

## Source Property Information

CLOSURE DATE: 11/11/2014

**BRRTS #:** 02-20-555530  
**ACTIVITY NAME:** Sadoff Iron & Metal - Double Shear  
**PROPERTY ADDRESS:** 240 W Arndt St  
**MUNICIPALITY:** Fond du Lac  
**PARCEL ID #:** FDL-15-17-10-23-500-00

**FID #:** 420040170  
**DATCP #:**  
**PECFA#:**

**\*WTM COORDINATES:**

X: 644073 Y: 369487

*\* 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)

### CONTINUING OBLIGATIONS

#### Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

- Contamination in ROW  
 Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246")*

Soil Contamination > \*RCL or \*\*SSRCL (232)

- Contamination in ROW  
 Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246")*

#### Site Specific Obligations:

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)

- Direct Contact  
 Soil to GW Pathway

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*



November 11, 2014

Sadoff Iron & Metal  
Attn: Mr. David Borsuk  
240 West Arndt Street  
Fond du Lac, WI 54936

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

**SUBJECT:** Final Case Closure with Continuing Obligations  
Sadoff Iron & Metal – Double Shear, 240 West Arndt Street, Fond du Lac, WI  
DNR BRRTS Activity # 02-20-555530

Dear Mr. Borsuk:

The Department of Natural Resources (DNR) considers the Sadoff Iron & Metal – Double Shear contamination case 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 June 24, 2014. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On June 25, 2014, revisions to the original GIS packet were requested by the Department and revised documents were received on October 16, 2014. A conditional closure letter was issued by the DNR on October 16, 2014, and documentation that the conditions in that letter were met was received on November 7, 2014.

The property is currently utilized as a scrap metal processing facility and has been for decades. Petroleum (Polycyclic Aromatic Hydrocarbons) contamination was identified at the site during replacement of scrap metal processing equipment. Source removal of impacted soil and water accumulating in the excavation cavity was completed prior to installation of new metal processing equipment. Contaminated soil remains in the vicinity of the release area but on-going cap maintenance will minimize rainwater infiltration and eliminate direct contact concerns. The conditions of closure and continuing obligations required were based on the property being used for industrial purposes.

Continuing Obligations

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

- The existing surface cover (asphalt/concrete and building foundation) must be maintained over contaminated soil and the DNR must approve any changes to this barrier.

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/clean.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 Avenue, Green Bay, WI 54313. 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 maintenance of the existing surface cover (asphalt/concrete and building foundation) over known contamination is required, as shown on the attached map (Figure D.1; Maintenance Plan; dated September 2, 2013), 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; and
- 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 which 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: Keld Lauridsen  
2984 Shawano Avenue  
Green Bay, WI 54313

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 (Pre-Post Remedial Soil Contamination; Figure B.2.c; dated September 2, 2013). If contaminated soil 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 or right-of-way holder 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.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)  
The asphalt/concrete and building foundation surface cover that exists in the location shown on the attached map (Figure D.1; Maintenance Plan; dated September 2, 2013) 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.

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 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. 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.

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.

#### 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
- 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 Keld Lauridsen at (920) 662-5420, or at [Keld.Lauridsen@wisconsin.gov](mailto:Keld.Lauridsen@wisconsin.gov).

Sincerely,

  
Roxanne N. Chronert, Team Supervisor  
Northeast Remediation & Redevelopment Program

#### Attachments:

- Remaining Soil Contamination (Pre-Post Remedial Soil Contamination; Figure B.2.c; dated September 2, 2013)
- Cap Maintenance Plan dated October 31, 2014

cc: Michael Dovichi, Earth Science & Technology, LLC (e-copy - [miked@earthsci-tech.com](mailto:miked@earthsci-tech.com))



## **ATTACHMENT D.1. COVER CAP MAINTENANCE PLAN**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

October 31, 2014

Property Located at:

240 W. Arndt Street, Fond du Lac, Wisconsin, 54936

WDNR BRRTS/Activity #02-20-555530

Parcel B

#### **INTRODUCTION**

This document is the Maintenance Plan for a Shear, Sorting House, and concrete/reground asphalt pavement cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap occupying the area over the impacted soil on-site as shown on Figure D.1.

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

- The case file in the DNR Northeast Regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): [dnr.wi.gov/botw/SetUpBasicSearchForm.do](http://dnr.wi.gov/botw/SetUpBasicSearchForm.do)
- GIS Registry PDF file for further information on the nature and extent of contamination: [dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2](http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2); and
- The then current DNR project manager for Fond du Lac County Wisconsin.

#### **Description of Contamination**

Soil impacted with polyaromatic hydrocarbons is located at a depth of 3-4' below the ground surface in the area of B-1 (MW-1) and at a depth of 1-2' at B-3, by the Shear Sorting House. Maps of the site of the impacted soils and remedial actions are included in Section D. 1. of the closure report. Map D.1. is reproduced and included in this maintenance plan. A Photograph of the existing barrier is also included in this maintenance plan which is an integral part of the closure report but required to be duplicated in this plan for ease of use so that it is not necessary to look at the complete closure report which is a summary of the investigation and remediation conducted for this release. The building is included as a barrier and must be maintained.

#### **Description of the Cap to be Maintained**

The existing reground asphalt surface layer consists of a 6-8" thick layer of asphalt recovered from a road replacement project. The reground asphalt was hauled to the facility, placed in a 3-4" thick layer and compacted with heavy equipment. A second layer was placed in the same manner. Summer heat and continual traffic over the asphalt created a dense surface layer, similar to original asphalt paving.

Sadoff Iron & Metal Company is committed to paving most of the North and South yards for the purpose of improving housekeeping by facilitating street sweeping. A concrete surface permits effective removal of fine particulates that can run off or become airborne. The area immediately east and west of the Sorting House was paved with concrete in 2014. Replacement of the reground asphalt with concrete will increase

the effectiveness of the engineering barrier to direct contact and groundwater infiltration. The building cannot be removed without installing a new barrier in its place.

#### **Cover Barrier Purpose**

The existing reground asphalt and concrete cap over the impacted soil serves as a barrier to prevent direct human contact with residual soil impacts that might otherwise pose a threat to human health. The cap also acts as a partial infiltration barrier in an area with seasonal high groundwater levels. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

#### **Annual Inspection**

The asphalt and concrete overlying the impacted soil will be inspected once a year, normally in the spring after all snow and ice are gone, for deterioration, cracks, and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit 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 kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (“WDNR”) representatives upon their request.

#### **Maintenance Activities**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practicable. 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. The workers must be notified that they should not put dirty hands into their mouths or eat any soil. The owner must also sample any soil that is to be 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 cap overlying the soil is removed, a 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 provide information for the maintenance of the integrity of the 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.

#### **Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap**

The following activities are prohibited from that portion of the property where the reground asphalt pavement or concrete pavement barrier is as shown on the attached map, 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; or
- 6) Construction or placement of a building or other structure.

**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 the WDNR.

**Contact Information**

Site Owner and Operator:

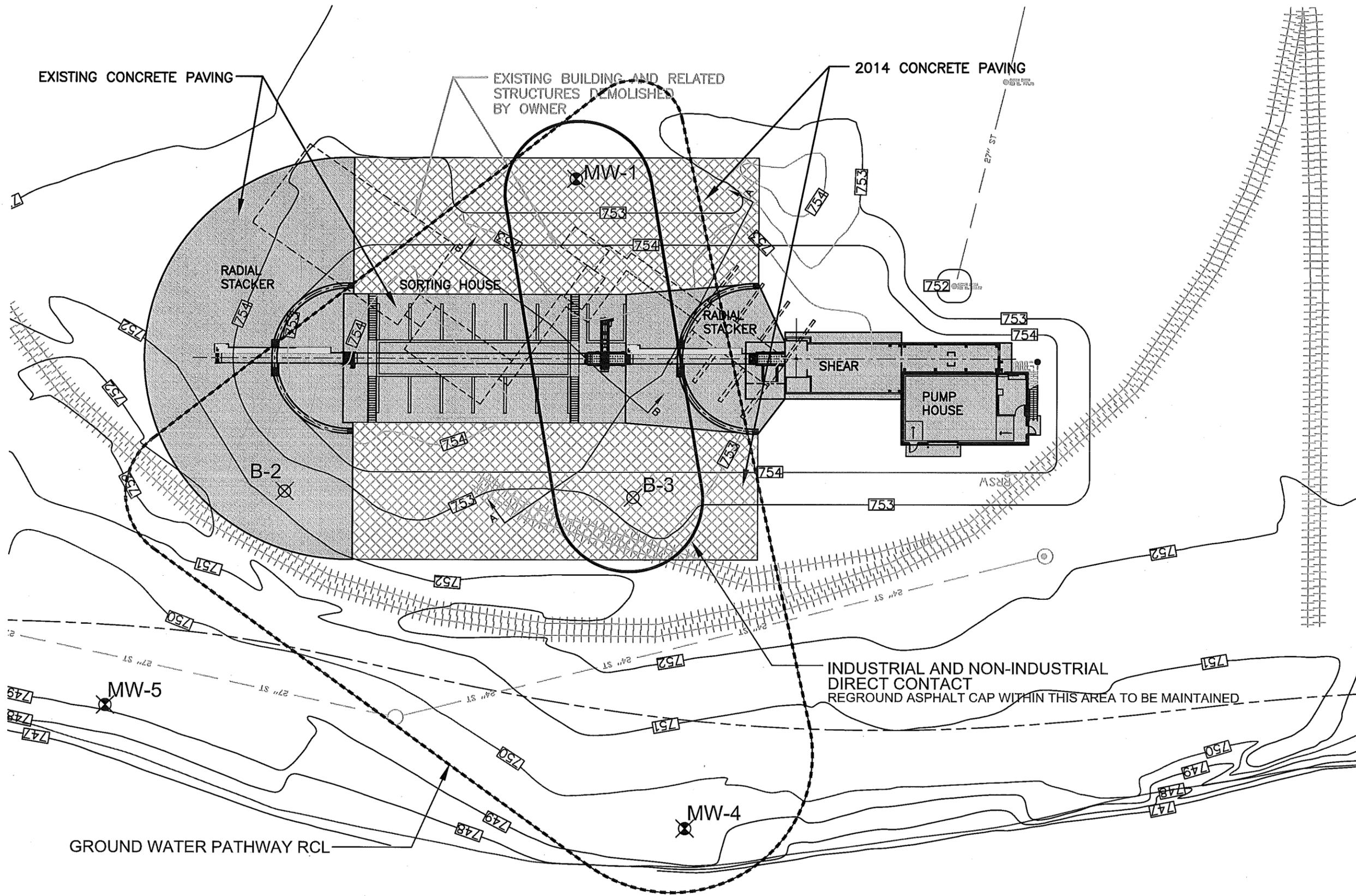
Sadoff & Rudoy Industries d/b/a Sadoff Iron & Metal Company  
240 W. Arndt Street, Fond du Lac, WI 54936  
920-921-2070

Preparer of Original Maintenance Plan in 2014:

Earth Science & Technology, LLC  
N8598 Highway M, Algoma, WI 54201  
920-621-9204

WDNR Project Manager:

Keld Lauridsen  
2984 Shawano Avenue  
Green Bay, WI 54313  
(920) 662-5420



2010 HARRIS SHEAR INSTALLATION SITE PLAN  
1"=40'-0"



- INDICATES MONITORING WELLS
- INDICATES SOIL BORINGS



CONSULTING OFFICE: 602.252.2525  
 P.O. Box 200, 200 S. 410  
 Oconomowoc, WI 53063 Email: info@crimayer.com  
 Copyright 2008 C.R. Meyer and Sons Company  
 RAINLANDER OFFICE: 715.960.2223  
 1000 W. Wisconsin Ave., Suite 100  
 Foshok, WI 53020

**CRIMEYER**  
 WITH OFFICES LOCATED IN:  
 WISCONSIN, MI, ILLINOIS, IN, OHIO, GA,  
 PENNSYLVANIA, WY, COLORADO, WI,  
 GREENLAW, WI

REV	DATE	DESCRIPTION	BY

DESIGNED BY: DAM  
 CHECKED BY:   
 PROJECT: TEST PITS LOCATION PLAN FOR:  
**SADOFF IRON & METAL**  
 240 W. ARNDT ST.  
 Fond Du Lac, Wisconsin

DATE: 2 Sept, 2013  
 PROJECT NO.: 140220

**MAINTENANCE PLAN**  
 SHEET NO. **D.1**

**SADOFF IRON & METAL COMPANY**  
 A Division of Sadoff & Rudoy Industries, LLP

**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 <b>SADOFF IRON &amp; METAL-DOUBLE SHEAR REPLACEMENT</b>	BRRTS No. <b>02-20-555530</b>
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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):

**Keld.Lauridsen@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?
		<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
		<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: 06/11/2014



Title: East Side Sorting House with concrete barrier under bins

{Click to Add/Edit Image}

Date added: 06/11/2014



Title: West Side Sorting House with concrete barrier under bins

{Click to Add/Edit Image}

Date added: 10/31/2014



Title: East side showing concrete installed October 2014

{Click to Add/Edit Image}

Date added: 10/31/2014



Title: West side showing concrete installed October 2014



October 16, 2014

Sadoff Iron & Metal  
Attn: Mr. David Borsuk  
240 West Arndt Street  
Fond du Lac, WI 54936

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure  
Sadoff Iron & Metal – Double Shear, 240 West Arndt Street, Fond du Lac, WI  
DNR BRRTS Activity # 02-20-555530

Dear Mr. Borsuk:

On June 24, 2014, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The 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 Closure Committee has determined that the petroleum (Polycyclic Aromatic Hydrocarbons) contamination identified at the site during removal of scrap metal processing equipment (referred to as a Double Shear) appears to have been investigated and remediated to the extent practicable under site conditions. On June 25, 2014, revisions to the original GIS packet were requested by the Department and revised documents were received on October 16, 2014. Your case has been remediated to Department standards in accordance with ch. NR 726, Wis. Adm. Code and will be closed if the following conditions are satisfied.

#### CONDITIONS

##### Monitoring Well or Remedial System Piping Abandonment

The monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-005, found at <http://dnr.wi.gov/topic/groundwater/forms.html>.

##### Purge Water, Waste and Soil Pile Removal

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with the applicable rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

Documentation: When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed.

Your site will be listed on the DNR Remediation and Redevelopment Program's GIS Registry. Information that was submitted with your closure request application will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web). The site may be viewed on the Remediation and Redevelopment Sites Map (RRSM), on the GIS Registry layer. To review the site on BRRTS on the Web, or to view the GIS Registry web page, see <http://dnr.wi.gov/topic/Brownfields/rrsm.html>.

October 16, 2014  
Mr. David Borsuk  
Conditional Closure Letter  
Sadoff Iron & Metal – Double Shear (BRRTS # 02-20-555530)

### CONTINUING OBLIGATIONS

As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- The existing surface cover (asphalt and building foundation) must be maintained over all contaminated soil and the DNR must approve any changes to this barrier.

In the final closure approval, you will also be required to conduct annual inspections. Documentation of the inspection will be required to be kept on site.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 662-5420, or by email at [Keld.Lauridsen@wisconsin.gov](mailto:Keld.Lauridsen@wisconsin.gov).

Sincerely,



Keld Lauridsen  
Hydrogeologist  
Remediation & Redevelopment Program

cc: Michael Dovichi, Earth Science & Technology, LLC (e-copy - [miked@earthsci-tech.com](mailto:miked@earthsci-tech.com))

**SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN**

**Notice:** Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.).

Site Information			
BRRTS No. 02-20-555530	Parcel ID No. FDL-15-17-10-23-500-00		
BRRTS Activity (Site) Name Sadoff Iron & Metal - Double Shear	WTM Coordinates		
	X 644073	Y 369487	
Street Address 240 W. Arndt Street	City Fond du Lac	State WI	ZIP Code 54936
Responsible Party (RP) Name David Borsuk Manager-Industrial Marketing			
Company Name Sadoff & Rudoy Ind dba Sadoff Iron & Metal			
Street Address 240 W. Arndt Street	City Fond du Lac	State WI	ZIP Code 54936
Phone Number (920) 921-2070	Email borsukd@sadoff.com		
<input checked="" type="checkbox"/> Check here if the RP is the owner of the source property.			
Environmental Consultant Name Michael D. Dovichi			
Consulting Firm Earth Science & Technology, LLC			
Street Address N8598 County Road M	City Algoma	State WI	ZIP Code 54201
Phone Number (920) 621-9204	Email miked@earthsci-tech.com		
Acres Ready For Use 23	Voluntary Party Liability Exemption Site? <input type="radio"/> Yes <input checked="" type="radio"/> No		

**Fees and Mailing of Closure Request**

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR regional Environmental Program Associate at <http://dnr.wi.gov/topic/Brownfields/Contact.html>. Check all fees that apply:

- \$1,050 Closure Fee  \$300 Database Fee for Soil  
 \$350 Database Fee for Groundwater or Other Condition (MW Not Abandoned)

Total Amount of Payment \$ \$1,350.00

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

**Site Summary**

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

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

- A. **Site Location:** Describe the physical location of the site, both generally and specific to its immediate surroundings.  
The Sadoff Iron & Metal Company is a secondary metal processing facility that operates on a 44 acre site within the City of Fond du Lac. The facility is divided into a North Yard and a South Yard by Arndt Street. The property is located immediately next to the Fond du Lac River on the west and north and other industries on the east. A highway and additional industries are located to the south. A coal gasification plant was located south of the property. The topography is relatively flat, with a gentle grade to the river but on-site surface water flow is the company's stormwater collection and treatment system. The company has expended significant funds over the last three decades upgrading the facility with the construction of concrete containment structures to hold oily scrap; collection structures for leaks and spills from processing equipment; and paving of roadways and parking areas. The company has installed a stormwater collection system with underground treatment equipment.
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.  
In the past, the property was used as a saw mill, and it is reported that the site was built upon saw dust and bark fill. A DNR directed environmental investigation conducted throughout the yard in 1991-92 identified significant organic deposits of both industrial wood waste and wetland vegetation. The site is currently used as a scrap metal processing facility. Large hydraulically operated equipment is used to sort and process numerous types of metallic's for reuse.
- C. Describe how and when site contamination was discovered.  
The Double Shear in the North Yard had reached its useful life and was replaced with a Single Shear in the same general area. Since this area is designated by the stormwater permit as a "Critical Source Area" it was necessary to investigate the soils to determine if the operation of the Double Shear equipment resulted in a release to the environment of petroleum products and or metals.

The initial investigation took place on June 16, 2010 with the construction of two backhoe pits. One pit was dug at the location of the previously removed tower crane which might have released lubricating oils, and the second pit was dug south of the main shear. Soil samples were collected from both pits for chemical analysis and three samples had lead concentrations which might indicate hazardous material. Two samples had elevated concentrations of lubricating and hydraulic oils which could result in groundwater impacts and direct contact. The excavated soils were placed on plastic and covered with plastic for future disposal in a licensed landfill.

- D. Describe the type(s) and source(s) or suspected source(s) of contamination.  
Contamination appears to have leaked from the lubricating and hydraulic equipment used to load and operate the Double Shear. Groundwater flowing into both of the original backhoe pits was obviously impacted by hydraulic and or lubricating oils. The oils appeared to be contained within the very coarse gravel used as fill when the Double Shear was constructed.
- E. Other relevant site description information (or enter Not Applicable).  
At the direction of the DNR, a comprehensive investigation of the complete facility was undertaken between 1991 and 1992, with groundwater monitoring continuing for years. Three areas of the facility required remediation, none of which were associated with the Double Shear. The investigation determined that groundwater impacts were limited to an exceedance of benzene in wells near the Block Breaker equipment that was located in the South Yard. The groundwater was remediated and the case was closed. The deed restriction required to close the investigation specifies that additional investigation may be necessary if the property is to be used for non-industrial purposes.

The Double Shear has been removed and replaced with a single shear. During the removal of part of the concrete containment structure oily water was found immediately below the slab. The company constructed a shallow pit and pumped the oily water into portable totes for eventual collection and treatment by Chief Environmental. Approximately 600 gallons of an oily water mixture was pumped out of the temporary sump and the sump was pumped dry. Most of the gravel was subsequently removed and landfilled for the construction of the shear and sorting buildings.

A "french drain" was installed under the buildings to capture oily water that might be present later. To date, the piping has been dry.

- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.  
02-20-001312 SADOFF IRON & METAL Yard Investigation [Closed]  
02-20-543060 SADOFF IRON & METAL Cutting Oil Release [Active]  
03-20-002310 SADOFF IRON & METAL CO Lust [Closed]  
03-20-545247 MARK ONE COMPANY (SADOFF) [Active]  
04-20-040375 SADOFF IRON & METAL CO [HISTORIC SPILL] [Closed]  
04-20-515977 SADOFF IRON & METAL CO [HISTORIC SPILL] [Closed]

- G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.  
No BRRTS sites are immediately adjacent to the North Yard. No BRRTS sites are impacted by contamination from this site.
- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).  
Industrial according to the City of Fond du Lac zoning map.

## 2. General Site Conditions

### A. Soil/Geology

- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.  
The geology of the study area consists of unconsolidated deposits of stratified clay, sand, and gravel and unstratified till that is of Recent and Quaternary age. All of the Quaternary age sediments were deposited by or from glacial ice or water from the melting of the ice. The Fond du Lac River, located immediately West of the Sadoff Iron & Metal Company property, reworked these deposits through erosion and subsequent deposition. The river flows into Lake Winnebago, the elevation of which is controlled by a dam at the north end of the lake. Prior to the installation of the dam, the level of the lake was 3 to 4 feet lower than now. As a result, the level of the Fond du Lac River would have been lower than it currently is. A lower water level of 3 to 4 feet would correspond to the topsoil and organic layers found approximately 4 feet below the current ground surface.
- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.  
The surface soils vary from 2-5 feet of fill consisting primarily of sands and gravel, some samples contained organic material. The underlying soils consist of gray, brown, and gray brown silty clay with a trace of sand. Since bedrock was not encountered in this investigation there is no information regarding the formation. It is unlikely that bedrock is an issue for this investigation. A 10-12 foot high berm of soil is located along the river bank in the North Yard at the Double Shear.
- iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.  
Bedrock is expected to be greater than 70 feet below the ground surface based upon the nearby well log for the city of Fond du Lac Well No. 11.
- iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).  
The study area consists of heavy industrial use in the location where a hydraulically driven metal shear was replaced with a new shear installed in 2010. Except for the concrete paving around the new shear, the ground surface consists of gravel, with some vegetation on the earthen berm along the Fond du Lac River. The area immediately east of the shear is covered with compacted gravel and paved with reground asphalt.

