

REVISED
9:36 am, Jan 08, 2014

**POST
CLOSURE**

Source Property Information

CLOSURE DATE: 11/23/1998

BRRTS #: 03-20-000649

ACTIVITY NAME: RENT IT SHOP

PROPERTY ADDRESS: 55 N MACY ST

MUNICIPALITY: FOND DU LAC

PARCEL ID #: FDL-15-17-10-43-528-00

FID #:

DATCP #:

PECFA#: 54935334255A

***WTM COORDINATES:**

X: 644887 Y: 368657

** 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

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

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

BRRTS #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

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

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

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1-1 Title: Site Location
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: exh B Title: Former Soil Boring, Monitoring Well, Piezometer and Extraction Sump Locations
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: exh B Title: Former Soil Boring, Monitoring Well, Piezometer and Extraction Sump Locations

BRRTS #:

ACTIVITY NAME:

MAPS (continued)

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

Figure #: **Title:**

Figure #: **Title:**

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

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

Figure #: 2 Title: Total VOC Isoconcentration Map

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

Figure #: 1 Title: Shallow Groundwater Flow Direction (04/11/97)

Figure #: **Title:**

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #: 2-3 Title: Soil Overexcavation Closure Sample

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

Table #: 1 Title: Groundwater Analytical Results

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

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

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

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

Not Applicable

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

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

Figure #: **Title:**

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

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

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

BRRTS #:

ACTIVITY NAME:

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

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

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



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608 N. Stanton Street
Ripon, WI 54971
Phone: (920) 745-2200
Fax: (920) 745-2222
www.midwesteng.com

October 30, 2013

Mr. Kevin McKnight
Wisconsin Department of Natural Resources
625 E. County Road Y, Suite 700
Oshkosh, WI 54901

SUBJECT: GIS/ CAP MAINTENANCE PLAN UPDATE
Former Rent It Shop/ Riverside Apartments LLC
55 N. Macy Street
Fond du Lac, WI
Parcel ID # FDL-15-17-10-43-528-00
Legal Description: See Certified Survey Map
BRRTS # 03-20-00649

**R + R - OSH
RECEIVED**

OCT 30 2013

**TRACKED
REVIEWED**

Dear Mr. McKnight:

Midwest Engineering Services, Inc., (MES) has prepared this GIS and Cap Maintenance Plan Update for the referenced site on behalf of Riverside Senior LLC car of Mr. Rob Hutter of Commonwealth Construction Corporation. The current owner of the site. A site location map is shown in Figure 1.

Introduction

This document is the GIS and Maintenance Plan Update for a concrete/asphalt 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 concrete/asphalt cap occupying the area over the contaminated groundwater plume and soil on-site.

The following is the information requested from the WDNR for the GIS and cap maintenance plan update. Residual contamination was previously documented at the Former Rent It Shop as part of the original GIS registration package dated March 31, 2001. During the month of November, 2012, buildings (former Rent It Shop) on the site was demolished and all of the concrete and asphalt pavement was removed. The new structure constructed and site from now on are to be called Riverside Senior Apartments. During construction activities in areas of known soil contamination or suspected soil contamination, any soil disturbed was removed and stockpiled for proper disposal. Approximately 1,267.71 tons of soil was stock piled and then properly disposed of at Hickory Meadows Landfill in Hilbert, Wisconsin. A copy of the weight tickets are included in the appendix. Any fill needed onsite to raise grades or backfill excavations was imported from an offsite source as clean fill. During construction a vapor mitigation system was installed under the new floor slab of the structure, (Riverside Senior Apartments) and vented above the roofline. Details of the proposed system are included in the appendix.



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

- The case file in the DNR office in Oshkosh, Wisconsin
- BRRTS on the Web: <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.doc>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmapping.wisconsin.gov/imf/imfApplyTheme.jsp?index=1>;
- The DNR project manager for Fond du Lac County.

Description of Contamination

Soil contaminated by elevated levels of PVOCs is located within the upper four feet of soil near the northeast end of the property extending south along the east side of the property, and approximately in the center of the property. Groundwater contaminated by elevated levels of PVOCs were also located along the southeast corner of the property and center. The estimated extent of the soil exceeding the current direct contact levels and groundwater contamination is shown on the previous GIS registration for the Former Rent It Shop.

Description of the Concrete/Asphalt cap to be maintained

The current maintenance plan includes maintaining the asphalt/concrete cap, areas not covered by the new Riverside Senior Apartments, overlying the most significantly impacted soil and groundwater extending from the southern 1/3 of the property north of the subject property. Photos of the cap are included as an attachment.

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

Annual Inspection

The cap overlying the contaminated soil and groundwater (as depicted in the attached figures and photographs) will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to the underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and sent to the Wisconsin

Department of Natural Resources ("WDNR") only upon request, unless otherwise directed by the Department.

Maintenance Activities

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

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

The property owner, in order to maintain the integrity of the 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 on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required 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 WDNR.

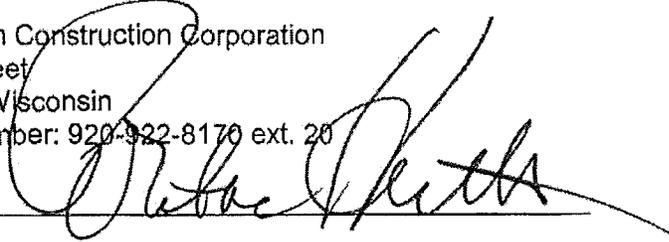
If you have any questions, please contact me or MES at 920-745-2200.

Sincerely Yours,

Site Owner/Operator:

Riverside Senior Apartments LLC
Robert Hutter
Commonwealth Construction Corporation
54 East 1st Street
Fond du Lac, Wisconsin
Telephone Number: 920-922-8170 ext. 20

Signature: _____



Consultant:

Jeff Fischer
Midwest Engineering Services
608 North Stanton Street
Ripon, WI 54971
920 745-2200

WDNR

Mr. Kevin McKnight
625 East County Road Y, Suite 700
Oshkosh, WI 54901
920 424-7890

Attachments

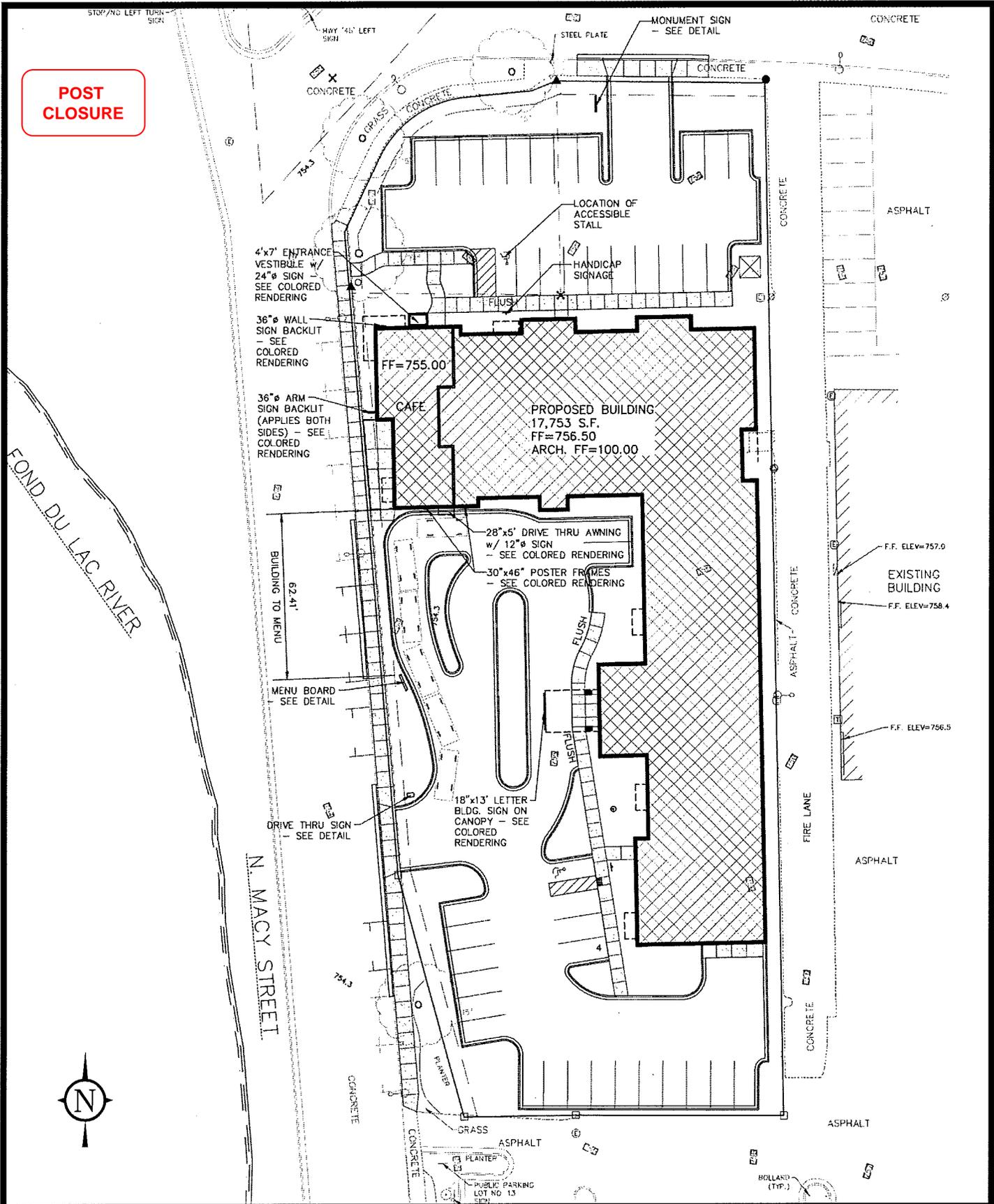
- Figure 1 Site Location Map
- Figure 3 Copy of the current property deed;
 - Site diagrams indicating the areas of contaminated soil removed during site construction;
 - Copy of landfill weight tickets to document proper soil disposal;
 - As built site diagram indicating new building, pavement, and any green areas;
 - Photo documentation indicating new building, pavement, and any green areas.

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Exhibit B
Barrier INSPECTION and MAINTENANCE LOG
(Form 4400-202, Attachment D, Part 4)

Inspection Date	Inspector	Condition of Cap	Recommendations	Has recommended maintenance from previous inspection been implemented?

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SITE PLAN

**RIVERSIDE APARTMENTS
55 N. MACY ST.
FOND DU LAC, WISCONSIN**

SCALE: NOT TO SCALE

Project NO.: 12-21017

Date: AUGUST, 2012

Drawn By: KP

EXHIBIT A

All that part of Lot "A" Subdivision of Tract 38 Section 10-15-17 East of the following described line: Commencing at a point on the South line of Merrill Street 325 1/2 feet West of the West line of Main Street; thence Southerly 300 feet on a line if extended meets the Northeast corner of Lot 21 of Subdivision Tract 38 of said Section 10, thence angling to the East along a line to a point on the North end line of Macy Street, that is, the North line of said Lot 21 Subdivision Tract 38 extended East, said point being 20 feet East of the Northeast corner of said Lot 21, Subdivision of Tract 38, excepting the North 80 feet thereof.

Also: The West 90 feet of Lot "B" of Subdivision of Tract 38 Section 10-15-17, excepting from the above described premises a right of way over the South 15 feet of Lot "B" and a right of way over the South 10 feet of Lot "A" above described, also except side tract.
Above described land located in the West 1/2 of the Southeast 1/4 of Section 10-15-17, City of Fond du Lac, Fond du Lac County, Wisconsin.

Excepting therefrom the East 11 feet of the West 90 feet of said Lot B, the South 22 feet of the West 90 feet of said Lot B, and the South 13 feet of said Lot A.

Also;

That part of Lot Twenty (20) of the Subdivision of Tract 38 in Section 10-15-17, lying West of the West line of the alley dedicated in Volume 343 of Deeds, Page 414, being the West 79 feet of said Lot 20. Above land located in the W 1/2 SE 1/4 of Section 10-15-17, City of Fond du Lac, Fond du Lac County, Wisconsin.

EXHIBIT B

1. Municipal and zoning ordinances and agreements entered under them.
2. Recorded easements for the distribution of utility and municipal services.
3. Recorded building and use restrictions and covenants.
4. Taxes, general and special for the year 2012, not now due and payable.
5. Electrical Energy Easement executed by The Rentit Shop, Inc. to City of Fond du Lac, dated May 22, 1980, recorded May 23, 1980, Volume 812, Pages 985-987, Document No. 359523.
6. Groundwater and Soil Use Restriction contained in an instrument executed by Rentit Shop, Inc, dated November 3, 1998, Volume 1496 of Records, Pages 458-460, Document No. 652826.
7. The City of Fond du Lac's Urban Renewal Plan as contained in various documents of record, being recorded in Volume 719 of Records on Pages 455-522, Volume 719 of Records on Pages 523-530, Volume 719 of Records on Pages 531-537, Volume 719 of Records on Pages 538-566, Volume 720 of Records on Pages 764-770 and Volume 733 of Records on Pages 234-239.
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Excel Engineering, Inc. on September 27, 2012 and last revised on October 9, 2012, designated Job Number 1108720:
 - a. Encroachment of wood retaining wall onto W. Merrill Avenue.
 - b. Encroachment of building canopy onto N. Macy Street.
 - c. Underground electric cable, underground gas lines, storm sewer and overhead utility lines in areas not provided for by recorded easements.
9. All other easements of record.

