GIS REGISTRY INFORMATION

SITE NAME:	Kaukauna Utilities Gas Turbine Property		
BRRTS #:	02-45-286105	**FID #** (if appropriate):	
COMMERCE #:	54130-2162-05-A		
CLOSURE DATE:	May 14, 2007		
STREET ADDRESS:	305 Elm Street		
CITY:	Kaukauna		

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	658583	**Y =**	424227

CONTAMINATED MEDIA:	Groundwater		Soil	X	Both	
OFF-SOURCE GW CONTAMINATION >ES:			**Yes**		**No**	X

• **IF YES, STREET ADDRESS:**				
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**	

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	**Yes**		**No**	X
• **IF YES, STREET ADDRESS 1:**				
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**	
CONTAMINATION IN RIGHT OF WAY:	**Yes**		**No**	X

DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued or denial letter issued	X
Copy of any maintenance plan referenced in the final closure letter...letter from city for fence maintenance	X
Copy of (soil or land use) deed notice *if any required as a condition of closure*	NA
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties	NA
Location Map that 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. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. 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 SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), *if required for site investigation (SI).* The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	NA
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 SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI*	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	NA
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)	NA

commerce.wi.gov
Wisconsin
Department of Commerce

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Mary P. Burke, Secretary

May 14, 2007

Mr. Mike Pedersen
Kaukauna Utilities
777 Island Street
PO Box 1777
Kaukauna, WI 54130-7077

RE: **Final Closure**

Commerce # 54130-2162-05-A DNR BRRTS # 02-45-286105
Kaukauna Utilities Gas Turbine Property, 305 Elm Street, Kaukauna

Dear Mr. Pedersen:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

Beth A. Erdman

Beth A. Erdman
Senior Hydrogeologist
Site Review Section

cc: Stuart Boerst-McMahon Associates, Inc.

KAUKAUNA
UTILITIES

"Community Owned, Customer Driven"

May 8, 2007

RECEIVED
MAY 0 9 2007
ERS DIVISION

Ms. Beth Erdman
WI Dept of Commerce
2129 Jackson Street
Oshkosh WI 54901-1805

Re: Kaukauna Utilities Gas Turbine Property
305 Elm Street, Kaukauna WI.
Commerce #54130-2162-05-A
DNR BRRTS # 02-45-286105
McM No. K0004-96-458.44

Dear Ms. Erdman:

This letter is in regard to Kaukauna Utilities remediation and closure of our Elm Street Gas Turbine property.

KU believes the methods to address the soil contamination concentrations exceeding non-industrial direct contact values are already in place. The existing high security fence, which limits access to the property, will be maintained. The property is open only to personnel employed by Kaukauna Utilities.

The area with residual contaminants is used on a limited basis. Primarily, there is vehicular traffic on the roadway and foot traffic across the area. The contamination areas contain clean gravel or topsoil with grass.

If excavation activities were to occur in the areas of residual contamination, Kaukauna Utilities would be responsible for the health and safety of personnel involved.

If you have any additional questions or concerns, please contact me at 920-462-0220.

Best Regards,

Michael Pedersen
Generation Superintendent

cc: Stuart Boerst – McMahon Associates

777 ISLAND STREET • P.O. BOX 1777 • KAUKAUNA, WI 54130 • PHONE: (920) 766-5721 • FAX: (920) 766-7698 • www.kaukaunautilities.com

commerce.wi.gov
Wisconsin
Department of Commerce

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Mary P. Burke, Secretary

May 9, 2007

Mr. Mike Pedersen
Kaukauna Utilities
777 Island Street
PO Box 1777
Kaukauna, WI 54130-7077

RE: **Conditional Case Closure**

Commerce # 54130-2162-05-A DNR BRRTS # 02-45-286105
Kaukauna Utilities Gas Turbine Property, 305 Elm Street, Kaukauna

Dear Mr. Pedersen:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, McMahon Associates, Inc., for the site referenced above. It is understood that residual soil contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Documentation of abandonment (WDNR Abandonment Form 3300-5B) of monitoring wells MW-01 through MW-03.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

Beth A. Erdman

Beth A. Erdman
Senior Hydrogeologist
Site Review Section

cc: Stuart Boerst-McMahon Associates, Inc.

Vol. 261 Page 162-163

No.343251.

WARRANTY DEED.

THIS INDENTURE, Made this 12th day of July, A.D. 1939, between Green Bay & Mi Canal Company, a Corporation duly organized and existing under and by virtue of the the State of Wisconsin, located at Appleton, Wisconsin, party of the first part, an City of Kaukauna, a municipal corporation, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Dollar ($1.00) and in partial fulfillment of a certain contract between the parties dated January 6, 1939, has given, granted, bargained, sold, remised, released, alien conveyed and confirmed, and by these presents does give, grant, bargain, sell, remi release, alien, convey and confirm unto the said party of the second part, its succ and assigns, forever, the following described real estate, situated in the County Outagamie and State of Wisconsin, to-wit:

Islands 1, 2 and 3 Assessor's Plat, City of Kaukauna, and all that part of Island 4 said Assessor's Plat, lying east of the Chicago & North Western spur tract as now laid which runs northerly across said Island 4 being located part of the way on Schultheis Street, excepting therefrom the parcels thereof conveyed to Kaukauna Lumber & Manufacturing Company by deeds recorded in Volume 92 of Deeds, page 101, and Volume 141 of Deeds, page 523, and parcel conveyed to Kaukauna Lumber Company by deed recorded in Volume 115 of Deeds at page 51 and parcel conveyed to Kaukauna Water Works Company by deed recorded in Volume 92 of Deeds, page 296, and including all of the ri bed now owned by the Green Bay & Mississippi Canal Company contained in the area described and bound as follows:

(a) On the north by the property now owned by the City of Kaukauna.

(b) On the west by a line described as commencing at a point on the north bank of the north channel of the Fox River where the line dividing Lot 11 and Lot 10 of Block 55 intersects the shore line, thence south 53 degrees 53 minutes east 75 feet to the corner of the property required by the Federal Power Commission, thence south 7 degrees 18 minutes west 771 feet along the Federal Power Commission's boundary line to a point in the river between Island 3 and Island 4, thence south 58 degrees 03 minutes west 245 feet to a point on the north line of land now owned by the Kaukauna Lumber & Manufacturing Company, thence south 52 degrees 49 minutes East 110 feet along said north line, thence north 80 degrees 12 minutes west along the south line of the Kaukauna Lumber & Manufacturing Company's land 157 feet to a point, thence south 58 degrees 03 minutes west along the Federal Power Commission's boundary line 105 feet to a point, thence south 43 degrees 33 minutes west along said boundary line 593 feet to a point, thence south 12 degrees 03 minutes west along said boundary line 325 feet to a point, thence south 58 degrees 27 minutes east along said boundary line 392 feet to the south shore of the Fox River at a point where the lot line between Lot A of Lot 7 and Lot A. of Lot 8 in Section 21 intersects the shore line as shown on the Assessor's Map of 1890 of the City of Kaukauna.

(c) On the south by the south shore of the Fox River between the west side of Lot A of Lot 7 of Section 21 and the east city limits of the City of Kaukauna.

(d) On the east by a line described as commencing at a point on the south shore at the east city limits of the City of Kaukauna, thence north along said city limits' line 720 feet more or less to the middle thread of the Fox River, thence northeasterly along the middle thread of the Fox River 1400 feet more or less to its intersection with the line dividing Private Claim 34 and Private Claim 35, thence north 40 degrees 12 minutes West 430 feet more or less along said Private Claim line to the South property line of the City of Kaukauna in the bed of the Fox River, all in Outagamie County, Wisconsin, together with all of Lessor's riparian rights appurtenant to said land or any part thereof.

All lines to be as shown on the Assessor's Map of 1890 of the City of Kaukauna.

Also unlimited flowage rights over the following lands:
Lot A of Government Lots 1, 2, 3, 4, 5, 6, 7, 8 in Section 21, Township 21 North, Range 18 East in Assessor's Plat, 5th Ward, City of Kaukauna and Lot A of Government Lot 1 in Section 22, Township 21 North, Range East in Assessor's Plat, 5th Ward, City of Kaukauna.

