

GIS REGISTRY INFORMATION

SITE NAME: DAWES RIGGING AND CRANE

BRRTS #: 02-45-212690

CLOSURE DATE: 05/08/2003

STREET ADDRESS: 2401 HYLAND AVENUE

CITY: KAUKAUNA

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 659273 Y= 426745

OFF-SOURCE CONTAMINATION (>ES): Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

SOIL CONTAMINATION >GENERIC OR SITE-SPECIFIC RCL: Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties
- County Parcel ID number, *if used for county*, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or site-specific residual contaminant levels.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**

GW: Table of water level elevations, with sampling dates, and free product noted if present

X

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

X

SOIL: Latest horizontal extent of contamination exceeding generic or site-specific RCLs, with one contour.

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Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)

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RP certified statement that legal descriptions are complete and accurate

X

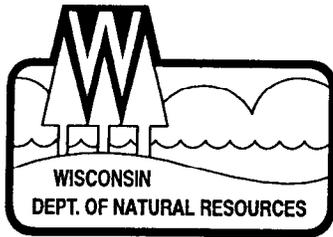
Copies of off-source notification letters (if applicable)

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Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

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Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure.*



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 East County Road Y, STE 700
Oshkosh, Wisconsin 54901-9731
TELEPHONE 920-424-3050
FAX 920-424-4404

May 8, 2003

Rick Peters
805 S. 72nd St.
Milwaukee, WI 53214-7080

SUBJECT: Final Closure with Conditions Met
Dawes Rigging & Crane Rental, 2401 Hyland Ave., Kaukauna, Wisconsin
WDNR BRRTS #: 02-45-212690

Dear Mr. Peters:

On April 7, 2003, the Department of Natural Resources as described above reviewed your site for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 15, 2003, you were notified that conditional closure was granted to this case.

On April 30, 2003, the Department received correspondence indicating that you have complied with the condition of closure. Monitoring wells MW-6, MW-7 and MW-8 were abandoned and the abandonment forms submitted to the Department. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

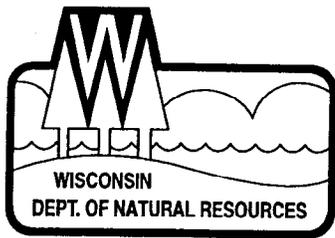
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 424-7887.

Sincerely,

Jennifer Tobias
Hydrogeologist
Bureau for Remediation & Redevelopment

Cc: Steve Freckmann, Dawes Rigging & Crane Rental, 805 S. 72nd St.,
Milwaukee, WI 53214-7080
Ecc: Don Brittnacher, OMNI, One Systems Dr., Appleton, WI 54914





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 East County Road Y, STE 700
Oshkosh, Wisconsin 54901-9731
TELEPHONE 920-424-3050
FAX 920-424-4404

April 15, 2003

Rick Peters
805 S. 72nd St.
Milwaukee, WI 53214-7080

SUBJECT: Conditional Closure
Dawes Rigging & Crane Rental, 2401 Hyland Ave., Kaukauna, Wisconsin
WDNR BRRTS #: 02-45-212690

Dear Mr. Peters:

On April 7, 2003, your request for closure of the case described above was reviewed by the Northeast Regional Closure Committee. The 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 Committee has determined that the chlorinated contamination on the site from the drain tile appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following condition is satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources

When the above condition has been satisfied, your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, 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.



April 15, 2003

Dawes Rigging and Crane Rental

2

We appreciate your efforts to restore the environment at this site. Please contact me at the number below if you have any questions.