### B. Groundwater

- i. **Discuss depth to groundwater and piezometric elevations.** Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.  
Free product was initially found within coarse fill material used for backfill around the loading crane concrete foundation and the shear building foundation. The free product was pumped out and approximately 600 gallons of waste water was removed and treated off-site by a commercial operator. The thick clay deposit, which previous investigations found underlying the site, limits vertical groundwater movement. The water level readings from the 3 groundwater monitoring wells show minimal variation. The readings on 6-27-12 show a gradient to the east which may represent recharge from the river since the summer of 2012 was exceptionally dry. No piezometers were installed.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.  
Bedrock groundwater flow moves from west to east with movement influenced by municipal high capacity wells. Shallow groundwater flow is towards the Fond du Lac River from higher ground elevations. The area is relatively flat so lateral movement through the granular and organic material is minimal with most precipitation moving overland to storm sewers that drain to the river after treatment.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.  
Because the shallow groundwater was located in highly variable unconsolidated deposits, a detailed groundwater study was not conducted. Shallow groundwater was located within coarse grained deposits. These deposits were pumped out before construction began. A "french drain" was installed below the buildings but above the underlying clay deposit. The piping has remained dry since installation because of paving and reduced precipitation.
- iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.  
The city of Fond du Lac public water supply Well No. 11 is located approximately 450 feet south of the center of the shear in a brick building located at Arndt Street. The well was constructed in 1945 to a depth of 760 feet. The well is

cased with a 20-inch OD casing that extends 70 feet below ground with a 16-inch grouted ID casing from the surface to a depth of 80 feet. Sennipee dolomite was identified at a depth of 70 feet.

### 3. Site Investigation Summary

#### A. General

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

Sadoff Iron & Metal Company purchased equipment to replace a hydraulically driven double shear in 2010. Since the stormwater permit defines the locale of the shear as a critical source area, the company investigated the soils to determine if the original shear affected underlying soils and or groundwater. A series of backhoe pits identified oils and groundwater at depths of 3-5 feet below the ground surface. The backhoe pits and previous investigations identified a clay layer underlying the affected native and fill soils. Additional backhoe pits were used to define the horizontal extent of the impact.

- ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.

There is no indication that contamination extends beyond the property boundary. A 10-12' high soil berm lines the western side of the yard. The western edge of the property is bound by the Fond du Lac River.

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

A complete site investigation was performed and contamination was found to be limited to the area of the shear. Removal of free product and impacted soils from the area along with the construction of the buildings and surrounding pavements serve as performance standard barriers for protecting some direct contact and groundwater pathways.

#### B. Soil

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

Most contaminated soils were removed from the site and disposed of in the Hickory Meadows landfill in Calumet County.

- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column. Shallow samples were collected in soils immediately above the underlying native clay deposit. Deep samples were collected from the surface of the native clay deposit. The cross sections in B.3.a. show that the shallowest sample was collected at 1-2 feet below the ground surface in boring B-3. The deepest sample was collected from 9-10 feet below the ground surface in boring B-4. No heavy metals above TCLP standards were identified in the five shallow and five deep samples. The laboratory data was used to populate the department's spreadsheet to determine any direct contact exceedances. The summary sheet is included with this submittal.

- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

The soil quality was compared to the departments spreadsheet and direct contact standards for industrial and nonindustrial sites were identified at B-1 and B-3 for PALs.

#### C. Groundwater

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

Groundwater impacts were limited to the area immediately around the shear. Three to five rounds of groundwater samples were collected. Enforcement standards were exceeded at MW-4 in the 2nd and 3rd rounds but no enforcement standards were exceeded in the 4th and 5th rounds. Preventative Action Limits were exceeded in all three wells for one or more rounds but only flagged analytes were identified in MW-4 in the 5th round. The sampling data indicates that groundwater is no longer impacted from the past industrial activities. There are no potential or existing impacts to water supply wells.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Free product has been removed from the area and the source of the free product has been removed.

#### D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.  
The vapor migration pathway was assessed and determine to not be a factor at this site since the contaminant was from lubricating and hydraulic fluids and not volatiles. There are no subsurface buildings in the North Yard.
- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).  
No vapor assessment was conducted.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.  
The yard is constructed with a stormwater collection and treatment system. Any overland flow of surface water will migrate to a manhole for transmission to the Vortechnic Treatment unit where any floating oils would be captured for removal and off-site treatment. The Vortechnic treatment units are inspected quarterly for floating oils. No floating oils were reported during the period of the investigation.
- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.  
No action levels were used to assess impacts to surface water and or sediments.

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

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

The company excavated 260 tons of impacted soils, which after testing, were hauled to the Veolia landfill for disposal. Perforated piping was installed around the shear/sorting house to capture groundwater around the new equipment, if necessary. A large area under and around the shear/sorting house has been paved. The apparent source of the oil impact was most likely from the operation of the double shear.

Prior reports are: Sadoff & Rudoy Industries, Double Shear Project, Site Investigation Work Plan, October 1, 2010  
Sadoff Iron & Metal Company Shear Replacement Investigation, October, 31, 2011.  
Letter report dated January 11, 2012 with 2nd round of groundwater data  
Letter report dated March 23, 2012 with 3rd round groundwater data  
Letter report dated July 23, 2012 with 4th round groundwater data  
Letter report dated October 18, 2012 with 5th round groundwater data

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.  
Prior to initiating the reconstruction of the shear, a site investigation was conducted with the use of a backhoe to excavate at locations most likely to contain lubricating and or hydraulic oils. Where oils were identified, sump pumps were used to pump the oils and groundwater into totes for eventual treatment off site at a commercial facility. Any additional oils encountered during the excavation for the foundation were handled in the same manner. Impacted soils were stockpiled, tested, and hauled off-site for disposal in the Hickory Meadows landfill.
- C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.  
There is no active remedial action beyond removal of liquids and soils during construction since the source of the impacts have been removed and the impacts remediated.
- D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.  
The source of the impacts has been removed and the impacted soils have been landfilled. Post construction borings identified impacted soils beyond the area of the remediation.
- E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds Residual Contaminant Levels established under s. NR 720. 12, the ch. NR720, Wis. Adm. Code, for protection of human health from direct contact.  
Soils containing PAHs in concentrations exceeding direct contact standards are located at B-1 at a depth of 3-4' and at B-3 at a depth of 1-2' below the ground surface.
- F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.  
Groundwater sampling identified NR 140 ES exceedances at B-1 and B-3. Impacted soils at B-1 are likely within the saturated soils and impacted soils at B-1 are likely within the vadose zone.

- G. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.  
Any residual contamination is addressed through natural processes, pavings, and buildings. Additional paving will be conducted around the shear and sorting buildings to address residual direct contact concerns.
- H. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration, (e.g. stable or receding groundwater plume).  
Five rounds of groundwater analysis confirm that natural attenuation is effective in remediating groundwater.
- I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.  
Impacted groundwater was removed and treated offsite. As much as 260 tons of impacted soils were disposed in a licensed landfill. Paving and the presence of industrial buildings provide a barrier to direct contact. Additional paving will be constructed in the areas of B-1 and B-3.
- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.  
Paving and buildings are expected to remain in place for the foreseeable future.
- K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.  
No exemptions for a NR 140, Wis. Adm. Code PAL exceedance are required at MW-4 based upon the groundwater analysis.
- L. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.  
Vapor intrusion was not addressed because no volatile compounds were present and no buildings with basements exist on the site.
- M. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.  
There were no surface water and/or sediment contamination impacts identified during the investigation. Surface water is collected and treated in a storm water treatment system.

**5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.**

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure passive system	✓	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure active system	✓	✓
v.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA	NA

**6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.**

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	<input type="checkbox"/>	<input type="checkbox"/>	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Monitoring wells: lost, transferred or remaining in use	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment (not as a performance standard)	✓
v.	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA

**7. Underground Storage Tanks**

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action?  Yes  No
- B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property?  Yes  No
- C. If the answer to question 7b is yes, is the leak detection system currently being monitored?  Yes  No

**Data Tables (Attachment A)**

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

**General directions for Data Tables:**

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate PDF.

**A. Data Tables**

- A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates, for all groundwater sampling points e.g. monitoring wells, temporary wells, sumps, extraction wells, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.
- A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).
- A.5. **Vapor Analytical Table:** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method

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and results of communication testing.

- A.6. **Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, time period for sample collection, method and results sampling.
- A.7. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- A.8. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

### Maps and Figures (Attachment B)

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

#### General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Do not use shading or highlights on any of the analytical tables.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.

#### B.1. Location Maps

- B.1.a. **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 impacted and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.
- B.1.c. **RR Site Map:** From RR Sites Map ([http://dnrm.wi.gov/si/?Viewer=RR Sites](http://dnrm.wi.gov/si/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

#### B.2. Soil Figures

- B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.
- B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated 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) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.
- B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

#### B.3. Groundwater Figures

- B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered.

Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
  - Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES)
  - Surface features, including buildings and basements, and show surface elevation changes.
  - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
  - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1b)
- B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, Preventive Action Limit (PAL) and/or an Enforcement Standard (ES). Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been previously abandoned.
- B.4. Vapor Maps and Other Media**
- B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway, in relation to remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank)

**Documentation of Remedial Action (Attachment C)**

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

**General Directions:**

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).
- If the documentation requested below is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.
  - C.1. **Site investigation documentation**, that has not otherwise been previously submitted.
  - C.2. **Investigative waste** disposal documentation.
  - C.3. **Provide a description of the methodology used along with all supporting documentation if the Residual Contaminant Levels are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.**
  - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
  - C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment upon receiving conditional closure.
  - C.6. **Photos.** For sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.
  - C.7. **Other.** Include any other relevant documentation not otherwise noted above. (This section may remain blank)

**Maintenance Plan(s) and Photographs (Attachment D)**



*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information listed below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for an engineering control or cover: <http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf>; and (2) Maintenance plan for vapor intrusion: [http://dnr.wi.gov/topic/Brownfields/documents/appendix5\\_606.pdf](http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf).

- D.1. **Location map(s)** which show(s): (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.2. **Brief descriptions** of the type, depth and location of residual contamination.
- D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.
- D.5. **Contact information**, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.6. Photographs
  - D.6.a. For site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible.
  - D.6.b. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

#### **Monitoring Well Information (Attachment E)**

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

#### **General Directions:**

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: [http://dnr.wi.gov/topic/groundwater/documents/forms/4400\\_113\\_1\\_2.pdf](http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

#### **Select One:**

- No monitoring wells were required as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
  - Not all monitoring wells can be located, despite good faith efforts. Attachment E must include description of efforts made to locate the "lost" wells.
  - One or more wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s).
  - One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use.

**Notifications to Owners of Impacted Properties (Attachment F)**

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

**General Directions:**

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.
- Use of Form 4400-286, Notification of Residual Contamination and Continuing Obligations, is required under ch. NR 725 for notifying property owners and right-of-way holders about residual contamination affecting their properties, and of continuing obligations which may be imposed. This form can be downloaded at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>.

**Check all that apply to the site-specific circumstances of this case closure:**

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Industrial land use soil standards were used for the clean-up standard.
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor assessment needed if use changes.
7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural impediment.
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lost, transferred or open monitoring wells.
9.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure,   0   (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

**Source Legal Documents (Attachment G)**

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

- G.1. Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code.  
*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.*
- G.2. Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
- G.3. Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- G.4. Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

**Signatures and Findings for Closure Determination**

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

The response action(s) for this site addresses media other than groundwater.

**Engineering Certification**

I \_\_\_\_\_ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name

Title

Signature

Date

P.E. Stamp and Number

**Hydrogeologist Certification**

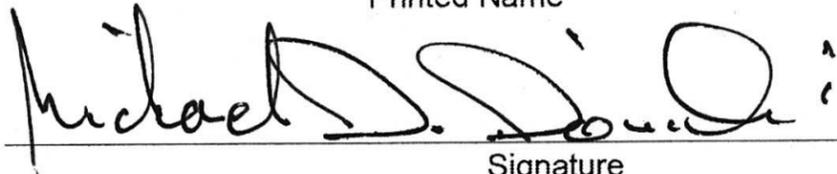
I Michael D. Dovichi hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Michael D. Dovichi

President Earth Science & Technology, LLC

Printed Name

Title



Signature

10-14-14

Date

Save...

## **ATTACHMENT A – DATA TABLES**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

The groundwater analytical tables, pre-remedial soil analytical tables, post remedial analytical tables, pre and post remaining contamination soil analytical tables, groundwater level elevation table and graph, and natural attenuation data tables are included in this section of the closure report.

## A.1. GROUNDWATER ANALYTICAL TABLES

### SADOFF IRON & METAL COMPANY-SHEAR REPLACEMENT PROJECT

Polyaromatic Hydrocarbons (ug/l)

MW-1

	NR 140 ES	NR 140 PAL	9-23-11	12-14-11	9-19-12	
Acenaphthene	N/A	N/A	0.077	0.015J	0.016J	
Acenaphthylene	N/A	N/A	0.041J	0.009	0.0033J	
Anthracene	3000	600	0.14	0.60	0.013J	
Benzo(a)anthracene	N/A	N/A	0.24	0.054	0.0059J	
Benzo(a)pyrene	0.2	0.02	<i>0.19</i>	<i>0.055</i>	0.0053J	
Benzo(b)fluoranthene	0.2	0.02	<i>0.19</i>	<i>0.041J</i>	0.0058J	
Benzo(g,h,i)perylene	N/A	N/A	0.11	0.035J	<0.0053	
Benzo(k)fluoranthene	N/A	N/A	0.13	0.045J	<0.0047	
Chrysene	0.2	0.02	<i>0.19</i>	<i>0.058</i>	0.0081J	
Dibenz(a,h)anthracene	N/A	N/A	0.025J	<0.0034	<0.0089	
Fluoranthene	400	80	0.39	0.11	0.018J	
Fluorene	400	80	0.039J	0.013J	0.036J	
Indeno(1,2,3-cd)pyrene	N/A	N/A	0.095	0.03J	<0.0052	
1-Methylnaphthalene	N/A	N/A	0.02J	0.027J	<0.0044	
2-Methylnaphthalene	N/A	N/A	0.14	0.028J	<0.0046	
Naphthalene	100	10	0.026J	0.039J	0.0083J	
Phenanthrene	N/A	N/A	0.2	0.056	0.015J	
Pyrene	250	50	0.41	0.099	0.016J	

15 = A value in **Bold** is an exceedance of the Enforcement Standard (ES)

1.6 = A value *in italics* is an exceedance of the Preventative Action Limit (PAL) but below the ES

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

N/A = PAL and ES are not established for substance

## A.1. GROUNDWATER ANALYTICAL TABLES

### SADOFF IRON & METAL COMPANY-SHEAR REPLACEMENT PROJECT

Polyaromatic Hydrocarbons (ug/l)

MW-4

	NR 140 ES	NR 140 PAL	9-23-11	12-14-11	3-8-12	6-27-12	9-19-12
Acenaphthene	N/A	N/A	0.17	0.13	0.062J	0.089	0.069J
Acenaphthylene	N/A	N/A	0.025J	0.018J	0.078J	0.004J	0.014J
Anthracene	3000	600	0.095	0.19	0.13	0.029J	0.066J
Benzo(a)anthracene	N/A	N/A	0.025J	0.16	0.20	0.013J	0.028J
Benzo(a)pyrene	0.2	0.02	0.014J	0.18	<b>0.30</b>	0.012J	<i>0.035J</i>
Benzo(b)fluoranthene	0.2	0.02	0.012J	<b>0.22</b>	<b>0.29</b>	0.012J	<i>0.036J</i>
Benzo(g,h,i)perylene	N/A	N/A	0.0073J	0.18	0.27	0.013J	0.035J
Benzo(k)fluoranthene	N/A	N/A	0.012J	0.15	0.27	0.011J	0.030J
Chrysene	0.2	0.02	<i>0.021J</i>	<i>0.19</i>	<b>0.27</b>	<i>0.02J</i>	<i>0.042J</i>
Dibenz(a,h)anthracene	N/A	N/A	<0.0032	0.039J	0.086J	<0.0089	<0.018
Fluoranthene	400	80	0.026J	0.43	0.51	0.058	0.11
Fluorene	400	80	0.013J	0.23	0.15	0.27	0.15
Indeno(1,2,3-cd)pyrene	N/A	N/A	0.008J	0.13	0.23	0.0093J	0.024J
1-Methylnaphthalene	N/A	N/A	0.034J	1.4	0.28	0.41	0.56
2-Methylnaphthalene	N/A	N/A	0.011J	0.18	0.056J	<0.0046	0.044J
Naphthalene	100	10	0.022J	0.97	0.25	0.045	0.30
Phenanthrene	N/A	N/A	0.025J	0.49	0.38	0.15	0.15
Pyrene	250	50	0.021J	0.38	0.40	0.05	0.093

**15** = A value in **Bold** is an exceedance of the Enforcement Standard (ES)

*1.6* = A value *in italics* is an exceedance of the Preventative Action Limit (PAL) but below the ES

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

N/A = PAL and ES are not established for substance

## A.1. GROUNDWATER ANALYTICAL TABLES

### SADOFF IRON & METAL COMPANY-SHEAR REPLACEMENT PROJECT

Polyaromatic Hydrocarbons (ug/l)

MW-5

	NR 140 ES	NR 140 PAL	9-23-11	12-14-11	9-19-12	
Acenaphthene	N/A	N/A	0.17	0.026J	0.071	
Acenaphthylene	N/A	N/A	0.053	0.013J	<0.0029	
Anthracene	3000	600	0.16	0.067	0.027J	
Benzo(a)anthracene	N/A	N/A	0.14	0.055	<0.0042	
Benzo(a)pyrene	0.2	0.02	<i>0.14</i>	<i>0.052</i>	<0.0042	
Benzo(b)fluoranthene	0.2	0.02	<i>0.18</i>	<i>0.057</i>	<0.0045	
Benzo(g,h,i)perylene	N/A	N/A	0.13	0.048J	<0.0053	
Benzo(k)fluoranthene	N/A	N/A	0.13	0.048J	<0.0047	
Chrysene	0.2	0.02	<i>0.16</i>	<i>0.054</i>	<0.0046	
Dibenz(a,h)anthracene	N/A	N/A	0.029J	0.017J	<0.0089	
Fluoranthene	400	80	0.37	0.085	<0.008J	
Fluorene	400	80	0.16	0.0067J	0.025J	
Indeno(1,2,3-cd)pyrene	N/A	N/A	0.11	0.037J	<0.0052J	
1-Methylnaphthalene	N/A	N/A	0.54	0.014J	0.005J	
2-Methylnaphthalene	N/A	N/A	0.067	0.014J	0.0056J	
Naphthalene	100	10	0.14	0.027	0.013J	
Phenanthrene	N/A	N/A	0.21	0.064	0.02J	
Pyrene	250	50	0.33	0.087	0.0058J	

**15** = A value in **Bold** is an exceedance of the Enforcement Standard (ES)

*1.6* = A value *in italics* is an exceedance of the Preventative Action Limit (PAL) but below the ES

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

N/A = PAL and ES are not established for substance

# A.1. GROUNDWATER NR 140 ANALYSIS

NR140 Substance	NR 140 CAS	RSL Contaminant	Fed MCL (ug/l) (If Red, MCL>ES)	NR 140 ES (ug/l)	RCL-gw (mg/kg) DF=1	S_No	ES	Use 2, or input the calculated site-specific DF -->	2	INPUT NUMERIC Site Data Max (mg/kg)	Flag E = Individual Exceedance!
Acetochlor	34256-82-1	Acetochlor	-	7.	0.0056	##	7.		0.0112		
Acetone	67-64-1	Acetone	-	9,000.	1.847	##	9,000.		3.6939		
Alachlor	15972-60-8	Alachlor	2.	2.	0.0017	##	2.		0.0033		
Aldicarb	116-06-3	Aldicarb	-	10.	0.0025	##	10.		0.005		
Aluminum	7429-90-5	Aluminum	-	200.	300.6452	##	200.		601.2903		
Antimony	7440-36-0	Antimony (metallic)	6.	6.	0.271	##	6.		0.542		
Anthracene	120-12-7	Anthracene	-	3,000.	98.3721	##	3,000.		196.7442	0.445	
Arsenic	7440-38-2	Arsenic, Inorganic	10.	10.	0.292	##	10.		0.584		
Atrazine, total chlorinated residues	1912-24-9	Atrazine	3.	3.	0.002	##	3.		0.0039		
Barium	7440-39-3	Barium	2,000.	2,000.	82.4	###	2,000.		164.8		
Bentazon	25057-89-0	Bentazon	-	300.	0.0659	###	300.		0.1319		
Benzene	71-43-2	Benzene	5.	5.	0.0026	###	5.		0.0051		
Benzo(a)pyrene (PAH)	50-32-8	Benzo[a]pyrene	0.2	0.2	0.235	###	0.2		0.47	1.1	E
Benzo(b)fluoranthene (PAH)	205-99-2	Benzo[b]fluoranthene	-	0.2	0.24	###	0.2		0.48	1.09	E
Beryllium	7440-41-7	Beryllium and compounds	4.	4.	3.16	###	4.		6.32		
Boron	7440-42-8	Boron And Borates Only	-	1,000.	3.1994	###	1,000.		6.3987		
Bromodichloromethane (THM)	75-27-4	Bromodichloromethane	80.	0.6	0.0002	###	0.6		0.0003		
Bromoform (THM)	75-25-2	Bromoform	80.	4.4	0.0012	###	4.4		0.0023		
Bromomethane	74-83-9	Bromomethane	-	10.	0.0025	###	10.		0.0051		
Butylate	2008-41-5	Butylate	-	400.	0.3882	###	400.		0.7765		
Cadmium	7440-43-9	Cadmium (Water)	5.	5.	0.376	###	5.		0.752		
Carbaryl	63-25-2	Carbaryl	-	40.	0.0364	###	40.		0.0727		
Carbofuran	1563-66-2	Carbofuran	40.	40.	0.0156	###	40.		0.0312		
Carbon disulfide	75-15-0	Carbon Disulfide	-	1,000.	0.2965	###	1,000.		0.593		
Carbon tetrachloride	56-23-5	Carbon Tetrachloride	5.	5.	0.0019	###	5.		0.0039		
Chloramben	133-90-4	Chloramben	-	150.	0.0364	###	150.		0.0728		
Chlorodifluoromethane	75-45-6	Chlorodifluoromethane	-	7,000.	2.8942	###	7,000.		5.7885		
Chloroethane	75-00-3	Ethyl Chloride	-	400.	0.1133	###	400.		0.2266		

