,800</u>
Pyrene	<39	1,200	<39	60	<39	<39	<39	6,400

- 1 Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
- 2 WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
- 3 WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
- Generic regulatory criteria not established.
- Underline Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
- Bold** Value exceeds the generic NR 720 industrial direct contact RCLs.
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- µg/kg Micrograms per kilogram.
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- NA Not analyzed.
- NR 720 IND DC WDNR NR 720 Generic Industrial Direct Contact RCLs.
- NR 720 NON-IND DC WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
- SVOCs Semi-Volatile Organic Compounds.
- VOCs Volatile Organic Compounds.

Appendix 3

CAP MAINTENANCE PLAN AND MATERIALS HANDLING PLAN

Former Foremost Farms
935 E. John Street
Appleton, Wisconsin

FID No. 445031510
BRRTS No. 02-45-530084
VPLE No. 06-45-523605

February 2014

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- 4 Soil Management Plan, Former Foremost Farms Property, Appleton, Wisconsin.

Appendix

- A Annual Cap Inspection Form and Corrective Action Form



Cap Maintenance Plan and Materials Handling Plan

Former Foremost Farms
935 E. John Street
Appleton, Wisconsin

Introduction

ARCADIS has prepared this Cap Maintenance Plan and Materials Handling Plan (collectively referred to as "Plan") for Former Foremost Farms ("Site"), in Appleton, Wisconsin. The Site is currently owned by the Appleton Redevelopment Authority (Appleton). It is understood that Appleton is the current owner and has completed a development agreement for the Site. Under the development agreement, future owners/developers (not future tenants/residents of the Site) will be responsible for this Plan. The Site is located along the western bank of the Fox River at 935 East John Street in Appleton, Wisconsin.

From the 1950s until 2012, the Site contained building structures used by Foremost Farms USA (FFUSA) as part of a whey processing plant. Plant operations ceased in 2003 and subsequent decommissioning activities removed all of the processing equipment and storage tanks with associated piping. Appleton acquired the Site on June 28, 2011 and the building structures were demolished. Demolition and Site restoration activities were completed in June 2012 and the Site currently consists of vacant land with a vegetative cap (engineered barriers). Figure 1 is a Site Location Map and Figure 2 is a Site Layout Map. As shown on Figure 2, there is a narrow strip of land bordering the Fox River, of which 0.25 acre is owned by the United States Army Corp of Engineers (USACE) with the remainder owned by the Fox River Navigational Authority (FRNA). The USACE and FRNA-owned land are not part of this Plan. The Cap Maintenance Plan describes the future maintenance measures necessary to ensure the integrity of engineered barriers (caps) are maintained. The Materials Handling Plan describes the future measures to be followed when encountering contaminated soil at the Site.

A copy of this Plan shall at all times be kept on file in the offices of: (1) the Wisconsin Department of Natural Resources (WDNR); (2) the owner of the Site; and (3) others, as necessary. A copy of this Plan shall be made available by the Owner to contractors, utilities and maintenance personnel, and any other public or private persons or entities authorized to perform work at on the Site.

The Site totals approximately 8.1 acres and is defined as follows:

- Part of vacated Alton Court and all of vacated East John Street.



Cap Maintenance Plan and Materials Handling Plan

Former Foremost Farms
935 E. John Street
Appleton, Wisconsin

- Southeastern corner part of Lot 3 (approximately 1,220 square feet) of Block "C" of Lawsburg Plat to the First Ward, Appleton with exception to approximately 4,225 square feet located at the northern corner of Lot 4.
- Lots 4 and 5 of Block "C" of Lawsburg Plat to the First Ward, Appleton with exception to approximately 4,225 square feet located at the northern corner of Lot 4.
- Lots 2 through 3 and Lots 7 through 11 of Block "M" of Lawsburg Plat to the First Ward, Appleton.
- Part of Lots 5 through 6 of Block "M" of Lawsburg Plat to the First Ward, Appleton.
- Power Canal (referred to as 'filled head race'). Approximately two-thirds (0.7 acre) of a filled head raceway. The remaining 0.4 acre of the head raceway will remain open water and is not part of the Voluntary Party Liability Exemption program (referred to as '1st Ward Canal').
- A 0.11-acre area of land at the southern tip of the Subject Site. On March 5, 2012, We Energies donated this area to Appleton.
- Lot 1 of Block "M" of Lawsburg Plat to the First Ward, Appleton. This area consists of steep woodland embankments located along the western and northwestern boundaries of the Subject Site. The approximate 1.65 acres of embankments were not investigated and will not be disturbed as part of the Remedial Action Plan in order to preserve the natural setting of this area.

As a result of the historical importation of fill material to the Site from unknown sources, residual contamination is present in the soil underlying the established caps at the Site. In addition, a sulfate exceedance of groundwater drinking water standards is limited to the northern portion of the Site. Extensive investigation activities have been completed at the Site and the WDNR granted an exemption for development of a historic fill site on April 25, 2012 specific to the building demolition and capping activities.

As part of the planned demolition activities, the concrete foundations and footers associated with the former FFUSA building structures were crushed and left in place. During the demolition of the former FFUSA building structures, approximately 7,750 cubic yards of impacted soils was relocated on-site to within the former building foundation and fill material was imported to the Site from a WDNR-approved clean soil

source area. The extent of the relocated impacted soils within the former building footprint is shown on Figure 3. The relocation and importation of soils resulted in an approximate 105,000 square foot (2.4 acres) development zone within the Site. The engineered barrier for the development zone consists of a 5 to 8 foot (ft) thick clean soil cap underlain with a geotextile membrane. Beneath the development zone engineered barrier along the former western building wall is approximately 1,600 cubic yards of building aggregate coated with lead-bearing paint along with residual impacted soils. The approximate 0.7 acre former head raceway area has a clean soil cap thickness ranging from 4 to 10 ft underlain with a geotextile membrane. Beneath the former head raceway engineered barrier is approximately 6,000 cubic yards of clean building aggregate along with residual impacted sediment. Approximately 3.55 acres of the Subject Site is capped with a minimum 6-inch clean soil cap. The remaining 1.65 acres consist of woodland embankments that were not capped in order to preserve the natural setting of these areas. In addition, the existing parking lot and concrete and asphalt paved areas were not capped. The soil management plan outlining the extent of the engineered barriers is shown on Figure 4. Grass seed was applied to the surface of the established soil grades and a vegetative soil cap has been established across the Site. Due to the residual soil contamination beneath the established caps, precautions will need to be taken during future Site work that requires penetrating the engineered barriers and disturbing underlying soil to ensure the protection of human health and the environment. In addition, the integrity existing groundwater monitoring well (FF-1) located near the southern tip of the Site will need to be protected during future Site work as FF-1 is currently a groundwater monitoring point that is sampled and maintained by CBC Coating, Inc. (an off-site entity).

Environmental Condition Summary

This section presents a brief overview of the Site conditions. Additional information can be found in the project file with the WDNR and on the Geographic Information System Registry for Closed Remediation Sites on the internet at <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>. Environmental investigations have been completed on the Site by both ARCADIS and former Northern Environmental. Based on the investigation results, the conditions can be summarized as follows:

- Soils underlying the Site consist of fill material including foundry sand, coal cinders, gravel, blacktop, wood, and rock debris. The fill material is located beneath the established caps, extending to a maximum depth of 6 feet below grade surface (ft bgs). The native geology beneath the fill material consisted of a silty clay, sandy

clay, and clayey sand unit that extended to a maximum depth of approximately 26 ft bgs. Dolomite bedrock was encountered beneath the native unconsolidated unit at depths ranging from 14 ft bgs in the southern portion of the Site to approximately 26 ft bgs in the northern portion of the Site.

- The depth to groundwater ranged from 1.5 ft bgs along the eastern Site boundary (along the Fox River) to 19 ft bgs in the northwestern portion of the Site. In general, groundwater flow beneath the Site was to the northeast and east towards the Fox River.
- Fill material throughout the entire Site contains polycyclic aromatic hydrocarbons (PAHs) and select metals at concentrations that exceed direct contact criteria. Select volatile organic compounds (VOCs), PAHs, and metals exceed applicable groundwater pathway criteria; however, groundwater monitoring completed to date indicates that no VOCs, PAHs, and metals are present in groundwater at concentrations above regulatory standards. Sediment within the abandoned head raceway contains polychlorinated biphenyls (PCBs), PAHs, and metals. All soils and sediments beneath the established engineered barriers should be considered impacted for the purposes of this Plan.
- The only contaminant of concern in groundwater is sulfate, in the northeastern portion of the Site. The sulfate concentration exceeds drinking water standards and is not a direct contact risk.

