

# GIS REGISTRY

## Cover Sheet

March, 2010  
(RR 5367)

### Source Property Information

BRRTS #:

06-71-547885

ACTIVITY NAME:

MERCURY MARINE PLT 64/24 (VPLE)

PROPERTY ADDRESS:

475 Marion Rd

MUNICIPALITY:

City of Oshkosh

PARCEL ID #:

90102300000

CLOSURE DATE: Dec 14, 2011

FID #:

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X: 636465

Y: 394825

*\* 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)

### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

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

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

### Land Use Controls:

N/A (Not Applicable)

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)

*(note: maintenance plan for  
groundwater or direct contact)*

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 #:  (No Dashes) 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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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 #: 6408 Title: Certified Survey Map**
- 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 11 x 17 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 Title: Site Location Map**
- 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 #: 2a, 2A Title: Former Mercury Marine Lot 1 (historical), Site Features**
- 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 #: 3 Title: Soil Sample Locations And RCL Exceedance Summary**

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**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 #: 5**                      **Title: Groundwater Sample Locations And Analytical Results**

- 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 #: 6**                      **Title: Groundwater Flow (8/27/2007)**

**Figure #: 8**                      **Title: Groundwater Flow (6/10/2008)**

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

Tables must be no larger than 11 x 17 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 #: 1**                      **Title: Soil Analytical Results**

- 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 #: 3**                      **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 #: 1**                      **Title: Groundwater Elevations**

**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).

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## NOTIFICATIONS

### Source Property

**Not Applicable**

**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.

**Not Applicable**

**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.

**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:**

**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:



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor  
Cathy Stepp, Secretary  
Jean Romback-Bartels, Regional Director

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

December 14, 2011

DARRYN BURICH  
CITY OF OSHKOSH - PLANNING  
215 CHURCH AVENUE  
OSHKOSH WI 54901

**SUBJECT:** Partial Certificate of Closure for the Property Owned by the City of Oshkosh  
Known as LOT 1, former Mercury Marine Plant 64/24 and redeveloped as  
The Rivers Senior Living, 475 Marion, Oshkosh  
**WDNR BRRTS ID #06-71-547885**

Dear Mr. Burich:

The Department of Natural Resources ("the Department") has received your request for issuance of a *Partial Certificate of Completion* (PCOC) for the property owned by the City of Oshkosh, located at 475 Marion Road, Oshkosh, Wisconsin, which will be referred to herein as "the Property". You have requested that the Department determine whether the City of Oshkosh has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a *Partial Certificate of Completion*.

The Property subject of this PCOC is real property owned by the City of Oshkosh, encompassing approximately 1.78 acres and is presently occupied by The Rivers Senior Living. The property is described as Parcel # 901-0230 and is documented in Document Number 1393421 Winnebago County Register of Deeds, First Ward, City of Oshkosh, Winnebago County, Wisconsin.

### **Determination**

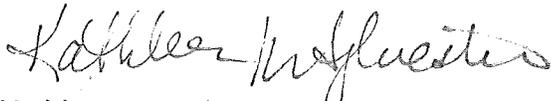
Section 292.15, Wis. Stats., authorizes the Department to issue a PCOC to a voluntary party who conducts an approved environmental investigation of a property and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the property. Based on information received, the Department has determined that the investigation and restoration (to the extent practicable) of the Property is complete and that all the conditions in s. 292.15(2), Wis. Stats., have been met. Attached is the *Partial Certificate of Completion* for this Property.

While the conditions for issuance of a PCOC have been met, a cap consisting of the buildings and parking areas must be maintained, and the vapor mitigation system must also be maintained.

### **Conclusions**

The Department appreciates the work undertaken by City of Oshkosh, to investigate and restore to the extent practicable the contamination associated with the Property. The exemption provided by the *Partial Certificate of Completion* applies to any successor or assignee of the City of Oshkosh, if the successor or assignee complies with the appropriate conditions, pursuant to s. 292.15(3), Wis. Adm. Code. If you have any questions or concerns regarding this letter or the *Certificate of Completion*, please call me at (920) 424-0399.

Sincerely,



Kathleen M. Sylvester, Hydrogeologist  
Remediation & Redevelopment Program

Attachment: *Partial Certificate of Completion*

cc: Dept of Safety & Professional Services – Case File #54901-4720-00-A (T.Verstegen)  
Michael Prager – RR/5 (email)  
Bruce Urben – NER (email)  
Paul Timm – AECOM (via email)

*State of Wisconsin*  
*Department of Natural Resources*

**PARTIAL CERTIFICATE OF COMPLETION  
OF RESPONSE ACTIONS  
UNDER SECTIONS 292.15(2)(ae) and (am), WIS. STATS.**

*Whereas*, **The City of Oshkosh** has applied for an exemption from liability under s. 292.15, Wis. Stats., for a portion of a property located at **475 Marion Road, Oshkosh, Wisconsin**, which was commonly referred to as the **Former Mercury Marine Plant 64/24** site. The Property is further described in the legal description found on Attachment A1 (the "Property"). The City of Oshkosh is seeking the Partial Certificate for the western portion of the Property that has been redeveloped and is now occupied by **The Rivers Senior Living**, this area is Described as Lot 1 on CSM #6408 on Document #1520619 Recorded at the Winnebago County Registers Office on October 5, 2009 (Attachment A2 - hereafter "Lot 1").

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

*Whereas*, **The City of Oshkosh** has submitted to the WDNR certain investigation reports and a remedial action plan for the Property which comply with the requirements set forth in ch. 292, Wis. Stats. and chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

*Whereas*, in accordance with s. 292.15(2)(ae)1, Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property. The WDNR approved of the site investigation on March 31, 2008;

*Whereas*, Lot 1 contains soil contamination that exceeds site-specific and/or generic residual contaminant levels ("RCLs") under ch. NR 720, Wis. Adm. Code, and groundwater contamination that exceeds a groundwater quality enforcement standard under ch. NR 140, Wis. Adm. Code. Therefore, Lot 1 is included on the WDNR's Geographical Information System data base ("the GIS Registry") pursuant to s. 292.12(3), Wis. Stats. **The City of Oshkosh** has submitted to the WDNR all the information necessary to be included on the GIS Registry, pursuant to Wis. Adm. Code;

*Whereas*, on February 1, 2011, the Department of Safety and Professional Services (WDSPS) formerly known as the Department of Commerce, issued a case closure letter for the Property (BRRTS #02-71-516785). The owner of Lot 1 shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached case closure letter and updated Cap Maintenance plan (Attachment C). The WDNR requires the maintenance of a cover or barrier in order to prevent direct contact with and infiltration through residual soil contamination that might otherwise pose a threat to public health and the environment. The closure letter requires that if soil or waste with residual contamination is excavated in the future, the owner of Lot 1 at the time of excavation must manage it in accordance with applicable laws;

*Whereas*, the WDNR has determined that the historic fill material brought onto or existing at the Property in the past does not qualify as exempt under s. NR 500.08, Wis. Adm. Code. Attachment D summarizes the handling plan for the historic fill located in the Marion-Pearl Redevelopment Area which must be followed after this Partial Certificate is issued. If anyone proposes to do any future construction work on the Property, that person would also have to obtain approval for that work from the WDNR under s. NR 506.085, Wis. Adm. Code, prior to initiating any construction on the Property;

*Whereas*, residual contamination remains at the Property and the approval of the response action was based on a non-industrial land use scenario (e.g., residential use classification, per ch. NR 720, Wis. Adm. Code). This would allow for industrial or non-industrial use of the Property, consistent with the limitations specified in the document;

*Whereas*, on November 7, 2011, WDNR determined that the response action necessary to restore the environment to the extent practicable and to minimize the harmful effects from the discharges to the air, land, and waters of the state was completed for contaminated soil and groundwater on the west half of the Property identified as Lot 1.

*Whereas*, WDNR has determined that public health, safety, or the environment will not be endangered by the hazardous substances remaining on or originating from the Property after completion of the response action as described in the previous paragraph, given the manner in which the Property will be developed and used and any other relevant factors;

*Whereas*, WDNR has determined that the activities associated with any proposed use or development of the Property will not aggravate or contribute to the discharge of a hazardous substance and will not unduly interfere with, or increase the costs of, restoring the property and minimizing the harmful effects of the discharge of a hazardous substance;

*Whereas*, the **City of Oshkosh** agrees to cooperate with WDNR to address any problems caused by the hazardous substances remaining on the Property and such cooperation shall include allowing access to the Property or allowing WDNR or its authorized representatives to undertake activities on the Property, including placement of borings, equipment and structures on the Property;

*Whereas*, if the requirements of this Certificate, the Case Closure letter or the Maintenance Plan are not followed the WDNR may take actions under ss. 292.11 or 292.12, Wis. Stats., to ensure compliance with the specified requirements, and the person who owns or controls Lot 1 may no longer qualify for the liability protections under s. 292.15, Wis. Stats.;

*Whereas*, **The City of Oshkosh** has paid to WDNR the appropriate insurance fee and has submitted a complete insurance application form to obtain coverage for the Property, including Lot 1, under the state's master insurance contract in accordance with s. 292.15(2)(ae)3m., Wis. Stats., and ch. NR 754, Wis. Adm. Code, based on their desire to use natural attenuation to remediate groundwater contamination that exceeds ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards;

*Whereas*, on **November 7, 2011**, the WDNR determined that response actions necessary to restore the environment on Lot 1 were completed, except with respect to groundwater contaminated with **benzene** above the ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards. The WDNR has determined that this groundwater contamination will be brought into compliance through natural attenuation, in accordance with administrative rules promulgated by the WDNR.

*Therefore*, based upon the information that has been submitted, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for Lot 1 and any other necessary response actions have been completed except with respect to petroleum (specifically benzene) contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards that WDNR has determined will be brought into compliance through natural attenuation, in accordance with rules promulgated by WDNR.

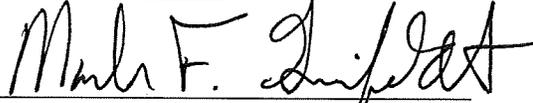
Upon issuance of this Partial Certificate for Lot 1, **The City of Oshkosh** and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 291.37(2), and 292.11(3), (4), and (7)(b) and (c), Wis. Stats., with respect to the existence of hazardous substances on or originating from Lot 1, the release of which occurred prior to the date the WDNR approved the environmental investigation required under s. 292.15(2)(ae)1., Wis. Stats. However, the person who owns or controls Lot 1 would no longer qualify for this liability exemption if that person fails to maintain or monitor Lot 1 as required by the conditions in this Certificate, the **February 1, 2011** case closure letter, s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any discharges of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

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

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

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 291.37(2), and 292.11(3), (4), and (7)(b) and (c), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 12<sup>th</sup> day of December, 2011.



Mark F. Giesfeldt, Director  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources

**ATTACHMENT A1**  
**Partial Certificate of Completion**  
**LEGAL DESCRIPTION – Full Property**

See attached Warranty Deed Doc. # 1393421 recorded with Winnebago County Register of Deeds Office on April 4, 2006

Warranty Deed

Document Number

Document Title

Brunswick Corporation, a Delaware Corporation, warrants and conveys to REDEVELOPMENT AUTHORITY OF THE CITY OF OSHKOSH, WISCONSIN a separate body public, located in Winnebago County, Wisconsin, the following described real estate in Winnebago County, State of Wisconsin:

Lots 1 and 2 of Block "A" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh City Railroad Company by Deed recorded in Volume 86 on Page 191.

That portion of Jay Street, as now vacated, lying south of the Southerly line of Marion Street, in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin.

Lots 2,3,4,5,6,7,8,9,10,11,12,13 and 14 of Block "D" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh Railroad Company by Deeds recorded in Vol. 86 on Pages 193, 189 and 200.

That part of Lots 0 and 1, of Block "D" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, lying southeasterly of a line described as follows: Commencing at the Northeasterly (most Easterly) corner of said Lot 1; thence northwesterly, along the Northeasterly line of said Lot 1 (being the Southwesterly line of Marion Street), 57.5 feet, to a point that is 80 feet southeasterly of, measured at right angles to, the former center line of the right of way of the Soo Line Railroad Company, and the point of commencement of said line; thence southwesterly, and parallel with the center line of said former railroad right of way, to the Northeasterly bank of the Fox River and the point of termination of said line, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh Railroad Company by Deed recorded in Volume 86 on Page 200.

This is not homestead property.

Exceptions to warranty: Zoning provisions, easements and other restrictions of record.

Dated this 30 day of March, 2006.

BRUNSWICK CORPORATION

By: James C. Hubbard
JAMES C. HUBBARD
Vice President and Chief of Staff
Mercury Marine

STATE OF WISCONSIN )
WINNEBAGO COUNTY ) ss.

Personally came before me this 30th day of March, 2006, the above-named James C. Hubbard, Vice President and Chief of Staff for Mercury Marine of BRUNSWICK CORPORATION, to me known to be such person and officer who executed the foregoing Instrument and acknowledged that he executed the same as such officer by its authority for the purpose therein contained.

Trevor R. Groul
Notary Public, Fond du Lac Co., WI
My Commission is permanent

This Instrument drafted by:
Attorney Warren P. Kraft
Oshkosh, WI 54903-1130

1393421

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

04/04/2006 03:05PM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE 11.00
TRANSFER FEE \$12
# OF PAGES 1

Recording Area
Name and Return Address
Charge
City Attorney's Office
Oshkosh, WI 54902-1130

901-0230
Parcel Identification Number (PIN)

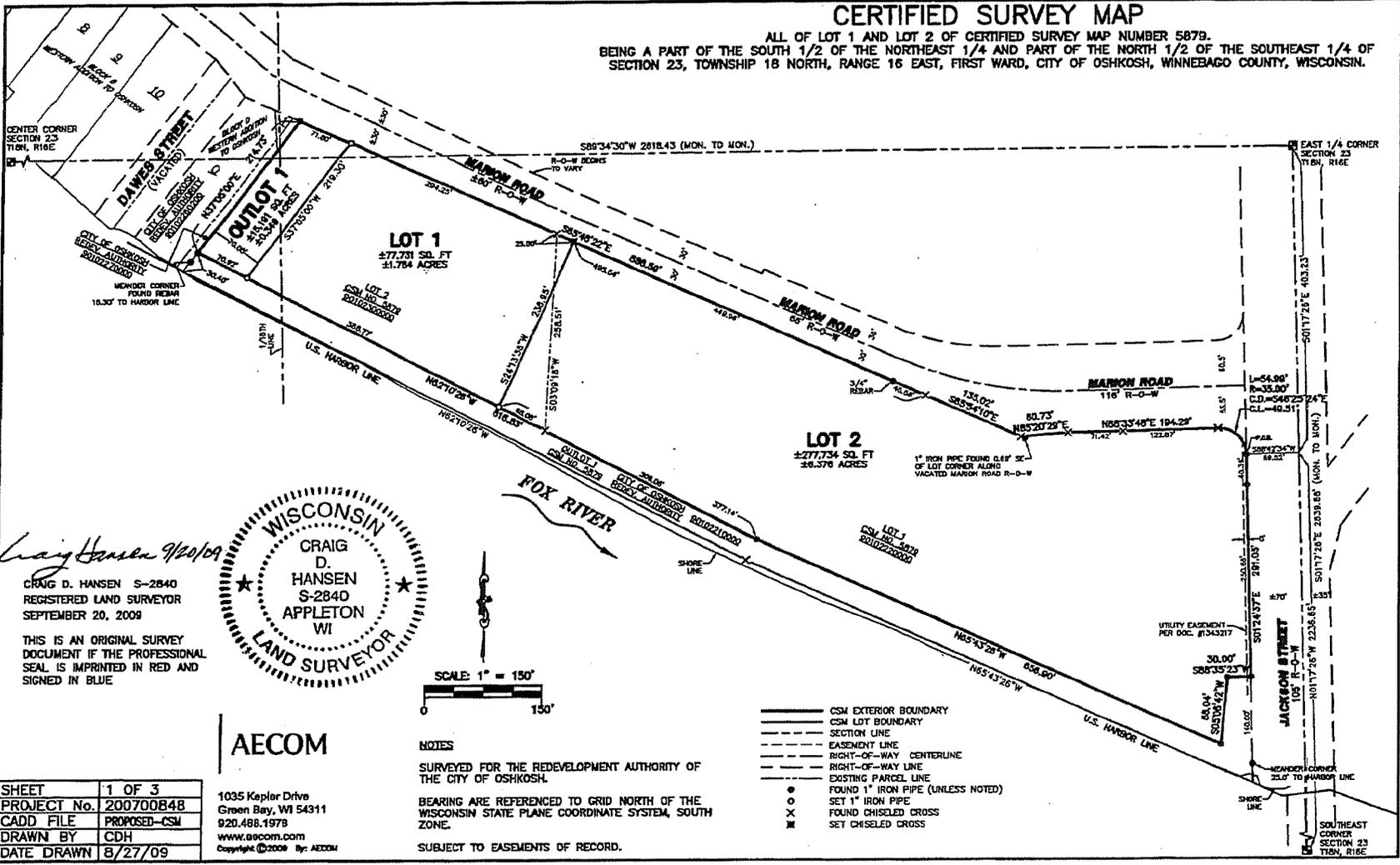
C

**ATTACHMENT A2**  
**Partial Certificate of Completion**  
**Legal Description – Lot 1**

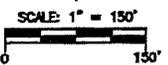
Lot 1 of Certified Survey Map Number 6408, being a part of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and part of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 23, Township 18 North, Range 18 East, City of Oshkosh, Winnebago County, Wisconsin in attached CSM 6408 recorded with Winnebago County Register of Deeds Office on October 5, 2009.

# CERTIFIED SURVEY MAP

ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5879.  
BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST, FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



*Craig Hansen 9/20/09*  
CRAIG D. HANSEN S-2840  
REGISTERED LAND SURVEYOR  
SEPTEMBER 20, 2009  
THIS IS AN ORIGINAL SURVEY DOCUMENT IF THE PROFESSIONAL SEAL IS IMPRINTED IN RED AND SIGNED IN BLUE



**NOTES**  
SURVEYED FOR THE REDEVELOPMENT AUTHORITY OF THE CITY OF OSHKOSH.  
BEARING ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.  
SUBJECT TO EASEMENTS OF RECORD.

- CSM EXTERIOR BOUNDARY
- CSM LOT BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - EXISTING PARCEL LINE
- FOUND 1" IRON PIPE (UNLESS NOTED)
- SET 1" IRON PIPE
- × FOUND CHISELED CROSS
- ⊞ SET CHISELED CROSS

SHEET	1 OF 3
PROJECT No.	200700848
CADD FILE	PROPOSED-CSM
DRAWN BY	CDH
DATE DRAWN	8/27/09

**AECOM**  
1035 Kaplan Drive  
Green Bay, WI 54311  
920.488.1978  
www.aecom.com  
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# 20108

# 60408

### CERTIFIED SURVEY MAP

ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5879,  
BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE  
NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST,  
FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

**AECOM**

1035 Kepler Drive  
Green Bay, WI 54311  
920.488.1878  
www.aecom.com  
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#### SURVEYORS CERTIFICATE

I, Craig D. Hansen, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of Winnebago County, and the City of Oshkosh, and under the direction of the Redevelopment Authority of the City of Oshkosh, owner of said land, I have surveyed, divided and mapped the following land being all of Lot 1 and Lot 2 of Certified Survey Map Number 5879. Being a part of the South 1/2 of the Northeast 1/4 and part of the North 1/2 of the Southeast 1/4 of Section 23, Township 18 North, Range 16 East, First Ward, City of Oshkosh, Winnebago County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 corner of said Section 23; thence S01°17'26"E along the east line of the Northeast 1/4 of said section, 403.23 feet; thence S88°42'34"W, 69.52 feet to a point on the west right-of-way of Jackson Street and the easterly line of Lot 1 of Certified Survey Map Number 5879, that also being the Point of Beginning; thence along said right-of-way and the easterly line of said Lot 1 S01°24'37"E, 291.05 feet; thence along the easterly line of said Lot 1 S88°35'23"W, 30.00 feet; thence continuing along the easterly line of said Lot 1 S05°06'42"W, 88.04 feet to the southeast corner of said Lot 1; thence along the southerly line of said Lot 1 N65°43'28"W, 658.90 feet; thence N62°10'28"W, 816.83 feet along the southerly line of said Lot 1 and the southerly line of Lot 2 of Certified Survey Map Number 5879 to the southwest corner of said Lot 2; thence along the westerly line of said Lot 2 N37°05'00"E, 214.73 feet to a point on the southerly right-of-way of Marion Road and the northwest corner of said Lot 2; thence along said southerly right-of-way S65°48'22"E, 886.59 feet; thence continuing along said southerly right-of-way S65°54'10"E, 135.02 feet; thence continuing along said southerly right-of-way N85°20'29"E, 60.73 feet; thence continuing along said southerly right-of-way N88°33'48"E, 184.29 feet; thence continuing along said southerly right-of-way 54.89 feet on a curve to the right having a radius of 35.00 feet, whose chord bears S46°25'24"E, 49.51 feet to a point on the westerly right-of-way of Jackson Street and the Point of Beginning.

Said parcel contains 370,656 square feet or 8.509 acres more or less.

Said parcel is subject to easements of record.

That the survey of said land was done under my direct supervision and the map hereon is a true and accurate representation of the exterior boundaries and the division thereof.

*Craig Hansen 9/20/09*

CRAIG D. HANSEN S-2840  
REGISTERED LAND SURVEYOR.  
SEPTEMBER 20, 2009

THIS IS AN ORIGINAL SURVEY  
DOCUMENT IF THE PROFESSIONAL  
SEAL IS IMPRINTED IN RED AND  
SIGNED IN BLUE



SHEET	2 OF 3
PROJECT No.	2007008A8
CADD FILE	PROPOSED-CSA
DRAWN BY	CDH
DATE DRAWN	8/27/09

**ATTACHMENT B**  
**Partial Certificate of Completion**  
**Investigation and Remedial Action Plan Reports**

1. Phase I Environmental Site Assessment (ESA), March 29, 2006, STS-AECOM
2. Phase II Environmental Subsurface Assessment and Remedial Action Plan, March 27, 2008, STS-AECOM
3. GIS Registry files from BRRTS #02-71-516785
  - <http://dnrmaps.wi.gov/>
  - <http://dnrmaps.wi.gov/efiles/Ner/Winnebago/02%20ERP/0271516785/0271516785.pdf>
3. Request for Partial Certificate of Completion, October 31, 2011, AECOM

**ATTACHMENT C**  
**Partial Certificate of Completion**  
**Closure Letter and Cap Maintenance Plan**

See the attached:

- February 1, 2011, Case Closure Letter and
- Updated cap maintenance plan for the parcel identified as Lot 1 (The Rivers) site.



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
375 City Center, Suite 1  
Oshkosh, Wisconsin 54901-1805  
TTY: Contact Through Relay  
Fax: (920) 424-0217  
Scott Walker, Governor  
Paul F. Jadin, Secretary

February 1, 2011

Darryn Burich  
Planning Director  
215 Church Ave  
PO Box 1130  
Oshkosh WI 54903-1130

RE: **Final Closure with Land Use Limitation to Address Direct Contact Risk**  
**Commerce # 54901-4720-00-A DNR BRRTS # 02-71-516785**  
Marion Road ROW, 400 Block Marion Rd, Oshkosh

Dear Mr. Burich:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to human health and the environment as long as current and subsequent property owners adhere to the following limitation:

The barrier cap must be maintained in accordance with the enclosed maintenance plan.

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review *new* information to determine if the cap requirement can be changed or removed.