$25.00 U.S.Rev.Stmp.
Attached & Cancelled
7/17/39 W.V.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described with the hereditaments and appurtenances unto the said party of the second part and to its successors and assigns forever. Subject only to the condition that any and all dams and diversion works constructed on said lands and in said river bed shall not exceed elevation 75 determined by using said United States Dam at Kaukauna elevation as 100 and all spillway structures shall be built with sufficient spillway capacity to maintain at normal water flows a maximum tailwater at feet below the new Badger plant of the Grantor at elevation 77.85 at 3175 second feet, at elevation 76.55 at 2160 second feet and at elevation 75 at 1100 second feet or less flowing through the Badger plants of Grantor.

AND THE SAID Green Bay & Mississippi Canal Company, party of the First Part, for itself and its successors, does covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns that at the time of the ensealing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said Green Bay & Mississippi Canal Company, party of the first part, has caused these presents to be signed by Wm. Van Nortwick, its President and countersigned by Suel O. Arnold, its Secretary at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed this 17th day of July, A.D. 1939.

Signed and Sealed in presence of:
Katherine H. Griswold
E. Hoffman

(CORP. SEAL)

GREEN BAY & MISSISSIPPI CANAL COMPANY (SEAL)
By Wm. Van Nortwick
President

Countersigned:
By Suel O. Arnold
Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS.

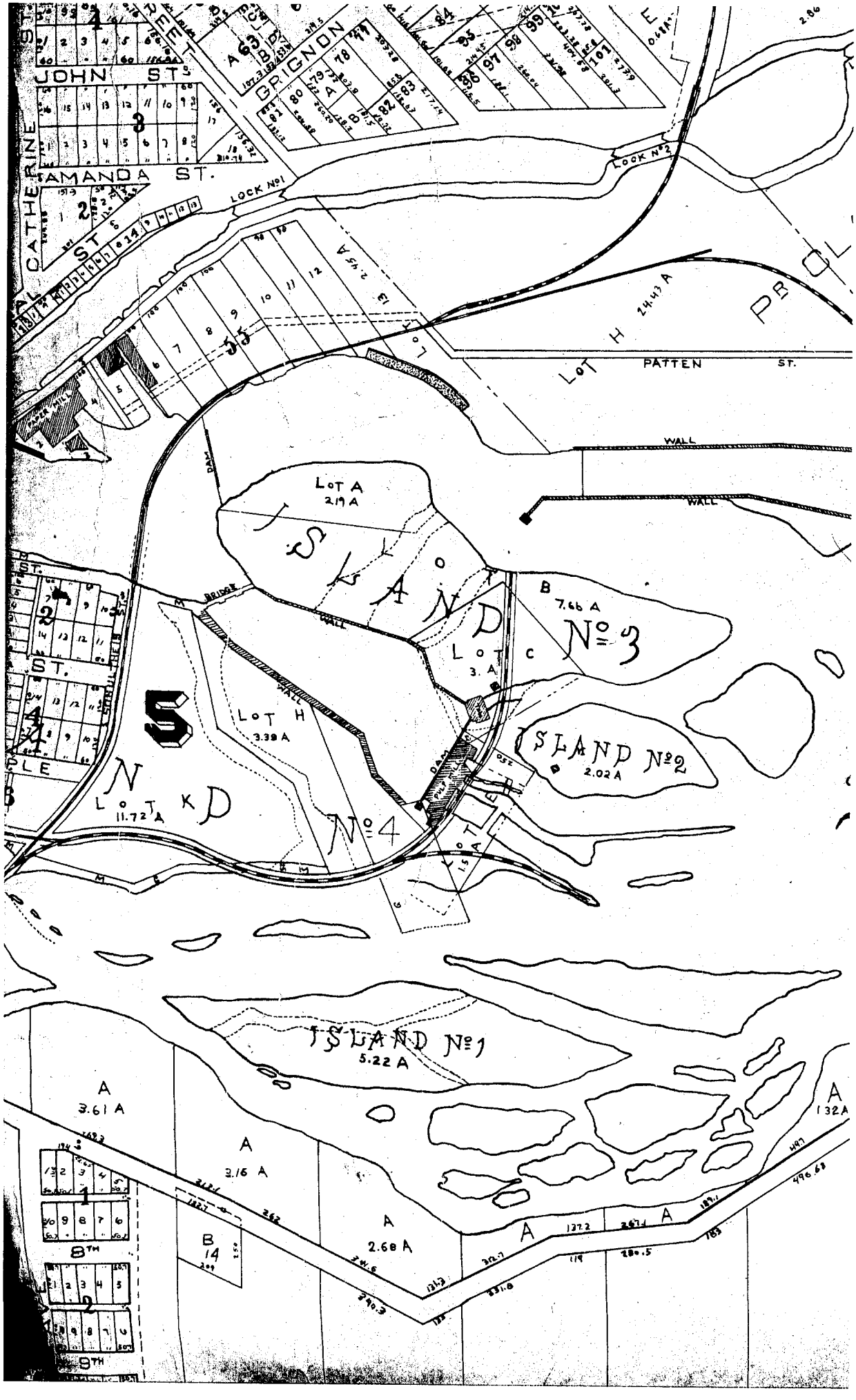
Personally came before me, this 17th day of July, A.D. 1939, Wm. Van Nortwick, President and Suel O. Arnold, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

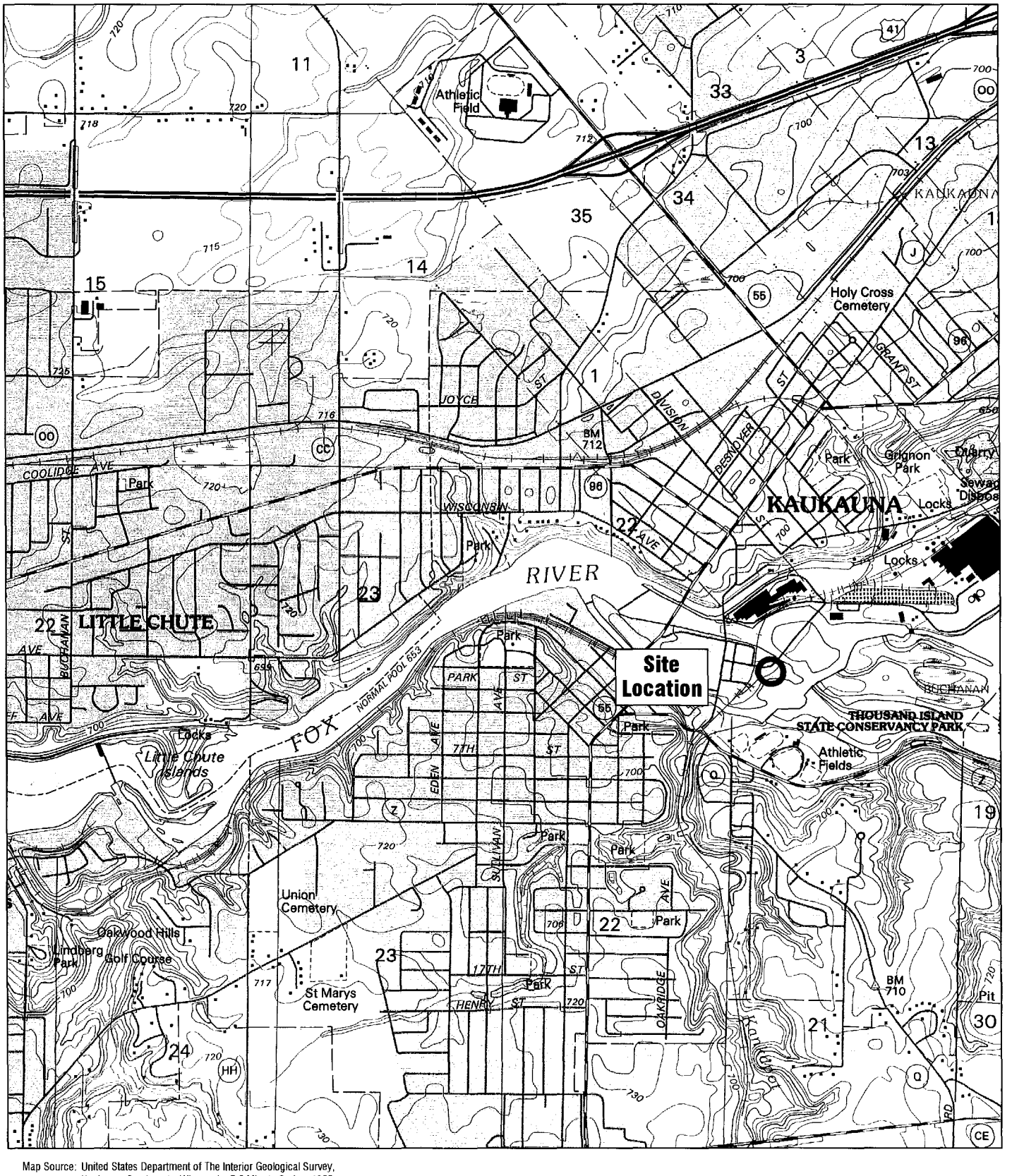
(SEAL)