Remediation Program

Remedial objectives for the Site are documented in a Remedial Action Plan. The remedial actions completed include the following:

- An s. NR 140.28 Wis. Adm. Code exemption for the sulfate above the NR 140 Enforcement Standard (ES) in groundwater at MW-1.
- Engineered barriers for the impacted soils and sediment to mitigate direct contact and ingestion exposure pathways.
- Institutional controls including these Plans and placement of the Site on the WDNR Geographic Information System Registry of Closed Remediation Sites.

General

To address the materials of concern in the soil at the Site, the following general actions shall be taken. All requirements under this section, both financial and appropriate execution, are the responsibility of the property owner(s) and/or the subcontractors directly hired by the owners, unless otherwise indicated.

Health and Safety

- All consultants, contractors, employees, etc. that may disturb or come in contact with any impacted soils on the Site shall have their own health and safety plan to deal with contingencies which may arise. These plans shall reflect applicable standards of care recognized in the trades for performing work in environmentally impacted materials.
- Personnel shall wear appropriate personal protective equipment (PPE) to limit exposure to the soil contaminants below the engineered barriers. Examples of PPE include but are not limited to:
 - Wearing disposable latex or nitrile gloves when contacting soil. Optionally, a tyvek suit or rubber boots may be worn to minimize contact to clothing and footwear with impacted soils.
 - Boots shall be washed off prior to leaving the parcel for any purpose.
 - Personnel shall refrain from eating, drinking, and smoking while working in the areas of impacted soils or with groundwater. Facilities shall be provided such that personnel can wash hands prior to eating, drinking or smoking.
- Control of airborne dust from contaminated soil shall be maintained at all times by appropriate methods (e.g., covering of stockpiles, wetting).
- Construction equipment shall be decontaminated prior to leaving the Site to remove soil through the use of using high-powered, hot water pressure washers, steam cleaners or detergents or other method.

Summary of Engineering Controls

- The 5 to 8-ft thick clean soil cap in the development zone was incorporated into the Site to lessen the future management of impacted soils as part of a future residential development. However, if work requires removal or handling of soils below the 5 to 8-ft contact barrier, the soils shall be handled in accordance with the requirements of this Plan.
- The thickness of the clean soil cap in the remaining areas varies, as shown on Figure 4. This contact barrier may be penetrated for the purposes of installing light poles, landscaping, signs and other features necessary for future development activities. However, if work requires removal or handling of soils below the engineer barriers, the soils shall be handled in accordance with the requirements of this Plan.
- All development, construction, landscape, asphalt and concrete surfaces shall be constructed, at a minimum, in conformance with the city of Appleton requirements.

Cap Maintenance Plan

The cap elements which are the subject of this Plan are approved engineered barriers which may consist of a minimum of 6 inches of clean soil (e.g., backfill, topsoil, and seed for landscaping), future buildings, and future concrete or asphalt pavement over the soils that exceed the direct contact residual contaminant levels. Figure 4 is a plan view which presents the location and extent of the engineered barrier requirements.

The purpose of the Cap Maintenance Plan is to describe the procedures and controls that shall be followed to maintain the function of the engineered barriers. Maintaining the function of the engineered barriers will provide continued protection of human health and the environment by minimizing potential exposure to the residual contamination.

The activities presented in the sections that follow will be conducted, at a minimum, at the frequency specified. The following bulleted list is a summary of the activities and whether WDNR notification is required:

- Annual Cap Inspections: WDNR notification is not required



- Repairs of Engineered Barrier: WDNR notification is not required
- Removal, Replacement or Penetration of Engineered Barrier: WDNR approval is required under an exemption for development of a historic fill site in advance.

Annual Cap Inspections

Not less than annually (preferably during the spring season), the Site shall be inspected by the Owner to ensure the following:

- Integrity of the engineered barriers is maintained.
- No significant fissures or cracks develop in the clean soil cap, which could allow potential exposure to the residual soil contamination.
- Potential erosion or wash-outs of the engineered barriers is monitored and repaired.

Disturbances of the engineered barriers or significant fissures or cracks in the cap shall be noted by the Owner on the "Annual Cap Inspection Form" (Appendix A). All inspection reports shall be maintained on file by the Owner and the Site manager, if any.

Repairs of Engineered Barriers

If, during the annual inspections or other routine inspections of the Site, the engineered barriers are observed to have been disturbed or significant fissures or cracks are observed in the caps, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this Plan. Such repairs shall be carried out within a reasonable period of time, not to exceed 120 days, subject to weather and seasonal considerations. The Owner shall document the repairs to capped areas on the "Corrective Action Form" (Appendix A). All Corrective Action Forms shall be maintained on file by the Owner and the Site manager, if any.

Replacement of Engineered Barriers

WDNR approval in accordance with ch. NR 727, Wis. Adm. Code is required prior to removal, replacement or penetration of any portion of the engineered barrier. The replaced engineered barrier shall conform to the design requirements provided in this

document. Earth work required to replace the engineered barrier shall conform to the requirements given in this Plan.

Material Handling Plan

The Material Handling Plan specifies the requirements to be followed when performing earth work, groundwater, or surface water management. These activities are generally associated with construction.

Activities Requiring WDNR Approval

The WDNR must be notified and approval obtained of a historical fill site exemption (s. NR 506.085, Wis. Adm. Code) from the WDNR prior to disturbing the engineered barrier (excluding repairs of the engineered barrier), including removal, penetration, or replacement of the engineered barrier. In addition, excavated residual soil contamination cannot be used as backfill on the Site without a beneficial reuse written approval from the WDNR that meets the requirements of s. NR 503.04 and s. NR 500.8(5), Wis. Adm. Code and s. 289.43(8)(b)3, Wis. Stats.

In accordance with s. NR 727.07, Wis. Adm. Code, the WDNR must be notified in writing 45 days prior to taking any actions included in s. NR 727.07 (1) through (7). This is applicable to the first three activities below. Early discussion with the WDNR is encouraged during development planning. Please reference *Guidance on Case Closure and Requirements for Managing Continuing Obligations, RR-606, December 2011*. Further details regarding such activities are described in the following sections:

1. Construction or Installation of Buildings, Structures or Other Improvements.

Buildings, structures or other improvements may be constructed or installed on the Site using footings or other foundations that are placed into the depth interval containing residual soil contamination in the following manner:

- A. The Contractor performing the work shall be provided with a copy of this Plan by Owner and shall prepare their own health and safety plan, appropriate to the work being performed.
- B. Any residual soil contamination excavated from the beneath the engineered barriers shall be conducted in accordance with this Plan and the Contactor's health and safety plan. All excavated soil shall be, at a minimum, placed onto

plastic sheeting and covered, or placed into a watertight container such as a covered rolloff box in accordance with NR 718, Wis. Adm. Code.

- C. Upon completion of the work, the excavated soil from beneath the engineered barriers may be used as backfill with WDNR pre-approval beneficial reuse, provided, however, that the backfilled soil maintains the compaction characteristics of the surrounding soil. The soil, as well as any additional clean soil or granular fill material necessary to backfill to grade, shall be backfilled in such a manner as to maintain the original depth of the contaminated soil. The backfill area shall be restored in a manner consistent with the original cap condition.
- D. A memorandum or report shall be prepared describing the work performed, identifying the person(s) performing the work and the date of the work, and confirming that the Plan was adhered to in completion of the work. A copy of the report shall be kept on file by the Owner and the Site manager, if any, and shall be submitted to the WDNR.

2. Replacement of Engineered Barriers.

If it becomes necessary or desirable to replace the engineered barriers identified in Figure 4, WDNR approval will be required and the replacement shall be undertaken in the following manner:

- A. The Contractor performing the work shall be provided with a copy of this Plan by Owner and shall prepare their own health and safety plan, appropriate to the work being performed.
- B. Any residual soil contamination excavated from the beneath the engineered barriers shall be conducted in accordance with this Plan and the Contactor's health and safety plan. All excavated soil shall be, at a minimum, placed onto plastic sheeting and covered, or placed into a watertight container such as a covered rolloff box in accordance with NR 718, Wis. Adm. Code.
- C. Upon completion of the work, the excavated soil from beneath the engineered barriers may be used as backfill with WDNR pre-approval beneficial reuse, provided, however, that the backfilled soil maintains the compaction characteristics of the surrounding soil. The soil, as well as any additional clean soil or granular fill material necessary to backfill to grade, shall be backfilled in such a manner as to maintain the original depth of the contaminated soil. The

backfill area shall be restored in a manner consistent with the original cap condition. Soil not used as backfill, shall be managed and disposed of as a contaminated material in accordance with state and federal requirements.