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EXHIBIT B

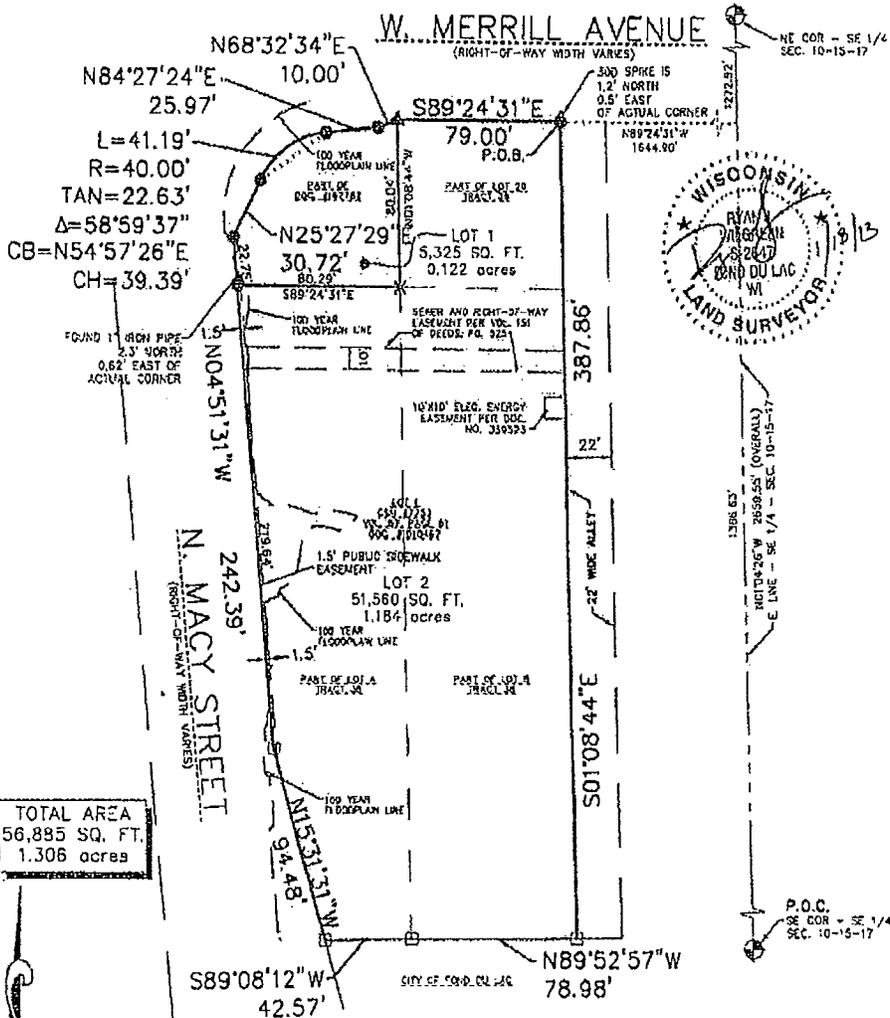
1. Municipal and zoning ordinances and agreements entered under them.
2. Recorded easements for the distribution of utility and municipal services.
3. Recorded building and use restrictions and covenants.
4. Taxes, general and special for the year 2012, not now due and payable.
5. Easement granted to Wisconsin Power and Light Company by instrument October 4, 1963 and recorded on November 12, 1963, in Volume 498 of Records, Page 554, as Document No. 196068.

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CERTIFIED SURVEY MAP

FOR
RIVERSIDE SENIOR, LLC
LOT 1 OF CERTIFIED SURVEY MAP NO. 7753, VOLUME 57,
PAGES 61-61A BEING PART OF LOT A, LOT B AND LOT 20
OF THE SUBDIVISION OF TRACT 38 SECTION 10-15-17, ALL
BEING A PART OF THE NORTHWEST 1/4 AND THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 10, T. 15
N.-R. 17 E., CITY OF FOND DU LAC, FOND DU LAC COUNTY,
WISCONSIN.

PATRICIA KRAUS
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: \$50.00
Volume 57 CERTIFIED SURVEY MAP
Pages 88-88A-88B-88C



TOTAL AREA
56,885 SQ. FT.
1.306 acres

LEGEND

- - 1/2" IRON PIPE FOUND
- ▲ - 1" IRON PIPE FOUND
- X - CUT 'X' FOUND
- ⊙ - CAST ALUMINUM MON. FOUND
- ⊙ - 3/4" x 18" REBAR SFT REINFCING 1.50 LBS/FT
- - MAG NAIL FOUND
- △ - 300 SPIKE FOUND

NORTH POINT REFERENCED TO THE FOND DU LAC COUNTY COORDINATE SYSTEM. THE EAST LINE OF THE SOUTHEAST QUARTER HAS A RECORDED BEARING OF N01°04'26"W.

1" = 50'
SCALE

OWNER:
RIVERSIDE SENIOR, LLC
54 EAST FIRST STREET
FOND DU LAC, WI 54925

EXCEL ENGINEERING SURVEYING GROUP
PROJECT NO. 1108720

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-8000
FAX: (920) 926-8001

CERTIFIED SURVEY MAP # 7780
VOLUME 57
PAGE 88
SHEET 1 OF 4 SHEETS



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CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. 7753, VOLUME 57, PAGES 61-61A BEING
PART OF LOT A, LOT B AND LOT 20 OF THE SUBDIVISION OF TRACT 38 SECTION 10-15-17, ALL
BEING A PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 10, T. 15 N.-R. 17 E., CITY OF FOND DU LAC,
FOND DU LAC COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

PNC Bank, National Association, Mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner. In witness whereof, the said PNC Bank, has caused these presents to be signed by Wendy Bade, its Senior Vice President, at PNC Bank, Portland, OR, and it's Corporate Seal to be hereunto affixed, on this 23rd day of January, 2013.

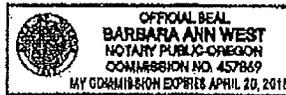
In the Presence of:

Wendy Bade
Wendy Bade, Senior Vice-President

STATE OF Oregon)
Multnomah COUNTY) ss

Personally came before me this 23rd day of January, 2013, the above named Wendy Bade, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Barbara Ann West
Notary Public, Oregon, WI
My commission expires: April 20, 2015



CERTIFIED SURVEY MAP # 7780

VOLUME 57

PAGE 88B

SHEET 3 OF 4 SHEETS

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CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. 7763, VOLUME 57, PAGES 81-81A BEING PART OF LOT A, LOT B AND LOT 20 OF THE SUBDIVISION OF TRACT 38 SECTION 10-15-17, ALL BEING A PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 10, T. 15 N.-R. 17 E., CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.

CERTIFIED SURVEY MAP # 7780

CONSENT OF CORPORATE MORTGAGEE

Advocap, Inc, a Wisconsin Corporation, Mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner. In witness whereof, the said Advocap, Inc., has caused these presents to be signed by Mike Bonertz, its Executive Director, at Fond du Lac, Wisconsin, and its Corporate Seal to be hereunto affixed, on this 28th day of JANUARY, 2013.

VOLUME 57

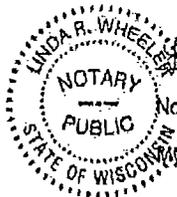
In the Presence of:

Michael Bonertz
Mike Bonertz, Executive Director

STATE OF Wisconsin
Fond du Lac COUNTY) ss

Personally came before me this 28 day of January, 2013, the above named Michael Bonertz, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

PAGE 88C

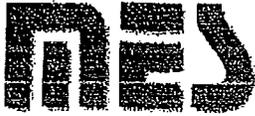


Linda R. Wheeler
Notary Public, Fond du Lac, WI
My commission expires: August 3, 2014



SHEET 4 OF 4 SHEETS

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CLOSURE



geotechnical • environmental • materials engineers

608 N. Stanton Street
Ripon, WI 54971
Phone: (920) 745-2200
Fax: (920) 745-2222
www.midwesteng.com

October 24, 2013

Mr. Rob Hutter
Commonwealth Construction Corporation
54 East 1st Street
Fond du Lac, WI 54935

SUBJECT: CERTIFY GIS
Former Rent it Shop/ Riverside Senior LLC
55 N. Macy Street
Fond du Lac, Wisconsin
MES Project No. 12-21017
Parcel ID# FDL-15-17-10-43-528-00
BRRTS # 03-20-00649

Mr. Hutter,

I hereby certify that the legal descriptions on the deed and certified survey map to be included with the GIS registration package for the above mentioned project are complete and accurate.

A handwritten signature in black ink, appearing to read 'Rob Hutter', is written over a faint, larger version of the signature.

Rob Hutter

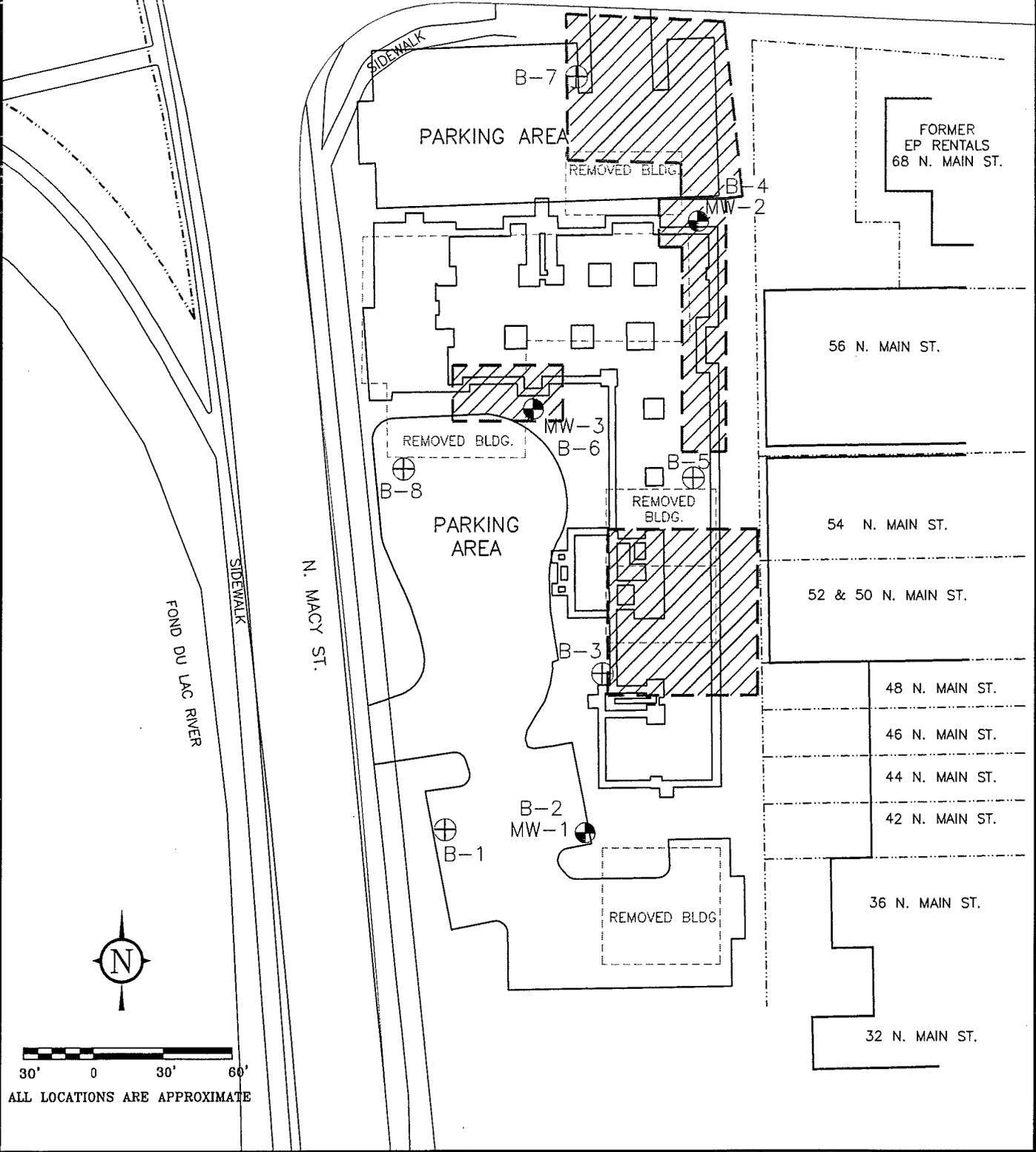
Commonwealth Construction Corporation

MES geotechnical • environmental • materials engineers

POST CLOSURE

FORMER
PEPING LEATHER

E. MERRILL AVE.



30' 0 30' 60'
ALL LOCATIONS ARE APPROXIMATE



EXCAVATION AREA

RIVER SIDE APARTMENTS
NORTH, MACY ST.
FOND DU LAC, WISCONSIN

SCALE: 1" = 60'
Project NO.: 12-21017
Date: AUGUST, 2012
Drawn By: KP

**POST
CLOSURE**



1. View of asphalt cap on northwest portion of the subject site



2. View of asphalt cap on the northeast portion of the subject site viewing toward East Rees Street



SITE PHOTOGRAPHS

Former Rent It Shop/ Riverside Apartments LLC
55 N. Macy Street
Fond du Lac, Wisconsin

Project Number:

12-21017

Initials: AG

**POST
CLOSURE**



3. View two of asphalt cap on northeast corner of the subject site



4. View toward the south along N. Macy Street



SITE PHOTOGRAPHS

Former Rent It Shop/ Riverside Apartments LLC
55 N. Macy Street
Fond du Lac, Wisconsin

Project Number:

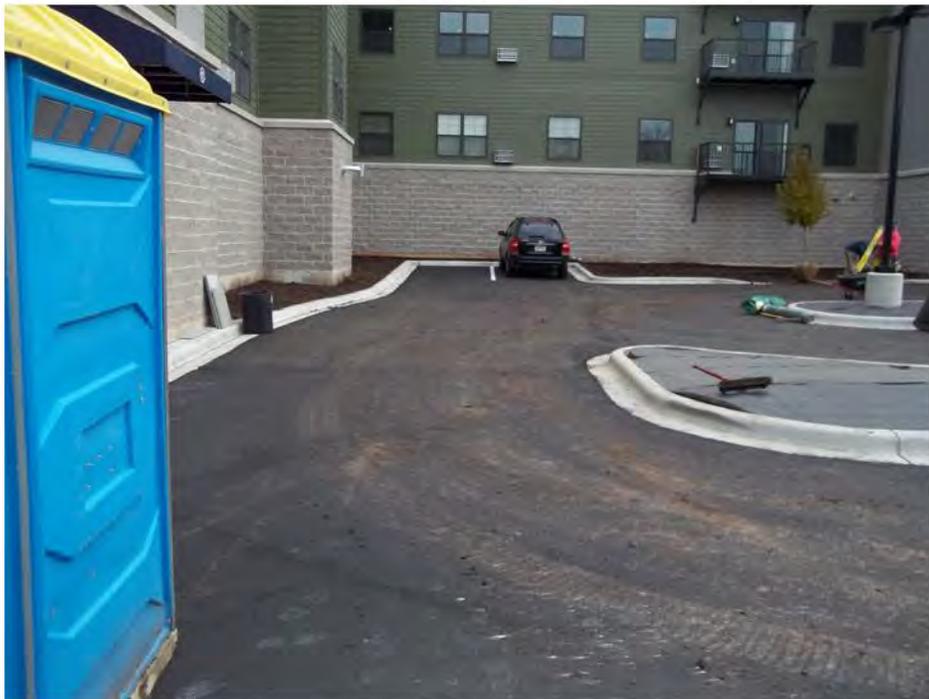
12-21017

Initials: AG

**POST
CLOSURE**



5. View of asphalt cap on the western portion of the subject site



6. View of asphalt cap on southwest corner of the building



SITE PHOTOGRAPHS

Former Rent It Shop/ Riverside Apartments LLC
55 N. Macy Street
Fond du Lac, Wisconsin

Project Number:

12-21017

Initials: AG

**POST
CLOSURE**



7. View of asphalt cap approach to N. Macy Street on the west end of the subject site



8. View of asphalt cap at south end of the subject site



SITE PHOTOGRAPHS

Former Rent It Shop/ Riverside Apartments LLC
55 N. Macy Street
Fond du Lac, Wisconsin

Project Number:

12-21017

Initials: AG

**POST
CLOSURE**



9. View of the asphalt cap west of the southern portion of the existing building on the subject site



10. View of clear stone utilized as backfill around vapor mitigation system piping



SITE PHOTOGRAPHS

Former Rent It Shop/ Riverside Apartments LLC
55 N. Macy Street
Fond du Lac, Wisconsin

Project Number:

12-21017

Initials: AG

POST
CLOSURE



11. View of perforated pipe utilized in vapor mitigation system.



12. View of backfill and connection point for vapor mitigation system.



SITE PHOTOGRAPHS

Former Rent It Shop/ Riverside Apartments LLC
55 N. Macy Street
Fond du Lac, Wisconsin

Project Number:

12-21017

Initials: AG

**POST
CLOSURE**



13. View of vapor mitigation system piping and trench.



14. View of vapor mitigation system piping and trench.



SITE PHOTOGRAPHS

Former Rent It Shop/ Riverside Apartments LLC
55 N. Macy Street
Fond du Lac, Wisconsin

Project Number:

12-21017

Initials: AG

POST
CLOSURE



August 21, 2012

The Commonwealth Companies
Attn: Marissa Downs
54 E 1st Street
Fond du Lac WI 54935

Subject: Technical Assistance Request- Cap Disturbance Plan
Former RentIt Shop, 55 North Macy Street, Fond du Lac
BRRTS#03-20-000648

Dear Ms. Downs:

On August 21, 2012 the Department received a technical assistance request submitted on your behalf by Jeff Fischer of MES, Inc. A review fee of \$500 was submitted with the request. The technical assistance request was for the review, written comment and approval of the Cap Disturbance Plan for the redevelopment of the property into a residential apartment building. The subject property is a petroleum underground storage tank remediation site closed by the Department on November 23, 1998 with a Groundwater and Soil Use Restriction filed on the property deed due to soil and groundwater contamination remaining on the property.

The Department does not provide approval for specific vapor mitigation plans however the systems suggested are consistent with Department guidance. Post installation vapor sampling would be necessary to determine if the system should be utilized in a passive or active mode. If vapor sampling indicates a vapor intrusion issue exists you should contact the Department for additional guidance.

After review of the Cap Disturbance Plan the Department approves of the cap disturbance provided site work is consistent with the submitted plan (copy of plan narrative attached). The Department should be notified of any significant changes to the configuration of the future site plans to insure they are consistent with this approval.

Once the development project is completed you should submit a brief report documenting the redevelopment including updated site figures for addition to the Departments GIS Registry of Contaminated Sites.

If you have any questions regarding this letter please contact me at 920-424-7890.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin D. McKnight'.

Kevin D. McKnight
Hydrogeologist
Remediation and Redevelopment Program

Attachment

Cc: file
MES-via email

Summary of Existing and Potential Impacts and Recommended Remedial Activities

Former Rent It Shop

55 North Macy Street Fond du Lac, Wisconsin

A. Existing Site Conditions

1. The existing site currently has 4 structures on it and is mainly asphalt covered, with the exception of the northwest corner, which is grass covered. A current site plan is provided within the appendix. It should be noted that this grass area is currently owned by the City of Fond du Lac and the client is currently trying to acquire it. The current buildings will be removed prior to construction. The site is a former lust site (BRRTS #0320000649). A deed restriction was filed on the property at the time of case closure, which indicates that WDNR approval is necessary to disturb the cap at the site or perform any construction activities. This plan is being submitted to satisfy the requirements of the deed restriction. The former extents of petroleum contaminated soil and groundwater left on site at the time of case closure are shown on Exhibit B and the Total VOC isoconcentration, map in the appendix. Additionally, MES has recently performed soil borings and groundwater monitoring wells in conjunction with a geotechnical investigation to help identify existing areas of potential contaminants, prior to the performance of any construction activities.

2. The potential for impact during the proposed work should be relatively low because the only excavation into the affected soil and/or groundwater should be limited to the footing excavations and utility excavations during construction, however overexcavations of fill soils may be necessary. Excavations will be protected during non-work periods and will be backfilled as quickly as construction will allow. Any soil removed during construction will be field screened with a PID. Any soils that do not appear to be contaminated based on visual and olfactory observations, PID results or lab results will be used on site as fill. Any soils expected to be contaminated, identified as being contaminated, or suspected to be contaminated will be properly stored on site, sampled, and disposed of at a licensed landfill, if required. The majority of the site will be a fill site where most existing clean soil from on site will be used as fill, and clean fill material will also be imported. If affected groundwater is encountered during the construction activities, it is planned to seek prior approval from the City of Fond du Lac to discharge the affected water to the sanitary sewer.

3.. The proposed development will include the construction of a slab on grade building with frost depth footings used to support the 5 story apartment building. It should be

noted that the lower level, or ground level, will be parking. The living area will begin on the second floor. A proposed site plan is included within the appendix. The lower level parking area will be an estimated 18,000 S.F. in plan view, with another estimated 25,000 S.F. of Concrete and Bituminous pavement utilized as parking and drive lanes. The remaining area is proposed to be green space. The site is serviced by natural gas, electricity, and city water and sewer. Currently the existing site is covered by 60% Concrete and Bituminous pavement and 40% building spaces; which will remain similar with the exception of additional pavement in a current grass area (if acquired by the client) on the northwest corner of the property and a few landscaped areas near the proposed structure. Landscaped areas within the limits of contamination will be undercut and approximately 2-3 feet of compacted clay soil will be placed to maintain the requirements of the cap on the site. The end result of the construction will be to maintain a positive capping of the existing affected areas of the site.

4. Based on the presence of significantly affected soil and groundwater present on the site at the time of closure, and if there is the presence of affected soils and groundwater identified during the performance of MES' additional borings, a vapor mitigation system will be installed by the general/plumbing contractor under the direction of MES. The system will consist of slotted PVC pipe beneath the entire building, which is connected to a vent discharged above the roof line. Vapor example mitigation diagrams are included in the Appendix. A final design will not be completed until the laboratory results from the latest investigation have been made available and reviewed.

B. During all excavation activities and vapor mitigation system installation, an MES professional with safety training and environmental experience will monitor the activities. This will include air and soil monitoring with a PID, and over site of any soils or groundwater removed during the foundation and utility excavations and over site of the vapor mitigation system installation. During excavation activities, the intent will be to reuse all excavated soils on site, which do not appear to be contaminated. There will be some contaminated soils or debris excavated from the fill on the site that cannot be reused as backfill or fill in green areas. This material will be stock piled on site, on plastic, and covered with plastic until proper arrangements can be made for disposal. Utility excavations for utilities entering the proposed structure will be capped with a clay plug to further mitigate vapor migration. A clay plug detail is included within the appendix within the vapor mitigation diagrams. These activities will also be observed by MES personnel.

EXHIBIT A

All that part of Lot "A" Subdivision of Tract 38 Section 10-15-17 East of the following described line: Commencing at a point on the South line of Merrill Street 325 1/2 feet West of the West line of Main Street; thence Southerly 300 feet on a line if extended meets the Northeast corner of Lot 21 of Subdivision Tract 38 of said Section 10, thence angling to the East along a line to a point on the North end line of Macy Street, that is, the North line of said Lot 21 Subdivision Tract 38 extended East, said point being 20 feet East of the Northeast corner of said Lot 21, Subdivision of Tract 38, excepting the North 80 feet thereof.

Also: The West 90 feet of Lot "B" of Subdivision of Tract 38 Section 10-15-17, excepting from the above described premises a right of way over the South 15 feet of Lot "B" and a right of way over the South 10 feet of Lot "A" above described, also except side tract.
Above described land located in the West 1/2 of the Southeast 1/4 of Section 10-15-17, City of Fond du Lac, Fond du Lac County, Wisconsin.

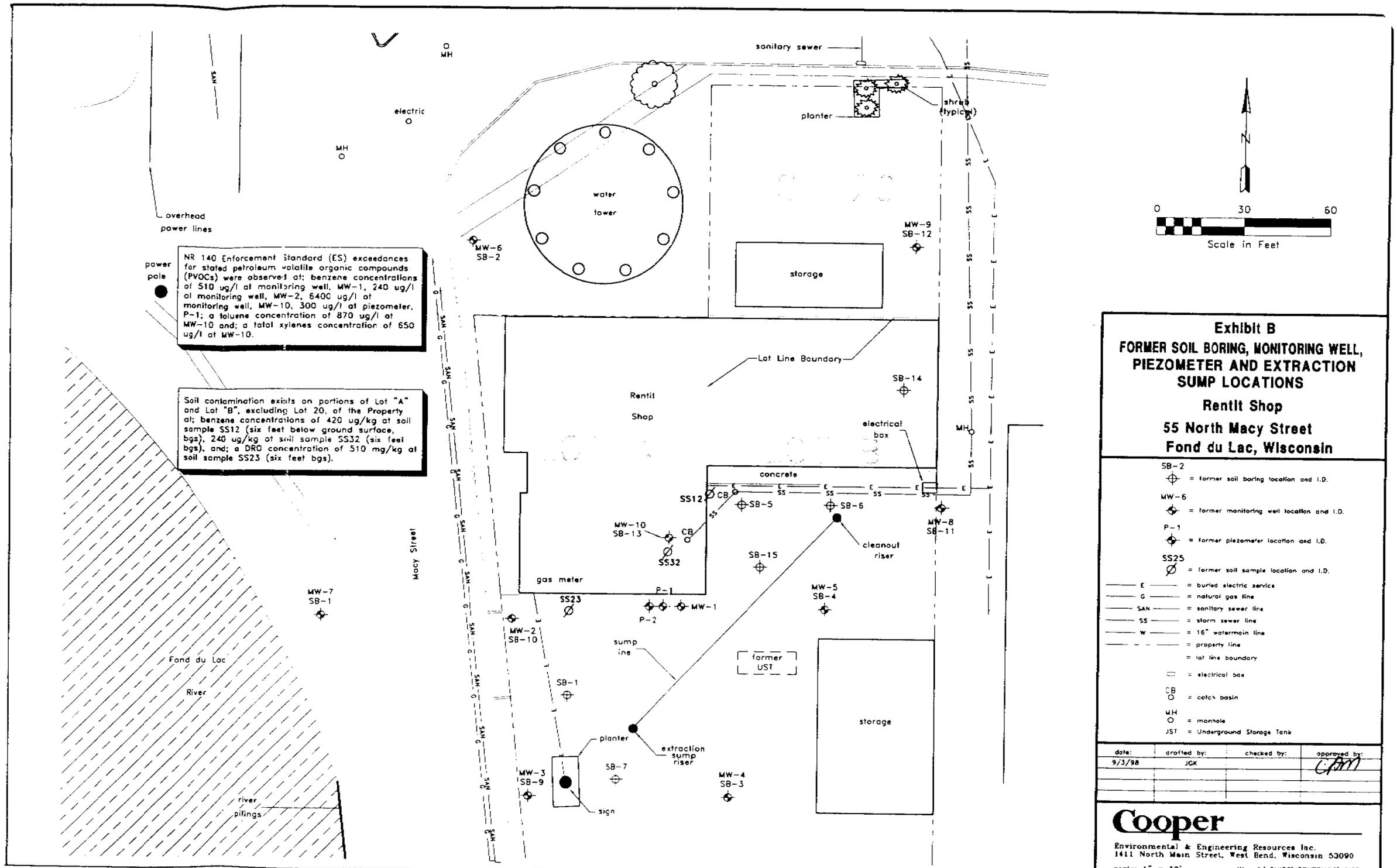
Excepting therefrom the East 11 feet of the West 90 feet of said Lot B, the South 22 feet of the West 90 feet of said Lot B, and the South 13 feet of said Lot A.