Katherine H. Griswold
Notary Public, Milwaukee County, Wis.
My commission expires 12/23/39

(RECORDER'S NOTE: Map filed Miscellaneous July 21, 1939, Instrument No.343251.)

Received for Record
July 21, 1939, at 9:40 A.M.
E. M. Peeters, Reg. of Deeds.


JOHN ST.
AMANDA ST.
CATHERINE ST.
GRIGNON
LOCK No1
LOCK No2
PATTEN ST.
WALL
LOT A
2.19 A
ISLAND No3
LOT B
7.66 A
LOT C
3. A
LOT H
3.39 A
ISLAND No2
2.02 A
LOT K
11.72 A
No4
ISLAND No1
5.22 A
A
3.61 A
A
3.16 A
A
2.68 A
B
14
A
1.32 A
8TH
9TH



Map Source: United States Department of The Interior Geological Survey, Kaukauna Quadrangle, Wisconsin, 7.5 Minute Series, 1992

N

SCALE: 1" = 2000'

McMAHON ASSOCIATES

ENGINEERS | ARCHITECTS | SURVEYORS | PROJECT MANAGERS

FIGURE 1

SITE LOCATION & TOPOGRAPHIC MAP

KAUKAUNA UTILITIES GAS TURBINE PROPERTY

305 Elm Street, City of Kaukauna, Wisconsin

McM #K0004-960458.44 12/1/2006

ID: PPT\2006\MCM WI\KAUKAUNA UTILTIES SITE ASSESS.PPT SAB:jmk

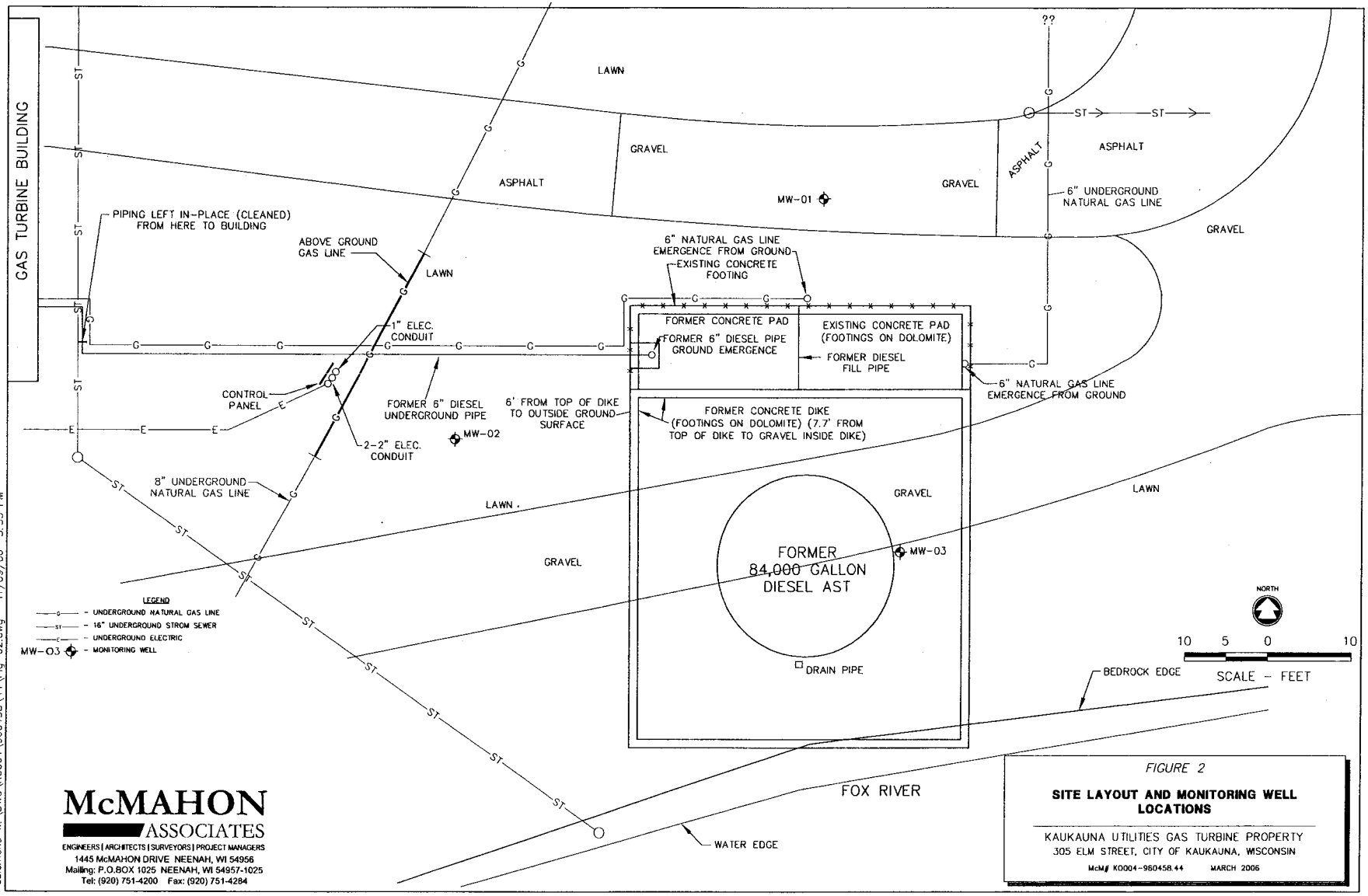


FIGURE 2

SITE LAYOUT AND MONITORING WELL LOCATIONS

KAUKAUNA UTILITIES GAS TURBINE PROPERTY
305 ELM STREET, CITY OF KAUKAUNA, WISCONSIN

McM# K0004-960458.44 MARCH 2006

McMAHON ASSOCIATES
ENGINEERS | ARCHITECTS | SURVEYORS | PROJECT MANAGERS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

W:\DWG\K0004\960458\44\Fig-02.dwg, Model, 12/4/2006 8:35:35 AM, cclemens, 1:10
cclemens W:\DWG\K0004\960458\44\Fig-02.dwg 11/09/06 3:35 PM

Table # 6

GROUNDWATER ANALYTICAL RESULTS
DETECTED PAH's & VOC's
KAUKAUNA UTILITIES - 305 Elm Street, Kaukauna, Wisconsin

