

BRRTS #: 06-71-578231

FID #: 471007130

SITE NAME: REALTY OPUS PROPERTY - VPLE

Associated ERP/LUST Sites

This VPLE applies to the following closed ERP and/or LUST site(s). The following links can be used to access the associated GIS packet(s).

BRRTS #

SITE NAME

02-71-555288

[REALTY OPUS PROPERTY](#)



August 7, 2018

City of Menasha
Attn: Mr. Sam Schroeder
140 Main Street
Menasha WI 54902

SUBJECT: Certificate of Completion for Realty Opus Property
867 Valley Road, Menasha WI
ERP BRRTS # 02-71-555288
VPLE BRRTS # 06-71-578231

Dear Mr. Schroeder:

The Department of Natural Resources ("DNR") has received your request for issuance of a Certificate of Completion for the environmental investigation and cleanup of property owned by the City of Menasha located at 867 Valley Road, Menasha, Wisconsin which will be referred to in this letter as "the Property." The Property encompasses approximately 3.9 acres and is identified as Lot 1 of Certified Survey map No. 8378 registered with the Winnebago County Register of Deeds. You have requested that the DNR determine whether the Realty Opus Property has met the requirements under Wis. Stat. § 292.15(2) for issuance of a Certificate of Completion.

Determination

As you are aware, Wis. Stat. § 292.15 authorizes the DNR to issue a *Certificate of Completion* to a voluntary party that conducts an approved environmental investigation of a property, restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the Property. Based on the information received by the DNR, the DNR has determined that the investigation and cleanup of the Property is complete and all the conditions in Wis. Stat. § 292.15(2) have been met. Attached is the Certificate of Completion for this Property.

Conclusions

The Department appreciates the work undertaken by the City of Menasha to investigate and clean up contamination associated with the Property. The exemption provided by the Certificate of Completion applies to any successor or assignee of the City of Menasha if the successor or assignee complies with the appropriate conditions, pursuant to Wis. Admin. Code § 292.15(3).

Mr. Sam Schroeder
Certificate of Completion Cover Letter – August 7, 2018
Realty Opus Property, VPLE BRRTS# 06-71-578231

Page 2 of 2

If you have any questions or concerns regarding this letter or the Certificate of Completion, please call me at (920) 424-7890.

Sincerely,



Kevin D. McKnight
Hydrogeologist
Remediation & Redevelopment Program

Attachment: Certificate of Completion

ec: Kurt McClung, Key Engineering Group Ltd. (kmcclung@keyengineering.com)
Michael Prager – DNR (Michael.Prager@wisconsin.gov)

State of Wisconsin
Department of Natural Resources

**CERTIFICATE OF COMPLETION
OF RESPONSE ACTIONS
UNDER WIS. STAT. § 292.15(2)(ae)**

Whereas, the **City of Menasha** has applied for an exemption from liability under Wis. Stat. § 292.15, for the property located at 867 Valley Road, Menasha, Wisconsin, which is commonly referred to as the **Realty Opus Property** site, further described in the legal description found on Attachment A (the "Property");

Whereas, an environmental investigation of the Property has been conducted and the Wisconsin Department of Natural Resources ("DNR") has determined that environmental contamination exists at the Property;

Whereas, the **City of Menasha** has submitted to the DNR certain investigation reports and remedial action plans for the Property which comply with the requirements set forth in Wis. Admin. Code chs. NR 700-754, consisting of the documents and reports listed in Attachment B;

Whereas, in accordance with Wis. Stat. § 292.15(2)(ae)1, the DNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property. The DNR approved the site investigation on September 5, 2017;

Whereas, the Property contains soil contamination that exceeds residual contaminant levels ("RCLs") for the groundwater pathway, non-industrial direct contact pathway and industrial direct contact pathway under Wis. Admin. Code ch. NR 720 and groundwater contamination that exceeds a groundwater quality enforcement standard under Wis. Admin. Code ch. NR 140. Therefore, the Property will be included on the DNR's Bureau for Remediation and Redevelopment Tracking System ("BRRTS") pursuant to Wis. Stat. § 292.12(3). **The City of Menasha** has submitted to the DNR all the information necessary to be included on BRRTS, pursuant to Wis. Admin. Code § NR 726.11;

Whereas, on May 15, 2018, the DNR issued the case closure letter for the Property (Attachment C). The owner of this Property shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached state case closure letter and maintenance plan. The DNR requires maintenance of the cap in order to minimize the infiltration of water and prevent direct contact with residual soil contamination that might otherwise pose a threat to public health and the environment. The closure letter states that if soil with residual contamination is excavated in the future, the Property owner at the time of excavation must manage the material in accordance with applicable federal and state laws. Remaining contamination could result in vapor intrusion if buildings are constructed on the site in the future. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed;

Whereas, the DNR has determined that the response actions are complete and was based on the Property being zoned I2: General Industrial and being used for mixed-industrial/commercial use. The land use classification per Wis. Admin. Code § NR 720.05 is industrial. In the event the cover that currently exists is removed, the replacement barrier must be equally protective. Because of the residual contamination and certain continuing obligations for this Property, before use of this Property can be changed to residential or be used by certain sensitive populations, such as a day care center, school, a senior center, hospital or a similar use, notification to the DNR is required at a minimum. Additional sampling and/or cleanup may be required to ensure the proposed changes to the Property will properly address the residual contamination so it's protective of the future land use;

Whereas, if the requirements of this Certificate, the case closure letter or the maintenance plan are not followed, or if the land use changes, the DNR may take actions under Wis. Stat. §§ 292.11 or 292.12, to ensure compliance with the specified requirements, and the person who owns or controls the Property may no longer qualify for the liability protections under Wis. Stat. § 292.15;

Whereas, the **City of Menasha** has paid to DNR the appropriate insurance fee and has submitted a complete insurance application form to obtain coverage for the Property under the state's master insurance contract in accordance with Wis. Stat. § 292.15(2)(ae)3m and Wis. Admin. Code ch. NR 754, based on their desire to use natural attenuation to remediate groundwater contamination that exceeds Wis. Admin. Code ch. NR 140 groundwater quality enforcement standards; and

Whereas, on May 15, 2018, the DNR determined that response actions necessary to restore the environment were completed except with respect to groundwater contaminated with volatile organic compounds (VOCs) above Wis. Admin. Code ch. NR 140, enforcement standards that DNR has determined will be brought into compliance through natural attenuation, in accordance with rules promulgated by DNR.