Chloroform (THM)	67-66-3 Chloroform	80.	6.	0.0017	###	6.	0.0033		
Chlorpyrifos	2921-88-2 Chlorpyrifos	-	2.	0.0295	###	2.	0.059		
Chloromethane	74-87-3 Chloromethane	-	30.	0.0078	###	30.	0.0155		
Chromium (total)	7440-47-3 Chromium, Total	100.	100.	180,000. No Cr-VI	###	100.	360,000. If no Cr-VI		
Chrysene (PAH)	218-01-9 Chrysene	-	0.2	0.0725	###	0.2	0.1451	1.4	E
Cobalt	7440-48-4 Cobalt	-	40.	1.812	###	40.	3.6239		
Copper	7440-50-8 Copper	1,300.	1,300.	45.8	###	1,300.	91.6		
Cyanazine	21725-46-2 Cyanazine	-	1.	0.0005	###	1.	0.0009		
Cyanide, free	57-12-5 Cyanide (CN-)	200.	200.	2.02	###	200.	4.04		
Dacthal (DCPA)	1861-32-1 Dacthal	-	70.	0.0856	###	70.	0.1712		
1,2-Dibromoethane	106-93-4 Dibromoethane, 1,2-	0.05	0.05	1.41E-05	###	0.05	2.82E-05		
Dibromochloromethane (THM)	124-48-1 Dibromochloromethane	80.	60.	0.016	###	60.	0.032		
1,2-Dibromo-3-chloropropane (DBCP)	96-12-8 Dibromo-3-chloropropane, 1,2-	0.2	0.2	8.64E-05	###	0.2	0.0002		
Dibutyl phthalate	84-74-2 Dibutyl Phthalate	-	1,000.	2.5187	###	1,000.	5.0375		
Dicamba	1918-00-9 Dicamba	-	300.	0.0776	###	300.	0.1551		
1,2-Dichlorobenzene	95-50-1 Dichlorobenzene, 1,2-	600.	600.	0.584	###	600.	1.168		
1,3-Dichlorobenzene	541-73-1 Dichlorobenzene, 1,3-	-	600.	0.5761	###	600.	1.1522		
1,4-Dichlorobenzene	106-46-7 Dichlorobenzene, 1,4-	75.	75.	0.072	###	75.	0.144		
Dichlorodifluoromethane	75-71-8 Dichlorodifluoromethane	-	1,000.	1.5412	###	1,000.	3.0825		
1,1-Dichloroethane	75-34-3 Dichloroethane, 1,1-	-	850.	0.2418	###	850.	0.4836		
1,2-Dichloroethane	107-06-2 Dichloroethane, 1,2-	5.	5.	0.0014	###	5.	0.0028		
1,1-Dichloroethylene	75-35-4 Dichloroethylene, 1,1-	7.	7.	0.0025	###	7.	0.005		
1,2-Dichloroethylene (cis)	156-59-2 Dichloroethylene, 1,2-cis-	70.	70.	0.0206	###	70.	0.0412		
1,2-Dichloroethylene (trans)	156-60-5 Dichloroethylene, 1,2-trans-	100.	100.	0.0294	###	100.	0.0588		
2,4-Dichlorophenoxyacetic acid (2,4-D)	94-75-7 Dichlorophenoxy Acetic Acid, 2,4-	70.	70.	0.0181	###	70.	0.0362		
1,2-Dichloropropane	78-87-5 Dichloropropane, 1,2-	5.	5.	0.0017	###	5.	0.0033		
1,3-Dichloropropene (cis/trans) (Telone)	542-75-6 Dichloropropene, 1,3-	-	0.4	0.0001	###	0.4	0.0003		
Di (2-ethylhexyl) phthalate	117-81-7 Bis(2-ethylhexyl)phthalate	6.	6.	1.44	###	6.	2.88		
Dimethoate	60-51-5 Dimethoate	-	2.	0.0005	###	2.	0.0009		
2,4-Dinitrotoluene	121-14-2 Dinitrotoluene, 2,4-	-	0.05	6.76E-05	###	0.05	0.0001		
2,6-Dinitrotoluene	606-20-2 Dinitrotoluene, 2,6-	-	0.05	6.88E-05	###	0.05	0.0001		
Dinitrotoluene, Total Residues	25321-14-6 Dinitrotoluene Mixture, 2,4/2,6-	-	0.05	6.89E-05	###	0.05	0.0001		
Dinoseb	88-85-7 Dinoseb	7.	7.	0.0615	###	7.	0.123		
1,4-Dioxane (p-dioxane)	123-91-1 Dioxane, 1,4-	-	3.	0.0006	###	3.	0.0012		

Dioxin (2,3,7,8-TCDD)	1746-01-6 TCDD, 2,3,7,8-	3.00E-05	3.00E-05	1.50E-05	###	3.00E-05	3.00E-05		
Endrin	72-20-8 Endrin	2.	2.	0.0808	###	2.	0.1616		
EPTC	759-94-4 EPTC	-	250.	0.132	###	250.	0.264		
Ethylbenzene	100-41-4 Ethylbenzene	700.	700.	0.785	###	700.	1.57		
Ethyl Ether (Diethyl Ether)	60-29-7 Ethyl Ether	-	1,000.	0.2235	###	1,000.	0.4471		
Ethylene glycol	107-21-1 Ethylene Glycol	-	14,000.	2.8224	###	14,000.	5.6447		
Fluoranthene	206-44-0 Fluoranthene	-	400.	44.4089	###	400.	88.8179	3.02	
Fluorene (PAH)	86-73-7 Fluorene	-	400.	7.4074	###	400.	14.8148	0.476	
Fluoride	7782-41-4 Fluorine (Soluble Fluoride)	4,000.	4,000.	601.	71		1,202.		
Fluorotrichloromethane	75-69-4 Trichlorofluoromethane	-	3,490.	2.2343	72	3,490.	4.4685		
Formaldehyde	50-00-0 Formaldehyde	-	1,000.	0.2019	73	1,000.	0.4039		
Heptachlor	76-44-8 Heptachlor	0.4	0.4	0.0331	74	0.4	0.0662		
Heptachlor epoxide	1024-57-3 Heptachlor Epoxide	0.2	0.2	0.0041	75	0.2	0.0082		
Hexachlorobenzene	118-74-1 Hexachlorobenzene	1.	1.	0.0126	76	1.	0.0252		
n-Hexane	110-54-3 Hexane, N-	-	600.	4.2213	77	600.	8.4427		
Lead	7439-92-1 Lead and Compounds	15.	15.	13.5	###	15.	27.		
Lindane	58-89-9 Hexachlorocyclohexane, Gamma- (Lindane)	0.2	0.2	0.0012	79	0.2	0.0023		
Manganese	7439-96-5 Manganese (Non-diet)	-	300.	19.5652	80	300.	39.1304		
Mercury	7439-97-6 Mercury (elemental)	2.	2.	0.104	81	2.	0.208		
Methanol	67-56-1 Methanol	-	5,000.	1.0128	82	5,000.	2.0256		
Methoxychlor	72-43-5 Methoxychlor	40.	40.	2.16	83	40.	4.32		
Methylene chloride	75-09-2 Methylene Chloride	5.	5.	0.0013	84	5.	0.0026		
Methyl ethyl ketone (MEK)	78-93-3 Methyl Ethyl Ketone (2-Butanone)	-	4,000.	0.8391	85	4,000.	1.6782		
Methyl isobutyl ketone (MIBK)	108-10-1 Methyl Isobutyl Ketone (4-methyl-2-pentanone)	-	500.	0.1129	86	500.	0.2257		
Methyl tert-butyl ether (MTBE)	1634-04-4 Methyl tert-Butyl Ether (MTBE)	-	60.	0.0135	###	60.	0.027		
Metolachlor/s-Metolachlor	51218-45-2 Metolachlor	-	100.	0.1172	88	100.	0.2344		
Metribuzin	21087-64-9 Metribuzin	-	70.	0.0214	89		0.0428		
Molybdenum	7439-98-7 Molybdenum	-	40.	0.8082	90	40.	1.6165		
Monochlorobenzene	108-90-7 Chlorobenzene	100.	100.	0.0679	91	100.	0.1358		
Naphthalene	91-20-3 Naphthalene	-	100.	0.3294	92	100.	0.6587	0.395	
Nickel	7440-02-0 Nickel Soluble Salts	-	100.	6.5017	93	100.	13.0033		
N-Nitrosodiphenylamine (NDPA)	86-30-6 Nitrosodiphenylamine, N-	-	7.	0.0382	94	7.	0.0764		
Pentachlorophenol (PCP)	87-86-5 Pentachlorophenol	1.	1.	0.0101	95	1.	0.0202		
Phenol	108-95-2 Phenol	-	2,000.	1.1499	96	2,000.	2.2998		

Picloram	1918-02-1 Picloram	500.	500.	0.139	97	500.	0.278		
Polychlorinated biphenyls (PCBs)	1336-36-3 Polychlorinated Biphenyls (low risk)	0.5	0.03	0.0047	98	0.03	0.0094		
Prometon	1610-18-0 Prometon	-	100.	0.0475	###	100.	0.0949		
Propazine	139-40-2 Propazine	-	10.	0.0089	100	10.	0.0177		
Pyrene (PAH)	129-00-0 Pyrene	-	250.	27.2362	101	250.	54.4725	2.51	
Pyridine	110-86-1 Pyridine	-	10.	0.0034	102	10.	0.0069		
Selenium	7782-49-2 Selenium	50.	50.	0.26	103	50.	0.52		
Silver	7440-22-4 Silver	-	50.	0.4249	104	50.	0.8497		
Simazine	122-34-9 Simazine	4.	4.	0.002	105	4.	0.0039		
Styrene	100-42-5 Styrene	100.	100.	0.11	106	100.	0.22		
Tertiary Butyl Alcohol (TBA)	75-65-0 Butyl Alcohol, t-	-	12.	0.0025	107	12.	0.0049		
1,1,1,2-Tetrachloroethane	630-20-6 Tetrachloroethane, 1,1,1,2-	-	70.	0.0267	108	70.	0.0533		
1,1,2,2-Tetrachloroethane	79-34-5 Tetrachloroethane, 1,1,2,2-	-	0.2	7.80E-05	109	0.2	0.0002		
Tetrachloroethylene (PCE)	127-18-4 Tetrachloroethylene	5.	5.	0.0023	110	5.	0.0045		
Tetrahydrofuran	109-99-9 Tetrahydrofuran	-	50.	0.0111	####	50.	0.0222		
Thallium	7440-28-0 Thallium (Soluble Salts)	2.	2.	0.142	112	2.	0.284		
Toluene	108-88-3 Toluene	1,000.	800.	0.5536	113	800.	1.1072		
Toxaphene	8001-35-2 Toxaphene	3.	3.	0.464	114	3.	0.928		
1,2,4-Trichlorobenzene	120-82-1 Trichlorobenzene, 1,2,4-	70.	70.	0.204	115	70.	0.408		
1,1,1-Trichloroethane	71-55-6 Trichloroethane, 1,1,1-	200.	200.	0.0701	116	200.	0.1402		
1,1,2-Trichloroethane	79-00-5 Trichloroethane, 1,1,2-	5.	5.	0.0016	117	5.	0.0032		
Trichloroethylene (TCE)	79-01-6 Trichloroethylene	5.	5.	0.0018	118	5.	0.0036		
2,4,5-Trichlorophenoxypropionic acid (2,4,5-TP/Silvex)	93-72-1 Trichlorophenoxypropionic acid, -2,4,5	50.	50.	0.0275	119	50.	0.055		
1,2,3-Trichloropropane	96-18-4 Trichloropropane, 1,2,3-	-	60.	0.026	120	60.	0.052		
Trifluralin	1582-09-8 Trifluralin	-	7.5	0.2477	121	7.5	0.4954		
Trimethylbenzenes (1,2,4- and 1,3,5- combined)	95-63-6 / 108-67-8 Trimethylbenzene, 1,3,5-	-	480.	0.6897	122	480.	1.3793		
Vanadium	7440-62-2 Vanadium, Metallic		30.		####	30.			
Vinyl chloride	75-01-4 Vinyl Chloride	2.	0.2	6.90E-05	####	0.2	0.0001		
Xylenes (m-, o-, p- combined)	1330-20-7 Xylene, Mixture	10,000.	2,000.	1.97	####	2,000.	3.94		

## A.2. PRE-REMEDIAL SOIL ANALYTICAL TABLES

### SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT

Composite Soil Sample for Landfill Disposal Approval

Pace Project No. 4035898

Sampled August 8, 2010

<b>Parameter mg/l</b>	<b>TCLP Standards</b>	<b>Sample</b>
Arsenic	5.0	<0.12
Barium	100.0	<1.2
Cadmium	1.0	0.023
Chromium	5.0	<0.12
Copper	NA	<0.12
Lead	5.0	0.14
Mercury	0.2	<0.10
Nickel	NA	0.19J
Selenium	1.0	<0.12
Silver	5.0	<0.12
Zinc	NA	9.4
Diesel Range Organics	NA	11,100
Benzene	0.5	<0.0041

NA = Standards have not been established for these parameters

0.055J – estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

Soil samples were collected from the stockpile of earth excavated for the construction of the shear and Sorting House.

## A.2. PRE-REMEDIAL SOIL ANALYTICAL TABLES SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT

Backhoe Pits, Sampled 6-16-2010

ALL SOIL REPRESENTED BY SAMPLES HAVE BEEN EXCAVATED AND LANDFILLED

Total Metals	Units	20 times#	Tower 0-4'	Tower 1-3'	Tower 3-5'	South 0-2'	South 2.5-4'	South 4-6'	B-1, 3'	B-1, 7'
			Sand	¾" Gravel	Black ¾" gravel	¾" gravel	Black ¾" gravel	Sand and fill	Fine gravel	Fine gravel
Arsenic	mg/kg	100	3.9	4.0	4.4	2.0	24.3	3.2	5.1	3.9
Barium	mg/kg	2000	19.7	18.3	55.8	6.3	845	18.3	56.7	83.7
Cadmium	mg/kg	20	0.41J	0.28J	2.3	0.25J	13.2	0.21J	1.6	1.8
Chromium	mg/kg	100	41.8	19.0	23.1	6.3	355	6.9	51.5	26.2
Lead	mg/kg	100	20.1	13.4	<b>193</b>	25.7	<b>3,780</b>	17.4	<b>168</b>	62.3
Mercury	mg/kg	40	0.028	0.016	0.57	0.014	1.9	0.0096J	0.92J	0.086
Selenium	mg/kg	20	<0.17	<0.16	<0.15	<0.16	<1.7	<0.17	<0.16	0.24J
Silver	mg/kg	100	0.37J	0.4J	0.63J	0.12J	6.0J	0.24J	0.96J	0.58J

20 times# = maximum concentration for potentially hazardous sample. Samples not analyzed in accordance with TCLP

Semi-Volatile Compounds		1 DAF*	Tower 0-4'	Tower 1-3'	Tower 3-5'	South 0-2'	South 2.5-4'	South 4-6'	B-1, 3'	B-1, 7'
			Sand	¾" Gravel	Black ¾" gravel	¾" gravel	Black ¾" gravel	Sand and fill	Fine gravel	Fine gravel
Acenaphthene	ug/kg	29,000	<2.5	<15.5	<24.1	<4.9	4,320	<2.5	1.5	23.6
Acenaphthylene	ug/kg	NA	<2.8	35.8J	<27.3	<5.6	<239	<2.9	27.1J	5.4J
Anthracene	ug/kg	590,000	10.0J	<25.7	77.9J	<8.2	10,500	<4.2	294	63.2
Benzo(a)anthracene	ug/kg	80	20.6	27.0J	49.7J	24.7J	<b>8,820</b>	4.8J	397	<b>94.5</b>
Benzo(a)pyrene	ug/kg	NA	26.2	31.0J	129J	35.4	7,140	5.6J	371	106
Benzo(b)fluoranthene	ug/kg	2,000	39.4	50.9J	230	45.4	<b>7,680</b>	5.6J	507	135
Benzo(ghi)perylene	ug/kg	NA	16.7J	45.8J	188	31.3J	3,700	5.4J	139	59.2
Benzo(k)fluoranthene	ug/kg	20,000	23.3	<20.5	178	33.4J	6,580	7.1J	352	85.2
Chrysene	ug/kg	8,000	29.7	39.8J	175	31.0J	<b>9,500</b>	7.3J	458	127
Dibenz(ah)anthracene	ug/kg	80	6.6J	<30.0	67.6J	<9.6	<b>1,590</b>	<4.9	51.7	26.5
Fluoranthene	ug/kg	210,000	47.8	<55.2	281	40.4	22,400	13.5J	984	246
Fluorene	ug/kg	28,000	<4.4	<27.4	50.6J	<8.7	5,000	<4.5	141	25.5
Ideno(123cd)pyrene	ug/kg	700	13.6J	32.9J	165J	18.3J	<b>3,610</b>	4.2J	138	46.4
1-Methylnaphthalene	ug/kg	NA	8.0J	<16.8	137J	<5.4	557J	<2.8	97.4	19.6
2-Methylnaphthalene	ug/kg	NA	11.7J	<16.8	179	<5.4	995J	<2.8	149	29.2
Naphthalene	ug/kg	4,000	19.8	<19.3	165J	<6.2	2,090	<3.2	153	29.9
Phenanthrene	ug/kg	NA	19.5	27.0J	197	7.7J	25,000	8.6J	677	146
Pyrene	ug/kg	210,000	56.6	73.2J	452	35.2	15,800	12.3J	823	213

DAF = Dilution Attenuation Factor

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

### A.3. POST-REMEDIAL SOIL ANALYTICAL TABLES

#### SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT

Table 1

Shallow Soil Samples with Detectable Concentrations of PAHs, Sampled 8-24-11

Parameter Sample Depth	Units	Soil Standards Non-industrial Direct Contact	Groundwater Standards	B-1# 3-4'	B-2# 4-5'	B-3# 1-2'	B-4 8-9'	B-5# 2-3'
Acenaphthene	mg/kg	3,440	-	<.269	.0745	<.044	.0512	.0092J
Acenaphthylene	mg/kg	487	-	<.305	.0954	.281J	.0606	<.0030
Anthracene	mg/kg	17,200	196.7	<.445	.243	.368	.131	.0043
Benzo(a)anthracene	mg/kg	0.148	-	<b>.580J</b>	<b>.566</b>	<b>.919</b>	.419	<.0026
Benzo(a)pyrene	mg/kg	0.015	.47	<b>.464J</b>	<b>.633</b>	<b>1.100</b>	.541	<.0030
Benzo(b)fluoranthene	mg/kg	0.148	.48	<b>.464J</b>	<b>.814</b>	<b>1.090</b>	.660	<.0032
Benzo(ghi)fluoranthene	mg/kg	-	-	.361J	.486	.917	.233	<.0024
Benzo(k)fluoranthene	mg/kg	1.48	-	.446J	.610	1.280	.374	<.0034
Chrysene	mg/kg	14.8	.1451	<b>.753J</b>	<b>.763</b>	<b>1.430</b>	.488	<.0034
Dibenz(a,h)anthracene	mg/kg	0.015	-	< <b>.521</b>	<b>.128</b>	<b>.224J</b>	.0867	<.0050
Fluoranthene	mg/kg	2,290	88.8179	1.010J	1.400	3.020	.738	<.0093
Fluorene	mg/kg	2,290	14.8148	<.476	.112	<.0778	.0511	<.0046
Indeno(1,2,3-cd)pyrene	mg/kg	0.148	-	< <b>.272</b>	<b>.315</b>	<b>.777</b>	.234	<.0026
1-Methylnaphthalene	mg/kg	15.6	-	.636J	.0738	.827J	.0974	<.0028
2-Methylnaphthalene	mg/kg	229	-	.532J	.109	.0888J	.158	<.0028
Naphthalene	mg/kg	5.15	.6587	.395J	.135	.153J	.175	<.0032
Phenanthrene	mg/kg	115	-	.701J	.794	1.700	.432	<.0041
Pyrene	mg/kg	1,720	54.4725	1.080J	1.360	2.510	.705	<.0034

X.XXXJ – estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

# Sample collected above the apparent all-time low water table

**Bold** samples from 0-4' below the ground surface exceed non-industrial direct contact standards or groundwater standards.