The following activities are prohibited on any portion of the property where a pavement cap or other barrier is required, as identified on the attached map, unless prior written approval has been obtained from Commerce: 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.

This site 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 and groundwater contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. It is in your best interest to keep all documentation related to the environmental activities at your site.

If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or through the GIS Registry web address listed above.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation,

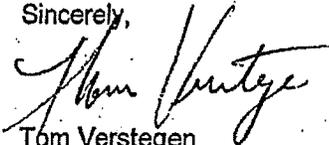
ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

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

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

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) 424-0025.

Sincerely,



Tom Verstegen  
Hydrogeologist - Dept of Commerce  
PECFA - Site Review Section

Enclosure

cc: Andrew Mott - AECOM  
Craig Dousharm, Mercury Marine, PO Box 1939, Fond du Lac WI 54936

**Soil Performance Standard Cover System  
Former Mercury Marine Parcel – Plant 24  
Former 449 Marion Road  
Oshkosh, Wisconsin**

October 31, 2011

MERCURY MARINE  
Property Located at 449 Marion Road, Oshkosh  
Parcel ID No.:

Introduction

This document describes the Soil Performance Standard Cover System at the above-referenced site in accordance with the requirements of Wisconsin Administrative Code (WAC) Chapter (ch.) NR 720.19(2). The soil is impacted by lead, polynuclear aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs). The location of the cap to be maintained in accordance with this Maintenance Plan is shown on Exhibit A of the Barrier Maintenance Plan.

Cap Purpose

The cap over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the cap should function as intended unless disturbed.

Description of Cover System

The performance standard cover system for the subject property recognizes the recently construction building, parking lot, and soil cover as a suitable direct contact barrier. This remedial alternative was selected as a lowest cost action which would be protective of human health and the environment.

The technical feasibility of the cover system is appropriate based on the relatively low mobility of contaminants in the soils. The proposed cover system will be protective of human health, safety and welfare, and the environment over both short-term and long-term time periods.

Institutional controls include registry on the WNDR's GIS database, as well as, conducting annual inspection and maintenance. The property owner will conduct annual inspections and maintain the cap in accordance with the attached Maintenance Plan, to ensure integrity of the cap.

Contact Information (as of April 19, 2011)

Current Property Owner:  
City of Oshkosh Redevelopment Authority  
215 Church Avenue  
Oshkosh, Wisconsin 54901  
(920) 236-5059

Environmental Consultant  
AECOM  
558 North Main Street  
Oshkosh, Wisconsin 54901  
Contact: Andrew Mott  
Phone: (920) 236-6713

## **SOIL COVER MAINTENANCE PLAN**

October 31, 2011

Property Located at:  
Former Mercury Marine Parcel – Plant 24  
449 Marion Road  
Oshkosh, Wisconsin

WDNR BRRTS No. 21-71-282521

Parcel No.: 0102300000

Parcel Description: Lot 1 CSM 6408 DOC #1520619 R of D

### **Introduction**

This document is the Maintenance Plan for a turf and pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities described in this plan relate to the existing paved surfaces and grass turf areas occupying contaminated groundwater plume or soil on-site. The contaminated groundwater plume is impacted by volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). The location of the paved and turf surfaces to be maintained in accordance with this Maintenance Plan, which is comparable to the impacted groundwater plume, are identified in the attached map (Exhibit A). The area to be maintained is south of Marion Road and north of the Fox River.

### **Cover and Building Barrier Purpose**

The paved and turf surfaces over the contaminated soil and groundwater plume serve as a barrier to prevent direct human contact with residual contamination that might otherwise pose a threat to human health. Based on the current and future use of the property as senior apartments and parking lot, the barriers should function as intended unless disturbed. Groundwater contamination is isolated and exists about 3 to 8 feet below the pre-existing ground surface. The presence of turf on the remaining areas will prevent erosion and exposure to contaminants.

### **Annual Inspection**

The paved and turf surfaces overlying the contaminated soil and groundwater plume and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, bare areas, dead or dying vegetation and other potential problems that can cause exposure to 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 City of Oshkosh 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. The inspection log will be kept on file at City offices and made immediately available for review by the Wisconsin Department of Natural Resources (WDNR), its successor, and/or other state agency. Do not submit a copy of the log annually.

### **Sub slab Venting and Vapor Barrier System for Buildings**

A sub slab venting and vapor barrier system has been installed in The Rivers. The system consists of perforated piping system, bedding in clear stone with a continuous plastic barrier beneath the floor slab. Please see photo log in the Request for Certificate of Completion, Appendix G For documentation. The integrity of these systems needs to be maintained. All vents need to be maintained and unobstructed.

Any future modifications to the building needs to take in account the integrity of this system. These restrictions should be reviewed on an annual basis.

### **Maintenance Activities**

This Maintenance Plan covers only routine maintenance and repair activities to the parking lot pavement and turf-covered ground surfaces within the area designated. 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 include patching and filling operations, reseeding, and re-grading. 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 protective equipment. Any soil removed from the designated area must be treated, stored, and disposed of in accordance with the applicable local, state, and federal regulations.

Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WNDR or its successor.

The property owner, in order to maintain the integrity of the paved or turf surfaces, will maintain a copy of this Maintenance Plan on file at its offices and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### **Amendment or Withdrawal of Maintenance Plan**

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

### **Contact Information**

October 2011

#### **Site Owner and Operator:**

City of Oshkosh Redevelopment Authority  
215 Church Ave  
Oshkosh, Wisconsin 54901  
(920) 236-5059

#### **Consultant:**

AECOM  
Contact: Andrew Mott  
558 North Main Street  
Oshkosh, Wisconsin 54901  
(920) 236-6713

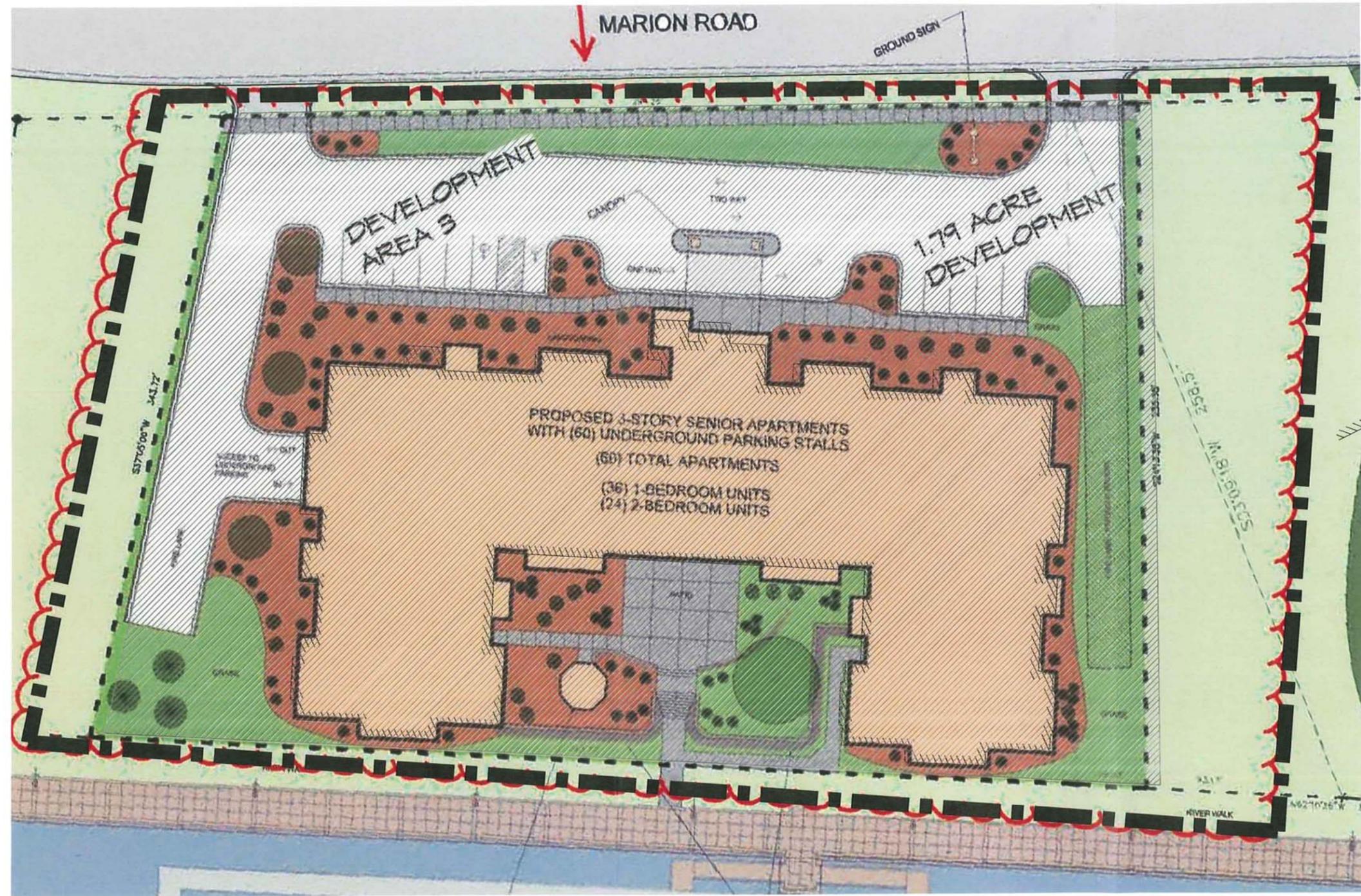
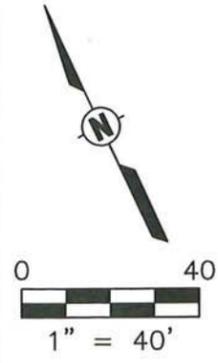
#### **Wisconsin Department of Natural Resources:**

Kathleen Sylvester  
Bureau of Remediation and Redevelopment  
625 East County Road Y, Suite 700  
Oshkosh, Wisconsin 54901  
(608) 275-3212

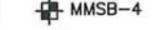
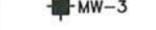
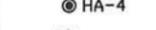
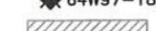
Soil Cover Maintenance Plan accepted:

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Darryn Burich, Director of Planning Services  
City of Oshkosh, Wisconsin



**LEGEND**

-  SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
-  EXISTING BUILDING
-  B-3 STS SOIL BORING LOCATION
-  MMSB-4 STS MONITORING WELL LOCATION
-  MW-3 STS ABANDONED MONITORING WELL
-  HA-4 STS HAND AUGER LOCATION
-  MW-4 SIGMA MONITORING WELL LOCATION
-  64W97-18 SIGMA ABANDONED MONITORING WELL
-  BARRIER MAINTENANCE AREA (CAP)

BARRIER MAINTENANCE PLAN  
SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

Drawn: ALB 06/11/2009

Checked: SAP 4/28/2011

Approved: HAC

PROJECT NUMBER **60149623**

FIGURE NUMBER **EXHIBIT A**

**Exhibit B**  
**BARRIER INSPECTION LOG**

<b>Inspection Date</b>	<b>Inspector</b>	<b>Condition of Cap</b>	<b>Recommendations</b>	<b>Have Recommendations from previous inspection been implemented?</b>

**PLAN NOTES**

1. ALL SIDEWALK REPAIRS OVER TRENCH EXCAVATIONS REQUIRE THREE #4 REINFORCING BARS EQUALLY SPACED AND CENTERED MID-DEPTH IN THE CONCRETE.
2. HDPE PIPE IS NOT ALLOWED WITHIN CITY RIGHT OF WAY OR ON EASEMENTS. NOTE THAT THE STORM SEWER PIPE FROM THE OUTFALL TO THE FIRST MANHOLE IS RCP.
3. SANITARY SEWER SERVICE LINES SHALL BE PVC SCHEDULE 40.
4. CONNECT SANITARY SEWER SERVICE TO SANITARY SEWER MAIN BY USE OF AN "INSERTA-TEE" @ OR CORE-AND-SADDLE CONNECTION.

5. WATER SERVICE LINES 2" OR SMALLER SHALL BE METALLIC WITHIN THE RIGHT OF WAY AND CONNECTED TO THE MAIN WITH A CORPORATION. WATER SERVICE LINES GREATER THAN 2" SHALL BE OF DUCTILE IRON CLASS 52 WITHIN THE RIGHT OF WAY AND CONNECTED TO THE MAIN USING A TAPPING VALVE AND STAINLESS STEEL SLEEVE.
6. CONTACT MR. JACK REICHENBERGER OF THE CITY OF OSHKOSH WATER DISTRIBUTION UTILITY AT (920) 232-3330 AT LEAST 7 DAYS BEFORE DOING ANY WORK INVOLVING THE PUBLIC MAIN, INCLUDING SERVICE LINE CONNECTIONS.

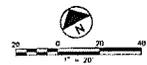
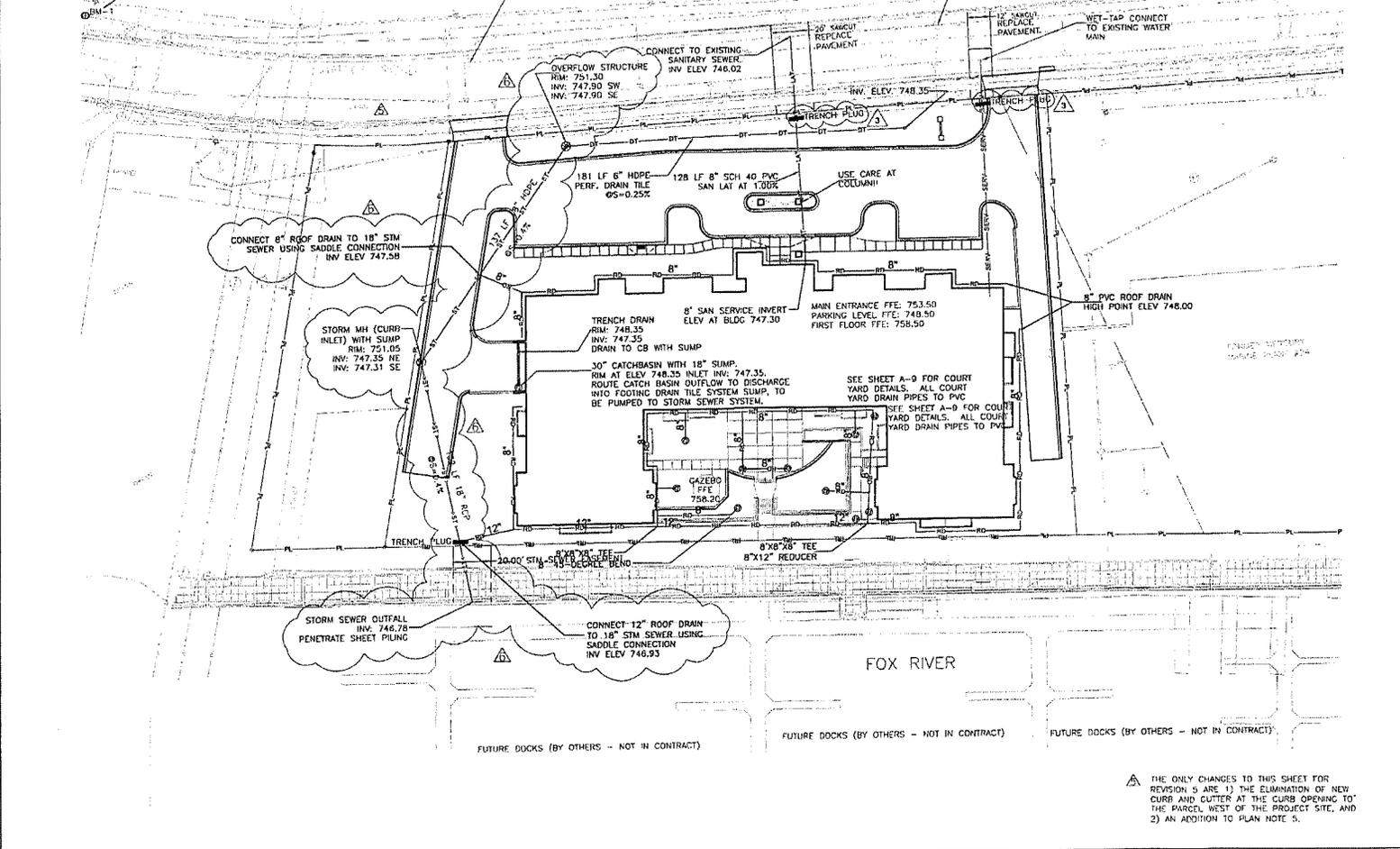
7. CONTRACTOR SHALL INSTALL SCOTCHMARK 1404-XR WASTE WATER MARKER BALLS TO MARK LOCATION OF SANITARY SEWER LATERAL. INSTALL ONE BALL AT CONNECTION TO THE MAIN, ONE BALL AT 2 FT INTO THE CITY RIGHT OF WAY, AND ONE BALL AT ALL HORIZONTAL AND VERTICAL BENDS. MAXIMUM BALL BURY DEPTH IS 5'.
8. REVISION 3 INCLUDED ADDITIONAL PLAN INFORMATION ON SLOPES, INVERTS, TRENCH PLUGS FOR SERVICE LINES, AND PIPE MATERIALS IN ADDITION TO THE PLAN NOTES.

ADDED BALL BURY DEPTH TO NOTE 7

**BENCHMARK INFORMATION**  
 BM-1:  
 FIRE HYDRANT TAC BOLT  
 ELEVATION: 754.30

CORRECTED TYPoS IN NOTE 6  
 SAN MANHOLE  
 RIM = 751.46  
 I.E.(E) = 746.76  
 8" PVC

SAN MANHOLE  
 RIM = 750.50  
 I.E.(E) = 745.59  
 12" PVC  
 FL = 745.08



**AECOM**

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 Oshkosh, WI 54901  
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THE RIVERS SENIOR LIVING  
 475 MARION ROAD  
 OSHKOSH, WISCONSIN

UTILITY PLAN

NO.	DATE	DESCRIPTION
1	08/14/24	ISSUED FOR PERMITS
2	08/14/24	REVISION 1: PERMITS
3	08/14/24	REVISION 2: PERMITS
4	08/14/24	REVISION 3: PERMITS
5	08/14/24	REVISION 4: PERMITS
6	08/14/24	REVISION 5: PERMITS
7	08/14/24	REVISION 6: PERMITS
8	08/14/24	REVISION 7: PERMITS
9	08/14/24	REVISION 8: PERMITS
10	08/14/24	REVISION 9: PERMITS
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101	08/14/24	REVISION 100: PERMITS

THE ONLY CHANGES TO THIS SHEET FOR REVISION 9 ARE 1) THE ELIMINATION OF NEW CURB AND CUTTER AT THE CURB OPENING TO THE PARCEL, WEST OF THE PROJECT SITE, AND 2) AN ADDITION TO PLAN NOTE 5.

C5.0

**ATTACHMENT D**  
**Partial Certificate of Completion**  
**Historic Fill Handling Plan**

See the attached plan.

## Memorandum

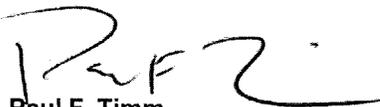
To	Kathy Sylvester, WDNR	Page	1
CC	Darlene Brandt, City of Oshkosh		
Subject	Historic Fill/Soil Management Plan Outline, Marion Zone Redevelopment Area AECOM Project Number 60149623		
From	Paul Timm, AECOM		
Date	November 16, 2011		

The redevelopment of the Marion Zone area has presented several challenges. Each challenge has been overcome utilizing engineering practices that take into consideration the Wisconsin Department of Natural Resources (WDNR) guidelines and goals related to site remediation and protecting the environment. The most significant challenge has been the discovery of impacts from the historic use of the site. During facility demolition and environmental subsurface investigations, the subsurface was found to be filled with various solid wastes and impacted by isolated petroleum and solvent releases. In addition, the shallow natural soils had been reworked and mixed with the various solid wastes. The solid waste was found at varying concentration and depths across the entire redevelopment area. Each petroleum and/or solvent spill was dealt with on a case by case basis, but the extent and degree of the historic fill required a more general site wide approach to allow redevelopment. This approach was developed with WDNR input. The plan includes the following phases:

1. Investigation and identification of the character and extent of the fill.
2. Preparation of a cost analysis to identify the most cost effective approach to site redevelopment. The analysis included foundation type, site/building elevation, parking, storm water control, and utility corridors.
3. Promoting the use of innovative foundation types to limit excavation activities.
4. Requiring disposal of all fill and soil generated during construction at a Licensed landfill.
5. Requiring full time documentation of all excavation activities to segregate fill types to effectively identify and handle any unknown issues discovered during excavation.
6. Requiring permanent capping during redevelopment on the entire site using paved parking areas, building foundations, warning barriers under landscape areas, and lined Biofiltration storm water systems.
7. Requiring installation of plugs on all utility corridors to limit groundwater migration
8. Requiring sub slab vapor venting systems.

All of these controls have been utilized on each redevelopment project in this area. Specific details can be found in the Certificate of Completion documentation for each redevelopment project.

Sincerely yours,



**Paul F. Timm**  
Paul.Timm@aecom.com

Warranty Deed

1393421

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

04/04/2006 03:05PM

JULIE PAGEL  
REGISTER OF DEEDS

RECORDING FEE 11.00  
TRANSFER FEE #12  
# OF PAGES 1

Document Number

Document Title

Brunswick Corporation, a Delaware Corporation, warrants and conveys to REDEVELOPMENT AUTHORITY OF THE CITY OF OSHKOSH, WISCONSIN a separate body public, located in Winnebago County, Wisconsin, the following described real estate in Winnebago County, State of Wisconsin:

Lots 1 and 2 of Block "A" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh City Railroad Company by Deed recorded in Volume 86 on Page 191.

That portion of Jay Street, as now vacated, lying south of the Southerly line of Marion Street, in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin.

Lots 2,3,4,5,6,7,8,9,10,11,12,13 and 14 of Block "D" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh Railroad Company by Deeds recorded in Vol. 86 on Pages 193, 189 and 200.

That part of Lots 0 and 1, of Block "D" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, lying southeasterly of a line described as follows: Commencing at the Northeasterly (most Easterly) corner of said Lot 1; thence northwesterly, along the Northeasterly line of said Lot 1 (being the Southwesterly line of Marion Street), 57.5 feet, to a point that is 80 feet southeasterly of, measured at right angles to, the former center line of the right of way of the Soo Line Railroad Company, and the point of commencement of said line; thence southwesterly, and parallel with the center line of said former railroad right of way, to the Northeasterly bank of the Fox River and the point of termination of said line, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh Railroad Company by Deed recorded in Volume 86 on Page 200.

This is not homestead property.

Exceptions to warranty: Zoning provisions, easements and other restrictions of record.

Dated this 30 day of March, 2006.

BRUNSWICK CORPORATION

By:   
JAMES C. HUBBARD  
Vice President and Chief of Staff  
Mercury Marine

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS.

Personally came before me this 30<sup>th</sup> day of March, 2006, the above-named James C. Hubbard, Vice President and Chief of Staff for Mercury Marine of BRUNSWICK CORPORATION, to me known to be such person and officer who executed the foregoing instrument and acknowledged that he executed the same as such officer by its authority for the purpose therein contained.