Therefore, based upon the information that has been submitted, the DNR hereby certifies the response actions set forth in the DNR approved remedial action plan for the Property and any other necessary response actions have been completed except with respect to groundwater contaminated with VOCs above Wis. Admin. Code ch. NR 140, enforcement standards that DNR has determined will be brought into compliance through natural attenuation, in accordance with rules promulgated by DNR.

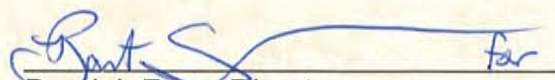
Upon issuance of this Certificate, the **City of Menasha** and the persons qualified for protection under Wis. Stat. § 292.15(3), are exempt from the provisions of Wis. Stat. §§ 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the DNR approved the environmental investigation required under Wis. Stat. § 292.15(2)(ae)1. However, the person who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by the conditions in this Certificate, the May 15, 2018 case closure letter and maintenance plan, Wis. Stat. § 292.15(2), and administrative rules promulgated by the DNR. Any discharges of a hazardous substance to or from the Property that occur after the date the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

If natural attenuation of contaminated groundwater fails, the insurance coverage under Wis. Stat. § 292.15(2)(ae)3m, may be used by the state to cover the costs of complying with Wis. Stat. § 292.11(2), with respect to groundwater quality.

The protection from liability provided under Wis. Stat. § 292.15(2), does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by knowingly failing to disclose material information or under circumstances in which the **City of Menasha** knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the DNR.

Nothing in this Certificate or in Wis. Stat. § 292.15, affects the authority of the DNR to exercise any powers or duties under applicable laws other than Wis. Stat. §§ 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), with respect to any release or threatened release of contaminants at the Property, or the right of the DNR to seek relief available against any person who is not entitled to protection from liability under Wis. Stat. § 292.15, with respect to such release or threatened release.

SIGNED AND CERTIFIED this 2 day of August, 2018.



Darsi J. Foss, Director
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources

**ATTACHMENT A
LEGAL DESCRIPTION
Realty Opus Property Site**

Lot 1 of Certified Survey Map No. 3878, recorded with Winnebago County Register of Deeds Office on December 11, 1997 in Volume 1 of Certified Survey Maps, page 3878 as Document No. 991791, Located in the City of Menasha, Winnebago County, Wisconsin (map attached).

Containing 175,556 square feet

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 3878

OWNERS CERTIFICATE

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented.

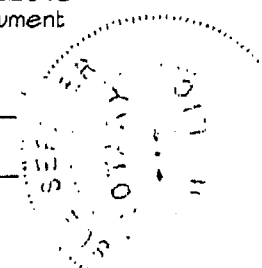
Craig P. New 4-25-97
Owner - Appleton Steel Works Date

Owner - Appleton Steel Works Date

State of Wisconsin)
Outagamie County) ss

Personally came before me this 25 day of April, 1997, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Sue Siffert
Notary Public
My commission expires 8-20-2000



OWNERS CERTIFICATE

As owners, ~~we~~ ^I hereby certify that ~~we~~ ^F caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented.

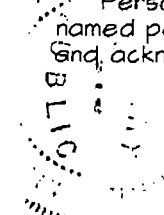
Erno Vinski 4-22-97
Owner - Kinetic Systems Realty Opus Inc Date

Owner - Kinetic Systems Realty Opus Inc Date

State of Wisconsin)
Outagamie County) ss
WINNEBAGO COUNTY)

Personally came before me this 22 day of April, 1997, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Estelle M. M. Gauri
Notary Public
My commission expires March 15, 1998



PLAN COMMISSION CERTIFICATE

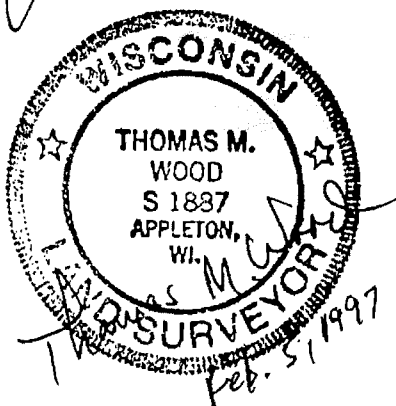
This Certified Survey Map was approved by the Plan Commission of the City of Menasha this 27th day of January, 1997.

Jaeph E. Jans 4-28-97 S. B. Jans 4-30-97
Chairman Date Deputy Clerk Date

COMMON COUNCIL RESOLUTION

We hereby certify that this minor subdivision in the City of Menasha was approved by the Common Council of the City of Menasha on this 3rd day of February, 1997.

Jaeph E. Jans 4-28-97 S. B. Jans 4-30-97
Mayor Date Deputy Clerk Date



WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 3878

TREASURER'S CERTIFICATE

We hereby certify that there are no unpaid taxes or unpaid special assessments now due on any of the lands shown hereon.