## A.3. POST-REMEDIAL SOIL ANALYTICAL TABLES

### SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT

**Table 2**

**Deeper Soil Samples with Detectable Concentrations of PAHs, Sampled 8-24-11**

Parameter Sample Depth	Units	Soil Standards Non-industrial Direct Contact	Groundwater Standards	B-1# 4-5'	B-2# 5-6'	B-3# 3-4'	B-4 9-10'	B-5# 5-6'
Acenaphthene	mg/kg	3,440	-	<.0033	<.0028	.0043J	<.0034	.0040
Acenaphthylene	mg/kg	487	-	<.0037	<.0032	.0053J	<.0038	.0257
Anthracene	mg/kg	17,200	196.7	<.0054	<.0047	.0142J	<.0056	.110
Benzo(a)anthracene	mg/kg	0.148	-	<.0033	.0063J	.0332	<.0034	.207
Benzo(a)pyrene	mg/kg	0.015	.47	<.0038	.0066J	.0341	<.0039	.200
Benzo(b)fluoranthene	mg/kg	0.148	.48	<.0040	.0049J	.0331	<.0041	.169
Benzo(ghi)perylene	mg/kg	-	-	<.0031	.0054J	.0296	.0034J	.0668
Benzo(k)fluoranthene	mg/kg	1.48	-	<.0043	.0059J	.0320	<.0044	.163
Chrysene	mg/kg	14.8	.1451	<.0042	.0072J	.0418	.0047J	.215
Dibenz(a,h)anthracene	mg/kg	0.015	-	<.0063	<.0055	<.0078	<.0065	.0250
Fluoranthene	mg/kg	2,290	88.8179	<.0116	.0132J	.0906	<.0120	.403
Fluorene	mg/kg	2,290	14.8148	<.005.8	<.0050	.0105J	<.0060	.0506
Indeno(1,2,3-cd)pyrene	mg/kg	0.148	-	<.0033	.0038J	.0218J	<.0034	.0677
1-Methylnaphthalene	mg/kg	15.6	-	<.0036	.0305	.0090J	.0104J	.0332
2-Methylnaphthalene	mg/kg	229	-	.0047J	.0363	.0232J	.0169J	.0566
Naphthalene	mg/kg	5.15	.6587	.0965	.0051J	.0357	.0138J	.122
Phenanthrene	mg/kg	115	-	<.0051	.0121J	.0713	.0098J	.267
Pyrene	mg/kg	1,720	54.4725	<.0043	.0124J	.0690	.0075J	.361

X.XXXJ – estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

# Sample collected above the apparent all-time low water table

**Bold** samples from 0-4' below the ground surface exceed non-industrial direct contact standards and groundwater standards.

**A.3. POST-REMEDIAL SOIL ANALYTICAL TABLES**  
**SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT**

**Table 3**  
**Total Metals Analysis, Shallow Samples, Sampled 8-24-11**

<b>Parameter mg/kg</b>	<b>Soil Standards Non-industrial Direct Contact</b>	<b>Groundwater Standards</b>	<b>B-1# 3-4'</b>	<b>B-2# 4-5'</b>	<b>B-3# 1-2'</b>	<b>B-4 8-9'</b>	<b>B-5# 2-3'</b>
Arsenic	.641	.584	<0.12	<0.12	<0.12	<0.12	<0.12
Barium	15,300	164.8	1.8J	3.3	<1.2	1.8J	<1.2
Cadmium	70	.752	0.028	0.029	0.0045J	0.14	0.0047J
Chromium	.293	360,000	<0.12	<0.12	<0.12	<0.12	<0.12
Lead	400	27	0.058	0.048	0.035	3.2	0.011
Mercury	3.13	.208	<0.10	<0.10	<0.10	<0.10	<0.10
Selenium	391	.52	<0.12	<0.12	<0.12	<0.12	<0.12
Silver	391	.8497	<0.12	<0.12	<0.12	<0.12	<0.12

X.XXXJ – estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

# Sample collected above the apparent all-time low water table

**Bold** samples from 0-4' below the ground surface exceed non-industrial direct contact standards and groundwater standards.

**SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT**

**Table 4**  
**Total Metals Analysis, Deep Samples, Sampled 8-24-11**

<b>Parameter mg/kg</b>	<b>Soil Standards Non-industrial Direct Contact</b>	<b>Groundwater Standards</b>	<b>B-1# 4-5'</b>	<b>B-2# 5-6'</b>	<b>B-3# 3-4'</b>	<b>B-4 9-10'</b>	<b>B-5# 5-6'</b>
Arsenic	.39	.584	<0.12	<0.12	<0.12	<0.12	<0.12
Barium	15,300	164.8	1.8J	1.8J	<1.2J	<1.2	<1.2
Cadmium	70.2	.752	0.0046J	0.0041J	0.0042J	0.0062	0.023
Chromium	.293	360,000	<0.12	<0.12	<0.12	<0.12	<0.12
Lead	400	27	0.016	0.012	0.033	0.11	0.052
Mercury	3.13	.208	<0.10	<0.10	<0.10	<0.10	<0.10
Selenium	391	.52	<0.12	<0.12	<0.12	<0.12	<0.12
Silver	391	.8497	<0.12	<0.12	<0.12	<0.12	<0.12

X.XXXJ – estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

# Sample collected above the apparent all-time low water table

**Bold** samples from 0-4' below the ground surface exceed non-industrial direct contact standards and groundwater standards.

## A.4. PRE AND POST REMAINING SOIL CONTAMINATION SOIL ANALYTICAL TABLE

### SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT

The remedial action consisted of the removal of impacted soils that were disposed of in a licensed landfill. Borings constructed after the remedial action identified two locations (B-1 and B-3) where residual soils exceed the direct contact non-industrial standards listed below. Both locations are currently covered with a barrier layer consisting of reground asphalt. This area is included in the company's concrete paving plan as an element to the stormwater pollution prevention plan.

Contaminant	CAS Number	NC RCL (mg/kg)	C RCL (mg/kg)	Not-To-Exceed D-C RCL (mg/kg)	Basis	INPUTTE D Site Data (mg/kg)	Flag E = Individual Exceedance!	Hazard Quotient (HQ) from Data
Benzo[a]pyrene	50-32-8	-	0.015	0.015	ca	1.1	E	7.4E-05
Benzo[b]fluoranthene	205-99-2	-	0.148	0.148	ca	1.09	E	7.4E-06
Benzo[a]anthracene	56-55-3	-	0.148	0.148	ca	0.919	E	6.2E-06
Indeno[1,2,3-cd]pyrene	193-39-5	-	0.148	0.148	ca	0.777	E	5.3E-06
Dibenz[a,h]anthracene	53-70-3	-	0.015	0.015	ca	0.521	E	3.5E-05

### DIRECT CONTACT LEVEL EXCEEDANCES

Parameter	Sample	Standard
Benzo(a)anthracene	B-3, 1-2'	Non-Industrial
Benzo(a)pyrene	B-3, 1-2'	Non-Industrial / Industrial
Benzo(a)anthracene	B-3, 1-2'	Non-Industrial
Indeno(1,2,3-cd)fluoranthene	B-3, 1-2'	Non-Industrial
Dibenz(a-h)anthracene	B-1, 3-4'	Non-Industrial / Industrial

## **A.5. VAPOR ANALYTICAL TABLE**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

Vapor intrusion was not evaluated because of the shallow groundwater levels, nominal concentrations of volatile compounds and permeable soils.

## **A.6. OTHER MEDIA OF CONCERN TABLE**

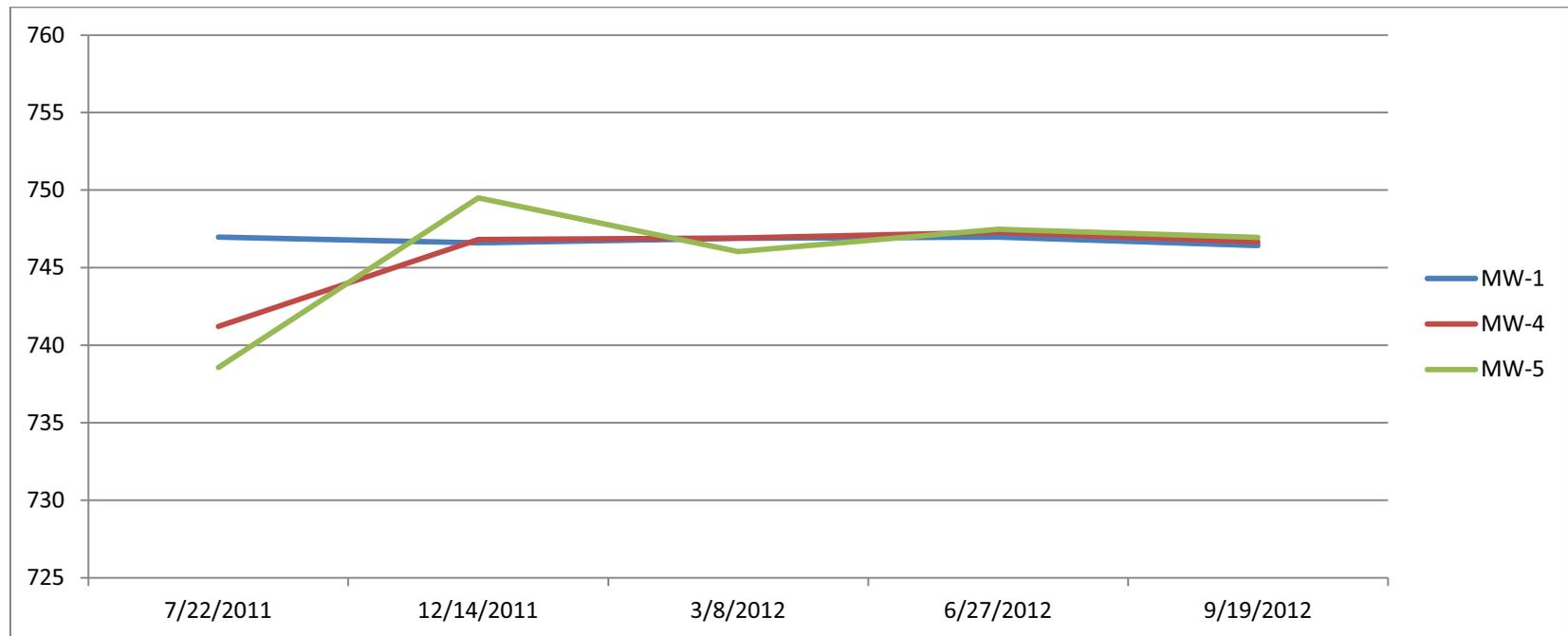
### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

Other media were not evaluated because of the nominal concentrations of contaminants.

## A.7. WATER LEVEL ELEVATIONS

### SADOFF IRON & METAL COMPANY-SHEAR REPLACEMENT PROJECT

	<b>Ground Elevation</b>	<b>7-22-11</b>	<b>12-14-11</b>	<b>3-8-12</b>	<b>6-27-12</b>	<b>9-19-12</b>
MW-1	753.62	746.97	746.61	746.90	746.97	746.43
MW-4	756.00	741.22	746.82	746.91	747.28	746.67
MW-5	753.02	738.57	749.50	746.04	747.48	746.96



## A.8. NATURAL ATTENUATION DATA

### SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT

Groundwater samples have not been collected expressly for the purpose of showing that natural attenuation has been occurring. The groundwater samples analyzed for PAH's show that the concentrations of the three PAH's that exceed groundwater standards have declined to concentrations that are below the Enforcement Standards. This indicates that attenuation of the three parameters has attenuated to below the ES standard. The PAL standards were exceeded in the 9-19-2012 sample.

#### MW-4

Parameter (ug/l)	9-23-11	12-14-11	3-8-12	6-27-12	9-19-12
Benzo(a)pyrene	0.014J	0.18	<b>0.30</b>	0.012J	<i>0.035J</i>
Benzo(b)fluoroanthene	0.012J	<b>0.22</b>	<b>0.29</b>	0.012j	<i>0.036J</i>
Chrysene	0.021J	0.19	<b>0.27</b>	0.02J	<i>0.042J</i>

**15**=A value in **BOLD** is an exceedance of the Enforcement Standard (ES)

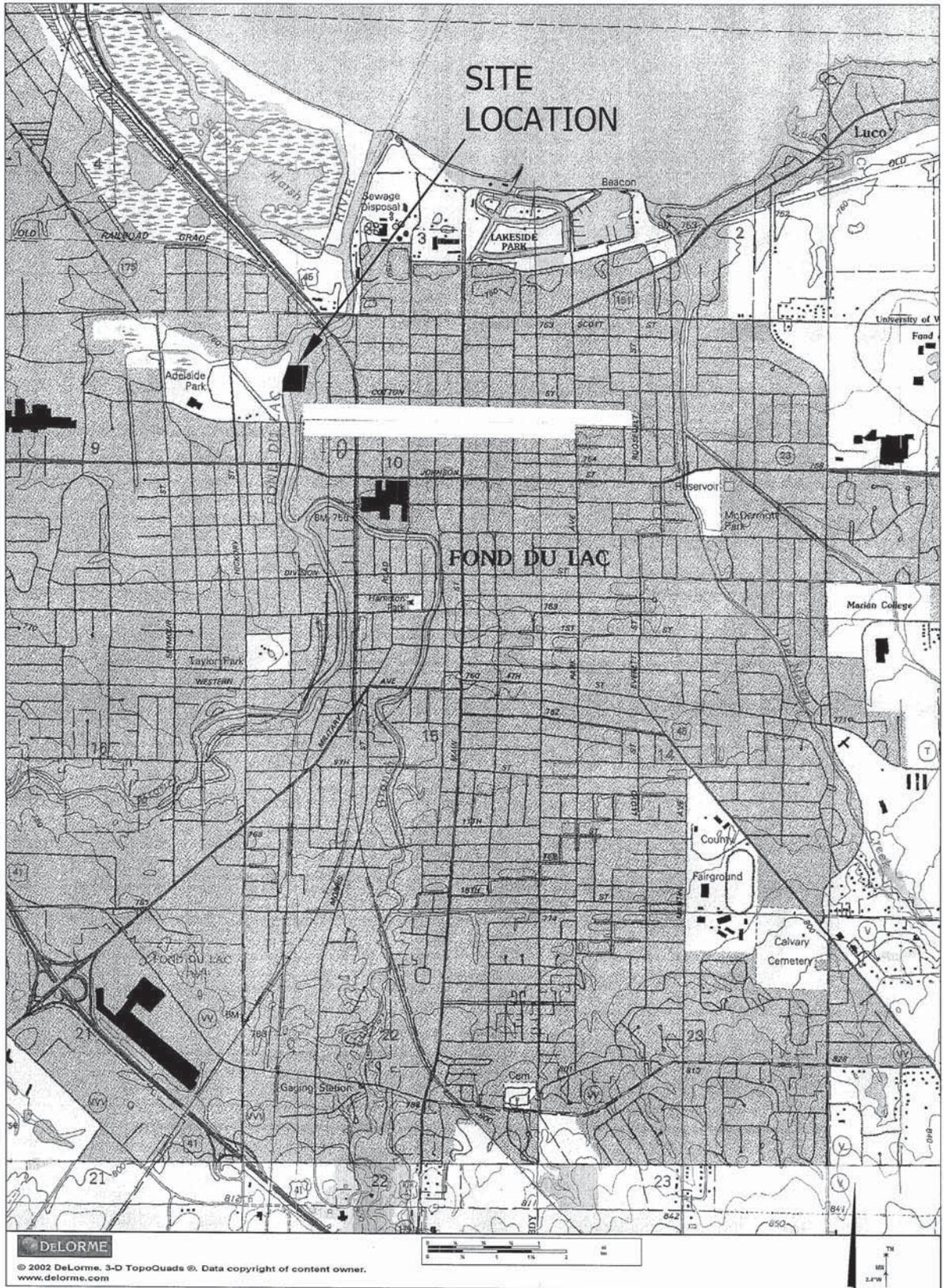
*1.6*=A value in *Italics* is an exceedance of the Preventative Action Limit (PAL) but below the ES

J=Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

## **ATTACHMENT B - MAPS AND FIGURES**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

The location map, soils data, and geologic cross-sections are included in this section.



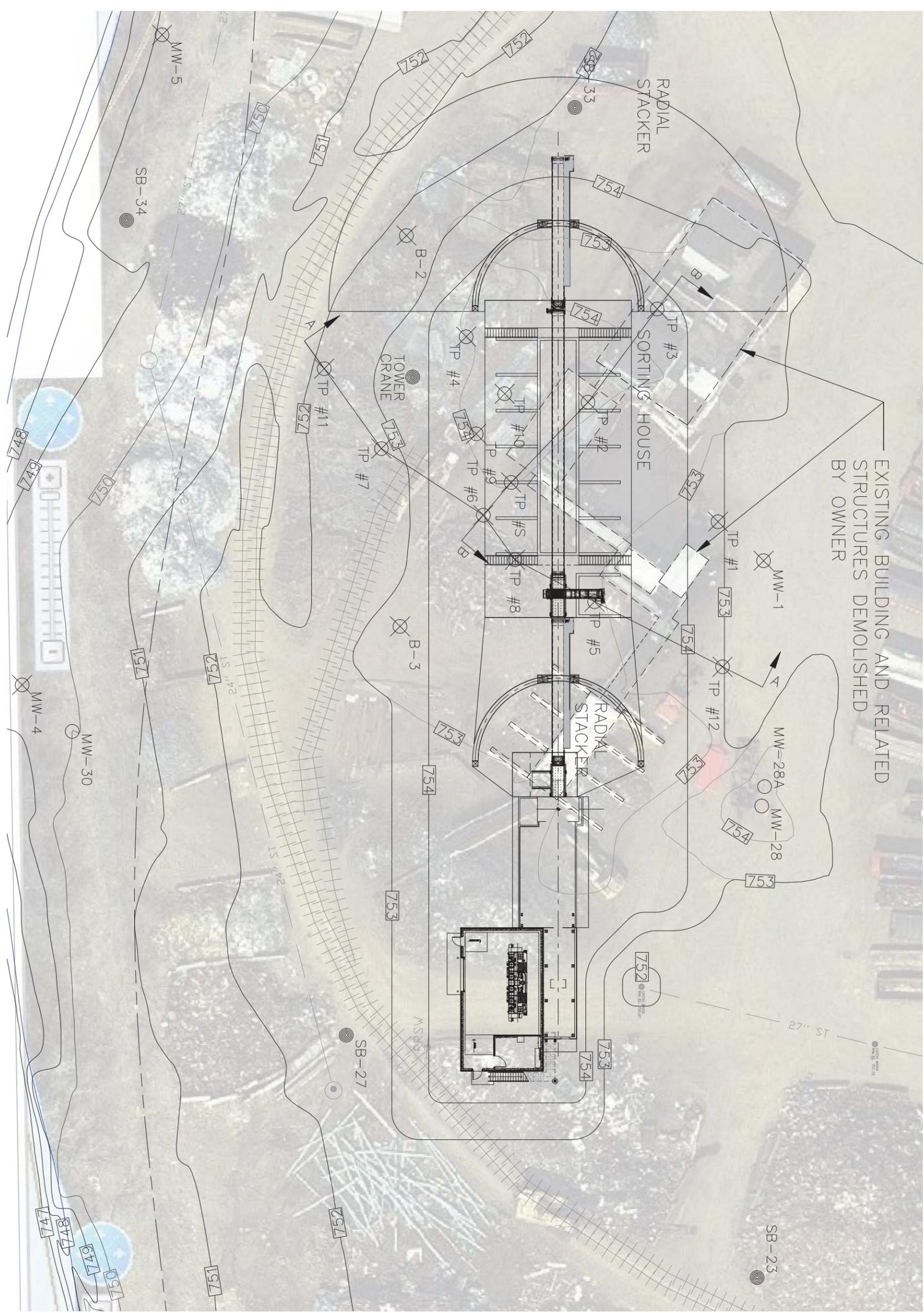
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REV	DATE	BY	DESCRIPTION
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PROJECT INFO:  
**SADOFF IRON & METAL COMPANY**  
**DOUBLE SHEAR LOCATION**  
 FOND DU LAC, WI

**RICE**  
**ENGINEERING**  
 105 School Creek Trail Phone : 920.845.1042  
 Luxemburg, WI 54217 Fax: 920.845.1048  
 E-Mail : daverice@rice-inc.com

B.1.a. LOCATION MAP



EXISTING BUILDING AND RELATED STRUCTURES DEMOLISHED BY OWNER

**2010 HARRIS SHEAR INSTALLATION SITE PLAN**

1"=50'-0"



- PROPOSED- BORING: B-2, 3
- PROPOSED- WELLS: MW-1, 4, 5
- 1991 INVESTIGATIONS: MW-28, 28A, 30
- 1991 INVESTIGATIONS: SB-23, 27, 30, 33, 34



<b>C103</b> SHEET NO. <b>Test Pits Location Site Plan</b>	<b>PROJECT</b> TEST PITS LOCATION PLAN FOR: <b>SADOFF IRON &amp; METAL</b> 240 W. ARNDT ST. Fond Du Lac, Wisconsin	DATE: 11 Sept. 2010 PROJECT NO.: 780343	DESIGNED BY: DMH CHECKED BY:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> <th>CHG</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	CHKD	CHG							<p> <small>WITH OFFICES LOCATED:</small>        OSHKOSH, WI    ESCANABA, MI    TULSA, OK        RHINELANDER, WI    MUSKOGEE, MI    AUGUSTA, GA        GREEN BAY, WI    COLEBURN, MN    CHESTER, PA     </p>
REV	DATE	DESCRIPTION	BY	CHKD	CHG												

B.1.b. DETAILED SITE MAP

# B.1.c. RR SITE MAP SADOFF IRON & METAL COMPANY



### Legend

- Open Sites (ongoing cleanups)
- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- Railroads
- County Roads (WDOT)
- County Trunk Highway
- State and U.S. Highways (WDOT)
- State Trunk Highway
- US Highway
- Interstate Highways (WDOT)
- Interstate Highway
- Local Roads (WDOT)
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities

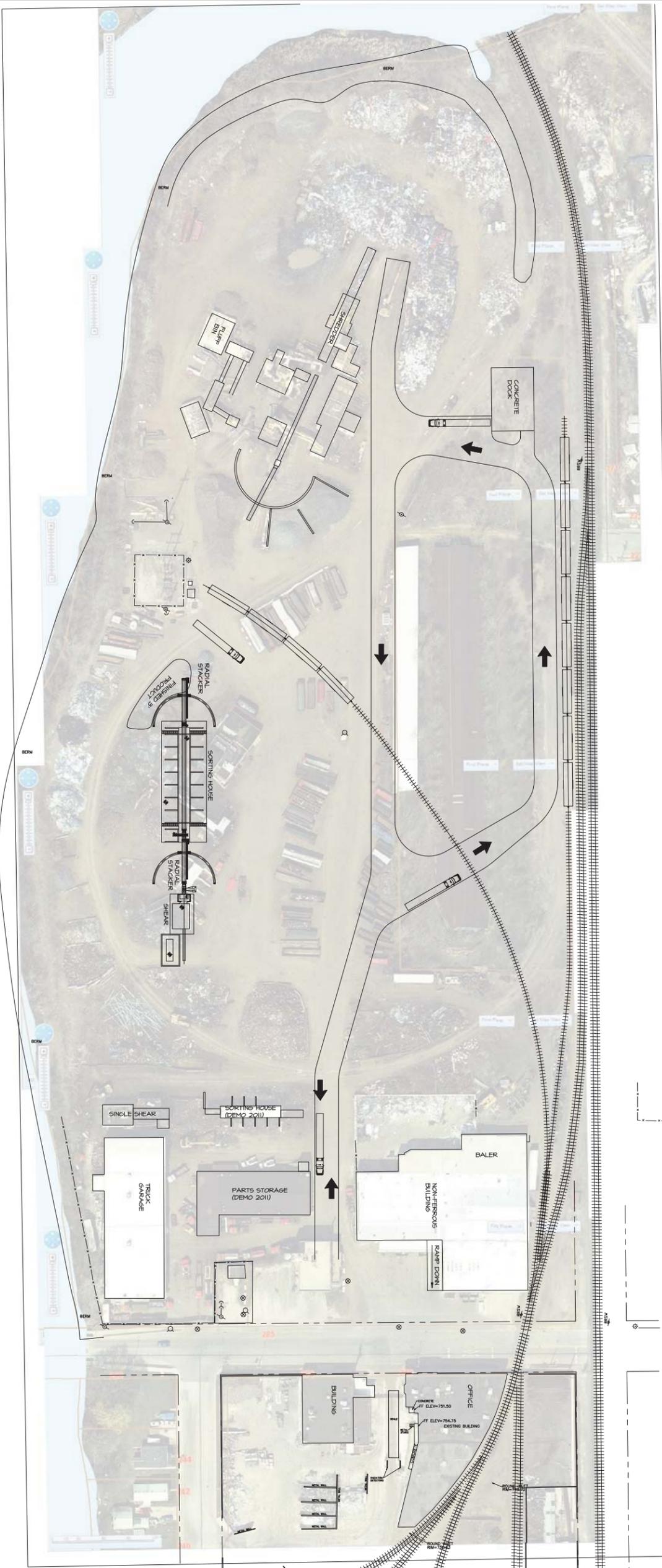
Map created on Feb 18, 2013  
 Note: Not all RR Sites have been geo-located yet.