Also;

That part of Lot Twenty (20) of the Subdivision of Tract 38 in Section 10-15-17, lying West of the West line of the alley dedicated in Volume 343 of Deeds, Page 414, being the West 79 feet of said Lot 20. Above land located in the W 1/2 SE 1/4 of Section 10-15-17, City of Fond du Lac, Fond du Lac County, Wisconsin.

EXHIBIT B

1. Municipal and zoning ordinances and agreements entered under them.
2. Recorded easements for the distribution of utility and municipal services.
3. Recorded building and use restrictions and covenants.
4. Taxes, general and special for the year 2012, not now due and payable.
5. Electrical Energy Easement executed by The Rentit Shop, Inc. to City of Fond du Lac, dated May 22, 1980, recorded May 23, 1980, Volume 812, Pages 985-987, Document No. 359523.
6. Groundwater and Soil Use Restriction contained in an instrument executed by Rentit Shop, Inc, dated November 3, 1998, Volume 1496 of Records, Pages 458-460, Document No. 652826.
7. The City of Fond du Lac's Urban Renewal Plan as contained in various documents of record, being recorded in Volume 719 of Records on Pages 455-522, Volume 719 of Records on Pages 523-530, Volume 719 of Records on Pages 531-537, Volume 719 of Records on Pages 538-566, Volume 720 of Records on Pages 764-770 and Volume 733 of Records on Pages 234-239.
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Excel Engineering, Inc. on September 27, 2012 and last revised on October 9, 2012, designated Job Number 1108720:
 - a. Encroachment of wood retaining wall onto W. Merrill Avenue.
 - b. Encroachment of building canopy onto N. Macy Street.
 - c. Underground electric cable, underground gas lines, storm sewer and overhead utility lines in areas not provided for by recorded easements.
9. All other easements of record.



NR 140 Enforcement Standard (ES) exceedances for stated petroleum volatile organic compounds (PVOCs) were observed at: benzene concentrations of 510 ug/l at monitoring well, MW-1, 240 ug/l at monitoring well, MW-2, 6400 ug/l at monitoring well, MW-10, 300 ug/l at piezometer, P-1; a toluene concentration of 870 ug/l at MW-10 and; a total xylenes concentration of 650 ug/l at MW-10.

Soil contamination exists on portions of Lot "A" and Lot "B", excluding Lot 20, of the Property at: benzene concentrations of 420 ug/kg at soil sample SS12 (six feet below ground surface, bgs), 240 ug/kg at soil sample SS32 (six feet bgs), and; a DRD concentration of 510 mg/kg at soil sample SS23 (six feet bgs).

Exhibit B
FORMER SOIL BORING, MONITORING WELL, PIEZOMETER AND EXTRACTION SUMP LOCATIONS
Rentil Shop
55 North Macy Street
Fond du Lac, Wisconsin

- SB-2 = former soil boring location and I.D.
- MW-6 = former monitoring well location and I.D.
- P-1 = former piezometer location and I.D.
- SS25 = former soil sample location and I.D.
- E = buried electric service
- G = natural gas line
- SAN = sanitary sewer line
- SS = storm sewer line
- W = 16" watermain line
- = property line
- - - = lot line boundary
- = electrical box
- CB = catch basin
- MH = manhole
- JST = Underground Storage Tank

date:	drafted by:	checked by:	approved by:
9/3/98	JGK		<i>CPM</i>

Cooper
 Environmental & Engineering Resources Inc.
 1411 North Main Street, West Bend, Wisconsin 53090
 scale: 1" = 30' file: C:\DWGS\RENTSHOP\SITE.L



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, Regional Director

Remediation and Redevelopment Program
1125 North Military Avenue
P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5916
FAX 920-492-5859
TDD 920-492-5812

June 15, 1998

Ms. Audrey Burkhardt & Mr. David Willett
Rentit Shop
55 North Macy Street
Fond du Lac, WI 54935-3342

SUBJECT: Deed Restriction and Groundwater Use Restriction for
Rentit Shop, 55 North Macy Street, Fond du Lac, Wisconsin
WDNR LUST Case #03-20-000649

Dear Ms. Burkhardt and Mr. Willett:

On April 28, 1998, the Northeast Region Closeout Committee met to discuss various sites. The committee has agreed to close this site pending a deed restriction and a groundwater use restriction. These restrictions will state that soil and groundwater contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Only when the deed restriction and groundwater use restriction have been finalized and filed with Fond du Lac County can this site be closed. To complete the deed notification, the Department requires a complete (unabbreviated) legal description and map of the property. This may be obtained from the Fond du Lac County Register of Deeds.

As soon as this is submitted, the Department will send you a draft copy of the deed and groundwater use restrictions, containing language regarding the remaining soil and groundwater contamination. A revised copy will be sent for your review and signature. If it is acceptable, you are to sign it and return a signed copy along with proof of filing to the Department for our files. At that time, the site will be closed provided proper monitoring well abandonment forms and soil disposal documentation (ie. landfill disposal tickets) have been submitted.

The deed and groundwater use restrictions are an option which the Department can offer in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination. Within **14 days** please submit a letter to the Department documenting your intentions.

If you have any questions, please contact me in Green Bay at (920) 492-5943.

Sincerely,

Kristin Nell
Hydrogeologist

cc: Neil Rismeyer, Cooper Environmental & Engineering Resources, Inc



Quality Natural Resources Management
Through Excellent Customer Service



EXHIBIT A

All that part of Lot "A" Subdivision of Tract 38 Section 10-15-17 East of the following described line: Commencing at a point on the South line of Merrill Street 325 1/2 feet West of the West line of Main Street; thence Southerly 300 feet on a line if extended meets the Northeast corner of Lot 21 of Subdivision Tract 38 of said Section 10, thence angling to the East along a line to a point on the North end line of Macy Street, that is, the North line of said Lot 21 Subdivision Tract 38 extended East, said point being 20 feet East of the Northeast corner of said Lot 21, Subdivision of Tract 38, excepting the North 80 feet thereof.

Also: The West 90 feet of Lot "B" of Subdivision of Tract 38 Section 10-15-17, excepting from the above described premises a right of way over the South 15 feet of Lot "B" and a right of way over the South 10 feet of Lot "A" above described, also except side tract.
Above described land located in the West 1/2 of the Southeast 1/4 of Section 10-15-17, City of Fond du Lac, Fond du Lac County, Wisconsin.

Excepting therefrom the East 11 feet of the West 90 feet of said Lot B, the South 22 feet of the West 90 feet of said Lot B, and the South 13 feet of said Lot A.

Also;

That part of Lot Twenty (20) of the Subdivision of Tract 38 in Section 10-15-17, lying West of the West line of the alley dedicated in Volume 343 of Deeds, Page 414, being the West 79 feet of said Lot 20. Above land located in the W 1/2 SE 1/4 of Section 10-15-17, City of Fond du Lac, Fond du Lac County, Wisconsin.

EXHIBIT B

1. Municipal and zoning ordinances and agreements entered under them.
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8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Excel Engineering, Inc. on September 27, 2012 and last revised on October 9, 2012, designated Job Number 1108720:
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 - b. Encroachment of building canopy onto N. Macy Street.
 - c. Underground electric cable, underground gas lines, storm sewer and overhead utility lines in areas not provided for by recorded easements.
9. All other easements of record.

DOCUMENT NO.

337232

335894

STATE BAR OF WISCONSIN - FORM 2
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

J. F. Ahern Co., a Wisconsin corporation.

REGISTER'S OFFICE

Fond du Lac County, Wis.

Recorded at 11:55 AM.

MAY 15 1978

Vol. 774 Records Page 493

GEORGE H. OTTERY
REGISTER OF DEEDS

conveys and warrants to Replit Shop, Inc., a Wisconsin corporation

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

RETURN TO

*Donny's Law Office 3.00
GDR
210704*

All that part of Lot "A" Subdivision of Tract 38 Section 10-15-17 East of the following described line: Commencing at a ~~Point on~~ the South line of Merrill Street 325 1/2 feet West of the West line of Main Street thence Southerly 300 feet on a line if extended meets the Northeast corner of Lot 21 of Subdivision Tract 38 of said Section 10, thence angling to the East along a line to a point on the North end line of Macy Street, that is, the North line of said Lot 21 Subdivision Tract 38 extended East, said point being 20 feet East of the Northeast corner of said Lot 21, Subdivision of Tract 38 excepting the North 80 feet thereof.

Also: The West 90 feet of Lot "B" of Subdivision of Tract 38 Section 10-15-17, excepting from the above described premises a right of way over the South 15 feet of Lot "B" and a right of way over the South 10 feet of Lot "A" above described, also except side track.

Above described land located in the West 1/2 of the Southeast 1/4 of Section 10-15-17, Fond du Lac County.

Excepting therefrom the East 11 feet of the West 90 feet of said Lot B, the South 22 feet of the West 90 feet of said Lot B, and the South 13 feet of said Lot A.

Subject to Easements of Record (DESCRIPTION CONTINUED ON REVERSE SIDE)

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

Exception to warranties: --

TRANSFER
\$ 175.00
FEE

This Deed and conveyance includes Hand operated Chain Hoist in Main South Shop of building and above ground gas pump and underground tanks all attached to realty.

Dated this 15th day of May, 1978

J. F. AHERN CO.

_____(SEAL)

By John E. Ahern (SEAL)

_____(SEAL)

By Herbert L. Herro (SEAL)

Herbert L. Herro Secretary

AUTHENTICATION

Signatures authenticated this _____ day of _____, 19____

ACKNOWLEDGMENT

STATE OF WISCONSIN

Fond du Lac County, } ss

Personally came before me, this 15th day of

May 1978, the above named John E. Ahern

President and Herbert L. Herro, Secretary

of J. F. Ahern Co., a Wisconsin corporation

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

This instrument was drafted by

Attorney A. D. Edgerton

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

Allan L. Edgerton
Notary Public Fond du Lac County, Wis.
My Commission is permanent. (If not, state expiration date: ---)

VOL 776 PAGE 521 VOL 774 PAGE 493

(DESCRIPTION CONTINUED)

ALSO:

That part of Lot Twenty (20) of the Subdivision of Tract 38 in Section 10-15-17, City of Fond du Lac, Wisconsin, lying West of the West line of the alley dedicated in Volume 343 of Deeds 414, being the West 79 feet of said Lot 20.
Above land located in the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10-15-17, Fond du Lac County, Wisconsin.

This Deed is being re-recorded to correct an error in the legal description contained in Warranty Deed originally recorded on May 15, 1978 in Volume 774 Records on page 493.

REGISTER'S OFFICE

Fond du Lac County, Wis.

Re-recorded at 9:30 A.M.