Richard A. DeBull 12/10/97
City of Menasha Date
Treasurer

Mary E. Krueger 12-11-97
Winnebago County Date
Treasurer

991791



Register's Office
Winnebago County, Wis.
Received for record this 11 th
day of Dec AD., 1997
at 4:00 o'clock P.M. and
recorded in Vol. 1 of SSM
on page 3878

Susan [Signature]
Register of Deeds

Thomas M. Wood Feb. 5, 1997
Thomas M. Wood Date

pd
14

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Realty Opus Property Site

1. Environmental Site Assessment Report Phase I, 867 Valley Road, October 14, 2010 by Martenson & Eisele, Inc.
2. Site Investigation Report, Realty Opus/Urban Evolutions, December 15, 2012 by Badger Laboratories & Engineering Co. Inc.
3. Phase I Environmental Site Assessment Report, Realty Opus Property, 867 Valley Road, January 9, 2015 by Key Engineering Group Ltd.
4. Site Investigation and Remedial Action Options Report, Realty Opus Property, 867 West Valley Road, December 19, 2017 by Key Engineering Group Ltd.
5. Case Closure Request Realty Opus Property, 867 West Valley Road, January 2018 by Key Engineering Group Ltd.

ATTACHMENT C
Closure Letter and Cap Maintenance Plan
Realty Opus Property Site

See Attached for the Realty Opus Property Site:

- Case Closure Letter for BRRTS # 02-71-555288, Realty Opus Property, May 15, 2018
- Cover or Barrier Maintenance Plan for BRRTS #: 02-71-555288, March 30, 2018

State of Wisconsin
DEPARTMENT OF NATURAL
RESOURCES
2984 Shawano Avenue
Green Bay WI 54313-6727

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463



May 15, 2018

City of Menasha
Attn: Mr. Sam Schroeder
140 Main Street
Menasha WI 54902

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Realty Opus Property, 867 Valley Rd, Menasha WI
DNR BRRTS Activity #: 02-71-555288

Dear Mr. Schroeder:

The Department of Natural Resources (DNR) considers Realty Opus Property closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The Northeast Region Closure Committee reviewed the request for closure on February 15, 2018. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

The site is had been utilized for various industrial manufacturing uses since at least 1945. A case was created in 2010 after chlorinated volatile organic compounds (CVOCs) were identified in groundwater during a site investigation. Additional site investigation work was performed to define the degree and extent of soil and groundwater contamination. Chlorinated solvent and volatile organic compound (VOC) contamination was identified in soil and groundwater. The contamination is believed to be related to historical paint and solvent use at the site. Remedial action consisted of groundwater monitoring and site redevelopment.

The conditions of closure and continuing obligations required were based on the property being used for industrial and commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- Remaining contamination could result in vapor intrusion if future construction activities occur. Future construction includes expansion or partial removal of current buildings as well as construction of new buildings. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/wrrd.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the Northeast Regional DNR office, at 2984 Shawano Ave, Green Bay WI. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR 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 pavement is required, as shown on the attached map *Figure D.2, Surface Barrier Inspection Area, April 27, 2018*, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure; or
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2984 Shawano Ave.
Green Bay WI 54313-6727

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on the attached map *Figure B.3.b Groundwater Isoconcentration Map, April 27, 2018*. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains as indicated on the attached map *Figure B.2.a Soil Sample Analytical Results, April 27, 2018*. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if 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. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders 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 (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The pavement and building foundation that exists in the location shown on the attached map *Figure D.2 Surface Barrier Inspection Areal, April 27, 2018* 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 cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing

by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single-family residence.

The attached maintenance plan and inspection log (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Future Concern: Chlorinated VOC's remain in soil and groundwater as shown on the attached maps *Figure B.3.b Groundwater Isoconcentration Map, April 27, 2018 and Figure B.2.a Soil Sample Analytical Results, April 27, 2018*, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Current site buildings are unoccupied self-storage warehouses. Therefore, before a building is constructed and/or an existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR agrees that vapor control technologies are not needed.

Other Closure Information

General Wastewater Permits for Construction Related Dewatering Activities

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or

May 15, 2018
Mr. Sam Schroeder
Final Closure Letter
Realty Opus Property BRRTS#02-71-555288

Page 5 of 5

- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR 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 Kevin McKnight at 920-424-7890, or at kevin.mcknight@wisconsin.gov.

Sincerely,



Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation and Redevelopment Program

Attachments:

- Figure B.3.b Groundwater Isoconcentration Map, April 27, 2018
- Figure B.2.a Soil Sample Analytical Results, April 27, 2018
- Figure D.2 Surface Barrier Inspection Areal, April 27, 2018
- Cover or Barrier Maintenance Plan, March 30, 2018
- Inspection Log DNR Form 4400-305 with pictures

cc: Key Engineering Group, kmclung@keyengineering.com

MIRON CONSTRUCTION CO.
BRRTS # 03-71-000876

LEGEND

- SOIL BORING LOCATION
- MONITORING WELL LOCATION
- GEOPROBE BORING LOCATION
- △ SUB-SLAB VAPOR LOCATION
- ✕ TEST PIT LOCATION
- PROPERTY BOUNDARY
- - - - - FORMER STRUCTURE (RAZED 2016)

NOTE 1: TEMPORARY WELL GP17-03 WAS NOT ANALYZED FOR VOCs. THIS SOIL SAMPLE WAS ANALYZED FOR PAHs AND YIELDED A DETECTION OF NAPHTHALENE AT 0.15J mg/kg.