Sincerely,



Jennifer Tobias
Hydrogeologist
Bureau for Remediation & Redevelopment
(920) 424-7887

Cc: Steve Freckmann, Dawes Rigging & Crane Rental, 805 S. 72nd St.,
Milwaukee, WI 53214-7080
Don Brittnacher, OMNNI, One Systems Dr., Appleton, WI 54914

927300

REGISTER'S OFFICE
OUTAGAMIE COUNTY, WI.
RECEIVED AND RECORDED ON

NOV 16 1987

ENTERED

AT 3 O'CLOCK P.M.
IN JACKET 8065 IMAGE 14-15
PLACE HERE
REGISTER OF DEEDS mal

RETURN TO Claude Krawczyk
0 No. 1, Cannon & Hollman, S.C.
111 E. Wisconsin Avenue
Milwaukee, WI 53202

Tax Parcel No: 32-2-0906-00

6.00
070.00

14/8
14/3
14/4

This Deed, made between Gerald F. Ederer, Cleon P. Huss and Clarence H. Smet
Grantor, and Michael C. Liptak Jr. and Larry J. Liptak as tenants in common

Witnesseth, That the said Grantor, for a valuable consideration of One Dollar and other valuable consideration conveys to Grantee the following described real estate in Outagamie County, State of Wisconsin:

See legal description attached

TRANSFER
\$ 390.00
FEE

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

Together with all and singular the hereditaments and appurtenances therunto belonging; And Gerald F. Ederer, Cleon P. Huss & Clarence H. Smet warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, covenants, conditions and restrictions of record

and will warrant and defend the same.

Dated this 28th day of October, 1987.

Gerald F. Ederer (SEAL)
Gerald F. Ederer

Cleon P. Huss (SEAL)
Cleon P. Huss

Clarence H. Smet (SEAL)
Clarence H. Smet

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)
authenticated this day of 19

STATE OF WISCONSIN }
Outagamie County. } ss.
Personally came before me this 28th day of October, 1987 the above named Gerald F. Ederer Cleon P. Huss & Clarence H. Smet

TITLE: MEMBER STATE BAR OF WISCONSIN

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

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

THIS INSTRUMENT WAS DRAFTED BY
Dennis M. Wydeven
Attorney at Law
Kaukauna WI 54130