- D. A memorandum report shall be prepared describing the work performed, identifying the person(s) performing the work and the date of the work, and confirming that the Plan was adhered to in completion of the work. A copy of the report shall be kept on file by the Owner, the Site manager, if any, and shall be submitted to the WDNR.

3. Utility Installations or Repairs.

No utility repairs or installation of new or replacement utilities shall be conducted on the Site until after the utility and any contractor(s) for the utility have acknowledged to the Owner that they have received a copy of this Plan. The utility repairs or installation(s) shall be conducted in strict conformance with the standards set forth below with respect to excavations into and/or beneath the engineered barrier, and such excavations are to be undertaken in the following manner:

- A. The Contractor performing the work shall be provided with a copy of this Plan by Owner and shall prepare their own health and safety plan, appropriate to the work being performed.
- B. Any residual soil contamination excavated from the beneath the engineered barriers shall be conducted in accordance with this Plan and the Contractor's health and safety plan. All excavated soil shall be, at a minimum, placed onto plastic sheeting and covered, or placed into a watertight container such as a covered rolloff box in accordance with NR 718, Wis. Adm. Code.
- C. Upon completion of the work, the excavated soil from beneath the engineered barriers may be used as backfill within the utility trench provided, however, that any excavated soil placed back into the excavation shall maintain the compaction characteristics of the surrounding soil. The area of the excavation shall be restored in a manner consistent with the original cap condition. Any remaining soils that would need to be backfilled outside of the utility trench would require a WDNR pre-approval beneficial reuse.
- D. Any excavation of soil beneath the engineered barriers shall be conducted in accordance with the Contractor's health and safety plan. Any soils excavated from beneath the engineered barrier are assumed to be contaminated by the



WDNR, regardless of location, and shall be properly characterized and managed in accordance with state law with notice to the WDNR.

- E. A memorandum report shall be prepared describing the work performed, identifying the person(s) performing the work and the date of the work, and confirming that the Plan was adhered to in completion of the work. A copy of the report shall be kept on file with the utility, on file by the Owner, the Site manager, if any, and shall be submitted to the WDNR.

4. Emergency Repairs to Underground Utilities.

In emergency instances, utility repairs may be made without prior approval from the WDNR. However, the employee/worker notifications, material management procedures, and reporting requirements shall follow those given in the Material Handling Plan.

5. Offsite Disposal of Excavated Soils.

If it becomes necessary or desirable to dispose of excavated soils from the allowed construction, repair, and installation activities, the excavation and resulting soils shall be managed in accordance with state and federal requirements.

Request for WDNR Approval

The WDNR shall be notified a minimum of 45 days prior to completing work activities that require approval. Early discussion with the WDNR is encouraged during development planning. The WDNR Project Manager at the time of this submittal is Ms. Jennifer Borski. Ms. Borski shall be notified by mail or email. Ms. Borski's contact information follows:

Ms. Jennifer Borski
Wisconsin Department of Natural Resources
Oshkosh Office
625 East County Road Y, Suite 700
Oshkosh, WI 54901
(920) 424-7887
[email: jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov)

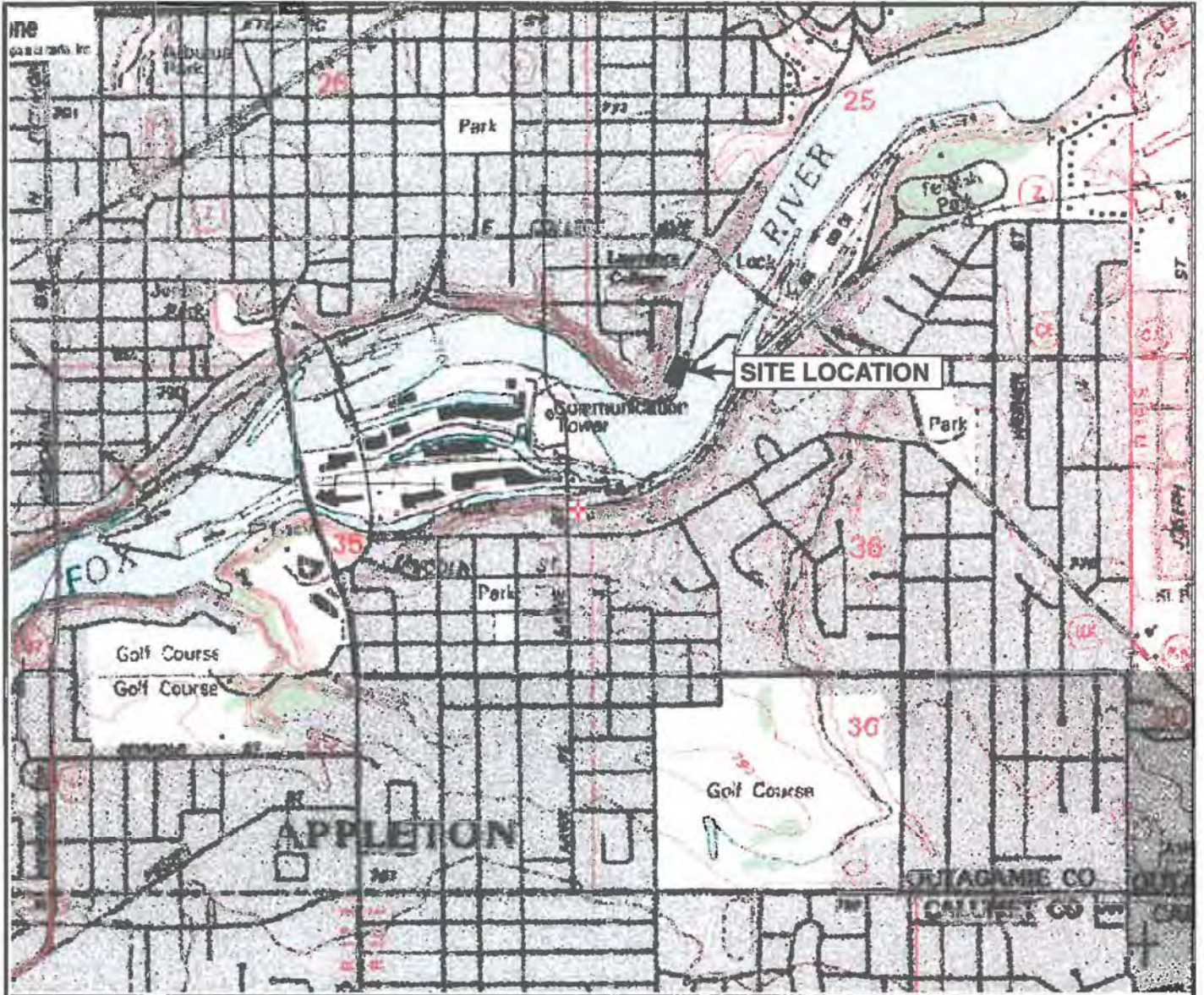


Cap Maintenance Plan and Materials Handling Plan

Former Foremost Farms
935 E. John Street
Appleton, Wisconsin

Request for Deviations

Owner shall not conduct any activities at the Site that are not in compliance with this Plan, unless written approval to do so is obtained from the WDNR.



SOURCE: www.topozone.com, Appleton, Wisconsin quad.