Date Collected	2/6/15	2/6/15
Sample Depth	2-4	10-12
cis-1,2-Dichloroethene	< 0.025	< 0.025
trans-1,2-Dichloroethene	< 0.025	< 0.025
Ethylbenzene	< 0.025	< 0.025
Naphthalene	< 0.040	< 0.040
Tetrachloroethene (PCE)	< 0.025	< 0.025
Trichloroethene (TCE)	< 0.025	< 0.025
1,2,3-Trichloropropane	< 0.025	< 0.025
1,2,4-Trimethylbenzene	< 0.025	< 0.025
1,3,5-Trimethylbenzene	< 0.025	< 0.025
Vinyl Chloride	< 0.025	< 0.025
Xylenes	< 0.075	< 0.075

Date Collected	3/12/2012
Sample Depth	5-10
cis-1,2-Dichloroethene	< 0.014
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	< 0.136

Date Collected	3/12/2012
Sample Depth	0-5
cis-1,2-Dichloroethene	< 0.014
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	0.239J

Date Collected	3/12/2012
Sample Depth	0-5
cis-1,2-Dichloroethene	< 0.014
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	< 0.136

Date Collected	7/11/2017
Sample Depth	2-3
cis-1,2-Dichloroethene	< 0.025
trans-1,2-Dichloroethene	< 0.025
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	< 0.075

Date Collected	12/7/2016	12/7/2016
Sample Depth	2-4	8-10
sec-Butylbenzene	< 0.025	< 0.025
tert-Butylbenzene	< 0.025	< 0.025
Ethylbenzene	< 0.025	< 0.025
Tetrachloroethene	< 0.025	< 0.025
Trichloroethene (TCE)	< 0.025	< 0.025
1,3,5-Trimethylbenzene	< 0.025	< 0.025
Trimethylbenzenes	< 0.075	< 0.075
Xylenes	< 0.075	< 0.075

Date Collected	7/11/2017
Sample Depth	2-3
cis-1,2-Dichloroethene	< 0.025
trans-1,2-Dichloroethene	< 0.025
Ethylbenzene	< 0.025
Naphthalene	< 0.040
Tetrachloroethene (PCE)	< 0.025
Trichloroethene (TCE)	< 0.025
Trichlorofluoromethane	< 0.025
1,2,4-Trimethylbenzene	< 0.025
1,3,5-Trimethylbenzene	< 0.025
Trimethylbenzenes	< 0.025
Vinyl Chloride	< 0.025
Xylenes	< 0.075

Date Collected	3/12/2012	3/12/2012
Sample Depth	5-10	15-20
cis-1,2-Dichloroethene	0.370	0.059
trans-1,2-Dichloroethene	< 0.022	< 0.022
Ethylbenzene	< 0.055	< 0.055
Naphthalene	< 0.107	< 0.107
Tetrachloroethene (PCE)	0.89	0.125
Trichloroethene (TCE)	0.203	0.035 J
Trichlorofluoromethane	< 0.043	< 0.043
1,2,4-Trimethylbenzene	< 0.080	< 0.080
1,3,5-Trimethylbenzene	< 0.048	< 0.048
Trimethylbenzenes	< 0.208	< 0.208
Vinyl Chloride	< 0.016	< 0.016
Xylenes	< 0.136	< 0.136

Date Collected	4/29/2011
Sample Depth	8-10
cis-1,2-Dichloroethene	< 0.014
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	< 0.136

Date Collected	3/12/2012
Sample Depth	0-5
cis-1,2-Dichloroethene	< 0.014
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	< 0.136

Date Collected	4/29/2011
Sample Depth	0-2
cis-1,2-Dichloroethene	< 0.014
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	0.041 J
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	< 0.136

Date Collected	12/7/2016	12/7/2016
Sample Depth	4-6	8-10
sec-Butylbenzene	< 0.025	< 0.025
tert-Butylbenzene	< 0.025	< 0.025
Ethylbenzene	0.76	< 0.025
Tetrachloroethene	< 0.025	< 0.025
Trichloroethene (TCE)	< 0.025	< 0.025
1,3,5-Trimethylbenzene	0.052J	< 0.025
Trimethylbenzenes	0.052	< 0.075
Xylenes	9.85	< 0.075

Date Collected	7/11/2017
Sample Depth	2-3
cis-1,2-Dichloroethene	< 0.025
trans-1,2-Dichloroethene	< 0.025
Ethylbenzene	< 0.025
Naphthalene	< 0.040
Tetrachloroethene (PCE)	< 0.025
Trichloroethene (TCE)	< 0.025
Trichlorofluoromethane	< 0.025
1,2,4-Trimethylbenzene	< 0.025
1,3,5-Trimethylbenzene	< 0.025
Trimethylbenzenes	< 0.025
Vinyl Chloride	< 0.025
Xylenes	< 0.075

Date Collected	2/6/2015	2/6/2015
Sample Depth	2-4	10-12
cis-1,2-Dichloroethene	< 0.025	< 0.025
trans-1,2-Dichloroethene	< 0.025	< 0.025
Ethylbenzene	< 0.025	< 0.025
Naphthalene	< 0.040	< 0.040
Tetrachloroethene (PCE)	< 0.025	< 0.025
Trichloroethene (TCE)	< 0.025	< 0.025
Trichlorofluoromethane	< 0.025	< 0.025
1,2,3-Trichloropropane	< 0.025	< 0.025
1,2,4-Trimethylbenzene	< 0.025	< 0.025
1,3,5-Trimethylbenzene	< 0.025	< 0.025
Vinyl Chloride	< 0.025	< 0.025
Xylenes	< 0.075	< 0.075

Date Collected	7/29/2010
Sample Depth	0-5
cis-1,2-Dichloroethene	< 0.044
trans-1,2-Dichloroethene	< 0.043
Ethylbenzene	< 0.056
Naphthalene	< 0.053
Tetrachloroethene (PCE)	< 0.053
Trichloroethene (TCE)	< 0.050
Trichlorofluoromethane	< 0.035
1,2,4-Trimethylbenzene	< 0.073
1,3,5-Trimethylbenzene	< 0.057
Trimethylbenzenes	< 0.13
Vinyl Chloride	< 0.033
Xylenes	< 0.124