Scale: 1:4,124



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: DOUBLE SHEAR CASE CLOSURE



- SIDE COMPRESSION SHEAR SCOPE**
- DEMO "FIRE BARN"
  - DEMO EXISTING DOUBLE SHEAR
  - DEMO PORTION OF EXISTING RAILROAD TRACKS
  - NEW RAILROAD SPUR
  - NEW SHEAR
  - NEW SORTING HOUSE
  - NEW RADIAL STACKER

OVERALL SIDE COMPRESSION SHEAR SITE PLAN



**C100**  
OVERALL  
SITE PLAN

PROJECT  
**SIDE COMPRESSION SHEAR FOR:  
SADOFF IRON & METAL**  
240 W. ARNDT ST.  
Fond du Lac Wisconsin

DESIGNED BY: A.J.C.	DATE: 03/19/2010	DESCRIPTION: REVISED OVERALL PLAN	BY: A.J.C.	CHKD: CHG
CHECKED BY:				



B.1.d. DETAILED SITE MAP

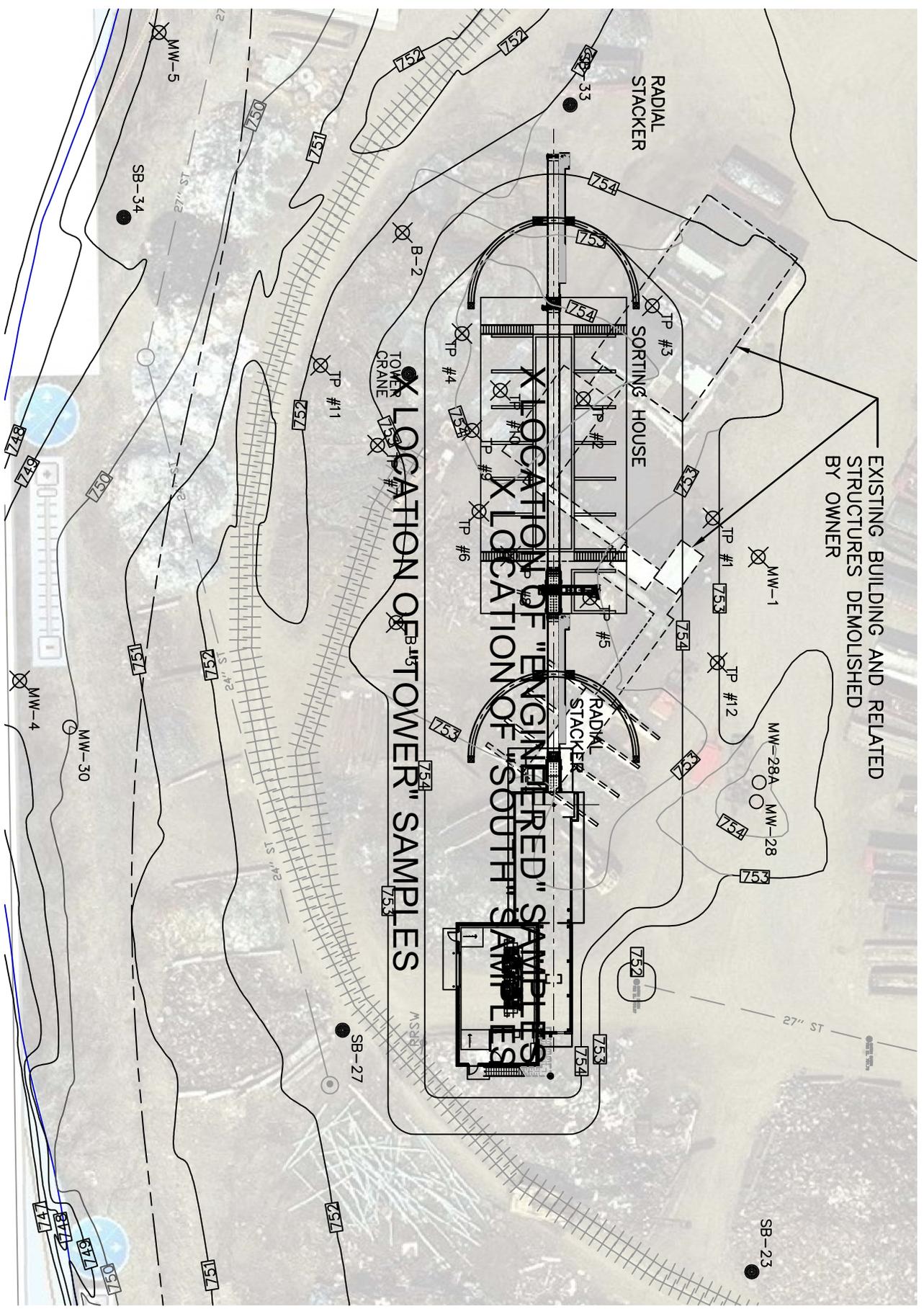
## **B.2.a. PRE-REMEDIAL SOIL CONTAMINATION**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

The Pre-Remedial Soil Figure presents the numerous soil samples collected during the investigation for the construction of the shear complex. The data from the backhoe pits and boring samples collected on June 16, 2010 at the Tower, South of the double shear, and from a boring west of the double shear are presented on Table A.2. of this report.

Twelve backhoe pits were constructed on July 27, 2010 to determine the degree and extent of the groundwater impacts. But, because of the random nature of the soils in the study area, the decision was made to not sample soils from the individual backhoe pits; instead the soils from the building excavation were stockpiled and sampled for disposal. The composite sample was collected on August 18, 2010. The analysis determined that the soils were not hazardous but because of the apparent presence of oils and greases the soil was brought to the Veolia Hickory Meadows Landfill for disposal.

Since the soils within the critical source area were excavated, it is not possible to prepare a map showing the pre-remediation soil contamination with contours.



2010 HARRIS SHEAR INSTALLATION SITE PLAN  
 1"=50'-0"



- PROPOSED BORING: B-2, 3
- PROPOSED WELLS: MW-1, 4, 5
- 1991 INVESTIGATIONS: MW-28, 28A, 30
- 1991 INVESTIGATIONS: SB-23, 27, 30, 33, 34

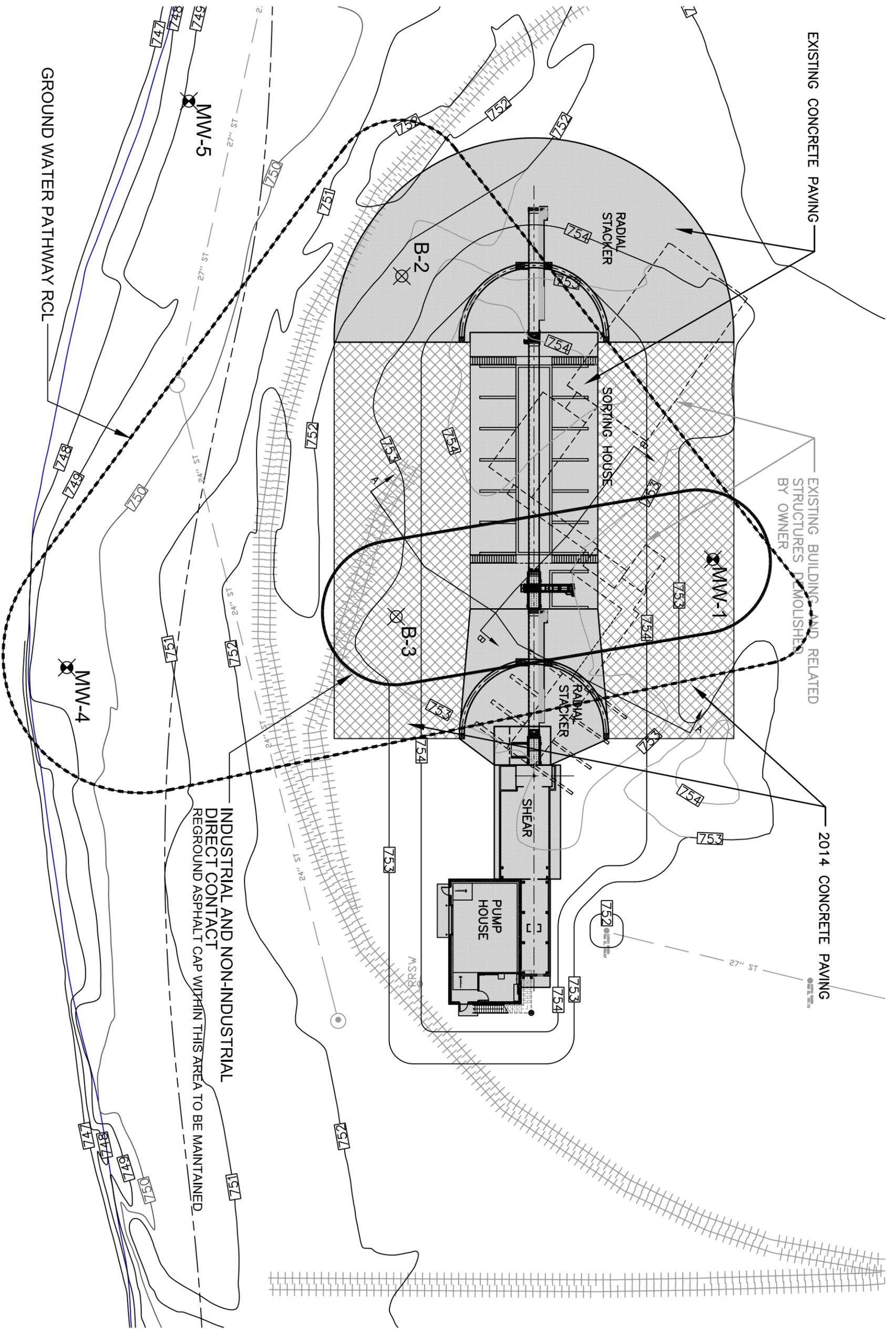
**B.2.a PRE-REMEDIAL SOIL TESTING**



PROJECT TEST PITS LOCATION PLAN FOR: <b>SADOFF IRON &amp; METAL</b> 240 W. ARNDT ST. Fond Du Lac, Wisconsin	DATE 17 April 2010	PROJECT NO. 175928	SCALE AS SHOWN	DESIGNED BY DAM	CHECKED BY CHW	DATE 17 APR 2010	DESCRIPTION	BY CHW	CHK CHW																									
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REV	DATE	DESCRIPTION	BY	CHK																														



WITH OFFICES LOCATED:  
 OSHKOSH WI  
 RHINELANDER WI  
 GREEN BAY WI  
 ESCANABA MI  
 HUBERSON MI  
 COLEMANE MN  
 TULSA OK  
 AUGUSTA GA  
 CHESTER PA



2010 HARRIS SHEAR INSTALLATION SITE PLAN  
1"=40'-0"



	INDICATES MONITORING WELLS
	INDICATES SOIL BORINGS

INDUSTRIAL AND NON-INDUSTRIAL  
DIRECT CONTACT  
REGROUND ASPHALT CAP WITHIN THIS AREA TO BE MAINTAINED.



PROJECT TEST PITS LOCATION PLAN FOR: <b>SADOFF IRON &amp; METAL</b> 240 W. ARNDT ST. Fond Du Lac, Wisconsin	DATE 2 Sept. 2013	DESIGNER: DMM	CHECKER:	REV	DATE	DESCRIPTION	BY	CHKD	CHG
	PROJECT NO. 140220								

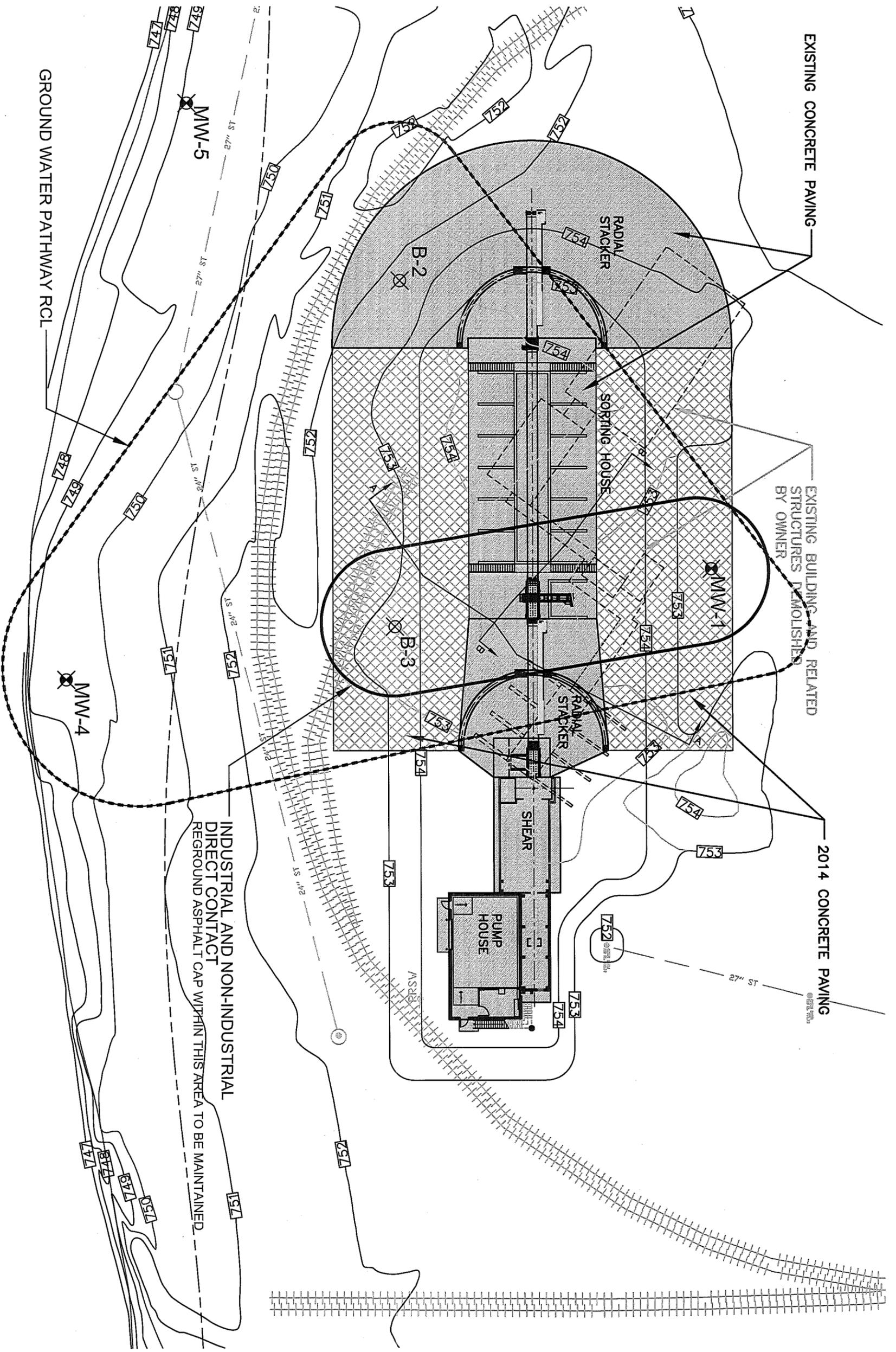
**CRMEYER**  
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## **B.2.b. POST-REMEDIATION SOIL CONTAMINATION**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT**

Drawing B.2.b. Post-Remedial Soil Contamination presents the project location as it currently exists after soils were excavated for the construction of the new Shear and Sorting House. The investigation and remediation were conducted in accordance with the Scrap Sector Stormwater permit. The construction of five soil borings identified RCL exceedances at MW-1 (B-1) and B-3 just beyond the area where soils were excavated. Based upon the laboratory analysis, an area East and West of the Sorting House contains polyaromatic hydrocarbons that might be hazardous by direct contact.

The company has identified this area for the construction of pavement on both sides of the Sorting House. The pavement will function as an engineered barrier to direct contact. A description of the engineered cap is included in Section D.1. Cover Cap Maintenance Plan of this report.



2010 HARRIS SHEAR INSTALLATION SITE PLAN  
1"=10'-0"



	INDICATES MONITORING WELLS
	INDICATES SOIL BORINGS



PROJECT			
TEST PITS LOCATION PLAN FOR:			
<b>SADOFF IRON &amp; METAL</b>			
240 W. ARNDT ST.			
Fond Du Lac, Wisconsin			
DATE	2 Sept. 2013	PROJECT NO.	140020
DESIGNED BY	DAM	CHECKED BY	
REV	DATE	DESCRIPTION	BY CHG

**CMeyer**

WITH OFFICES LOCATED:  
OSHKOSH, WI  
RHINELANDER, WI  
GREEN BAY, WI

ESCANABA, MI  
MUSKEGON, MI  
COLERAINE, MN

TULSA, OK  
AUGUSTA, GA  
CHESTER, PA

## **B.2.c. PRE/POST REMAINING SOIL CONTAMINATION**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT**

Drawing B.2.c. Pre/Post-Remedial Soil Contamination presents the project location as it currently exists after soils were excavated for the construction of the new Shear and Sorting House. The investigation and remediation were conducted in accordance with the Scrap Sector Stormwater permit. Only soils within the footprint of the two buildings were excavated, and after sampling, deposited at a licensed landfill. The excavation was backfilled with clean fill from a commercial gravel pit.

A limited area of the project site was identified as containing soils which pose a threat to health by direct contact for both an Industrial and Non-Industrial site. The ground surface of the yard not currently paved with concrete or new asphalt consists of compacted reground asphalt. Once warmed by summer temperatures, the material softens and binds into a solid surface, preventing direct contact of underlying soils.

The company has a long-term plan to pave the remaining active portions of the yard. Areas east and west of the Sorting House are scheduled to be paved with concrete or new asphalt. The pavement will result in an engineered barrier to direct contact. The specifics of the maintenance of the pavement are contained in Section D.1. Cover Cap Maintenance Plan of this report.

