

GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

***WTM COORDINATES:**

X: **Y:**

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- Groundwater Contamination > ES (236)
- Contamination in ROW
- Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)
- Soil Contamination > *RCL or **SSRCL (232)
- Contamination in ROW
- Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between non-industrial and industrial levels)
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)
(note: maintenance plan for groundwater or direct contact)
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)
(note: local government unit or economic development corporation was directed to take a response action)

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

- Yes No N/A

** Residual Contaminant Level
**Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: 1 **Title: Fond Du Lac County Certified Survey Map #**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Sampling Locations**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3 **Title: Sampling Locations and RCL Exceedances**

BRRTS #: 03-20-553033

ACTIVITY NAME: Manowske Welding Inc - 1000 Gal Fuel Oil

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 4 **Title: Geologic Cross-Section A-A'**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: 5 **Title: Groundwater Contour Map**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1, 2 **Title: Soil Analytical Results, Summary of VOC Soil Analytical Results, Summary of PAH**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 3, 4 **Title: Summary of Monitoring Well Groundwater Analytical Results, GW Analytical Results**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 5 **Title: Field Data - Groundwater**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-20-553033

ACTIVITY NAME: Manowske Welding Inc - 1000 Gal Fuel Oil

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

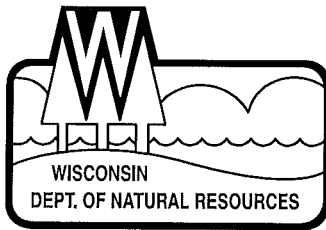
Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Bruce Urben, Regional Air & Waste Leader

Plymouth Service Center
1155 Pilgrim Rd
Plymouth, Wisconsin 53073
Phone (920) 892-8756
Fax (920) 892-6638

July 29, 2011

Brian Cummings
MRED CUMMINGS
W228 N745 Westmound Dr
Waukesha, WI 53186

Subject: Final Case Closure with Continuing Obligations
Former Manowske Welding Redevelopment Site,
180 N. Main Street, Fond du Lac, Wisconsin
WDNR BRRTS #03-20-553033

Dear Mr. Cummings:

Regarding the closure request for Former Manowske Welding, the Department of Natural Resources (Department) considers this site closed and no further investigation or remediation is required at this time. This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code.

The Former Manowske Welding and the adjacent former Georgetown Cleaners are on the same Deed and are both enrolled in the Voluntary Party Liability Exemption Process (VPLE). You will receive a Certificate of Completion for the Deeded property in a couple of weeks when all closure actions are completed.

Previously on January 23, 2009, the NER Closure Committee reviewed the Closure Request regarding the petroleum and metal contamination on the site from the Former Manowske Welding underground storage tanks and historic waste. A conditional closure letter was issued by the Department on February 10, 2009; however, this case was left open to use monitoring well #MW-MW 5 for the adjacent Georgetown Cleaners investigation and cleanup.

The following conditional closure documentation was received:

- April 27, 2009 (GIS Registry & Pavement Cover Maintenance Plan)
- April 16, 2010 (Department of Health Services memo stating no vapor mitigation system needed*) that the conditions in that letter were met
- August 10, 2010 (Abandonment of monitoring well MW-MW 5),
- September 28, 2010, March 17, 2011 and May 26, 2011 (Utility Trench Plug Installation Reports), and

**Note: A vapor venting system has been voluntarily installed beneath the newly constructed retail building and is being maintained by Walgreens now located on the former Manowske and former Georgetown Cleaners properties.*

This site was used as a welding, machining and metal structure assembly business from the 1960s to 2005. Soil has been contaminated with petroleum and historical waste metals. The contaminated soil on the property was excavated to the extent practicable. Pavement and landscaping completed the remedial action at the site. A passive venting system was installed under the new retail building. However the Department is not requiring maintenance of this system as a continuing obligation because no contamination was detected under the building. Utility plugs were installed in the utility trenches. Petroleum contamination exists on the former Manowski Welding and the former Georgetown Cleaners sites at monitoring well locations MW-7, MW-7D, MW-8, and MW-8A from an off-site source known as Mobile Gas Mart (COMM #54935346075). Some contaminated soil remains (one sample point on the northwest side of the property) and is addressed by the conditions of closure in this letter.

The final closure decision was based on the property being used for retail purposes and customer parking. This use affected the type of cleanup employed, and the type of continuing obligations required.

While the Department considers this case closed, you and future property owners must comply with the continuing obligations as explained in this letter. Please provide a copy of this letter and any attached maps and maintenance plan to anyone who purchases this property from you.

Continuing Obligations and GIS Registry

The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A building, pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination and of any continuing obligations. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information, impervious cover (parking lot) maintenance plan, is also on file at the DNR's Oshkosh Service Center, 625 E County Rd Y STE 700, Oshkosh, WI 54901-9731. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Prohibited Activities

Certain activities are prohibited due to a condition of closure which requires maintenance of a barrier intended to limit or prevent contact with or exposure to contamination remaining at the site. Department notification is required before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where parking lot pavement is required as shown on the **attached map - Figure 11 Cover Maintenance**, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; and 6) construction or placement of a different building or other structure.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, or must be protective of the revised use of the property, until contaminant levels no longer exceed the applicable standards.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. You must pass on both the information about these continuing obligations and the maintenance plan to the next property owner or owners. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with **attached maintenance plan**, are met.

Residual Soil Contamination

Residual low level soil contamination remains at one soil sample point (Former Tank 5 – South sample), which is below the current Walgreens building on the northwest side of the building as indicated on the **attached map - Figure 3 Residual DRO Soil**, and in the information submitted to the Department of Natural Resources.

If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats. and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the building, pavement, or other impervious cover that exists in the location shown on the **attached map - Figure 11 Cover Maintenance** shall be

maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Only upon request should you submit the inspection log to the Department.

When to Notify the Department about Property Use or Conditions of Closure

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, changed conditions requiring prior notification are:

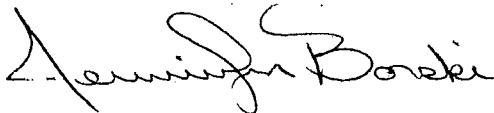
- Disturbance, construction on, change or removal in whole or part of pavement that must be maintained over contaminated soil.

Please send written notifications in accordance with the above requirements to Plymouth Service Center, 1155 Pilgrim Rd, Plymouth, WI 53073, to the attention of Christine Lilek, Hydrogeologist.

The attached DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Christine Lilek at (920) 892-8756, extension 3025.

Sincerely,



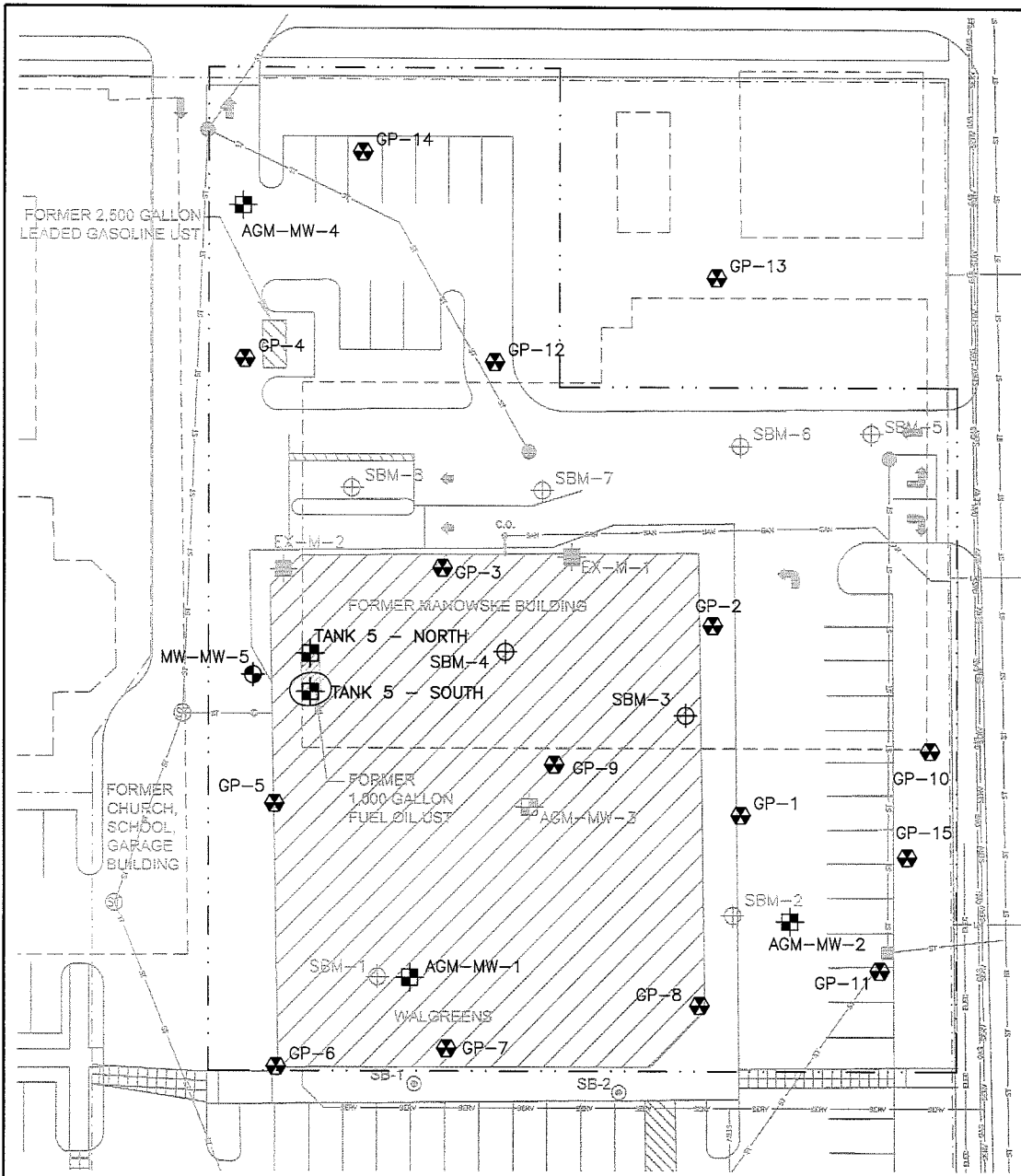
Jennifer Borski, Acting Team Supervisor
Northeast Region Remediation & Redevelopment Program

Attachments:

- remaining soil contamination map - Figure 3 Residual DRO Soil
- extent of cap map - Figure 11 Cover Maintenance
- maintenance plan
- PUB-RR 819

cc: NER Case File - Plymouth
Andrew Mott – Andrew.mott@aecom.com
Don Gallo – dgallo@reinhardt.com
Michelle Williams – mwilliams@reinhardt.com
Cathy Burrow – CF/2, Jessica Coda - RR/5

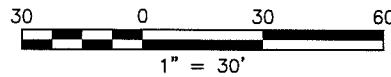
X:\Projects\200704507\dwg\Figure 3.dwg: 11/18/2008 11:09:34 AM; SIMON, MAGGIE



LEGEND

- PROPERTY BOUNDARY
- FORMER MANOWSKE WELDING PROPERTY BOUNDARY
- AGM-MW-4 APPROXIMATE LOCATION ARCADIS MONITORING WELL (2006)
- AGM-MW-4 APPROXIMATE LOCATION ARCADIS MONITORING WELL (2006) (EXCEEDS APPLICABLE RCLS)
- GP-9 APPROXIMATE LOCATION ARCADIS GEOPROBE (2006) (EXCEEDS APPLICABLE RCLS)
- SBM-4 APPROXIMATE LOCATION CLAYTON SOIL BORING (2005)
- SBM-4 APPROXIMATE LOCATION CLAYTON SOIL BORING (2005) (EXCEEDS APPLICABLE RCLS)
- EX-M-2 APPROXIMATE LOCATION ARCADIS SOIL EXCAVATION SIDEWALL SAMPLE (2006)
- MW-MW-5 STS MONITORING WELL LOCATION (EXCEEDS APPLICABLE RCLS)
- EXISTING SAN. MANHOLE
- EXISTING STRM. MANHOLE
- EXISTING TRAFFIC MANHOLE
- RAZED BUILDINGS
- EXISTING WATER SERVICE
- EXISTING UNDERGROUND GAS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND FIBER OPTIC LINE
- APPROXIMATE EXTENT OF RESIDUAL DRO IMPACTS TO SOIL
- ▨ SOIL EXCAVATION FOR BUILDING

NOTE:
 BASE MAP DERIVED FROM AN ALTA/ASCM DATED
 11/30/2005 WITH REVISIONS MADE ON 3/31/2006



558 North Main Street
 Oshkosh, Wisconsin
 920-235-0270
 www.stsconsultants.com
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SAMPLING LOCATIONS AND RCL EXCEEDANCES
 FORMER MANOWSKE WELDING
 200 NORTH MAIN STREET
 FOND DU LAC, WISCONSIN

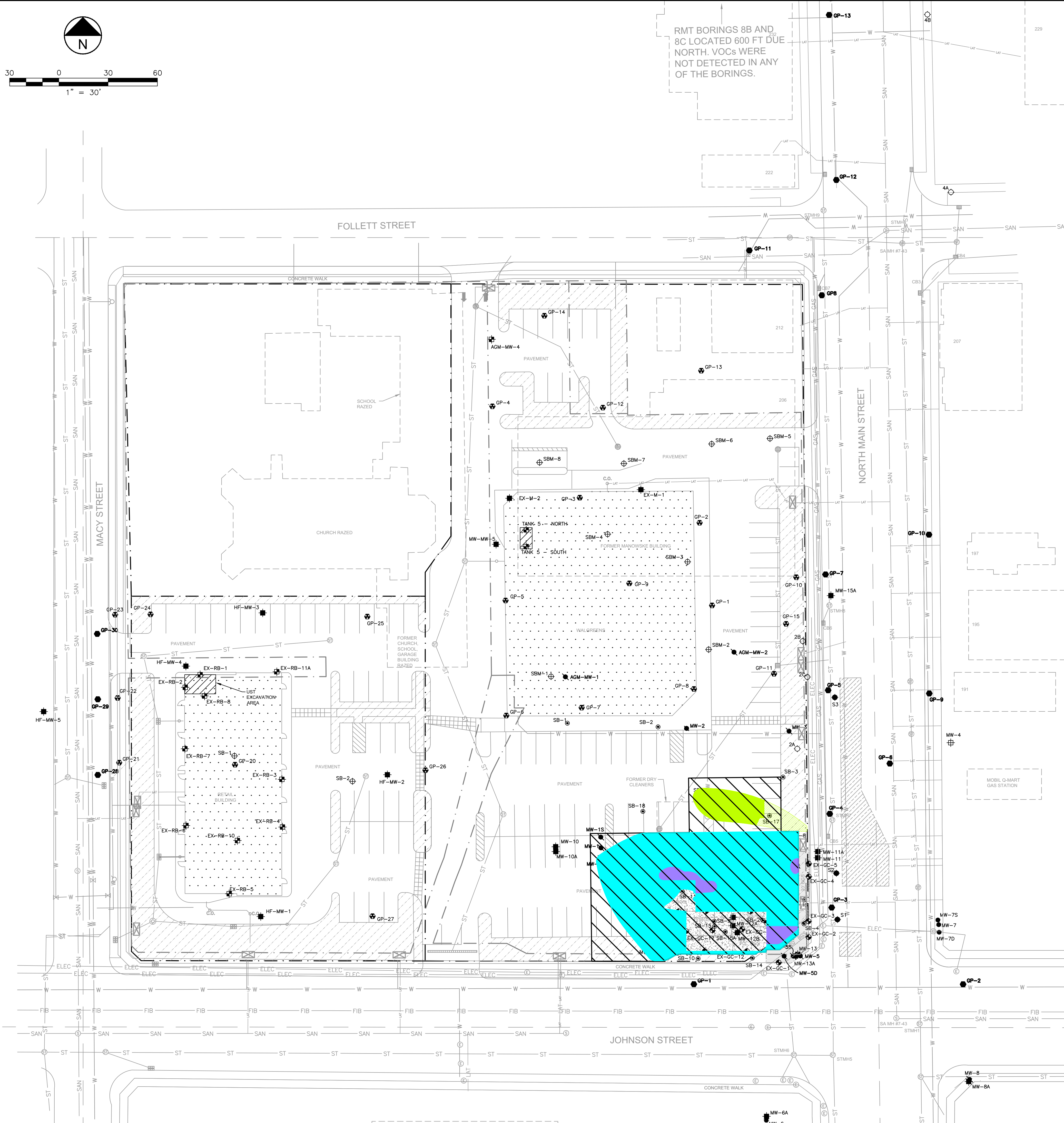
Drawn:	MAS 9/12/2008
Checked:	BAL 9/12/2008
Approved:	
PROJECT NUMBER	200704507
FIGURE NUMBER	3

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE			
GEORGETOWN CLEANERS 02-20-546625			
SAMPLE ID	CHLORINATED - DC	CHLORINATED - GW	PETROLEUM - GW PROTECTION
TANK-4-MIDDLE		PCE, TCE	
MW-1D		PCE	
MW-4D	PCE	Cis, PCE, TCE	
MW-11A	PCE	Cis, PCE, TCE	BENZENE
MW-14		PCE	
SB-7		Cis, PCE, TCE	
SB-8		PCE	
SB-12		Cis, PCE	
SB-16	PCE, VC	Cis, PCE, TCE	
SB-21	PCE, TCE	Cis, PCE, TCE	
SB-22	PCE	PCE	
SB-23		PCE	
EX-GC-6		PCE, TCE	
EX-GC-7		Cis, PCE, TCE	
EX-GC-8		Cis, PCE, TCE	
EX-GC-9		Cis, PCE, TCE	
EX-GC-10		Cis, PCE, TCE	
EX-GC-11		Cis, PCE, TCE	
EX-GC-12		PCE	
EX-GC-13		Cis, PCE, TCE	
EX-GC-14		Cis, PCE, TCE	
EX-GC-15		Cis, PCE, TCE	
EX-GC-16		PCE	
TANK-1 S			1, 3, 5-TMB & XYLENE
TANK-2 S			ASSUME NOT ANALYZED
TANK-3 S			ASSUME NOT ANALYZED
SB-6			NAPHTHALENE

LEGEND

- PROPERTY BOUNDARY
- FORMER PROPERTY BOUNDARY
- RAZED BUILDINGS
- SERV --- EXISTING WATER SERVICE
- GAS --- EXISTING UNDERGROUND GAS
- ST --- EXISTING STORM SEWER
- SAN --- EXISTING SANITARY SEWER
- FIB --- EXISTING UNDERGROUND FIBER OPTIC LINE
- PHYTOREMEDIATION TRENCH
- EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
- MW-1D ● ARCADIS MONITORING WELL
- MW-1D ● ARCADIS ABANDONED MONITORING WELL
- SB-2 ● ARCADIS GEORGETOWN CLEANERS SOIL BORING
- MW-13 ● AECOM MONITORING WELL LOCATION
- MW-11A ● AECOM PIEZOMETRIC WELL
- GP-1 ● AECOM HYDRAULIC SOIL PROBE LOCATION
- GP-7 ● ARCADIS GEOPROBE LOCATION
- EX-GC-12 ● ARCADIS SOIL EXCAVATION SIDEWALL/BASE SAMPLE
- APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
- SBM-1 ● ARCADIS HOLY FAMILY AND MANOWSKIE SOIL BORING
- EX-RB-10 ● ARCADIS SOIL SAMPLE LOCATION
- MW-4 ● QUICK MART MONITORING WELL
- EXISTING SAN. MANHOLE
- EXISTING STRM. MANHOLE
- EXISTING TRAFFIC MANHOLE
- FORMER GASOLINE UNDERGROUND STORAGE TANK
- S1 STRAND SAMPLING LOCATIONS
- 2A RMT SOIL BORING LOCATIONS
- UTILITY TRENCH PLUG
- BUILDING
- GREENSPACE (LANDSCAPE CAP)
- DIRECT CONTACT
- BOTH
- LUST TANK REMNANTS
- POTENTIAL LEVELS
- GW PROTECTION
- COVER MAINTANCE AREA



RMT BORINGS 8B AND 8C LOCATED 600 FT DUE NORTH. VOCs WERE NOT DETECTED IN ANY OF THE BORINGS.