Well Name	Sample Date	Acenaphthene (ug/l)	Acenaphthylene (ug/l)	1-Methyl-naphthalene (ug/l)	2-Methyl-naphthalene (ug/l)	Anthracene (ug/l)	Benzo(a) anthracene (ug/l)	Benzo(a) pyrene (ug/l)	Benzo(b) fluoranthene (ug/l)	Benzo(ghi) perylene (ug/l)	Benzo(k) fluoranthene (ug/l)	Chrysene (ug/l)	Dibenzo(a,h) anthracene (ug/l)	Fluoranthene (ug/l)	Fluorene (ug/l)	Ideno(1,2,3-cd) pyrene (ug/l)	Naphthalene (ug/l)	Phenanthrene (ug/l)	Pyrene (ug/l)
MW-01	06/22/06	<0.016	<0.012	<0.018	<0.021	<0.013	<0.012	<0.008	<0.009	<0.01	<0.009	<0.011	<0.009	<0.011	<0.015	<0.015	<0.028	<0.011	<0.01
	02/19/07	<0.015	<0.016	<0.018	<0.021	<0.013	<0.015	<0.015	<0.014	<0.015	<0.023	<0.016	<0.015	<0.015	<0.019	<0.014	<0.018	<0.017	<0.015
MW-02	06/22/06	<0.016	<0.012	<0.018	<0.021	0.018*	<0.012	<0.008	<0.009	<0.01	<0.009	<0.011	<0.009	<0.011	0.19	<0.015	0.10	<0.011	0.029*
	02/19/07	0.49	0.246	0.088	0.040*	0.043*	0.016*	<0.015	<0.014	<0.015	<0.023	<0.016	<0.015	0.017*	0.72	<0.014	0.129	0.080	0.042*
MW-03	06/22/06	<0.016	<0.012	<0.018	<0.021	0.018*	0.024*	0.016*	0.017*	0.017*	0.016*	0.015*	0.016*	0.019*	<0.015	0.022*	0.031*	0.018*	0.020*
	02/19/07	0.069	<0.016	<0.018	<0.021	<0.013	0.015*	<0.015	<0.014	<0.015	<0.023	<0.016	<0.015	<0.015	0.074	<0.014	0.020*	<0.017	<0.015
Enforcement Standard, Chapter NR 140.10		---	---	---	---	3,000.00	---	0.20	0.20	---	---	0.20	---	400.00	400.00	---	40.00	---	250.00
Preventive Action Limit, Chapter NR 140.10		---	---	---	---	600.00	---	0.02	0.02	---	---	0.02	---	80.00	80.00	---	8.00	---	50.00

EXPLANATION:

NA = Not Analyzed
ug/l = Microgram / Liter (ppb)
PAH's = Polynuclear Aromatic Hydrocarbons
---- = No Standard Established
* = Analyte detected between Limit of Detection (LOD) and Limit of Quantitation (LOQ)
** = Sample collected post - soil remediation
< = Less Than
[ ] = Exceeds Enforcement Standards, Chapter NR140.10
[ ] = Exceeds Preventative Action Limit, Chapter NR 140.10

SAB:sbk
ID\Report\K0004\980458\Kaukauna Utilities-SAB\Table #6

Table #2

SOIL INVESTIGATION
SOIL ANALYTICAL RESULTS
DRO & PVOC's
KAUKAUNA UTILITIES
Gas Turbine Site - 305 Elm Street / Kaukauna, Wisconsin

Sample Name / Depth (feet)	Sample Date	DRO (mg/kg)	Benzene (ug/kg)	Ethyl Benzene (ug/kg)	Methyl-tert butyl-ether (ug/kg)	Toluene (ug/kg)	1,2,4 Trimethyl benzene (ug/kg)	1,3,5 Trimethyl benzene (ug/kg)	Total Xylenes (ug/kg)
SS-01 / 3' **	11/27/01	**7,500**	**36**	180	<25	250	6,500	2,100	550
SS-02 / 3.5' **	11/27/01	**1,300**	**41***	750	<25	400	3,400	1,900	760
SS-03A / 4' **	11/27/01	**1,100**	<25	89	<25	50	870	350	230
SS-03B / 4' **	11/27/01	50	<25	<25	<25	38	270	110	94
SS-04 / 4.5' **	11/27/01	**960**	<25	<25	<25	30	360	100	<75
SS-05 / 5'	11/27/01	<10	<25	<25	<25	33	<25	<25	<75
SS-06 / 3.5'	05/19/03	<10	<25	<25	<25	<25	<25	<25	<50
SS-07 / 2.5'	05/19/03	<10	<25	<25	<25	<25	<25	<25	<50
SS-08 / 3.3'	05/19/03	**1,400**	<25	<25	<25	<25	29*	<25	<50
TP-01 / 2.7'	11/29/01	**150**	<25	36	<25	100	180	120	270
TP-02 / 2.8'	11/29/01	**31,000**	<1,300	**7,900**	<1,300	<1,300	77,000	35,000	**14,000**
TP-03 / 2.0'	11/29/01	**220**	<25	<25	<25	76	<25	<25	<75
TP-04 / 3.0' **	11/29/01	**12,000**	<25	<25	<25	600	2,200	2,500	600
TP-05 / 3.0'	11/29/01	**570**	<25	36	<25	50	1,000	260	150
TP-06 / 2.6'	11/29/01	<10	<25	<25	<25	32	<25	<25	<75
TP-07 / 1.8'	11/29/01	12	<25	<25	<25	47	<25	<25	<75
TP-08 / 2.7'	11/29/01	13	<25	<25	<25	43	35*	<25	<75
TP-09 / 1.5'	11/29/01	<10	<25	<25	<25	39	<25	<25	<75
TP-10 / 1.3'	11/29/01	<10	<25	<25	<25	43	<25	<25	<75
TP-11 / 1.8'	11/29/01	23	<25	<25	<25	31	<25	<25	<75
B-01 / 1.2'	12/14/01	**13,000**	<25	<25	<25	250	2,400	4,800	1,400
B-01 / 3.5' **	12/14/01	**9,500**	30*	<25	<25	1,100	2,000	6,900	580
B-02 / 3.5' **	12/14/01	**6,400**	<25	<25	<25	610	3,800	1,800	420
B-03 / 3.5' **	12/14/01	**2,200**	<25	<25	<25	300	3,600	2,100	340
B-04 / 1'	12/19/01	87	<25	<25	<25	<25	29*	<25	<75
B-05 / 1'	12/19/01	66	<25	<25	<25	<25	<25	<25	<75
TP-12 / 2.8'	11/14/05	**890**	<25	<25	<25	<25	<25	<25	<50
TP-14 / 0.9'	11/14/05	<8.4	<25	<25	<25	<25	<25	<25	<50
TP-15 / 2.8'	11/14/05	<30	<29	<29	<29	<29	<29	<29	<57
TP-16 / 2'	11/14/05	36	<27	<27	<27	<27	<27	<27	<54
TP-16 / 3.5'	11/14/05	**220**	<25	250	<25	<25	1,400	1,100	760
TP-17 / 4'	11/14/05	27	<25	<25	<25	<25	<25	<25	<50
TP-18 / 1.8'	11/14/05	21	<25	<25	<25	<25	<25	<25	<50
TP-19 / 2.5'	11/14/05	<15	<25	<25	<25	<25	<25	<25	<50
NR 720 Generic Soil Standard		100	5.5	2,900.0	----	1,500.0	----	----	4,100.0

EXPLANATION:

DRO = Diesel Range Organics
PVOC = Petroleum Volatile Organic Compounds
VOC = Volatile Organic Compounds
---- = No Established State Soil Standard
Bold No.'s = Exceeds Generic Soil Standard (Chapter NR 720)

* = Analyte detected between Limit of Detection & Limit of Quantification
** = Sample collected at or before the high water table mark and is not subject to state soil standards or guidelines.
NA = Not analyzed
ug/kg = Microgram / Kilogram (ppb)
mg/kg = Milligram / Kilogram (ppm)
< = Less Than

I.D.:\Report\K0004\960458\Kaukauna Utilities-SAB\Table#2 (sbk)

Table #3

SITE INVESTIGATION
SOIL ANALYTICAL RESULTS
DETECTED PAH's
KAUKAUNA UTILITIES
Gas Turbine Site - 305 Elm Street / Kaukauna, WI