JUN 1 6 1978

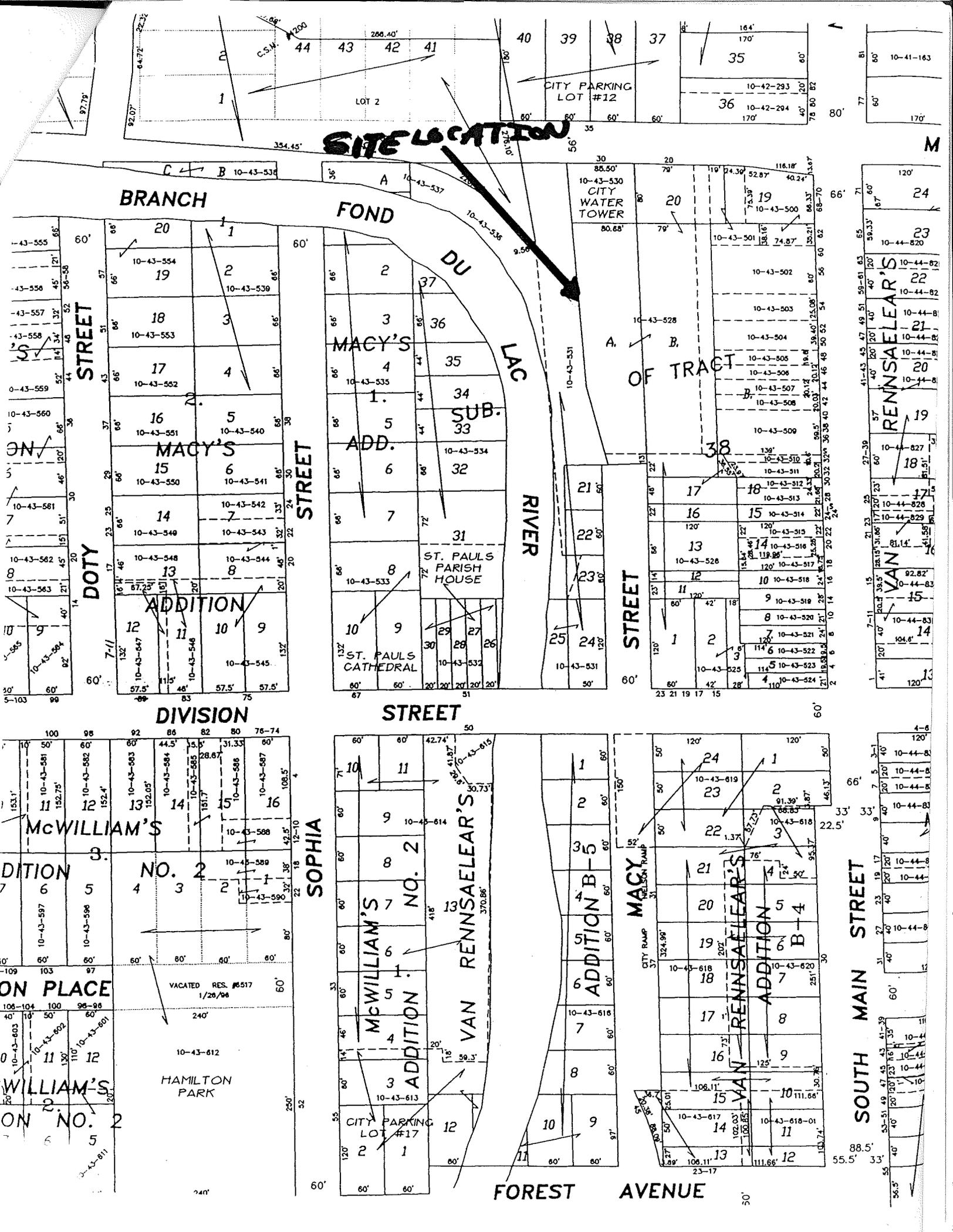
Vol. 776 Records Page 521-522

GEORGE H. OTTERY
REGISTER OF DEEDS

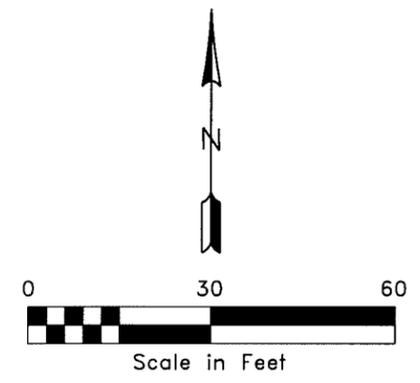
FEE

77.25(3)

EXEMPT



DRAFT



NR 140 Enforcement Standard (ES) exceedances for stated petroleum volatile organic compounds (PVOCs) were observed at; benzene concentrations of 510 ug/l at monitoring well, MW-1, 240 ug/l at monitoring well, MW-2, 6400 ug/l at monitoring well, MW-10, 300 ug/l at piezometer, P-1; a toluene concentration of 870 ug/l at MW-10 and; a total xylenes concentration of 650 ug/l at MW-10.

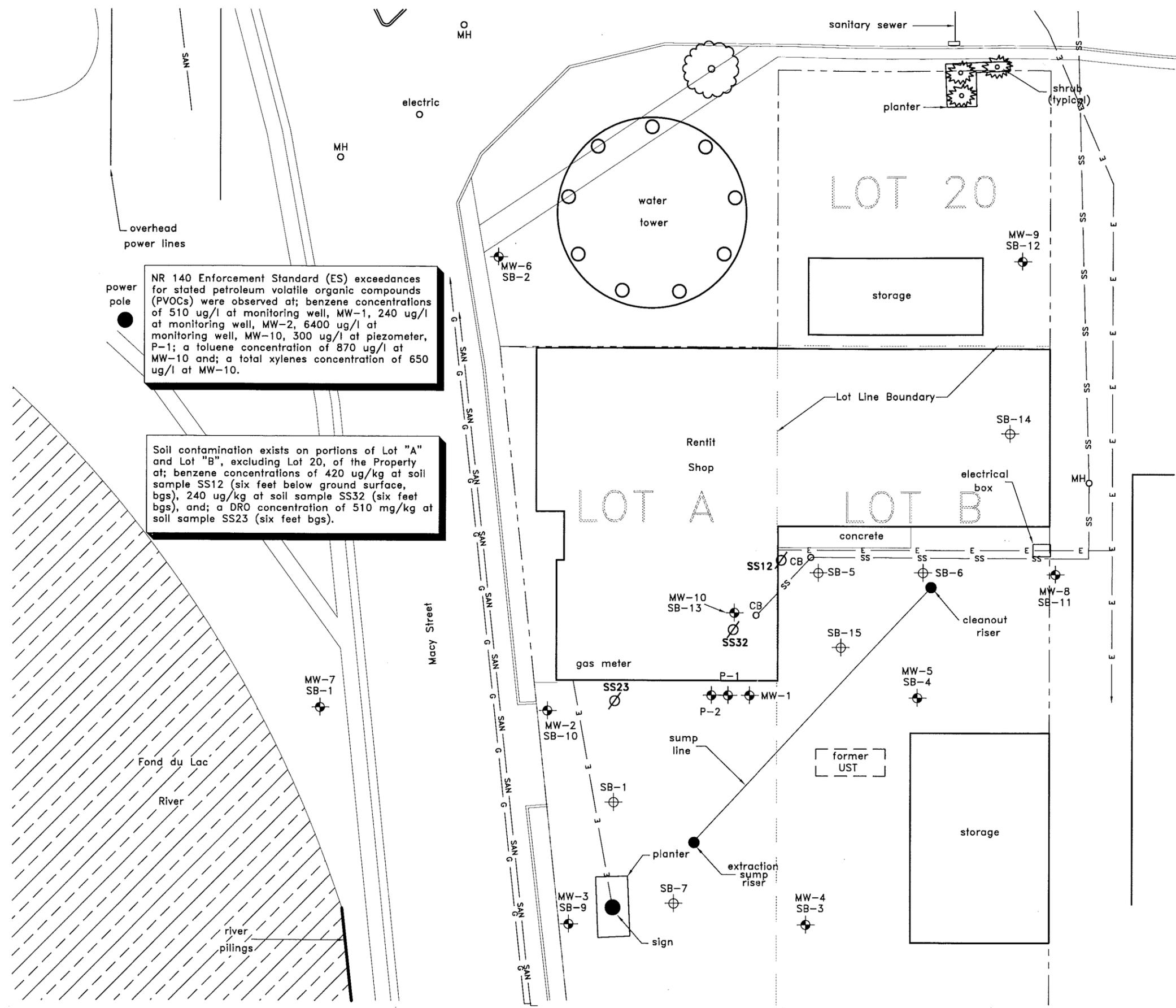
Soil contamination exists on portions of Lot "A" and Lot "B", excluding Lot 20, of the Property at; benzene concentrations of 420 ug/kg at soil sample SS12 (six feet below ground surface, bgs), 240 ug/kg at soil sample SS32 (six feet bgs), and; a DRO concentration of 510 mg/kg at soil sample SS23 (six feet bgs).

**Exhibit B
FORMER SOIL BORING, MONITORING WELL,
PIEZOMETER AND EXTRACTION
SUMP LOCATIONS
Rentit Shop
55 North Macy Street
Fond du Lac, Wisconsin**

- SB-2 = former soil boring location and I.D.
- MW-6 = former monitoring well location and I.D.
- P-1 = former piezometer location and I.D.
- SS25 = former soil sample location and I.D.
- E = buried electric service
- G = natural gas line
- SAN = sanitary sewer line
- SS = storm sewer line
- W = 16" watermain line
- - - = property line
- · - · - = lot line boundary
- = electrical box
- CB = catch basin
- MH = manhole
- UST = Underground Storage Tank

date:	drafted by:	checked by:	approved by:
9/3/98	JGK		

Cooper
Environmental & Engineering Resources Inc.
1411 North Main Street, West Bend, Wisconsin 53090
scale: 1" = 30' file: C:\DWGS\RENTSHOP\SITE_L



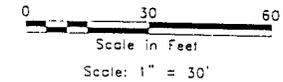
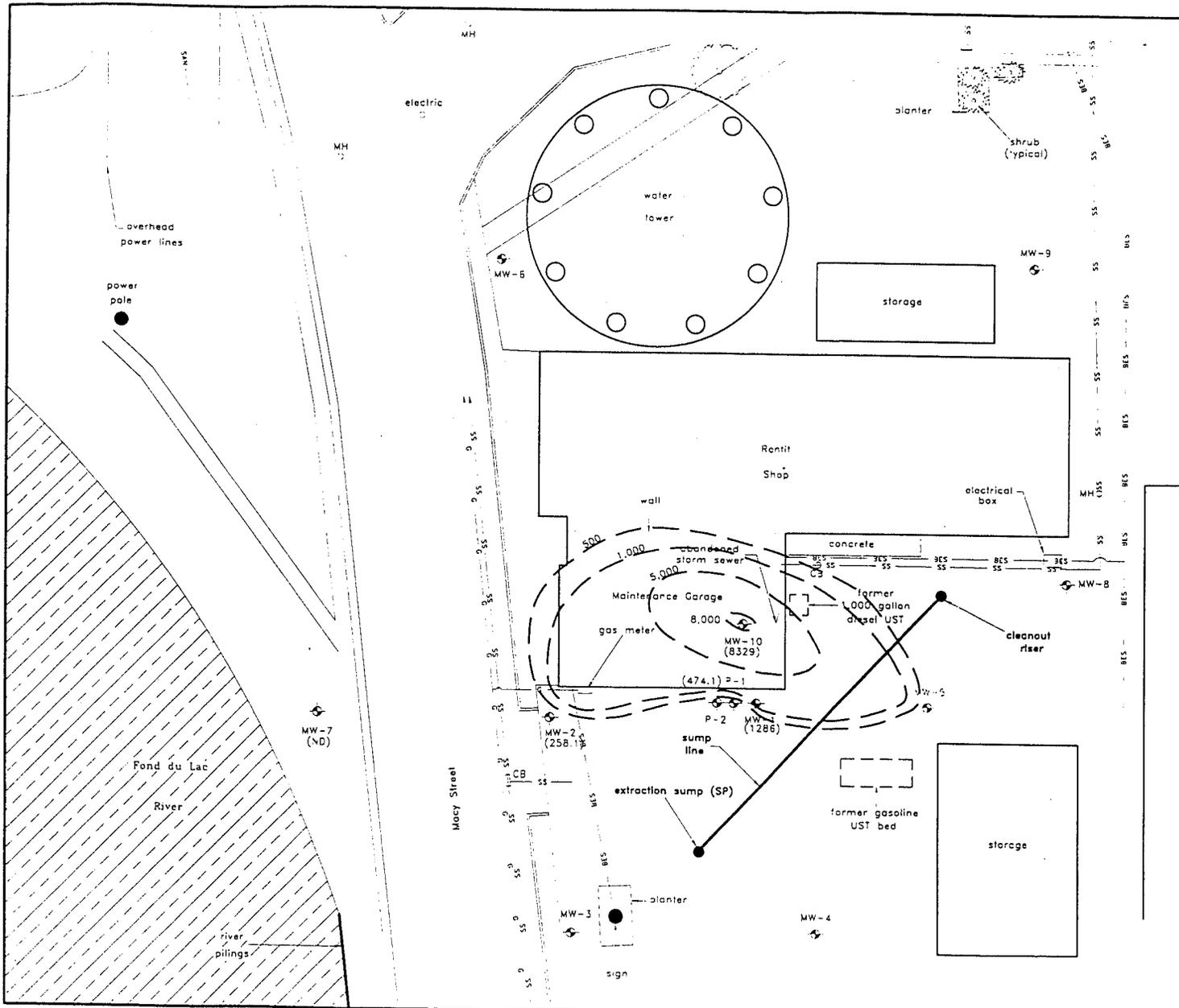


Figure 2
TOTAL VOC
ISOCONCENTRATION MAP
(4/11/97)
Rentit Shop
55 North Macy Street
Fond du Lac, WI

- MW-6 = monitoring well location and I.D.
- (1286) = total VOC concentration (ug/l)
- (ND) = no detection
- MW-5 = monitoring well removed during overexcavation
- PZ-1 = piezometer location and I.D.
- 5,000 = total VOC concentration contour (4/11/97)
- BES = buried electric service
- G = natural gas line
- SAN = sanitary sewer line
- SS = storm sewer line
- CB = catch basin
- MH = manhole

Note:
 Illustrated site features, underground piping and overhead utilities shown are based on field surveys only. Contractor and/or client are responsible for verifying and protecting all site features and utilities during excavation and construction.