WISCONSIN

FORMER FOREMOST FARMS
935 EAST JOHN STREET
APPLETON, WISCONSIN

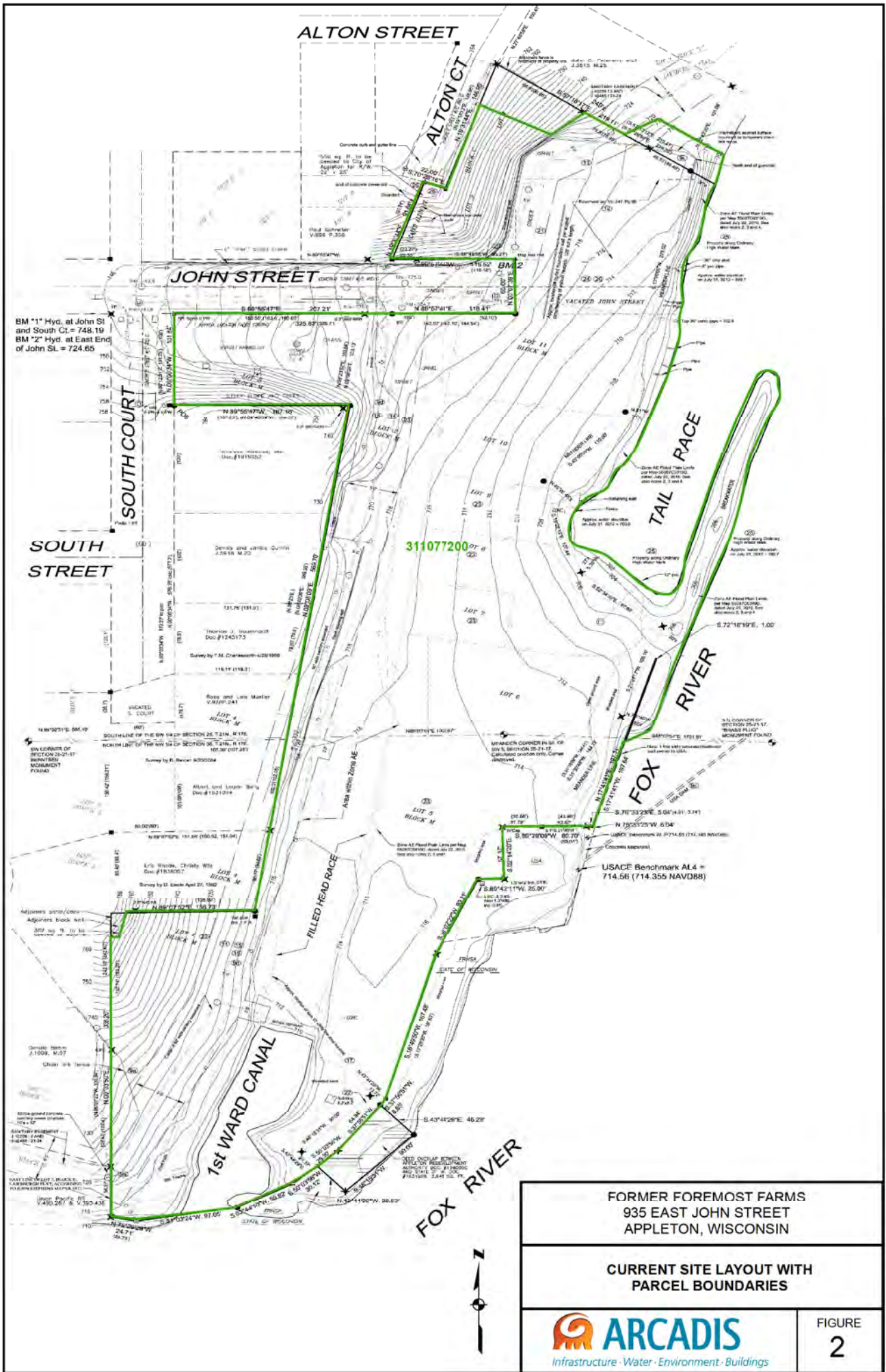
SITE LOCATION

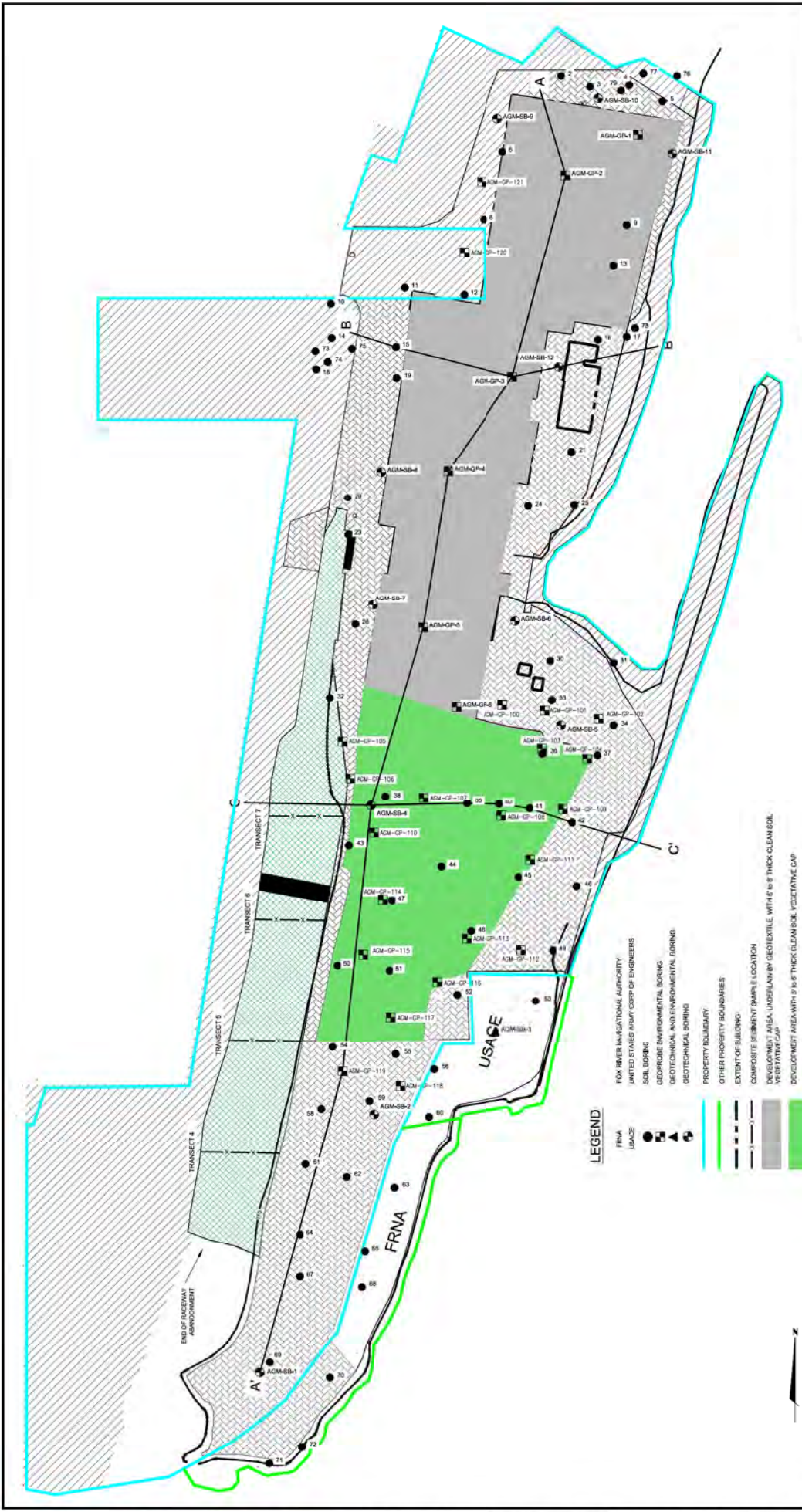


FIGURE

1







FORMER FOREMOST FARMS
935 EAST JOHN STREET
APPLETON, WISCONSIN

SOIL MANAGEMENT PLAN

ARCADIS

FIGURE 7

- LEGEND**
- FRNA
 - USAISE
 - FOX RIVER NATIONAL AUTHORITY
 - UNITED STATES ARMY CORP OF ENGINEERS
 - SOIL BORING
 - GEORPGE ENVIRONMENTAL BORING
 - GEOTECHNICAL AND ENVIRONMENTAL BORING
 - GEOTECHNICAL BORING
 - PROPERTY BOUNDARY
 - OTHER PROPERTY BOUNDARIES
 - EXTENT OF BUILDING
 - COMPOSITE SETTLEMENT SAMPLE LOCATION
 - DEVELOPMENT AREA UNDERlain BY GEOTILE WITH 6" THICK CLEAN SOIL VEGETATIVE CAP
 - DEVELOPMENT AREA WITH 2" 6" THICK CLEAN SOIL VEGETATIVE CAP
 - BUILDING AGGREGATE COATED WITH LEAD BEARING PAINT CARPETED WITH GEOTILE AND AT LEAST 8" THICK CLEAN SOIL VEGETATIVE CAP
 - AREA OUTSIDE OF DEVELOPMENT AREA WITH AT LEAST 6" CLEAN SOIL VEGETATIVE CAP
 - AREA OUTSIDE OF DEVELOPMENT AREA WITH BUILDING AGGREGATE GEOTILE FOLLOWED BY 4" 10" THICK CLEAN SOIL VEGETATIVE CAP
 - SLURRY PILE LOCATION
 - SLOPED HATCH MANICORRETE DRIVEWAY / PARKING LOT/SERVICER JETTY



Appendix A

Annual Cap Inspection Form and
Corrective Action Form

**ENGINEERED BARRIER
Inspection Form
Site Located at
935 E. John Street, Appleton, Wisconsin
BRRTS VPLE #: 06-45-523605**

Name of Inspector: _____

Company: _____

Date: _____

Time: _____

Inspector able to inspect all engineered barriers (see Figure 4)? Yes No

If no, explain: _____

Is this a scheduled inspection? Yes No

If no, explain: _____

Inspection Results:

Engineered Barrier Condition:

- Significant fissures, cracks, and shallow holes that would allow for humans to inadvertently contact the underlying residually impacted soils:

- Other:

If any of the above conditions were observed, note area and explain. Sketch or photograph extent and location of observed damage. Maintain this inspection form with the Property Owner for a period of 3 years.