L:\work\Projects\60139927\000_CAD\001_Drawings\Sheets\cover_maintenance.dwg, 6/30/2011 3:21:06 PM; KOCH, LARRY

PAVEMENT AND LANDSCAPE BARRIER MAINTENANCE PLAN

March 31, 2011

Property Located at:
180 North Main Street
Fond du Lac, Wisconsin 54935

WDNR BRRTS #02-20-546625

LEGAL DESCRIPTION – Attached

Introduction

This document is the Maintenance Plan for a pavement and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code (WAC). The maintenance activities relate to the existing landscape areas and paved surfaces occupying the area over the solid waste soils on-site. The soil and groundwater are impacted by volatile organic compounds (VOCs), which are above State of Wisconsin standards. The location of the paved surfaces and landscape cap to be maintained in accordance with this Maintenance Plan, as well as the impacted soil and groundwater are identified in the attached Figure 2 and Figure 7. The attached Figure 11 depicts the cap area.

Cover and Building Barrier Purpose

The paved surfaces and the landscape cap over the contaminated soil serve as a partial direct contact barrier to minimize future soil-to-human contact. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces and landscape cap overlying the contaminated soil and groundwater on the former Georgetown Cleaners property will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources ("WDNR") at least annually after every inspection, unless otherwise directed in the case closure letter.

Maintenance Activities

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

In the event the paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

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

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

February 2011

Site Owner and Operator: Waltrust Properties, Inc.
104 Wilmot
Deerfield, IL 60015

Consultant: Andrew Mott, AECOM
558 North Main Street, Oshkosh, Wisconsin 54901
920-236-6722

WDNR: Christine Lilek
1155 Pilgrim Road, Plymouth, WI 53073
920-892-8756

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

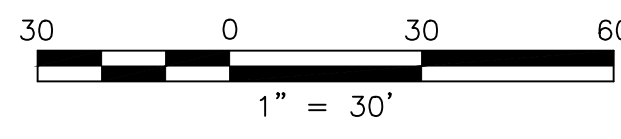
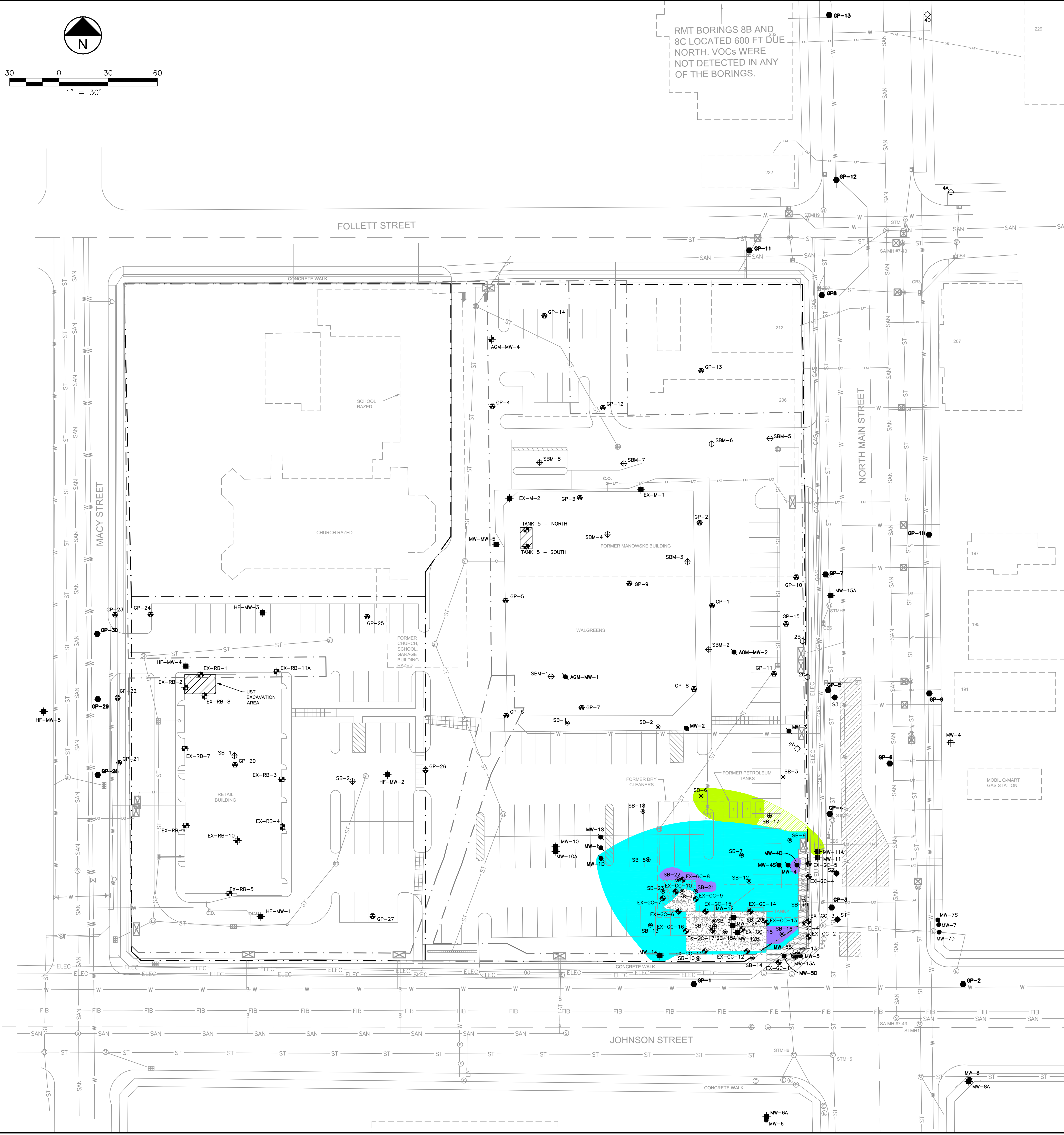
CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE			
GEORGETOWN CLEANERS 02-20-548625			
SAMPLE ID	CHLORINATED - DC	CHLORINATED - GW	PETROLEUM - GW PROTECTION
TANK-4-MIDDLE		PCE, TCE	
MW-1D		PCE	
MW-4D	PCE	Cl ₂ , PCE, TCE	
MW-11A	PCE	Cl ₂ , PCE, TCE	BENZENE
MW-14		PCE	
SB-7		Cl ₂ , PCE, TCE	
SB-8		PCE	
SB-12		Cl ₂ , PCE	
SB-16	PCE, VC	Cl ₂ , PCE, TCE	
SB-21	PCE, TCE	Cl ₂ , PCE, TCE	
SB-22	PCE	PCE	
SB-23		PCE	
EX-GC-6		PCE, TCE	
EX-GC-7		Cl ₂ , PCE, TCE	
EX-GC-8		Cl ₂ , PCE, TCE	
EX-GC-9		Cl ₂ , PCE, TCE	
EX-GC-10		Cl ₂ , PCE, TCE	
EX-GC-11		Cl ₂ , PCE, TCE	
EX-GC-12		PCE	
EX-GC-13		Cl ₂ , PCE, TCE	
EX-GC-14		Cl ₂ , PCE, TCE	
EX-GC-15		Cl ₂ , PCE, TCE	
EX-GC-16		PCE	
TANK-1 S			1, 3, 5-TMB & XYLENE
TANK-2 S			ASSUME NOT ANALYZED
TANK-3 S			ASSUME NOT ANALYZED
SB-6			NAPHTHALENE

- LEGEND**
- PROPERTY BOUNDARY
 - FORMER PROPERTY BOUNDARY
 - RAZED BUILDINGS
 - SERV --- EXISTING WATER SERVICE
 - GAS --- EXISTING UNDERGROUND GAS
 - ST --- EXISTING STORM SEWER
 - SAN --- EXISTING SANITARY SEWER
 - FIB --- EXISTING UNDERGROUND FIBER OPTIC LINE
 - PHYTOREMEDIATION TRENCH
 - 5' BGS --- EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
 - MW-1D ● ARCADIS MONITORING WELL
 - MW-1D ● ARCADIS ABANDONED MONITORING WELL
 - SB-2 ● ARCADIS GEORGETOWN CLEANERS SOIL BORING
 - MW-13 ● AECOM MONITORING WELL LOCATION
 - MW-11A ● AECOM PIEZOMETRIC WELL
 - GP-1 ● AECOM HYDRAULIC SOIL PROBE LOCATION
 - GP-7 ● ARCADIS GEOPROBE LOCATION
 - EX-GC-12 ● ARCADIS SOIL EXCAVATION SIDEWALL/BASE SAMPLE
 - APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
 - SBM-1 ● ARCADIS HOLY FAMILY AND MANOWSKIE SOIL BORING
 - EX-RB-10 ● ARCADIS SOIL SAMPLE LOCATION
 - MW-4 ● QUICK MART MONITORING WELL
 - EXISTING SAN. MANHOLE
 - EXISTING STRM. MANHOLE
 - EXISTING TRAFFIC MANHOLE
 - FORMER GASOLINE UNDERGROUND STORAGE TANK
 - S1 STRAND SAMPLING LOCATIONS
 - 2A RMT SOIL BORING LOCATIONS
 - ⊗ UTILITY TRENCH PLUG
 - ⊗ RMT UTILITY TRENCH PLUG*

* PLUG AND EXCAVATION AREAS REFERENCED FROM RMT'S EMAIL DATED 03/17/2011.

DIRECT CONTACT **BOTH** **LUST TANK REMNANTS** **POTENTIAL LEVELS** **GW PROTECTION**

RMT BORINGS 8B AND 8C LOCATED 600 FT DUE NORTH. VOCs WERE NOT DETECTED IN ANY OF THE BORINGS.

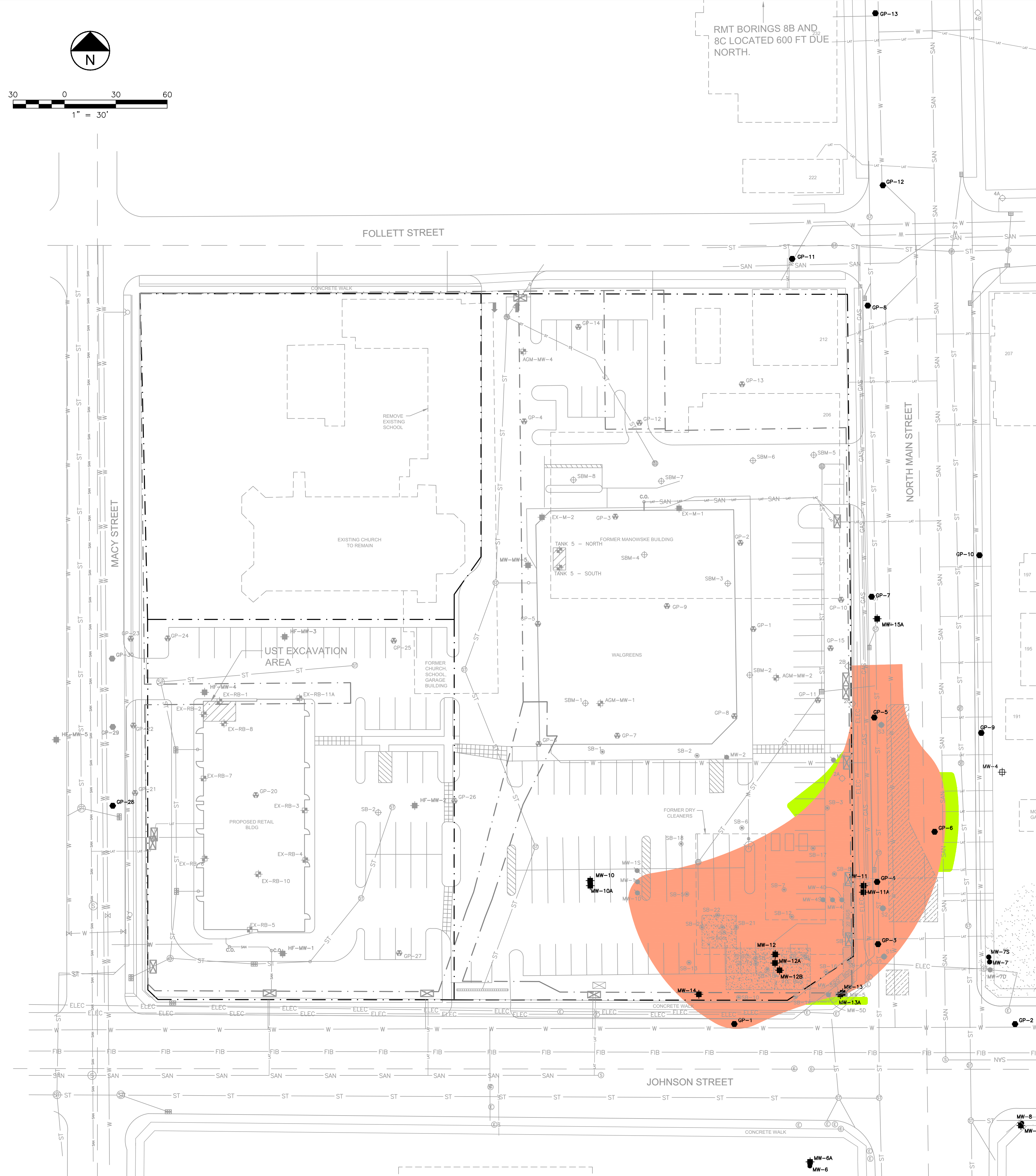


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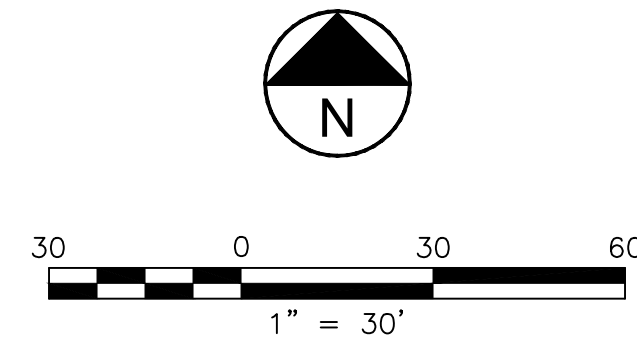
CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE		
GEORGETOWN CLEANERS 02-20-548625		
WELL	EX EXCEEDANCE	PAL EXCEEDANCE
MW-4	PCE	
MW-5	PCE	
MW-5S	PCE, TCE	
MW-11	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-11A	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-12	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-12A	PCE	TCE, VC
MW-12B	VC	PCE
MW-13A	VC	Cis 1, 2 DICHLOROETHENE
MW-14	VC	
SB-3	VC	PCE, TCE
SB-13	VC	Cis 1, 2 DICHLOROETHENE
SB-20	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
GP-1	VC	
GP-3	PCE, TCE, Cis 1, 2 DICHLOROETHENE	
GP-4	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
GP-5	PCE, TCE, Cis 1, 2 DICHLOROETHENE	
GP-6	Cis 1, 2 DICHLOROETHENE, VC	TCE, VC
		* 1, 1, 2 TRICHLOROETHANE, 1, 1 DICHLOROETHENE, 1, 2 DICHLOROETHENE, Cis 1, 2 DICHLOROETHENE

LEGEND

- PROPERTY BOUNDARY
- - - FORMER PROPERTY BOUNDARY
- RAZED BUILDINGS
- SERV- EXISTING WATER SERVICE
- GAS- EXISTING UNDERGROUND GAS
- ST- EXISTING STORM SEWER
- SAN- EXISTING SANITARY SEWER
- FIB- EXISTING UNDERGROUND FIBER OPTIC LINE
- ▨ PHYTOREMEDIATION TRENCH
- ▨ 5' BGS EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
- ▨ APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
- APPROXIMATE EXTENT OF ES EXCEEDANCE
- S1 ● STRAND SAMPLING LOCATIONS
- 2A ○ RMT SOIL BORING LOCATION
- MW-1D ● ARCADIS MONITORING WELL
- MW-1D ○ ARCADIS ABANDONED MONITORING WELL
- SB-2 ● ARCADIS GEORGETOWN CLEANERS SOIL BORING
- MW-13 ● AECOM MONITORING WELL LOCATION
- MW-11A ● AECOM PIEZOMETRIC WELL
- GP-1 ● AECOM HYDRAULIC SOIL PROBE LOCATION
- GP-7 ● ARCADIS GEOPROBE LOCATION
- SBM-1 ● ARCADIS HOLY FAMILY AND MANOWSKIE SOIL BORING
- AGM-MW-2 ● ARCADIS SOIL SAMPLE LOCATION
- MW-4 ● QUICK MART MONITORING WELL
- EXISTING SAN. MANHOLE
- EXISTING STRM. MANHOLE
- EXISTING TRAFFIC MANHOLE
- UNDERGROUND STORAGE TANK
- ⊠ UTILITY TRENCH PLUG
- ES EXCEEDANCE
- PAL EXCEEDANCE



RMT BORINGS 8B AND 8C LOCATED 600 FT DUE NORTH.