DATE	DRAFTED BY	CHECKED BY	APPROVED BY
			<i>JR</i>

Cooper
 Environmental & Engineering Resources Inc.
 1411 North Main Street, West Bend, Wisconsin 53095
 FILE: C:\DWGS\RENTSHOP\VI41197

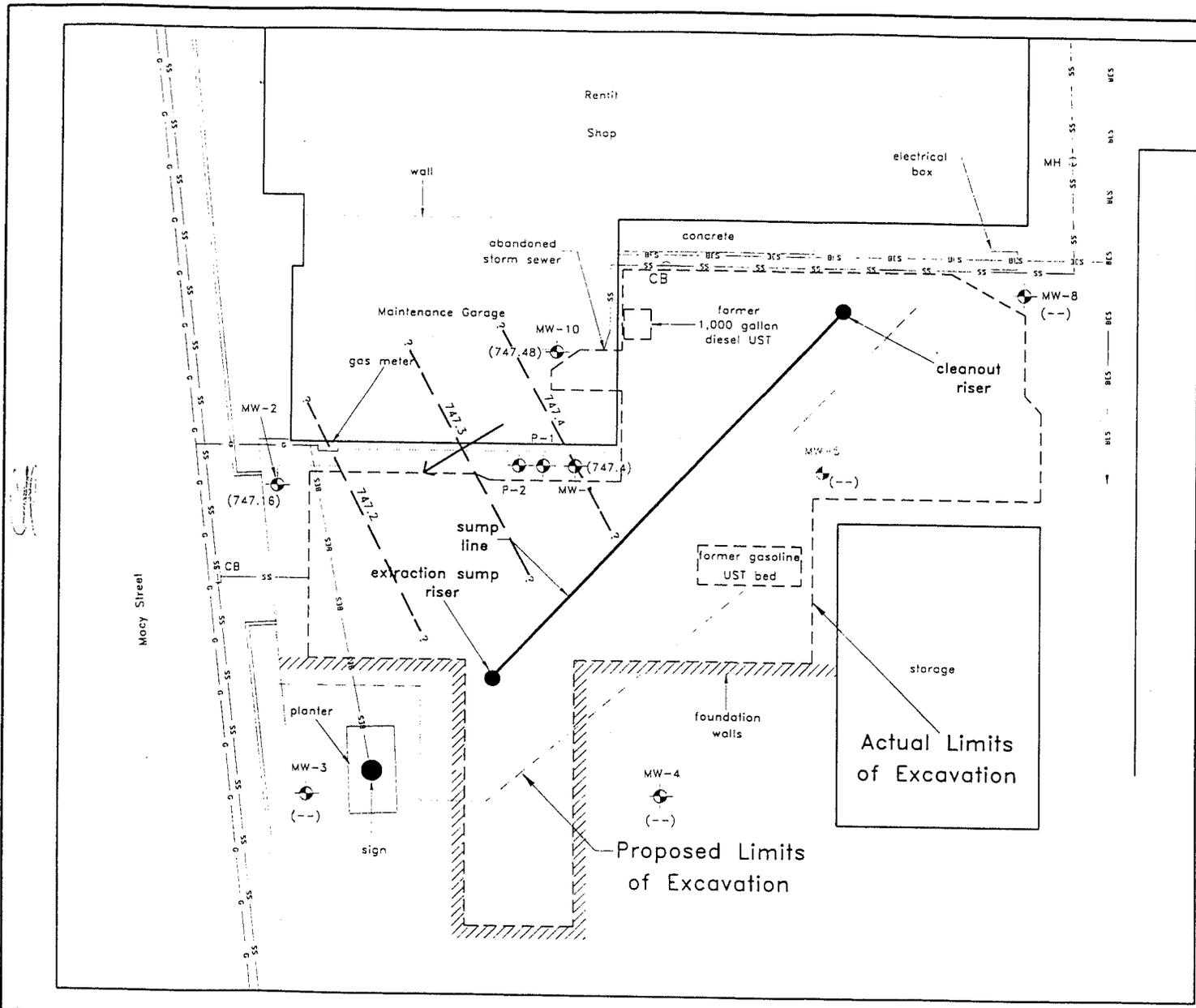


Figure 1
**SHALLOW GROUNDWATER
 FLOW DIRECTION**
 (04/11/97)
 Rentit Shop
 55 North Macy Street
 Fond du Lac, WI

- - - - - = proposed limits of excavation
- = actual limits of excavation
- MW-6
 = monitoring well location and I.D.
- (747.4) = static water elevation (4/11/97)
- (--) = not determined
- MW-3
 = monitoring well removed during overexcavation
- PZ-1
 = piezometer location and I.D.
- 747.4
 = interpreted shallow groundwater contour line (4/11/97), question marked where inferred
- = interpreted groundwater flow direction (4/11/97)
- BES = buried electric service
- D = natural gas line
- SAN = sanitary sewer line
- SS = storm sewer line
- CB = catch basin
- MH = manhole

Note:
 Illustrated site features, underground piping and overhead utilities shown are based on field surveys only. Contractor and/or client are responsible for verifying and protecting all site features and utilities during excavation and construction.

DATE:	DRAFTED BY:	CHECKED BY:	APPROVED BY:
			DK

Cooper
 Environmental & Engineering Resources Inc.
 1411 North Main Street, West Bend, Wisconsin 53095
 scale: 1" = 20' file: D:\DWGS\RENTSHOP_GWF4'197

Post remediation

Table 2-3
Soil Overexcavation Closure Sample
Analytical Result Summary
Rentit Shop
Fond du Lac, Wisconsin

Soil Sample No.	Location Depth (ft. bgs)	Date Collected	Field OVM Reading (i.u.)	WDNR (MOD) (mg/kg)		Total Pb (mg/kg)	PVOCs (µg/kg)							
				GRO	DRO		Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-Tri-methylbenzene	1,3,5-Tri-methylbenzene	m/p-Xylenes	o-Xylenes
RS-OE-SS01	6	11-15-95	52	15	ND(5.4)	NA	ND(25)	49	ND(25)	ND(25)	190	ND(25)	280	120
RS-OE-SS02	6	11-15-95	107	66	13	6.0	ND(25)	1,200	ND(25)	ND(25)	1,300	340	1,800	140
RS-OE-SS03	6	11-15-95	47	11	ND(5.2)	NA	ND(25)	280	ND(25)	ND(25)	140	ND(25)	220	61
RS-OE-SS04	6	11-15-95	6	ND(3.0)	ND(6.1)	NA	ND(25)	ND(25)	ND(25)	ND(25)	41	ND(25)	39	ND(25)
RS-OE-SS05	18	11-15-95	0	ND(3.0)	ND(5.5)	7.6	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS06	12	11-15-95	0	ND(3.1)	ND(5.4)	NA	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS07	6	11-15-95	125	36	94	NA	ND(27)	640	ND(27)	ND(27)	670	130	1,300	59
RS-OE-SS08	6	11-15-95	198	33	96	NA	ND(25)	550	ND(25)	ND(25)	540	260	1,900	61
RS-OE-SS09	6	11-15-95	52	14	ND(6.1)	6.1	ND(25)	260	ND(25)	ND(25)	250	120	990	ND(25)
RS-OE-SS10	12	11-16-95	0	ND(3.1)	ND(4.8)	NA	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS11	12	11-16-95	6	7.2	ND(5.5)	NA	ND(25)	91	ND(25)	ND(25)	ND(25)	32	160	ND(25)
RS-OE-SS12	6	11-16-95	30	13	7.3	17	420	270	ND(25)	45	160	68	600	90
RS-OE-SS13	15	11-16-95	5	6.2	ND(5.9)	NA	ND(25)	170	ND(25)	ND(25)	35	ND(25)	150	ND(25)
RS-OE-SS14	6	11-20-95	4	ND(3.0)	ND(4.5)	5.0	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS15	14	11-20-95	3	ND(3.1)	ND(4.9)	6.7	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS16	6	11-20-95	2	ND(3.1)	8.0	NA	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS17	6	11-20-95	4	ND(3.1)	ND(5.0)	NA	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS18	17	11-21-95	2	ND(3.0)	5.2	NA	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS19	6	11-21-95	0	ND(3.1)	ND(4.1)	NA	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS20	14	11-21-95	3	ND(3.1)	ND(4.5)	NA	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS21	7	11-21-95	7	ND(3.1)	ND(4.6)	7.4	ND(25)	ND(25)	ND(25)	ND(25)	42	ND(25)	ND(25)	ND(25)
RS-OE-SS22	6	11-21-95	2	ND(3.1)	ND(4.3)	NA	ND(25)	ND(25)	ND(25)	ND(25)	40	33	ND(25)	67
RS-OE-SS23	6	11-21-95	5	ND(3.1)	510	NA	ND(25)	ND(25)	ND(25)	ND(25)	46	ND(25)	ND(25)	62
RS-OE-SS24	6	11-21-95	2	ND(3.5)	20	NA	ND(25)	ND(25)	ND(25)	ND(25)	46	ND(25)	ND(25)	ND(25)
RS-OE-SS25	16	11-22-95	3	ND(3.1)	ND(4.5)	NA	160	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)

SRCL

Table 2-3 (Cont.)
 Soil Overexcavation Closure Sample
 Analytical Result Summary
 Rentit Shop
 Fond du Lac, Wisconsin

Soil Sample No.	Location Depth (ft. bgs)	Date Collected	Field OVM Reading (i.u.)	WDNR (MOD) (mg/kg)		Total Pb (mg/kg)	PVOCs (µg/kg)							
				GRO	DRO		Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-Tri-methylbenzene	1,3,5-Tri-methylbenzene	m/p-Xylenes	o-Xylenes
RS-OE-SS26	7	11-22-95	2	ND(3.2)	ND(4.5)	NA	33	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS27	14	11-30-95	8	ND(3.2)	ND(5.6)	NA	ND(25)	ND(25)	ND(25)	ND(25)	41	ND(25)	70	ND(25)
RS-OE-SS28	6	11-30-95	5	ND(3.1)	ND(4.2)	NA	ND(25)	ND(25)	ND(25)	ND(25)	47	ND(25)	63	ND(25)
RS-OE-SS29	6	11-30-95	0	ND(3.3)	ND(4.7)	NA	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS30	14	11-30-95	3	ND(3.1)	ND(5.5)	NA	ND(25)	ND(25)	ND(25)	ND(25)	47	ND(25)	60	ND(25)
RS-OE-SS31	6	11-30-95	1	ND(3.4)	ND(5.6)	150	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)	ND(25)
RS-OE-SS32	6	12-1-95	21	6.8	ND(4.7)	18	240	39	61	60	40	34	66	ND(25)
RS-OE-SS33	10	12-1-95	348	56	4.5	NA	360	690	ND(130)	260	2,400	740	1,800	540

RENT1227.REP

ft. bgs = Feet below ground surface
 i.u. = Instrument units
 mg/kg = Milligrams per kilogram (parts per million)
 GRO = Gasoline range organics
 DRO = Diesel range organics
 PVOCs = Petroleum volatile organic compounds
 µg/kg = Micrograms per kilogram (parts per billion)
 MTBE = Methyl tertiary butylether
 ND = Not detected above method detection limit (detection limit given in parenthesis)
 NA = Sample not analyzed for indicated parameter
 Shaded numbers indicate NR 720 soil cleanup guideline exceedances

Table I
Groundwater Analytical Results
Rentit Shop
Fond du Lac, Wisconsin

PARAMETER ($\mu\text{g/l}$)	MW01							Enforcement Standard ¹ ($\mu\text{g/l}$)	Preventive Action Limit ¹ ($\mu\text{g/l}$)
	MW-1 1-23-91	MW-1 4-30-92	RS/MW01-1 3-22-95	RS/MW01-2 5-23-96	RS/MW01-3 10-01-96	RS/MW01-4 1/14/97	RS/MW01-5 4-11-97		
Benzene	36	370	1,000	390	950	110	510	5	0.5
n-Butylbenzene	--	2.5	ND(<1.0)	--	--	--	--	NA	NA
sec-Butylbenzene	--	ND(<0.5)	ND(<1.0)	--	--	--	--	NA	NA
tert-Butylbenzene	--	ND(<0.4)	ND(<1.0)	--	--	--	--	NA	NA
Ethylbenzene	ND(<1.5)	23.7	160	74	270	37	140	700	140
Isopropylbenzene ²	ND(<3.6)	ND(<0.6)	18	--	--	--	--	NA	NA
p-Isopropyltoluene ³	22	ND(<0.6)	ND(<1.0)	--	--	--	--	NA	NA
Methyl-Tert-Butylether (MTBE)	13	34.6	60	41	47	12	19	60	12
Naphthalene	6.5	5.8	17	--	--	--	--	40	8
n-Propylbenzene	5.2	3.8	38	--	--	--	--	NA	NA
Toluene	22	40.2	520	18	330	3.1	150	343	68.6
1,2,4-Trichlorobenzene	ND(<1.3)	ND(<2.5)	ND(<1.0)	--	--	--	--	70	14
Trichloroethylene (TCE)	ND(<3.1)	ND(<3.6)	ND(<1.0)	--	--	--	--	5	0.5
1,2,4-Trimethylbenzene	28	29.5	140	36	130	13	90	NA	NA
1,3,5-Trimethylbenzene	64	3.5	27	7.6	27	1.7	20	NA	NA
Total Xylenes	69.2	40.3	540	73	670	8.1	357	620	124
TOTAL VOCs	265.9	553.9	2,520	639.6	2,424	177.8	1,286	NA	NA
Total Lead (Pb)	--	--	--	ND(<2.0)	--	--	--	15	1.5
<u>Diesel Range Organics (DRO)</u> WDNR Modified (mg/l)	--	--	0.7	0.91	1.9	--	--	NA	NA
<u>Gasoline Range Organics (GRO)</u> WDNR Modified (mg/l)	--	--	3.5	2.4	4.7	--	--	NA	NA

¹ Groundwater standards from Chapter NR 140, Wisconsin Administrative Code, September 1995

$\mu\text{g/l}$ = Parts per billion

ND = Not detected above method detection limits (detection limit given in parenthesis)

NA = Not applicable, standard does not presently exist for this parameter; under the Spills Law (State Statute 144.76), the groundwater cleanup standard for the hazardous substance is no detect.