  
Trevor R. Grov  
Notary Public, Fond du Lac Co., WI  
My Commission is permanent

This instrument drafted by:  
Attorney Warren P. Kraft  
Oshkosh, WI 54903-1130

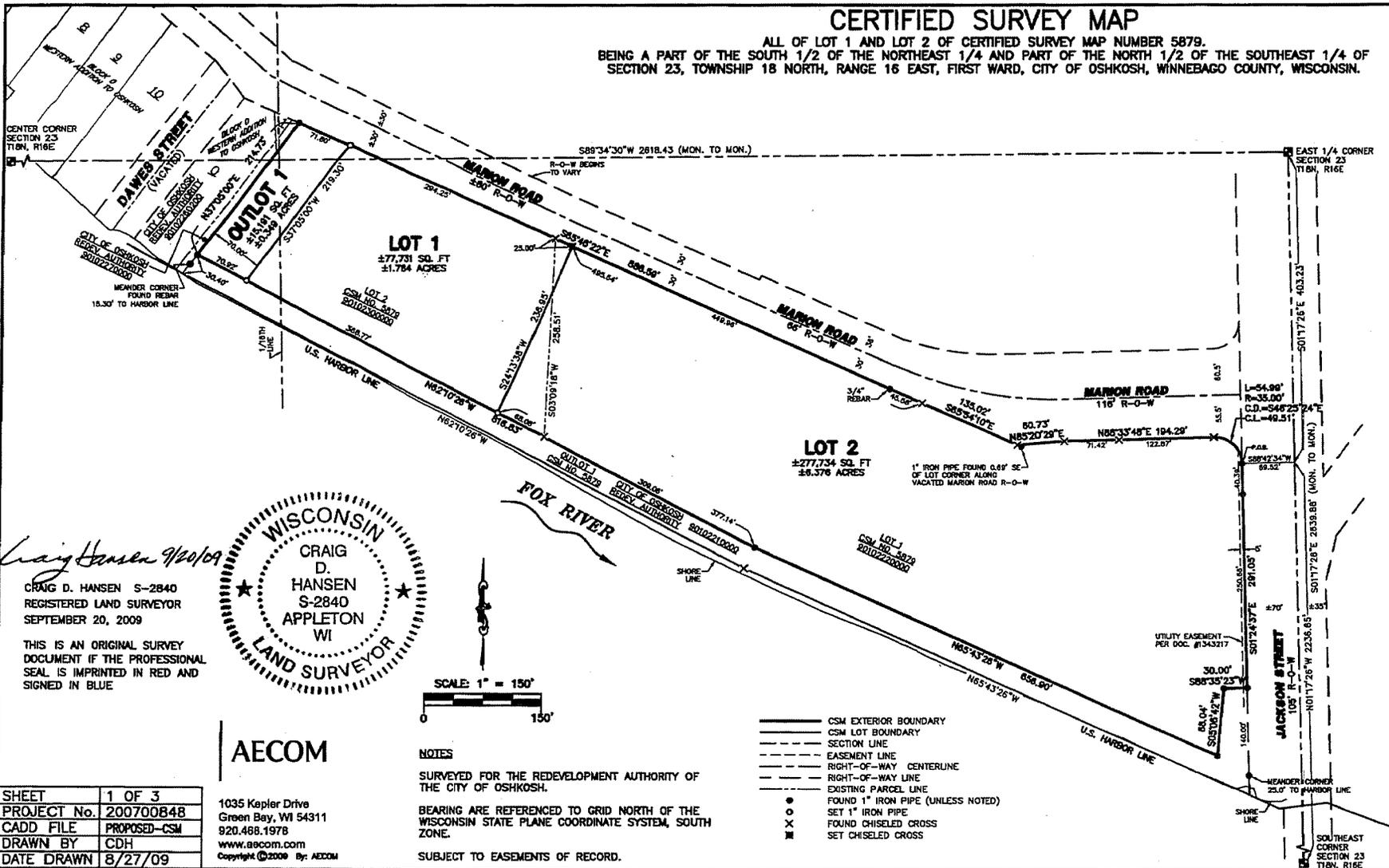
Recording Area  
Name and Return Address  
Charge  
City Attorney's Office  
Oshkosh, WI 54902-1130

901-0230  
Parcel Identification Number (PIN)

C

# CERTIFIED SURVEY MAP

ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5879.  
BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST, FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



*Craig Hansen 9/20/09*  
CRAIG D. HANSEN S-2840  
REGISTERED LAND SURVEYOR  
SEPTEMBER 20, 2009  
THIS IS AN ORIGINAL SURVEY DOCUMENT IF THE PROFESSIONAL SEAL IS IMPRINTED IN RED AND SIGNED IN BLUE

**AECOM**

1035 Kepler Drive  
Green Bay, WI 54311  
920.488.1978  
www.aecom.com  
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**NOTES**  
SURVEYED FOR THE REDEVELOPMENT AUTHORITY OF THE CITY OF OSHKOSH.  
BEARING ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.  
SUBJECT TO EASEMENTS OF RECORD.

- CSM EXTERIOR BOUNDARY
- CSM LOT BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - EXISTING PARCEL LINE
- FOUND 1" IRON PIPE (UNLESS NOTED)
- SET 1" IRON PIPE
- × FOUND CHISELED CROSS
- SET CHISELED CROSS

SHEET	1 OF 3
PROJECT No.	200700848
CADD FILE	PROPOSED-CSM
DRAWN BY	CDH
DATE DRAWN	8/27/09

# 50408

# 60408

### CERTIFIED SURVEY MAP

ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5879,  
BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE  
NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 18 EAST,  
FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

**AECOM**

1035 Kepler Drive  
Green Bay, WI 54311  
920.468.1878  
www.aecom.com  
Copyright ©2009 By: AECOM

#### SURVEYORS CERTIFICATE

I, Craig D. Hansen, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of Winnebago County, and the City of Oshkosh, and under the direction of the Redevelopment Authority of the City of Oshkosh, owner of said land, I have surveyed, divided and mapped the following land being all of Lot 1 and Lot 2 of Certified Survey Map Number 5879. Being a part of the South 1/2 of the Northeast 1/4 and part of the North 1/2 of the Southeast 1/4 of Section 23, Township 18 North, Range 18 East, First Ward, City of Oshkosh, Winnebago County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 corner of said Section 23; thence S01°17'26"E along the east line of the Northeast 1/4 of said section, 403.23 feet; thence S88°42'34"W, 69.52 feet to a point on the west right-of-way of Jackson Street and the easterly line of Lot 1 of Certified Survey Map Number 5879, that also being the Point of Beginning; thence along said right-of-way and the easterly line of said Lot 1 S01°24'37"E, 291.05 feet; thence along the easterly line of said Lot 1 S88°35'23"W, 30.00 feet; thence continuing along the easterly line of said Lot 1 S05°06'42"W, 88.04 feet to the southeast corner of said Lot 1; thence along the southerly line of said Lot 1 N65°43'26"W, 658.90 feet; thence N62°10'26"W, 816.83 feet along the southerly line of said Lot 1 and the southerly line of Lot 2 of Certified Survey Map Number 5879 to the southwest corner of said Lot 2; thence along the westerly line of said Lot 2 N37°05'00"E, 214.73 feet to a point on the southerly right-of-way of Marion Road and the northwest corner of said Lot 2; thence along said southerly right-of-way S65°46'22"E, 886.59 feet; thence continuing along said southerly right-of-way S65°54'10"E, 135.02 feet; thence continuing along said southerly right-of-way N85°20'29"E, 60.73 feet; thence continuing along said southerly right-of-way N88°33'48"E, 194.29 feet; thence continuing along said southerly right-of-way 54.99 feet on a curve to the right having a radius of 35.00 feet, whose chord bears S46°25'24"E, 49.51 feet to a point on the westerly right-of-way of Jackson Street and the Point of Beginning.

Said parcel contains 370,656 square feet or 8.509 acres more or less.

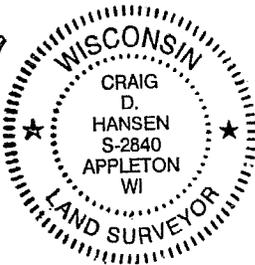
Said parcel is subject to easements of record.

That the survey of said land was done under my direct supervision and the map hereon is a true and accurate representation of the exterior boundaries and the division thereof.

*Craig Hansen 9/20/09*

CRAIG D. HANSEN S-2840  
REGISTERED LAND SURVEYOR  
SEPTEMBER 20, 2009

THIS IS AN ORIGINAL SURVEY  
DOCUMENT IF THE PROFESSIONAL  
SEAL IS IMPRINTED IN RED AND  
SIGNED IN BLUE



SHEET	2 OF 3
PROJECT No.	200700848
CADD FILE	PROPOSED-CSM
DRAWN BY	CDH
DATE DRAWN	8/27/09

# CERTIFIED SURVEY MAP

ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5879.  
BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE  
NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST,  
FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

## AECOM

1035 Kepler Drive  
Green Bay, WI 54311  
920.468.1978  
[www.aecom.com](http://www.aecom.com)  
Copyright-2010 By AECOM

### MUNICIPAL OWNER'S CERTIFICATE

The Redevelopment Authority of the City of Oshkosh, a separate body public organized and existing under and by virtue of the Laws of the State of Wisconsin, as owner, does hereby certify that said Authority caused the land described to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of the City of Oshkosh.

In Witness whereof, the said Redevelopment Authority, has caused these presents to be signed by

Jackson R. Kinney  
Executive Director

countersigned by --- Thomas Belter, its \_\_\_\_\_, at \_\_\_\_\_

September

Redevelopment Authority of the City of Oshkosh:

STATE OF WISCONSIN)  
..SS  
WINNEBAGO COUNTY)

Personally came before me this 7th day of September, 2009 the aforementioned representatives of the Redevelopment Authority of the City of Oshkosh, known to me to be the persons who executed the forgoing instrument

Notary Public, of \_\_\_\_\_ My commission expires, \_\_\_-\_\_\_-\_\_\_  
Winnebago County, State of Wisconsin

### CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE OF APPROVAL

This Certified Survey Map of part of the South 1/2 of the Northeast 1/4 and part of the North 1/2 of the Southeast 1/4 in Section 23, Township 18 North, Range 16 East, First Ward, City of Oshkosh, Winnebago County, Wisconsin is hereby approved.

7&LL  
City-omm Jssio;  
Representative

7-21-09  
Date

D. HANSEN S-2840  
REGISTERED LAND SURVEYOR  
SEPTEMBER 20, 2009  
THIS IS AN ORIGINAL SURVEY DOCUMENT IF THE PROFESSIONAL SEAL IS IMPRINTED IN RED AND SIGNED IN BLUE.

SHEET 3 OF 3  
PROJECT No. 200700848  
CADD FILE PROPOSED.CSM  
DRAWN BY CDH  
DATE DRAWN 8 27 09

1520619

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

10/05/2009 11:28AM

JULIE PAGEL  
REGISTER OF DEEDS

RECORDING FEE 17.00  
TRANSFER FEE  
# OF PAGES 4

Charge  
C. Oshkosh  
ATTN

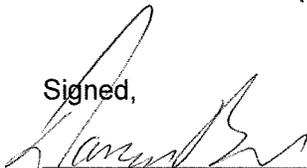
Statement of Legal Description for GIS Packet

I believe the following legal description completely and accurately describes the property at 449 Marion Road, Oshkosh, Wisconsin.

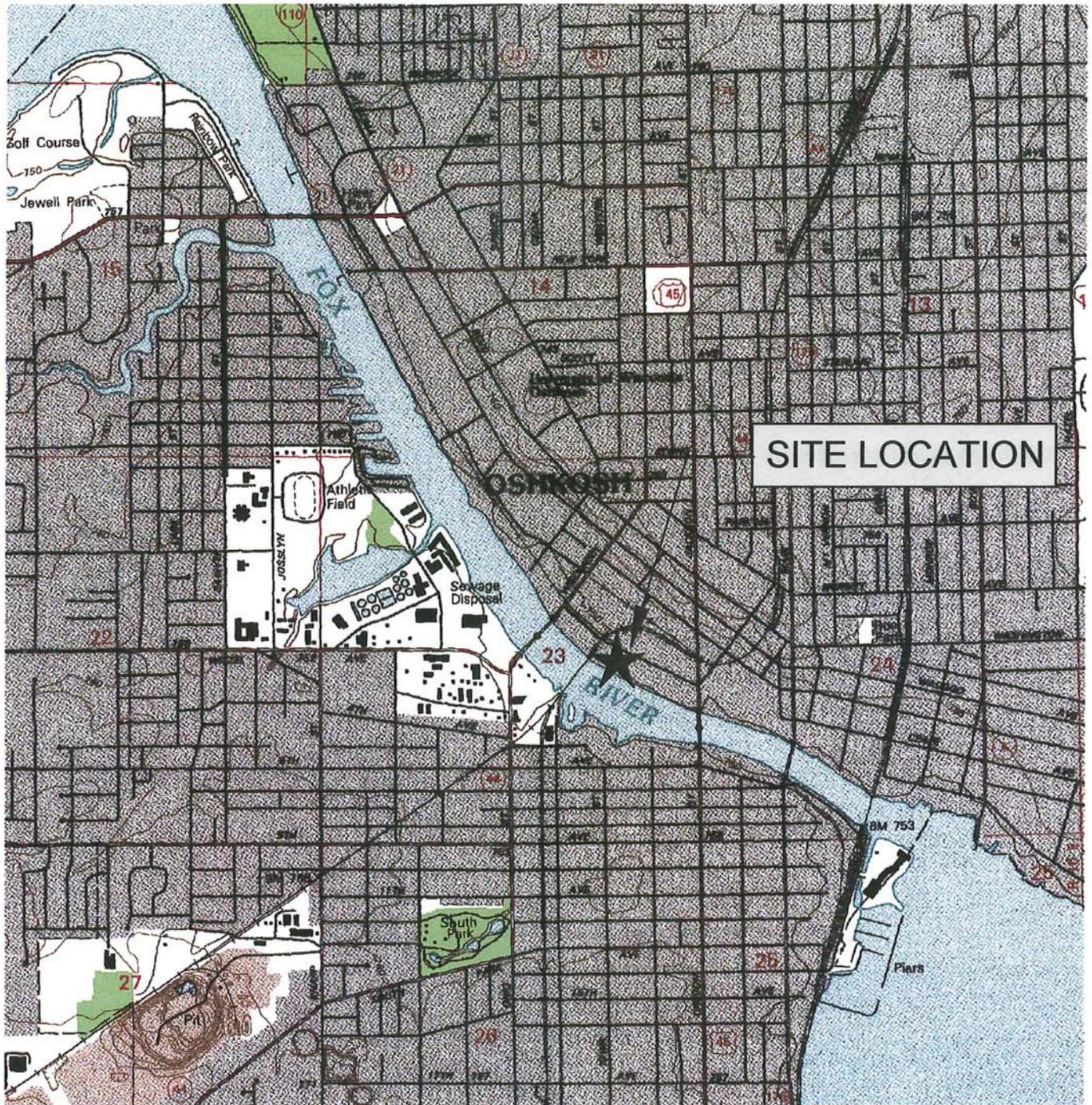
PARCEL No. 010-2300-000

That part of Lots 0 and 1, of Block "D" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, lying southeasterly of a line described as follows: Commencing at the Northeasterly (most Easterly) corner of said Lot 1; thence northwesterly, along the Northeasterly line of said Lot 1 (being the Southwesterly line of Marion Street), 57.5 feet, to a point that is 80 feet southeasterly of, measured at right angles to, the former center line of the right of way of the Soo Line Railroad Company, and the point of commencement of said line; thence southwesterly, and parallel with the center line of said former railroad right of way, to the Northeasterly bank of the Fox River and the point of termination of said line, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh Railroad Company by Deed recorded in Volume 86 on Page 200.

Signed,



Mr. Darryn Burich  
Director of Planning Services  
City of Oshkosh  
Department of Planning Services (Current Owner)



NOTE: PREPARED FROM 7.5 MINUTE U.S.G.S. QUADRANGLE MAP OF OSHKOSH, WI. DATED 1992.

**AECOM**

MILWAUKEE OFFICE  
1020 North Broadway  
Milwaukee, WI  
414.225.5100

SITE LOCATION MAP  
SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

Drawn : ALB 06/12/2009

Checked: SAP 4/7/2011

Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER 1

**LEGEND**

-  PARCEL LINES
-  FORMER RIGHT OF WAY LINE
-  FORMER ROAD CENTERLINE
-  EXISTING BUILDING
-  RAZED BUILDING
-  EXISTING CONTOUR
-  B-3 STS SOIL BORING LOCATION
-  MMSB-4 STS MONITORING WELL LOCATION
-  MW-3 STS ABANDONED MONITORING WELL
-  HA-4 STS HAND AUGER LOCATION
-  TP-7 STS TEST PIT LOCATION
-  GS-10 CONFIRMATION SAMPLE LOCATION
-  MW-4 SIGMA MONITORING WELL LOCATION
-  84W97-10 SIGMA ABANDONED MONITORING WELL
-  GP-10 SIGMA GEOPROBE LOCATION
-  DB-1 STS GEOTECHNICAL BORING LOCATION



APPROX. SCALE: 1" = 60'  
1" = 40' WHEN PLOTTED AS 24" X 36"