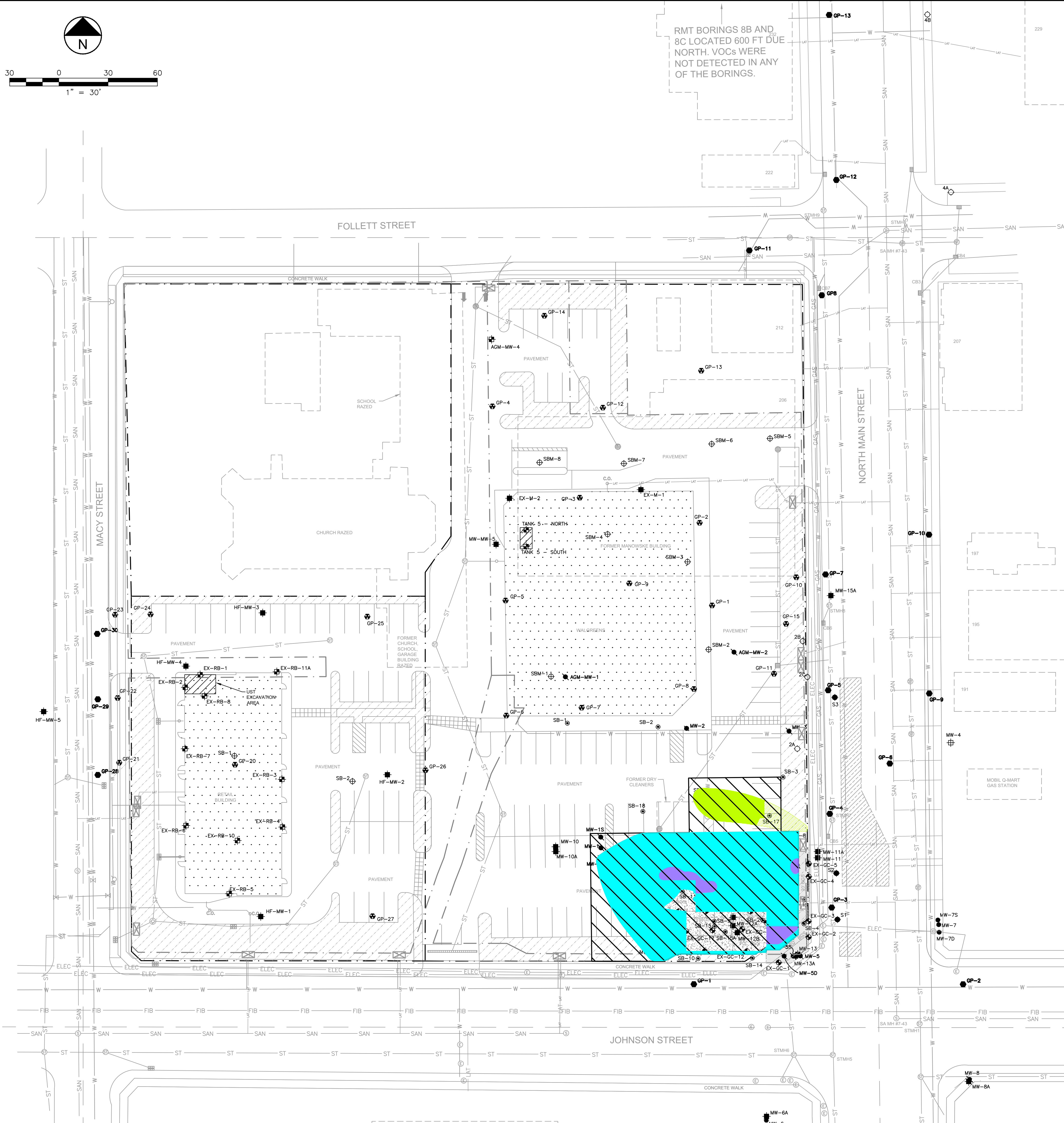


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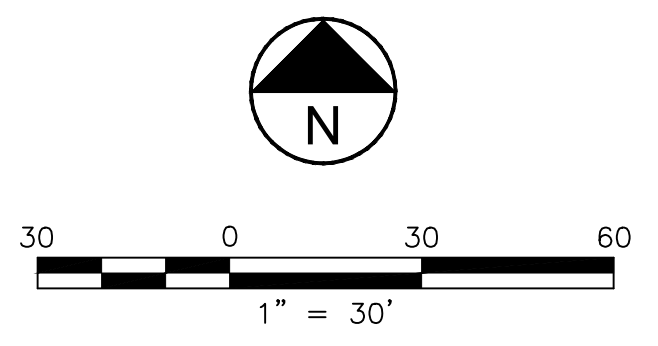
CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE			
GEORGETOWN CLEANERS 02-20-546625			
SAMPLE ID	CHLORINATED - DC	CHLORINATED - GW	PETROLEUM - GW PROTECTION
TANK-4-MIDDLE		PCE, TCE	
MW-1D		PCE	
MW-4D	PCE	Cis, PCE, TCE	
MW-11A	PCE	Cis, PCE, TCE	BENZENE
MW-14		PCE	
SB-7		Cis, PCE, TCE	
SB-8		PCE	
SB-12		Cis, PCE	
SB-16	PCE, VC	Cis, PCE, TCE	
SB-21	PCE, TCE	Cis, PCE, TCE	
SB-22	PCE	PCE	
SB-23		PCE	
EX-GC-6		PCE, TCE	
EX-GC-7		Cis, PCE, TCE	
EX-GC-8		Cis, PCE, TCE	
EX-GC-9		Cis, PCE, TCE	
EX-GC-10		Cis, PCE, TCE	
EX-GC-11		Cis, PCE, TCE	
EX-GC-12		PCE	
EX-GC-13		Cis, PCE, TCE	
EX-GC-14		Cis, PCE, TCE	
EX-GC-15		Cis, PCE, TCE	
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TANK-1 S			1, 3, 5-TMB & XYLENE
TANK-2 S			ASSUME NOT ANALYZED
TANK-3 S			ASSUME NOT ANALYZED
SB-6			NAPHTHALENE

LEGEND

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- RAZED BUILDINGS
- SERV --- EXISTING WATER SERVICE
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- FORMER GASOLINE UNDERGROUND STORAGE TANK
- S1 STRAND SAMPLING LOCATIONS
- 2A RMT SOIL BORING LOCATIONS
- UTILITY TRENCH PLUG
- BUILDING
- GREENSPACE (LANDSCAPE CAP)
- DIRECT CONTACT
- GW PATH RCL
- BOTH
- LUST TANK REMNANTS
- POTENTIAL LEVELS
- GW PROTECTION
- COVER MAINTANCE AREA



RMT BORINGS 8B AND 8C LOCATED 600 FT DUE NORTH. VOCs WERE NOT DETECTED IN ANY OF THE BORINGS.



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State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 East County Road Y
Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404
TTY Access via relay - 711

February 10, 2009

KAY CLABAULT
BRIC ASSOCIATES
W228 N745 WESTMOUND DR
WAUKESHA WI 53186

Subject: Conditional Closure Decision With Requirements to Achieve Final Closure
Former Manowske Welding – 1000g Fuel tank, 200 N. Main, Fond du Lac
WDNR BRRTS # 03-20-553033
BRRTS VPLE #06-20-547613

Dear Ms. Clabault:

On January 23, 2009, the Northeast Region (NER) Closure Committee reviewed your request for closure of the case described above. The NER Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the NER Closure Committee has determined that the petroleum and metal contamination on the site from the fuel oil tank and the historic waste appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied (submittal requirements are bolded for convenience):

MONITORING WELLS

The monitoring well (MW-MW-5) at the site will be maintained for further investigation at the Former Georgetown Cleaners site.

GIS REGISTRY & CAP MAINTENANCE

After review of the site specifics, the NER Closure Committee determined the necessity of putting the site on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil and/or waste fill contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and historic waste fill and the state must approve any changes to this barrier
- A passive vapor extraction system must be operated and maintained (this is related to the potential chlorinated vapors from former Georgetown Cleaners)

Information (GIS checklist & packet including Cap Maintenance Plan) that needs to be submitted by your consultant will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry. It is strongly recommended that you contact the Department for solid waste assistance on any excavation work that may be planned in the future at the property.

HISTORIC FILL EXEMPTION

On October 10, 2006 the Department issued an exemption for redevelopment in this area which is over a historic waste fill area. Several conditions to that exemption still need to be met and are listed as follows:

- **The application included plans to install clay plugs in the utility trenches entering the future Walgreens building. Please submit confirmation that these protections against vapor migration were implemented.**
- **On page 3 of the exemption, Item 2 states "Photo documentation and a written document from the contractor who completed this work shall be submitted to the Department within 30 days of completing the work." Please provide a copy of this documentation to the Department.**

Once the above information has been submitted to the Department, we will retain it for future review regarding the Certificate of Completion under the Voluntary Party Liability Exemption.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact Jennie Easterly at (920) 303-5447.

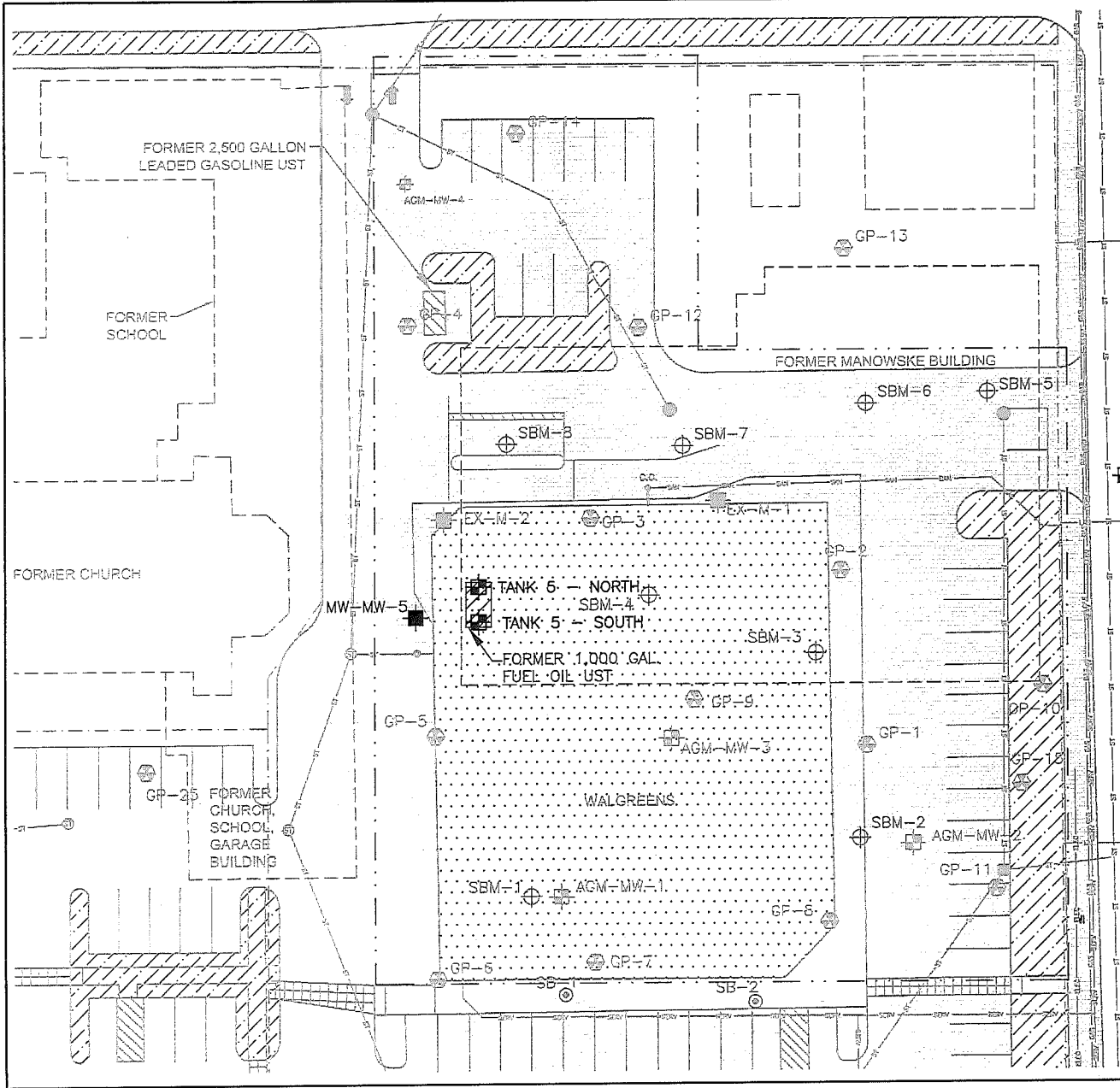
Sincerely,



Kathleen M. Sylvester, Hydrogeologist
Remediation & Redevelopment Program

cc: Case File – OSH
Michelle Williams – Reinhart, Boerner, VanDeuren (email)
Andrew Mott – STS (email)

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LEGEND

- PROPERTY BOUNDARY
- FORMER MANOWSKIE WELDING PROPERTY BOUNDARY
- - - RAZED BUILDINGS
- EXISTING WATER SERVICE
- EXISTING UNDERGROUND GAS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND FIBER OPTIC LINE
- [Hatched Box] PHYTOREMEDIATION TRENCH
- [Dotted Box] EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
- MW-1D ARCADIS MONITORING WELL
- SB-2 ARCADIS SOIL BORING
- ⊕ SBM-2 STS SOIL BORING
- ⊕ TANK 5-NORTH ARCADIS UST CLOSURE ASSESSMENT CONFIRMATION SAMPLE
- ⊕ MW-13 STS MONITORING WELL LOCATION - GEORGETOWN
- ⊕ HF-MW-4 STS MONITORING WELL LOCATION - HOLY FAMILY
- ⊕ MW-MW-5 STS MONITORING WELL LOCATION - MANOWSKIE WELDING
- ⊕ GP-8 ARCADIS GEOPROBE
- ⊕ EXISTING SAN. MANHOLE
- ⊕ EXISTING STRM. MANHOLE
- ⊕ EXISTING TRAFFIC MANHOLE
- [Box] UNDERGROUND STORAGE TANK
- [Dotted Box] PAVEMENT (ASPHALT CAP)
- [Hatched Box] GREEN SPACE (LANDSCAPE CAP)
- [Dotted Box] BUILDING

STS | AECOM
 558 North Main Street
 Oshkosh, Wisconsin
 920.235.0270
 www.sts.aecom.com
 Copyright © 2004, by STS Consultants, Ltd.

MAINTENANCE CAP PLAN
FORMER MANOWSKIE BUILDING
200 NORTH MAIN STREET
FOND DU LAC, WISCONSIN

Drawn: MAS 11/19/2008
 Checked: AGM 11/19/2008
 Approved:
 PROJECT NUMBER 200704507
 FIGURE NUMBER EXHIBIT A

BRRTS #: 03-20-553033

FID #: 420024110

SITE NAME: MANOWSKE WELDING INC - 1000 GAL FUEL OIL

Associated VPLE Site

To view the Certificate of Completion (COC) for this site click on the link below:

BRRTS #

SITE NAME

06-20-547612

[GEORGETOWN CLEANERS \(VPLE\)](#)

06-20-547613

[MANOWSKE WELDING \(VPLE\)](#)

State Bar of Wisconsin Form 6 - 2003
SPECIAL WARRANTY DEED

DOC# 916830

Document Number

Document Name

Recorded
May 16, 2008 AT 01:16PM

Patricia Kraus

PATRICIA KRAUS
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: \$15.00
Transfer Fee: \$16,750.00

THIS DEED, made between BRIC (Johnson/Main) Associates,
A Wisconsin Limited Partnership
("Grantor," whether one or more),
and Waltrust Properties, Inc.

("Grantee," whether one or more).
Grantor for a valuable consideration, conveys to Grantee the following
described real estate, together with the rents, profits, fixtures and other
appurtenant interests, in Fond du Lac County, State of
Wisconsin ("Property") (if more space is needed, please attach addendum):

The legal description of the property conveyed
hereby is set forth on Exhibit A attached hereto and
incorporated herein by reference.

Recording Area

Name and Return Address
Richard F. Schmidt, Esq.
Walgreen Co.
104 Wilmot Road, MS 1420
Deerfield, IL 60015

FDL 15-17-10-13-662-00
Parcel Identification Number (PIN)

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

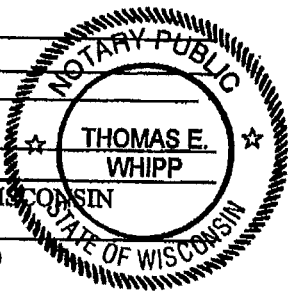
Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except: for those encumbrances set forth on Exhibit B attached hereto and incorporated herein by reference.

Dated May 14, 2008

BRIC (Johnson/Main) Associates,
A Wisconsin Limited Partnership
By: BRIC (Johnson/Main), Inc.
Its Sole General Partner (SEAL)
*
By: *[Signature]* (SEAL)
* Brian Cummings, President

AUTHENTICATION

Signature(s) _____
authenticated on _____



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

THIS INSTRUMENT DRAFTED BY:

Thomas E. Whipp, Esq.

ACKNOWLEDGMENT

STATE OF WISCONSIN

_____)
) SS.
WAUKESHA COUNTY

Personally came before me on May 14, 2008,
the above-named Brian Cummings

to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

[Signature]
* Thomas E. Whipp

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
SPECIAL WARRANTY DEED STATE BAR OF WISCONSIN

FORM No. 6-2003

*Type name below signatures.
twi06e 1509 N Prospect Ave Milwaukee, WI 53202-2323
omas Whipp

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

Phone: (414) 224 - 0600

Fax: (414) 224 - 9359

Fond du Lac Wa

EXHIBIT A TO SPECIAL WARRANTY DEED

GRANTOR: BRIC (Johnson/Main) Associates, A Wisconsin
Limited Partnership

GRANTEE: Waltrust Properties, Inc.

Legal Description

PARCEL A:

Lot Two (2) of CERTIFIED SURVEY MAP NO. 7110, being all of Lots Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Forty-eight (48), Forty-nine (49) and Fifty (50); also part of Lots Thirty (30), Thirty-one (31), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40); part of North-South vacated alley lying between said Lots Thirty (30) thru Thirty-six (36) and Lots Thirty-seven (37) and Fifty (50); part of East-West vacated alley being between said Lots Thirty-seven (37) thru Forty (40) and Lots Forty-eight (48) and Fifty (50); all in Block Twenty-five (25) of the ORIGINAL PLAT OF THE CITY OF FOND DU LAC, located in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) and in the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) in Section Ten (10), in Township Fifteen (15) North, Range Seventeen (17) East, in the City of Fond du Lac, County of Fond du Lac, State of Wisconsin, and recorded in the Office of the Register of Deeds for Fond du Lac County, Wisconsin on September 11, 2006 in Volume 51 of Certified Survey Maps at pages 15 to 15G inclusive, as Document No. 879630.

Parcel B:

Non-exclusive easements contained in a Reciprocal Easement Agreement with covenants, conditions and restrictions recorded on September 15, 2006 as Document No. 879907.

EXHIBIT B TO SPECIAL WARRANTY DEED

GRANTOR: BRIC (Johnson/Main) Associates, A Wisconsin Limited Partnership

GRANTEE: Waltrust Properties, Inc.

Exceptions to Warranties

1. The lien of general real estate taxes and special assessments for the year 2008 and thereafter.
2. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on September 15, 2006 as Document No. 879907.
3. Utility Easement affecting the South 7.5 feet of the premises described in Schedule A hereof as shown on the recorded plat of Certified Survey Map No. 7110.
4. Utility Easement Provision as noted on the recorded plat of Certified Survey Map No. 7110.
5. Unpaid installment on the general real estate taxes for the year 2007 in the sum of \$5,869.00, due July 31, 2008.
6. Overhead electric affecting the Northerly portion of the premises described in Schedule A hereof, as shown on an ALTA/ACSM Land Title Survey prepared by MSA Professional Services under a recorded plat of May 24, 2007, as Project No. 2350502.