-- = Sample not tested for indicated parameter

² January 1991 value reported as p-Isopropylbenzene

³ January 1991 value reported as Isopropyltoluene

mg/l = parts per million

RENT1023.TAB

Table J (cont.)
Groundwater Analytical Results
Rentit Shop
Fond du Lac, Wisconsin

PARAMETER ($\mu\text{g/l}$)	MW02							Enforcement Standard ¹ ($\mu\text{g/l}$)	Preventive Action Limit ² ($\mu\text{g/l}$)
	MW-2 3-20-91	MW-2 4-30-92	RS/MW02-1 // RS/MW20-1 ³ 3-22-95	RS/MW02-2 5-23-96	RS/MW02-3 10-01-96	RS/MW02-4 1-14-97	RS/MW02-5 4-11-97		
Benzene	392	156	180 // 190	380	100	310	240	5	0.5
n-Butylbenzene	54	ND(<0.6)	ND(<1.0) // ND(<1.0)	--	--	--	--	NA	NA
sec-Butylbenzene	ND(<1.6)	ND(<0.5)	2.9 // 3.0	--	--	--	--	NA	NA
tert-Butylbenzene	ND(<1.2)	ND(<0.4)	ND(<1.0) // ND(<1.0)	--	--	--	--	NA	NA
Ethylbenzene	10	9.4	3.1 // 2.6	ND(<2.5)	2.4	6	4.6	NA	NA
Isopropylbenzene ⁴	3	ND(<0.6)	8.0 // 8.0	--	--	--	--	700	140
p-Isopropyltoluene ⁴	--	ND(<0.6)	ND(<1.0) // ND(<1.0)	--	--	--	--	NA	NA
Methyl-Tert-Butylether (MTBE)	--	5.3	ND(<1.0) // ND(<1.0)	5.2	ND(<1.0)	--	--	NA	NA
Naphthalene	ND(<1.4)	ND(<0.8)	1.2 // 1.0	--	--	2	5.1	60	12
n-Propylbenzene	ND(<1.3)	ND(<1.3)	5.1 // 5.0	--	--	--	--	40	8
Toluene	8	21.1	3.1 // 3.2	4.1	3.2	--	--	NA	NA
1,2,4-Trichlorobenzene	ND(<5.0)	ND(<2.5)	ND(<1.0) // ND(<1.0)	--	--	3.6	4	343	68.6
Trichloroethylene (TCE)	ND(<1.4)	ND(<3.6)	ND(<1.0) // ND(<1.0)	--	--	--	--	70	14
1,2,4-Trimeethylbenzene	ND(<1.9)	21.3	2.2 // 1.6	ND(<2.5)	ND(<1.0)	--	--	5	0.5
1,3,5-Trimeethylbenzene	ND(<1.1)	21.3	ND(<1.0) // ND(<1.0)	ND(<2.5)	ND(<1.0)	1	1.1	NA	NA
Total Xylenes	45	4.9	12.5 // 11.5	2.7	2.1	ND(<0.80)	ND(<0.80)	NA	NA
TOTAL VOCs	512.0	239.3	218.1 // 225.9	392	107.7	323.1	258.1	620	124
Total Lead (Pb)	--	--	-- // --	ND(<2.0)	--	--	--	NA	NA
Diesel Range Organics (DRO) WDNR Modified (mg/l)	--	--	0.47 // 0.44	0.27	ND(<0.1)	--	--	15	1.5
Gasoline Range Organics (GRO) WDNR Modified (mg/l)	--	--	1.3 // 1.3	0.73	0.21	--	--	NA	NA

¹ Groundwater standards from Chapter NR 140, Wisconsin Administrative Code, September 1995
 $\mu\text{g/l}$ = Parts per billion

ND = Not detected above method detection limits (detection limit given in parenthesis)
NA = Not applicable, standard does not presently exist for this parameter under the Spills Law (State Statute 144.76), the groundwater cleanup standard for the hazardous substance is no detect

-- = Sample not tested for indicated parameter

³ RS/MW20-1 is duplicate sample for monitoring well MW02

⁴ January 1991 value reported as p-Isopropylbenzene

⁵ January 1991 value reported as Isopropyltoluene

mg/l = parts per million

Table 1 (cont.)
Groundwater Analytical Results
Rentir Shop
Fond du Lac, Wisconsin

PARAMETER	MW03 +				MW04 +				Enforcement Standard ¹ (µg/l)	Preventive Standard ² (µg/l)
	MW-3 3-20-91	MW-3 4-30-92	RS/MW03-1 3-22-95	RS/MW03-2 5-23-95	MW-4 1-24-91	MW-4 4-30-92	RS/MW04-1 3-22-95	RS/MW04-2 5-23-96		
Benzene	ND(<0.4)	ND(<0.6)	ND(<1.0)	ND(<0.6)	1.1	ND(<0.6)	ND(<1.0)	ND(<0.6)	5	0.5
n-Butylbenzene	ND(<1.1)	ND(<0.6)	ND(<1.0)	--	ND(<5.6)	ND(<0.6)	ND(<1.0)	--	NA	NA
sec-Butylbenzene	ND(<1.6)	ND(<0.5)	ND(<1.0)	--	ND(<3.8)	ND(<0.5)	ND(<1.0)	--	NA	NA
tert-Butylbenzene	ND(<1.2)	ND(<0.4)	ND(<1.0)	--	ND(<5.8)	ND(<0.4)	ND(<1.0)	--	NA	NA
Ethylbenzene	ND(<1.8)	ND(<0.5)	ND(<1.0)	ND(<1.0)	ND(<1.5)	ND(<0.5)	ND(<1.0)	ND(<1.0)	700	140
Isopropylbenzene ³	ND(<1.3)	ND(<0.6)	ND(<1.0)	--	ND(<3.6)	ND(<0.6)	ND(<1.0)	--	NA	NA
p-Isopropyltoluene ³	ND(<1.1)	ND(<0.6)	ND(<1.0)	--	ND(<3.6)	ND(<0.6)	ND(<1.0)	--	NA	NA
Methyl-Tert-Butylether (MTBE)	--	5.3	5.9	ND(<1.0)	ND(<1.5)	ND(<1.0)	ND(<1.0)	ND(<1.0)	60	12
Naphthalene	ND(<1.4)	ND(<0.8)	ND(<1.0)	--	ND(<4.7)	ND(<0.8)	ND(<1.0)	--	40	8
n-Propylbenzene	ND(<1.3)	ND(<1.3)	ND(<1.0)	--	ND(<3.4)	ND(<1.3)	ND(<1.0)	--	NA	NA
Toluene	ND(<2.0)	ND(<0.6)	ND(<1.0)	ND(<1.0)	ND(<2.0)	ND(<0.6)	ND(<1.0)	ND(<1.0)	343	68.6
1,2,4-Trichlorobenzene	ND(<5.0)	ND(<2.5)	ND(<1.0)	--	ND(<1.3)	ND(<2.5)	ND(<1.0)	--	70	14
Trichloroethylene (TCE)	ND(<1.4)	ND(<3.6)	ND(<1.0)	--	ND(<3.1)	ND(<3.6)	ND(<1.0)	--	5	0.5
1,2,4-Trimethylbenzene	ND(<1.9)	ND(<0.7)	ND(<1.0)	ND(<1.0)	ND(<3.5)	ND(<0.7)	ND(<1.0)	ND(<1.0)	NA	NA
1,3,5-Trimethylbenzene	ND(<1.1)	ND(<1.1)	ND(<1.0)	ND(<1.0)	ND(<3.4)	ND(<1.1)	ND(<1.0)	ND(<1.0)	NA	NA
Total Xylenes	ND(<2.1)	ND(<0.6)	4.0	ND(<1.0)	1.1	ND(<0.6)	ND(<1.0)	ND(<1.0)	620	124
TOTAL VOCs	ND	5.3	9.9	ND	2.2	ND	ND	ND	NA	NA
Total Lead (Pb)	--	--	--	ND(<2.0)	--	--	--	ND(<2.0)	15	1.5
Diesel Range Organics (DRO) WDNR Modified (mg/l)	--	--	0.14	ND(<0.1)	ND(<0.1)	--	ND(<0.10)	ND(<0.1)	NA	NA
Gasoline Range Organics (GRO) WDNR Modified (mg/l)	--	--	ND(<0.05)	ND(<0.05)	ND(<0.05)	--	ND(<0.05)	ND(<0.05)	NA	NA

+ = Temporarily deleted from quarterly monitoring program.

¹ Groundwater standards from Chapter NR 140, Wisconsin Administrative Code, September 1995

µg/l = Parts per billion

ND = Not detected above method detection limits (detection limit given in parenthesis)

NA = Not applicable, standard does not presently exist for this parameter, under the Spills Law (State Statute 144.76), the groundwater cleanup standard for the hazardous substance is no detect.

-- = Sample not tested for indicated parameter

² January 1991 value reported as p-Isopropylbenzene

³ January 1991 value reported as Isopropyltoluene

mg/l = parts per million

RENT1023.TAB

Table 1 (cont.)
Groundwater Analytical Results
Rentit Shop
Fond du Lac, Wisconsin

PARAMETER (µg/l)	MW05*			MW06+				Enforcement Standard ¹ (µg/l)	
	MW-5 1-24-91	MW-5 4-30-92	RS/MW05-1 3-22-95	MW-6 2-28-91	MW-6 4-30-92	RS/MW06-1 3-22-95	RS/MW06-2 5-23-96		
Benzene	1.1	ND(<0.6)	ND(<1.0)	5.1	ND(<0.6)	ND(<1.0)	ND(<0.6)	5	0.5
n-Butylbenzene	ND(<5.6)	1.5	ND(<1.0)	18	ND(<0.6)	ND(<1.0)	--	NA	NA
sec-Butylbenzene	ND(<3.8)	3.0	ND(<1.0)	ND(<3.8)	ND(<0.5)	ND(<1.0)	--	NA	NA
tert-Butylbenzene	ND(<5.8)	ND(<0.4)	ND(<1.0)	ND(<5.8)	ND(<0.4)	ND(<1.0)	--	NA	NA
Ethylbenzene	ND(<1.5)	1.5	ND(<1.0)	ND(<1.5)	ND(<0.5)	ND(<1.0)	ND(<1.0)	700	140
Isopropylbenzene ²	ND(<3.6)	5.3	4.0	ND(<3.6)	ND(<0.6)	ND(<1.0)	--	NA	NA
p-Isopropyltoluene ³	ND(<3.6)	ND(<0.6)	ND(<1.0)	ND(<3.6)	ND(<0.6)	ND(<1.0)	--	NA	NA
Methyl-Tert-Butylether (MTBE)	ND(<1.5)	ND(<1.0)	ND(<1.0)	ND(<1.5)	ND(<1.0)	ND(<1.0)	ND(<1.0)	60	12
Naphthalene	ND(<4.7)	0.8	ND(<1.0)	112	ND(<0.8)	ND(<1.0)	--	40	8
n-Propylbenzene	ND(<3.4)	3.1	ND(<1.0)	ND(<3.4)	ND(<1.3)	ND(<1.0)	--	NA	NA
Toluene	ND(<2.0)	0.6	ND(<1.0)	ND(<2.0)	ND(<0.6)	ND(<1.0)	ND(<1.0)	343	68.6
1,2,4-Trichlorobenzene	ND(<1.3)	ND(<2.5)	ND(<1.0)	ND(<1.3)	ND(<2.5)	ND(<1.0)	--	70	14
Trichloroethylene (TCE)	ND(<3.1)	ND(<3.6)	ND(<1.0)	ND(<3.1)	ND(<3.6)	ND(<1.0)	--	5	0.5
1,2,4-Trimethylbenzene	ND(<3.5)	1.4	ND(<1.0)	ND(<3.5)	ND(<0.7)	ND(<1.0)	ND(<1.0)	NA	NA
1,3,5-Trimethylbenzene	ND(<3.4)	ND(<1.1)	ND(<1.0)	ND(<3.4)	ND(<1.1)	ND(<1.0)	ND(<1.0)	NA	NA
Total Xylenes	ND(<1.5)	0.9	ND(<1.0)	9.3	ND(<0.6)	ND(<1.0)	ND(<1.0)	620	124
TOTAL VOCs	1.1	18.1	4.0	144.4	ND	ND	ND	NA	NA
Total Lead (Pb)	--	--	--	--	--	--	ND(<2.0)	15	1.5
Diesel Range Organics (DRO) WDNR Modified (mg/l)	--	--	0.52	--	--	ND(<0.1)	0.1	NA	NA
Gasoline Range Organics (GRO) WDNR Modified (mg/l)	--	--	0.076	--	--	ND(<0.05)	ND(<0.05)	NA	NA

* = MW05 does not exist (abandoned during soil overexcavation in November 1995).