Sample Name	Sample Date	Acenaphthene (ug/kg)	Acenaphthylene (ug/kg)	Anthracene (ug/kg)	Benzo(a) anthracene (ug/kg)	Benzo(a) pyrene (ug/kg)	Benzo(b) fluoranthene (ug/kg)	Benzo(ghi) perylene (ug/kg)	Benzo(k) fluoranthene (ug/kg)	Chrysene (ug/kg)	Dibenzo(a,h) anthracene (ug/kg)	Fluoranthene (ug/kg)	Fluorene (ug/kg)	Ideno(1,2,3-cd) pyrene (ug/kg)	1-Methyl naphthalene (ug/kg)	2-Methyl naphthalene (ug/kg)	Naphthalene (ug/kg)	Phenanthrene (ug/kg)	Pyrene (ug/kg)
SS-01 / 3' **	11/27/01	<130	<100	2,800	740	880	1,400	490	<370	1,000	170*	1,400	3,800	440	11,000	2,200	*1,300*	*8,100*	3,800
SS-02 / 3.5' **	11/27/01	2,300	<100	1,000	420	410*	670*	470	<370	470	<100	780	2,300	250*	11,000	1,700	*1,200*	*4,400*	940
SS-03A / 4' **	11/27/01	480	*2,000*	2,900	5,500	5,800	10,000	3,800	<370	5,900	2,000	9,100	1,500	3,400	1,300	1,700	*800*	*7,500*	8,700
SS-03B / 4' **	11/27/01	350	150	470	140	180	200	130	190	180	83	190	510	120	1,300	2,000	*850*	660	370
SS-04 / 4.5' **	11/27/01	240*	*2,000*	2,200	6,000	6,100	11,000	3,500	<370	5,900	2,000	7,600	580	3,600	390	1,000	340	*3,700*	6,000
SS-06 / 3.5'	05/19/03	<28	<32	83*	49*	57*	69*	73*	<45	68*	<47	88*	<32	<56	51*	57*	<39	39*	101*
SS-07 / 2.5'	05/19/03	<28	63*	76*	287	335	435	135	228	307	48*	465	<32	127*	<47	34*	<39	203	468
SS-08 / 3.3'	05/19/03	411*	<320	<460	<330	<430	<420	<320	<450	<460	<470	<300	637*	<560	3,010	5,290	<390	1,800	<390
TP-02 / 2.8'	11/29/01	12,000	<500	5,900	1100*	<850	<1,200	<500	<1,900	620*	<500	1,300*	17,000	<850	*80,000*	*100,000*	*30,000*	*28,000*	6,500
TP-04 / 3.0' **	11/29/01	4,100	<100	1,500	120*	<170	<240	<100	<370	100*	<100	210*	4,500	<130	29,000	<170	<100	*10,000*	1,100
TP-05 / 3.0'	11/29/01	<130	<100	<110	<100	<170	<240	<100	<370	130*	<100	130*	140*	<130	190*	440*	200*	250*	300*
TP-07 / 1.8'	11/29/01	100	50	65	170	180	370	250	<37	260	130	500	100	120	210	130	160	500	440
B-01 / 1.2'	12/14/01	3,100	<100	2,400	280*	<170	<240	<100	<370	<100	<100	950	2,200	<130	8,300	1,200	*910*	3,000	3,400
B-01 / 3.5' **	12/14/01	8,900	<500	10,000	<500	<850	<1,200	<500	<1,850	<500	<500	550*	12,000	<650	*79,000*	*39,000*	*6,700*	*26,000*	950*
B-02 / 3.5' **	12/14/01	3,100	<100	870	<100	<170	<240	<100	<370	<100	<100	290*	5,200	<130	17,000	<170	<100	*8,800*	700
B-03 / 3.5' **	12/14/01	3,100	<20	2,600	<20	<34	<48	<20	<74	<20	<20	450	5,700	<26	330	<34	<20	*19,000*	950
TP-12 / 2.8'	11/14/05	<870	3,700	11,000	45,000	36,000	29,000	13,000	38,000	41,000	<1,100	77,000	<700	18,000	<860	<900	<940	*30,000*	69,000
TP-13 / 1.8'	11/14/05	<4.5	7.2	10	38	51	51	30	55	60	<6.0	69	5.1	13	23	27	16	62	100
TP-14 / 0.9'	11/14/05	<3.9	42	53	440	400	420	150	470	550	<5.1	630	<3.1	96	39	41	22	150	740
TP-15 / 2.8'	11/14/05	12	19	73	320	320	370	<11	340	350	<12	640	25	<14	140	160	120	310	830
TP-16 / 2'	11/14/05	7	41	58	330	390	480	<5.7	500	510	<6.1	870	36	<7.2	110	120	74	720	1,300
TP-16 / 3.5'	11/14/05	550	180	430	<100	<100	<64	<130	<120	<87	<140	<100	960	<170	11,000	4,500	*1,700*	*3,500*	870
TP-17 / 4'	11/14/05	110	<27	660	890	1,000	800	660	830	900	140	1,900	150	470	54	54	57	1,500	1,900
TP-18 / 1.8'	11/14/05	<4.4	21	28	140	190	250	<5.4	220	210	<5.7	230	<3.5	<6.9	91	110	60	180	360
TP-19 / 2.5'	11/14/05	<4.8	<3.9	<3.6	21	22	25	20	<5.2	32	<6.4	29	<3.9	<7.6	32	40	20	34	32
DNR Groundwater Pathway**		69,000.0	1,200.0	6,000,000.0	30,000.0	90,000.0	650,000.0	12,000,000.0	1,600,000.0	66,000.0	69,000.0	1,000,000.0	200,000.0	1,200,000.0	42,000.0	30,000.0	700.0	3,300.0	16,000,000.0
DNR Non-Industrial Direct Contact**		900,000.0	18,000.0	5,000,000.0	88.0	8.8	88.0	1,800.0	880.0	8,800.0	8.8	600,000.0	600,000.0	88.0	1,100,000.0	600,000.0	20,000.0	18,000.0	500,000.0
DNR Industrial Direct Contact**		60,000,000.0	360,000.0	3,000,000,000.0	3,900.0	390.0	3,900.0	39,000.0	39,000.0	390,000.0	390.0	40,000,000.0	40,000,000.0	3,900.0	70,000,000.0	40,000,000.0	110,000.0	390,000.0	30,000,000.0

EXPLANATION:

NA = Not Analyzed
ug/kg = Microgram / Kilogram (ppb)
PAH's = Polynuclear Aromatic Hydrocarbons
< = Less Than
* = Analyte detected between Limit of Detection & Limit of Quantification
** = Sample collected at or below the high water table mark and is not subject to state soil standards or guidelines.

Italic Type = Exceeds DNR Suggested Generic Soil Cleanup Level for the Groundwater Pathway (Publication RR-519-97)
Bold Type = Exceeds DNR Suggested Generic Soil Cleanup Level for the Non-Industrial Direct Contact Pathway (Publication RR-519-97)
Bold Type = Exceeds DNR Suggested Generic Soil Cleanup Level for the Industrial Direct Contact Pathway (Publication RR-519-97)

Table #4

Post-Remediation
SOIL ANALYTICAL RESULTS
DRO & PVOC's
KAUKAUNA UTILITIES
305 Elm Street, Kaukauna, Wisconsin