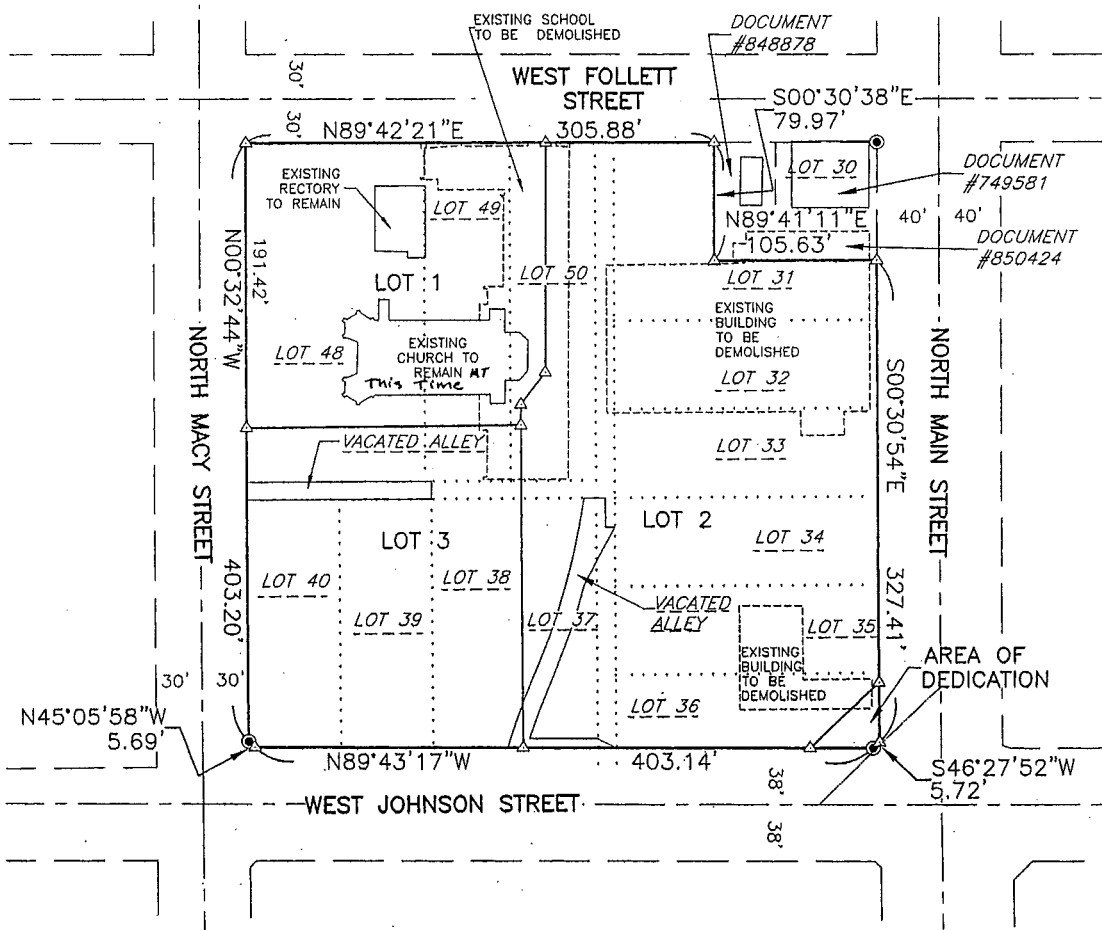


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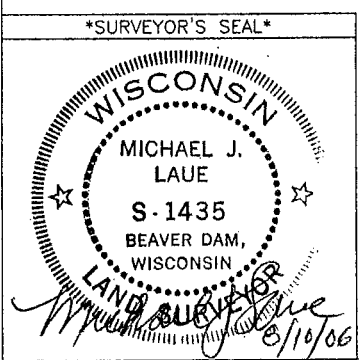
PROJECT #	2350502
DRAWN BY:	Anne Cook/Ali Buderer
CHECKED BY:	Michael J. Laue
FILE #	2350502\cadd\survey\Survey\csm1.dwg
SHEET #	2 of 8

FOND DU LAC COUNTY CERTIFIED SURVEY MAP #

ALL OF LOTS 32, 33, 34, 35, 48, 49 AND 50; ALSO PART OF LOTS 30, 31, 36, 37, 38, 39, 40; PART OF NORTH-SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 30-36 AND LOT 37 AND 50; PART OF EAST-WEST VACATED ALLEY LYING BETWEEN SAID LOTS 37-40 AND LOTS 48-50; ALL IN BLOCK 25 OF THE ORIGINAL PLAT OF THE CITY OF FOND DU LAC; LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 10, TOWN 15 NORTH, RANGE 17 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP: 7110 VOLUME: 51 PAGE: 15A



- LEGEND**
- FOUND CROSS NOTCH MONUMENTS
 - ▲ SET 3/4" X 18" SOLID ROD - 1.50 LBS. /L.F.

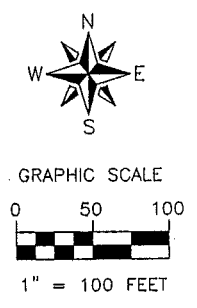
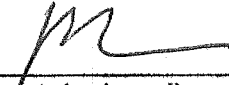
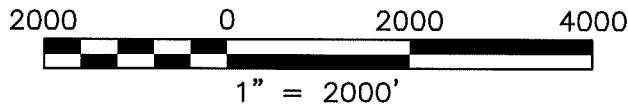
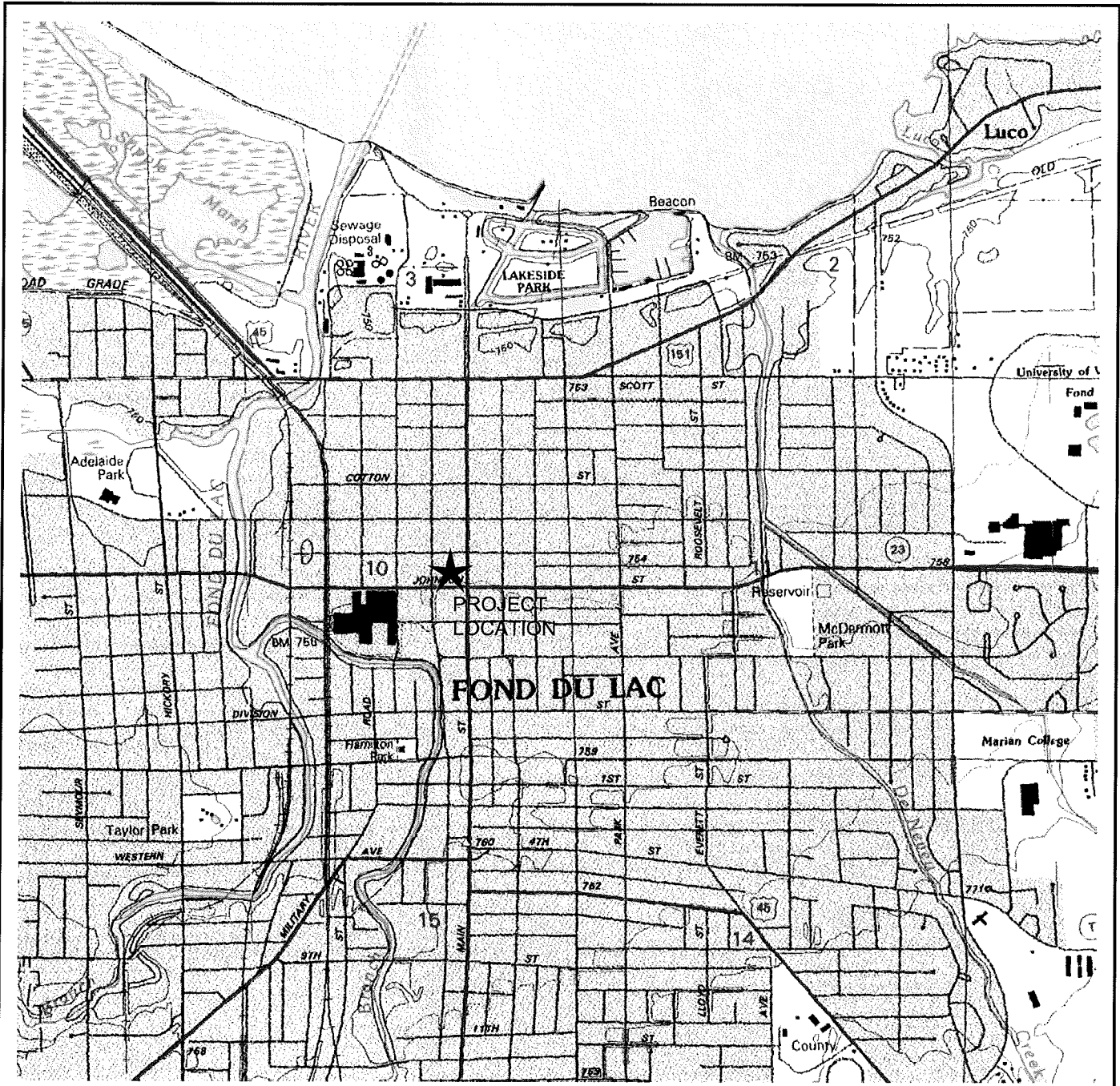


FIGURE 1

BRIAN
I, ~~John~~ Cummings,  believe the legal description below accurately describes correct location of the petroleum impacted property (Former Manowske Welding, 200 North Main Street, Fond du Lac, Wisconsin).

Lot Two (2) of CERTIFIED SURVEY MAP NO. 7110, being all of Lots Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Forty-eight (48), Forty-nine (49) and Fifty (50); also part of Lots Thirty (30), Thirty-one (31), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40); part of North-South vacated alley lying between said Lots Thirty (30) thru Thirty-six (36) and Lots Thirty Seven (37) and Fifty (50); part of East-West vacated alley being between said Lots Thirty-seven (37) thru Forty (40) and Lots Forty-eight (48) and Fifty (50); all in Block Twenty-five (25) of the ORIGINAL PLAT OF THE CITY OF FOND DU LAC, located in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) and in the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) in Section Ten (10), in Township Fifteen (15) North, Range Seventeen (17) East, in the City of Fond du Lac, County of Fond du Lac, State of Wisconsin, and recorded in the Office of the Register of Deeds for Fond du Lac County, Wisconsin on September 11, 2006 in Volume 51 of Certified Survey Maps at pages 15 to 15G inclusive, as Document No. 879630

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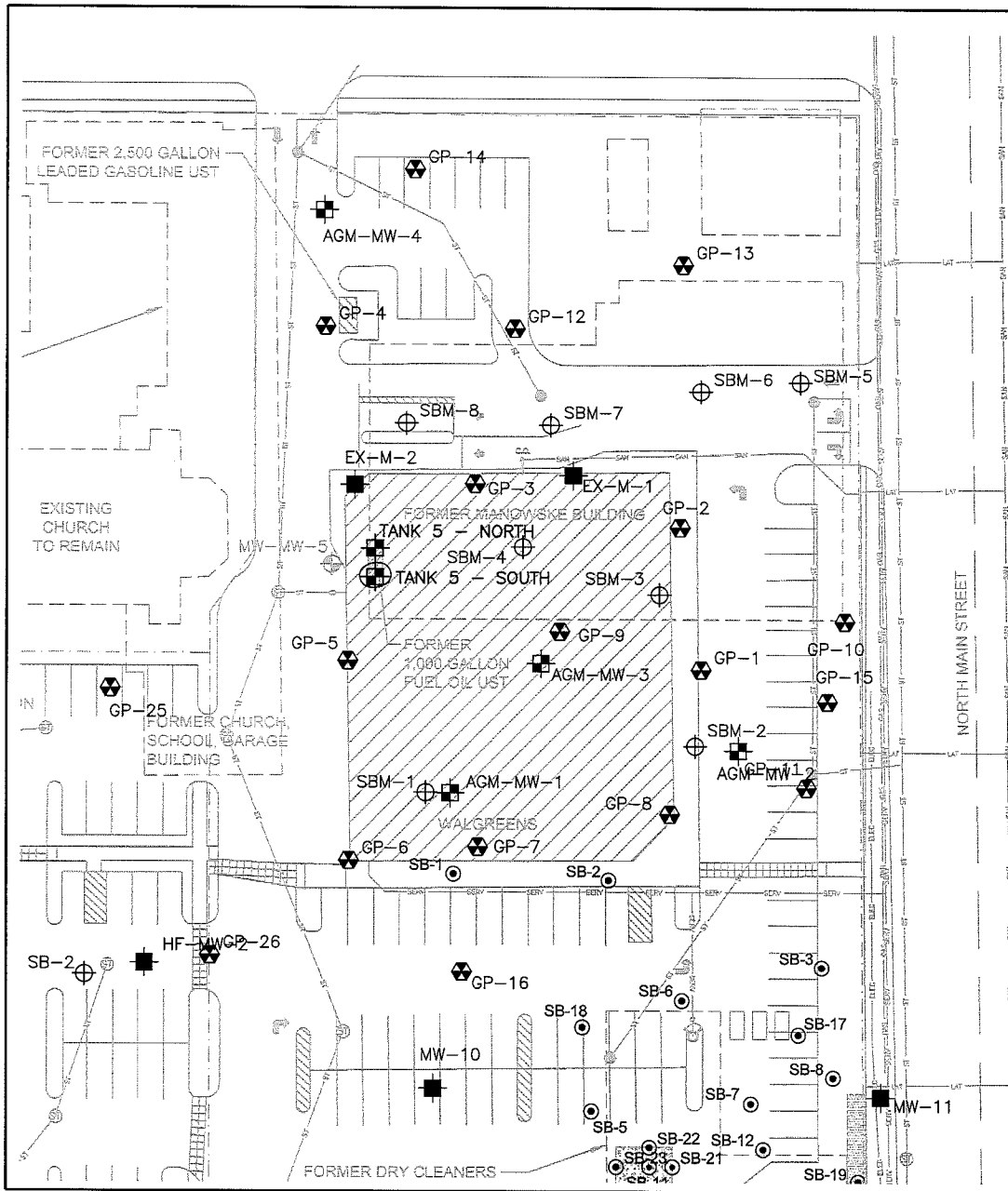


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SITE LOCATION MAP
MANOWSKE WELDING
 200 NORTH MAIN STREET
 FOND DU LAC, WISCONSIN

Drawn :	MAS 9/12/2008
Checked:	BAL 9/12/2008
Approved:	BAL 9/12/2008
PROJECT NUMBER	200704507
FIGURE NUMBER	1

X:\Projects\200704507\DWG\Figure 2.dwg: 11/12/2008 4:48:48 PM; SIMON, MAGGIE

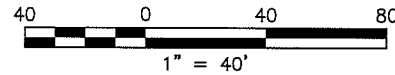


LEGEND

- PROPERTY BOUNDARY
- AGM-MW-4 APPROXIMATE LOCATION ARCADIS MONITORING WELL (2006)
- GP-9 APPROXIMATE LOCATION ARCADIS GEOPROBE (2006)
- SBM-4 APPROXIMATE LOCATION CLAYTON SOIL BORING (2005)
- EX-M-2 APPROXIMATE LOCATION ARCADIS SOIL EXCAVATION SIDEWALL SAMPLE (2006)
- EXISTING SAN. MANHOLE
- EXISTING STRM. MANHOLE
- EXISTING TRAFFIC MANHOLE
- RAZED BUILDINGS
- EXISTING WATER SERVICE
- EXISTING UNDERGROUND GAS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND FIBER OPTIC LINE
- MW-MW-5 STS MONITORING WELL LOCATION
- APPROXIMATE EXTENT OF RESIDUAL DRO IMPACTS TO SOIL
- ▨ SOIL EXCAVATION FOR BUILDING

NOTE:
 BASE MAP DERIVED FROM AN ALTA/ASCM DATED
 11/30/2005 WITH REVISIONS MADE ON 3/31/2006

MOBIL Q-MART
 GAS STATION



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SAMPLING LOCATIONS
 FORMER MANOWSKIE WELDING
 200 NORTH MAIN STREET
 FOND DU LAC, WISCONSIN

Drawn: MAS 9/12/2008

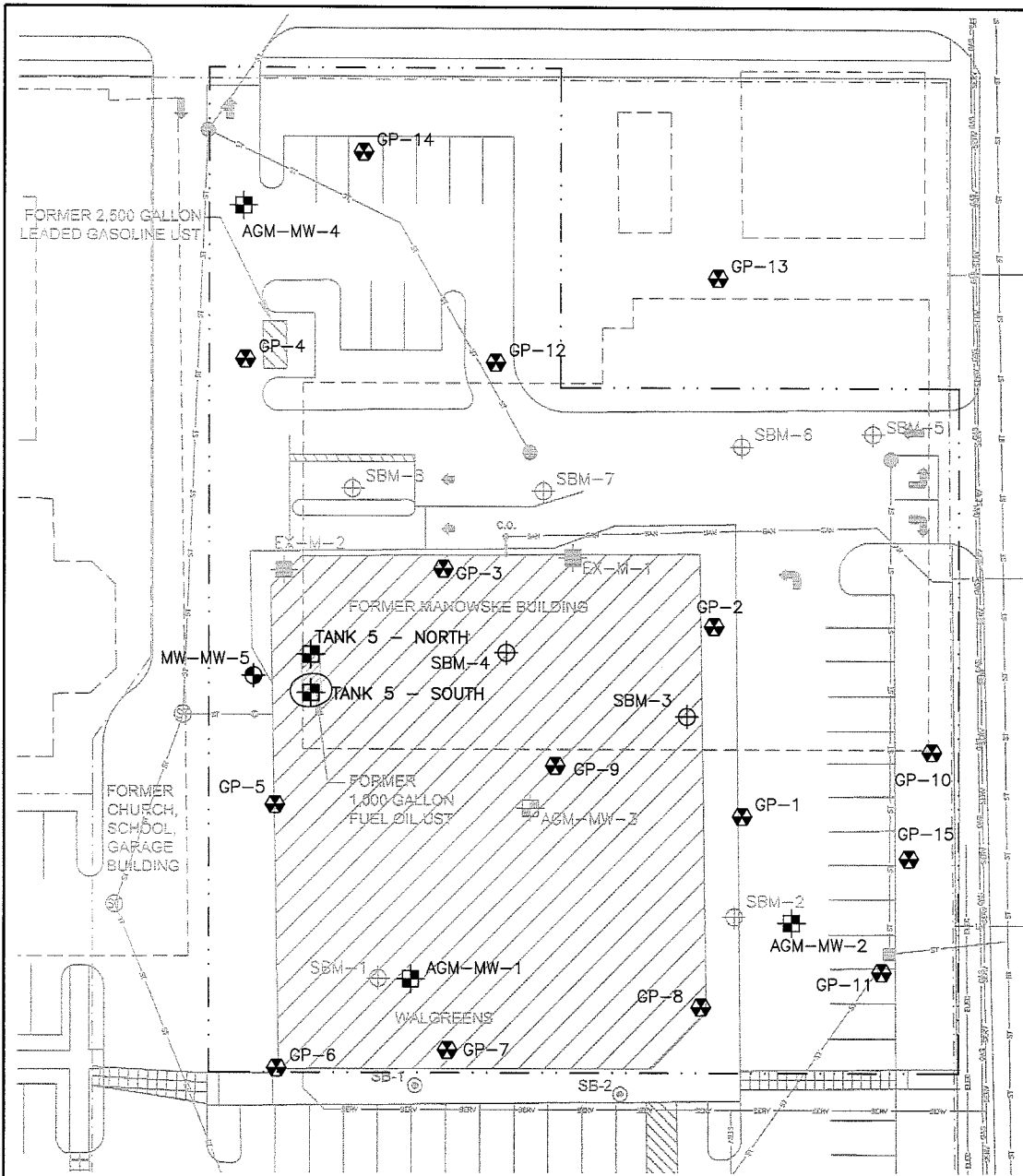
Checked: BAL 9/12/2008

Approved:

PROJECT NUMBER 200704507

FIGURE NUMBER 2

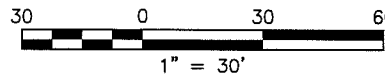
X:\Projects\200704507\dwg\Figure 3.dwg: 11/18/2008 11:09:34 AM; SIMON, MAGGIE



LEGEND

- PROPERTY BOUNDARY
- FORMER MANOWSKE WELDING PROPERTY BOUNDARY
- AGM-MW-4 APPROXIMATE LOCATION ARCADIS MONITORING WELL (2006)
- AGM-MW-4 APPROXIMATE LOCATION ARCADIS MONITORING WELL (2006) (EXCEEDS APPLICABLE RCLS)
- GP-9 APPROXIMATE LOCATION ARCADIS GEOPROBE (2006) (EXCEEDS APPLICABLE RCLS)
- SBM-4 APPROXIMATE LOCATION CLAYTON SOIL BORING (2005)
- SBM-4 APPROXIMATE LOCATION CLAYTON SOIL BORING (2005) (EXCEEDS APPLICABLE RCLS)
- EX-M-2 APPROXIMATE LOCATION ARCADIS SOIL EXCAVATION SIDEWALL SAMPLE (2006)
- MW-MW-5 STS MONITORING WELL LOCATION (EXCEEDS APPLICABLE RCLS)
- EXISTING SAN. MANHOLE
- EXISTING STRM. MANHOLE
- EXISTING TRAFFIC MANHOLE
- RAZED BUILDINGS
- EXISTING WATER SERVICE
- EXISTING UNDERGROUND GAS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND FIBER OPTIC LINE
- APPROXIMATE EXTENT OF RESIDUAL DRO IMPACTS TO SOIL
- ▨ SOIL EXCAVATION FOR BUILDING

NOTE:
 BASE MAP DERIVED FROM AN ALTA/ASCM DATED
 11/30/2005 WITH REVISIONS MADE ON 3/31/2006

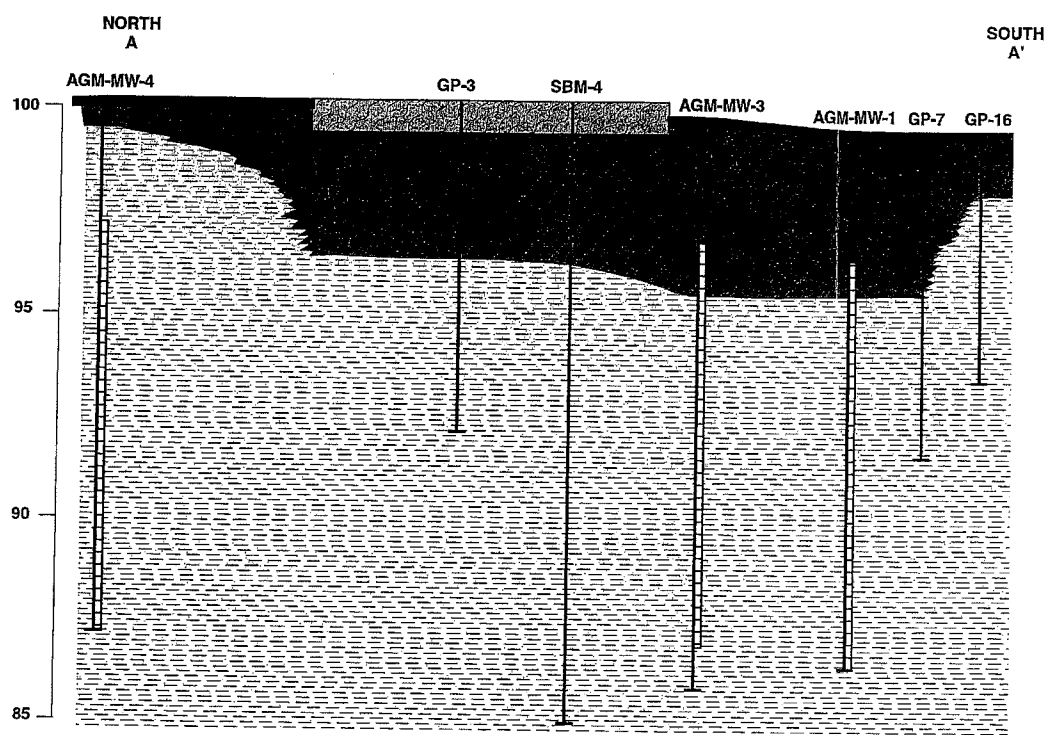



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SAMPLING LOCATIONS AND RCL EXCEEDANCES
 FORMER MANOWSKE WELDING
 200 NORTH MAIN STREET
 FOND DU LAC, WISCONSIN

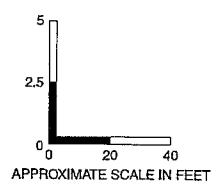
Drawn:	MAS 9/12/2008
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Approved:	
PROJECT NUMBER	200704507
FIGURE NUMBER	3


DWG DATE: 23OCT06 | PN: MREDCUMW1138FONDULAC | FILE NO.: GRAPHICS | DRAWING: XSEC_NORTH-SOUTH-1A | CHECKED: BJM | APPROVED: | DRAFTER: LMB



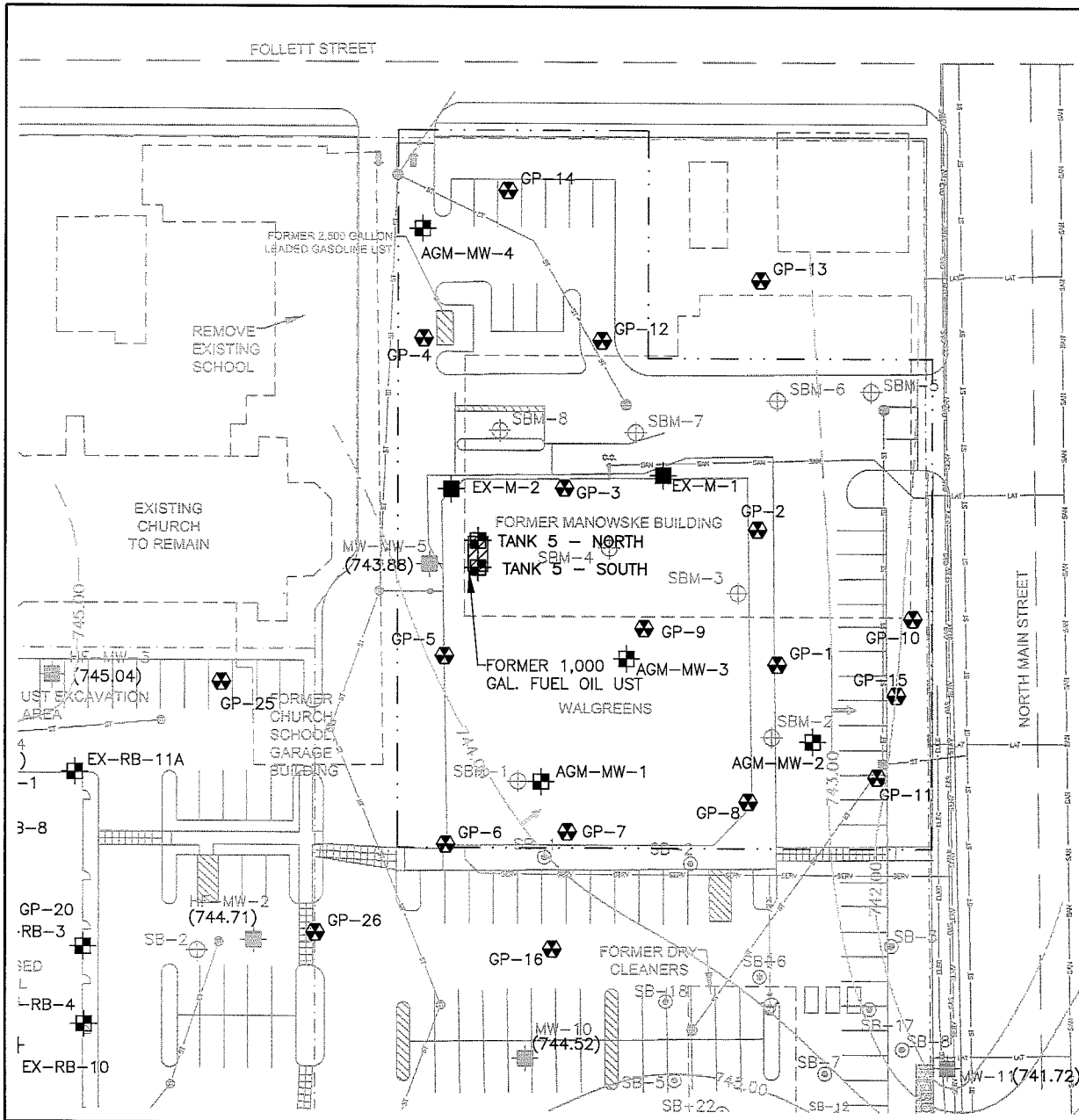
- LEGEND**
-  ASPHALT
 -  CONCRETE
 -  FILL - Dark brown to black sandy gravel and clayey silt with brick and wood debris.
 -  SILTY CLAY - Dark brown to yellowish brown clay with some silt and trace sand.
 -  EXTENT OF FILL MATERIAL EXCAVATED DURING REDEVELOPMENT ACTIVITIES

Refer to Figure 2 for plan view of cross-section location.



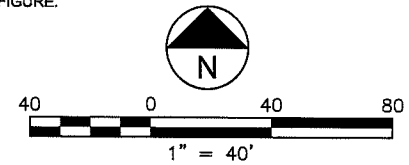
	<p>GEOLOGIC CROSS-SECTION A-A'</p> <p>MANOWSKE WELDING FOND DU LAC, WISCONSIN</p>	<p>FIGURE 4</p>
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X:\Project\200704507\DWG\200704507-Fig 5.dwg: 11/19/2008 11:18:23 AM: SLMON, MACRE, STS.dwg



- LEGEND**
- PROPERTY BOUNDARY
 - FORMER MANOWSKA WELDING PROPERTY BOUNDARY
 - RAZED BUILDINGS
 - EXISTING WATER SERVICE
 - EXISTING UNDERGROUND GAS
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING UNDERGROUND FIBER OPTIC LINE
 - PHYTOREMEDIATION TRENCH
 - EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
 - MW-1D
 - TANK 5-NORTH
 - MW-13
 - HF-MW-4
 - MW-MW-5
 - SBM-2
 - SB-2
 - GP-8
 - EXISTING SAN. MANHOLE
 - EXISTING STRM. MANHOLE
 - EXISTING TRAFFIC MANHOLE
 - UNDERGROUND STORAGE TANK
 - GROUNDWATER CONTOUR
 - APPROXIMATE GROUNDWATER CONTOUR
 - GROUNDWATER FLOW DIRECTION
 - (743.5)
- ARCADIS MONITORING WELL
- ARCADIS UST CLOSURE ASSESSMENT CONFIRMATION SAMPLE
- STS MONITORING WELL LOCATION - GEORGETOWN
- STS MONITORING WELL LOCATION - HOLY FAMILY
- STS MONITORING WELL LOCATION - MANOWSKA WELDING
- CLAYTON SOIL BORING (2005)
- ARCADIS SOIL BORING
- ARCADIS GEOPROBE

NOTE: GROUNDWATER ELEVATION IS RELATIVE TO USGS DATUM. SOME OF THE WELLS USED TO DETERMINE THE GROUNDWATER CONTOURS ARE LOCATED OUTSIDE OF THE VIEWING AREA OF THIS FIGURE.



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GROUNDWATER CONTOUR MAP
FORMER MANOWSKA WELDING
200 NORTH MAIN STREET
FOND DU LAC, WISCONSIN

Drawn:	MAS 11/19/2008
Checked:	AGM 11/19/2008
Approved:	
PROJECT NUMBER	200704507
FIGURE NUMBER	FIGURE 5

TABLE 1
SOIL ANALYTICAL RESULTS
FORMER MANOWSKE WELDING
FOND DU LAC, WISCONSIN
STS PROJECT NO. 200704507

Parameters	Former Manowske Welding			NR 746 Soil Screening Levels	MW-MW-5	
	Generic RCLs		Groundwater Pathway		2 - 4' (Fill)	6 - 8' (Native)
	Direct Contact Pathway	Industrial			9/26/2007	9/26/2007
VOCs (µg/kg)						
Benzene	1,100 ^B	--	5.5 ^B	8,500	<25	<25
Bromobenzene	--	--	--	--	<25	<25
Bromodichloromethane	--	--	--	--	<25	<25
Bromoform	--	--	--	--	<25	<25
sec-Butylbenzene	--	--	--	--	<25	<25
tert-Butylbenzene	--	--	--	--	<25	<25
n-Butylbenzene	--	--	--	--	<25	<25
Carbon tetrachloride	--	--	--	--	<25	<25
Chloroform	--	--	--	--	<25	<25
Chlorobenzene	--	--	--	--	<25	<25
Chloroethane	--	--	--	--	<25	<25
Chloromethane	--	--	--	--	<25	<25
2-Chlorotoluene	--	--	--	--	<25	<25
4-Chlorotoluene	--	--	--	--	<25	<25
1,2-Dibromo-3-chloropropane	--	--	--	--	<25	<25
1,2-Dibromoethane	--	--	--	--	<25	<25
1,3-Dichlorobenzene	--	--	--	--	<25	<25
1,4-Dichlorobenzene	--	--	--	--	<25	<25
1,2-Dichloroethane	540 ^B	--	4.9 ^B	600	<25	<25
1,2-Dichlorobenzene	--	--	--	--	<25	<25
1,1-Dichloroethene	--	--	--	--	<25	<25
cis-1,2-Dichloroethene	--	--	--	--	<25	<25
Dichlorodifluoromethane	--	--	--	--	<25	<25
trans-1,2-Dichloroethene	--	--	--	--	<25	<25
1,2-Dichloropropane	--	--	--	--	<25	<25
1,1-Dichloroethane ^D	--	--	394	--	<25	40 "J"
1,3-Dichloropropane	--	--	--	--	<25	<25
2,2-Dichloropropane	--	--	--	--	<25	<25
Diisopropyl ether	--	--	--	--	<25	<25
Ethylbenzene	--	--	2,900 ^B	4,800	<25	<25
Hexachlorobutadiene	--	--	--	--	<25	<25
Isopropylbenzene	--	--	--	--	<25	<25
p-Isopropyltoluene	--	--	--	--	<25	<25
Methylene chloride	--	--	--	--	<25	<25
Methyl-tert-butyl-ether	--	--	--	--	<25	<25
Naphthalene	--	--	--	2,700	<25	<25
n-Propylbenzene	--	--	--	--	<25	<25
1,1,2,2-Tetrachloroethane	--	--	--	--	<25	<25
1,1,1,2-Tetrachloroethane	--	--	--	--	<25	<25
Tetrachloroethene	--	--	--	--	<25	<25
Toluene	--	--	1,500 ^B	38,000	<25	<25
1,2,3-Trichlorobenzene	--	--	--	--	<25	<25
1,2,4-Trichlorobenzene	--	--	--	--	<25	<25
1,1,1-Trichloroethane	--	--	--	--	<25	<25
1,1,2-Trichloroethane	--	--	--	--	<25	<25
1,2,4-Trimethylbenzene	--	--	--	83,000	<25	<25
Trichloroethene	--	--	--	--	<25	<25
1,3,5-Trimethylbenzene	--	--	--	11,000	<25	<25
Vinyl chloride	--	--	--	--	<25	<25
Xylenes, total	--	--	4,100 ^B	42,000	<75	<75
PAHs (µg/kg) ^C						
Acenaphthene	900,000	60,000,000	38,000	--	<7.2	<7.2
Acenaphthylene	18,000	360,000	700	--	<7.0	<7.0
Anthracene	5,000,000	300,000,000	3,000,000	--	<14	<14
Benzo(a)anthracene	88	3,900	17,000	--	34 "J"	<15
Benzo(a)pyrene	8.8	390	48,000	--	37 "J" ^A	<15
Benzo(b)fluoranthene	88	3,900	360,000	--	55	<8.1
Benzo(ghi)perylene	1,800	39,000	6,800,000	--	20.4 "J"	<14
Benzo(k)fluoranthene	880	39,000	870,000	--	16.7 "J"	<11
Chrysene	8,800	390,000	37,000	--	52	<13
Dibenzo(a,h)anthracene	8.8	390	38,000	--	<11	<11
Fluoranthene	600,000	40,000,000	500,000	--	86	<13
Fluorene	600,000	40,000,000	100,000	--	<8.5	<8.5
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	--	17.7 "J"	<10
1-Methylnaphthalene	1,100,000	70,000,000	23,000	--	<13	<13
2-Methylnaphthalene	600,000	40,000,000	20,000	--	<17	<17
Naphthalene	20,000	110,000	400	--	<12	<12
Phenanthrene	18,000	390,000	1,800	--	29.1 "J"	<15
Pyrene	500,000	30,000,000	8,700,000	--	89	<13

Notes:

VOCs = Volatile Organic Compounds

PAHs = Polynuclear Aromatic Hydrocarbons

^A Parameter exceeds Suggested PAH RCLs for Non-Industrial Direct Contact.

^B Generic RCL is established under NR 720 or NR 746

^C Suggested Generic RCLs provided in *Soil Cleanup Levels for PAHs Interim Guidance*, WDNR RR-5 1997

^D Generic RCL calculated utilizing the US EPA Soil Screening Guidance for Chemicals Website calculator

-- No Generic RCL established.