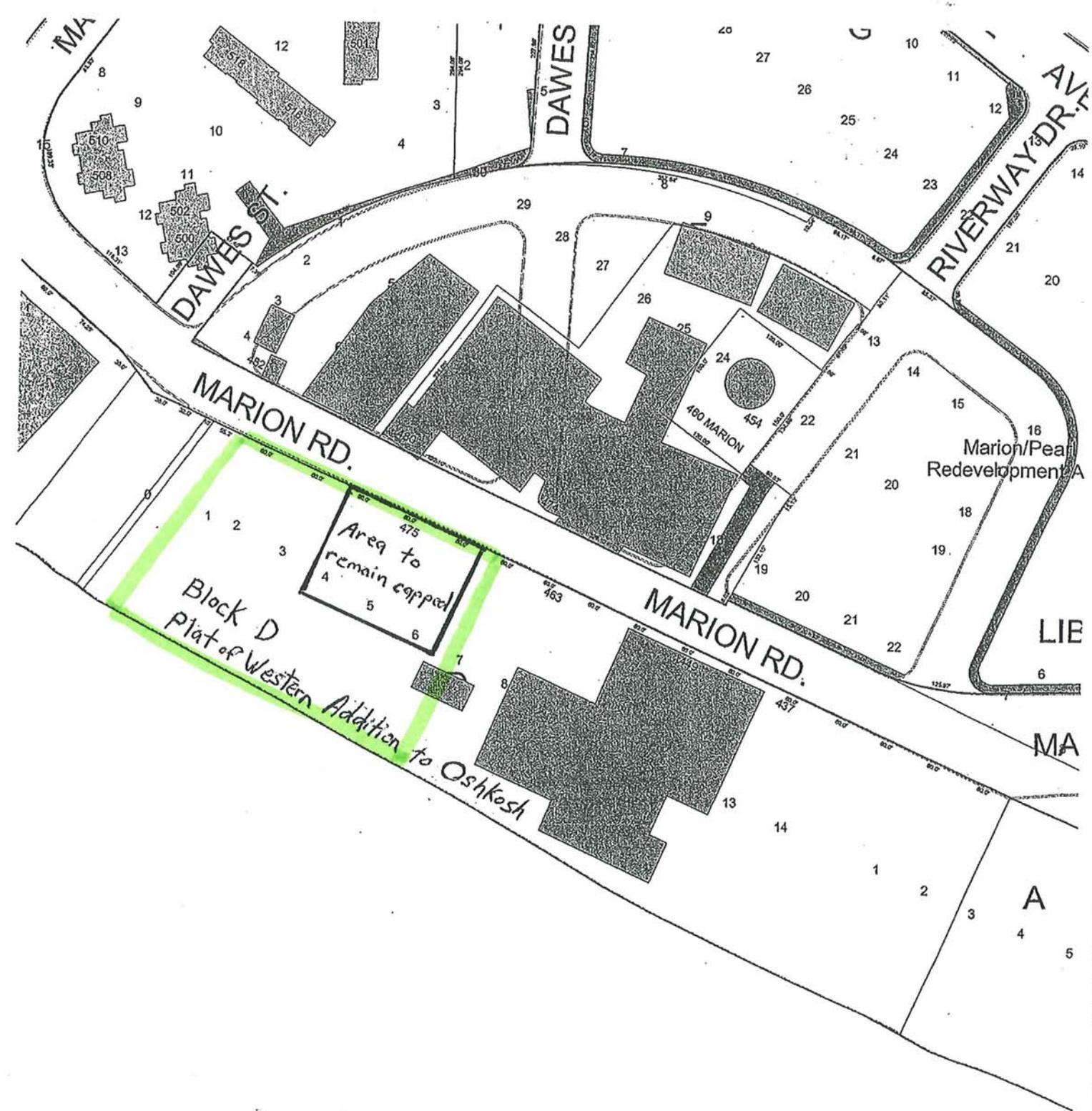


2010-04-15 10:00 AM 4/2/2008 8:28:38 AM 1000, MAKE A

FORMER MERCURY MARINE LOT 1

historical usage

Figure 2 A  
Other Investigation



FORMER MERCURY MARINE LOT 1

SITE FEATURES  
SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

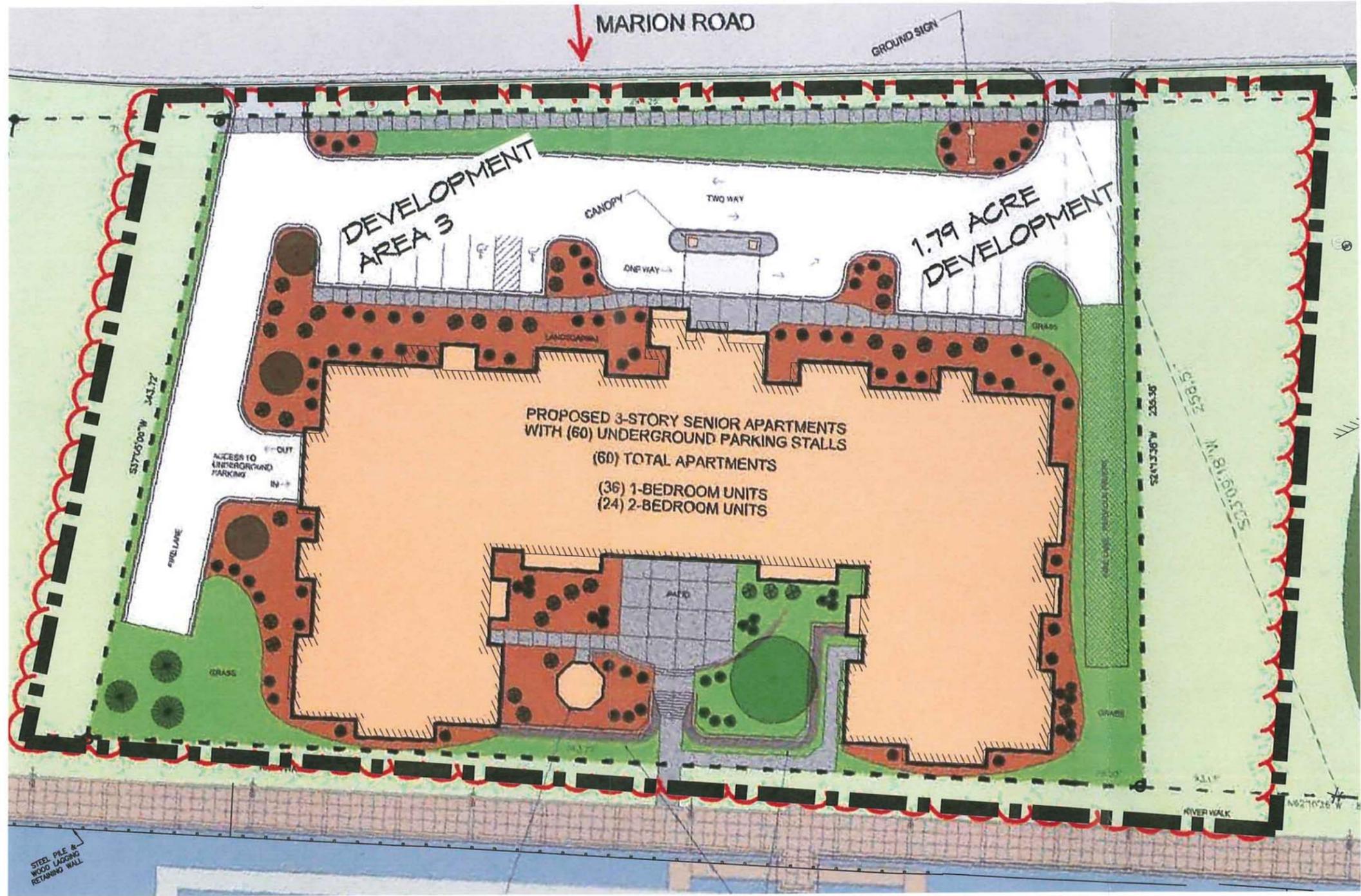
Drawn: ALB 06/11/2009

Checked: SAP 4/28/2011

Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER 2A



**LEGEND**

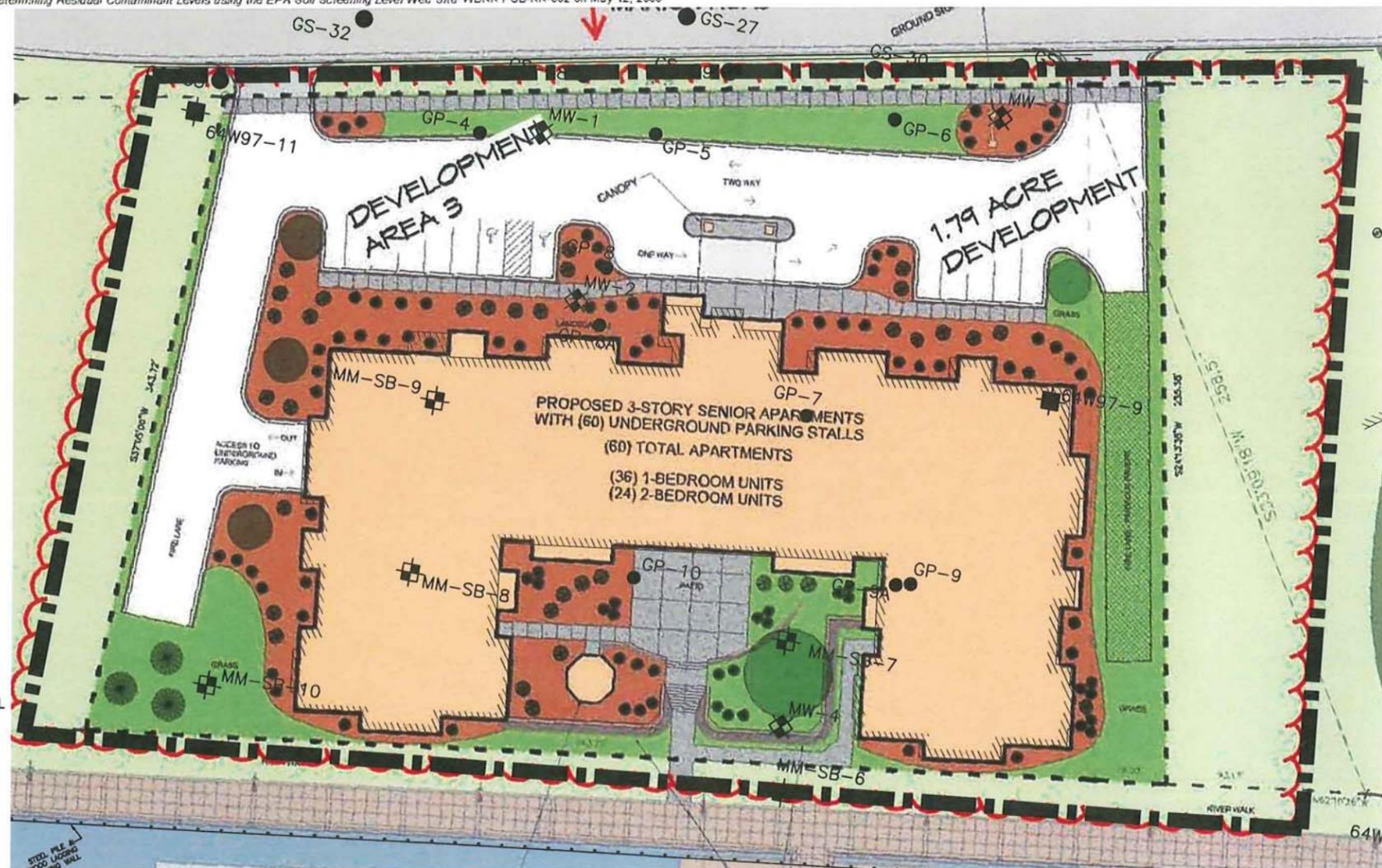
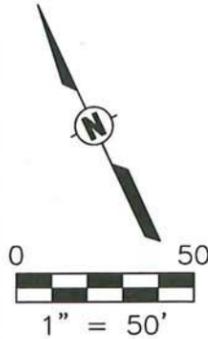
-  SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
-  EXISTING BUILDING

SOIL SAMPLE LOCATIONS AND RCL EXCEEDANCE SUMMARY  
PROPOSED SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

Parameters	Generic RCLs			NR 746 Soil Screening Levels	GP-4		GP-5		GP-6		GP-7		GP-8		GP-9		GP-10		MM-SB-6	MM-SB-9	MM-SB-10		
	Direct Contact Pathway		Groundwater Pathway		2.4' Fill 3/18/04	6-8' Silt/Clay 3/18/04	0-2' Fill 3/18/04	4-6' Silt 3/18/04	0-2' Fill 3/18/04	4-6' Fill/Silt/Clay 3/18/04	0-2' Fill 3/18/04	4-5' Silt 3/18/04	0-4' Fill 3/18/04	4-6' Fill/Clay 3/18/04	0-2' Fill 3/18/04	6-8' Clay 3/18/04	2.5-4.5' Fill 5/23/07	5-7' Clay 5/23/07	2.5-4.5' Fill 5/23/2007	10-12' Clay 5/23/2007	NA	NA	NA
	Non-Industrial	Industrial																					
Metals (mg/kg)																							
Lead	50 <sup>E</sup>	500 <sup>E</sup>	-	-	79.0 <sup>A</sup>	8.48	31.6	440 <sup>A</sup>	41.9	63.0 <sup>A</sup>	21.9	11.4	34.7	195 <sup>A</sup>	166 <sup>A</sup>	19.5	19.4	15.0	NA	NA	NA	NA	
VOCs (µg/kg)																							
Benzene	1,100 <sup>E</sup>	52,000	5.5 <sup>E</sup>	8,500	ND	ND	45.2 <sup>C</sup>	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	40.1 <sup>C</sup>	ND	<10	<10	<10	
Bromomethane	21,800	1,430,000	4.0	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<17	87.1 <sup>C</sup>	<17	27.1 <sup>C</sup>	
Naphthalene	60,000 <sup>E</sup>	4,000,000 <sup>E</sup>	400 <sup>E</sup>	2,700	111	ND	216	ND	273	2,360 <sup>C</sup>	133	ND	47.7	ND	215	53.5	643 <sup>C</sup>	ND	234	<7.0	77.6	<7.0	
PAHs (µg/kg) <sup>F</sup>																							
Acenaphthylene	18,000	360,000	700	-	561	ND	ND	ND	ND	1,640 <sup>C</sup>	ND	ND	ND	8,340 <sup>C</sup>	254	ND	ND	ND	<82.3	<9.0	<7.6	<8.9	
Benzo(a)anthracene	88	3,900	17,000	-	1,180 <sup>A</sup>	ND	113 <sup>A</sup>	ND	110 <sup>A</sup>	698 <sup>A</sup>	ND	76.4	89.6	218 <sup>A</sup>	227 <sup>A</sup>	ND	150 <sup>A</sup>	ND	<51.1	<5.6	40.1	<5.6	
Benzo(a)pyrene	8.8	390	48,000	-	706 <sup>AD</sup>	ND	53.3 <sup>A</sup>	ND	326 <sup>A</sup>	406 <sup>AD</sup>	48.3 <sup>A</sup>	7.74	47.8 <sup>A</sup>	76.2 <sup>A</sup>	210 <sup>A</sup>	13.8 <sup>A</sup>	79.0 <sup>A</sup>	ND	68 <sup>A</sup>	<3.2	66.2 <sup>A</sup>	<3.1	
Benzo(b)fluoranthene	88	3,900	360,000	-	890 <sup>A</sup>	ND	58.7	ND	70	201 <sup>A</sup>	ND	ND	ND	ND	204 <sup>A</sup>	ND	105 <sup>A</sup>	ND	88.5 <sup>A</sup>	<2.9	90.8 <sup>A</sup>	<2.8	
Chrysene	8,800	390,000	37,000	-	977	ND	ND	ND	ND	6,720 <sup>C</sup>	ND	ND	8,910 <sup>A</sup>	ND	168	ND	122	ND	176	<3.2	133	<3.1	
Dibenz(a,h)anthracene	8.8	390	38,000	-	683 <sup>AD</sup>	ND	ND	ND	ND	326 <sup>A</sup>	ND	ND	ND	ND	17.6 <sup>A</sup>	21.8 <sup>A</sup>	ND	177 <sup>A</sup>	ND	<33.7	<3.7	<3.1	
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	-	631 <sup>A</sup>	ND	ND	ND	ND	ND	ND	ND	ND	ND	103 <sup>A</sup>	229 <sup>A</sup>	ND	ND	ND	48.2	<3.0	56.8	
Naphthalene	20,000	110,000	400	-	ND	ND	142	ND	ND	1,420 <sup>C</sup>	ND	ND	ND	ND	153	ND	507 <sup>C</sup>	ND	68.7	<6.3	<5.3	<6.2	
Phenanthrene	18,000	390,000	1,800	-	1,040	ND	275	ND	ND	5,290 <sup>C</sup>	172	259	ND	3,000 <sup>C</sup>	167	747	575	ND	<51.1	<5.6	167	<5.6	
GRO (mg/kg)	-	-	100	-	<5.59	<6.23	7.95	21.9	<5.59	330 <sup>C</sup>	22.6	<6.99	<5.96	484 <sup>C</sup>	10.2	30.7	13.7	<7.04	NA	NA	NA	NA	
DRO (mg/kg)	-	-	100	-	106 <sup>C</sup>	<6.23	406 <sup>C</sup>	87.5	470 <sup>C</sup>	3930 <sup>C</sup>	723 <sup>C</sup>	NA	34.7	195 <sup>C</sup>	166 <sup>C</sup>	19.5	19.4	15.0	NA	NA	NA	NA	

Notes:

- DRO = Diesel Range Organics
  - GRO = Gasoline Range Organics
  - VOCs = Volatile Organic Compounds
  - PAHs = Polynuclear Aromatic Hydrocarbons
  - <sup>1</sup> Standards are for 1,2,4- and 1,3,5-Trimethylbenzene combined
  - <sup>A</sup> Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.
  - <sup>B</sup> Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.
  - <sup>C</sup> Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.
  - <sup>D</sup> Parameter exceeds NR 746 Table 1 Soil Screening Levels.
  - <sup>E</sup> Generic RCL is established under NR 720 or NR 746.
  - <sup>F</sup> Generic RCLs provided in Soil Cleanup Levels for PAHs Interim Guidance, WDNRR-5 1997.
  - No Generic RCL established.
- Generic RCLs not included in Wisconsin Administrative Code or Guidance are calculated from the US EPA Soil Screening Level Web Page and the default values contained in Determining Residual Contaminant Levels using the EPA Soil Screening Level Web Site WDNRR-PUB-RR-682 on May 12, 2006.



LEGEND

- SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
- EXISTING BUILDING
- B-3 STS SOIL BORING LOCATION
- MMSB-4 STS MONITORING WELL LOCATION
- MW-3 STS ABANDONED MONITORING WELL
- HA-4 STS HAND AUGER LOCATION
- MW-4 SIGMA MONITORING WELL LOCATION
- 64W97-18 SIGMA ABANDONED MONITORING WELL

Drawn: ALB 06/11/2009

Checked: SAP 4/28/2011

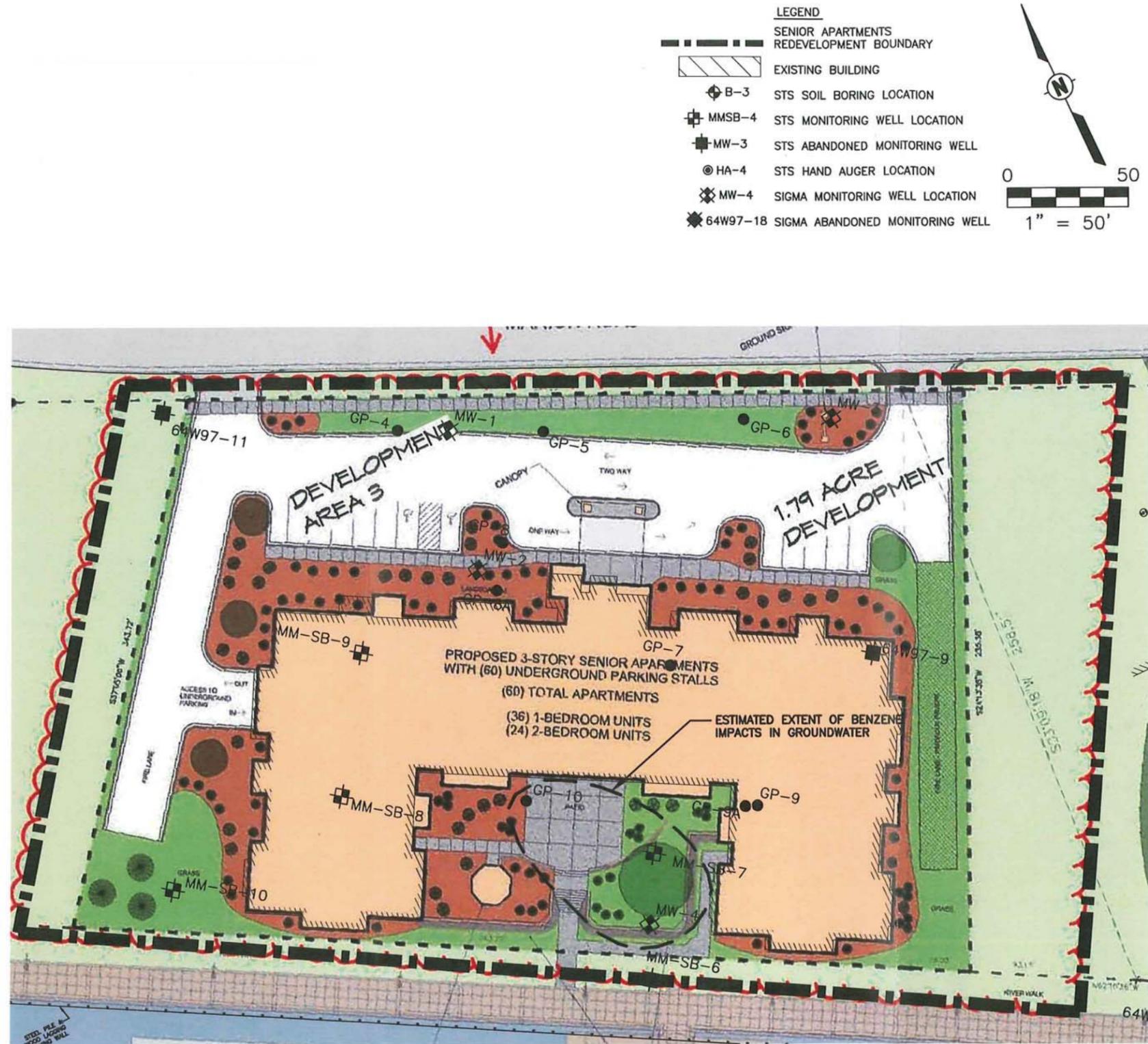
Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER 3

NR 140 Standards	ES PAL	Metals (µg/L)		VOCs (µg/L)		
		Arsenic 10	Lead 15	Benzene 5.0	1,2-Dichloroethane 5.0	Vinyl Chloride 0.2
MW-1	8/25/2004	NA	NA	<0.5	<0.5	<0.217
	8/26/2004	NA	<0.005	<0.5	<0.5	<0.217
	11/15/2004	NA	NA	<0.5	<0.5	<0.217
	5/9/2005	NA	ND	<0.34	<0.387	<0.306
	9/20/2005	NA	<0.005	<0.572	<0.587	<1.25
MW-2	8/25/2004	NA	NA	<0.5	<0.5	<0.217
	8/26/2004	NA	<0.005	<0.5	<0.5	<0.217
	11/15/2004	NA	NA	<0.5	<0.5	<0.217
	5/9/2005	NA	ND	<0.34	<0.387	<0.306
	9/20/2005	NA	<0.005	<0.572	<0.587	<1.25
MW-3	8/25/2004	NA	NA	<0.5	<0.5	<0.217
	8/26/2004	NA	<0.005	<0.5	<0.5	<0.217
	11/15/2004	NA	NA	NA	NA	NA
	5/9/2005	NA	ND	<0.34	<0.387	<0.306
	9/20/2005	NA	<0.005	<0.572	<0.587	<1.25
MW-4	8/25/2004	NA	NA	56.9	<0.5	<0.217
	8/26/2004	NA	<0.005	71.3	<0.5	<0.217
	11/15/2004	NA	NA	62.1	<0.5	<0.217
	5/9/2005	NA	ND	88.4	<0.387	<0.306
	9/20/2005	NA	<0.005	76.9	<0.587	<1.25
64W97-9	8/26/2004	NA	<0.005	<0.5	<0.5	<0.217
	11/15/2004	NA	NA	<0.5	<0.5	<0.217
	5/9/2005	NA	ND	<0.34	<0.387	<0.306
	9/20/2005	NA	<0.005	<0.572	<0.587	<1.25
	11/30/2005	NA	<0.005	<0.572	<0.587	<1.25
MM-SB-6	8/18/2007	2.44	1.71	2.71	<0.20	<0.20
	8/27/2007	2.3	0.88	0.83	NA	NA
	12/20/2007	5.64	0.32	4.59	NA	NA
MM-SB-7	8/18/2007	NA	NA	28	0.68	0.9
	8/27/2007	NA	NA	32.5	0.82	<0.20
	12/21/2007	NA	NA	36.4	1.03	<0.20
MM-SB-8	8/18/2007	NA	NA	24.9	0.66	<0.20
	8/18/2007	NA	NA	<0.20	<0.20	<0.20
MM-SB-9	8/18/2007	NA	NA	<0.20	<0.20	<0.20
	8/18/2007	1.87	1.09	<0.20	<0.20	<0.20
MM-SB-10	8/27/2007	0.9	NA	NA	NA	NA
	12/21/2007	<0.60	NA	NA	NA	NA

Notes:  
 5.0 - Exceeds NR 140 ES  
 0.5 - Exceeds NR 140 PAL  
 - = No NR 140 Standards  
 NA = Not Analyzed  
 ND = Not Detected  
 < = Less than laboratory detection limit  
 VOCs = Volatile Organic Compounds



GROUNDWATER SAMPLE LOCATIONS AND ANALYTICAL RESULTS  
 PROPOSED SENIOR APARTMENTS  
 FORMER MERCURY MARINE  
 OSHKOSH, WISCONSIN

Drawn: ALB 06/11/2009

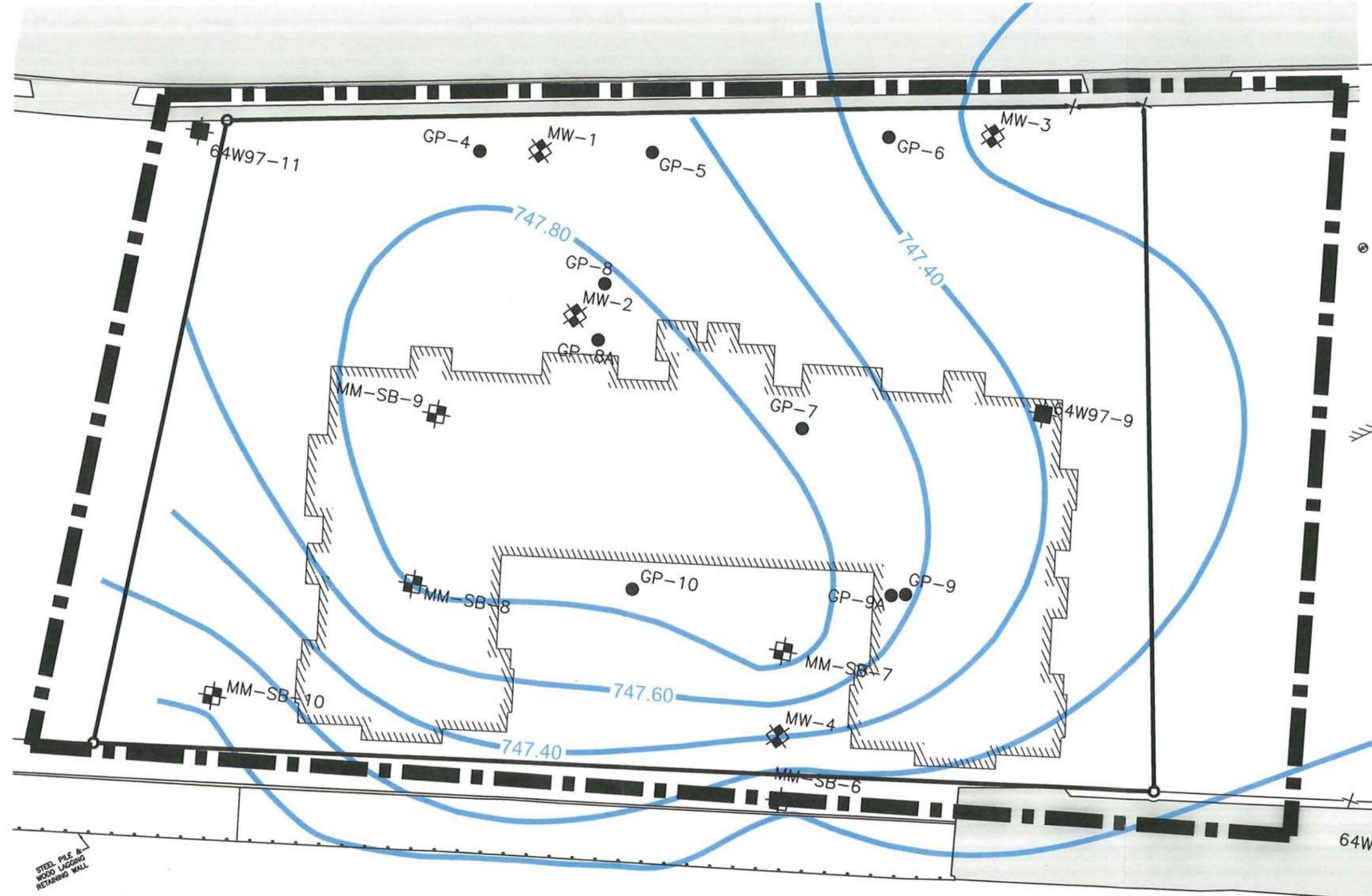
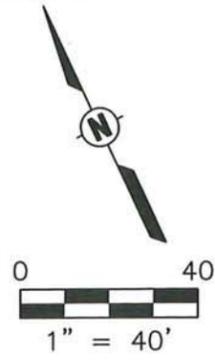
Checked: SAP 4/28/2011

Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER 5

GROUNDWATER FLOW (8/27/2007)  
SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN



**LEGEND**

- SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
- EXISTING BUILDING
- B-3 STS SOIL BORING LOCATION
- MMSB-4 STS MONITORING WELL LOCATION
- MW-3 STS ABANDONED MONITORING WELL
- HA-4 STS HAND AUGER LOCATION
- MW-4 SIGMA MONITORING WELL LOCATION
- 64W97-18 SIGMA ABANDONED MONITORING WELL

STEEL PILE & WOOD LAGGING RETAINING WALL

Drawn : ALB 06/11/2009

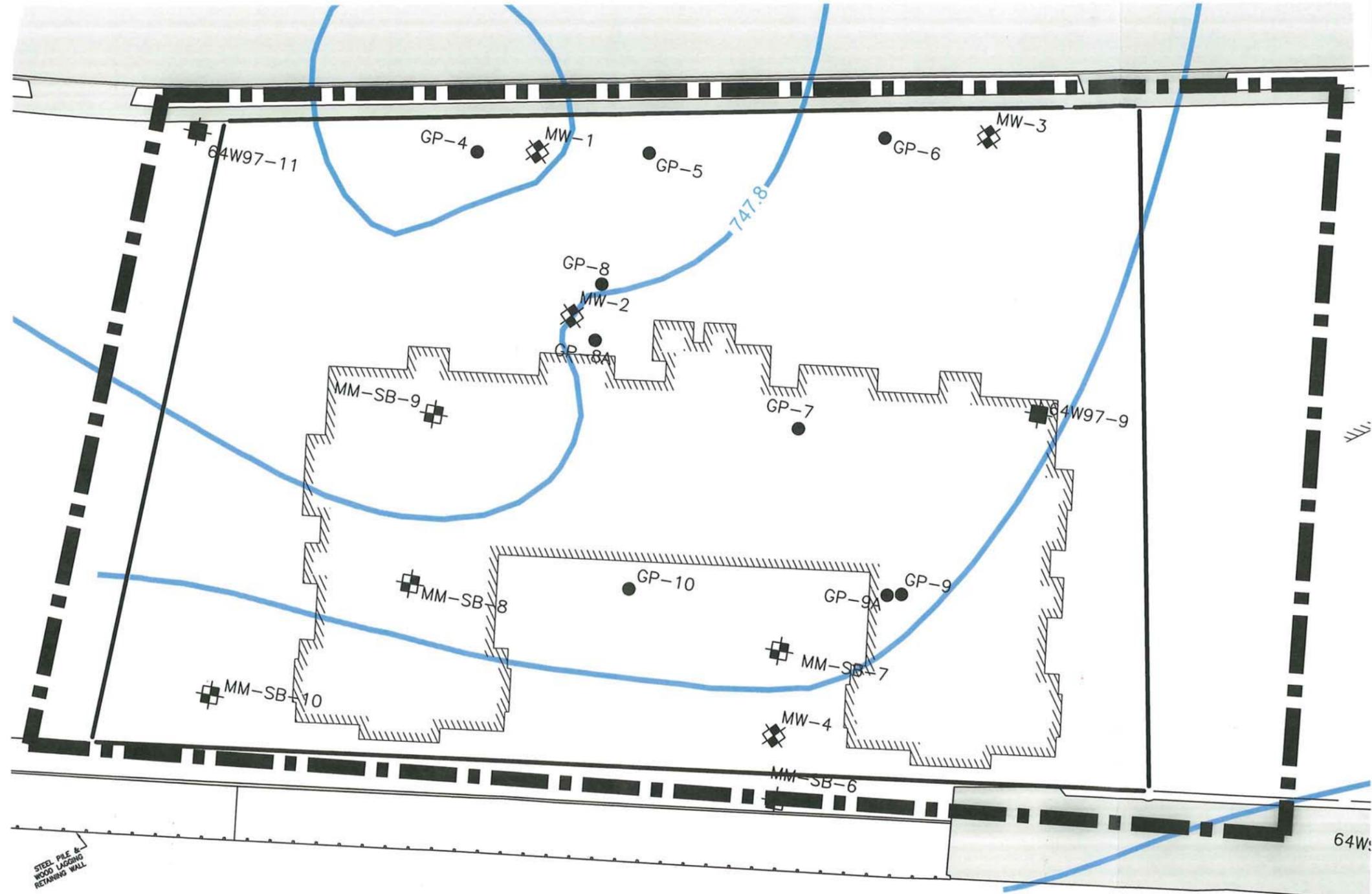
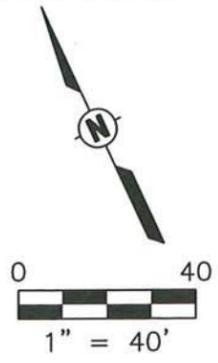
Checked: SAP 4/28/2011

Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER 6

GROUNDWATER FLOW (6/10/2008)  
SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN



**LEGEND**

-  SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
-  EXISTING BUILDING
-  MMSB-4 STS MONITORING WELL LOCATION
-  MW-3 STS ABANDONED MONITORING WELL
-  HA-4 STS HAND AUGER LOCATION
-  MW-4 SIGMA MONITORING WELL LOCATION
-  64W97-18 SIGMA ABANDONED MONITORING WELL

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Drawn: ALB 06/11/2009

Checked: SAP 4/28/2011

Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER 8

TABLE 1  
SOIL ANALYTICAL RESULTS  
PROPOSED SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

Parameters	Generic RCLs			NR 746 Soil Screening Levels	GP-4		GP-5		GP-6		GP-7		GP-8		GP-9		GP-10		MM-SB-6 2.5-4.5' Fill 5/23/07	MM-SB-9 5-7' Clay 5/23/07	MM-SB-10 2.5-4.5' Fill 5/23/2007	10-12' Clay 5/23/2007	
	Direct Contact Pathway		Groundwater Pathway		2-4' Fill 3/18/04	6-8' Silt/Clay 3/18/04	0-2' Fill 3/18/04	4-6' Silt 3/18/04	0-4' Fill 3/18/04	4-6' Silt/Clay 3/18/04	0-2' Fill 3/18/04	4-6' Fill/Silt/Clay 3/18/04	0-4' Fill 3/18/04	4-5' Silt 3/18/04	0-4' Fill 3/18/04	4-6' Fill/Clay 3/18/04	0-2' Fill 3/18/04	6-8' Clay 3/18/04					
	Non-Industrial	Industrial																					
Metals (mg/kg)																							
Arsenic	0.039 <sup>E</sup>	1.6 <sup>E</sup>	0.58	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	50 <sup>E</sup>	500 <sup>E</sup>	--	--	79.0 <sup>A</sup>	8.46	31.6	440 <sup>A</sup>	41.9	63.0 <sup>A</sup>	21.9	11.4	34.7	195 <sup>A</sup>	156 <sup>A</sup>	19.5	19.4	15.0	NA	NA	NA	NA	
VOCs (µg/kg)																							
Benzene	1,100 <sup>E</sup>	52,000	5.5 <sup>E</sup>	8,500	ND	ND	45.2 <sup>C</sup>	ND	ND	ND	ND	ND	ND	ND	ND	ND	40.1 <sup>C</sup>	ND	<10	<10	<10	<10	
Bromobenzene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	32.4	453	148	62.3	
Bromochloromethane	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<11	<11	<11	<11	
Bromodichloromethane	1,030	46,200	0.24	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<10	<10	<10	<10	
Bromoform	8,090	362,000	2.0	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<10	<10	<10	<10	
Bromomethane	21,900	1,430,000	4.0	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<17	87.1 <sup>C</sup>	<17	27.1 <sup>C</sup>	
sec-Butylbenzene	--	--	--	--	ND	ND	ND	ND	ND	442	ND	ND	ND	801	ND	69.9	ND	ND	<19	<19	<19	<19	
tert-Butylbenzene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<16	<16	<16	<16	
Butylbenzene	--	--	--	--	ND	ND	ND	ND	ND	980	28.5	ND	ND	1,260	ND	70.7	39.0	ND	<22	<22	<22	<22	
Carbon tetrachloride	491	22,000	5.0	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<8.0	<8.0	<8.0	<8.0	
Chloroform	10,500	469,000	2.0	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<7.0	<7.0	<7.0	<7.0	
Chlorobenzene	313,000	20,400,000	150	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<11	<11	<11	<11	
Chloroethane	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<24	<24	98.5	83.7	
Chloromethane	4,910	220,000	1.0	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<21	<21	<21	<21	
2-Chlorotoluene	313,000	20,400,000	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<14	<14	<14	<14	
4-Chlorotoluene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<15	<15	<15	<15	
1,2-Dibromo-3-chloropropane	46	2,040	0.1	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<31	<31	<31	<31	
1,2-Dibromoethane	31.9	1,430	0.033	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<10	<10	<10	<10	
Dibromomethane	156,000	10,200,000	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<7.0	<7.0	<7.0	<7.0	
1,3-Dichlorobenzene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<12	<12	<12	<12	
1,4-Dichlorobenzene	2,680	119,000	110	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<13	<13	<13	<13	
1,2-Dichloroethane	702 <sup>E</sup>	31,400	4.9 <sup>E</sup>	600	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<9.0	<9.0	<9.0	<9.0	
1,2-Dichlorobenzene	1,410,000	92,000,000	1,800	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<15	<15	<15	<15	
1,1-Dichloroethene	782,000	51,100,000	10	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<14	<14	<14	<14	
cis-1,2-Dichloroethene	156,000	10,200,000	55	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<14	<14	<14	<14	
Dichlorodifluoromethane	3,130,000	204,000,000	21,918	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<14	<14	<14	<14	
trans-1,2-Dichloroethene	313,000	20,400,000	98	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<19	<19	<19	<19	
1,2-Dichloropropane	939	42,100	1.9	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<14	<14	<14	<14	
1,1-Dichloroethane	3,130,000	204,000,000	349	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<11	<11	<11	<11	
1,3-Dichloropropane	313,000	20,400,000	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<9.0	<9.0	<9.0	<9.0	
2,2-Dichloropropane	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<16	<16	<16	<16	
1,1-Dichloropropene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<25	<25	<25	<25	
cis-1,3-Dichloropropene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<8.0	<8.0	<8.0	<8.0	
trans-1,3-Dichloropropene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<9.0	<9.0	<9.0	<9.0	
Ethylbenzene	1,560,000	102,000,000	2,900 <sup>E</sup>	4,600	ND	ND	63.9	ND	38.0	ND	ND	ND	132	ND	ND	953	ND	ND	<13	<13	<13	<13	
Hexachlorobutadiene	819	36,700	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<11	<11	<11	<11	
Isopropylbenzene	--	--	--	--	ND	ND	ND	ND	207	2,270	203	ND	ND	399	227	316	227	ND	<13	<13	<13	<13	
Isopropyltoluene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	874	
Methylene chloride	8,520	382,000	1.6	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<11	<11	<11	<11	
Methyl-tert-butyl-ether	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<22	<22	<22	<22	
Naphthalene	60,000 <sup>E</sup>	4,000,000 <sup>E</sup>	400 <sup>E</sup>	2,700	111	ND	216	ND	273	2,350 <sup>C</sup>	133	ND	47.7	ND	215	53.5	543 <sup>C</sup>	234	<7.0	77.6	<7.0	<7.0	
Propylbenzene	--	--	--	--	ND	ND	ND	ND	ND	333	ND	ND	ND	831	ND	51.8	50.7	ND	<12	<12	<12	<12	
Styrene	3,130,000	204,000,000	370	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<11	<11	<11	<11	
1,1,2,2-Tetrachloroethane	319	14,300	0.09	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<14	<14	<14	<14	
1,1,1,2-Tetrachloroethane	2,460	110,000	157	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<16	<16	<16	<16	
Tetrachloroethene	1,230	55,000	4.1	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<12	<12	<12	<12	
Toluene	1,250,000	81,800,000	1,500 <sup>E</sup>	38,000	173	ND	272	ND	235	ND	142	ND	212	ND	217	ND	408	ND	53.3	<12	62.1	<12	
1,2,3-Trichlorobenzene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<23	<23	<23	<23	
1,2,4-Trichlorobenzene	156,000	10,200,000	540	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<24	<24	<24	<24	
1,1,1-Trichloroethane	3,130,000	204,000,000	280	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<8.0	<8.0	<8.0	<8.0	
1,1,2-Trichloroethane	1,120	50,200	1.9	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<9.0	<9.0	<9.0	<9.0	
1,2,4-Trimethylbenzene <sup>1</sup>	782,000	51,100,000	7573	--	50.9	ND	97.8	ND	96.1	ND	33.5	ND	123	78.1	ND	239	ND	ND	<15	<15	32.9	26.1	
Trichloroethene	160	7,150	3.7	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<8.0	<8.0	<8.0	<8.0	
1,2,3-Trichloropropane	9.12	409	0.0076	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<10	<10	<10	<10	
1,3,5-Trimethylbenzene <sup>1</sup>	782,000	51,100,000	3520	--	ND	ND	30.0	ND	41.9	ND	ND	ND	ND	32.2	ND	83.6	ND	ND	<14	<14	<14	<14	
Vinyl chloride	42.6	1,910	0.13	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<8.0	<8.0	<8.0	<8.0	
Xylenes, total	3,130,000	204,000,000	4,100 <sup>E</sup>	42,000	162	ND	331	ND	246	ND	34.0	ND	ND	94.4	196	ND	737	ND	39	<34	88.4	<34	
PAHs (µg/kg)																							
Acenaphthene	900,000	60,000,000	38,000	--	1,830	ND	429	ND	ND	830	ND	ND	ND	1,240	568	349	845	ND	<58.6	<6.4	<5.4	<6.4	
Acenaphthylene	18,000	360,000	700	--	561	ND	ND	ND	ND	1,640 <sup>C</sup>	ND	ND	ND	8,340 <sup>C</sup>	254	ND	ND	ND	<82.3	<9.0	<7.6	<8.9	
Anthracene	5,000,000	300,000,000	3,000,000	--	399	ND	ND	ND	ND	2,460	ND	200	ND	819	ND	269	ND	ND	<39.9	<4.4	25	<4.3	
Benzo(a)anthracene	88	3,900	17,000	--	1,180 <sup>A</sup>																		

Project Reference #8494

Monitoring Well ID		MW-1							MW-2						MW-3						MW-4						64W97-9						NR 140				
Date	Units	06/25/2004	08/26/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	06/25/2004	08/26/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	06/25/2004	08/26/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	06/25/2004	08/26/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	06/25/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	ES	PAL
Lead	mg/L	NA	<0.005	NA	ND	<0.005	<0.005	NA	NA	<0.005	NA	ND	<0.005	<0.005	NA	NA	<0.005	NA	ND	<0.005	<0.005	NA	NA	<0.005	NA	ND	<0.005	<0.005	NA	<0.005	NA	ND	<0.005	<0.005	NA	15	1.5
<b>Volatile Organic Compounds</b>																																					
Benzene	µg/l	<0.5	<0.5	<0.5	<0.34	<0.572	<0.572	<0.2	<0.5	<0.5	<0.5	<0.34	<0.572	<0.572	<0.2	<0.5	<0.5	NA	<0.34	<0.572	<0.572	<0.2	<b>56.9</b>	<b>71.3</b>	<b>62.1</b>	<b>88.4</b>	<b>76.9</b>	<b>89.2</b>	<b>56</b>	<0.5	<0.5	<0.34	<0.572	<0.572	<0.2	5.0	0.5
n-Butylbenzene	µg/l	ND	ND	ND	ND	<1.39	<1.39	<0.2	ND	ND	ND	ND	1.74	1.42	0.66 <sup>J</sup>	ND	ND	ND	ND	<1.39	<1.39	<0.2	ND	ND	ND	ND	1.43	1.43	0.76	ND	ND	ND	<1.39	0.63	<0.2	NS	NS
sec-Butylbenzene	µg/l	ND	ND	ND	ND	<0.921	<0.921	<0.25	ND	ND	ND	ND	1.59	1.55	0.92	ND	ND	ND	ND	<0.921	<0.921	<0.25	ND	ND	ND	ND	1.03	1.33	0.97	ND	ND	ND	2.33	2.03	<0.25	NS	NS
1,1-Dichloroethane	µg/l	<5.0	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	NA	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	850	85
1,2-Dichloroethane	µg/l	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	NA	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	5.0	0.5
1,1-Dichloroethene	µg/l	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	NA	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	7.0	0.7
cis-1,2-Dichloroethene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.795	<0.795	<0.5	<5.0	<5.0	<5.0	<5.0	<0.795	<0.795	<0.5	<5.0	<5.0	NA	<5.0	<0.795	<0.795	<0.5	<5.0	<5.0	<5.0	<5.0	<0.795	<0.795	<0.5	<5.0	<5.0	<5.0	<0.795	<0.795	<0.5	70	7.0
trans-1,2-Dichloroethene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.573	<0.573	<0.5	<5.0	<5.0	<5.0	<5.0	<0.573	<0.573	<0.5	<5.0	<5.0	NA	<5.0	<0.573	<0.573	<0.5	<5.0	<5.0	<5.0	<5.0	<0.573	<0.573	<0.5	<5.0	<5.0	<5.0	<0.573	<0.573	<0.5	100	20
Ethylbenzene	µg/l	<10	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	<10	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	<10	<5.0	NA	<5.0	<0.506	<0.506	<0.5	<10	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	<10	<5.0	<5.0	<0.506	<0.506	<0.5	700	140
Isopropylbenzene	µg/l	ND	ND	ND	ND	<0.562	<0.562	<0.2	ND	ND	ND	ND	2.63	<0.562	2.9	ND	ND	ND	ND	<0.562	<0.562	<0.2	ND	ND	ND	ND	3.29	<0.562	3.4	ND	ND	ND	5.54	<0.562	<0.2	NS	NS
Methyl tert-butyl ether	µg/l	<0.29	<0.29	<0.29	<0.405	<0.668	<0.668	<0.5	<0.29	<0.29	<0.29	<0.405	<0.668	<0.668	<0.5	<0.29	<0.29	NA	<0.405	<0.668	<0.668	<0.5	0.91	1.1	<0.29	<0.405	0.98	<0.668	<0.5	<0.29	<0.29	<0.405	<0.668	<0.668	<0.5	60	12
Methylene chloride	µg/l	NA	NA	NA	<b>4.47</b>	<1.46	<b>12</b>	<1.0	NA	NA	NA	<b>3.79</b>	<1.46	<b>10.5</b>	<1.0	NA	NA	NA	<b>2.94</b>	<1.46	<b>11.5</b>	<1.0	NA	NA	NA	<b>3.84</b>	<1.46	<b>10.9</b>	<1.0	NA	NA	<b>3.66</b>	<1.46	<b>11.6</b>	<1.0	5.0	0.5
Naphthalene	µg/l	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	0.26 <sup>J</sup>	<8.0	<8.0	NA	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<8.0	<0.535	<0.535	<0.25	40	8.0
n-Propylbenzene	µg/l	ND	ND	ND	ND	<0.765	<0.765	<0.5	ND	ND	ND	ND	3.02	2.61	3.0	ND	ND	ND	ND	<0.765	<0.765	<0.5	ND	ND	ND	ND	1.69	2.87	1.4 <sup>J</sup>	ND	ND	ND	1.07	<0.765	<0.5	NS	NS
Tetrachloroethane	µg/l	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	NA	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	5.0	0.5
Toluene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.567	<0.567	<0.2	<5.0	<5.0	<5.0	<5.0	<0.567	<0.567	<0.2	<5.0	<5.0	NA	<5.0	<0.567	<0.567	<0.2	<5.0	<5.0	<5.0	<5.0	<0.567	<0.567	<0.2	<5.0	<5.0	<5.0	<0.567	<0.567	<0.2	1,000	200
Trichloroethene	µg/l	<0.5	<0.5	<0.5	<0.495	<0.734	<0.734	<0.2	<0.5	<0.5	<0.5	<0.495	<0.734	<0.734	<0.2	<0.5	<0.5	NA	<0.495	<0.734	<0.734	<0.2	<0.5	<0.5	<0.5	<0.495	<0.734	<0.734	<0.2	<0.5	<0.5	<0.495	<0.734	<0.734	<0.2	5.0	0.5
1,2,4-Trimethylbenzene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	NA	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	0.3 <sup>J</sup>	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	**	**
1,3,5-Trimethylbenzene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.628	<0.628	<0.2	<5.0	<5.0	<5.0	<5.0	<0.628	<0.628	<0.2	<5.0	<5.0	NA	<5.0	<0.628	<0.628	<0.2	<5.0	<5.0	<5.0	<5.0	<0.628	<0.628	<0.2	<5.0	<5.0	<5.0	<0.628	<0.628	<0.2	**	**
Total Trimethylbenzene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	NA	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	**	**
Vinyl Chloride	µg/l	<0.217	<0.217	<0.217 <sup>G28</sup>	<0.306	<1.25	<1.25	<0.2	<0.217	<0.217	<0.217 <sup>G28</sup>	<0.306	<1.25	<1.25	<0.2	<0.217	<0.217	NA	<0.306	<1.25	<1.25	<0.2	<0.217	<0.217	<0.217 <sup>G28</sup>	<0.306	<1.25	<1.25	0.3	<0.217	<0.217	<0.306	<1.25	<1.25	<0.2	480	96
Total Xylenes	µg/l	<5.0	<5.0	<5.0	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	<5.0	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	NA	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	<5.0	<5.0	<1.43	1.32	<0.5	<5.0	<5.0	<5.0	<1.43	0.57	<0.5	10,000	1,000
<b>Polynuclear Aromatic Hydrocarbons</b>																																					
Acenaphthene	µg/l	<5.0	<5.0	<5.0	NA	NA	0.0228	<0.33	<5.0	<5.0	<5.0	NA	NA	1.27	0.49 <sup>J</sup>	<5.0	<5.0	NA	NA	NA	0.0623	<0.34	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.33	<5.0	<5.0	NA	NA	1.8	<0.33	NS	NS
Acenaphthylene	µg/l	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.7	<5.0	18.7	19.9	NA	NA	26.3	<0.71	<5.0	<5.0	NA	NA	NA	5.15	<0.7	18.9	<5.0	12	NA	NA	13.4	<0.7	10.8	7.66	NA	NA	14.5	<0.69	NS	NS
Anthracene	µg/l	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.038	<5.0	<5.0	<5.0	NA	NA	0.0752	<0.039	<5.0	<5.0	NA	NA	NA	0.0948	<0.039	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.038	<5.0	<5.0	NA	NA	<5.0	<0.038	3,000	600
Benzo(a)anthracene	µg/l	<0.1	<0.1	<0.1	NA	NA	<0.1	<0.044	<0.1	<0.1	<0.1	NA	NA	0.0307	<0.045	<0.1	<0.1	NA	NA	NA	0.0177	<0.045	<0.1	<0.1	<0.1	NA	NA	<0.1	<0.044	<0.1	<0.1	NA	NA	<0.1	<0.044	NS	NS
Benzo(b)fluoranthene	µg/l	<0.02	<0.02	<0.02	NA	NA	<0.02	<0.099	<0.02	<0.02	<0.02	NA	NA	<0.02	<0.1	<0.02	<0.02	NA	NA	NA	<0.02	<0.1	<0.02	<0.02	0.023	NA	NA	<0.02	<0.099	<0.02	<0.02	NA	NA	<0.02	<0.099	0.2	0.02
Benzo(k)fluor																																					