Date Collected	2/8/2011	2/8/2011
Depth (feet bgs)	0-5	5-15
cis-1,2-Dichloroethene	< 0.700	< 0.140
trans-1,2-Dichloroethene	< 1.100	< 0.220
Ethylbenzene	218	25.7
Naphthalene	< 5.350	< 1.070
Tetrachloroethene (PCE)	< 1.200	< 0.240
Trichloroethene (TCE)	< 0.850	< 0.170
Trichlorofluoromethane	< 2.150	< 0.430
1,2,4-Trimethylbenzene	6.400 J	1.020 J
1,3,5-Trimethylbenzene	2.82 J	0.510 J
Trimethylbenzenes	9.22J	1.530J
Vinyl Chloride	< 0.800	< 0.016
Xylenes	1.030	129.8

Date Collected	4/29/2011	4/29/2011
Sample Depth	8-10	12.5-15
cis-1,2-Dichloroethene	0.600	0.450
trans-1,2-Dichloroethene	0.0229J	< 0.022
Ethylbenzene	< 0.055	< 0.055
Naphthalene	< 0.107	< 0.107
Tetrachloroethene (PCE)	0.091	0.64
Trichloroethene (TCE)	0.34	0.95
Trichlorofluoromethane	< 0.043	< 0.043
1,2,4-Trimethylbenzene	< 0.080	< 0.080
1,3,5-Trimethylbenzene	< 0.048	< 0.048
Trimethylbenzenes	< 0.208	< 0.208
Vinyl Chloride	< 0.016	< 0.016
Xylenes	< 0.136	< 0.136

Date Collected	4/29/2011
Sample Depth	0-2.5
cis-1,2-Dichloroethene	0.071
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	1.46
Naphthalene	< 0.107
Tetrachloroethene (PCE)	0.091
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	0.111 J
1,3,5-Trimethylbenzene	0.077 J
Trimethylbenzenes	0.188J
Vinyl Chloride	< 0.016
Xylenes	8.62

Date Collected	7/11/2017
Sample Depth	2-3
cis-1,2-Dichloroethene	< 0.025
trans-1,2-Dichloroethene	< 0.025
Ethylbenzene	< 0.025
Naphthalene	< 0.040
Tetrachloroethene (PCE)	< 0.025
Trichloroethene (TCE)	< 0.025
Trichlorofluoromethane	< 0.025
1,2,4-Trimethylbenzene	< 0.025
1,3,5-Trimethylbenzene	< 0.025
Trimethylbenzenes	< 0.025
Vinyl Chloride	< 0.025
Xylenes	< 0.075

Date Collected	4/29/2011
Sample Depth	2.5-5
cis-1,2-Dichloroethene	< 0.014
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	< 0.136

Date Collected	4/29/2011
Sample Depth	10-12.5
cis-1,2-Dichloroethene	< 0.014
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	< 0.136

Date Collected	2/8/2011
Sample Depth	0-15
cis-1,2-Dichloroethene	0.93
trans-1,2-Dichloroethene	0.151
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	4.6
Trichloroethene (TCE)	2.13
Trichlorofluoromethane	< 0.043
1,2,3-Trichloropropane	< 0.129
1,2,4-Trimethylbenzene	< 0.080
1,3,5-Trimethylbenzene	< 0.048
Trimethylbenzenes	< 0.208
Vinyl Chloride	< 0.016
Xylenes	< 0.136

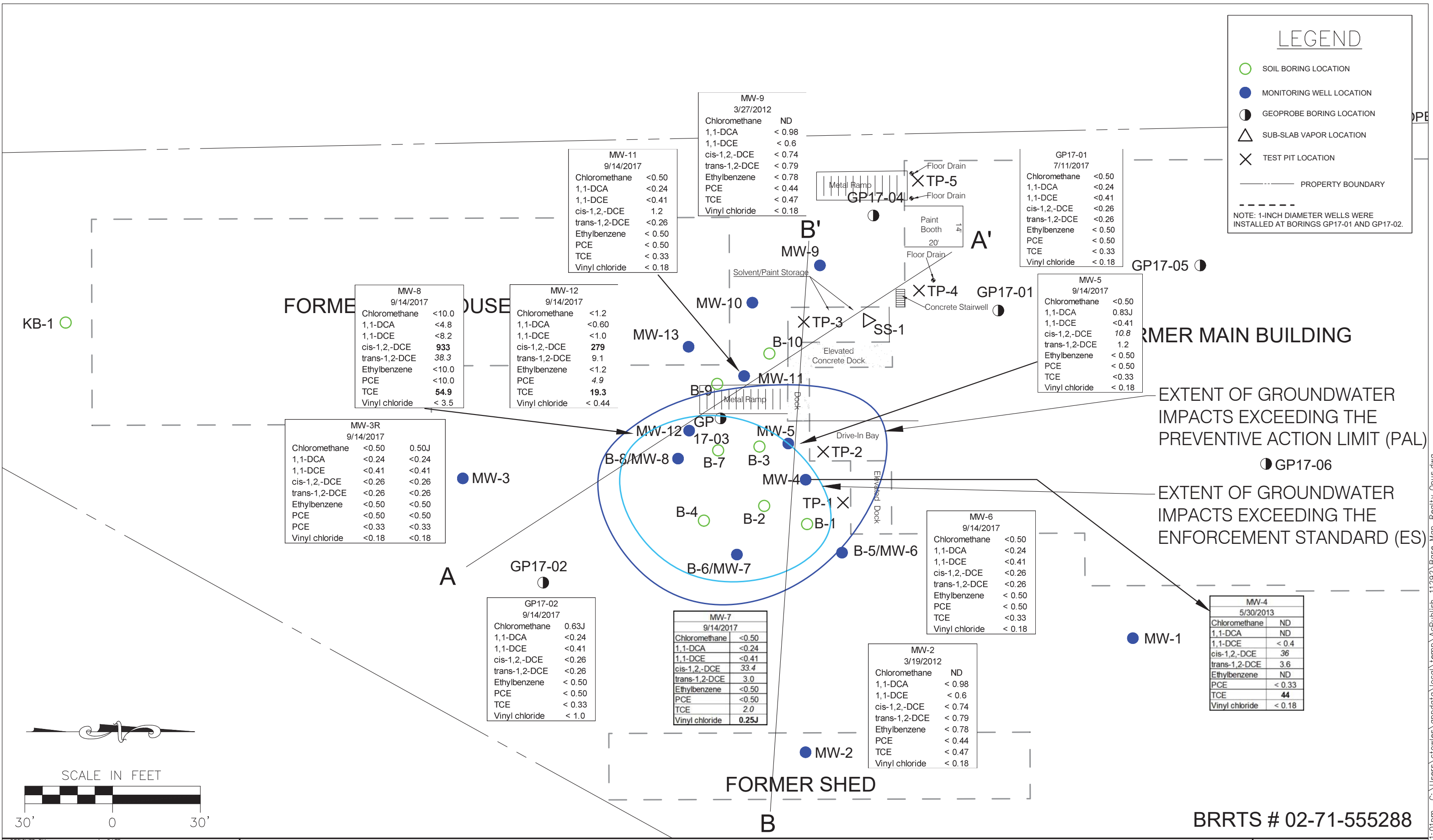
Date Collected	7/29/2010
Sample Depth	0-5
cis-1,2-Dichloroethene	< 0.044
trans-1,2-Dichloroethene	< 0.043
Ethylbenzene	< 0.056
Naphthalene	3.7
Tetrachloroethene (PCE)	< 0.053
Trichloroethene (TCE)	< 0.050
Trichlorofluoromethane	< 0.035
1,2,4-Trimethylbenzene	< 0.073
1,3,5-Trimethylbenzene	< 0.057
Trimethylbenzenes	< 0.13
Vinyl Chloride	< 0.033
Xylenes	< 0.124