Sample Name / Depth (feet)	Sample Date	DRO (mg/kg)	Benzene (ug/kg)	Ethyl Benzene (ug/kg)	Methyl-tert butyl-ether (ug/kg)	Toluene (ug/kg)	1,2,4 Trimethyl benzene (ug/kg)	1,3,5 Trimethyl benzene (ug/kg)	Total Xylenes (ug/kg)
WS-01/4.5'	04/28/06	1,100	<46	<46	<46	<46	<46	490	<92
WS-02/1.3'	04/28/06	160	<25	<25	<25	<25	<25	<25	<50
WS-03/2'	04/28/06	29	<22	<22	<22	<22	<22	<22	<45
WS-04/3.5'	04/28/06	6,300	<230	<230	<230	<230	<230	5,600	2,200
WS-05/2.2'	04/28/06	<4.5	<25	<25	<25	<25	<25	<25	<50
WS-06/2'	04/28/06	7	<25	<25	<25	<25	<25	<25	<50
WS-07/3.2'	04/28/06	12	<25	<25	<25	<25	<25	<25	<50
WS-08/3.4'	04/28/06	150	<23	<23	<23	<23	<23	<23	<46
WS-09/2.1'	04/28/06	24	<23	<23	<23	<23	<23	<23	<47
WS-10/2.3'	04/28/06	84	<25	<25	<25	<25	<25	<25	<50
WS-11/2.4'	04/28/06	7.5	<25	<25	<25	<25	<25	<25	<50
WS-12/2.4'	04/28/06	44	<25	<25	<25	<25	<25	<25	<50
WS-13/1.3'	04/28/06	21	<22	<22	<22	<22	<22	<22	<44
WS-14/3'	04/28/06	230	<25	<25	<25	<25	<25	<25	<50
WS-15/3'	04/28/06	5,300	<50	390	<50	<50	4,300	2,100	1,090
WS-16/2.2'	04/28/06	1,300	<25	<25	<25	<25	220	110	86
WS-17/2.5'	04/28/06	15,000	<200	<200	<200	<200	16,000	14,000	4,700
WS-18/3.5'	04/28/06	23	<25	<25	<25	<25	<25	<25	<50
WS-19/5.2	04/28/06	22	<25	<25	<25	<25	<25	<25	<50
NR 720 Generic Soil Standard		100.0	5.5	2,900.0	----	1,500.0	----	----	4,100.0

EXPLANATION:

DRO = Diesel Range Organics
PVOC = Petroleum Volatile Organic Compounds
---- = No Established State Soil Standard
N/A = Not Analyzed
ug/kg = Microgram / Kilogram (ppb)
mg/kg = Milligram / Kilogram (ppm)
< = Less Than
* = Analyte Detected Between Limit Of Detection & Limit Of Quantitation
[ ] = Exceeds Chapter NR 720 Generic Soil Standards

SAB:sbk
ID\Report\K0004\960458\Kaukauna Utilitiet-SAB\Table #4

Table #5
Post-Remediation
SOIL ANALYTICAL RESULTS
DETECTED PAH's
KAUKAUNA UTILITIES - 305 Elm Street, Kaukauna, Wisconsin

Well Name	Sample Date	Acenaphthene (ug/kg)	Acenaphthylene (ug/kg)	Anthracene (ug/kg)	Benzo(a) anthracene (ug/kg)	Benzo(a) pyrene (ug/kg)	Benzo(b) fluoranthene (ug/kg)	Benzo(ghi) perylene (ug/kg)	Benzo(k) fluoranthene (ug/kg)	Chrysene (ug/kg)	Dibenzo(a,h) anthracene (ug/kg)	Fluoranthene (ug/kg)	Fluorene (ug/kg)	Ideno(1,2,3-cd) pyrene (ug/kg)	1-Methyl naphthalene (ug/kg)	2-Methyl naphthalene (ug/kg)	Naphthalene (ug/kg)	Phenanthrene (ug/kg)	Pyrene (ug/kg)
WS-01/4.5'	04/28/06	410	47	220	<31	<17	<16	<21	<18	<25	<16	95	470	<15	2,600	35	190	850	150
WS-02/1.3'	04/28/06	21	250	340	**1,500**	**1,700**	**1,500**	1,100	**1,500**	1,800	**270**	2,100	28	**550**	62	87	52	680	2,400
WS-03/2'	04/28/06	18	86	150	**390**	**370**	**370**	200	350	390	**80**	600	26	**170**	110	280	97	350	530
WS-04/3.5'	04/28/06	4,100	<340	1,600	<630	<340	<330	<420	<360	<520	<330	470	5,400	<300	*57,000*	*68,000*	*4,200*	*13,000*	940
WS-05/2.2'	04/28/06	3.6	32	48	**200**	**170**	**180**	87	160	200	**41**	360	7.3	85	7.6	8.6	5.7	130	300
WS-06/2'	04/28/06	<3.5	8.9	14	38	**41**	46	26	38	63	8.3	84	4.6	20	62	67	38	96	84
WS-07/3.2'	04/28/06	8.7	66	83	**270**	**320**	**330**	150	380	300	**58**	430	13	**120**	48	77	38	170	460
WS-08/3.4'	04/28/06	31	160	320	**910**	**830**	**850**	440	700	930	**200**	1,700	78	**410**	61	70	54	900	1,400
WS-09/2.1'	04/28/06	7.8	18	24	34	**40**	48	37	47	48	**11**	52	8.2	25	220	510	150	110	65
WS-10/2.3'	04/28/06	37	120	100	**160**	**290**	**360**	180	280	190	**64**	120	64	**150**	630	1,200	390	270	180
WS-11/2.4'	04/28/06	4.5	<3.9	<4.9	<7.2	7	7.1	7.6	7.7	10	<3.8	13	4.8	5	33	19	<5.5	18	14
WS-12/2.4'	04/28/06	28	18	190	**430**	**430**	**510**	260	380	500	**70**	1,000	39	**160**	58	77	59	570	860
WS-13/1.3'	04/28/06	360	180	280	**250**	**300**	**340**	260	270	370	**59**	550	510	**130**	1,800	2,000	*960*	730	710
WS-14/3'	04/28/06	130	54	220	**360**	**310**	**320**	110	320	410	**51**	1,100	290	**110**	53	67	69	490	920
WS-15/3'	04/28/06	3,700	*3,100*	5,300	**8,900**	**8,600**	**6,700**	**6,400**	**7,600**	**8,800**	**2,300**	19,000	5,500	**5,300**	35,000	*52,000*	*11,000*	*19,000*	15,000
WS-16/2.2'	04/28/06	690	*1,600*	3,100	**6,900**	**8,600**	**7,400**	**4,400**	**7,500**	7,700	**2,000**	12,000	1,200	**4,500**	2,200	2,900	*1,700*	*6,600*	11,000
WS-17/2.5'	04/28/06	8,200	*2,700*	4,800	**2,400**	**1,600**	**1,400**	<680	**1,800**	2,300	<530	6,100	10,000	**490**	*94,000*	2,500	*7,900*	*28,000*	5,400
WS-18/3.5'	04/28/06	210	<42	110	<77	<42	<41	68	<44	69	<40	96	290	<37	3,000	3,600	260	800	130
WS-19/5.2	04/28/06	400	55	300	260	**250**	270	120	200	270	**57**	640	740	**120**	360	380	*1,100*	1,400	510
DNR Goundwater Pathway Level**		69,000.00	1,200.00	6,000,000.00	30,000.00	90,000.00	650,000.00	12,000,000.00	1,600,000.00	66,000.00	69,000.00	1,000,000.00	200,000.00	1,200,000.00	42,000.00	30,000.00	700.00	3,300.00	16,000,000.00
DNR Non-Industrial Direct Contact Level **		900,000.00	18,000.00	5,000,000.00	88.00	8.80	88.00	1,800.00	880.00	8,800.00	8.80	600,000.00	600,000.00	88.00	1,100,000.00	600,000.00	20,000.00	18,000.00	500,000.00
DNR Industrial Direct Contact Level **		60,000,000.00	360,000.00	3,000,000,000.00	3,900.00	390.00	3,900.00	39,000.00	39,000.00	390,000.00	390.00	40,000,000.00	40,000,000.00	3,900.00	70,000,000.00	40,000,000.00	110,000.00	390,000.00	30,000,000.00

EXPLANATION:
NA = Not Analyzed
ug/kg = Microgram / Liter (ppb)
PAH's = Polynuclear Aromatic Hydrocarbons
---- = No Standard Established
* = Analyte detected between Limit of Detection (LOD) and Limit of Quantitation (LOQ)
** = DNR Suggested Clan-up Levels (Publication RR-519-97)
< = Less Than