TABLE 3  
GROUNDWATER ANALYTICAL RESULTS  
MERCURY MARINE  
STS PROJECT NO. 200701841

Parameters	NR 140 Standards		MM-SB-6				MM-SB-7				MM-SB-8	MM-SB-9	MM-SB-10		
	ES	PAL	W070618 6/18/2007	W070827 8/27/2007	W122007 12/20/2007	6/10/2008	W070618 6/18/2007	W070827 8/27/2007	W122007 12/21/2007	6/10/2008	W070618 6/18/2007	W070618 6/18/2007	W070618 6/18/2007	W070828 8/27/2007	W122007 12/21/2007
Location on Site			--	--	--	--	--	--	--	--	--	--	--	--	
Metals (ug/L)															
Arsenic	10	1.0	2.44	2.3	5.64	NA	NA	NA	NA	NA	NA	NA	1.87	0.9	<0.60
Barium	2000	400	178	NA	NA	NA	NA	NA	NA	NA	NA	NA	94.8	NA	NA
Cadmium	5.0	0.5	<0.20	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.20	NA	NA
Chromium	100	10	<1.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.6	NA	NA
Lead	15	1.5	1.71	0.88	0.32	NA	NA	NA	NA	NA	NA	NA	1.09	NA	NA
Selenium	50	10	<0.60	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.60	NA	NA
Silver	50	10	<0.20	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.20	NA	NA
Mercury	2.0	0.2	<0.070	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.070	NA	NA
VOCs (ug/L)															
Benzene	5.0	0.5	2.71	0.83	4.59	<0.20	28	32.5	36.4	24.9	<0.20	<0.20	<0.20	NA	NA
Bromobenzene	--	--	<0.20	NA	NA	0.7	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Bromomethane	10	1.0	<1.0	NA	NA	<1.0	<1.0	1.94	<1.00	<1.0	<1.0	<1.0	<1.0	NA	NA
Bromodichloromethane	0.6	0.06	<0.20	NA	NA	<0.40	<0.20	<0.20	<0.20	<0.40	<0.20	<0.20	<0.20	NA	NA
tert-Butylbenzene	--	--	<0.20	NA	NA	<0.30	0.48	0.46	0.57	0.53	<0.20	<0.20	<0.20	NA	NA
sec-Butylbenzene	--	--	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	<0.30	<0.20	<0.20	<0.20	NA	NA
Butylbenzene	--	--	<0.20	NA	NA	<0.40	<0.20	9.77	<0.20	NA	<0.20	<0.20	<0.20	NA	NA
Carbon tetrachloride	5.0	0.5	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	<0.30	<0.20	<0.20	<0.20	NA	NA
Chlorobenzene	--	--	<0.10	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA
Chloroethane	400	80	<0.60	NA	NA	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	NA	NA
Chloroform	6.0	0.6	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Chloromethane	3.0	0.3	<0.30	NA	NA	<0.40	<0.30	<0.30	<0.30	<0.40	<0.30	<0.30	<0.30	NA	NA
2-Chlorotoluene	--	--	<0.10	NA	NA	<0.30	<0.10	<0.10	<0.10	<0.30	<0.10	<0.10	<0.10	NA	NA
4-Chlorotoluene	--	--	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	<0.30	<0.20	<0.20	<0.20	NA	NA
Dibromochloromethane	0.06	0.6	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1,4-Dichlorobenzene	75	15	<0.80	NA	NA	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	NA	NA
1,3-Dichlorobenzene	1250	125	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1,2-Dichlorobenzene	600	60	<0.80	NA	NA	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	NA	NA
Dichlorodifluoromethane	1000	200	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
1,2-Dichloroethane	5.0	0.5	<0.20	NA	NA	<0.30	0.68	0.82	1.03	0.66	<0.20	<0.20	<0.20	NA	NA
1,1-Dichloroethane	850	85	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1,1-Dichloroethylene	7.0	0.7	<0.40	NA	NA	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA
1,1-Dichloropropylene	--	--	<0.30	NA	NA	<0.50	<0.30	1.61	1.42	2.38	<0.30	<0.30	<0.30	NA	NA
cis-1,2-Dichloroethene	70	7.0	<0.20	NA	NA	<0.30	1.76	1.27	NA	3.66	<0.20	<0.20	<0.20	NA	NA
trans-1,2-Dichloroethene	100	20	<0.20	NA	NA	<0.20	0.22	0.24	0.42	0.41	<0.20	<0.20	<0.20	NA	NA
1,2-Dichloropropane	5.0	0.5	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	NA	<0.20	<0.20	<0.20	NA	NA
2,2-Dichloropropane	--	--	<0.20	NA	NA	<1.0	<0.20	<0.20	<0.20	NA	<0.20	<0.20	<0.20	NA	NA
1,3-Dichloropropane	--	--	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Ethylbenzene	700	140	<0.10	<0.10	0.13	<0.20	0.57	0.57	0.42	0.61	<0.10	<0.10	<0.10	NA	NA
Hexachlorobutadiene	--	--	<1.0	NA	NA	<1.0	<1.0	<1.0	<1.00	<1.0	<1.0	<1.0	<1.0	NA	NA
4-Isopropylbenzene	--	--	1.09	NA	NA	<0.20	8.97	<0.20	1.53	4.59	0.28	0.21	35	NA	NA
p-Isopropyltoluene	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene (Cumene)	--	--	<0.10	NA	NA	<0.10	8.97	9.45	7.78	9.6	<0.10	<0.10	<0.10	NA	NA
Methylene chloride	5.0	0.5	<0.40	NA	NA	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA
Methyl-tert-butyl-ether	60	12	0.41	<0.20	1.94	<0.50	<0.20	<0.20	<0.20	<0.50	<0.20	<0.20	<0.20	NA	NA
Naphthalene	100	10	<1.0	NA	NA	<1.0	<1.0	<1.0	<1.00	<1.0	<1.0	<1.0	<1.0	NA	NA
Propylbenzene	--	--	<0.10	NA	NA	<0.10	19.2	20	16.9	20.6	<0.10	<0.10	<0.10	NA	NA
1,1,2,2-Tetrachloroethane	0.2	0.02	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
Tetrachloroethene	5.0	0.5	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
Toluene	1000	200	<0.40	<0.40	<0.40	<0.40	0.98	1.09	1.03	1.24	<0.40	<0.40	<0.40	NA	NA
1,2,4-Trichlorobenzene	70	14	<0.50	NA	NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA
1,2,3-Trichlorobenzene	--	--	<0.50	NA	NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA
1,1,1-Trichloroethane	200	40	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1,1,2-Trichloroethane	5.0	0.5	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	<0.30	<0.20	<0.20	<0.20	NA	NA
Trichloroethene (TCE)	5.0	0.5	<0.20	NA	NA	<0.40	<0.20	<0.20	<0.20	<0.40	<0.20	<0.20	<0.20	NA	NA
Trichlorofluoromethane	3490	698	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Total Trimethylbenzene <sup>1</sup>	480	96	<0.40	<0.40	<0.40	<0.40	14	11.91	21.59	11.33	<0.40	<0.40	<0.40	NA	NA
Vinyl chloride	0.2	0.02	<0.20	NA	NA	<0.20	0.9	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Total Xylene <sup>2</sup>	10,000	1000	<0.60	<0.60	<0.60	<0.60	1.19	1.27	1.72	1.15	<0.60	<0.60	<0.60	NA	NA
PAHs (ug/L)															
Acenaphthene	--	--	<0.071	NA	NA	NA	<1.26	NA	NA	NA	<0.080	<0.067	<0.067	NA	NA
Acenaphthylene	--	--	<0.071	NA	NA	NA	<1.26	NA	NA	NA	<0.080	<0.067	<0.067	NA	NA
Anthracene	3000	600	<0.106	NA	NA	NA	<0.095	NA	NA	NA	<0.120	<0.10	<1.0	NA	NA
Benzo(a)anthracene	--	--	<0.118	NA	NA	NA	<0.105	NA	NA	NA	<0.133	<0.111	<0.111	NA	NA
Benzo(a)pyrene	0.2	0.02	<0.024	NA	NA	NA	<0.021	NA	NA	NA	<0.027	<0.022	<0.022	NA	NA
Benzo(b)fluoranthene	0.2	0.02	<0.024	NA	NA	NA	<0.421	NA	NA	NA	<0.027	<0.022	<0.022	NA	NA
Benzo(ghi)perylene	--	--	<0.071	NA	NA	NA	<0.063	NA	NA	NA	<0.80	<0.067	<0.067	NA	NA
Benzo(k)fluoranthene	--	--	<0.082	NA	NA	NA	<0.074	NA	NA	NA	<0.093	<0.078	<0.078	NA	NA
Chrysene	0.2	0.02	<0.024	NA	NA	NA	<0.021	NA	NA	NA	<0.027	<0.022	<0.022	NA	NA
Dibenzo(a,h)anthracene	--	--	<0.129	NA	NA	NA	<0.116	NA	NA	NA	<0.147	<0.122	<0.122	NA	NA
Fluoranthene	400	80	<0.141	NA	NA	NA	<0.126	NA	NA	NA	<0.160	<0.133	<0.133	NA	NA
Fluorene	400	80	<0.141	NA	NA	NA	<2.53	NA	NA	NA	<0.160	<0.133	<0.133	NA	NA
Indeno(1,2,3-cd)pyrene	--	--	<0.141	NA	NA	NA	<0.126	NA	NA	NA	<0.160	<0.133	<0.133	NA	NA
1-Methylnaphthalene	--	--	<0.094	NA	NA	NA	94.1	NA	NA	NA	<0.107	<0.089	<0.089	NA	

Table 1 - Groundwater Elevations  
GROUNDWATER FIELD DATA  
PROPOSED SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

Date	Well I.D.	Ground Surface Elevation (Feet)	TPVC Elevation (Feet)	Screen Interval (Feet below grade)	Screen Interval Elevation (Feet)	Depth to Water below TPVC (Feet)	Groundwater Elevation (Feet)	Temp (C)	pH (Units)	Conductivity (umhos/cm)	Color	Odor
06/18/07	MM-SB-6	750.35	752.57	5 - 15'	745.35 - 735.35	5.35	747.22	19.6	7.2	1330	N/A	None
07/26/07						5.69	746.88	--	--	--	--	
08/09/07						5.73	746.84	--	--	--	--	
08/27/07						5.57	747.00	21.2	6.63	1155	Colorless	None
12/17/07						6.05	746.52	10.7	6.6	1467	Lt. Grey	None
06/10/08						5.05	747.52	15.4	6.72	785	Lt. Brown	None
06/18/07	MM-SB-7	750.49	752.82	5 - 15'	745.49 - 735.49	5.90	746.92	15.2	7.0	1150	Lt. Grey	Petroleum
07/26/07						5.88	746.94	--	--	--	--	
08/09/07						5.94	746.88	--	--	--	--	
08/27/07						4.90	747.92	19.2	6.95	1255	--	Slight Petroleum
12/17/07						6.28	746.54	10.7	6.83	1423	Dark Grey	Petroleum
06/10/08						5.15	747.67	13.4	6.75	1343	Lt. brown	Medium to Strong
06/18/07	MM-SB-8	751.66	753.89	5 - 15'	746.66 - 836.66	6.55	747.34	17.2	6.85	1147	Dark Grey	Musty
07/26/07						7.04	746.85	--	--	--	--	
08/09/07						7.07	746.82	--	--	--	--	
08/27/07						6.05	747.84	--	--	--	--	
12/17/07						7.40	746.49	--	--	--	--	
06/10/08						6.22	747.67	--	--	--	--	
06/18/07	MM-SB-9	752.23	751.92	5 - 15'	747.23 - 737.23	4.20	747.72	18.1	6.8	1580	Colorless	None
07/26/07						4.59	747.33	--	--	--	--	
08/09/07						4.63	747.29	--	--	--	--	
08/27/07						3.97	747.95	--	--	--	--	
12/17/07						5.37	746.55	--	--	--	--	
06/10/08						3.90	748.02	--	--	--	--	
06/18/07	MM-SB-10	750.72	752.96	5 - 15'	745.72 - 735.72	5.57	747.39	17.3	6.8	1200	Colorless	Musty
07/26/07						6.11	746.85	--	--	--	--	
08/09/07						6.14	746.82	--	--	--	--	
08/27/07						5.95	747.01	19.5	6.85	1230	--	None
12/17/07						6.45	746.51	9.7	6.83	1443	Lt. Grey	None
06/10/08						5.52	747.44	--	--	--	--	
07/26/07	MW-1	751.89	751.55	3 - 13'	748.55 - 738.55	4.71	746.84	--	--	--	--	--
08/09/07						4.81	746.74	--	--	--	--	
08/27/07						3.80	747.75	--	--	--	--	
12/17/07						5.16	746.39	--	--	--	--	
06/10/08						3.51	748.04	--	--	--	--	
07/26/07	MW-2	751.69	751.30	3 - 13'	748.30 - 738.30	4.42	746.88	--	--	--	--	--
08/09/07						4.43	746.87	--	--	--	--	
08/27/07						NM	NM	--	--	--	--	
12/17/07						4.85	746.45	--	--	--	--	
06/10/08						3.53	747.77	--	--	--	--	
07/26/07	MW-3	751.13	750.90	3 - 13'	747.90 - 737.90	3.99	746.91	--	--	--	--	--
08/09/07						4.11	746.79	--	--	--	--	
08/27/07						3.76	747.14	--	--	--	--	
12/17/07						4.67	746.23	--	--	--	--	
06/10/08						3.23	747.67	--	--	--	--	
07/26/07	MW-4	750.42	750.08	2.5 - 12.5'	747.58 - 737.58	3.36	746.72	--	--	--	--	--
08/09/07						3.22	746.86	--	--	--	--	
08/27/07						NM	NM	--	--	--	--	
12/17/07						3.51	746.57	--	--	--	--	
06/10/08						2.56	747.52	--	--	--	--	

Notes:  
-- = Not Sampled  
N/A = Not Available

### Source Property Information

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**COMM #:**

**\*WTM COORDINATES:**

X:  Y:

*\* 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)

### Contaminated Media:

- Groundwater Contamination > ES (236)
  - Contamination in ROW
  - Off-Source Contamination

*(note: for list of off-source properties see "Impacted Off-Source Property" form)*
- Soil Contamination > \*RCL or \*\*SSRCL (232)
  - Contamination in ROW
  - Off-Source Contamination

*(note: for list of off-source properties see "Impacted Off-Source Property" form)*

### Land Use Controls:

- N/A (Not Applicable)
- 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)  
*(note: maintenance plan for groundwater or direct contact)*
- 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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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 11 x 17 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**                      **Title: Site Location Map**
- 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 #: 2 & 2A**                      **Title: Soil Excavation Diagram & Other Investigation**
- 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 #: 3**                      **Title: Area of Soil Contamination**

BRRTS #: 02-71-516785

ACTIVITY NAME: Marion Road ROW

**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 #: 4**                      **Title: Extent of GW Contamination**

- 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 #: 5**                      **Title: Groundwater Flow Direction**

**Figure #: 6**                      **Title: Groundwater Flow Direction**

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

Tables must be no larger than 11 x 17 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 #: 1**                      **Title: Soil Analytical Results**

- 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 #: 2**                      **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 #: 4**                      **Title: Static Groundwater Elevations**

**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 #: 02-71-516785

ACTIVITY NAME: Marion Road ROW

## NOTIFICATIONS

### Source Property

**Not Applicable**

**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.

**Not Applicable**

**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: 1**



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
375 City Center, Suite I  
Oshkosh, Wisconsin 54901-1805  
TTY: Contact Through Relay  
Fax: (920) 424-0217  
Scott Walker, Governor  
Paul F. Jadin, Secretary

February 1, 2011

Darryn Burich  
Planning Director  
215 Church Ave  
PO Box 1130  
Oshkosh WI 54903-1130

**RE: Final Closure with Land Use Limitation to Address Direct Contact Risk**  
**Commerce # 54901-4720-00-A DNR BRRTS # 02-71-516785**  
Marion Road ROW, 400 Block Marion Rd, Oshkosh

Dear Mr. Burich:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to human health and the environment as long as current and subsequent property owners adhere to the following limitation:

The barrier cap must be maintained in accordance with the enclosed maintenance plan.

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review *new* information to determine if the cap requirement can be changed or removed.

The following activities are prohibited on any portion of the property where a pavement cap or other barrier is required, as identified on the attached map, unless prior written approval has been obtained from Commerce: 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.

This site 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 and groundwater contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. It is in your best interest to keep all documentation related to the environmental activities at your site.

If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or through the GIS Registry web address listed above.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation,

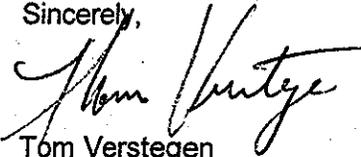
ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

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

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

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) 424-0025.

Sincerely,



Tom Verstegen  
Hydrogeologist - Dept of Commerce  
PECFA - Site Review Section

Enclosure

cc: Andrew Mott - AECOM  
Craig Dousharn, Mercury Marine, PO Box 1939, Fond du Lac WI 54936

**Soil Performance Standard Cover System  
Former Mercury Marine Parcel – Plant 24  
Former 449 Marion Road  
Oshkosh, Wisconsin**

October 31, 2011

**MERCURY MARINE**

Property Located at 449 Marion Road, Oshkosh

Parcel ID No.:

Introduction

This document describes the Soil Performance Standard Cover System at the above-referenced site in accordance with the requirements of Wisconsin Administrative Code (WAC) Chapter (ch.) NR 720.19(2). The soil is impacted by lead, polynuclear aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs). The location of the cap to be maintained in accordance with this Maintenance Plan is shown on Exhibit A of the Barrier Maintenance Plan.

Cap Purpose

The cap over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the cap should function as intended unless disturbed.

Description of Cover System

The performance standard cover system for the subject property recognizes the recently construction building, parking lot, and soil cover as a suitable direct contact barrier. This remedial alternative was selected as a lowest cost action which would be protective of human health and the environment.

The technical feasibility of the cover system is appropriate based on the relatively low mobility of contaminants in the soils. The proposed cover system will be protective of human health, safety and welfare, and the environment over both short-term and long-term time periods.

Institutional controls include registry on the WNDR's GIS database, as well as, conducting annual inspection and maintenance. The property owner will conduct annual inspections and maintain the cap in accordance with the attached Maintenance Plan, to ensure integrity of the cap.

Contact Information (as of April 19, 2011)

Current Property Owner:

City of Oshkosh Redevelopment Authority  
215 Church Avenue  
Oshkosh, Wisconsin 54901  
(920) 236-5059

Environmental Consultant

AECOM  
558 North Main Street  
Oshkosh, Wisconsin 54901  
Contact: Andrew Mott  
Phone: (920) 236-6713

## **SOIL COVER MAINTENANCE PLAN**

October 31, 2011

Property Located at:  
Former Mercury Marine Parcel – Plant 24  
449 Marion Road  
Oshkosh, Wisconsin

WDNR BRRTS No. 21-71-282521

Parcel No.: 0102300000

Parcel Description: Lot 1 CSM 6408 DOC #1520619 R of D

### **Introduction**

This document is the Maintenance Plan for a turf and pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities described in this plan relate to the existing paved surfaces and grass turf areas occupying contaminated groundwater plume or soil on-site. The contaminated groundwater plume is impacted by volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). The location of the paved and turf surfaces to be maintained in accordance with this Maintenance Plan, which is comparable to the impacted groundwater plume, are identified in the attached map (Exhibit A). The area to be maintained is south of Marion Road and north of the Fox River.

### **Cover and Building Barrier Purpose**

The paved and turf surfaces over the contaminated soil and groundwater plume serve as a barrier to prevent direct human contact with residual contamination that might otherwise pose a threat to human health. Based on the current and future use of the property as senior apartments and parking lot, the barriers should function as intended unless disturbed. Groundwater contamination is isolated and exists about 3 to 8 feet below the pre-existing ground surface. The presence of turf on the remaining areas will prevent erosion and exposure to contaminants.

### **Annual Inspection**

The paved and turf surfaces overlying the contaminated soil and groundwater plume and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, bare areas, dead or dying vegetation and other potential problems that can cause exposure to 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 City of Oshkosh 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. The inspection log will be kept on file at City offices and made immediately available for review by the Wisconsin Department of Natural Resources (WDNR), its successor, and/or other state agency. Do not submit a copy of the log annually.

### **Sub slab Venting and Vapor Barrier System for Buildings**

A sub slab venting and vapor barrier system has been installed in The Rivers. The system consists of perforated piping system, bedding in clear stone with a continuous plastic barrier beneath the floor slab. Please see photo log in the Request for Certificate of Completion, Appendix G For documentation. The integrity of these systems needs to be maintained. All vents need to be maintained and unobstructed.

Any future modifications to the building needs to take in account the integrity of this system. These restrictions should be reviewed on an annual basis.

### **Maintenance Activities**

This Maintenance Plan covers only routine maintenance and repair activities to the parking lot pavement and turf-covered ground surfaces within the area designated. 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 include patching and filling operations, reseeding, and re-grading. 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 protective equipment. Any soil removed from the designated area must be treated, stored, and disposed of in accordance with the applicable local, state, and federal regulations.