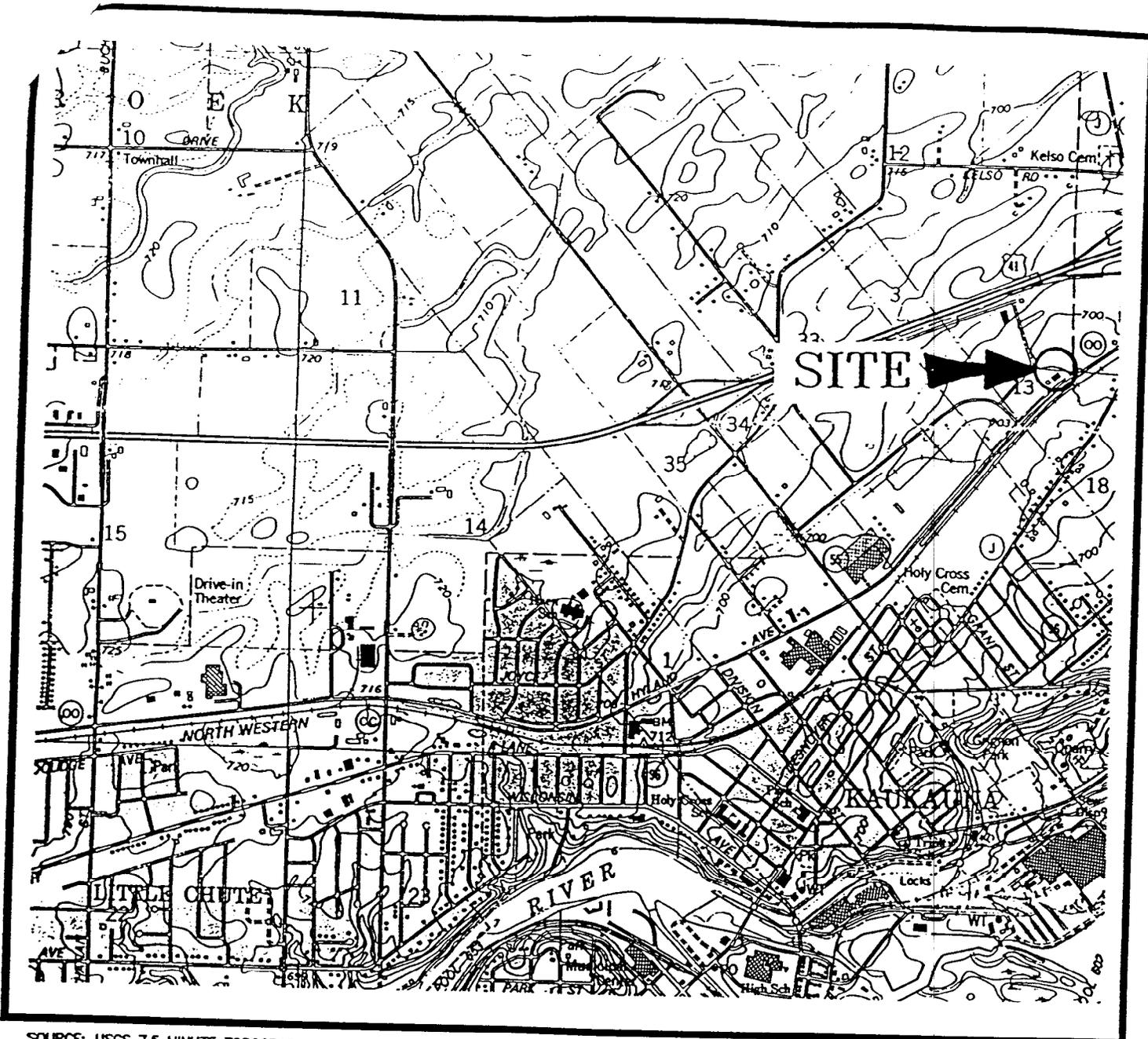
Leon J. Vanevenhoven
Notary Public Outagamie County, Wis.
My Commission is permanent. (If not, state expiration date: February 5, 1989.)

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

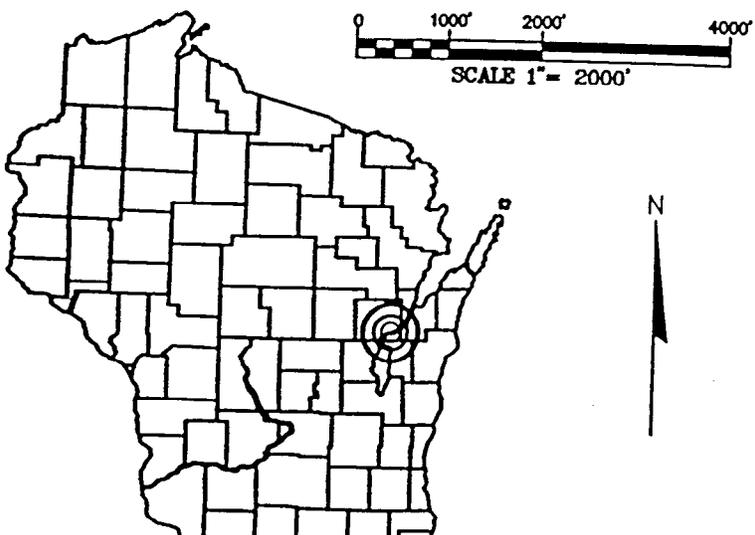
*Names of persons signing in any capacity should be typed or printed below their signatures.