Italic Type = Exceeds DNR Suggested Generic Soil Clean-Up Level For The Groundwater Pathway (Publication RR-519-97)
Bold Type = Exceeds DNR Suggested Soil Clean-Up Level For The Non-industrial Direct Contact Pathway (Publication RR-519-97)
Bold Type = Exceeds DNR Suggested Generic Soil Clean-Up Level For The Industrial Direct Contact Pathway (Publication RR-519-97)

Table #1

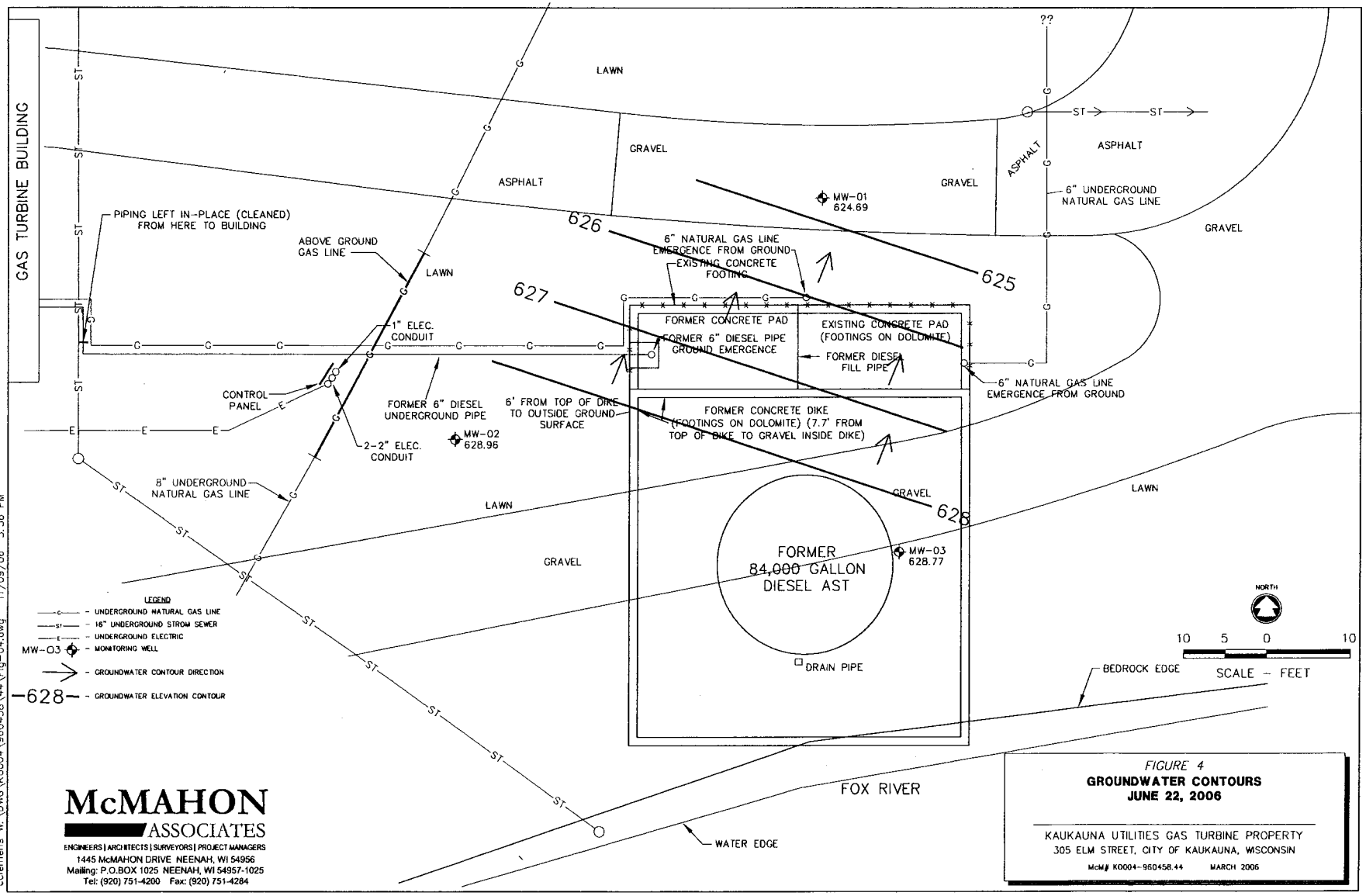
GROUNDWATER ELEVATION & MONITORING WELL INFORMATION SUMMARY

KAUKAUNA UTILITIES

Gas Turbine Site - 305 Elm Street / Kaukauna, Wisconsin

Well Name	Date Measured	Depth To Groundwater (PVC top)(ft)	Groundwater Elevation (feet)	Water Depth Below Ground Surface (feet)	Reference Elevation (PVC top)(ft)	Ground Elevation (feet)	Total Well Depth (ground surface)(ft)	Total Well Depth (PVC top)(ft)	Top Screen Elevation (feet)	Length Of Screen (feet)	Free Product Thickness (feet)
MW-01	05/30/06	14.87	620.41	15.22	635.28	635.63	15.99	15.64	629.64	10	0.00
	06/01/06	14.75	620.53	15.10							0.00
	06/05/06	14.25	621.03	14.60							0.00
	06/22/06	10.59	624.69	10.94							0.00
	02/19/07	6.36	628.92	6.71							
MW-02	05/30/06	7.31	629.43	7.66	636.74	637.09	16.61	16.26	630.48	10	0.00
	06/01/06	6.74	630.00	7.09							0.00
	06/05/06	7.56	629.18	7.91							0.00
	06/22/06	7.78	628.96	8.13							0.00
	02/19/07	7.91	628.83	8.26							
MW-03	05/30/06	7.67	626.97	7.91	634.64	634.88	16.37	16.13	628.51	10	0.00
	06/01/06	7.84	626.80	8.08							0.00
	06/05/06	6.04	628.60	6.28							0.00
	06/22/06	5.87	628.77	6.11							0.00
	02/19/07	5.58	628.79	6.09							

Note: The elevations are in reference to Mean Sea Level (MSL)



McMAHON ASSOCIATES
ENGINEERS | ARCHITECTS | SURVEYORS | PROJECT MANAGERS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

FIGURE 4
GROUNDWATER CONTOURS
JUNE 22, 2006

KAUKAUNA UTILITIES GAS TURBINE PROPERTY
305 ELM STREET, CITY OF KAUKAUNA, WISCONSIN
McM# K0004-960458.44 MARCH 2006

W:\DWG\K0004\960458\44\Fig-04.dwg, Model, 12/4/2006 8:37:42 AM, cclemens, 1:10
cclemens W:\DWG\K0004\960458\44\Fig-04.dwg 11/09/06 3:36 PM