+ = Temporarily deleted from quarterly monitoring program

¹ Groundwater standards from Chapter NR 140, Wisconsin Administrative Code, September 1995

µg/l = Parts per billion

ND = Not detected above method detection limits (detection limit given in parenthesis)

NA = Not applicable, standard does not presently exist for this parameter, under the Spills Law (State Statute 144.76), the groundwater cleanup standard for the hazardous substances is no detect

-- = Sample not tested for indicated parameter

² January 1991 value reported as p-Isopropylbenzene

³ January 1991 value reported as Isopropyltoluene

mg/l = parts per million

RENT0624.TAB

Table 1 (cont.)
Groundwater Analytical Results
Rental Shop
Fond du Lac, Wisconsin

PARAMETER (µg/l)	MW07+				MW08+				Enforcement Standard ¹ (µg/l)	Preventive Limit ¹ (µg/l)
	MW-7 2-28-91	MW-7 4-30-92	RS/MW07-1 3-22-95	RS/MW07-5 4-11-97	MW-8 2-28-91	MW-8 4-30-92	RS/MW08-1 3-22-95	RS/MW08-2 5-23-96		
Benzene	ND(<0.6)	ND(<0.6)	ND(<1.0)	ND(<0.20)	0.7	0.7	ND(<1.0)	ND(<0.6)	5	0.5
n-Butylbenzene	93	ND(<0.6)	ND(<1.0)	--	ND(<5.6)	ND(<0.6)	ND(<1.0)	--	NA	NA
sec-Butylbenzene	18	ND(<0.5)	ND(<1.0)	--	ND(<3.8)	ND(<0.5)	ND(<1.0)	--	NA	NA
tert-Butylbenzene	10	ND(<0.4)	ND(<1.0)	--	ND(<5.8)	ND(<0.4)	ND(<1.0)	--	NA	NA
Ethylbenzene	ND(<1.5)	ND(<0.5)	ND(<1.0)	ND(<0.30)	118	ND(<0.5)	ND(<1.0)	ND(<1.0)	700	140
Isopropylbenzene ²	4.1	ND(<0.6)	ND(<1.0)	--	ND(<3.6)	ND(<0.6)	ND(<1.0)	--	NA	NA
p-Isopropyltoluene ³	ND(<3.6)	ND(<0.6)	ND(<1.0)	--	ND(<3.6)	ND(<0.6)	ND(<1.0)	--	NA	NA
Methyl-Tert-Butylether (MTBE)	ND(<1.5)	ND(<1.0)	ND(<1.0)	ND(<0.20)	ND(<1.5)	ND(<1.0)	ND(<1.0)	ND(<1.0)	60	12
Naphthalene	7.5	ND(<0.8)	ND(<1.0)	--	ND(<4.7)	ND(<0.8)	ND(<1.0)	--	40	8
n-Propylbenzene	ND(<3.4)	ND(<1.3)	ND(<1.0)	--	ND(<3.4)	ND(<1.3)	ND(<1.0)	--	NA	NA
Toluene	ND(<2.0)	ND(<0.6)	ND(<1.0)	ND(<0.40)	ND(<2.0)	0.6	ND(<1.0)	ND(<1.0)	343	68.6
1,2,4-Trichlorobenzene	ND(<1.3)	ND(<2.5)	ND(<1.0)	--	ND(<1.3)	ND(<2.5)	ND(<1.0)	--	70	14
Trichloroethylene (TCE)	ND(<3.1)	ND(<3.6)	ND(<1.0)	--	ND(<3.1)	ND(<3.6)	ND(<1.0)	--	5	0.5
1,2,4-Trimethylbenzene	ND(<3.5)	ND(<0.7)	ND(<1.0)	ND(<0.30)	ND(<3.5)	ND(<0.7)	ND(<1.0)	ND(<1.0)	NA	NA
1,3,5-Trimethylbenzene	ND(<3.4)	ND(<1.1)	ND(<1.0)	ND(<0.30)	ND(<3.4)	ND(<1.1)	ND(<1.0)	ND(<1.0)	NA	NA
Total Xylenes	ND(<2.3)	ND(<0.6)	ND(<1.0)	ND	143	ND(<0.6)	ND(<1.0)	ND(<1.0)	620	124
TOTAL VOCs	132.6	ND	ND	ND	262.7	1.3	ND	ND	NA	NA
Total Lead (Pb)	--	--	--	--	--	--	--	ND(<2.0)	15	1.5
Diesel Range Organics (DRO) WDNR Modified (mg/l)	--	--	ND(<0.10)	--	--	--	0.250	0.59	NA	NA
Gasoline Range Organics (GRO) WDNR Modified (mg/l)	--	--	ND(<0.05)	--	--	--	ND(<0.05)	ND(<0.05)	NA	NA

RENT1023.TAB

+ = Temporarily deleted from quarterly monitoring program

¹ Groundwater standards from Chapter NR 140, Wisconsin Administrative Code, September, 1995

µg/l = Parts per billion

ND = Not detected above method detection limits (detection limit given in parenthesis)

NA = Not applicable, standard does not presently exist for this parameter, under the Spills Law (State Statute 144.76), the groundwater cleanup standard for the hazardous substance is no detect.

-- = Sample not tested for indicated parameter

² January 1991 value reported as p-Isopropylbenzene

³ January 1991 value reported as Isopropyltoluene

mg/l = parts per million

Table 1 (cont.)
Groundwater Analytical Results
Rentil Shop
Fond du Lac, Wisconsin

PARAMETER ($\mu\text{g/l}$)	MW09+				MW10					Enforcement Standard ¹ ($\mu\text{g/l}$)	Act. Limit ² ($\mu\text{g/l}$)
	MW-9 2-28-91	MW-9 4-30-92	RS/MW09-1 3-22-95	RS/MW09-2 5-23-96	RS/MW10-1 3-22-95	RS/MW10-2 // RS/MW100-2 ³ 5-23-96	RS/MW10-3 // RS/MW100-3 ³ 10-01-96	RS/MW10-4 RS/MW100-4 ³ 1-14-97	RS/MW10-5 RS/MW100-5 ³ 4-11-97		
Benzene	ND(<0.6)	ND(<0.6)	ND(<1.0)	ND(<0.6)	7.400	4.100 // 4,100	4.700 // 5,000	6.300 // 6,100	6,400 // 6,200	5	0.5
n-Butylbenzene	28	ND(<0.6)	ND(<1.0)	ND(<1.0)	ND(<50.0)	-- // --	-- // --	-- // --	-- // --	NA	NA
sec-Butylbenzene	ND(<3.8)	ND(<0.5)	ND(<1.0)	ND(<1.0)	ND(<50.0)	-- // --	-- // --	-- // --	-- // --	NA	NA
tert-Butylbenzene	ND(<5.8)	ND(<0.4)	ND(<1.0)	ND(<1.0)	ND(<50.0)	-- // --	-- // --	-- // --	-- // --	NA	NA
Ethylbenzene	ND(<1.5)	ND(<0.5)	ND(<1.0)	ND(<1.0)	470	88 // 58	120 // 130	230 // 210	270 // 260	700	140
Isopropylbenzene ⁴	ND(<3.6)	ND(<0.6)	ND(<1.0)	ND(<1.0)	ND(<50.0)	-- // --	-- // --	-- // --	-- // --	NA	NA
p-Isopropyltoluene ⁴	18	ND(<0.6)	ND(<1.0)	ND(<1.0)	ND(<50.0)	-- // --	-- // --	-- // --	-- // --	NA	NA
Methyl-Tert-Butylether (MTBE)	ND(<1.5)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<50.0)	ND(<25) // ND(<25)	ND(<25) // ND(<25)	18 // 17	12 // 13	60	12
Naphthalene	ND(<4.7)	ND(<0.8)	ND(<1.0)	ND(<1.0)	68	-- // --	-- // --	-- // --	-- // --	40	8
n-Propylbenzene	ND(<3.4)	ND(<1.3)	ND(<1.0)	ND(<1.0)	94	-- // --	-- // --	-- // --	-- // --	NA	NA
Toluene	ND(<2.0)	ND(<0.6)	ND(<1.0)	ND(<1.0)	260	160 // 150	180 // 200	610 // 570	870 // 840	343	68.6
1,2,4-Trichlorobenzene	ND(<1.3)	ND(<2.5)	ND(<1.0)	ND(<1.0)	ND(<50.0)	-- // --	-- // --	-- // --	-- // --	70	14
Trichloroethylene (TCE)	ND(<3.1)	ND(<3.6)	ND(<1.0)	ND(<1.0)	ND(<50.0)	-- // --	-- // --	-- // --	-- // --	5	0.5
1,2,4-Trimethylbenzene	ND(<3.5)	ND(<0.7)	ND(<1.0)	ND(<1.0)	140	33 // 32	41 // 47	81 // 72	93 // 89	NA	NA
1,3,5-Trimethylbenzene	ND(<3.4)	ND(<1.1)	ND(<1.0)	ND(<1.0)	ND(<50.0)	ND(<25) // ND(<25)	ND(<25) // ND(<25)	40 // 22	34 // 32	NA	NA
Total Xylenes	3.6	ND(<0.6)	ND(<1.0)	ND(<1.0)	210	197 // 185	223 // 258	530 // 520	650 // 630	620	124
TOTAL VOCs	49.6	ND	ND	ND	8,642	4,578 // 4,525	5,264 // 5,635	7,809 // 7,511	8,329 // 8,064	NA	NA
Total Lead (Pb)	--	--	--	ND(<2.0)	--	ND(<2.0) // ND(<2.0)	-- // --	-- // --	-- // --	15	1.5
Diesel Range Organics (DRO) WDNR Modified (mg/l)	--	--	0.27	0.54	1.10	1.10 // 1.10	0.8 // 1.1	-- // --	-- // --	NA	NA
Gasoline Range Organics (GRO) WDNR Modified (mg/l)	--	--	ND(<0.05)	ND(<0.05)	12.0	7.4 // 8.0	8.1 // 7.6	-- // --	-- // --	NA	NA

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$\mu\text{g/l}$ = Parts per billion

² Duplicate sample at monitoring well MW:0

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³ January 1991 value reported as p-Isopropylbenzene

⁴ January 1991 value reported as Isopropyltoluene

mg/l = parts per million

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Table 1 (cont.)
Groundwater Analytical Results
Rentit Shop
Fond du Lac, Wisconsin

PARAMETER	P-1						P-2+			Extraction Sump (SP)				5	8.5
	P-1 1-23-91	RS/PO1-1 3-22-95	RS/PO1-2 5-23-96	RS/PO-1-3 10-01-96	RS/PO-1-4 1-14-97	RS/PO1-5 4-11-97	P-2 1-24-91	RS/PO2-1 3-22-95	RS/PO2-2 5-23-96	RS/SP-2 5-23-96	RS/SP-3 10-01-96	RS/SP-4 1-14-97	RS/SP-5 4-11-97		
Benzene	2.3	24	110	14	8.4	300	ND(<0.6)	ND(<1.0)	ND(<0.6)	58	10	0.6	79	5	8.5
n-Butylbenzene	ND(<5.6)	ND(<1.0)	--	--	--	--	ND(<5.6)	ND(<1.0)	--	--	--	--	--	NA	NA
sec-Butylbenzene	5.2	ND(<1.0)	--	--	--	--	ND(<3.8)	ND(<1.0)	--	--	--	--	--	NA	NA
tert-Butylbenzene	ND(<5.8)	ND(<1.0)	--	--	--	--	ND(<5.8)	ND(<1.0)	--	--	--	--	--	NA	NA
Ethylbenzene	ND(<1.5)	4.6	18	8.5	4.2	28	ND(<1.5)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)	0.3	12	700	140
Isopropylbenzene ¹	ND(<3.6)	ND(<1.0)	--	--	--	--	ND(<3.6)	ND(<1.0)	--	--	--	--	--	NA	NA
p-Isopropyltoluene ¹	ND(<3.6)	ND(<1.0)	--	--	--	--	ND(<3.6)	ND(<1.0)	--	--	--	--	--	NA	NA
Methyl-Tert-Butylether (MTBE)	ND(<1.5)	95	30	30	28	15	ND(<1.5)	6.3	5.2	12	5.5	9.8	15	60	12
Naphthalene	ND(<4.7)	ND(<1.0)	--	--	--	--	ND(<4.7)	ND(<1.0)	--	--	--	--	--	40	8
n-Propylbenzene	ND(<3.4)	ND(<1.0)	--	--	--	--	ND(<3.4)	ND(<1.0)	--	--	--	--	--	NA	NA
Toluene	ND(<2.0)	6.1	5.7	ND(<1.0)	1.2	56	ND(<2.0)	ND(<1.0)	ND(<1.0)	2.1	ND(<1.0)	ND(<0.40)	1.4	343	68.6
1,2,4-Trichlorobenzene	ND(<1.3)	ND(<1.0)	--	--	--	--	ND(<1.3)	ND(<1.0)	--	--	--	--	--	70	14
Trichloroethylene (TCE)	ND(<3.1)	ND(<1.0)	--	--	--	--	ND(<3.1)	ND(<1.0)	--	--	--	--	--	5	0.5
1,2,4-Trimethylbenzene	ND(<3.5)	3.2	1.4	ND(<1.0)	1.0	6.6	ND(<3.5)	ND(<1.0)	ND(<1.0)	5.2	ND(<1.0)	ND(<0.30)	3.4	NA	NA
1,3,5-Trimethylbenzene	ND(<3.4)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<0.30)	1.8	ND(<3.4)	ND(<1.0)	ND(<1.0)	2.5	ND(<1.0)	ND(<0.30)	0.4	NA	NA
Total Xylenes	30.1	16.2	11	ND(<1.0)	4.3	67	ND(<2.5)	ND(<1.0)	ND(<1.0)	24.8	1.1	ND	3.4	620	124
TOTAL VOCs	37.6	149.1	176.1	52.5	47.1	474.4	ND	6.3	5.2	104.6	16.6	10.7	100.6	NA	NA
Total Lead (Pb)	--	--	3.9	--	--	--	--	--	ND(<2.0)	2.4	--	--	--	15	1.5
Diesel Range Organics (DRO) WDNR Modified (mg/l)	--	0.29	0.59	0.73	--	--	--	ND(<0.1)	0.11	0.4	0.43	--	--	NA	NA
Gasoline Range Organics (GRO) WDNR Modified (mg/l)	--	0.45	0.53	0.45	--	--	--	ND(<0.05)	ND(<0.05)	0.32	ND(<0.05)	--	--	NA	NA

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mg/l = parts per million