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 paved or turf surfaces, will maintain a copy of this Maintenance Plan on file at its offices and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### **Amendment or Withdrawal of Maintenance Plan**

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

### **Contact Information**

October 2011

#### **Site Owner and Operator:**

City of Oshkosh Redevelopment Authority  
215 Church Ave  
Oshkosh, Wisconsin 54901  
(920) 236-5059

#### **Consultant:**

AECOM  
Contact: Andrew Mott  
558 North Main Street  
Oshkosh, Wisconsin 54901  
(920) 236-6713

#### **Wisconsin Department of Natural Resources:**

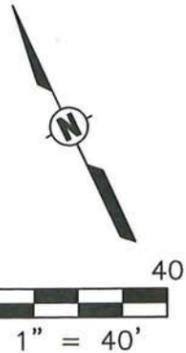
Kathleen Sylvester  
Bureau of Remediation and Redevelopment  
625 East County Road Y, Suite 700  
Oshkosh, Wisconsin 54901  
(608) 275-3212

Soil Cover Maintenance Plan accepted:

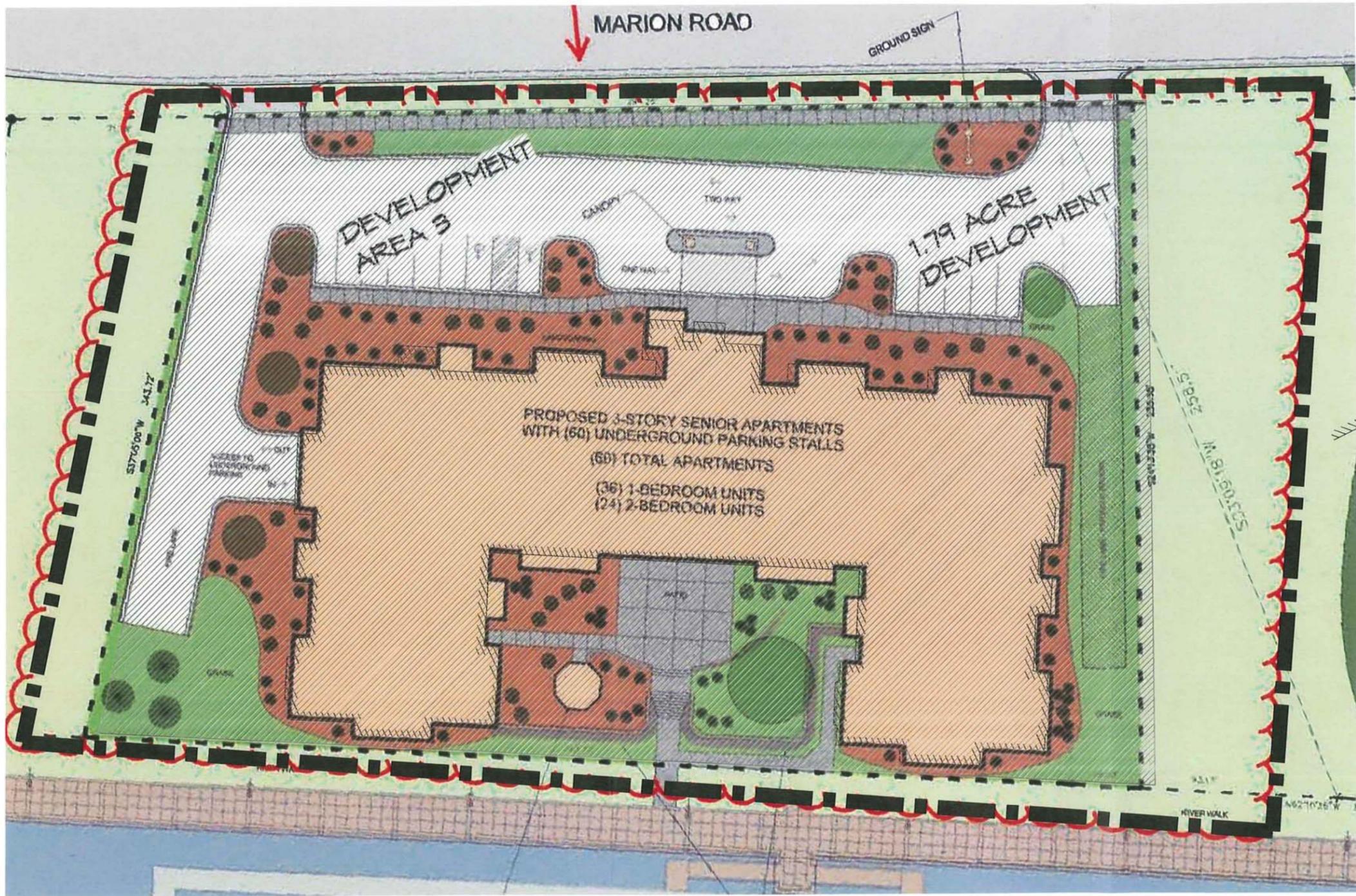
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Darryn Burich, Director of Planning Services  
City of Oshkosh, Wisconsin

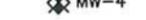
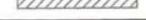
C:\Documents and Settings\prindvillea\Desktop\oshkosh\CADD\13060002-FIGURES.dwg: 4/28/2011 2:51:23 PM; PRINDVILLE, SARAH; STS.atb



POST  
CLOSURE



LEGEND

-  SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
-  EXISTING BUILDING
-  B-3 STS SOIL BORING LOCATION
-  MMSB-4 STS MONITORING WELL LOCATION
-  MW-3 STS ABANDONED MONITORING WELL
-  HA-4 STS HAND AUGER LOCATION
-  MW-4 SIGMA MONITORING WELL LOCATION
-  64W97-18 SIGMA ABANDONED MONITORING WELL
-  BARRIER MAINTENANCE AREA (CAP)

**AECOM**

MILWAUKEE OFFICE  
1020 North Broadway  
Milwaukee, WI  
414.225.5100

BARRIER MAINTENANCE PLAN  
SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

Drawn: ALB 06/11/2009

Checked: SAP 4/28/2011

Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER EXHIBIT A

POST  
CLOSURE

**Exhibit B**  
**BARRIER INSPECTION LOG**

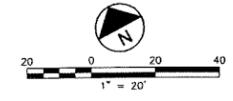
<b>Inspection Date</b>	<b>Inspector</b>	<b>Condition of Cap</b>	<b>Recommendations</b>	<b>Have Recommendations from previous inspection been implemented?</b>

**PLAN NOTES**

1. ALL SIDEWALK REPAIRS OVER TRENCH EXCAVATIONS REQUIRE THREE #4 REINFORCING BARS EQUALLY SPACED AND CENTERED MID-DEPTH IN THE CONCRETE.
2. HDPE PIPE IS NOT ALLOWED WITHIN CITY RIGHT OF WAY OR ON EASEMENTS. NOTE THAT THE STORM SEWER PIPE FROM THE OUTFALL TO THE FIRST MANHOLE IS RCP.
3. SANITARY SEWER SERVICE LINES SHALL BE PVC SCHEDULE 40.
4. CONNECT SANITARY SEWER SERVICE TO SANITARY SEWER MAIN BY USE OF AN "INSERTA-TEE" (®) OR CORE-AND-SADDLE CONNECTION.

5. WATER SERVICE LINES 2" OR SMALLER SHALL BE METALLIC WITHIN THE RIGHT OF WAY AND CONNECTED TO THE MAIN WITH A CORPORATION. WATER SERVICE LINES GREATER THAN 2" SHALL BE OF DUCTILE IRON CLASS 52 WITHIN THE RIGHT OF WAY AND CONNECTED TO THE MAIN USING A TAPPING VALVE AND STAINLESS STEEL SLEEVE.
6. CONTACT MR. JACK REICHENBERGER OF THE CITY OF OSHKOSH WATER DISTRIBUTION UTILITY AT (920) 232-5330 AT LEAST 7 DAYS BEFORE DOING ANY WORK INVOLVING THE PUBLIC MAIN, INCLUDING SERVICE LINE CONNECTIONS.

7. CONTRACTOR SHALL INSTALL SCOTCHMARK 1404-XR WASTE WATER MARKER BALLS TO MARK LOCATION OF SANITARY SEWER LATERAL. INSTALL ONE BALL AT CONNECTION TO THE MAIN, ONE BALL AT 2 FT INTO THE CITY RIGHT OF WAY, AND ONE BALL AT ALL HORIZONTAL AND VERTICAL BENDS. MAXIMUM BALL BURY DEPTH IS 5".
8. REVISION 3 INCLUDED ADDITIONAL PLAN INFORMATION ON SLOPES, INVERTS, TRENCH PLUGS FOR SERVICE LINES, AND PIPE MATERIALS IN ADDITION TO THE PLAN NOTES.

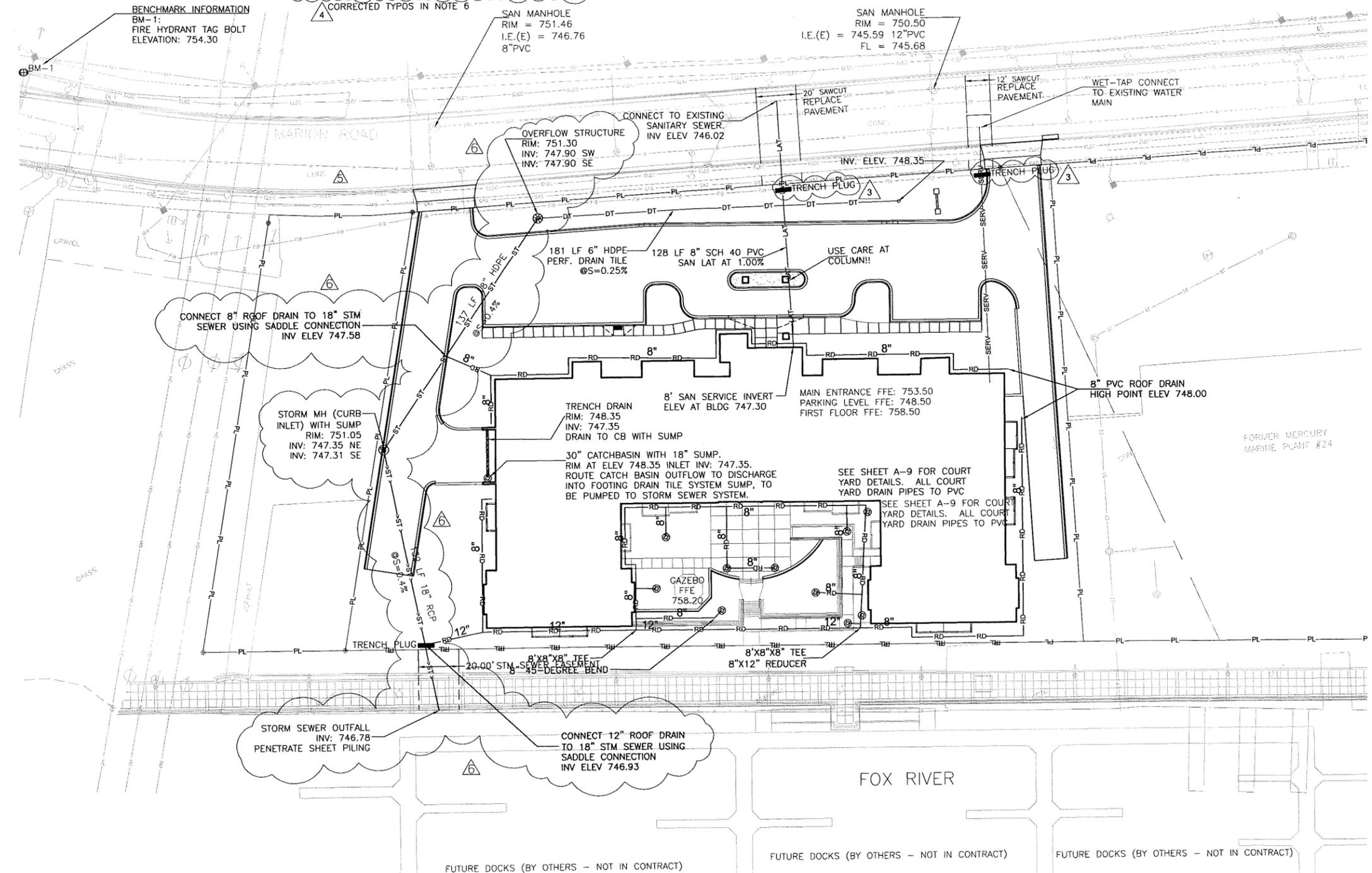


**AECOM**

558 North Main Street  
Oshkosh, WI 54901  
920.235.0270  
www.aecom.com  
Copyright 2009 AECOM USA, Inc.

THE RIVERS SENIOR LIVING  
475 MARION ROAD  
OSHKOSH, WISCONSIN

UTILITY PLAN



Rev	Date	Description
8	8/6/2010	RELOCATED STORM MANHOLE
5	9/24/2009	REVS. PER CITY OF OSHKOSH
4	9/09/2009	REVS. PER CITY OF OSHKOSH
3	9/02/2009	REVS. PER CITY OF OSHKOSH
2	8/17/2009	RELEASED FOR BIDS
1	8/13/2009	FOR CITY OF OSHKOSH REVIEW

PROJECT NUMBER  
**60101641**  
SHEET REFERENCE NUMBER

**C5.0**

THE ONLY CHANGES TO THIS SHEET FOR REVISION 5 ARE 1) THE ELIMINATION OF NEW CURB AND GUTTER AT THE CURB OPENING TO THE PARCEL WEST OF THE PROJECT SITE, AND 2) AN ADDITION TO PLAN NOTE 5.

X:\Projects\60101641\Drawings\60101641-C5.0-UTILITY.dwg, 5/20/2010 2:21:35 PM, PAMPERIN, PAUL D., STL\_000001.dwg

Inspection and Maintenance Plan – Case Closure Request

WDNR BRRTS No. 02-71-516785

Marion Road Right-of-Way  
400 Marion Road  
Oshkosh, Wisconsin

January 2007

As a condition of closure, an engineered cap identified as the existing parking lot has been identified as an institutional control to address remaining impacts to soils located in the area of the former Candle Plant and Marion Road right-of-way as indicated on Figure 3.

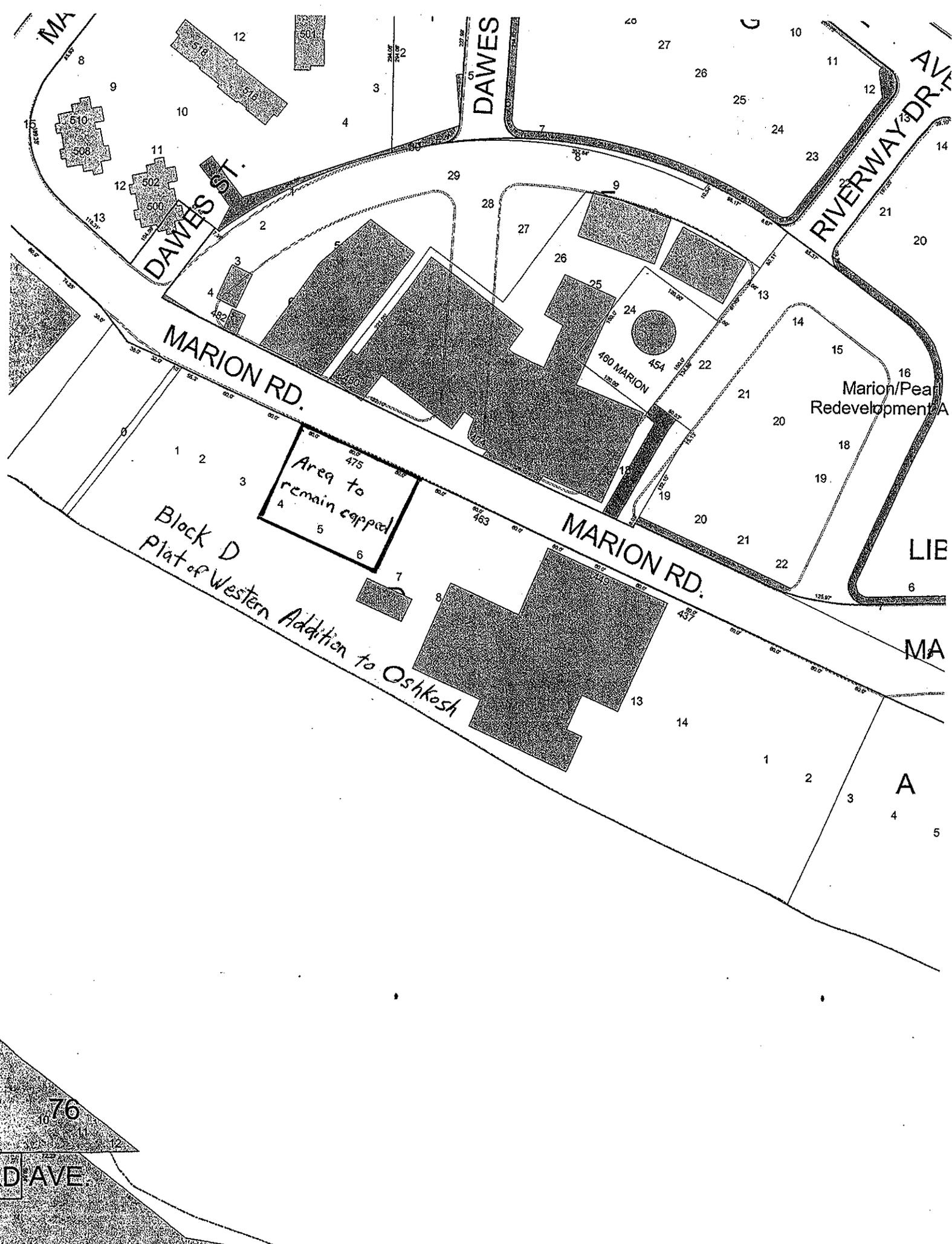
In accordance with Chapter NR 724.13(2), Wisconsin Administrative Code, the City of Oshkosh will inspect the parking lot cap once annually between the months of May through August in accordance with this maintenance plan.

The inspections will consist of visual observations to confirm the following:

- There is pavement or concrete in the area of residual PAH and lead.
- No filling or digging has occurred.

Deficiencies in the cap will be sealed or repaired to maintain the cap integrity.

Records of inspection and maintenance activities will be maintained and held at the City of Oshkosh offices.





ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
375 City Center, Suite I  
Oshkosh, Wisconsin 54901-1805  
TTY: Contact Through Relay  
Fax: (920) 424-0217  
Jim Doyle, Governor  
Richard J. Leinenkugel, Secretary

December 16, 2008

Mr. Darryn Burich  
Room 204, City Hall  
215 Church Avenue  
Oshkosh WI 54901

RE: **Case Closure Consideration with Proposed Land Use Limitation for Direct Contact Risk**  
**Commerce # 54901-4720-00-A DNR BRRTS # 02-71-516785**  
Marion Road ROW, 400 Block Marion Rd, Oshkosh

Dear Mr. Burich:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, AECOM, for the site referenced above. It is understood that residual soil and groundwater contamination remain on site. This letter serves as written notice that no further investigation or remedial action is necessary.

Please be aware that compliance with the requirements of this letter is a responsibility to which you, the current property owner and any subsequent property owners must adhere, pursuant to section 292.12, Wisconsin Stats. If these requirements are not followed, Commerce may take enforcement action under section 292.11, Wis. Stats., to ensure compliance with the specified requirements, limitations or other conditions related to the property, or this case may be reopened pursuant to section NR 726.09, Wis. Administrative Code. It is Commerce's intent to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with the referenced maintenance plan, are met.

#### **Well Abandonment Requirements**

All monitoring wells not being used in conjunction with other environmental projects in the area must be properly abandoned within 60 days and the appropriate documentation forwarded to Commerce at the letterhead address within 120 days of the date of this letter. Contact the WDNR project manager (Kathy Sylvester) for that area and verify if any monitoring wells need to be kept. Noncompliance with the abandonment requirement and deadline can result in enforcement action and financial penalties. A final closure letter will be sent after the abandonment requirements have been met.

#### **Land Use Limitation Requirement to Address Direct Contact Risk**

Commerce has determined that this site does not pose a significant threat to the environment and human health as long as the barrier cap at this property is maintained. Residual petroleum concentrations in soil exceeding standards for the protection of human health from direct contact with contaminated soil remain beneath the existing asphalt parking lot. Therefore, the existing barrier cap must be maintained in accordance with the maintenance plan provided to prevent direct contact exposure to shallow contaminated soil. A site figure that indicates the approximate area with shallow residual petroleum contamination in soil and the barrier cap maintenance plan are enclosed for your review.

This limitation must be adhered to by the current property owner and any subsequent owner. Failure to adhere to this restriction may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats.

The following activities are prohibited on any portion of the property where pavement is required, as identified on the attached map, unless prior written approval has been obtained from Commerce: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Acceptance of the limitation to be imposed on the property makes it unnecessary to conduct additional soil remediation activities on the property at this time. In the future, you may request that Commerce review any *new* information to determine if the barrier requirement or maintenance plan can be changed or removed. If you do not want this limitation on your property, you must contact the undersigned to determine what remedial activities will be required, at your own expense, to close this case without the cap maintenance requirement.

### **GIS Registry of Closed Remediation Sites**

Information submitted with your closure request will be included on the Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Remediation and Redevelopment (RR) Sites Map at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Because residual contamination remains at the time of case closure, if you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

### **Residual Soil Contamination**

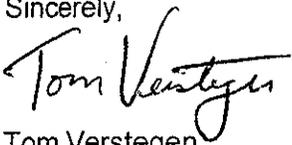
All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must determine if residual contamination remains. If contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

### **Claim Submittal Requirement**

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.

If you have any questions, please contact me at the letterhead address or by phone at (920) 424-0025.

Sincerely,



Tom Verstegen  
Hydrogeologist – Dept of Commerce  
PECFA - Site Review Section

cc: Andrew Mott - AECOM

Craig Dousharm, Mercury Marine, PO Box 1939, Fond Du Lac, WI 54936-1939



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor  
Cathy Stepp, Secretary  
Jean Romback-Bartels, Regional Director

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

December 14, 2011

DARRYN BURICH  
CITY OF OSHKOSH - PLANNING  
215 CHURCH AVENUE  
OSHKOSH WI 54901

**SUBJECT:** Partial Certificate of Closure for the Property Owned by the City of Oshkosh  
Known as LOT 1, former Mercury Marine Plant 64/24 and redeveloped as  
The Rivers Senior Living, 475 Marion, Oshkosh  
**WDNR BRRTS ID #06-71-547885**

Dear Mr. Burich:

The Department of Natural Resources ("the Department") has received your request for issuance of a *Partial Certificate of Completion* (PCOC) for the property owned by the City of Oshkosh, located at 475 Marion Road, Oshkosh, Wisconsin, which will be referred to herein as "the Property". You have requested that the Department determine whether the City of Oshkosh has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a *Partial Certificate of Completion*.

The Property subject of this PCOC is real property owned by the City of Oshkosh, encompassing approximately 1.78 acres and is presently occupied by The Rivers Senior Living. The property is described as Parcel # 901-0230 and is documented in Document Number 1393421 Winnebago County Register of Deeds, First Ward, City of Oshkosh, Winnebago County, Wisconsin.

### **Determination**

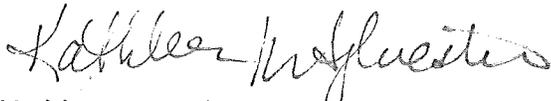
Section 292.15, Wis. Stats., authorizes the Department to issue a PCOC to a voluntary party who conducts an approved environmental investigation of a property and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the property. Based on information received, the Department has determined that the investigation and restoration (to the extent practicable) of the Property is complete and that all the conditions in s. 292.15(2), Wis. Stats., have been met. Attached is the *Partial Certificate of Completion* for this Property.

While the conditions for issuance of a PCOC have been met, a cap consisting of the buildings and parking areas must be maintained, and the vapor mitigation system must also be maintained.

### **Conclusions**

The Department appreciates the work undertaken by City of Oshkosh, to investigate and restore to the extent practicable the contamination associated with the Property. The exemption provided by the *Partial Certificate of Completion* applies to any successor or assignee of the City of Oshkosh, if the successor or assignee complies with the appropriate conditions, pursuant to s. 292.15(3), Wis. Adm. Code. If you have any questions or concerns regarding this letter or the *Certificate of Completion*, please call me at (920) 424-0399.

Sincerely,



Kathleen M. Sylvester, Hydrogeologist  
Remediation & Redevelopment Program

Attachment: *Partial Certificate of Completion*

cc: Dept of Safety & Professional Services – Case File #54901-4720-00-A (T.Verstegen)  
Michael Prager – RR/5 (email)  
Bruce Urben – NER (email)  
Paul Timm – AECOM (via email)

# State of Wisconsin Department of Natural Resources

## **PARTIAL CERTIFICATE OF COMPLETION OF RESPONSE ACTIONS UNDER SECTIONS 292.15(2)(ae) and (am), WIS. STATS.**

*Whereas*, **The City of Oshkosh** has applied for an exemption from liability under s. 292.15, Wis. Stats., for a portion of a property located at **475 Marion Road, Oshkosh, Wisconsin**, which was commonly referred to as the **Former Mercury Marine Plant 64/24** site. The Property is further described in the legal description found on Attachment A1 (the "Property"). The City of Oshkosh is seeking the Partial Certificate for the western portion of the Property that has been redeveloped and is now occupied by **The Rivers Senior Living**, this area is Described as Lot 1 on CSM #6408 on Document #1520619 Recorded at the Winnebago County Registers Office on October 5, 2009 (Attachment A2 - hereafter "Lot 1").