Generic RCLs not included in Wisconsin Administrative Code or Guidance are calculated from the US EPA Soil Screening Level Web Page and the default values contained in *Determining Residual Contaminant Levels using the EPA Soil Screening Level Web Site* WDNR PUB-RR-682 on September 13, 2008

ARCADIS

Table 2. Summary of VOC Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	NR 720	NR746	SBM-1 (16-18')	SBM-2 (8-10')	SBM-3 (3-4')	SBM-4 (8-10')	SBM-5 (10-12')	SBM-6 (4-6')
Sample Date	GW Pathway	SSL	02/06/06	02/06/06	02/07/06	02/07/06	02/07/06	02/07/06
VOC (ug/kg)								
Benzene	5.5	8,500	<53	<56	<85	<54	<65	<60
n-Butylbenzene	--	--	NA	NA	NA	NA	NA	NA
s-Butylbenzene	--	--	NA	NA	NA	NA	NA	NA
Ethylbenzene	2,900	4,600	<53	<56	<85	<54	<65	<60
Isopropylbenzene	--	--	<270	<280	<430	<270	<320	<300
p-Isopropyltoluene	--	--	NA	NA	NA	NA	NA	NA
Naphthalene	--	--	<330	<280	<430	<270	<320	<300
n-Propylbenzene	--	--	NA	NA	NA	NA	NA	NA
Tetrachloroethene	--	--	NA	NA	NA	NA	NA	NA
Toluene	1,500	38,000	<110	<110	<170	<110	<130	<120
1,2,4-Trimethylbenzene	--	83,000	<110	<110	<170	<110	<130	<120
1,3,5-Trimethylbenzene	--	11,000	<110	<110	<170	<110	<130	<120
Xylene, o	4,100*	42,000*	<53	<56	<85	<54	<65	<60
Xylenes, m + p	4,100*	42,000*	<110	<110	<170	<110	<130	<120

* RCL is for Xylenes, total.
Value Value exceeds the NR 720 GW Pathway.
Value Value exceeds NR 746 SSL.
 GW Groundwater
 µg/kg Micrograms per kilogram.
 NA Not analyzed.
 NR720 WDNR NR 720 Groundwater Pathway Residual Contaminant Levels (RCLs).
 NR746 WDNR NR 746 Soil Screening Levels (SSLs).
 Q Concentration between limit of detection and limit of quantitation.
 VOCs Volatile Organic Compounds
 * *SAMPLED FROM FILL SOILS*

Table 2. Summary of VOC Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	NR 720	NR746	SBM-7 (7-8')	SBM-8 (8-10')	GP-1 (2-4')*	GP-1 (4-6')	GP-2 (2-4')*	GP-2 (6-8')	GP-3 (2-4') *
Sample Date	GW Pathway	SSL	02/07/06	02/07/06	06/22/06	06/22/06	06/22/06	06/22/06	06/22/06
VOC (ug/kg)									
Benzene	5.5	8,500	<64	<53	<25	<25	<25	<25	<25
n-Butylbenzene	--	--	NA	NA	<25	<25	<25	<25	<25
s-Butylbenzene	--	--	NA	NA	<25	<25	<25	<25	<25
Ethylbenzene	2,900	4,600	<64	<53	<25	<25	<25	<25	<25
Isopropylbenzene	--	--	<320	<270	<25	<25	<25	<25	<25
p-Isopropyltoluene	--	--	NA	NA	<25	<25	<25	<25	<25
Naphthalene	--	--	<320	<270	<25	<25	<25	<25	<25
n-Propylbenzene	--	--	NA	NA	<25	<25	<25	<25	<25
Tetrachloroethene	--	--	NA	NA	<25	<25	<25	<25	<25
Toluene	1,500	38,000	<130	<110	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	--	83,000	<130	<110	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	--	11,000	<130	<110	<25	<25	<25	<25	<25
Xylene, o	4,100*	42,000*	<64	<53	<25	<25	<25	<25	<25
Xylenes, m + p	4,100*	42,000*	<130	<110	<50	<50	<50	<50	<50

* RCL is for Xylenes, total.
Value Value exceeds the NR 720 GW Pathway.
Value Value exceeds NR 746 SSL.
 GW Groundwater
 ug/kg Micrograms per kilogram.
 NA Not analyzed.
 NR720 WDNR NR 720 Groundwater Pathway Residual Contaminant Levels (RCLs).
 NR746 WDNR NR 746 Soil Screening Levels (SSLs).
 Q Concentration between limit of detection and limit of quantitation.
 VOCs Volatile Organic Compounds

* SAMPLED FROM FELL SOILS

Table 2. Summary of VOC Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	NR 720	NR746	GP-3 (4-6")	GP-4 (2-4")*	GP-4 (4-6")	GP-4 (6-8")	GP-5 (2-4")*	GP-5 (4-6)	GP-6 (2-4")*	GP-6 (4-6")
Sample Date	GW Pathway	SSL	06/22/06	06/22/06	06/22/06	06/22/06	06/27/06	06/27/06	06/22/06	06/22/06
VOC (ug/kg)										
Benzene	5.5	8,500	<25	250	1,000 Q	<200	<25	<25	<25	<25
n-Butylbenzene	--	--	<25	<50	<620	<200	<25	<25	<25	<25
s-Butylbenzene	--	--	<25	150 Q	1600 Q	730	<25	<25	<25	<25
Ethylbenzene	2,900	4,600	<25	570	<u>36,000</u>	<u>7,000</u>	<25	<25	<25	<25
Isopropylbenzene	--	--	<25	230	3,300	900	<25	<25	<25	<25
p-Isopropyltoluene	--	--	<25	270	2,700	930	<25	<25	<25	<25
Naphthalene	--	--	<25	1,500	14,000	4,800	<25	<25	<25	<25
n-Propylbenzene	--	--	<25	1,100	15,000	4,400	<25	<25	<25	<25
Tetrachloroethene	--	--	<25	<50	<620	<200	<25	<25	<25	<25
Toluene	1,500	38,000	<25	<50	<u>4,500</u>	<200	<25	<25	<25	<25
1,2,4-Trimethylbenzene	--	83,000	<25	10,000	<u>110,000</u>	30,000	<25	<25	<25	<25
1,3,5-Trimethylbenzene	--	11,000	<25	2,400	<u>32,000</u>	8,800	<25	<25	<25	<25
Xylene, o	4,100*	42,000*	<25	130.Q	<u>43,000</u>	4,900	<25	<25	<25	<25
Xylenes, m + p	4,100*	42,000*	<50	10,000	<u>120,000</u>	24,000	<50	<50	<50	<50

- * RCL is for Xylenes, total.
- Bold** Value exceeds the NR 720 GW Pathway.
- Value Value exceeds NR 746 SSL.
- GW Groundwater
- µg/kg Micrograms per kilogram.
- NA Not analyzed.
- NR720 WDNR NR 720 Groundwater Pathway Residual Contaminant Levels (RCLs).
- NR746 WDNR NR 746 Soil Screening Levels (SSLs).
- Q Concentration between limit of detection and limit of quantitation.
- VOCs Volatile Organic Compounds
- * **SAMPLED FROM FILL SOILS**

Table 2. Summary of VOC Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	NR 720	NR746	GP-7 (2-4')	GP-7 (6-8')	GP-8 (2-4')	GP-8 (4-6')	GP-9 (2-4')	GP-9 (4-6')	GP-10 (2-4')	GP-10 (4-6')
Sample Date	GW Pathway	SSL	06/22/06	06/22/06	06/22/06	06/22/06	06/22/06	06/22/06	06/22/06	06/22/06
VOC (ug/kg)										
Benzene	5.5	8,500	<25	<25	<25	<25	<25	<25	<25	<25
n-Butylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25	<25
s-Butylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900	4,600	<25	<25	<25	<25	<25	<25	<25	<25
Isopropylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25	<25
p-Isopropyltoluene	--	--	<25	<25	<25	<25	<25	<25	<25	<25
Naphthalene	--	--	<25	<25	<25	<25	<25	<25	<25	<25
n-Propylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25	<25
Tetrachloroethene	--	--	<25	<25	<25	<25	<25	<25	<25	<25
Toluene	1,500	38,000	<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	--	83,000	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	--	11,000	<25	<25	<25	<25	<25	<25	<25	<25
Xylene, o	4,100*	42,000*	<25	<25	<25	<25	<25	<25	<25	<25
Xylenes, m + p	4,100*	42,000*	<50	<50	<50	<50	<50	<50	<50	<50

* RCL is for Xylenes, total.
Value Value exceeds the NR 720 GW Pathway.
Value Value exceeds NR 746 SSL.
 GW Groundwater
 µg/kg Micrograms per kilogram.
 NA Not analyzed.
 NR720 WDNR NR 720 Groundwater Pathway Residual Contaminant Levels (RCLs).
 NR746 WDNR NR 746 Soil Screening Levels (SSLs).
 Q Concentration between limit of detection and limit of quantitation.
 VOCs Volatile Organic Compounds

★ *SAMPLED FROM FILL SOILS*

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Table 2. Summary of VOC Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	NR 720	NR746	GP-11 (2-4')	GP-11 (4-6')	GP-12 (4-6')	GP-12 (6-8')	GP-13 (2-4')	GP-13 (4-6')	GP-14 (2-4')
Sample Date	GW Pathway	SSL	06/22/06	06/22/06	06/22/06	06/22/06	06/22/06	06/22/06	06/22/06
VOC (ug/kg)									
Benzene	5.5	8,500	<25	<25	<25	<25	<25	<25	<25
n-Butylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25
s-Butylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900	4,600	<25	<25	<25	<25	<25	<25	<25
Isopropylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25
p-Isopropyltoluene	--	--	<25	<25	<25	<25	<25	<25	<25
Naphthalene	--	--	<25	<25	<25	<25	<25	<25	<25
n-Propylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25
Tetrachloroethene	--	--	<25	<25	<25	<25	<25	<25	<25
Toluene	1,500	38,000	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	--	83,000	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	--	11,000	<25	<25	<25	<25	52 Q	<25	<25
Xylene, o	4,100*	42,000*	<25	<25	<25	<25	<25	<25	<25
Xylenes, m + p	4,100*	42,000*	<50	<50	<50	<50	89 Q	<50	<50

- * RCL is for Xylenes, total.
- Bold** Value exceeds the NR 720 GW Pathway.
- Value Value exceeds NR 746 SSL.
- GW Groundwater
- µg/kg Micrograms per kilogram.
- NA Not analyzed.
- NR720 WDNR NR 720 Groundwater Pathway Residual Contaminant Levels (RCLs).
- NR746 WDNR NR 746 Soil Screening Levels (SSLs).
- Q Concentration between limit of detection and limit of quantitation.
- VOCs Volatile Organic Compounds
- ★ **SAMPLED FROM FILL SOILS**

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Table 2. Summary of VOC Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID Sample Date	NR 720 GW Pathway	NR746 SSL	GP-14 (4-6') 06/22/06	GP-15 (2-4') 06/22/06	GP-15 (4-6') 06/22/06	AGM-MW-1 (0-2') 06/27/06	AGM-MW-1 (4-6) 06/27/06	AGM-MW-2 (0-2') 06/27/06
VOC (ug/kg)								
Benzene	5.5	8,500	<25	<25	<25	<25	<25	<25
n-Butylbenzene	--	--	<25	<25	<25	<25	<25	<25
s-Butylbenzene	--	--	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900	4,600	<25	<25	<25	<25	<25	<25
Isopropylbenzene	--	--	<25	<25	<25	<25	<25	<25
p-Isopropyltoluene	--	--	<25	<25	<25	<25	<25	<25
Naphthalene	--	--	<25	<25	<25	<25	<25	<25
n-Propylbenzene	--	--	<25	<25	<25	<25	<25	<25
Tetrachloroethene	--	--	<25	<25	<25	<25	<25	<25
Toluene	1,500	38,000	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	--	83,000	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	--	11,000	<25	<25	<25	<25	<25	<25
Xylene, o	4,100*	42,000*	<25	<25	<25	<25	<25	<25
Xylenes, m + p	4,100*	42,000*	<50	<50	<50	<50	<50	<50

* RCL is for Xylenes, total.

Value Value exceeds the NR 720 GW Pathway.

Value Value exceeds NR 746 SSL.

GW Groundwater

ug/kg Micrograms per kilogram.

NA Not analyzed.

NR720 WDNR NR 720 Groundwater Pathway Residual Contaminant Levels (RCLs).

NR746 WDNR NR 746 Soil Screening Levels (SSLs).

Q Concentration between limit of detection and limit of quantitation.

VOCs Volatile Organic Compounds

★ **SAMPLED FROM FILL SOILS**

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Table 2. Summary of VOC Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID Sample Date	NR 720 GW Pathway	NR746 SSL	AGM-MW-2 (2-4)* 06/27/06	AGM-MW-4 (2-4)* 06/27/06	AGM-MW-4 (4-6) 06/27/06	TB 06/22/06	EX-M-1 09/20/06	EX-M-2 09/20/06	TB 09/20/06
VOC (ug/kg)									
Benzene	5.5	8,500	<25	<25	<25	<25	<25	<25	<25
n-Butylbenzene	--	--	<25	460	<25	<25	<25	<25	<25
s-Butylbenzene	--	--	<25	130	<25	<25	<25	<25	<25
Ethylbenzene	2,900	4,600	<25	<25	<25	<25	<25	<25	<25
Isopropylbenzene	--	--	<25	130	<25	<25	<25	<25	<25
p-Isopropyltoluene	--	--	<25	<25	<25	<25	<25	<25	<25
Naphthalene	--	--	<25	1,000	<25	<25	<25	<25	<25
n-Propylbenzene	--	--	<25	640	<25	<25	<25	<25	<25
Tetrachloroethene	--	--	<25	<25	<25	<25	59 Q	61 Q	<36
Toluene	1,500	38,000	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	--	83,000	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	--	11,000	<25	<25	<25	<25	<25	<25	<25
Xylene, o	4,100*	42,000*	<25	<25	<25	<25	<25	<25	<25
Xylenes, m + p	4,100*	42,000*	<50	<50	<50	<50	<50	<50	<50

* RCL is for Xylenes, total.

Bold Value exceeds the NR 720 GW Pathway.

Value Value exceeds NR 746 SSL.

GW Groundwater

µg/kg Micrograms per kilogram.

NA Not analyzed.

NR720 WDNR NR 720 Groundwater Pathway Residual Contaminant Levels (RCLs).

NR746 WDNR NR 746 Soil Screening Levels (SSLs).

Q Concentration between limit of detection and limit of quantitation.

VOCs Volatile Organic Compounds

* **SAMPLED FROM FILL SOILS**

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Table 2. Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC IND	DC NON-IND	GW Pathway	SBM-1 (16-18')	SBM-2 (8-10')	SBM-3 (3-4')	SBM-4 (8-10')	SBM-5 (10-12')
Sample Date				02/06/06	02/06/06	02/07/06	02/07/06	02/07/06
PAHs (ug/kg)								
Acenaphthene	60,000,000	900,000	38,000	<330	<330	<330	<330	<330
Acenaphthylene	360,000	18,000	700	<330	<330	<330	<330	<330
Anthracene	300,000,000	5,000,000	3,000,000	<330	<330	<330	<330	<330
Benzo(a)anthracene	3,900	88	17,000	<8.7	<8.7	500	<8.7	<8.7
Benzo(a)pyrene	390	9	48,000	<15	<15	100	<15	<15
Benzo(b)fluoranthene	3,900	88	360,000	<11	<11	450	<11	<11
Benzo(ghi)perylene	39,000	1,800	6,800,000	NA	NA	NA	NA	NA
Benzo(k)fluoranthene	39,000	880	870,000	<11	<11	370	<11	<11
Chrysene	390,000	8,800	37,000	<100	<100	530	<100	<100
Dibenz(a,h)anthracene	390	9	38,000	<20	<20	140	<20	<20
Fluoranthene	40,000,000	600,000	500,000	<330	<330	1100	<330	<330
Fluorene	40,000,000	600,000	100,000	<140	<140	<140	<140	<140
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	<29	<29	380	<29	<29
1-Methylnaphthalene	70,000,000	1,100,000	23,000	NA	NA	NA	NA	NA
2-Methylnaphthalene	40,000,000	600,000	20,000	<330	<330	<330	<330	<330
Naphthalene	110,000	20,000	400	NA	<330	<330	<330	<330
Phenanthrene	390,000	18,000	1,800	<330	<330	<330	<330	<330
Pyrene	30,000,000	500,000	8,700,000	<180	<180	1,000	<180	<180
Metals (mg/kg)								
Arsenic	1.6	0.039	--	NA	NA	NA	NA	NA
Barium	--	--	--	NA	NA	NA	NA	NA
Cadmium	510	8	--	NA	NA	NA	NA	NA
Chromium	200	14	--	NA	NA	NA	NA	NA
Lead	500	50	--	NA	NA	NA	NA	NA
Mercury	--	--	--	NA	NA	NA	NA	NA
Selenium	--	--	--	NA	NA	NA	NA	NA
Silver	--	--	--	NA	NA	NA	NA	NA
	Value exceeds the DC IND RCL							
	Value exceeds the DC NON-IND RCL.							
Bold	Value exceeds the Groundwater (GW) Pathway RCL.			µg/kg	Micrograms per kilogram.			
DC IND	WDNR proposed and NR 720 industrial direct contact RCLs.			mg/kg	Milligrams per kilogram.			
DC NON-IND	WDNR proposed and NR 720 non-industrial direct contact RCLs.			NA	Not analyzed.			
GW Pathway	WDNR proposed and NR 720 groundwater pathway RCLs.			RCL	Residual Contaminant Level.			
Q	Concentration between limit of detection and limit of quantitation.							

SAMPLED FROM FILL SOILS

ARCADIS

Table 2. Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC			SBM-6 (4-6")	SBM-7 (7-8")	SBM-8 (8-10")	GP-1 (2-4")	GP-1 (4-6")	GP-2 (2-4")
Sample Date	IND	NON-IND	GW Pathway	02/07/06	02/07/06	02/07/06	06/22/06	06/22/06	06/22/06
PAHs (ug/kg)									
Acenaphthene	60,000,000	900,000	38,000	<330	<330	<330	36	<3.6	56
Acenaphthylene	360,000	18,000	700	<330	<330	<330	29	7.3 Q	430
Anthracene	300,000,000	5,000,000	3,000,000	<330	<330	<330	180	15	650
Benzo(a)anthracene	3,900	88	17,000	<8.7	<8.7	<8.7	300	110	640
Benzo(a)pyrene	390	9	48,000	<15	<15	<15	290	110	580
Benzo(b)fluoranthene	3,900	88	360,000	<11	<11	<11	270	91	510
Benzo(ghi)perylene	39,000	1,800	6,800,000	NA	NA	NA	150	76	340
Benzo(k)fluoranthene	39,000	880	870,000	<11	<11	<11	270	90	480
Chrysene	390,000	8,800	37,000	<100	<100	<100	330	110	600
Dibenz(a,h)anthracene	390	9	38,000	<20	<20	<20	60	20	92
Fluoranthene	40,000,000	600,000	500,000	<330	<330	<330	670	180	1600
Fluorene	40,000,000	600,000	100,000	<140	<140	<140	63	<4.2	420
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	<29	<29	<29	140	67	310
1-Methylnaphthalene	70,000,000	1,100,000	23,000	NA	NA	NA	8.7 Q	<3.7	130
2-Methylnaphthalene	40,000,000	600,000	20,000	<330	<330	<330	9.2 Q	<3.8	240
Naphthalene	110,000	20,000	400	<330	<330	<330	14 Q	<4.9	670
Phenanthrene	390,000	18,000	1,800	<330	<330	<330	740	22	2,100
Pyrene	30,000,000	500,000	8,700,000	<180	<180	<180	690	180	1,400
Metals (mg/kg)									
Arsenic	1.6	0.039	--	NA	NA	NA			
Barium	--	--	--	NA	NA	NA	220	110	210
Cadmium	510	8	--	NA	NA	NA	0.45	0.45	0.76
Chromium	200	14	--	NA	NA	NA	55	28	37
Lead	500	50	--	NA	NA	NA	16	8.2	71
Mercury	--	--	--	NA	NA	NA	0.1	0.015	0.18
Selenium	--	--	--	NA	NA	NA	<1.2	<0.99	<1.1
Silver	--	--	--	NA	NA	NA	<0.36	<0.29	<0.34

	Value exceeds the DC IND RCL.	µg/kg	Micrograms per kilogram.
	Value exceeds the DC NON-IND RCL.	mg/kg	Milligrams per kilogram.
Bold	Value exceeds the Groundwater (GW) Pathway RCL.	NA	Not analyzed.
DC IND	WDNR proposed and NR 720 industrial direct contact RCLs.	RCL	Residual Contaminant Level.
DC NON-IND	WDNR proposed and NR 720 non-industrial direct contact RCLs.		
GW Pathway	WDNR proposed and NR 720 groundwater pathway RCLs.		
Q	Concentration between limit of detection and limit of quantitation.		