Date Collected	4/29/2011
Sample Depth	5-7.5
cis-1,2-Dichloroethene	< 0.014
trans-1,2-Dichloroethene	< 0.022
Ethylbenzene	< 0.055
Naphthalene	< 0.107
Tetrachloroethene (PCE)	< 0.024
Trichloroethene (TCE)	< 0.017
Trichlorofluoromethane	< 0.043
1,2,4-Trimethylbenzene	< 0.08

LEGEND

- SOIL BORING LOCATION
- MONITORING WELL LOCATION
- GEOPROBE BORING LOCATION
- △ SUB-SLAB VAPOR LOCATION
- X TEST PIT LOCATION
- PROPERTY BOUNDARY

NOTE: 1-INCH DIAMETER WELLS WERE INSTALLED AT BORINGS GP17-01 AND GP17-02.



MW-11
9/14/2017

Chloromethane	<0.50
1,1-DCA	<0.24
1,1-DCE	<0.41
cis-1,2,-DCE	1.2
trans-1,2-DCE	<0.26
Ethylbenzene	<0.50
PCE	<0.50
TCE	<0.33
Vinyl chloride	<0.18

MW-9
3/27/2012

Chloromethane	ND
1,1-DCA	<0.98
1,1-DCE	<0.6
cis-1,2,-DCE	<0.74
trans-1,2-DCE	<0.79
Ethylbenzene	<0.78
PCE	<0.44
TCE	<0.47
Vinyl chloride	<0.18

GP17-01
7/11/2017

Chloromethane	<0.50
1,1-DCA	<0.24
1,1-DCE	<0.41
cis-1,2,-DCE	<0.26
trans-1,2-DCE	<0.26
Ethylbenzene	<0.50
PCE	<0.50
TCE	<0.33
Vinyl chloride	<0.18

MW-8
9/14/2017

Chloromethane	<10.0
1,1-DCA	<4.8
1,1-DCE	<8.2
cis-1,2,-DCE	933
trans-1,2-DCE	38.3
Ethylbenzene	<10.0
PCE	<10.0
TCE	54.9
Vinyl chloride	<3.5

MW-12
9/14/2017

Chloromethane	<1.2
1,1-DCA	<0.60
1,1-DCE	<1.0
cis-1,2,-DCE	279
trans-1,2-DCE	9.1
Ethylbenzene	<1.2
PCE	4.9
TCE	19.3
Vinyl chloride	<0.44

MW-5
9/14/2017

Chloromethane	<0.50
1,1-DCA	0.83J
1,1-DCE	<0.41
cis-1,2,-DCE	10.8
trans-1,2-DCE	1.2
Ethylbenzene	<0.50
PCE	<0.50
TCE	<0.33
Vinyl chloride	<0.18

MW-3R
9/14/2017

Chloromethane	<0.50	0.50J
1,1-DCA	<0.24	<0.24
1,1-DCE	<0.41	<0.41
cis-1,2,-DCE	<0.26	<0.26
trans-1,2-DCE	<0.26	<0.26
Ethylbenzene	<0.50	<0.50
PCE	<0.50	<0.50
TCE	<0.33	<0.33
Vinyl chloride	<0.18	<0.18

GP17-02
9/14/2017

Chloromethane	0.63J
1,1-DCA	<0.24
1,1-DCE	<0.41
cis-1,2,-DCE	<0.26
trans-1,2-DCE	<0.26
Ethylbenzene	<0.50
PCE	<0.50
TCE	<0.33
Vinyl chloride	<1.0

MW-7
9/14/2017

Chloromethane	<0.50
1,1-DCA	<0.24
1,1-DCE	<0.41
cis-1,2,-DCE	33.4
trans-1,2-DCE	3.0
Ethylbenzene	<0.50
PCE	<0.50
TCE	2.0
Vinyl chloride	0.25J

MW-2
3/19/2012

Chloromethane	ND
1,1-DCA	<0.98
1,1-DCE	<0.6
cis-1,2,-DCE	<0.74
trans-1,2-DCE	<0.79
Ethylbenzene	<0.78
PCE	<0.44
TCE	<0.47
Vinyl chloride	<0.18