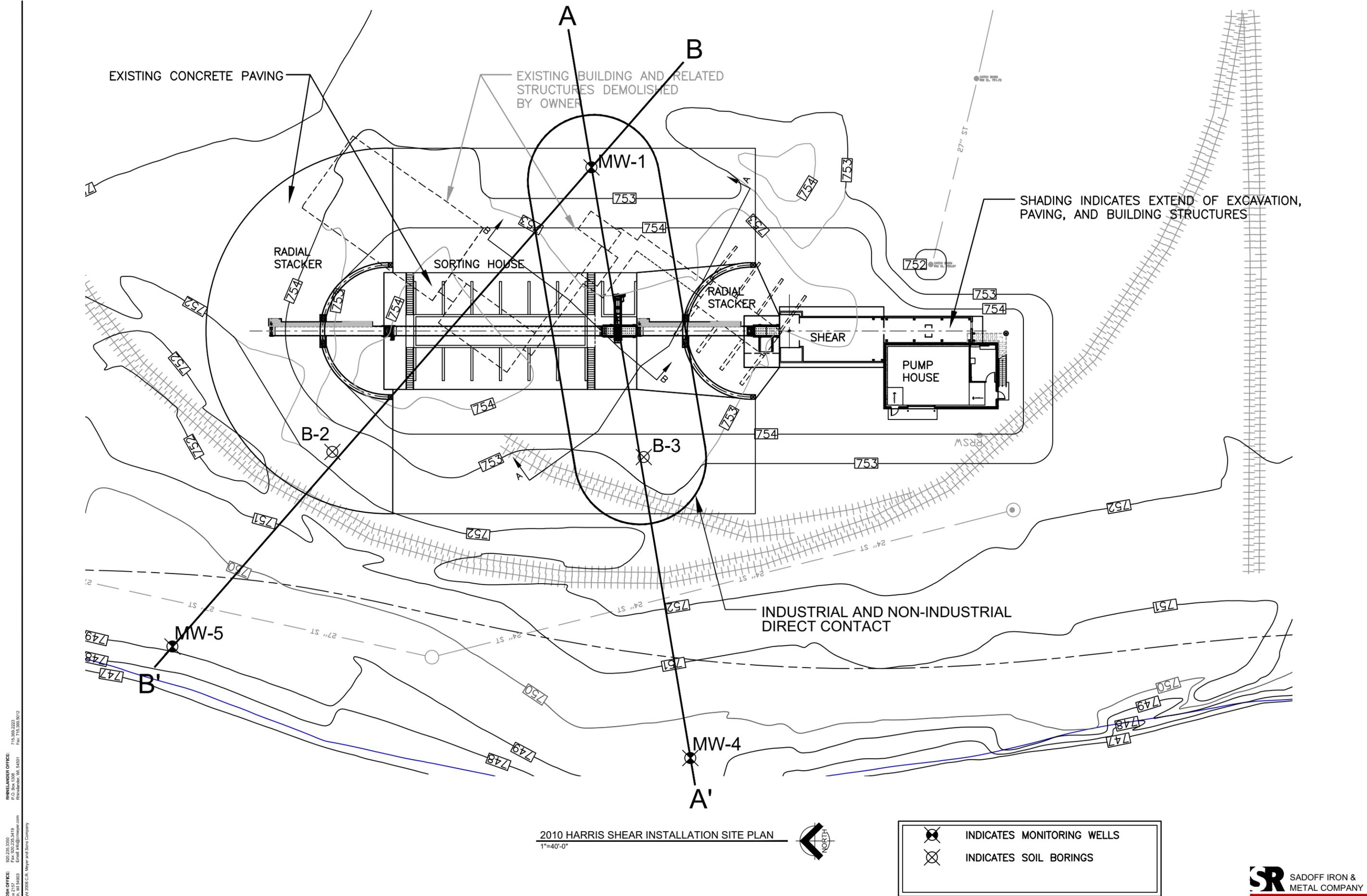
## **B.3.a. GEOLOGIC CROSS-SECTIONS NARRATIVE**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT**

Two cross sections have been prepared from the five boring logs prepared from the borings constructed on August 24, 2011. The locations of the borings and the two sections are shown on Drawing B.3.a.

Groundwater elevations from 5 rounds of measurements are shown in Section A.7. Generally the water table is 3 feet below the ground surface, above or within the sandy clay that underlies the property. The groundwater surface is expected to correlate to the level of the Fond du Lac River located immediately west of the study area.

Since no piezometers were constructed for this current investigation it is not possible to present piezometric surfaces.



EXISTING CONCRETE PAVING

EXISTING BUILDING AND RELATED STRUCTURES DEMOLISHED BY OWNER

SHADING INDICATES EXTEND OF EXCAVATION, PAVING, AND BUILDING STRUCTURES

RADIAL STACKER

SORTING HOUSE

RADIAL STACKER

SHEAR

PUMP HOUSE

INDUSTRIAL AND NON-INDUSTRIAL DIRECT CONTACT

2010 HARRIS SHEAR INSTALLATION SITE PLAN  
1"=40'-0"



- INDICATES MONITORING WELLS
- INDICATES SOIL BORINGS

**SR** SADOFF IRON & METAL COMPANY  
A Division of Sadoff & Rudoy Industries, LLP

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Fax: 715.895.5012

**CRMEYER**  
WITH OFFICES LOCATED IN: MILWAUKEE, WI; MADISON, WI; RHOENSDALE, WI; GREEN BAY, WI; CHESTER, PA; AUGUSTA, GA

REV	DATE	DESCRIPTION	BY	CHK

DESIGNED BY: DAM  
CHECKED BY:   
PROJECT: TEST PITS LOCATION PLAN FOR:  
**SADOFF IRON & METAL**  
240 W. ARNDT ST.  
Fond Du Lac, Wisconsin

DATE: 18 Mar. 2013  
PROJECT NO.: 140220

SHEET NO.:

# B.3.a. GEOLOGIC CROSS SECTIONS

### B.3.a. GEOLOGIC CROSS-SECTION A-A'

#### SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT Soil Borings Sampled 8-24-11

Depth (feet)	B-1	B-2	B-5
0-1	Brown silty sand & gravel (fill)  <i>(Sample B-1 shallow)</i>	Brown and light brown sand and gravel (fill)  <i>(Sample B-2 shallow)</i>	Dark brown to black silty sand & gravel w/organics (fill) <i>(Sample B-5 shallow)</i>
1-2			Brown sand and gravel
2-3			
3-4			Brown sandy clay  <i>(Sample B-1 deep)</i>
4-5			
5-6	Brown to gray silty clay	Black organic silt	Wood fibers and brown sandy clay
6-7		EOB-8'	
7-8			
8-9			
9-10	Gray clayey sand to silty sand		
10-11			
11-12			
12-13			
13-14			
14-15			
15-16			
16-17	EOB-16'	Wood fibers	
17-18		EOB-17'	

EOB=end of boring

### B.3.a. GEOLOGIC CROSS-SECTION B-B'

**SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**  
Soil Borings Sampled 8-24-11

Depth (feet)	B-1	B-3	B-4
0-1	Brown silty sand & gravel (fill)  <i>(Sample B-1 shallow)</i> <i>(Sample B-1 deep)</i> Brown sandy clay	Brown sand and gravel (fill) <i>(Sample B-3 shallow)</i>	Dark brown sandy clay and gravel (fill)    Brown to black silty sand & gravel (fill)    <i>(Sample B-4 shallow)</i> <i>(Sample B-4 deep)</i> Brown silty clay
1-2		Brown sand clay  <i>(Sample B-3 deep)</i>  Dark brown to black silty clay with organics	
2-3			
3-4			
4-5			
5-6	Brown to gray silty clay        Gray clayey sand to silty sand	EOB-10'	EOB-16'
6-7		EOB-16'	EOB-16'
7-8			
8-9			
9-10			
10-11			
11-12			
12-13			
13-14			
14-15			
15-16			
16-17	EOB-16'	EOB-16'	
17-18			

EOB=end of boring

## **B.3.b. GROUNDWATER ISOCONCENTRATIONS**

### **SADOFF IRON & METAL COMPANY, FDL -SHEAR REPLACEMENT PROJECT**

The 5<sup>th</sup> round of groundwater samples collected on September 19, 2012 from the three monitoring wells indicated that there were no groundwater exceedances at MW-1 and MW-5. The sample from MW-4 contained three polyaromatic hydrocarbons (Benzo(b)fluoranthene, Benzo(g,h,i)perylene, and chrysene) that exceeded the Preventive Action Limit for these three compounds but the results were flagged by the laboratory as estimated concentrations that were above the adjusted method detection limit and below the adjusted reporting limit.

The previous round of sampling that was performed on June 27, 2012 had no exceedances of Preventive Action Limits. Since the analytical data does not conclusively identify an exceedance of a groundwater standard, a drawing showing isoconcentrations of these compounds has not been prepared.

### **B.3.c. GROUNDWATER FLOW DIRECTION**

#### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT PROJECT**

Groundwater elevations have been measured at the three groundwater monitoring wells on five separate dates in 2011 and 2012. The data is included in Section A.7. of this report. The graph of groundwater elevations indicates that the wells were likely not stabilized until after the March 2012 measurement. The difference in elevations between the three wells was approximately 0.5' for the June and September 2012 readings. Based upon these readings, groundwater flow was from West to East on these two dates.

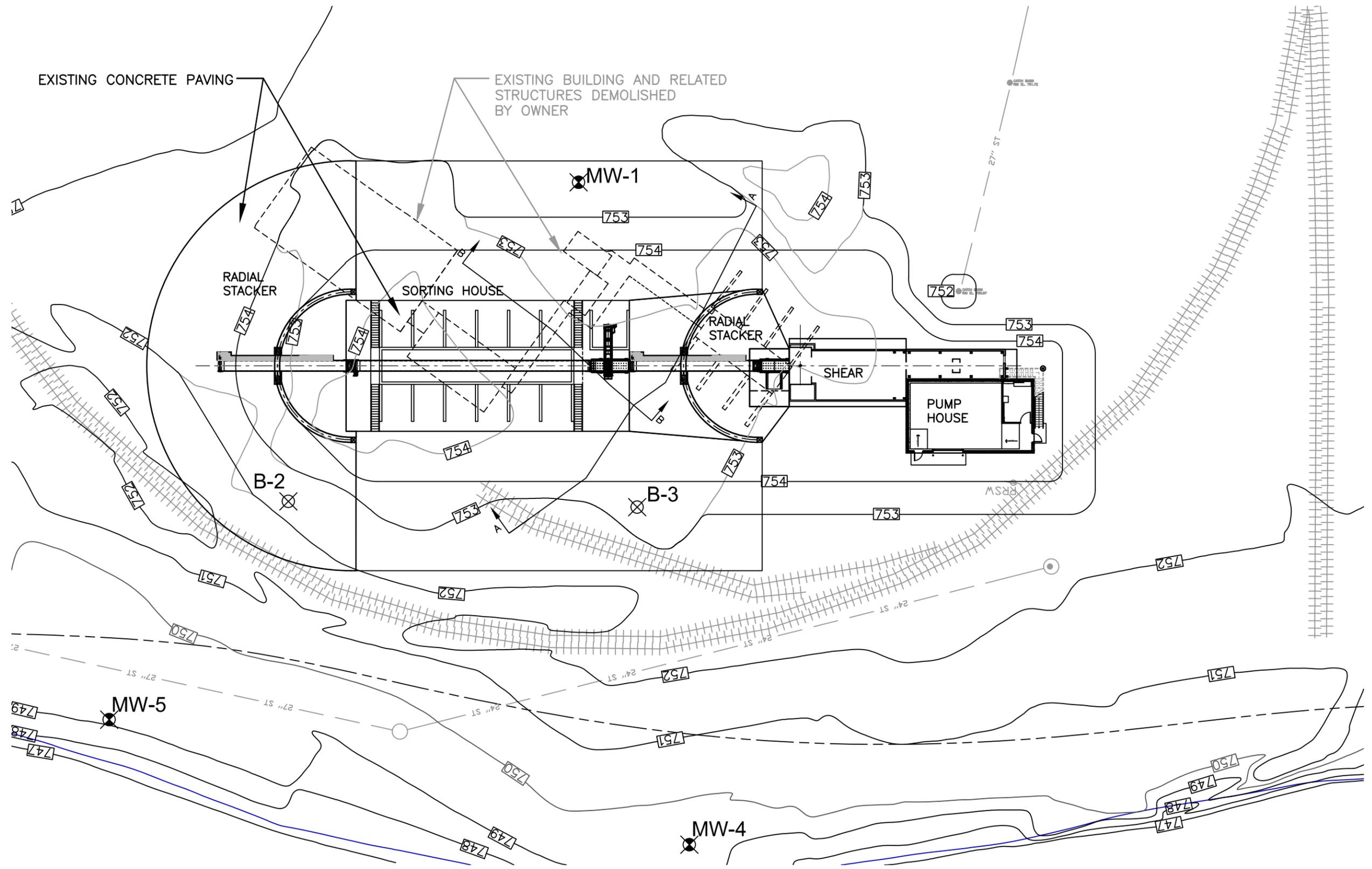
The detailed long term investigation performed at this site in the early 1990's identified groundwater flow in the clays underlying the site moving towards the river. It also determined that most precipitation moved overland instead of infiltrating to the shallow groundwater system.

The summer of 2012 was unseasonably dry and may have influenced groundwater flow from the expected movement of East to West with discharge to the Fond du Lac River. Whatever movement there is in the soil layer overlying the clay deposit, it is expected to be minimal because of the compacted soils, pavements, and buildings limiting infiltration.

A drawing showing the measurements taken in 2012 has not been included in this report because the data is not considered to represent long-term conditions.

OSHKOSH OFFICE: 920.235.3350  
 P.O. Box 2157  
 Oshkosh, WI 54903  
 Email: info@crmeyer.com  
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RHINELANDER OFFICE: 715.895.2223  
 P.O. Box 1308  
 Rhineland, WI 54991  
 Fax: 715.895.5012



2010 HARRIS SHEAR INSTALLATION SITE PLAN  
 1"=40'-0"



-  INDICATES MONITORING WELLS
-  INDICATES SOIL BORINGS



# B.3.d. MONITORING WELLS

**CRMEYER**  
 WITH OFFICES LOCATED IN:  
 MILWAUKEE, WI  
 RHOENFELS, WI  
 GREEN BAY, WI  
 CHESTER, PA  
 AUGUSTA, GA  
 MUSKOGEE, MI  
 COLERANE, MN

REV	DATE	DESCRIPTION	BY	CHK

DESIGNED BY: DAM  
 CHECKED BY:   
 PROJECT: TEST PITS LOCATION PLAN FOR:  
**SADOFF IRON & METAL**  
 240 W. ARNDT ST.  
 Fond Du Lac, Wisconsin

DATE: 18 Mar. 2013  
 PROJECT NO.: 140220

SHEET NO.:

### **B.3.d. MONITORING WELLS**

#### **SADOFF IRON & METAL COMPANY, FDL -SHEAR REPLACEMENT PROJECT**

Three groundwater monitoring wells remain at the site of the investigation. The locations of the three wells are shown on Drawing B.3.d. Monitoring Wells. The wells will be removed when the department approves this closure report.

## **B.4.a VAPOR INTRUSION MAP**

### **SADOFF IRON & METAL COMPANY, FDL -SHEAR REPLACEMENT PROJECT**

The shear and sorting house are constructed at grade, thereby eliminating the possibility for vapors to migrate into human occupied subgrade structures. Impacted soils within the footprint of the two structures were excavated and disposed of in a licensed landfill. The remaining soils beyond the footprint of the buildings are impacted with polyaromatic hydrocarbons, compounds with a low potential for vapor production.

## **B.4.b. OTHER MEDIA OF CONCERN**

### **SADOFF IRON & METAL COMPANY, FDL -SHEAR REPLACEMENT PROJECT**

The investigation performed in accordance with the Scrap Sector Stormwater Permit. Soils within the footprint of the Critical Source Area were excavated, tested, and disposed of in a licensed landfill. Five soil borings were drilled with soil samples collected and analyzed for metals and polycyclic aromatic hydrocarbons. Monitoring wells were constructed at three of the five borings to determine if groundwater was impacted from the operation of the Double Shear.

No other media of concern were identified during the investigation and no other material was sampled.

## **B.4.c. OTHER**

### **SADOFF IRON & METAL COMPANY, FDL -SHEAR REPLACEMENT PROJECT**

There are no other maps and figures not already included elsewhere in this submittal that are believed to be relevant to the report.

## Documentation of Remedial Action (Attachment C)

# DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

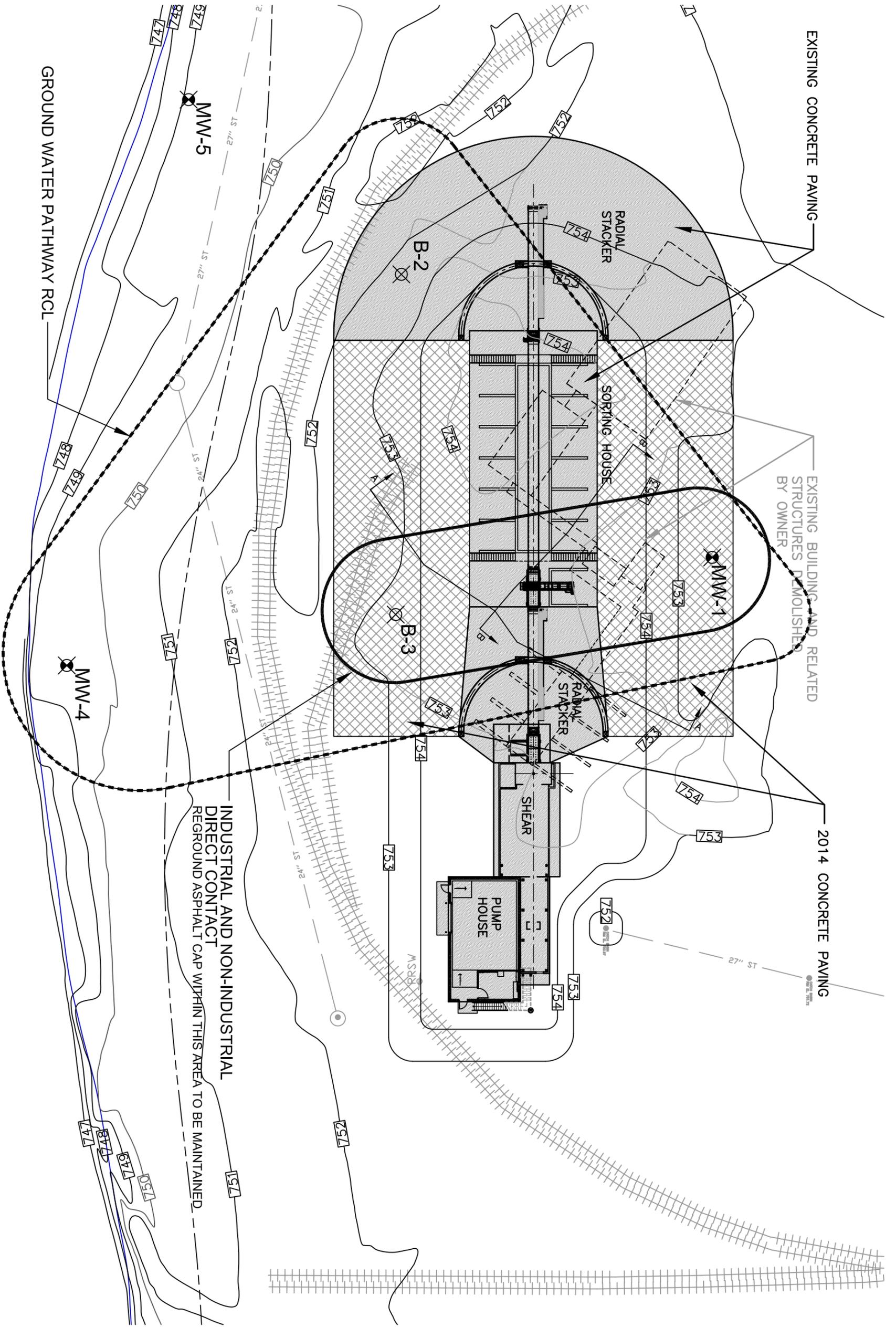
For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at <http://dnr.wi.gov/topic/Brownfields/Contact.html>



## **ATTACHMENT D – MAINTENANCE PLAN**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

A plan that is required for the maintenance of the engineering barrier is included in this attachment.



2010 HARRIS SHEAR INSTALLATION SITE PLAN  
1"=40'-0"



	INDICATES MONITORING WELLS
	INDICATES SOIL BORINGS



PROJECT		TEST PITS LOCATION PLAN FOR:		SADOFF IRON & METAL		240 W. ARNDT ST.		Fond Du Lac, Wisconsin			
DATE:	2 Sept. 2013	DESIGNED BY:	DAM	CHECKED BY:		REV	DATE	DESCRIPTION	BY	CHKD	CHG
PROJECT NO.:	140220										



## **ATTACHMENT D.1. COVER CAP MAINTENANCE PLAN**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

October 31, 2014

Property Located at:

240 W. Arndt Street, Fond du Lac, Wisconsin, 54936

WDNR BRRTS/Activity #02-20-555530

Parcel B

#### **INTRODUCTION**

This document is the Maintenance Plan for a Shear, Sorting House, and concrete/reground asphalt pavement cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap occupying the area over the impacted soil on-site as shown on Figure D.1.

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

- The case file in the DNR Northeast Regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): [dnr.wi.gov/botw/SetUpBasicSearchForm.do](http://dnr.wi.gov/botw/SetUpBasicSearchForm.do)
- GIS Registry PDF file for further information on the nature and extent of contamination: [dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2](http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2); and
- The then current DNR project manager for Fond du Lac County Wisconsin.

#### **Description of Contamination**

Soil impacted with polyaromatic hydrocarbons is located at a depth of 3-4' below the ground surface in the area of B-1 (MW-1) and at a depth of 1-2' at B-3, by the Shear Sorting House. Maps of the site of the impacted soils and remedial actions are included in Section D. 1. of the closure report. Map D.1. is reproduced and included in this maintenance plan. A Photograph of the existing barrier is also included in this maintenance plan which is an integral part of the closure report but required to be duplicated in this plan for ease of use so that it is not necessary to look at the complete closure report which is a summary of the investigation and remediation conducted for this release. The building is included as a barrier and must be maintained.

#### **Description of the Cap to be Maintained**

The existing reground asphalt surface layer consists of a 6-8" thick layer of asphalt recovered from a road replacement project. The reground asphalt was hauled to the facility, placed in a 3-4" thick layer and compacted with heavy equipment. A second layer was placed in the same manner. Summer heat and continual traffic over the asphalt created a dense surface layer, similar to original asphalt paving.

Sadoff Iron & Metal Company is committed to paving most of the North and South yards for the purpose of improving housekeeping by facilitating street sweeping. A concrete surface permits effective removal of fine particulates that can run off or become airborne. The area immediately east and west of the Sorting House was paved with concrete in 2014. Replacement of the reground asphalt with concrete will increase

the effectiveness of the engineering barrier to direct contact and groundwater infiltration. The building cannot be removed without installing a new barrier in its place.

### **Cover Barrier Purpose**

The existing reground asphalt and concrete cap over the impacted soil serves as a barrier to prevent direct human contact with residual soil impacts that might otherwise pose a threat to human health. The cap also acts as a partial infiltration barrier in an area with seasonal high groundwater levels. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### **Annual Inspection**

The asphalt and concrete overlying the impacted soil will be inspected once a year, normally in the spring after all snow and ice are gone, for deterioration, cracks, and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit 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 kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (“WDNR”) representatives upon their request.

### **Maintenance Activities**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practicable. 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. The workers must be notified that they should not put dirty hands into their mouths or eat any soil. The owner must also sample any soil that is to be 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 cap overlying the soil is removed, a 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 provide information for the maintenance of the integrity of the 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.