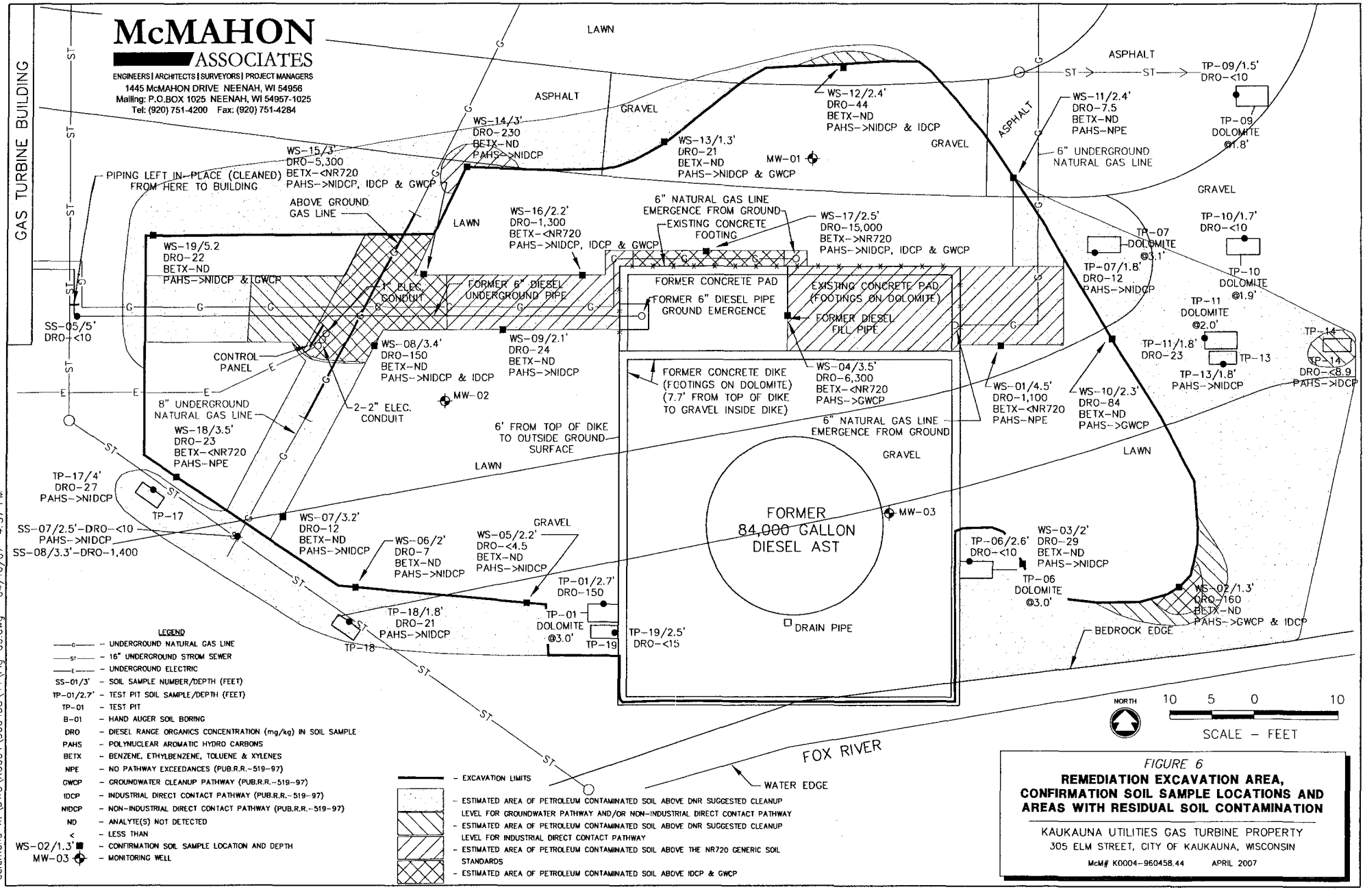


FIGURE 6

REMEDIATION EXCAVATION AREA, CONFIRMATION SOIL SAMPLE LOCATIONS AND AREAS WITH RESIDUAL SOIL CONTAMINATION

KAUKAUNA UTILITIES GAS TURBINE PROPERTY
305 ELM STREET, CITY OF KAUKAUNA, WISCONSIN

McM# K0004-960458.44 APRIL 2007

W:\DWG\K0004\960458\44\Fig-06.dwg, Model, 4/10/2007 4:57:33 PM, cclemens, 1:10
cclemens W:\DWG\K0004\960458\44\Fig-06.dwg 04/10/07 4:57 PM

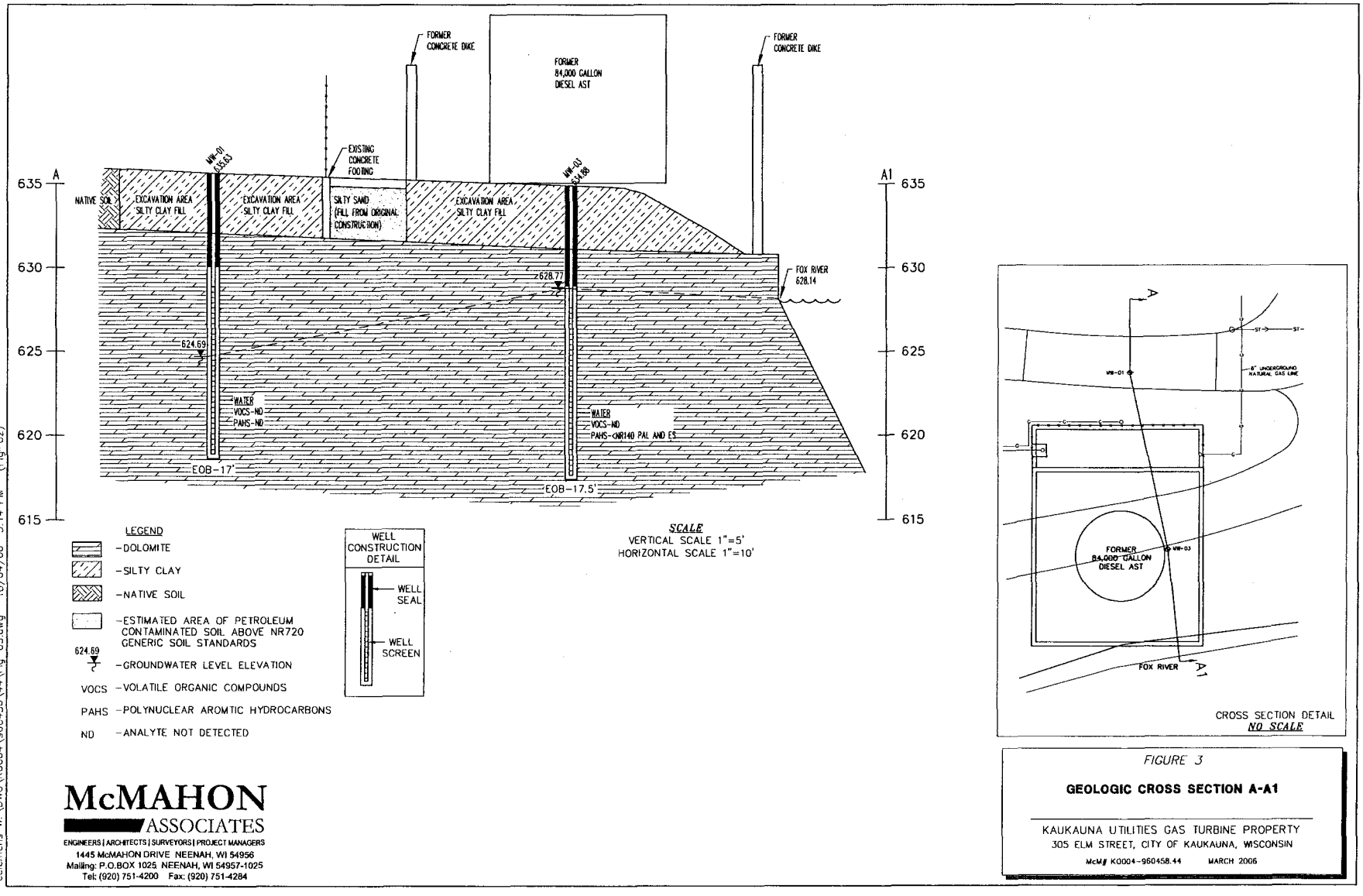


FIGURE 3

GEOLOGIC CROSS SECTION A-A1

KAUKAUNA UTILITIES GAS TURBINE PROPERTY
305 ELM STREET, CITY OF KAUKAUNA, WISCONSIN

McM# K0004-960458.44 MARCH 2006

McMAHON ASSOCIATES
ENGINEERS | ARCHITECTS | SURVEYORS | PROJECT MANAGERS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

W:\DWG\K0004\960458\44\Fig-03.dwg, Model, 12/4/2006 8:37:03 AM, cclemens, 1:10
cclemens W:\DWG\K0004\960458\44\Fig-03.dwg 10/04/06 5:14 PM (Fig-02)

Kaukauna Utilities

Memo

To: Stuart Boerst

Company: McMahon & Associates

From: *MICHAEL PEDERSEN*

CC:

Date: December 5, 2006

Re: Elm St. Property Description

Stuart,

To the best of our knowledge, the property deed and legal description are accurate as filed for the Elm St. Gas Turbine Property.

Please contact me if you need additional information.

Regards,

Mike