**ENGINEERED BARRIER
Work Order
Site Located at
935 E. John Street, Appleton, Wisconsin
BRRTS VPLE #: 06-45-523605**

Report Number: _____

Date of Initial Inspection: _____

Name of Inspector: _____

Type of problem: _____

Required upgrade: _____

Completed on: _____

Comments: _____

Corrective action assigned to/completed by:

Name/Company

Date

Reinspection Information

Observations: _____

Comments: _____

Inspector: _____

Signature

Date

Maintain work order with the Property Owner for a period of 3 years.

Appendix 4

Site Location:
Eagle Point Senior Living

Photo #
1

Date:
4/14/2016

Description:
View of northern portion of subject property, looking from the south.



Site Location:
Eagle Point Senior Living

Photo #
2

Date:
4/14/2016

Description:
View of southern portion of subject property, looking from the north.



Site Location:

Eagle Point Senior Living

Photo #

3

Date:

4/14/2016

Description:

View of former parking lot in western section of subject property, looking from the east.



Site Location:

Eagle Point Senior Living

Photo #

4

Date:

4/14/2016

Description:

View of remaining portion of former head raceway, looking from the south.



Site Location:
Eagle Point Senior Living

Photo #
5

Date:
4/14/2016

Description:
View of former electrical transformer area, looking from the southeast.



Site Location:
Eagle Point Senior Living

Photo #
6

Date:
4/14/2016

Description:
View of monitoring well FF-1, looking from the south.



Site Location:
Eagle Point Senior Living

Photo #
7

Date:
4/14/2016

Description:
View of drain pipes into the Fox River, located east and opposite of the subject property's former parking lot, looking from the south.



Site Location:
Eagle Point Senior Living

Photo #
8

Date:
4/14/2016

Description:
View of drain pipe into the Fox River, located east and opposite of John St., looking from the north.



Site Location:
Eagle Point Senior Living

Photo #
9

Date:
4/14/2016

Description:
View of adjacent residential property to the north of the subject property.



Site Location:
Eagle Point Senior Living

Photo #
10

Date:
4/14/2016

Description:
View of Fox River below the dam to the east of the northern portion of the subject property.



Site Location:
Eagle Point Senior Living

Photo #
11

Date:
4/14/2016

Description:
View of Fox River above the dam to the east of the southern portion of the subject property.



Site Location:
Eagle Point Senior Living

Photo #
12

Date:
4/14/2016

Description:
View of Fox River to the south of the subject property.



Site Location:
Eagle Point Senior Living

Photo #
13

Date:
4/14/2016

Description:
View of adjacent residential properties to the west of the southern portion of the subject property.



Site Location:
Eagle Point Senior Living

Photo #
14

Date:
4/14/2016

Description:
View of adjacent residential properties to the west of the central portion of the subject property.



Site Location:
Eagle Point Senior Living

Photo #
15

Date:
4/14/2016

Description:
View of vacated portion of John St. and residential properties to the west of the northern portion of the subject property.



Site Location:
Eagle Point Senior Living

Photo #
16

Date:
4/14/2016

Description:
View of drain pipe into the Fox River.



Site Location:
Eagle Point Senior Living

Photo #
17

Date:
4/14/2016

Description:
View of drain pipe to the Fox River.



Site Location:
Eagle Point Senior Living

Photo #
18

Date:
4/14/2016

Description:
Aerial photo of the site taken from Google Maps on 9/15/2016.



Appendix 5

Brian Wayner

From: Karen Harkness <Karen.Harkness@Appleton.org>
Sent: Thursday, November 17, 2016 4:43 PM
To: Brian Wayner
Subject: FW: CSM #22-16 Approval -- Eagle Point
Attachments: CSM#22-16_EaglePoint_Approval_11-01-16.pdf

Brian-

See attachment and email below. We have obtained signatures and take the CSM to the County to record. It has not come back yet.

K*

Karen Harkness
Director of Community and Economic Development
100 N. Appleton St.
Appleton, Wisconsin 54911

Phone: 920-832-6408
Cell: 920-209-9520
Email: Karen.Harkness@appleton.org

From: David Kress
Sent: Tuesday, November 01, 2016 12:19 PM
To: Bob Givens <Bob.Givens@omni.com>
Cc: Isaac Wallace <Isaac.Wallace@iconiccreates.com>; Bob Feller <Bob.Feller@iconiccreates.com>; tom.pientka@iconiccreates.com; Colin Cassady <cckc@alexandercompany.com>; Karen Harkness <Karen.Harkness@Appleton.org>; Matthew Rehbein <Matthew.Rehbein@Appleton.org>; Brenda Broeske <Brenda.Broeske@Appleton.org>; David Kress <David.Kress@Appleton.org>; Don Harp <Don.Harp@Appleton.org>; Heath M. Anderson <Heath.Anderson@Appleton.org>; Jeff Towne <Jeff.Towne@Appleton.org>; Jessica Schneider <Jessica.Schneider@Appleton.org>; Karen A. Pietila <Karen.Pietila@Appleton.org>; Mark Lund <Mark.Lund@Appleton.org>; Ross Buetow <Ross.Buetow@Appleton.org>; Sue Olson <Sue.Olson@Appleton.org>; Tom Kromm <Tom.Kromm@Appleton.org>
Subject: CSM #22-16 Approval -- Eagle Point

Good Afternoon Bob,

Certified Survey Map #22-16 (attached) for the Eagle Point property on E. John Street was reviewed for conformance with the City of Appleton Municipal Code, as applicable, and has been **APPROVED** by the Community and Economic Development Department. Please submit the signed, original CSM to my attention, and I will circulate it for City signatures.

If you have any questions or concerns, please let me know.

Regards,

Dave

David Kress, Principal Planner

City of Appleton

Community & Economic Development Department

100 N. Appleton Street

Appleton, WI 54911

(920) 832-6428

david.kress@appleton.org

RECEIVED

OCT - 7 2016

CITY OF APPLETON
COMMUNITY/ECON DEVELOPMENT
Stamp date received



APPLICATION FOR CERTIFIED SURVEY MAP (CSM)
Community Development Department
100 N. Appleton St. PH: 920-832-6468
Appleton, WI 54911 FAX: 920-832-5994

PROPERTY OWNER	APPLICANT (owner's agent)
Name ICONICARE Tom Pientka	Name ICONICA Bob Feller
Mailing Address 901 Deming Way Madison, WI 53717	Mailing Address 901 Deming Way Madison, WI 53717
Phone 608-664-3500 Fax	Phone 608-664-3500 Fax
E-mail tom.pientka@iconicacreates.com	E-mail bob.feller@iconicacreates.com

PROPERTY INFORMATION	
Property Tax # (31-0-0000-00)	31-1-0772-00
Site Address/Location	Eagle Point Senior Housing @ Foremost
Legal Description of Land *Please submit an electronic copy of CSM and the legal description in Microsoft Word format. All of Lot 1, CSM 6728	
Current Zoning R-3	Proposed Zoning R-3
Current Uses Vacant	Proposed Uses Senior Housing
Number of Lots and Outlots 3	Total Acreage 8.2 Acres
Percentage of impervious surface coverage for each lot based upon the proposed certified survey map To be provided with site plan on stormwater utility forms.	