* SAMPLED FROM FILL SOILS

ARCADIS

Table 2 Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC IND	DC NON-IND	GW Pathway	GP-2 (6-8") 06/22/06	GP-3 (2-4") 06/22/06	GP-3 (4-6") 06/22/06	GP-4 (2-4") 06/22/06	GP-4 (4-6") 06/22/06	GP-4 (6-8") 06/22/06	GP-5 (2-4") 06/27/06
PAHs (ug/kg)										
Acenaphthene	60,000,000	900,000	38,000	<3.6	9.7 Q	<4	<16	<15	<3.7	<4.0
Acenaphthylene	360,000	18,000	700	<3.5	40	<3.9	<16	<14	<3.6	<3.9
Anthracene	300,000,000	5,000,000	3,000,000	<4.3	67	<4.8	<19	<18	<4.4	<4.8
Benzo(a)anthracene	3,900	88	17,000	<6.5	160	<7.2	<29	<27	<6.6	<7.2
Benzo(a)pyrene	390	9	48,000	<3.5	220	<3.9	<16	<14	<3.6	<3.9
Benzo(b)fluoranthene	3,900	88	360,000	<3.4	240	<3.8	<15	<14	<3.5	<3.8
Benzo(ghi)perylene	39,000	1,800	6,800,000	<4.3	95	<4.8	<19	<18	<4.4	<4.8
Benzo(k)fluoranthene	39,000	880	870,000	<3.7	240	<4.1	<17	<15	<3.8	<4.1
Chrysene	390,000	8,800	37,000	<5.3	200	<5.9	<24	<22	<5.4	<5.9
Dibenz(a,h)anthracene	390	9	38,000	<3.4	30	<3.7	<15	<14	<3.4	<3.7
Fluoranthene	40,000,000	600,000	500,000	<3.5	290	<3.9	<16	<14	<3.6	<3.9
Fluorene	40,000,000	600,000	100,000	<4.2	16 Q	<4.6	<18	<17	<4.2	<4.6
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	<3.1	86	<3.4	<14	<13	<3.1	<3.4
1-Methylnaphthalene	70,000,000	1,100,000	23,000	<3.7	11 Q	<4.1	960	1,100	280	<4.1
2-Methylnaphthalene	40,000,000	600,000	20,000	<3.8	13 Q	<4.2	2,200	2,500	420	<4.2
Naphthalene	110,000	20,000	400	<4.9	51	<5.4	1,300	1,400	250	<5.4
Phenanthrene	390,000	18,000	1,800	<3.6	190	<4	<16	<15	<3.6	<4.0
Pyrene	30,000,000	500,000	8,700,000	<3	370	<3.3	<13	<12	<3	<3.3
Metals (mg/kg)										
Arsenic	1.6	0.039	--	5.0	2.0	4.3	14	8	3.6	4.8
Barium	--	--	--	120	180	120	180	190	130	240
Cadmium	510	8	--	0.53	0.67	0.51	0.47	0.67	0.55	0.34
Chromium	200	14	--	27	29	37	33	40	32	44
Lead	500	50	--	6.2	12	7.4	30	11	6.6	11
Mercury	--	--	--	0.012	0.12	0.016	0.035	0.016	0.012	0.03
Selenium	--	--	--	<0.99	<1.2	<1.1	<1.1	<1	<1	<1.1
Silver	--	--	--	<0.29	<0.34	<0.32	<0.32	<0.3	<0.3	<0.32

Value exceeds the DC IND RCL.
 Value exceeds the DC NON-IND RCL.
Value exceeds the Groundwater (GW) Pathway RCL.
 DC IND WDNR proposed and NR 720 industrial direct contact RCLs.
 DC NON-IND WDNR proposed and NR 720 non-industrial direct contact RCLs.
 GW Pathway WDNR proposed and NR 720 groundwater pathway RCLs.
 Q Concentration between limit of detection and limit of quantitation.

* SAMPLED FROM RLL SOILS

Table 2. Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC IND	DC NON-IND	GW Pathway	GP-5 (4-6) 06/27/06	GP-6 (2-4)* 06/22/06	GP-6 (4-6)* 06/22/06	GP-7 (2-4)* 06/22/06	GP-7 (6-8)* 06/22/06	GP-8 (2-4)* 06/22/06	GP-8 (4-6)* 06/22/06
PAHs (ug/kg)										
Acenaphthene	60,000,000	900,000	38,000	<3.7	<4.1	<3.9	97 Q	<3.6	<4.2	<3.9
Acenaphthylene	360,000	18,000	700	<3.6	<4	<3.8	200	<3.5	<4	<3.8
Anthracene	300,000,000	5,000,000	3,000,000	<4.5	<4.9	6.2 Q	310	<4.4	<5	<4.6
Benzo(a)anthracene	3,900	88	17,000	<6.6	<7.3	16 Q	660	<6.5	22 Q	<6.9
Benzo(a)pyrene	390	9	48,000	<3.6	<3.9	.17	1,500	<3.5	21	<3.7
Benzo(b)fluoranthene	3,900	88	360,000	<3.5	<3.9	16	1,400	<3.4	16	<3.7
Benzo(ghi)perylene	39,000	1,800	6,800,000	<4.5	<4.9	8.4 Q	1,100	<4.4	11 Q	<4.6
Benzo(k)fluoranthene	39,000	880	870,000	<3.8	<4.2	17	1,300	<3.8	15	<4
Chrysene	390,000	8,800	37,000	<5.5	<6	19 Q	1,600	<5.4	25	<5.7
Dibenz(a,h)anthracene	390	9	38,000	<3.5	<3.8	<3.6	230	<3.4	<3.9	<3.6
Fluoranthene	40,000,000	600,000	500,000	<3.6	<4	30	3,500	<3.5	29	<3.8
Fluorene	40,000,000	600,000	100,000	<4.3	<4.7	<4.5	240	<4.2	<4.8	<4.5
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	<3.2	<3.5	7.6 Q	830	<3.1	9.0 Q	<3.3
1-Methylnaphthalene	70,000,000	1,100,000	23,000	<3.8	<4.2	<4	300	<3.7	<4.2	<3.9
2-Methylnaphthalene	40,000,000	600,000	20,000	<3.9	4.7 Q	<4.1	180	<3.8	<4.4	<4.1
Naphthalene	110,000	20,000	400	<5.0	<5.5	16 Q	270	<4.9	<5.6	<5.2
Phenanthrene	390,000	18,000	1,800	<3.7	<4.1	12 Q	4,500	<3.6	8.8 Q	<3.8
Pyrene	30,000,000	500,000	8,700,000	<3.1	<3.4	29	4,600	<3	42	<3.2
Metals (mg/kg)										
Arsenic	1.6	0.039	--	3.6	6	3.2	26	2.6	6	6
Barium	--	--	--	140	230	150	340	110	290	66
Cadmium	510	8	--	0.55	0.62	0.45	1.6	0.48	0.7	0.45
Chromium	200	14	--	30	44	36	32	33	60	32
Lead	500	50	--	8.5	10	7.8	330	8.2	14	5.9
Mercury	--	--	--	0.015	0.028	0.014	0.51	0.012	0.062	0.021
Selenium	--	--	--	<1.0	<1.1	<1.1	1.3 Q	<0.99	<1.1	<1.1
Silver	--	--	--	<0.30	<0.33	<0.32	<0.35	<0.29	<0.33	<0.31

Value exceeds the DC IND RCL.
 Value exceeds the DC NON-IND RCL.
Bold Value exceeds the Groundwater (GW) Pathway RCL.
 DC IND WDNR proposed and NR 720 industrial direct contact RCLs.
 DC NON-IND WDNR proposed and NR 720 non-industrial direct contact RCLs.
 GW Pathway WDNR proposed and NR 720 groundwater pathway RCLs.
 Q Concentration between limit of detection and limit of quantitation.
 * **SAMPLED FROM FILL SOILS**
 µg/kg Micrograms per kilogram.
 mg/kg Milligrams per kilogram.
 NA Not analyzed.
 RCL Residual Contaminant Level.

Table 2. Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC IND	DC NON-IND	GW Pathway	GP-9 (2-4') 06/22/06	GP-9 (4-6') 06/22/06	GP-10 (2-4') 06/22/06	GP-10 (4-6') 06/22/06	GP-11 (2-4') 06/22/06	GP-11 (4-6') 06/22/06
PAHs (ug/kg)									
Acenaphthene	60,000,000	900,000	38,000	7.3 Q	<3.8	<3.7	<3.6	<3.8	<3.6
Acenaphthylene	360,000	18,000	700	80	<3.7	<3.6	<3.5	14	<3.5
Anthracene	300,000,000	5,000,000	3,000,000	84	6.2 Q	<4.4	<4.3	18	<4.4
Benzo(a)anthracene	3,900	88	17,000	270	19 Q	7.0 Q	<6.4	67	<6.5
Benzo(a)pyrene	390	9	48,000	310	16	7.4 Q	<3.5	80	<3.5
Benzo(b)fluoranthene	3,900	88	360,000	270	16	7.4 Q	<3.4	68	<3.4
Benzo(ghi)perylene	39,000	1,800	6,800,000	230	16	6.0 Q	<4.3	54	<4.4
Benzo(k)fluoranthene	39,000	880	870,000	310	19	6.7 Q	<3.7	69	<3.7
Chrysene	390,000	8,800	37,000	310	17 Q	7.5 Q	<5.3	87	<5.3
Dibenz(a,h)anthracene	390	9	38,000	70	13	<3.4	<3.3	15	<3.4
Fluoranthene	40,000,000	600,000	500,000	470	14	9.2 Q	<3.5	130	<3.5
Fluorene	40,000,000	600,000	100,000	10 Q	<4.4	<4.2	<4.1	4.8 Q	<4.2
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	180	15	5.1 Q	<3	49	<3.1
1-Methylnaphthalene	70,000,000	1,100,000	23,000	8.1 Q	<3.9	<3.7	<3.7	7.1 Q	<3.7
2-Methylnaphthalene	40,000,000	600,000	20,000	10 Q	<4	<3.9	<3.8	5.9 Q	<3.8
Naphthalene	110,000	20,000	400	14 Q	<5.2	<5	<4.9	11 Q	<4.9
Phenanthrene	390,000	18,000	1,800	200	7.5 Q	4.9 Q	<3.6	98	<3.6
Pyrene	30,000,000	500,000	8,700,000	540	15	11	<3	170	3.1 Q
Metals (mg/kg)									
Arsenic	1.6	0.039	--	21	4.5	2.2	3.6	2.1	3.8
Barium	--	--	--	430	200	200	90	160	150
Cadmium	510	8	--	1.3	0.76	0.52	0.57	0.78	0.57
Chromium	200	14	--	42	42	48	34	38	30
Lead	500	50	--	440	12	11	6.7	54	5.9
Mercury	--	--	--	0.27	0.026	0.039	0.016	0.2	0.013
Selenium	--	--	--	2.3 Q	<1	<1	<0.98	<1	<0.99
Silver	--	--	--	0.69 Q	<0.31	<0.3	<0.29	<0.31	<0.29

Value exceeds the DC IND RCL.
 Value exceeds the DC NON-IND RCL.
Bold Value exceeds the Groundwater (GW) Pathway RCL.
 DC IND WDNR proposed and NR 720 industrial direct contact RCLs.
 DC NON-IND WDNR proposed and NR 720 non-industrial direct contact RCLs.
 GW Pathway WDNR proposed and NR 720 groundwater pathway RCLs.
 Q Concentration between limit of detection and limit of quantitation.

* SAMPLED FROM FILL AREA SOILS

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Table 2. Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC IND	DC NON-IND	GW Pathway	GP-12 (4-6')	GP-12 (6-8')	GP-13 (2-4')	GP-13 (4-6')	GP-14 (2-4')	GP-14 (4-6')
Sample Date				06/22/06	06/22/06	06/22/06	06/22/06	06/22/06	06/22/06
PAHs (ug/kg)									
Acenaphthene	60,000,000	900,000	38,000	11 Q	<3.7	39	<3.5	<3.9	<3.6
Acenaphthylene	360,000	18,000	700	<4.5	<3.6	13	<3.4	<3.8	<3.5
Anthracene	300,000,000	5,000,000	3,000,000	12 Q	<4.4	110	<4.2	10 Q	<4.3
Benzo(a)anthracene	3,900	88	17,000	16 Q	<6.5	180	<6.3	34	<6.4
Benzo(a)pyrene	390	9	48,000	13 Q	<3.5	170	<3.4	42	<3.5
Benzo(b)fluoranthene	3,900	88	360,000	19	<3.5	150	<3.3	42	<3.4
Benzo(ghi)perylene	39,000	1,800	6,800,000	<5.5	<4.4	70	<4.2	34	<4.3
Benzo(k)fluoranthene	39,000	880	870,000	17	<3.8	160	<3.6	43	<3.7
Chrysene	390,000	8,800	37,000	23	<5.4	190	<5.2	53	<5.3
Dibenz(a,h)anthracene	390	9	38,000	<4.3	<3.4	32	<3.3	8.0 Q	<3.3
Fluoranthene	40,000,000	600,000	500,000	32	<3.6	360	<3.4	59	<3.5
Fluorene	40,000,000	600,000	100,000	9.1 Q	<4.2	46	<4	<4.5	<4.1
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	71	<3.1	73	<3	28	<3
1-Methylnaphthalene	70,000,000	1,100,000	23,000	11 Q	6.7 Q	28	<3.6	14	<3.6
2-Methylnaphthalene	40,000,000	600,000	20,000	13 Q	16	50	<3.7	18	<3.8
Naphthalene	110,000	20,000	400	18 Q	12 Q	47	<4.7	14 Q	<4.8
Phenanthrene	390,000	18,000	1,800	62	<3.6	380	<3.5	33	<3.6
Pyrene	30,000,000	500,000	8,700,000	80	<3	340	<2.9	67	<3
Metals (mg/kg)									
Arsenic	1.6	0.039	--	2.0 Q	3.9	25	3.6 Q	2.4	3.1
Barium	--	--	--	150	110	730	48	130	110
Cadmium	510	8	--	1.1	0.63	1.7	0.52	0.49	0.48
Chromium	200	14	--	13	32	75	27	26	29
Lead	500	50	--	120	6.7	98.0	5.8	17	5.9
Mercury	--	--	--	1.7	0.0089	4	0.012	0.027	0.014
Selenium	--	--	--	<1.3	<1	1.7 Q	<0.96	<1.1 N	<0.98
Silver	--	--	--	0.99 Q	<0.3	0.76 Q	<0.28	<0.32	<0.29

Value exceeds the DC IND RCL.
 Value exceeds the DC NON-IND RCL.
Bold Value exceeds the Groundwater (GW) Pathway RCL.
 DC IND WDNR proposed and NR 720 industrial direct contact RCLs.
 DC NON-IND WDNR proposed and NR 720 non-industrial direct contact RCLs.
 GW Pathway WDNR proposed and NR 720 groundwater pathway RCLs.
 Q Concentration between limit of detection and limit of quantitation.
 μg/kg Micrograms per kilogram.
 mg/kg Milligrams per kilogram.
 NA Not analyzed.
 RCL Residual Contaminant Level.

SAMPLED FROM FILL SOILS

Table 2. Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC IND	DC NON-IND	GW Pathway	GP-15 (2-4') 06/22/06	GP-15 (4-6') 06/22/06	GP-16 (2-4') 07/27/06	GP-16 (4-6') 07/27/06	AGM-MW-1 (0-2') 06/27/06
PAHs (ug/kg)								
Acenaphthene	60,000,000	900,000	38,000	26 Q	<3.6	<3.7	<4.0	24
Acenaphthylene	360,000	18,000	700	17 Q	<3.5	<3.6	<3.9	28
Anthracene	300,000,000	5,000,000	3,000,000	74	<4.3	<4.5	<4.8	60
Benzo(a)anthracene	3,900	88	17,000	370	<6.4	11	<7.2	160
Benzo(a)pyrene	390	9	48,000	510	6.1 Q	10	<3.9	240
Benzo(b)fluoranthene	3,900	88	360,000	490	5.4 Q	9.5	<3.8	230
Benzo(ghi)perylene	39,000	1,800	6,800,000	370	5.7 Q	<4.5	<4.8	160
Benzo(k)fluoranthene	39,000	880	870,000	410	6.5 Q	9.6	<4.1	210
Chrysene	390,000	8,800	37,000	490	6.9 Q	12	<5.9	250
Dibenz(a,h)anthracene	390	9	38,000	110	<3.3	17	<3.7	45
Fluoranthene	40,000,000	600,000	500,000	1200	14	22	<3.9	560
Fluorene	40,000,000	600,000	100,000	30 Q	<4.1	<4.3	<4.6	43
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	320	4.0 Q	18	<3.4	140
1-Methylnaphthalene	70,000,000	1,100,000	23,000	28 Q	<3.7	<3.8	<4.1	29
2-Methylnaphthalene	40,000,000	600,000	20,000	34 Q	<3.8	<3.9	<4.2	33
Naphthalene	110,000	20,000	400	30 Q	<4.9	<5.1	<5.4	46
Phenanthrene	390,000	18,000	1,800	590	6.3 Q	11	<4.0	420
Pyrene	30,000,000	500,000	8,700,000	1100	14	20	<3.3	730
Metals (mg/kg)								
Arsenic	1.6	0.039	--	270	71	NA	NA	92
Barium	--	--	--	50	81	NA	NA	270
Cadmium	510	8	--	0.4	0.47	NA	NA	4.3
Chromium	200	14	--	12	26	NA	NA	14
Lead	500	50	--	35	6.4	NA	NA	450
Mercury	--	--	--	0.026	0.015	NA	NA	0.48
Selenium	--	--	--	<0.86	<0.98	NA	NA	1.1 Q
Silver	--	--	--	<0.25	<0.29	NA	NA	<0.30

Value exceeds the DC IND RCL.
 Value exceeds the DC NON-IND RCL.
 Value exceeds the Groundwater (GW) Pathway RCL.
 DC IND WDNR proposed and NR 720 industrial direct contact RCLs.
 DC NON-IND WDNR proposed and NR 720 non-industrial direct contact RCLs.
 GW Pathway WDNR proposed and NR 720 groundwater pathway RCLs.
 Q Concentration between limit of detection and limit of quantitation.