MW-6
9/14/2017

Chloromethane	<0.50
1,1-DCA	<0.24
1,1-DCE	<0.41
cis-1,2,-DCE	<0.26
trans-1,2-DCE	<0.26
Ethylbenzene	<0.50
PCE	<0.50
TCE	<0.33
Vinyl chloride	<0.18

MW-4
5/30/2013

Chloromethane	ND
1,1-DCA	ND
1,1-DCE	<0.4
cis-1,2,-DCE	36
trans-1,2-DCE	3.6
Ethylbenzene	ND
PCE	<0.33
TCE	44
Vinyl chloride	<0.18

FIGURE B.3.b
GROUNDWATER ISOCONCENTRATION MAP
REALTY OPUS, 867 W. VALLEY RD
MENASHA, WISCONSIN

BRRTS # 02-71-555288

DESIGNED BY	KMJ	DATE	4/27/2018
DRAWN BY	RLH	PROJECT	SET: 1608-0053-0002
APPROVED BY	KWW	SHEET NO.	
CADFILE	XREF	LMAN	

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

Apr 27, 2018 1:01pm C:\Users\ctowles\appdata\local\temp\AcPublish_11292\Bose Map_Realty Opus.dwg

COVER or BARRIER MAINTENANCE PLAN

March 30, 2018

Property Located at:

867 Valley Road
Menasha, Wisconsin 54952

DNR BRRTS # 02-71-555288, FID # 471007130

LEGAL DESCRIPTION:

Lot One (1) Certified Survey Map No. 3878, filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 11, 1997, Volume 1 on Page 3878, as Document No. 991791, said Survey Map being part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin.

TAX /Parcel Identification Number 740-0753-00

Introduction

This document is the Maintenance Plan for an engineered barrier at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The on-going maintenance activities for the property owner and all successors, relate to the existing engineered barrier which addresses or occupies the area over the contaminated soil.

More site-specific information about this property/site may be found in:

- The case file in the DNR Northeast Region office,
- At <http://dnr.wi.gov/topic/Brownfields/wrrd.html>, which includes:
 - BRRTS on the Web (DNR's internet based data base of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
 - RR Sites Map for a map view of the site, and
- The DNR project manager for Winnebago County.

D.1. Descriptions:

(Form 4400-202, Attachment D, Part D1. – brief description of the type, depth and location of residual contamination, description of the system/cover/barrier to be maintained, and its location on the site, maintenance activities, and contact information.)

Description of Contamination

Soil contaminated by volatile organic compounds (VOCs) is located at a depth of less than 4 feet from a former manufacturing building. Currently there are eight storage buildings located on-site identified as buildings A through H. These buildings are identified starting with A from west to east and north to south with a total of three rows of buildings. The first row and most northern row consists of 4 buildings, the second row moving south has 3 buildings, and last most southern row has 1 building nearest the southern point of the property. The area of impacted soil lies beneath building F which is the center building of the second row (see Figure D.2). Groundwater contaminated by VOCs is located at a depth of less than 4 feet.

Description of the [Cover/Barrier] to be Maintained

The barrier consists of a concrete foundation slab and asphalt pavement. It is located on-site as shown on the attached Figure D.2.

Cover/Building/Slab/Barrier Purpose

The concrete foundation slab and asphalt pavement over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cover/barrier also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current use of the Industrial-zoned property, the barrier should function as intended unless disturbed.

Annual Inspection

The concrete and asphalt overlying the contaminated soil and as depicted in Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

[Note: The DNR may, in some instances, require in the case closure letter that the inspection log be submitted at least annually after every inspection. If the case closure letter requires that, then add the following sentence to the paragraph above: A copy of the inspection log must be submitted electronically to the DNR after every inspection, at least annually.]

Maintenance Activities

(Form 4400-202, Attachment D, Part D1. – Description of Maintenance Actions required for maximizing effectiveness of the cover/barrier/engineered control, feature or other action for which maintenance is required.)

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. 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 barrier overlying the contaminated soil is 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 DNR or its successor.

The property owner, in order to maintain the integrity of the barrier, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site (for example, no building is present), at the address of the property owner and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where the barrier is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

- 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;
- 6) construction or placement of a building or other structure; or
- 7) changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

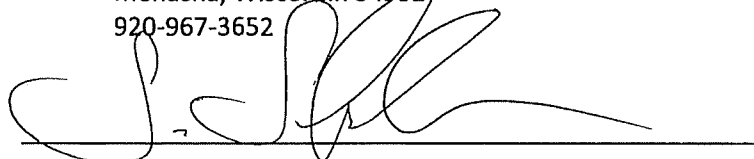
(Form 4400-202, Attachment D, Part 1.) Contact Information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.)

March 2018

Site Owner: Samuel Schroeder

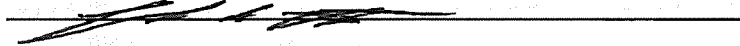
City of Menasha
100 Main Street
Menasha, Wisconsin 54952
920-967-3652

Signature:



Site Operator: Luke Bergstrom
Multistorage, LLC
1 Neenah Center, Suite 700
Neenah, Wisconsin 54956
920-585-0206

Signature:



Consultant: Kurt McClung
KEY Engineering Group, Ltd.
735 North Water Street, Suite 510
Milwaukee, Wisconsin 53202
414 225-0592

DNR: Kevin McKnight
Oshkosh Service Center
625 E County Y, Suite 700
Oshkosh, Wisconsin 54901
920 424-7890

D.2 Location Map(s)

Include a location map which shows:

- (1) the feature that requires maintenance;
- (2) the location of the feature(s) that require(s) maintenance: on and off the source property;
- (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site;
- (4) the extent and type of residual contamination; and
- (5) all property boundaries.

D.3 Photographs of Cover/Barrier

Include one or more photographs documenting the condition and extent of the cover/barrier/building/slab at the time of the closure request. Pertinent features must be visible and discernible. Include a title on each photograph, which identifies the site name and location of the feature, and the date on which the photograph was taken.