PLEASE STATE REASON(S) FOR CERTIFIED SURVEY MAP REQUEST
Redevelopment of Foremost Dairy Site

10/6/2016	
Date	Owner/Agent Signature (Agents must provide written proof of authorization)

OFFICE USE ONLY	
FILE # <u>20-16</u> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	Community Development <i>Nov 11-01-16</i>
Comments/Conditions: _____	
Fee \$100.00 Acct #15020.5002 Receipt # <u>4589956</u> Date Paid <u>10/12/16</u> Date Filed ___/___/___	

Reasonable accommodations for persons with disabilities will be made upon request and if feasible. 5/12

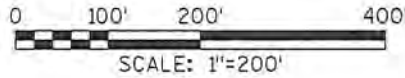
OCT 31 2016

CITY OF APPLETON
COMMUNITY/ECON DEVELOPMENT

CERTIFIED SURVEY MAP NUMBER

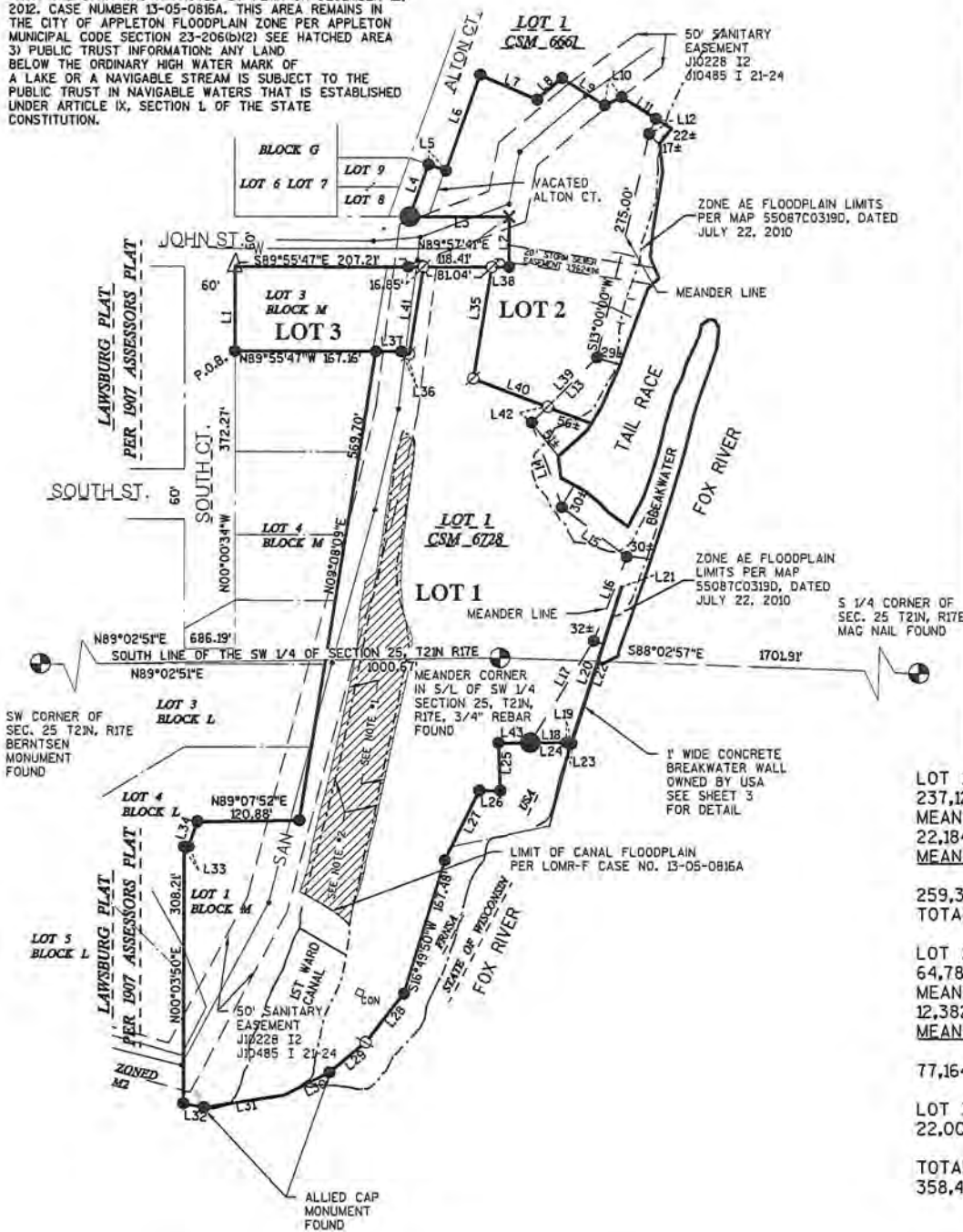
ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 6728 RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS ON PAGE 6728 AS DOCUMENT NO. 2001520, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 25 AND ALSO PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

- ⊙ OUTAGAMIE COUNTY SECTION CORNER MONUMENT
- 1" IRON PIPE FOUND 1.3" O.D.
- 3/4" STEEL REBAR FOUND
- ⊘ 3/4" x 24" STEEL REBAR SET WEIGHING 1.502 LBS/LIN. FT.
- △ RAILROAD SPIKE FOUND
- × MAG NAIL FOUND
- () RECORDED AS INFORMATION



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY IN WHICH THE SOUTH LINE OF THE SW 1/4 OF SECTION 25, T21N R17E. RECORDED AS N89°02'51"E

NOTES:
1) LANDS WITHIN THIS AREA ARE RESTRICTED BY DOCUMENT #1957426 OF THE OUTAGAMIE REGISTERS OFFICE.
2) A LOMR-F TO REMOVE A PORTION OF THESE LANDS FROM THE SFHA WAS APPROVED BY FEMA ON DECEMBER 12, 2012, CASE NUMBER 13-05-0816A. THIS AREA REMAINS IN THE CITY OF APPLETON FLOODPLAIN ZONE PER APPLETON MUNICIPAL CODE SECTION 23-206(1)(2) SEE HATCHED AREA
3) PUBLIC TRUST INFORMATION: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.



LINE TABLE		
L1	N00°00'34"W	101.84'
L2	N00°07'39"E	60.00'
L3	S89°57'41"W	118.52'
L4	N19°31'44"E	66.64'
L5	S70°28'16"E	22.00'
L6	N19°31'44"E	121.23'
L7	S66°26'47"E	74.04'
L8	N48°53'38"E	39.18'
L9	S57°18'17"E	60.31'
L10	N63°54'32"E	22.80'
L11	S57°18'17"E	47.97'
L12	S22°43'30"W	19.80'
L13	S45°00'00"W	110.00'
L14	S19°28'10"E	107.44'
L15	S52°34'30"E	97.60'
L16	S21°21'17"W	108.16'
L17	S31°30'48"W	144.13'
L18	N89°29'08"E	42.92'
L19	S76°33'25"E	5.04'
L20	N17°41'41"E	197.71'
L21	S72°18'19"E	1.00'
L22	S17°41'41"W	197.64'
L23	N76°33'25"W	6.04'
L24	S89°29'08"W	80.70'
L25	S02°14'20"E	57.37'
L26	S89°42'11"W	25.00'
L27	S26°02'22"W	93.21'
L28	S37°56'51"W	73.49'
L29	S50°03'56"W	56.02'
L30	S62°44'10"W	59.82'
L31	S81°03'24"W	97.05'
L32	N79°29'29"W	24.71'
L33	N89°07'52"E	5.30'
L34	N19°19'59"E	31.96'
L35	N09°08'09"E	136.34'
L36	N69°13'55"W	10.59'
L37	N89°55'47"W	30.00'
L38	N89°57'41"E	20.52'
L39	S45°00'00"W	83.48'
L40	N69°13'55"W	93.87'
L41	N09°08'09"E	106.95'
L42	S45°00'00"W	26.52'
L43	S89°29'08"W	37.78'

LOT 1 AREA:
237,121 SQ FT 5.444 ACRES TO MEANDER LINE.
22,184 SQ FT± 0.509 ACRES± MEANDER LINE TO EDGE OF WATER.

259,305 SQ FT± 5.953 ACRES± TOTAL

LOT 2 AREA:
64,782 SQ FT 1.487 ACRES TO MEANDER LINE.
12,382 SQ FT± 0.284 ACRES± MEANDER LINE TO EDGE OF WATER.