J 8065 I 15

A parcel of land in Government Lot 1 of Section 12, Government Lot 1 of Section 13, and Private Claim No. 3 in the Town of VandenBroek, Outagamie County, Wisconsin, more particularly described as follows, to-wit: Commencing at the Southeast Corner of said Section 12; thence S 00°-19'-41" E., 49.74 feet along the East Line of said Section 13 to its intersection with the Northerly Right-of-Way Line of C.T.H. "OO"; thence S 54° 09' 53" W, 73.32 feet along the Northwesterly Right-of-Way line of C.T.H. "OO" to a Right-of-Way Post; thence Southwesterly 872.88 feet along the arc of a curve to the Left, being the Northwesterly Right-of-Way Line of C.T.H. "OO", having a radius of 3333.77 feet, and the chord of which bears S 46° 36' 12" W, 870.39 feet to a Right-of-Way Post; thence S 39° 10' 02" W, 53.80 feet along the Northwesterly Right-of-Way Line of C.T.H. "OO"; thence N 50° 49' 58" W, 300.00 feet; thence N 42° 02' 52" E, 981.50 feet; thence N 87° 16' 00" E, 300.00 feet to a point on the East line of said Section 12; thence S 00° 19' 41" E, 200.26 feet along the East Line of said Section 12 to the point of commencement. Said tract of land containing 8.000 acres, and that all bearings are referenced to the State Plane Coordinate System South-Zone.



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAP, KAUKAUNA, WISCONSIN QUADRANGLE, 1974 - PHOTOREVISED 1984.



<p>FIGURE 1 SITE LOCATION MAP</p>	
<p>DAWES RIGGING & CRANE RENTAL, INC. 2401 HYLAND AVENUE KAUKAUNA, WISCONSIN 54130 NE 1/4, NE 1/4, SEC. 13, T21N, R18E</p>	
	PROJECT : N1156A95
	CAD FILE: N1156A2.DWG
	DRAWN : DLD
	REVIEWED :
DATE : 8/22/95	
<p>ONE SYSTEMS DRIVE APPLETON, WI 54914-1654</p>	



0' 6" 15' 30'
SCALE: 1" = 30'

LEGEND:

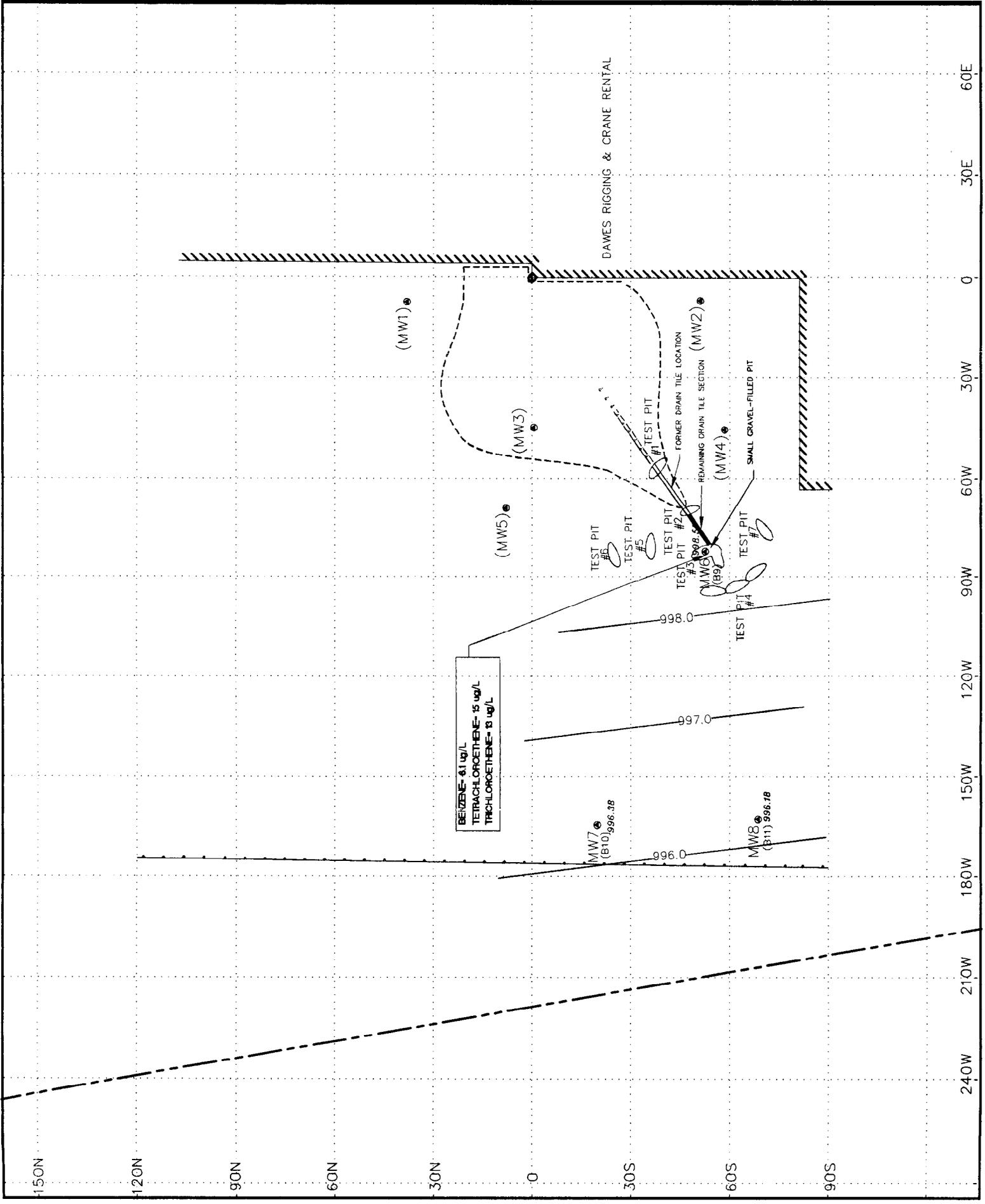
- MW6 (B9) ● Monitoring Well Location and I.D. No.
- (MW3) ● Former Monitoring Well Location and I.D. No.
- Property Line
- TEST PIT #5 ○ Test Pit
- Limits of Excavation
- Fence
- ////// Building Face
- MW6 ● 998.55 Groundwater Elevation at Well (Local Datum)
- 998.0 Groundwater Contour Line (1.0' contour interval)
- ⊕ Reference Point
- 120N Grid Line (30' Interval)

**FIGURE 1
SITE DETAIL MAP WITH
AVERAGE GROUNDWATER CONTOURS
(7/23/02, 10/23/02)
AND ENFORCEMENT
STANDARD EXCEEDANCES
IN THE GROUNDWATER (02/27/03)**

**DAWES RIGGING & CRANE RENTAL
2401 HYLAND AVENUE
KAUKAUNA, WISCONSIN 54130**

OMNI ASSOCIATES	
PROJECT : NI678A01	
CAD FILE : NI678A2	
DRAWN : DLD	
DATE : 11/6/02	
SCALE : 1" = 30'	