### **Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap**

The following activities are prohibited from that portion of the property where the reground asphalt pavement or concrete pavement barrier is as shown on the attached map, 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; or
- 6) Construction or placement of a building or other structure.

**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 the WDNR.

**Contact Information**

Site Owner and Operator:

Sadoff & Rudoy Industries d/b/a Sadoff Iron & Metal Company  
240 W. Arndt Street, Fond du Lac, WI 54936  
920-921-2070

Preparer of Original Maintenance Plan in 2014:

Earth Science & Technology, LLC  
N8598 Highway M, Algoma, WI 54201  
920-621-9204

WDNR Project Manager:

Keld Lauridsen  
2984 Shawano Avenue  
Green Bay, WI 54313  
(920) 662-5420

**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 <b>SADOFF IRON &amp; METAL-DOUBLE SHEAR REPLACEMENT</b>	BRRTS No. <b>02-20-555530</b>
---	----------------------------------

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):

**Keld.Lauridsen@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?
		<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
		<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: 06/11/2014



Title: East Side Sorting House with concrete barrier under bins

{Click to Add/Edit Image}

Date added: 06/11/2014



Title: West Side Sorting House with concrete barrier under bins

{Click to Add/Edit Image}

Date added: 10/31/2014



Title: East side showing concrete installed October 2014

{Click to Add/Edit Image}

Date added: 10/31/2014



Title: West side showing concrete installed October 2014

# **ATTACHMENT E – MONITORING WELL INFORMATION**

## **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

The three monitoring wells installed for this investigation were abandoned on October 17, 2014.

# **ATTACHMENT F - NOTIFICATIONS TO OWNERS OF IMPACTED PROPERTIES**

## **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

The investigation did not identify any evidence that impacted soils extended beyond the property boundaries so there is no need to notify adjacent property owners' 30-days prior to applying for case closure. Therefore, no additional information is required relative to this section of the report.

## **ATTACHMENT G**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

The property deed, certified survey map, verification of zoning, and signed statement are included in this section.

## **G.1. DEEDS-SOURCE PROPERTY**

### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

The property deed for the North yard of the Sadoff Iron & Metal Company Fond du Lac North yard is included in this section. The Double Shear Replacement project is located in Parcel B of the property as shown on the enclosed certified survey map produced by EXCEL ENGINEERING, Fond du Lac, Wisconsin.

229451

MEMORANDUM OF LEASE

WITNESSETH: That on the 30th day of July, 1966, STERLING CUSTOM HOMES CORPORATION, a Wisconsin corporation, as Lessor, entered into a lease with SADOFF & RUDOF INDUSTRIES, a Wisconsin partnership, as Lessee, leasing the following described premises in Fond du Lac County, Wisconsin:

A parcel of land which includes the following: The North, 3 feet of Lot 7 and all of Lots 8, 9, 10, 11, 12, 13 and 14 of Block No. 2, Original Plat of the City of Fond du Lac, Wisconsin, and the North, 3 feet of Lot 7 and all of Lots 8, 9, 10, 11, 12, 13 and 14 of Block No. 7, also part of Lots 15 and 56 and part of the North, 3 feet of Lot No. 45 of Block No. 7, Original Plat, City of Fond du Lac, Wisconsin together with part of Vacated West Cotton Street, Satterlee Street and West McWilliams Street and alleys as originally laid out on the West and North side of said Lot No. 56 and all of the above lands being bounded on the East and North by the following described line:

Commencing at a point on the centerline of West Cotton Street where same is intersected by the East line of Racker Street and running thence West, 274.87 feet along the centerline of West Cotton Street to a 3/4 inch iron rod; thence running South 09-32' West, 33.0 feet to a point three (3) feet South of the North line of Lot No. 45, Block 7 to the place of beginning for the line to be described and running:

1. Thence, North 0°-32' East, 502.32 feet to a 3/4 inch iron rod.
2. Thence, North 89°-38' West, 342.20 feet to a 3/4 inch iron rod, and continuing North 89°-38' West, 20 feet more or less to the East bank of the Fond du Lac River

Intending hereby to describe all of the real estate lying West from a point 33 feet West of the present center line of the rail-road spur and parallel to lumber shed number 8, and South from a line extended West from the North end of shed 8, and north of a line drawn parallel to and three (3) feet South of Cotton Street, all land described to run West to the Fond du Lac river, and as set forth in a Survey of said lands

by Robert Lincoln Anderson, Fond du Lac County Surveyor, said Survey being dated July 22, 1966 and being Project No. 66171.

for a term of ten (10) years, commencing on the 1st day of

REGISTER'S OFFICE  
FOND DU LAC COUNTY, WIS.  
RECORDED AT 1:25 P. M.  
ON FEB 28 1968 IN  
Vol. 580 records page 429  
Kenneth S. Betz  
REGISTER OF DEEDS



675136

QUIT CLAIM DEED

Document Number

RECEIVED FOR RECORD

VOL 1462 PAGE 380

99 JUL 26 PM 2:33

Mary A. Brickle

REGISTER OF DEEDS  
FOND DU LAC COUNTY, WI

City of Fond du Lac, a municipal corporation  
in the State of Wisconsin

quit-claims to Sadoff Iron and Metal  
Division of Sadoff and Rudoy Industries

the following described real estate in Fond du Lac County,  
State of Wisconsin:

A parcel of land located in vacated Satterlee  
Street and lots 1 and 2, all in Block 7 of  
the Original Plat to the City of Fond du Lac and being more  
particularly described as follows:

The 30 foot right-of-way of Satterlee Street  
adjacent to said lots 1 and 2 and lots 1 and 2, all in Block 7 of the  
Original Plat to the City of Fond du Lac, except the East 35 feet  
of the West 40 feet of said lot 1 and the South 24 feet of the East  
35 feet of the West 40 feet of said lot 2.

(Parcel Identification Number)

Recording Area  
Name and Return Address  
City of Fond du Lac  
Engineering Division  
PO Box 150  
Fond du Lac WI 54936-0150

FEE  
# 77.25 (2r)  
EXEMPT

This is not homestead property. Dated this 16th day of July, 1999.  
(is not)

CITY OF FOND DU LAC, WISCONSIN

By: Stephen T. Nenonen

Stephen T. Nenonen, City Manager

Attest: Theresa C. Hochrein

Theresa C. Hochrein, City Clerk

AUTHENTICATION

Signature(s) Stephen T. Nenonen and  
Theresa C. Hochrein

authenticated this 16th day of July, 1999

Tom W. Ahrens  
signature

Tom W. Ahrens  
type or print name

ACKNOWLEDGMENT

STATE OF WISCONSIN

Fond du Lac County, Personally came

before me this day of July, 1999 the above named

signature

type or print name

TITLE: MEMBER STATE BAR OF WISCONSIN

(if not authorized by SS 706.06, Wis. Statutes)

to me known to be the person who executed the foregoing  
instrument and acknowledge the same.

signature

type or print name

Notary Public, County, Wis.

My Commission is permanent. (if not, state expiration

date: 1999

\* Names of persons signing in any capacity should be typed  
or printed below their signatures.

Tom W. Ahrens  
This instrument was drafted by (type or print name)

# LEGAL DESCRIPTION REPORT

BY

GUARANTY TITLE SERVICES, INC.  
481 East Division Street, Suite 800  
Fond du Lac, WI 54935  
Phone: 920-921-1300 Fax: 920-921-5574  
Email: gtsfdl@titleservice.com

**File Number:** 2-143736

**Prepared for:** Excel Engineering Inc.

**DOT Project ID Number:**

1. **Record title to the fee simple estate or interest in the land is at the effective date hereof in:**  
Mark One Company
2. **Property Address:**  
240 W. Arndt Street, Fond du Lac, WI 54935 (Fond du Lac County)  
The property address is provided for reference only and the accuracy is not guaranteed.
3. **Tax ID No.:**  
FDL-15-17-10-23-500-00
4. **Last Vesting Deed:**  
Volume 751, Page 320-323  
Volume 728, Page 867  
A Copy of Said Documents are attached.

*Please note that this report is not a Title Insurance Commitment or Policy, an Abstract Extension, or an Opinion of Title. Accordingly, our liability is limited to the actual damages that you might incur, up to a maximum of the amount of the fee charged for this report, which results from our negligence in preparing this report. Should you desire more liability coverage than we are offering by this report, please cancel your order for this report and order Title Insurance.*

*Please note further that this report does not determine ownership, and we also have not checked to determine the validity, correctness, or enforceability of the instruments cited herein. Also, we have not checked to determine whether Mortgages, Security Agreements, or Financing Statements remain open prior to anyone taking title. This report does not show easements, restrictions, errors, or disputes regarding boundary lines or legal descriptions, zoning ordinances, or legal actions. The information contained herein should not be used for due diligence inquiry under CERCLA or other environmental legislation.*

**GUARANTY TITLE SERVICES, INC.**

By: *Tammy Haeni*

## EXHIBIT "A"

### PARCEL A:

A parcel of land located in part of Lots 1, 2, 3, 4, 5, 6, & 7 of Block No. 1 together with all or part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 47, 48, 49, 50, 51, 52, & 53 of Block No. 8 of the Original Plat of the City of Fond du Lac, Fond du Lac County, Wisconsin together with that portion of vacated W. McWilliams Street, vacated Sibley Street, and vacated Satterlee Street as well as the vacated alley as originally laid out in said Block No. 8 on the West and South side of Lot 50; the above land being bounded on the North, East & South sides by the following described lines:

Beginning at the Northeast corner of the land as described in Volume 580 of Records on Page 429 as recorded in the Fond du Lac County Register of Deeds Office, Fond du Lac, Wisconsin and running as follows:

1. Thence North  $0^{\circ}$ -32' East, 19.78 feet on the extension of the East line of above recorded instrument to a point 8 feet East of the center line of a rail-road spur.
2. Thence Northeasterly 8.0 feet Easterly of and parallel with the center line of said spur track with a chord bearing North  $24^{\circ}$ -21'-40" East, 79.82 feet.
3. Thence Northeasterly 8.0 feet Easterly of and parallel with the center line of said spur track with a chord bearing North  $35^{\circ}$ -50'-50" East, 100.50 feet.
4. Thence North  $38^{\circ}$ -25'-30" East, 51.95 feet.
5. Thence North  $32^{\circ}$ -39'-50" East, 48.10 feet to a point equal distant between 2 spur tracks and at a switch point.
6. Thence North  $56^{\circ}$ -09'-30" West, 14.07 feet, crossing said spur track at said switch point, to a point 8.0 feet Westerly of the center of said spur track.
7. Thence Northeasterly 8.0 feet Westerly of and parallel with the center line of said spur track with a chord bearing North  $20^{\circ}$ -25'-10" East, 100.00 feet.
8. Thence Northerly 8.0 feet Westerly of and parallel with the center line of said spur track with a chord bearing North  $4^{\circ}$ -30'-05" East, 100.00 feet.
9. Thence Northwesterly 8.0 feet Westerly of and parallel with the center line of said spur track with a chord bearing North  $10^{\circ}$ -16'-05" West, 67.12 feet to a point which is 12.0 feet Westerly of the center line of the main track of the Soo Line.
10. Thence Northwesterly 12.0 feet Westerly of and parallel with the center line of said main track with a chord bearing North  $23^{\circ}$ -46'-05" West, 92.65 feet.
11. Thence South  $71^{\circ}$ -06' West, 390.25 feet along a meander line along the Southerly line of the Fond du Lac River to an angle point.

12. Thence South 12°-22' West, 490.00 feet along said meander line to the Northerly line of the land as described in said Volume 580 of Records, Page 429.

13. Thence South 89°-38' East, 342.20 feet along said Northerly line of land described in said Volume 580 of Records, Page 429 to the place of beginning.

Intending to include all the land lying West and North of said meander line and the Easterly and Southerly line of the Fond du Lac River as well as the area described above.

PARCEL B:

A parcel of land which includes the following: The North 3 feet of Lot 7 and all of Lots 8, 9, 10, 11, 12, 13, and 14 of Block No. 2, Original Plat of the City of Fond du Lac, Fond du Lac County, Wisconsin, and the North 3 feet of Lot 7 and all of Lots 8, 9, 10, 11, 12, 13, and 14 of Block No. 7, also part of Lots 15 and 56 and part of the North 3 feet of Lot No. 45 of Block No. 7, Original Plat, City of Fond du Lac, Wisconsin, together with a part of Vacated West Cotton Street, Satterlee Street and West McWilliams Street and alleys as originally laid out on the West and North side of said Lot No. 56 and all of the above lands being bounded on the East and North by the following described line:

Commencing at a point on the centerline of West Cotton Street where same is intersected by the East line of Packer Street running thence West, 274.87 feet along the centerline of West Cotton Street to a 3/4 inch rod; thence running South 0°-32' West, 33.0 feet to a point three (3) feet South of the North line of Lot No. 45, Block 7 to the place of beginning of the line to be described and running:

1. Thence North 0°-32' East, 502.32 feet to a 3/4 inch iron rod.
2. Thence, North 89°-38' West, 342.20 feet to a 3/4 inch iron rod, and continuing North 89°-38' West, 20 feet more or less to the East bank of the Fond du Lac River.

intending hereby to described all the real estate lying West from a point 33 feet West of the present center line of the rail-road spur and parallel to lumber shed number 8, and South from a line extended West from the North end of shed 8, and North of a line drawn parallel to and three (3) feet South of Cotton Street all land described to run West to the Fond du Lac River, and as set forth in a Survey of said lands by Robert Lincoln Anderson, Fond du Lac County Surveyor, said survey being dated July 22, 1966 and being Project No. 66171.

PARCEL C:

A part of the Satterlee Street right-of-way located in Block 7 of the Original Plat, in the City of Fond du Lac, Fond du Lac County, Wisconsin and being more particularly described as follows: Beginning at a point on the North line of West Arndt Street, said point being on the centerline of Satterlee Street and running thence North along said centerline 90.0 feet; thence East and parallel to Arndt Street 20.0 feet; thence South and parallel to the centerline of Satterlee Street 90.0 feet to the North line of Arndt Street; thence West 20.0 feet to the place of beginning.

PARCEL D:

All of the following, being in the Original Plat of the City of Fond du Lac, Fond du Lac County, Wisconsin, according to the recorded plat thereof:

Lots 1, 2, 3, 4, 5 and 6 of Block 2; Lot 7 in Block 2, EXCEPTING the North 3 feet thereof.

The South 120 feet of the West Half and the North 98 feet of the South 188 feet of the East Half of Satterlee Street vacated, lying between Block 2 and Block 7.

A piece of land more particularly described as: Commencing at a point on the South line of Lot 1, said Block 7, which point is 17.2 feet west of Southeast corner of said Lot 1; thence North and parallel with the East line of said Lot 1 and Lot 2, said Block 7, a distance of 117.5 feet; thence West and at right angles to said last described line, a distance of 11.6 feet; thence North and parallel with the East line of said Lot 2, said Block 7, 2.5 feet to the North line of said Lot 2; thence East on the North line of said Lot 2, a distance of 28.8 feet to the Northeast corner of said Lot 2; thence South on the East line of said Lot 2 and Lot 1, said Block 7, to the Southeast corner of said Lot 1; thence West on the South line of said Lot 1, 17.2 feet to the place of beginning.

Lots 3, 4, 5, 6, 41, 42, 43 and 44 of Block 7; Lots 7, 45, 46 and 47 of Block 7, EXCEPTING from said four lots the North 3 feet thereof.

That part of: A parcel of land in Block 7, more particularly described as follows: Commencing at a point on the South line of Lot 1, Block 7, which point is 156.5 feet East of the Southwest corner of said Lot 1; thence in a Northeasterly direction a distance of 180 feet, more or less, to a point on the North line of Lot 3, Block 7, which said point is 17.2 feet West of the Northeast corner of said Lot 3; thence South on a line which is parallel to and 17.2 feet West of the East line of Lots 1, 2 and 3, Block 7, a distance of 180 feet, more or less, to the South line of said Lot 1; thence West on the South line of said Lot 1, a distance of 6.3 feet to the place of beginning, not previously described above.

## WARRANTY DEED

THIS DEED, made between SADOFF & RUDOFY INDUSTRIES, a Wisconsin partnership, Grantor, and MARK ONE COMPANY, Grantee,

WITNESSETH, That the said Grantor for a valuable consideration conveys to Grantee the following described real estate in Fond du Lac County, State of Wisconsin:

PARCEL A:

A parcel of land located in part of Lots 1, 2, 3, 4, 5, 6, & 7 of Block No. 1 together with all or part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 47, 48, 49, 50, 51, 52, & 53 of Block No. 8 of the Original Plat of the City of Fond du Lac, Wisconsin together with that portion of vacated W. McWilliams Street, vacated Sibley Street, and vacated Satterlee Street as well as the vacated alley as originally laid out in said Block No. 8 on the West and South side of Lot 50; the above land being bounded on the North, East & South sides by the following described lines:

Beginning at the Northeast Corner of the land as described in Volume 580 of Records on Page 429 as recorded in the Fond du Lac County Register of Deeds Office, Fond du Lac, Wisconsin and running as follows:

TRANSFEE  
\$ 103.50  
FEE

1. Thence North 0°-32' East, 19.78 feet on the extension of the East line of above recorded instrument to a point 8 feet East of the Center line of a rail-road spur.
2. Thence Northeasterly 8.0 feet Easterly of and parallel with the center line of said spur track with a chord bearing North 24°-21'-40" East, 79.82 feet.
3. Thence Northeasterly 8.0 feet Easterly of and parallel with the center line of said spur track with a chord bearing North 35°-50'-50" East, 100.50 feet.
4. Thence North 38°-25'-30" East, 51.95 feet.
5. Thence North 32°-39'-50" East, 48.10 feet to a point equal distant between 2 spur tracks and at a switch point.
6. Thence North 56°-09'-30" West, 14.07 feet, crossing said spur track at said switch point, to a point 8.0 feet Westerly of the center of said spur track.
7. Thence Northeasterly 8.0 feet Westerly of and parallel with the center line of said spur track with a chord bearing North 20°-25'-10" East, 100.00 feet.
8. Thence Northerly 8.0 feet Westerly of and parallel with the center line of said spur track with a chord bearing North 4°-30'-05" East, 100.00 feet.
9. Thence Northwesterly 8.0 feet Westerly of and parallel with the center line of said spur track with a chord bearing North 10°-16'-05" West, 67.12 feet to a point which is 12.0 feet Westerly of the center line of the main track of the Soo Line.
10. Thence Northwesterly 12.0 feet Westerly of and parallel with the center line of said main track with a chord bearing North 23°-46'-05" West, 92.65 feet.

THIS IS NOT HOMESTEAD PROPERTY

11. Thence South  $71^{\circ}-06'$  West, 390.25 feet along a meander line along the Southerly line of the Fond du Lac River to an angle point.

12. Thence South  $12^{\circ}-22'$  West, 490.00 feet along said meander line to the Northerly line of the land as described in said Volume 580 of Records, Page 429.

13. Thence South  $89^{\circ}-38'$  East, 342.20 feet along said Northerly line of land described in said Volume 580 of Records page 429 to the place of beginning.

Intending to include all the land lying West and North of said meander line and the Easterly and Southerly line of the Fond du Lac River as well as the area described above.

PARCEL B:

A parcel of land which includes the following: The North 3 feet of Lot 7 and all of Lots 8, 9, 10, 11, 12, 13 and 14 of Block No. 2, Original Plat of the City of Fond du Lac, Wisconsin, and the North 3 feet of Lot 7 and all of Lots 8, 9, 10, 11, 12, 13 and 14 of Block No. 7, also part of Lots 15 and 56 and part of the North 3 feet of Lot No. 45 of Block No. 7, Original Plat, City of Fond du Lac, Wisconsin, together with a part of Vacated West Cotton Street, Satterlee Street and West McWilliams Street and alleys as originally laid out on the West and North side of said Lot No. 56 and all of the above lands being bounded on the East and North by the following described line:

Commencing at a point on the centerline of West Cotton Street where same is intersected by the East line of Packer Street running thence West, 274.87 feet along the centerline of West Cotton Street to a 3/4 inch iron rod; thence running South  $0^{\circ}-32'$  West, 33.0 feet to a point three (3) feet South of the North line of Lot No. 45 Block 7 to the place of beginning for the line to be described and running:

1. Thence North  $0^{\circ}-32'$  East, 502.32 feet to a 3/4 inch iron rod.
2. Thence, North  $89^{\circ}-38'$  West, 342.20 feet to a 3/4 inch iron rod, and continuing North  $89^{\circ}-38'$  West, 20 feet more or less to the East bank of the Fond du Lac River

intending hereby to described all of the real estate lying West from a point 33 feet West of the present center line of the rail-road spur and parallel to lumber shed number 8, and South from a line extended West from the North end of shed 8, and north of a line drawn parallel to and three (3) feet South of Cotton Street all land described to run West to the Fond du Lac River, and as set forth in a Survey of said lands by Robert Lincoln Anderson, Fond du Lac County Surveyor, said Survey being dated July 22, 1966 and being Project No. 66171.

PARCEL C:

All of those lots numbered 8 through 21 and 1 through 7 of Bingham's Subdivision in the City of Fond du Lac, Wisconsin with the exception of Lot 1 except that part lying West of the northerly extension of the East line of Lincoln Avenue.

PARCEL D:

The North one hundred eighty-four feet of Lot Number Fifty (50) and the East twenty-four feet of the North one hundred eighty-four feet of Lot number forty-nine (49) of Block Number Seven (7) of the Original Plat of the Town, now City, of Fond du Lac, Wisconsin, as said lots were increased in size by the vacation of the public square in said Block Seven (7).

Above land located in the East 1/2 of the Northwest 1/4 of Section 10-15-17, Fond du Lac County, Wisconsin.

PARCEL E:

A part of the Satterlee Street right-of-way located in Block 7 of the Original Plat, in the City of Fond du Lac, Wisconsin and being more particularly described as follows: Beginning at a point on the North line of West Arndt Street, said point being on the centerline of Satterlee Street and running thence North along said centerline 90.0 feet; thence East and parallel to Arndt Street 20.0 feet; thence South and parallel to the centerline of Satterlee Street 90.0 feet to the North line of Arndt Street; thence West 20.0 feet to the place of beginning.