77,164 SQ FT± 1.771 ACRES± TOTAL

LOT 3 AREA:
22,003 SQ FT 0.505 ACRES TOTAL

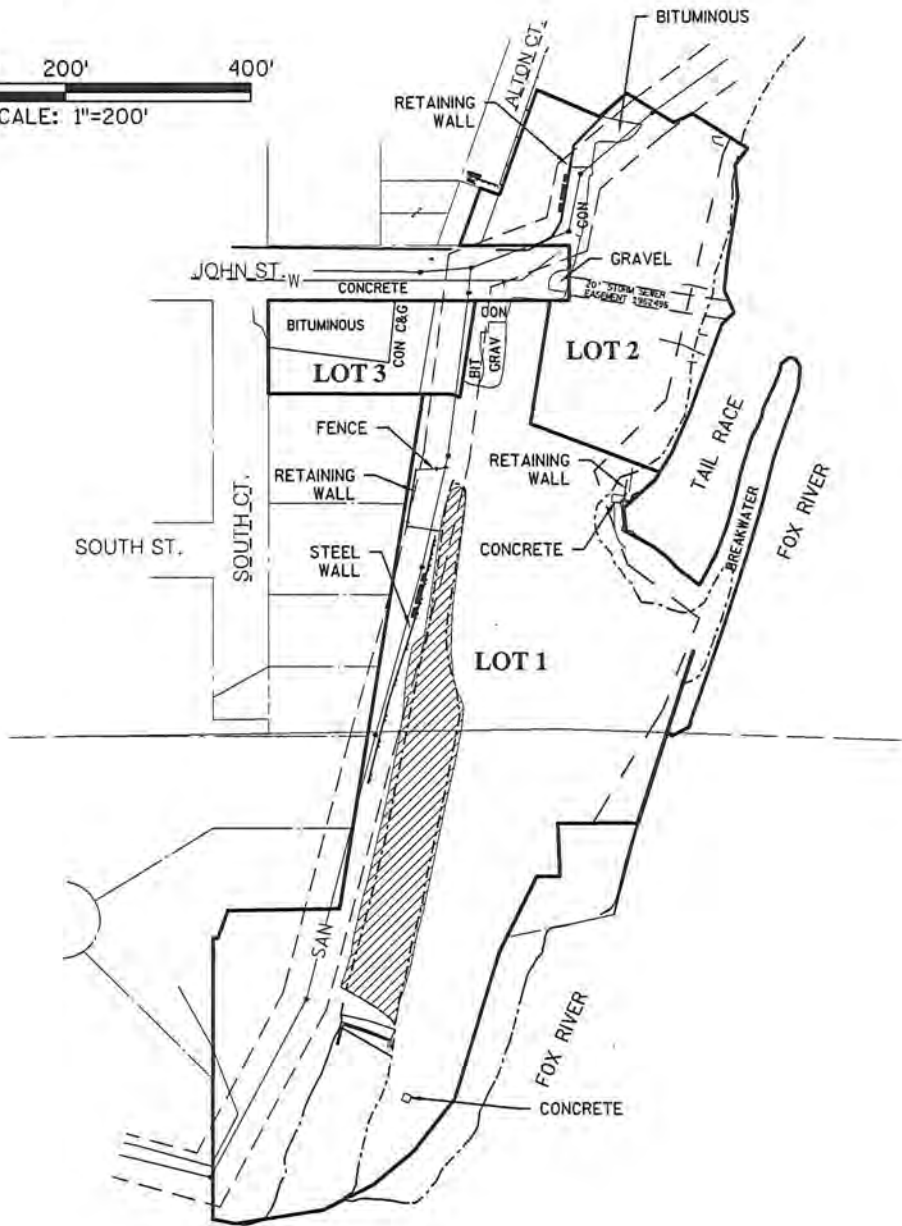
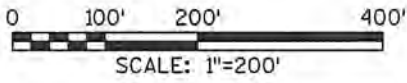
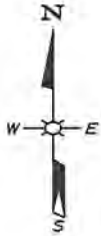
TOTAL AREA:
358,472 SQ FT± 8.229 ACRES±

DATE 09-14-16	DIRECTORY NO.
PROJECT NO. M1445B16	DRAFTED BY JLS
SHEET 1 OF 5	DRAWING NAME ERW-CSM

SURVEY FOR: ICONICA
901 DEMING WAY, MADISON WI 53717

CERTIFIED SURVEY MAP NUMBER

DETAIL SHEET OF IMPROVEMENTS



DATE 09-14-16	DIRECTORY NO. -----
PROJECT NO. M1445B16	DRAFTED BY JLS
SHEET 2 OF 5	DRAWING NAME ERW-CSM

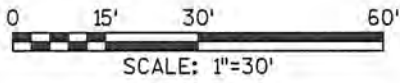
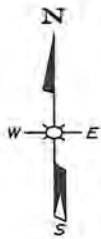
SURVEY FOR: **ICONICA**
 901 DEMING WAY,
 MADISON WI 53717

Omni
ASSOCIATES

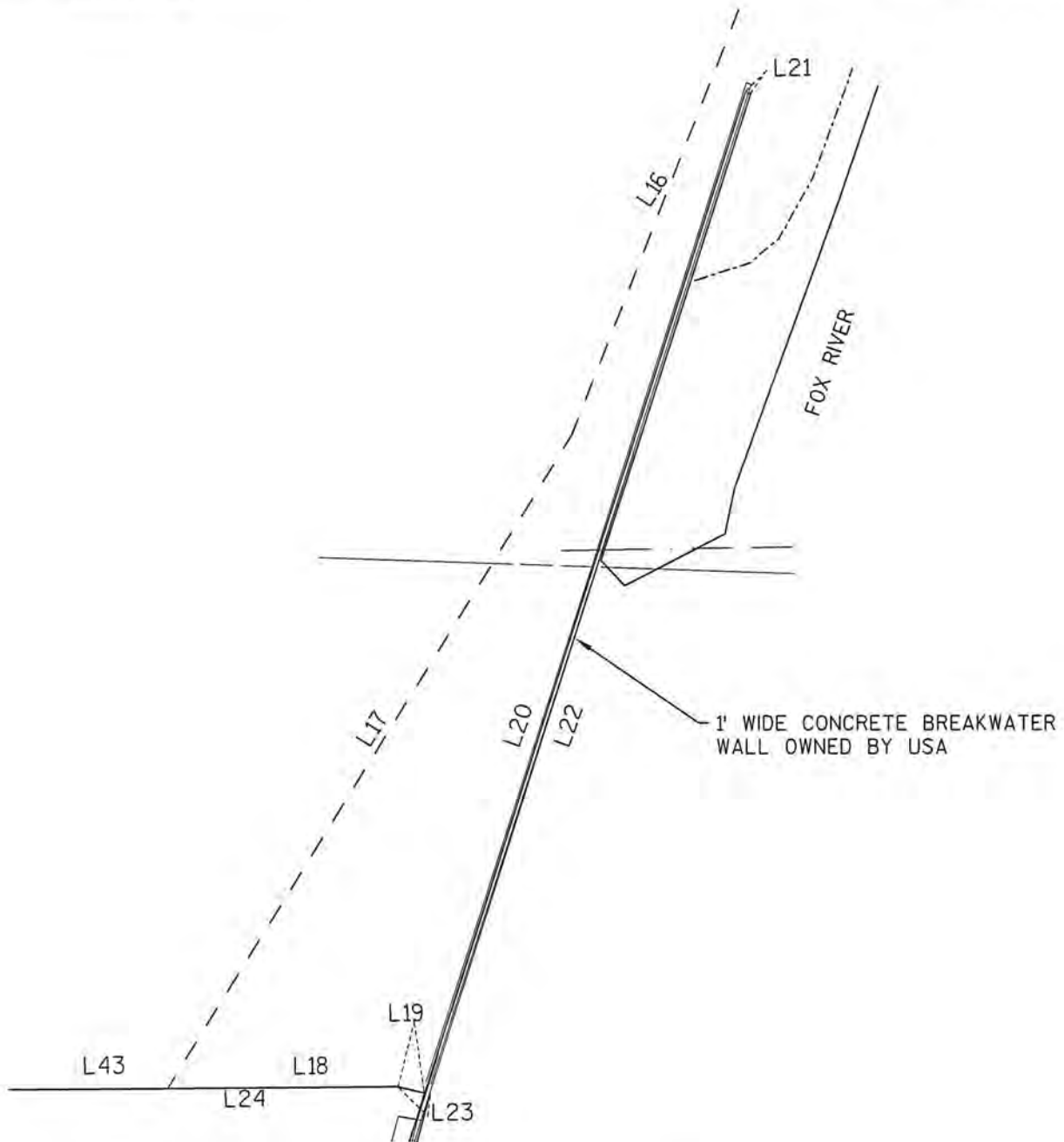
OMNI ASSOCIATES
 ONE SYSTEMS DRIVE
 APPLETON, WI 54914
 PHONE (920) 735-8900
 FAX (920) 830-6100

CERTIFIED SURVEY MAP NUMBER

DETAIL SHEET



LINE TABLE		
L16	S21°21'17"W	108.16'
L17	S31°30'48"W	144.13'
L18	N89°29'08"E	42.92'
L19	S76°33'25"E	5.04'
L20	N17°41'41"E	197.71'
L21	S72°18'19"E	1.00'
L22	S17°41'41"W	197.64'
L23	N76°33'25"W	6.04'
L24	S89°29'08"W	80.70'
L43	S89°29'08"W	37.78'