ONE SYSTEMS DRIVE APPLETON, WI 54914-1654
PHONE : (920) 735-6900 FAX : (920) 830-6100



BENZENE- 41 ug/L
TETRACHLOROETHENE- 15 ug/L
TRICHLOROETHENE- 13 ug/L

MW7 ● (B10) 996.38

MW8 ● (B11) 996.18

TEST PIT #6

TEST PIT #5

TEST PIT #2

TEST PIT #3

TEST PIT #4

TEST PIT #1

FORMER DRAIN TILE LOCATION

REMAINING DRAIN TILE SECTION

SMALL GRAVEL-FILLED PIT

DAWES RIGGING & CRANE RENTAL

MW1 ●

(MW5) ●

(MW3) ●

(MW2) ●

(MW4) ●

150N

120N

90N

60N

30N

0

30S

60S

90S

240W

210W

180W

150W

120W

90W

60W

30W

0

30E

60E

TABLE 1 SUMMARY OF LABORATORY ANALYSIS GROUNDWATER SAMPLES

PARAMETER	ES	PAL	TP3	TP4	TP6	TP7	MW6			MW7			MW8						
							9/25/01	12/28/01	7/23/02	10/23/02	2/27/03	9/25/01	12/28/01	7/23/02	10/23/02	9/25/01	12/28/01	7/23/02	10/23/02
DETECTED VOCs (µg/L)																			
BENZENE	5	0.5	7.8	15	<0.39	2	6.8 "J"	7.7 "J"	9.3	6.6	6.1	<0.25	<0.21	<0.43	<0.25	<0.25	<0.21	<0.43	<0.25
SEC-BUTYLBENZENE	-	-	16	<2.4	<0.48	0.73 "J"	5 "J"	9 "J"	11	12	13	<0.22	<0.21	<0.46	<0.62	<0.22	<0.21	<0.46	<0.62
n-BUTYLBENZENE	-	-	33	<2.2	<0.43	0.44 "J"	<5.8	24	22	10	<0.65	<0.29	<0.13	<0.34	<0.65	<0.29	<0.13	<0.34	<0.65
1,4-DICHLOROBENZENE	-	-	<2.1	<2.1	<0.42	<0.42	<5.8	<4	1.1	1	<0.63	0.42 "J"	<0.2	<0.26	<0.63	<0.29	<0.2	<0.26	<0.63
1,2-DICHLOROBENZENE	-	-	<2.2	<2.2	<0.44	<0.44	<5	<3.8	1.6	1.9	<0.71	0.81 "J"	0.48 "J"	0.8 "J"	<0.71	<0.25	<0.19	<0.31	<0.71
1,2-DICHLOROETHANE	5	0.5	<1.8	<1.8	0.81 "J"	6.8	<7.8	<4.6	1.2 "J"	<0.55	<0.55	1.5	0.59 "J"	2.9	1.5	<0.39	<0.23	<0.54	<0.55
cis-1,2-DICHLOROETHENE	70	7	40	61	3.8	24	31 "J"	35	40	35	28	<1	0.46 "J"	<0.53	<0.81	<1	<0.21	<0.53	<0.81
trans-1,2-DICHLOROETHENE	100	20	2.5 "J"	7.9	<0.43	2.3	<4.6	<5	3.6	2.6	3	<0.23	<0.25	<0.59	<0.80	<0.23	<0.25	<0.59	<0.80
ETHYL BENZENE	700	140	52	11	<0.4	2.7	31	45	48	64	48	<0.12	<0.22	<0.49	<0.53	<0.12	<0.22	<0.49	<0.53
ISOPROPYLBENZENE	-	-	16	2.2 "J"	<0.38	1.3	7 "J"	13	14	18	16	<0.15	<0.19	<0.46	<0.66	<0.15	<0.19	<0.46	<0.66
MTBE	60	12	<2.4	<2.4	<0.47	<0.47	<11	<9.2	<0.49	<0.87	<0.87	<0.53	<0.46	<0.49	<0.87	<0.53	<0.46	<0.49	<0.87
p-ISOPROPYLTOLUENE	-	-	17	<2.2	<0.44	<0.44	5 "J"	8.3 "J"	8.4	17	19	<0.2	<0.16	<0.39	<0.58	<0.2	<0.16	<0.39	<0.58
NAPHTHALENE	40	8	27	<2.7	<0.53	<0.53	19 "J"	14	<1.4	9	1	<0.68	<0.69	<1.4	<0.63	<0.68	<0.69	<1.4	<0.63
n-PROPYLBENZENE	-	-	27	2.6 "J"	<0.42	<0.42	9.4 "J"	20	20	25	22	<0.18	<0.18	<0.34	<0.95	<0.18	<0.18	<0.34	<0.95
TETRACHLOROETHENE	5	0.5	13	<1.7	1.1 "J"	<0.34	8 "J"	11 "J"	13	13	15	<0.25	<0.22	<0.49	<0.63	<0.25	<0.22	<0.49	<0.63
TOLUENE	343	68.6	6.8	<1.9	<0.37	<0.37	5.2 "J"	<8.2	3.6	4.9	3.3	<0.22	<0.41	<0.63	<0.84	<0.22	<0.41	<0.63	<0.84
TRICHLOROETHENE	5	0.5	14	8.1	2.1	1.1 "J"	11 "J"	4.9 "J"	13	13	13	0.6 "J"	<0.24	<0.73	<0.39	<0.36	<0.24	<0.73	<0.39
1,2,4-TRIMETHYLBENZENE	480	96	71	<2	<0.4	<0.4	41	60	60	48	23	<0.24	<0.26	<0.42	<0.69	<0.24	<0.26	<0.42	<0.69
1,3,5-TRIMETHYLBENZENE	(combined)	(combined)	32	<3.2	<0.63	<0.63	15 "J"	26	26	23	16	<0.26	<0.34	<0.72	<0.64	<0.26	<0.34	<0.72	<0.64
m,p-XYLENE	620	124	69	<4	<0.79	<0.79	42	25 "J"	23	27	20	<0.552	<0.43	<1	<1.1	<0.552	<0.43	<1	<1.1
o-XYLENE	(combined)	(combined)	47	<3.2	<0.64	<0.64	34	52	22	16	6.3	<0.22	<0.26	<0.45	<0.73	<0.22	<0.26	<0.45	<0.73