PARCEL F:

The East twenty (20) feet of the North one hundred forty (140) feet of Lot number Nineteen (19) and the West twenty (20) feet of the North one hundred forty (140) feet of Lot number Twenty (20); all in Block number Six (6) of the Original Plat of the City of Fond du Lac, Wisconsin.

PARCEL G:

All that part of Lot 19, Block Six, Original Plat of the City of Fond du Lac, Fond du Lac County, Wisconsin, bounded and described as follows: Beginning at the Northwest corner of said Lot 19, Block Six; thence southerly along the west line of said Lot 19 a distance of 140 feet to a point; thence easterly, parallel with the north lot line of said Lot 19; a distance of 40 feet to a point; thence northerly, parallel with the west lot line of Lot 19, a distance of 140 feet to a point on the north line of Lot 19; thence westerly along said north lot line of Lot 19, a distance of 40 feet to the point of beginning, containing 5,600 square feet of land, more or less.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining.

And SADOFF & RUDOX INDUSTRIES warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances

Parcel C:  
part  
St.



303137

THIS INDENTURE, made by TRI-STATE LAND COMPANY, a Minnesota Corporation, Soo Line Building, Minneapolis, Minnesota, 55402, Grantor, does hereby Convey and Quitclaim to Mark One Company, a partnership, Fond du Lac, Wisconsin, Grantee, for the sum of One Dollar and other valuable considerations, the following described real estate situated in the County of Fond du Lac and State of Wisconsin, to-wit:

Parcel D:



All of the following, being in the Original Plat of the City of Fond du Lac, according to the recorded plat thereof:

Lots 1, 2, 3, 4, 5 and 6 of Block 2; Lot 7 in Block 2, excepting the north 3 feet thereof.

The south 120 feet of the West Half and the north 98 feet of the south 188 feet of the East Half of Satterlee Street vacated, lying between Block 2 and Block 7.

A piece of land more particularly described as: Commencing at a point on the south line of Lot 1, said Block 7, which point is 17.2 feet west of southeast corner of said Lot 1; thence north and parallel with the east line of said Lot 1 and Lot 2, said Block 7, a distance of 117.5 feet; thence west and at right angles to said last described line, a distance of 11.6 feet; thence north and parallel with the east line of said Lot 2, said Block 7, 2.5 feet to the north line of said Lot 2; thence east on the north line of said Lot 2, a distance of 28.8 feet to the northeast corner of said Lot 2; thence south on the east line of said Lot 2 and Lot 1, said Block 7, to the southeast corner of said Lot 1; thence west on the south line of said Lot 1, 17.2 feet to the place of beginning.

Lots 3, 4, 5, 6, ~~40~~, 41, 42, 43 and 44 of Block 7; ~~the south 44 feet of Lots 48, 49 and 50 of Block 7~~ Lots 7, 45, 46 and 47 of Block 7, excepting from said four lots the north 3 feet thereof.

That part of: A parcel of land in Block 7, more particularly described as follows: Commencing at a point on the south line of Lot 1, Block 7, which point is 156.5 feet east of the southwest corner of said Lot 1; thence in a northeasterly direction a distance of 180 feet, more or less, to a point on the north line of Lot 3, Block 7, which said point is 17.2 feet west of the northeast corner of said Lot 3; thence south on a line which is parallel to and 17.2 feet west of the east line of Lots 1, 2 and 3, Block 7, a distance of 180 feet, more or less, to the south line of said Lot 1; thence west on the south line of said Lot 1, a distance of 6.3 feet to the place of beginning, not previously described above.

Lots 7 to 18, inclusive, and Lots 46, 47, 54, 55 and 56 of Block 6; the north 150 feet of Lot 45 of Block 6.

All right, title and interest of the Grantor in and to all vacated streets and alleys appurtenant to any of the premises above described.

RESERVING unto the Grantor a right of way for railroad purposes over and upon the land identified as Packer Street for its full width on said Original Plat of the City of Fond du Lac.

TRANSFER FEE \$335.00

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by F. W. Crouch, its Vice President, and attested by Doris L. Valley, its Secretary, at Minneapolis, Minnesota, and its corporate seal to be hereunto affixed this 28th day of October, A.D., 1975.

QCD 1462/380 should have Excepted these parcels

Signed and Sealed in Presence of:

TRI-STATE LAND COMPANY

J. A. Doering  
J. A. Doering

By F. W. Crouch  
Its Vice-President  
F. W. Crouch

ATTEST:  
Doris L. Valley  
Secretary  
Doris L. Valley

Nancy M. Anderson  
Nancy M. Anderson

APPROVED FOR EXECUTION  
LAW DEPARTMENT  
STATE OF WISCONSIN

PROPERTY SURVEY FOR:  
**MARK ONE COMPANY, LLP**

LOTS 1, 2, 3, 4, 5, 6 AND 7 OF BLOCK 1, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF BLOCK 2, PART OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 41, 42, 43, 44, 45, 46 AND 47 OF BLOCK 7, PART OF LOTS 13, 14, 47, 48, 49, 52 AND 53 OF BLOCK 8, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 50 AND 51 OF BLOCK 8, ALL BEING A PART OF THE ORIGINAL PLAT OF THE TOWN (NOW CITY) OF FOND DU LAC ALSO BEING A PART OF THE NW 1/4, SE 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 10, TOWNSHIP 15 NORTH, RANGE 17 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.

TOTAL AREA  
 661,622 Sq. Ft.  
 15.189 acres  
 TO THE MEANDER LINE

MEANDER AREA  
 56,936± Sq. Ft.  
 1.31± acres

**SURVEYOR'S CERTIFICATE**

I, Ryan J. Wilgreen, Professional Land Surveyor, hereby certify that on this date I have completed a survey for Mark One Company, LLP of a parcel of land described below.

That I have marked the corners or boundaries of said parcel on the ground by setting iron stakes as shown on the map and that the following is the correct description as surveyed and staked out:

**PARCEL A:**  
 A parcel of land located in part of Lots 1, 2, 3, 4, 5, 6 & 7 of Block No. 1 together with all or part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 47, 48, 49, 50, 51, 52, & 53 of Block No. 8 of the Original Plat of the City of Fond du Lac, Fond du Lac County, Wisconsin together with that portion of vacated W. McWilliams Street, vacated Satterlee Street, and vacated Satterlee Alley as well as the vacated alley as originally laid out in said Block No. 8 on the West and South side of Lot 50, the above land being bounded on the North, East & South sides by the following described lines:

- Beginning at the Northeast corner of the land as described in Volume 580 of Records on Page 429 as recorded in the Fond du Lac County Register of Deeds Office, Fond du Lac, Wisconsin and running as follows:
1. Thence North 0°-32' East, 19.78 feet on the extension of the East line of above recorded instrument to a point 8 feet East of the center line of a rail-road spur.
  2. Thence Northeasterly 8.0 feet Easterly and parallel with the center line of said spur track with a chord bearing North 24°-21'-40" East, 78.82 feet.
  3. Thence Northeasterly 8.0 feet Easterly and parallel with the center line of said spur track with a chord bearing North 35°-50'-50" East, 100.50 feet.
  4. Thence North 38°-25'-30" East, 51.95 feet.
  5. Thence North 32°-39'-50" East, 48.10 feet to a point equal distant between 2 spur tracks and at a switch point.
  6. Thence North 56°-09'-30" West, 14.07 feet, crossing said spur track at said switch point, to a point 8.0 feet West of the center of said spur track.
  7. Thence Northeasterly 8.0 feet West of the center line of said spur track with a chord bearing North 20°-25'-10" East, 100.00 feet.
  8. Thence Northerly 8.0 feet West of the center line of said spur track with a chord bearing North 4°-30'-06" East, 100.00 feet.
  9. Thence Northwesterly 8.0 feet West of the center line of said spur track with a chord bearing North 10°-16'-05" West, 67.12 feet to a point which is 12.0 feet West of the center line of the main track of the Soo Line.
  10. Thence Northwesterly 12.0 feet West of the center line of said main track with a chord bearing North 23°-46'-05" West, 92.85 feet.
  11. Thence South 71°-08' West, 390.25 feet along a meander line along the Southerly line of the Fond du Lac River to an angle point.
  12. Thence South 12°-22' West, 490.00 feet along said meander line to the Northerly line of the land as described in said Volume 580 of Records, Page 429.
  13. Thence South 89°-38' East, 342.20 feet along said Northerly line of land described in said Volume 580 of Records, Page 429 to the place of beginning.

Intending to include all the land lying West and North of said meander line and the Easterly and Southerly line of the Fond du Lac River as well as the area described above.

**PARCEL B:**  
 A parcel of land which includes the following: The North 3 feet of Lot 7 and all of Lots 8, 9, 10, 11, 12, 13, and 14 of Block No. 2, Original Plat of the City of Fond du Lac, Fond du Lac County, Wisconsin, and the North 3 feet of Lot 7 and all of Lots 8, 9, 10, 11, 12, 13, and 14 of Block No. 7, also part of Lots 15 and 56 and part of the North 3 feet of Lot No. 45 of Block No. 7, Original Plat of the City of Fond du Lac, Wisconsin, together with a portion of vacated West Cotton Street, Satterlee Street and West McWilliams Street and alleys as originally laid out on the West and North side of said Lot No. 56 and all of the above lands being bounded on the East and North by the following described line:

Commencing at a point on the centerline of West Cotton Street where same is intersected by the East line of Packer Street running thence West, 274.87 feet along the centerline of West Cotton Street to a 3/4 inch rod, thence running South 0°-32' West, 33.0 feet to a point three (3) feet South of the North line of Lot No. 45, Block 7 to the place of beginning of the line to be described and running:

1. Thence North 0°-32' East, 502.32 feet to a 3/4 inch iron rod.
2. Thence, North 89°-38' West, 342.20 feet to a 3/4 inch iron rod, and continuing North 89°-38' West, 20 feet more or less to the East bank of the Fond du Lac River.

Intending hereby to describe all the real estate lying West from a point 33 feet West of the present center line of the rail-road spur and parallel to lumber shed number 8, and land described as follows: Beginning at a point on the North line of West Arndt Street, said point being on the centerline of Satterlee Street and running thence North along said centerline 90.0 feet; thence East and parallel to Arndt Street 20.0 feet; thence South and parallel to the centerline of Satterlee Street 90.0 feet to the North line of Arndt Street, thence West 20.0 feet to the place of beginning.

**PARCEL C:**  
 A part of the Satterlee Street right-of-way located in Block 7 of the Original Plat, in the City of Fond du Lac, Fond du Lac County, Wisconsin and being more particularly described as follows: Beginning at a point on the North line of West Arndt Street, said point being on the centerline of Satterlee Street and running thence North along said centerline 90.0 feet; thence East and parallel to Arndt Street 20.0 feet; thence South and parallel to the centerline of Satterlee Street 90.0 feet to the North line of Arndt Street, thence West 20.0 feet to the place of beginning.

**PARCEL D:**  
 All of the following, being in the Original Plat of the City of Fond du Lac, Fond du Lac County, Wisconsin, according to the recorded plat thereof: Lots 1, 2, 3, 4, 5 and 6 of Block 2; Lot 7 in Block 2, EXCEPTING the North 3 feet thereof.

The South 120 feet of the West Half and the North 98 feet of the South 188 feet of the East Half of Satterlee Street vacated, lying between Block 2 and Block 7.

A piece of land more particularly described as: Commencing at a point on the South line of Lot 1, said Block 7, which point is 17.2 feet west of Southeast corner of said Lot 1; thence North and parallel with the East line of said Lot 1 and Lot 2, said Block 7, a distance of 117.5 feet; thence West and at right angles to said line described, a distance of 11.6 feet; thence North and parallel with the East line of said Lot 2, said Block 7, 2.5 feet to the North line of said Lot 2; thence East on the North line of said Lot 2, a distance of 28.8 feet to the Northeast corner of said Lot 2; thence South on the East line of said Lot 2 and Lot 1, said Block 7, to the Southeast corner of said Lot 1; thence West on the South line of said Lot 1, 17.2 feet to the place of beginning.

Lots 3, 4, 5, 6, 41, 42, 43 and 44 of Block 7; Lots 7, 45, 46 and 47 of Block 7, EXCEPTING from said four lots the North 3 feet thereof.

That part of a parcel of land in Block 7, more particularly described as follows: Commencing at a point on the South line of Lot 1, Block 7, which point is 186.1 feet East of the Southwest corner of said Lot 1; thence in a Northeasterly direction a distance of 180 feet, more or less, to a point on the North line of Lot 3, Block 7, which said point is 17.2 feet West of the Northeast corner of said Lot 3; thence South on a line which is parallel to and 17.2 feet West of the East line of Lots 1, 2 and 3, Block 7, a distance of 180 feet, more or less, to the South line of said Lot 1; thence West on the South line of said Lot 1, a distance of 6.3 feet to the place of beginning, not previously described above.

**ALSO BEING DESCRIBED AS SURVEYED:**  
 All of Lots 1, 2, 3, 4, 5, 6 and 7 of Block 1, all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of Block 2, part of Lots 15 and 56 of Block 7, and all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 41, 42, 43, 44, 45, 46 and 47 of Block 7, part of Lots 13, 14, 47, 48, 49, 50, 51, 52 and 53 of Block 8, and all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 50 and 51 of Block 8 all being a part of the Original Plat of the Town (now City) of Fond du Lac also being a part of the Northeast 1/4 and the Northwest 1/4 and the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin being more particularly described as follows:

Commencing at the Southwest corner of said Northwest 1/4, thence North 04°-59'-28" West along the West line of said Northwest 1/4, a distance of 787.30 feet; thence North 89°-34'-08" East, a distance of 1131.76 feet to an Easterly meander line of the Fond du Lac River, said point also being the point of beginning; thence North 08°-38'-39" West along said meander line, a distance of 113.71 feet; thence North 09°-45'-09" West along said meander line, a distance of 53.04 feet; thence North 16°-55'-42" East along said meander line, a distance of 308.69 feet; thence North 14°-17'-44" East along said meander line, a distance of 205.11 feet; thence North 12°-27'-03" East along said meander line, a distance of 290.34 feet; thence North 54°-04'-14" East along said meander line, a distance of 186.44 feet; thence South 87°-33'-42" East along said meander line, a distance of 223.29 feet to a Westerly line of a parcel of land described per Document No. 171338; thence Southeasterly 78.07 feet along said meander line on a curve to the right having a radius of 813.77 feet, the chord of said curve bears South 23°-30'-28" East, a chord distance of 78.04 feet; thence Southwesterly 288.32 feet along said Westerly line on a curve to the right having a radius of 348.00 feet, the chord of said curve bears South 09°-23'-51" West, a chord distance of 281.42 feet; thence South 56°-35'-22" East along said Westerly line, a distance of 14.07 feet; thence South 32°-13'-58" West along said Westerly line, a distance of 48.10 feet; thence South 37°-59'-38" West along said Westerly line, a distance of 51.95 feet; thence Southwesterly 180.48 feet along said Westerly line on a curve to the left having a radius of 450.53 feet, the chord of said curve bears South 30°-20'-21" West, a chord distance of 179.25 feet; thence South 00°-06'-31" West along said Westerly line, a distance of 522.26 feet to the Southwest corner of said described parcel of land; thence North 89°-34'-08" East along a Southerly line of said described parcel of land, a distance of 215.29 feet to the Westerly right-of-way line of Packer Street; thence South 00°-35'-59" East along said Westerly line, a distance of 417.00 feet to the Northerly right-of-way line of West Arndt Street; thence North 89°-34'-08" West along said Northerly line, a distance of 240.00 feet to the Southeast corner of a parcel of land described per Document No. 675138; thence North 00°-35'-59" West along the Easterly line of said described parcel of land, a distance of 120.00 feet to the Northeast corner of said described parcel of land; thence South 89°-34'-08" West along the Northerly line of said described parcel of land, a distance of 210.00 feet to the Northwest corner of said described parcel of land; thence South 00°-38'-00" East along the Westerly line of said described parcel of land, a distance of 120.00 feet to the Northerly right-of-way line of West Arndt Street; thence South 89°-34'-08" West along said Northerly line, a distance of 103.68 feet to an Easterly meander line of the Fond du Lac River and the point of beginning and containing 15.189 acres (661,622 sq. ft.) of land more or less.

**ALSO:**  
 That portion of vacated Satterlee Street, that portion of vacated Cotton Street, that portion of vacated McWilliams Street, that portion of vacated West Sibley Street, and that portion of the vacated alleys within said Blocks 1, 2, 7 and 8 lying within the above-described parcel.

**ALSO:**  
 Those lands lying between said Meander Line and the Easterly water's edge of the Fond du Lac River containing 1.307 acres (56,936 sq. ft.) of land more or less and being subject to all easements and restriction of record.

This survey is a correct representation of all the exterior boundaries of the land surveyed and the principal buildings thereon.

This survey is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owners and those who purchase, mortgage or guarantee title thereto within one year from the date hereof.

Ryan J. Wilgreen, P.L.S. No. S-2647  
 ryan.w@exceleng.com  
 Excel Engineering, Inc.  
 Fond du Lac, Wisconsin 54935  
 Project Number: 1402920

Job Number: 1402920  
 SHEET

REVISIONS:

SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

JOB NUMBER: 1402920  
 SHEET

PS

OWNER:

PROJECT:  
 MARK ONE COMPANY, LLP  
 240 W. ARNDT STREET  
 FOND DU LAC, WI 54935

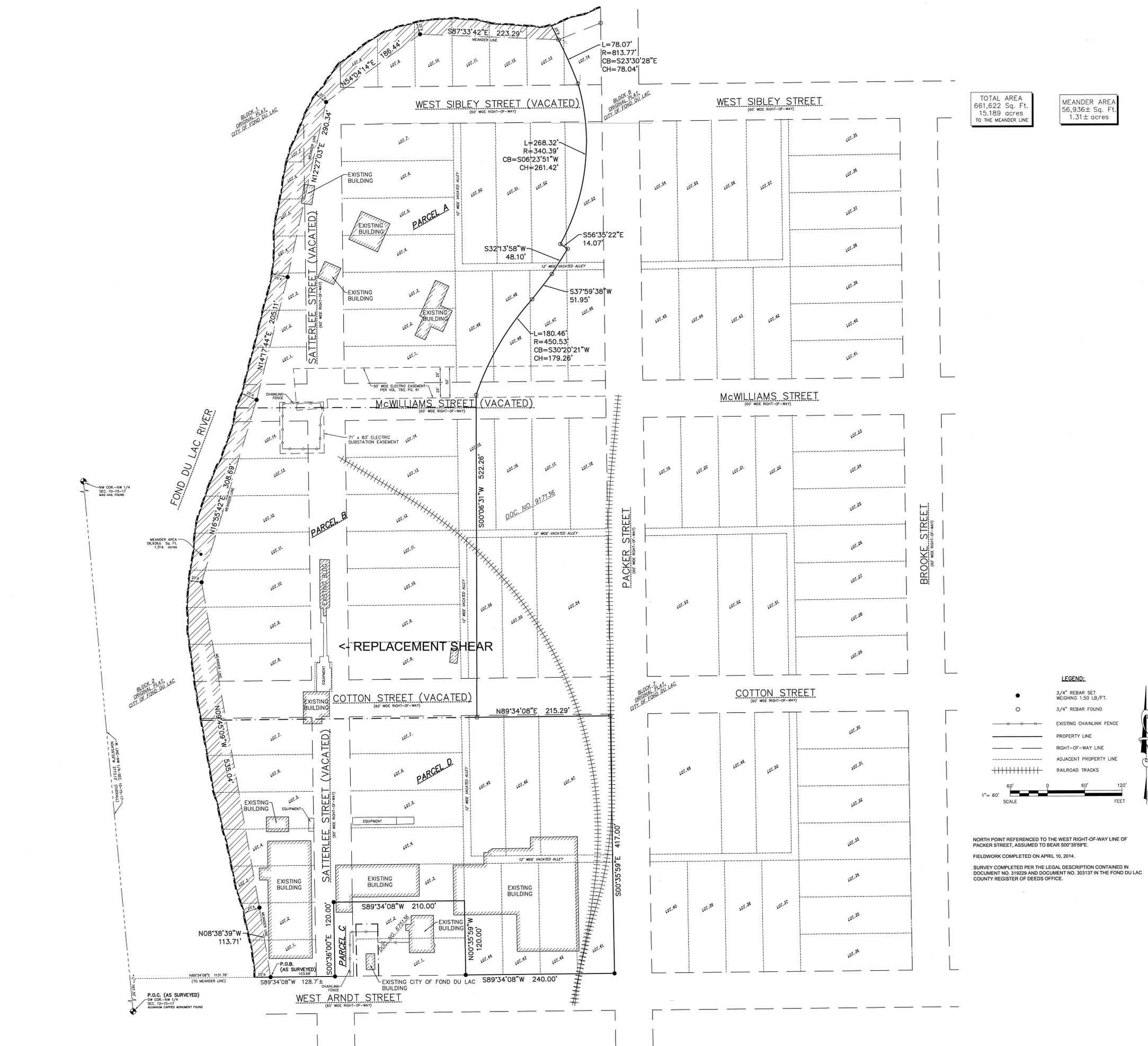
SHEET ISSUE:  
 MAY 6, 2014

REVISIONS:

JOB NUMBER:  
 1402920

SHEET

PS



G.2. CERTIFIED SURVEY MAP PARCEL B SHEAR REPLACEMENT

### **G.3. VERIFICATION OF ZONING**

#### **SADOFF IRON & METAL COMPANY, FDL-SHEAR REPLACEMENT**

The City of Fond du Lac zoning map for the city including the Sadoff Iron & Metal Company Fond du Lac North yard is included in this section.



## G.4. SIGNED STATEMENT

### SADOFF IRON & MATAL COMPANY, FDL-SHEAR REPLACEMENT

I, David Borsuk, hereby certify that I believe that the attached legal description submitted as G.4 accurately describes the property located at the Sadoff Iron & Metal Company-Fond du Lac Yard, Shear Replacement Project.

David J. Borsuk  
Printed Name

Manager-Industrial Marketing and Quality Control  
Title

  
Signature

4/2/14  
Date