SAMPLED FROM FILL SOILS

Table 2. Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC IND	DC NON-IND	GW Pathway	AGM-MW-1 (4-6) 06/27/06	AGM-MW-2 (0-2)* 06/27/06	AGM-MW-2 (2-4) 06/27/06
PAHs (ug/kg)						
Acenaphthene	60,000,000	900,000	38,000	<3.9	<3.1	<3.6
Acenaphthylene	360,000	18,000	700	<3.8	<3.0	<3.5
Anthracene	300,000,000	5,000,000	3,000,000	<4.7	<3.7	<4.4
Benzo(a)anthracene	3,900	88	17,000	<7.0	<5.5	<6.5
Benzo(a)pyrene	390	9	48,000	<3.8	4.9 Q	<3.5
Benzo(b)fluoranthene	3,900	88	360,000	<3.7	3.2 Q	<3.4
Benzo(ghi)perylene	39,000	1,800	6,800,000	<4.7	3.8 Q	<4.4
Benzo(k)fluoranthene	39,000	880	870,000	<4.0	<3.2	<3.7
Chrysene	390,000	8,800	37,000	<5.8	6.0 Q	<5.3
Dibenz(a,h)anthracene	390	9	38,000	<3.6	<2.8	<3.4
Fluoranthene	40,000,000	600,000	500,000	<3.8	3.9 Q	<3.5
Fluorene	40,000,000	600,000	100,000	<4.5	<3.5	<4.2
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	<3.3	<2.6	<3.1
1-Methylnaphthalene	70,000,000	1,100,000	23,000	<4.0	<3.1	<3.7
2-Methylnaphthalene	40,000,000	600,000	20,000	<4.1	<3.2	<3.8
Naphthalene	110,000	20,000	400	<5.3	<4.1	<4.9
Phenanthrene	390,000	18,000	1,800	<3.9	4.9 Q	<3.6
Pyrene	30,000,000	500,000	8,700,000	<3.2	5.9 Q	<3.0
Metals (mg/kg)						
Arsenic	1.6	0.039	--	5.1	<0.87	4.1
Barium	--	--	--	140	1.9	140
Cadmium	510	8	--	0.42	<0.052	0.32
Chromium	200	14	--	37	1.8	32
Lead	500	50	--	11	1.0 Q	8.1
Mercury	--	--	--	0.034	<0.0016	0.018
Selenium	--	--	--	<1.1	<0.84	<0.99
Silver	--	--	--	<0.32	<0.25	<0.29

Value exceeds the DC IND RCL.

Value exceeds the DC NON-IND RCL.

Value exceeds the Groundwater (GW) Pathway RCL.

DC IND WDNR proposed and NR 720 industrial direct contact RCLs.

DC NON-IND WDNR proposed and NR 720 non-industrial direct contact RCLs.

GW Pathway WDNR proposed and NR 720 groundwater pathway RCLs.

Q Concentration between limit of detection and limit of quantitation.

* **SAMPLED FROM FILL SOILS**

µg/kg
mg/kg
NA
RCL

Micrograms per kilogram.
Milligrams per kilogram.
Not analyzed.
Residual Contaminant Level.

ARCADIS

Table 2 Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC IND	DC NON-IND	GW Pathway	GP-15 (2-4') 06/22/06	GP-15 (4-6') 06/22/06	GP-16 (2-4') 07/27/06	GP-16 (4-6') 07/27/06	AGM-MW-1 (0-2') 06/27/06
PAHs (ug/kg)								
Acenaphthene	60,000,000	900,000	38,000	26 Q	<3.6	<3.7	<4.0	24
Acenaphthylene	360,000	18,000	700	17 Q	<3.5	<3.6	<3.9	28
Anthracene	300,000,000	5,000,000	3,000,000	74	<4.3	<4.5	<4.8	60
Benzo(a)anthracene	3,900	88	17,000	370	<6.4	11	<7.2	160
Benzo(a)pyrene	390	9	48,000	510	6.1 Q	10	<3.9	240
Benzo(b)fluoranthene	3,900	88	360,000	490	5.4 Q	9.5	<3.8	230
Benzo(ghi)perylene	39,000	1,800	6,800,000	370	5.7 Q	<4.5	<4.8	160
Benzo(k)fluoranthene	39,000	880	870,000	410	6.5 Q	9.6	<4.1	210
Chrysene	390,000	8,800	37,000	490	6.9 Q	12	<5.9	250
Dibenz(a,h)anthracene	390	9	38,000	110	<3.3	17	<3.7	45
Fluoranthene	40,000,000	600,000	500,000	1200	14	22	<3.9	560
Fluorene	40,000,000	600,000	100,000	30 Q	<4.1	<4.3	<4.6	43
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	320	4.0 Q	18	<3.4	140
1-Methylnaphthalene	70,000,000	1,100,000	23,000	28 Q	<3.7	<3.8	<4.1	29
2-Methylnaphthalene	40,000,000	600,000	20,000	34 Q	<3.8	<3.9	<4.2	33
Naphthalene	110,000	20,000	400	30 Q	<4.9	<5.1	<5.4	46
Phenanthrene	390,000	18,000	1,800	590	6.3 Q	11	<4.0	420
Pyrene	30,000,000	500,000	8,700,000	1100	14	20	<3.3	730
Metals (mg/kg)								
Arsenic	1.6	0.039	--	27 Q	71	NA	NA	92
Barium	--	--	--	50	81	NA	NA	270
Cadmium	510	8	--	0.4	0.47	NA	NA	4.3
Chromium	200	14	--	12	26	NA	NA	14
Lead	500	50	--	35	6.4	NA	NA	450
Mercury	--	--	--	0.026	0.015	NA	NA	0.48
Selenium	--	--	--	<0.86	<0.98	NA	NA	1.1 Q
Silver	--	--	--	<0.25	<0.29	NA	NA	<0.30

Value exceeds the DC IND RCL.
 Value exceeds the DC NON-IND RCL.
Value exceeds the Groundwater (GW) Pathway RCL.
 DC IND WDNR proposed and NR 720 industrial direct contact RCLs.
 DC NON-IND WDNR proposed and NR 720 non-industrial direct contact RCLs.
 GW Pathway WDNR proposed and NR 720 groundwater pathway RCLs.
 Q Concentration between limit of detection and limit of quantitation.
 * SAMPLED FROM FILL SOILS

ARCADIS

Table 2. Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID Sample Date	DC IND	DC NON-IND	GW Pathway	AGM-MW-1 (4-6)* 06/27/06	AGM-MW-2 (0-2)* 06/27/06	AGM-MW-2 (2-4) * 06/27/06
PAHs (ug/kg)						
Acenaphthene	60,000,000	900,000	38,000	<3.9	<3.1	<3.6
Acenaphthylene	360,000	18,000	700	<3.8	<3.0	<3.5
Anthracene	300,000,000	5,000,000	3,000,000	<4.7	<3.7	<4.4
Benzo(a)anthracene	3,900	88	17,000	<7.0	<5.5	<6.5
Benzo(a)pyrene	390	9	48,000	<3.8	4.9 Q	<3.5
Benzo(b)fluoranthene	3,900	88	360,000	<3.7	3.2 Q	<3.4
Benzo(ghi)perylene	39,000	1,800	6,800,000	<4.7	3.8 Q	<4.4
Benzo(k)fluoranthene	39,000	880	870,000	<4.0	<3.2	<3.7
Chrysene	390,000	8,800	37,000	<5.8	6.0 Q	<5.3
Dibenz(a,h)anthracene	390	9	38,000	<3.6	<2.8	<3.4
Fluoranthene	40,000,000	600,000	500,000	<3.8	3.9 Q	<3.5
Fluorene	40,000,000	600,000	100,000	<4.5	<3.5	<4.2
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	<3.3	<2.6	<3.1
1-Methylnaphthalene	70,000,000	1,100,000	23,000	<4.0	<3.1	<3.7
2-Methylnaphthalene	40,000,000	600,000	20,000	<4.1	<3.2	<3.8
Naphthalene	110,000	20,000	400	<5.3	<4.1	<4.9
Phenanthrene	390,000	18,000	1,800	<3.9	4.9 Q	<3.6
Pyrene	30,000,000	500,000	8,700,000	<3.2	5.9 Q	<3.0
Metals (mg/kg)						
Arsenic	1.6	0.039	--	3.1	<0.87	4.1
Barium	--	--	--	140	1.9	140
Cadmium	510	8	--	0.42	<0.052	0.32
Chromium	200	14	--	37	1.8	32
Lead	500	50	--	11	1.0 Q	8.1
Mercury	--	--	--	0.034	<0.0016	0.018
Selenium	--	--	--	<1.1	<0.84	<0.99
Silver	--	--	--	<0.32	<0.25	<0.29

	Value exceeds the DC IND RCL.		
	Value exceeds the DC NON-IND RCL.	µg/kg	Micrograms per kilogram.
Bold	Value exceeds the Groundwater (GW) Pathway RCL.	mg/kg	Milligrams per kilogram.
DC IND	WDNR proposed and NR 720 industrial direct contact RCLs.	NA	Not analyzed.
DC NON-IND	WDNR proposed and NR 720 non-industrial direct contact RCLs.	RCL	Residual Contaminant Level.
GW Pathway	WDNR proposed and NR 720 groundwater pathway RCLs.		
Q	Concentration between limit of detection and limit of quantitation.		

* SAMPLED FROM FILL SOILS

Table 3 Summary of PAH and Metal Soil Analytical Results and Comparison to Applicable WDNR Soil Criteria, Manowske Welding Property, Fond du Lac, Wisconsin.

Sample ID	DC IND	DC NON-IND	GW Pathway	AGM-MW-4 (2-4) [#] 06/27/06	AGM-MW-4 (4-6) 06/27/06	EX-M-1 09/20/06	EX-M-2 09/20/06
PAHs (ug/kg)							
Acenaphthene	60,000,000	900,000	38,000	<3.6	<3.6	<4.3	< 4.1
Acenaphthylene	360,000	18,000	700	<3.5	<3.5	9.4	< 4.0
Anthracene	300,000,000	5,000,000	3,000,000	<4.3	<4.3	18	< 4.9
Benzo(a)anthracene	3,900	88	17,000	<6.4	<6.5	60	< 7.3
Benzo(a)pyrene	390	9	48,000	<3.5	<3.5	78	4.1
Benzo(b)fluoranthene	3,900	88	360,000	<3.4	<3.4	71	< 3.9
Benzo(ghi)perylene	39,000	1,800	6,800,000	<4.3	<4.3	61	< 4.9
Benzo(k)fluoranthene	39,000	880	870,000	<3.7	<3.7	88	< 4.2
Chrysene	390,000	8,800	37,000	<5.3	<5.3	77	< 6.0
Dibenz(a,h)anthracene	390	9	38,000	<3.3	# <3.4	15	< 3.8
Fluoranthene	40,000,000	600,000	500,000	<3.5	<3.5	110	9.0
Fluorene	40,000,000	600,000	100,000	<4.1	<4.2	7.1	< 4.7
Indeno(1,2,3-cd)pyrene	3,900	88	680,000	<3.0	<3.1	54	< 3.5
1-Methylnaphthalene	70,000,000	1,100,000	23,000	150	<3.7	20	7.8
2-Methylnaphthalene	40,000,000	600,000	20,000	330	<3.8	26	15
Naphthalene	110,000	20,000	400	<4.8	<4.9	48	8.4
Phenanthrene	390,000	18,000	1,800	<3.6	<3.6	89	12
Pyrene	30,000,000	500,000	8,700,000	<3.0	<3.0	110	7.6
Metals (mg/kg)							
Arsenic	1.6	0.039	--	2.40	0.03	3	2
Barium	--	--	--	120	97	390	190
Cadmium	510	8	--	0.33	0.42	0.91	0.37
Chromium	200	14	--	27	25	14	34
Lead	500	50	--	7.9	6.9	230	18
Mercury	--	--	--	0.015	0.013	0.12	0.065
Selenium	--	--	--	<0.98	<0.99	<1.2	<1.1
Silver	--	--	--	<0.29	<0.29	<0.35	<0.33
	Value exceeds the DC IND RCL.						
	Value exceeds the DC NON-IND RCL.						
Bold	Value exceeds the Groundwater (GW) Pathway RCL.			µg/kg		Micrograms per kilogram.	
DC IND	WDNR proposed and NR 720 industrial direct contact RCLs.			mg/kg		Milligrams per kilogram.	
DC NON-IND	WDNR proposed and NR 720 non-industrial direct contact RCLs.			NA		Not analyzed.	
GW Pathway	WDNR proposed and NR 720 groundwater pathway RCLs.			RCL		Residual Contaminant Level.	
Q	Concentration between limit of detection and limit of quantitation.						

SAMPLED FROM FILL SOILS

ARCADIS

Table 3 Summary of Monitoring Well Groundwater Analytical Results, Manowske Welding Property, Fond du Lac, Wisconsin.

Well ID	PAL	ES	AGM-MW-1 8/22/2006	AGM-MW-2 8/22/2006	AGM-MW-3 8/22/2006
PAHs (µg/L)					
1-Methylnaphthalene	NE	NE	0.034 Q	0.043	0.013 Q
2-Methylnaphthalene	NE	NE	0.058	0.06	0.028 Q
Acenaphthene	NE	NE	0.013 Q	0.023 Q	0.010 Q
Acenaphthylene	NE	NE	<0.0087	<0.0086	0.011 Q
Anthracene	600	3,000	0.012 Q	<0.012	0.052
Benzo(a)anthracene	NE	NE	0.046 Q	<0.017	0.34
Benzo(a)pyrene	0.02	0.2	0.072	<0.019	0.19
Benzo(b)fluoranthene	0.02	0.2	0.079	<0.017	0.19
Benzo(g,h,i)perylene	NE	NE	0.064 Q	<0.02	0.41
Benzo(k)fluoranthene	NE	NE	0.066 Q	<0.02	0.41
Chrysene	0.02	0.2	0.072	<0.02	0.15
Dibenz(a,h)anthracene	NE	NE	<0.02	<0.02	0.094
Fluoranthene	80	400	0.18	<0.016	1.2 D
Fluorene	80	400	<0.0097	<0.0096	0.021 Q
Indeno(1,2,3-cd)pyrene	NE	NE	0.050 Q	<0.02	0.33
Naphthalene	8	40	0.14 B	0.29 B	0.046 B
Phenanthrene	NE	NE	0.088	<0.012	0.59 D
Pyrene	50	250	0.14	<0.015	0.93 D

Concentration exceeds the WDNR NR 140 Preventive Action Limit.

Concentration exceeds the WDNR NR 140 Enforcement Standard.

B Concentration between limit of detection and the reporting limit.

D Concentration from diluted analysis.

µg/L Micrograms per liter.

NA Not analyzed.

NE Not established.

PAH Polynuclear Aromatic Hydrocarbons.

Q Concentration between limit of detection and limit of quantitation.

TABLE 4
GROUNDWATER ANALYTICAL RESULTS
MANOWSKE WELDING
FOND DU LAC, WISCONSIN
STS PROJECT NO. 200704507

Parameters	NR 140 Standards		MW-MW-5	
	ES	PAL	11/13/07	4/8/08
VOCs (µg/L)				
Benzene	5.0	<u>0.5</u>	<0.47	<0.24
1,2-Dichloroethane	5.0	<u>0.5</u>	<0.45	<0.41
1,1-Dichloroethane	850	<u>85</u>	21.6	17.6
Ethylbenzene	700	<u>140</u>	<0.38	<0.35
1,1,1-Trichloroethane	200	<u>40</u>	<0.5	0.41 "J"
1,2,4-Trimethylbenzene ¹	480	<u>96</u>	<1.2	<0.51
1,3,5-Trimethylbenzene ¹	480	<u>96</u>	<0.37	<0.23
Xylenes, -m & -p ²	10,000	<u>1000</u>	<0.67	<1.0
PAHs (µg/L)				
Benzo(a)anthracene	--	--	<0.015	<0.017
Benzo(a)pyrene	0.2	<u>0.02</u>	<0.015	<0.016
Benzo(b)fluoranthene	0.2	<u>0.02</u>	<0.014	<0.01
Benzo(ghi)perylene	--	--	<0.015	<0.02
Benzo(k)fluoranthene	--	--	<0.023	<0.023
Chrysene	0.2	<u>0.02</u>	<0.016	<0.02
Dibenzo(a,h,)anthracene	--	--	<0.015	<0.012
Fluroanthene	400	<u>80</u>	<0.015	<0.016
Indeno(1,2,3-cd)pyrene	--	--	<0.014	<0.013
Naphthalene	100	<u>10</u>	<0.015	<0.015
Phenanthrene	--	--	<0.017	<0.017
Pyrene	250	<u>50</u>	<0.015	<0.016

Notes:

VOCs = Volatile Organic Compounds

PAHs = Polynuclear Aromatic Hydrocarbons

¹ Standards are for 1,2,4- and 1,3,5-Trimethylbenzene combined.

² Standards are for Total Xylenes (-m, -p and -o).

Bold value = NR 140 Enforcement Standard Exceedance

Underline value = NR 140 WAC Preventive Action Limit Exceedance

-- No NR 140 ES or PAL established.

TABLE 5
 FIELD DATA - GROUNDWATER
 HOLY FAMILY / MANOWSKE
 STS PROJECT NO. 200704507

Well I.D.	Date	Ground Surface Elevation (Feet)	TPVC Elevation (Feet)	Screen Interval (Feet bgs)	Screen Interval Elevation (Feet)	Depth to Water below TPVC (Feet)	Groundwater Elevation (Feet)	Temp (C)	pH (Units)	Conductivity (umhos/cm)
MM-MW-5	11/13/07	750.45	750.13	5-15	745.45-735.45	7.65	742.48	14.1	7.43	1715
						6.25	743.88	--	--	--
HF-MW-1	11/13/07	749.20	748.81	5-15	744.2-734.20	7.99	740.82	15.4	6.82	--
	4/8/08					4.41	744.40	--	--	--
	8/1/08					4.61	744.20	19.4	7.06	2000
HF-MW-2	11/13/07	748.80	748.45	5-15	743.80-733.80	5.12	743.33	14.9	7.16	2770
	4/8/08					3.74	744.71	--	--	--
	8/1/08					7.00	741.45	--	7.14	3.81
HF-MW-3	11/13/07	749.32	748.94	5-15	744.32-734.32	4.39	744.55	14.6	7.39	1795
	4/8/08					3.90	745.04	--	--	--
	8/1/08					3.68	745.26	--	7.34	1763
HF-MW-4	11/13/07	749.38	748.98	5-15	744.38-733.88	4.67	744.31	14.7	7.19	2110
	4/8/08					4.20	744.78	--	--	--
	8/1/08					4.05	744.93	--	7.06	2.51
HF-MW-5	11/14/07	748.59	748.42	5-15	743.59-733.59	14.15	734.27	12.8	7.22	3.40 m/s
	4/8/08					3.70	744.72	--	--	--
	8/1/08					2.24	746.18	--	7.97	4.97
GP-28	11/14/07	--	--	--	--	10.74	--	--	--	--
GP-29	11/14/07	--	--	--	--	7.41	--	--	--	--
GP-30	11/14/07	--	--	--	--	6.30	--	--	--	--

Notes:

-- = Not Sampled