ES = enforcement standard

PAL = preventive action limit

TP = test pit groundwater samples

MW = monitoring well groundwater samples

8 = sample concentrations detected above the enforcement standard

2 = sample concentrations detected above the preventive action limit

TABLE 2
HISTORICAL GROUNDWATER ELEVATIONS

Date	MW6	MW7	MW8
9/25/2001	998.42	997.16	995.03
12/28/2001	998.08	996.79	995.56
7/23/2002	998.55	996.38	996.18
10/23/2002	997.97	997.07	996.61
2/27/2003	994.29	-	-
Top/BM Elevation	1000.00	998.95	998.62
Ground Surface Elevation	1000.66	999.12	998.80
Depth of Well (from surface)	13.50	13.50	13.50
Top of Screen Elevation	997.20	995.60	995.40
Bottom Elevation	987.20	985.60	985.40
Avg. Water Surface Elev.	997.46	996.85	995.85
Avg. Depth to Water	3.20	2.27	2.95
Min. Depth to Water	2.11	1.96	2.19
Max. Depth to Water	6.37	2.74	3.77

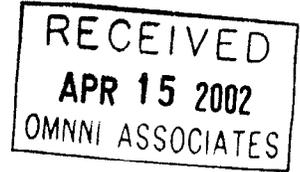
F:/ENVIRON/1678A01/TABLES/WATERELEV2.XLS

Len Briffen



**RIGGING &
CRANE RENTAL
INC.**

805 S. 72nd Street • P.O. Box 44080 • Milwaukee Wisconsin 53214-7080
Phone (414) 453-5335 • Fax (414) 453-2939



Jennifer Tobias, Hydrogeologist
Wisconsin Dept, of Nat. Resources
Oshkosh Service Center
625 East County Rd. Y, STE 700
Oshkosh, Wisconsin 54901-9731

April 11, 2002

Re: WDNR BRRTS #: 02-45-212690, Drain Tile Remediation.
Closure documentation.

Dear Ms. Tobias,

Attached to this letter is the deed and property survey for the Dawes Rigging and Crane Rental property at 2401 Hyland Ave. Kaukauna, Wisconsin. I believe these to be the actual and true documents for the property. The survey is the one I personally authorized to have done and received from the survey company, McMahon & Associates. I have compared the deed description to the survey and determined that it matches.

Sincerely,

Richard R. Peters
Engineering & Safety Mgr.