DATE 09-14-16	DIRECTORY NO.
PROJECT NO. MJ445B16	DRAFTED BY JLS
SHEET 3 OF 5	DRAWING NAME ERW-GSM

SURVEY FOR: ICONICA 901 DEMING WAY, MADISON WI 53717

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

CERTIFIED SURVEY MAP NUMBER

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. KACZMARZYK, WISCONSIN REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF CONICARE ALL OF LOT 1 OF CERTIFIED SURVEY MAP #6728, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS ON PAGE 6728 AS DOCUMENT #2001520 OF THE OUTAGAMIE COUNTY REGISTRY, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 25 AND ALSO PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25;
 THENCE NORTH 89°02'51" EAST 686.19 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25 TO THE WEST LINE OF LOT 4, BLOCK "M" OF LAWSBURG PLAT;
 THENCE NORTH 00°00'34" WEST 372.27 FEET ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER THEREOF AND ALSO THE BEING THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00°00'34" WEST 101.84 FEET ALONG THE WEST LINE OF LOT 3 OF SAID BLOCK "M" TO THE NORTHWEST CORNER OF SAID LOT 3;
 THENCE SOUTH 89°55'47" EAST 207.21 FEET ALONG THE SOUTH LINE OF JOHN STREET;
 THENCE NORTH 89°57'41" EAST 118.41 FEET ALONG THE SOUTH LINE OF SAID JOHN STREET;
 THENCE NORTH 00°07'39" EAST 60.00 FEET ALONG THE EAST LINE OF SAID JOHN STREET;
 THENCE SOUTH 89°57'41" WEST 118.52 FEET ALONG THE NORTH LINE OF SAID JOHN STREET TO THE CENTERLINE OF VACATED ALTON COURT;
 THENCE NORTH 19°31'44" EAST 66.64 FEET ALONG THE CENTERLINE OF VACATED ALTON COURT;
 THENCE SOUTH 70°28'16" EAST 22.00 FEET ALONG THE NORTHERLY LINE OF THE EAST 1/2 OF VACATED ALTON COURT;
 THENCE NORTH 19°31'44" EAST 121.23 FEET ALONG THE EASTERLY LINE OF ALTON COURT;
 THENCE SOUTH 66°26'47" EAST 74.04 FEET; THENCE NORTH 48°53'38" EAST 39.18 FEET;
 THENCE SOUTH 57°18'17" EAST 60.31 FEET; THENCE NORTH 63°54'32" EAST 22.80 FEET;
 THENCE SOUTH 57°18'17" EAST 47.97 FEET TO A MEANDER CORNER WHICH IS NORTH 57°18'17" WEST 22 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
 THENCE SOUTH 22°43'30" WEST 19.80 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 57°18'17" WEST 17 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
 THENCE SOUTH 13°00'00" WEST 275.00 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 81° WEST 29 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
 THENCE SOUTH 45°00'00" WEST 110.00 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 45° WEST 51 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
 THENCE SOUTH 19°28'10" EAST 107.44 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS SOUTH 35° WEST 30 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
 THENCE SOUTH 52°34'30" EAST 97.60 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 52°34'30" WEST 30 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
 THENCE SOUTH 21°21'17" WEST 108.16 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 71°40' WEST 32 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
 THENCE SOUTH 31°30'48" WEST 144.13 FEET (RECORDED AS 144.41 FEET) ALONG A MEANDER LINE TO THE END OF SAID MEANDER LINE;
 THENCE NORTH 89°29'08" EAST 42.92 FEET TO AN EXISTING 3/4" REBAR LOCATED AT THE NORTHWESTERLY CORNER OF GRANITE (CONCRETE) STEPS TO THE DAM ACCESS;
 THENCE SOUTH 76°33'25" EAST 5.04 FEET (RECORDED AS 4.91 FEET) ALONG THE FACE OF SAID STEPS TO THE WESTERLY EDGE OF A 1.00 FOOT WIDE CONCRETE RETAINING WALL;
 THENCE NORTH 17°41'41" EAST 197.71 FEET ALONG THE WESTERLY EDGE OF SAID CONCRETE RETAINING WALL;
 THENCE SOUTH 72°18'19" EAST 1.00 FEET ALONG THE EDGE OF SAID CONCRETE RETAINING WALL;
 THENCE SOUTH 17°41'41" WEST 197.64 FEET ALONG THE EASTERLY EDGE OF SAID CONCRETE RETAINING WALL;
 THENCE NORTH 76°33'25" WEST 6.04 FEET ALONG THE FACE OF SAID STEPS TO AN EXISTING 3/4" REBAR;
 THENCE SOUTH 89°29'08" WEST 80.70 FEET; THENCE SOUTH 02°14'20" EAST 57.37 FEET; THENCE SOUTH 89°42'11" WEST 25.00 FEET;
 THENCE SOUTH 26°02'22" WEST 93.21 FEET; THENCE SOUTH 16°49'50" WEST 167.48 FEET; THENCE SOUTH 37°56'51" WEST 73.49 FEET;
 THENCE SOUTH 50°03'56" WEST 56.02 FEET; THENCE SOUTH 62°44'10" WEST 59.82 FEET; THENCE SOUTH 81°03'24" WEST 97.05 FEET;
 THENCE NORTH 79°29'29" WEST 24.71 FEET (RECORDED AS 24.75 FEET) TO THE WEST LINE OF SAID BLOCK "M";
 THENCE NORTH 00°03'50" EAST 308.21 FEET ALONG THE WEST LINE OF SAID BLOCK "M";
 THENCE NORTH 89°07'52" EAST 5.30 FEET;
 THENCE NORTH 19°19'59" EAST 31.96 FEET;
 THENCE NORTH 89°07'52" EAST 120.88 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF;
 THENCE NORTH 09°08'09" EAST 569.70 FEET (RECORDED AS 569.95 FEET) TO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK "M";
 THENCE NORTH 89°55'47" WEST 167.16 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.
 CONTAINING 358,472 SQUARE FEET (8.229 ACRES) MORE OR LESS.
 INCLUDING ALL THOSE LANDS BETWEEN THE AFORE DESCRIBED MEANDER LINE AND THE FOX RIVER, EXCLUDING THE 1' X 197.7' MORE OR LESS CONCRETE RETAINING/BREAKWATER WALL OWNED BY THE USA, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF APPLETON SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME. THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 12TH DAY OF SEPTEMBER, 2016

MICHAEL J. KACZMARZYK, WISCONSIN REGISTERED LAND SURVEYOR, S-2256

DATE 09-14-16	DIRECTORY NO. -----
PROJECT NO. M1445B16	DRAFTED BY JLS
SHEET 4 OF 5	DRAWING NAME ERW-CSM

SURVEY FOR: ICONICA
901 DEMING WAY, MADISON WI 53717



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

CERTIFIED SURVEY MAP NUMBER

OWNER'S CERTIFICATE:

THE REDEVELOPMENT AUTHORITY OF THE CITY OF APPLETON DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP

KAREN E. HARKNESS, EXECUTIVE DIRECTOR

DATE

STATE OF WISCONSIN:

SS

OUTAGAMIE COUNTY:

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC COUNTY, WISCONSIN
MY COMMISSION EXPIRES _____

TREASURER'S CERTIFICATE:

WE HEREBY CERTIFY THAT THERE ARE NO UNREDEEMED TAX SALES, NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

CITY TREASURER

DATED

COUNTY TREASURER

DATED

CITY OF APPLETON APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE CITY OF APPLETON.

MAYOR DATED

CITY CLERK DATED

RECORDED INSTRUMENTS:

THIS CERTIFIED SURVEY MAP IS CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS.

OWNERS OF RECORD
REDEVELOPMENT AUTHORITY
OF APPLETON

RECORDING INFORMATION
DOCUMENT NUMBER 2002104

NOTES:

- 1) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL 31-1-0772-00.
- 2) SUBJECT PROPERTY IS CURRENTLY ZONED R3 MULTIFAMILY DISTRICT.
- 3) ALL ADJOINING PROPERTIES ARE ZONED R-1C CENTRAL CITY RESIDENTIAL DISTRICT UNLESS OTHERWISE NOTED.

DATE 09-14-16	DIRECTORY NO. -----
PROJECT NO. M1445B16	DRAFTED BY JLS
SHEET 5 OF 5	DRAWING NAME ERW-CSM

SURVEY FOR: **ICONICA**
901 DEMING WAY,
MADISON WI 53717