D.4 Continuing Obligations Inspection and Maintenance Log

Use DNR Fillable Form: [Form 4400-305](#)

LEGEND

- SOIL BORING LOCATION
- MONITORING WELL LOCATION
- GEOPROBE BORING LOCATION
- △ SUB-SLAB VAPOR LOCATION
- × TEST PIT LOCATION
- — — — — PROPERTY BOUNDARY
- - - - - FORMER STRUCTURE (RAZED 2016)

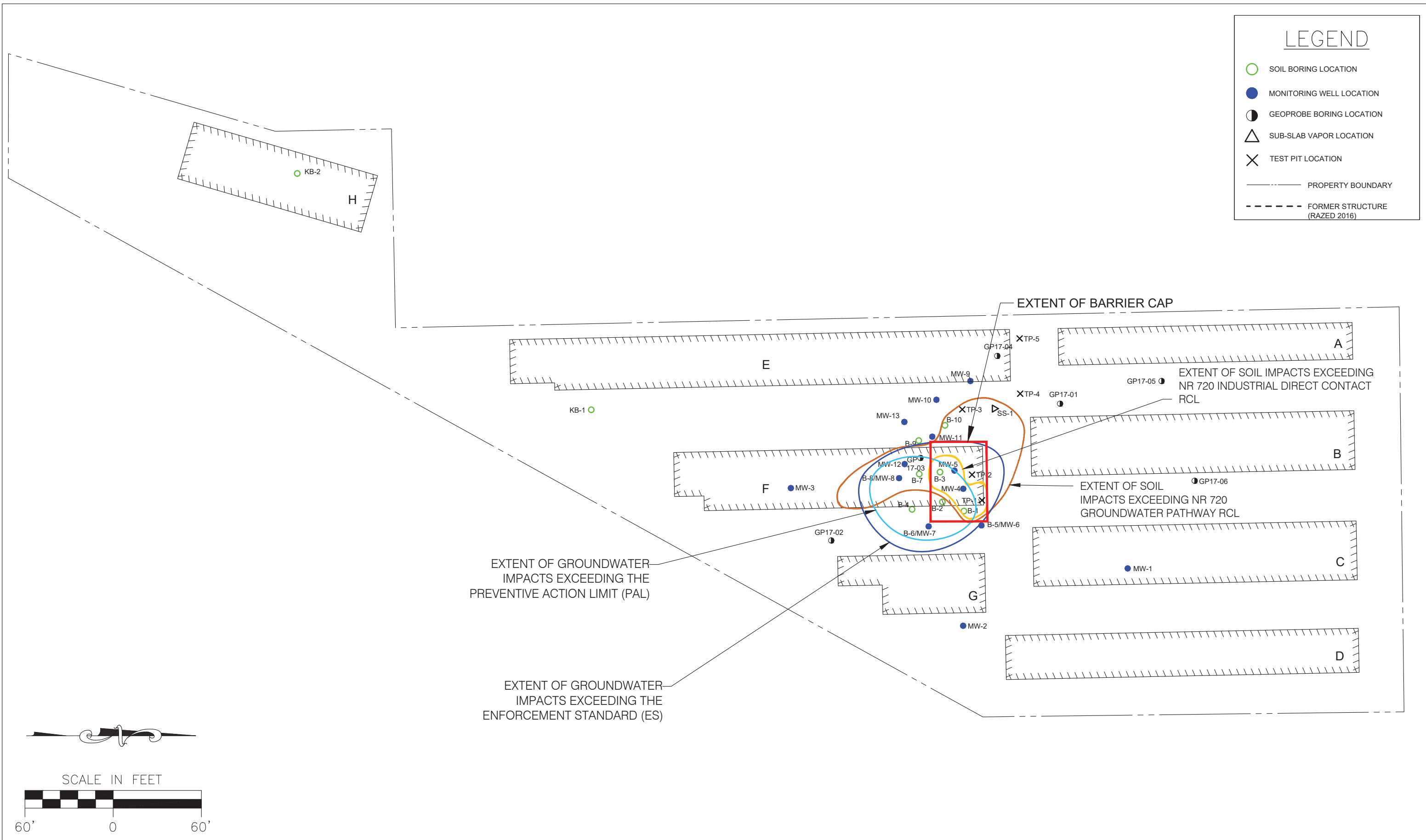


FIGURE D.2
SURFACE BARRIER INSPECTION AREA
REALTY OPUS, 867 W. VALLEY RD
MENASHA, WISCONSIN

DESIGNED BY KMJ	DATE 4/27/2018
DRAWN BY RLH	PROJECT SET: 1608-0053-0002
APPROVED BY KWW	SHEET NO.
CADFILE XREF LMAN	

KEY ENGINEERING GROUP LTD.
 735 NORTH WATER STREET, SUITE 510
 MILWAUKEE, WI 53202
 414.224.8300 (tel) - 414.224.8383 (fax)



PHOTOGRAPH 1:

Surface Barrier, facing SW



PHOTOGRAPH 2:

Surface Barrier, facing S



PHOTOGRAPH 3:

Surface Barrier, facing SE

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Realty Opus Property	BRRTS No. 02-71-555288
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Inspections are required to be conducted (see closure approval letter):

- annually
- semi-annually
- other – specify _____

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

Kevin.McKnight@wisconsin.gov

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
12/07/2017	Kurt McClung	<input type="checkbox"/> monitoring well <input checked="" type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:	Surface Cap	None	<input type="radio"/> Y <input type="radio"/> N	<input checked="" type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

{Click to Add/Edit Image}

Date added: 01/12/2018



Title: Facing SW

{Click to Add/Edit Image}

Date added: 01/12/2018



Title: Facing S

{Click to Add/Edit Image}

Date added: 01/12/2018



Title: Facing SE