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

*Whereas*, **The City of Oshkosh** has submitted to the WDNR certain investigation reports and a remedial action plan for the Property which comply with the requirements set forth in ch. 292, Wis. Stats. and chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

*Whereas*, in accordance with s. 292.15(2)(ae)1, Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property. The WDNR approved of the site investigation on March 31, 2008;

*Whereas*, Lot 1 contains soil contamination that exceeds site-specific and/or generic residual contaminant levels ("RCLs") under ch. NR 720, Wis. Adm. Code, and groundwater contamination that exceeds a groundwater quality enforcement standard under ch. NR 140, Wis. Adm. Code. Therefore, Lot 1 is included on the WDNR's Geographical Information System data base ("the GIS Registry") pursuant to s. 292.12(3), Wis. Stats. **The City of Oshkosh** has submitted to the WDNR all the information necessary to be included on the GIS Registry, pursuant to Wis. Adm. Code;

*Whereas*, on February 1, 2011, the Department of Safety and Professional Services (WDSPS) formerly known as the Department of Commerce, issued a case closure letter for the Property (BRRTS #02-71-516785). The owner of Lot 1 shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached case closure letter and updated Cap Maintenance plan (Attachment C). The WDNR requires the maintenance of a cover or barrier in order to prevent direct contact with and infiltration through residual soil contamination that might otherwise pose a threat to public health and the environment. The closure letter requires that if soil or waste with residual contamination is excavated in the future, the owner of Lot 1 at the time of excavation must manage it in accordance with applicable laws;

*Whereas*, the WDNR has determined that the historic fill material brought onto or existing at the Property in the past does not qualify as exempt under s. NR 500.08, Wis. Adm. Code. Attachment D summarizes the handling plan for the historic fill located in the Marion-Pearl Redevelopment Area which must be followed after this Partial Certificate is issued. If anyone proposes to do any future construction work on the Property, that person would also have to obtain approval for that work from the WDNR under s. NR 506.085, Wis. Adm. Code, prior to initiating any construction on the Property;

*Whereas*, residual contamination remains at the Property and the approval of the response action was based on a non-industrial land use scenario (e.g., residential use classification, per ch. NR 720, Wis. Adm. Code). This would allow for industrial or non-industrial use of the Property, consistent with the limitations specified in the document;

*Whereas*, on November 7, 2011, WDNR determined that the response action necessary to restore the environment to the extent practicable and to minimize the harmful effects from the discharges to the air, land, and waters of the state was completed for contaminated soil and groundwater on the west half of the Property identified as Lot 1.

*Whereas*, WDNR has determined that public health, safety, or the environment will not be endangered by the hazardous substances remaining on or originating from the Property after completion of the response action as described in the previous paragraph, given the manner in which the Property will be developed and used and any other relevant factors;

*Whereas*, WDNR has determined that the activities associated with any proposed use or development of the Property will not aggravate or contribute to the discharge of a hazardous substance and will not unduly interfere with, or increase the costs of, restoring the property and minimizing the harmful effects of the discharge of a hazardous substance;

*Whereas*, the **City of Oshkosh** agrees to cooperate with WDNR to address any problems caused by the hazardous substances remaining on the Property and such cooperation shall include allowing access to the Property or allowing WDNR or its authorized representatives to undertake activities on the Property, including placement of borings, equipment and structures on the Property;

*Whereas*, if the requirements of this Certificate, the Case Closure letter or the Maintenance Plan are not followed the WDNR may take actions under ss. 292.11 or 292.12, Wis. Stats., to ensure compliance with the specified requirements, and the person who owns or controls Lot 1 may no longer qualify for the liability protections under s. 292.15, Wis. Stats.;

*Whereas*, **The City of Oshkosh** has paid to WDNR the appropriate insurance fee and has submitted a complete insurance application form to obtain coverage for the Property, including Lot 1, under the state's master insurance contract in accordance with s. 292.15(2)(ae)3m., Wis. Stats., and ch. NR 754, Wis. Adm. Code, based on their desire to use natural attenuation to remediate groundwater contamination that exceeds ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards;

*Whereas*, on **November 7, 2011**, the WDNR determined that response actions necessary to restore the environment on Lot 1 were completed, except with respect to groundwater contaminated with **benzene** above the ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards. The WDNR has determined that this groundwater contamination will be brought into compliance through natural attenuation, in accordance with administrative rules promulgated by the WDNR.

*Therefore*, based upon the information that has been submitted, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for Lot 1 and any other necessary response actions have been completed except with respect to petroleum (specifically benzene) contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards that WDNR has determined will be brought into compliance through natural attenuation, in accordance with rules promulgated by WDNR.

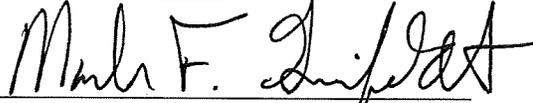
Upon issuance of this Partial Certificate for Lot 1, **The City of Oshkosh** and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 291.37(2), and 292.11(3), (4), and (7)(b) and (c), Wis. Stats., with respect to the existence of hazardous substances on or originating from Lot 1, the release of which occurred prior to the date the WDNR approved the environmental investigation required under s. 292.15(2)(ae)1., Wis. Stats. However, the person who owns or controls Lot 1 would no longer qualify for this liability exemption if that person fails to maintain or monitor Lot 1 as required by the conditions in this Certificate, the **February 1, 2011** case closure letter, s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any discharges of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

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

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

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 291.37(2), and 292.11(3), (4), and (7)(b) and (c), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 12<sup>th</sup> day of December, 2011.



Mark F. Giesfeldt, Director  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources

**ATTACHMENT A1  
Partial Certificate of Completion  
LEGAL DESCRIPTION – Full Property**

See attached Warranty Deed Doc. # 1393421 recorded with Winnebago County Register of Deeds Office on April 4, 2006

Warranty Deed

Document Number

Document Title

Brunswick Corporation, a Delaware Corporation, warrants and conveys to REDEVELOPMENT AUTHORITY OF THE CITY OF OSHKOSH, WISCONSIN a separate body public, located in Winnebago County, Wisconsin, the following described real estate in Winnebago County, State of Wisconsin:

Lots 1 and 2 of Block "A" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh City Railroad Company by Deed recorded in Volume 86 on Page 191.

That portion of Jay Street, as now vacated, lying south of the Southerly line of Marion Street, in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin.

Lots 2,3,4,5,6,7,8,9,10,11,12,13 and 14 of Block "D" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh Railroad Company by Deeds recorded in Vol. 86 on Pages 193, 189 and 200.

That part of Lots 0 and 1, of Block "D" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, lying southeasterly of a line described as follows: Commencing at the Northeasterly (most Easterly) corner of said Lot 1; thence northwesterly, along the Northeasterly line of said Lot 1 (being the Southwesterly line of Marion Street), 57.5 feet, to a point that is 80 feet southeasterly of, measured at right angles to, the former center line of the right of way of the Soo Line Railroad Company, and the point of commencement of said line; thence southwesterly, and parallel with the center line of said former railroad right of way, to the Northeasterly bank of the Fox River and the point of termination of said line, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh Railroad Company by Deed recorded in Volume 86 on Page 200.

This is not homestead property.

Exceptions to warranty: Zoning provisions, easements and other restrictions of record.

Dated this 30 day of March, 2006.

BRUNSWICK CORPORATION

By: James C. Hubbard
JAMES C. HUBBARD
Vice President and Chief of Staff
Mercury Marine

STATE OF WISCONSIN )
WINNEBAGO COUNTY ) ss.

Personally came before me this 30th day of March, 2006, the above-named James C. Hubbard, Vice President and Chief of Staff for Mercury Marine of BRUNSWICK CORPORATION, to me known to be such person and officer who executed the foregoing Instrument and acknowledged that he executed the same as such officer by its authority for the purpose therein contained.

Trevor R. Groul
Notary Public, Fond du Lac Co., WI
My Commission is permanent

This Instrument drafted by:
Attorney Warren P. Kraft
Oshkosh, WI 54903-1130

1393421

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

04/04/2006 03:05PM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE 11.00
TRANSFER FEE \$12
# OF PAGES 1

Recording Area
Name and Return Address
Charge
City Attorney's Office
Oshkosh, WI 54902-1130

901-0230
Parcel Identification Number (PIN)

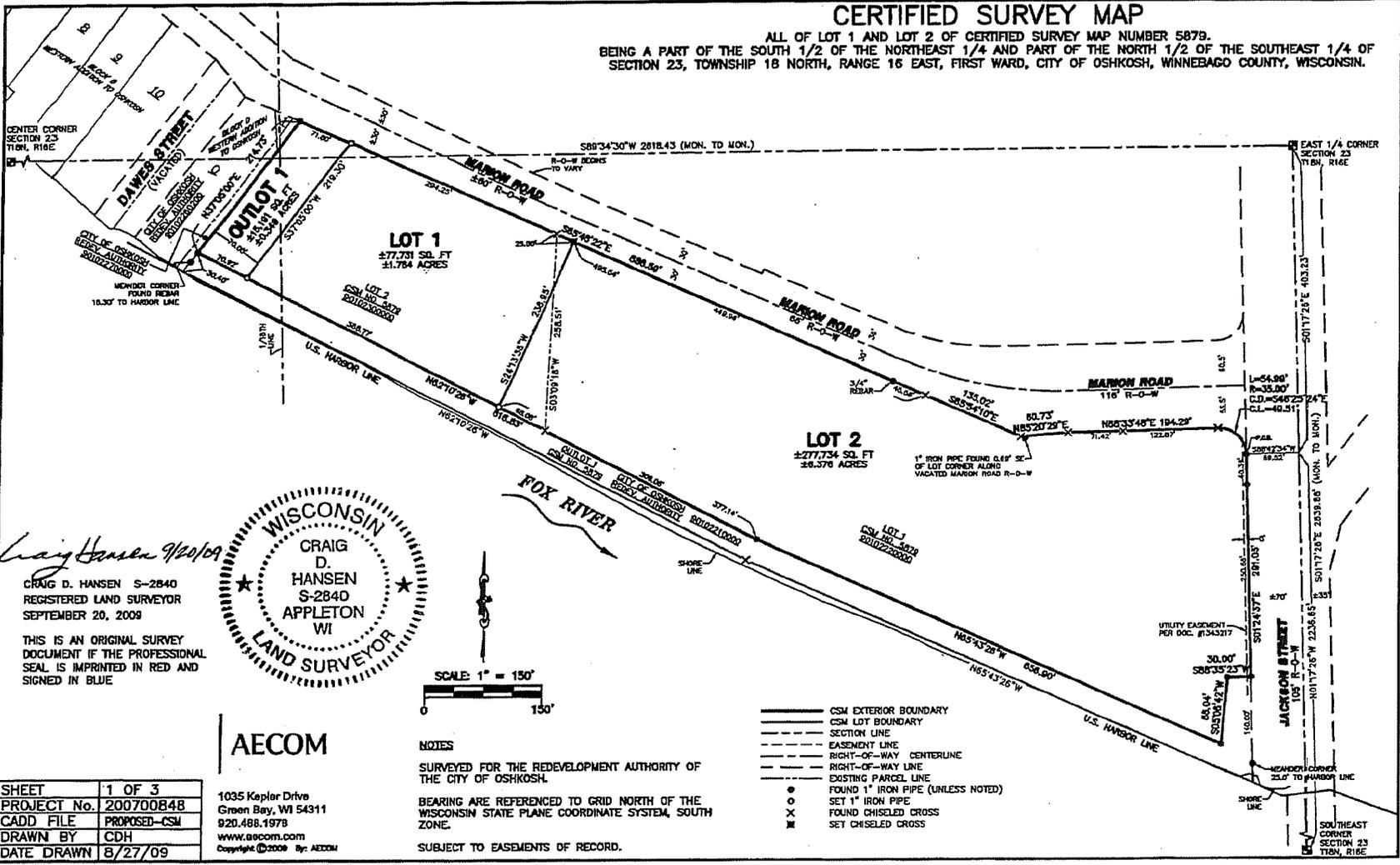
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**ATTACHMENT A2**  
**Partial Certificate of Completion**  
**Legal Description – Lot 1**

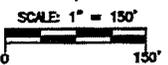
Lot 1 of Certified Survey Map Number 6408, being a part of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and part of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 23, Township 18 North, Range 18 East, City of Oshkosh, Winnebago County, Wisconsin in attached CSM 6408 recorded with Winnebago County Register of Deeds Office on October 5, 2009.

# CERTIFIED SURVEY MAP

ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5879.  
BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST, FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



*Craig Hansen 9/20/09*  
 CRAIG D. HANSEN S-2840  
 REGISTERED LAND SURVEYOR  
 SEPTEMBER 20, 2009  
 THIS IS AN ORIGINAL SURVEY DOCUMENT IF THE PROFESSIONAL SEAL IS IMPRINTED IN RED AND SIGNED IN BLUE



**NOTES**  
 SURVEYED FOR THE REDEVELOPMENT AUTHORITY OF THE CITY OF OSHKOSH.  
 BEARING ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.  
 SUBJECT TO EASEMENTS OF RECORD.

- CSM EXTERIOR BOUNDARY
- CSM LOT BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - EXISTING PARCEL LINE
- FOUND 1" IRON PIPE (UNLESS NOTED)
- SET 1" IRON PIPE
- × FOUND CHISELED CROSS
- ⊞ SET CHISELED CROSS

SHEET	1 OF 3
PROJECT No.	200700848
CADD FILE	PROPOSED-CSM
DRAWN BY	CDH
DATE DRAWN	8/27/09

**AECOM**  
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 Green Bay, WI 54311  
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# 20108

# 60408

### CERTIFIED SURVEY MAP

ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5879,  
BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE  
NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST,  
FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

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#### SURVEYORS CERTIFICATE

I, Craig D. Hansen, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of Winnebago County, and the City of Oshkosh, and under the direction of the Redevelopment Authority of the City of Oshkosh, owner of said land, I have surveyed, divided and mapped the following land being all of Lot 1 and Lot 2 of Certified Survey Map Number 5879. Being a part of the South 1/2 of the Northeast 1/4 and part of the North 1/2 of the Southeast 1/4 of Section 23, Township 18 North, Range 16 East, First Ward, City of Oshkosh, Winnebago County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 corner of said Section 23; thence S01°17'26"E along the east line of the Northeast 1/4 of said section, 403.23 feet; thence S88°42'34"W, 69.52 feet to a point on the west right-of-way of Jackson Street and the easterly line of Lot 1 of Certified Survey Map Number 5879, that also being the Point of Beginning; thence along said right-of-way and the easterly line of said Lot 1 S01°24'37"E, 291.05 feet; thence along the easterly line of said Lot 1 S88°35'23"W, 30.00 feet; thence continuing along the easterly line of said Lot 1 S05°06'42"W, 88.04 feet to the southeast corner of said Lot 1; thence along the southerly line of said Lot 1 N65°43'28"W, 658.90 feet; thence N62°10'28"W, 816.83 feet along the southerly line of said Lot 1 and the southerly line of Lot 2 of Certified Survey Map Number 5879 to the southwest corner of said Lot 2; thence along the westerly line of said Lot 2 N37°05'00"E, 214.73 feet to a point on the southerly right-of-way of Marion Road and the northwest corner of said Lot 2; thence along said southerly right-of-way S65°48'22"E, 886.59 feet; thence continuing along said southerly right-of-way S65°54'10"E, 135.02 feet; thence continuing along said southerly right-of-way N85°20'29"E, 60.73 feet; thence continuing along said southerly right-of-way N88°33'48"E, 184.29 feet; thence continuing along said southerly right-of-way 54.89 feet on a curve to the right having a radius of 35.00 feet, whose chord bears S46°25'24"E, 49.51 feet to a point on the westerly right-of-way of Jackson Street and the Point of Beginning.

Said parcel contains 370,656 square feet or 8.509 acres more or less.

Said parcel is subject to easements of record.

That the survey of said land was done under my direct supervision and the map hereon is a true and accurate representation of the exterior boundaries and the division thereof.

*Craig Hansen 9/20/09*

CRAIG D. HANSEN S-2840  
REGISTERED LAND SURVEYOR  
SEPTEMBER 20, 2009

THIS IS AN ORIGINAL SURVEY  
DOCUMENT IF THE PROFESSIONAL  
SEAL IS IMPRINTED IN RED AND  
SIGNED IN BLUE



SHEET	2 OF 3
PROJECT No.	2007008A8
CADD FILE	PROPOSED-CSA
DRAWN BY	CDH
DATE DRAWN	8/27/09

**ATTACHMENT B**  
**Partial Certificate of Completion**  
**Investigation and Remedial Action Plan Reports**

1. Phase I Environmental Site Assessment (ESA), March 29, 2006, STS-AECOM
2. Phase II Environmental Subsurface Assessment and Remedial Action Plan, March 27, 2008, STS-AECOM
3. GIS Registry files from BRRTS #02-71-516785
  - <http://dnrmaps.wi.gov/>
  - <http://dnrmaps.wi.gov/efiles/Ner/Winnebago/02%20ERP/0271516785/0271516785.pdf>
3. Request for Partial Certificate of Completion, October 31, 2011, AECOM

**ATTACHMENT C**  
**Partial Certificate of Completion**  
**Closure Letter and Cap Maintenance Plan**

See the attached:

- February 1, 2011, Case Closure Letter and
- Updated cap maintenance plan for the parcel identified as Lot 1 (The Rivers) site.



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
375 City Center, Suite 1  
Oshkosh, Wisconsin 54901-1805  
TTY: Contact Through Relay  
Fax: (920) 424-0217  
Scott Walker, Governor  
Paul F. Jadin, Secretary

February 1, 2011

Darryn Burich  
Planning Director  
215 Church Ave  
PO Box 1130  
Oshkosh WI 54903-1130

RE: **Final Closure with Land Use Limitation to Address Direct Contact Risk**  
**Commerce # 54901-4720-00-A DNR BRRTS # 02-71-516785**  
Marion Road ROW, 400 Block Marion Rd, Oshkosh

Dear Mr. Burich:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to human health and the environment as long as current and subsequent property owners adhere to the following limitation:

The barrier cap must be maintained in accordance with the enclosed maintenance plan.

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review *new* information to determine if the cap requirement can be changed or removed.

The following activities are prohibited on any portion of the property where a pavement cap or other barrier is required, as identified on the attached map, unless prior written approval has been obtained from Commerce: 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.

This site 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 and groundwater contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. It is in your best interest to keep all documentation related to the environmental activities at your site.

If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or through the GIS Registry web address listed above.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation,

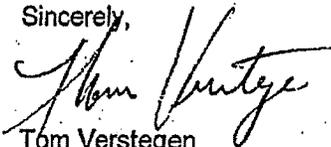
ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

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

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

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) 424-0025.

Sincerely,



Tom Verstegen  
Hydrogeologist - Dept of Commerce  
PECFA - Site Review Section

Enclosure

cc: Andrew Mott - AECOM  
Craig Dousharm, Mercury Marine, PO Box 1939, Fond du Lac WI 54936

**Soil Performance Standard Cover System  
Former Mercury Marine Parcel – Plant 24  
Former 449 Marion Road  
Oshkosh, Wisconsin**

October 31, 2011

MERCURY MARINE  
Property Located at 449 Marion Road, Oshkosh  
Parcel ID No.:

Introduction

This document describes the Soil Performance Standard Cover System at the above-referenced site in accordance with the requirements of Wisconsin Administrative Code (WAC) Chapter (ch.) NR 720.19(2). The soil is impacted by lead, polynuclear aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs). The location of the cap to be maintained in accordance with this Maintenance Plan is shown on Exhibit A of the Barrier Maintenance Plan.

Cap Purpose

The cap over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the cap should function as intended unless disturbed.

Description of Cover System

The performance standard cover system for the subject property recognizes the recently construction building, parking lot, and soil cover as a suitable direct contact barrier. This remedial alternative was selected as a lowest cost action which would be protective of human health and the environment.

The technical feasibility of the cover system is appropriate based on the relatively low mobility of contaminants in the soils. The proposed cover system will be protective of human health, safety and welfare, and the environment over both short-term and long-term time periods.

Institutional controls include registry on the WNDR's GIS database, as well as, conducting annual inspection and maintenance. The property owner will conduct annual inspections and maintain the cap in accordance with the attached Maintenance Plan, to ensure integrity of the cap.

Contact Information (as of April 19, 2011)

Current Property Owner:  
City of Oshkosh Redevelopment Authority  
215 Church Avenue  
Oshkosh, Wisconsin 54901  
(920) 236-5059

Environmental Consultant  
AECOM  
558 North Main Street  
Oshkosh, Wisconsin 54901  
Contact: Andrew Mott  
Phone: (920) 236-6713

## **SOIL COVER MAINTENANCE PLAN**

October 31, 2011

Property Located at:  
Former Mercury Marine Parcel – Plant 24  
449 Marion Road  
Oshkosh, Wisconsin

WDNR BRRTS No. 21-71-282521

Parcel No.: 0102300000

Parcel Description: Lot 1 CSM 6408 DOC #1520619 R of D

### **Introduction**

This document is the Maintenance Plan for a turf and pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities described in this plan relate to the existing paved surfaces and grass turf areas occupying contaminated groundwater plume or soil on-site. The contaminated groundwater plume is impacted by volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). The location of the paved and turf surfaces to be maintained in accordance with this Maintenance Plan, which is comparable to the impacted groundwater plume, are identified in the attached map (Exhibit A). The area to be maintained is south of Marion Road and north of the Fox River.

### **Cover and Building Barrier Purpose**

The paved and turf surfaces over the contaminated soil and groundwater plume serve as a barrier to prevent direct human contact with residual contamination that might otherwise pose a threat to human health. Based on the current and future use of the property as senior apartments and parking lot, the barriers should function as intended unless disturbed. Groundwater contamination is isolated and exists about 3 to 8 feet below the pre-existing ground surface. The presence of turf on the remaining areas will prevent erosion and exposure to contaminants.

### **Annual Inspection**

The paved and turf surfaces overlying the contaminated soil and groundwater plume and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, bare areas, dead or dying vegetation and other potential problems that can cause exposure to 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 City of Oshkosh 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. The inspection log will be kept on file at City offices and made immediately available for review by the Wisconsin Department of Natural Resources (WDNR), its successor, and/or other state agency. Do not submit a copy of the log annually.

### **Sub slab Venting and Vapor Barrier System for Buildings**

A sub slab venting and vapor barrier system has been installed in The Rivers. The system consists of perforated piping system, bedding in clear stone with a continuous plastic barrier beneath the floor slab. Please see photo log in the Request for Certificate of Completion, Appendix G For documentation. The integrity of these systems needs to be maintained. All vents need to be maintained and unobstructed.

Any future modifications to the building needs to take in account the integrity of this system. These restrictions should be reviewed on an annual basis.

### **Maintenance Activities**

This Maintenance Plan covers only routine maintenance and repair activities to the parking lot pavement and turf-covered ground surfaces within the area designated. 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 include patching and filling operations, reseeding, and re-grading. 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 protective equipment. Any soil removed from the designated area must be treated, stored, and disposed of in accordance with the applicable local, state, and federal regulations.

Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WNDR or its successor.

The property owner, in order to maintain the integrity of the paved or turf surfaces, will maintain a copy of this Maintenance Plan on file at its offices and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### **Amendment or Withdrawal of Maintenance Plan**

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

### **Contact Information**

October 2011

#### **Site Owner and Operator:**

City of Oshkosh Redevelopment Authority  
215 Church Ave  
Oshkosh, Wisconsin 54901  
(920) 236-5059

#### **Consultant:**

AECOM  
Contact: Andrew Mott  
558 North Main Street  
Oshkosh, Wisconsin 54901  
(920) 236-6713

#### **Wisconsin Department of Natural Resources:**

Kathleen Sylvester  
Bureau of Remediation and Redevelopment  
625 East County Road Y, Suite 700  
Oshkosh, Wisconsin 54901  
(608) 275-3212

Soil Cover Maintenance Plan accepted:

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Darryn Burich, Director of Planning Services  
City of Oshkosh, Wisconsin

BARRIER MAINTENANCE PLAN  
SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

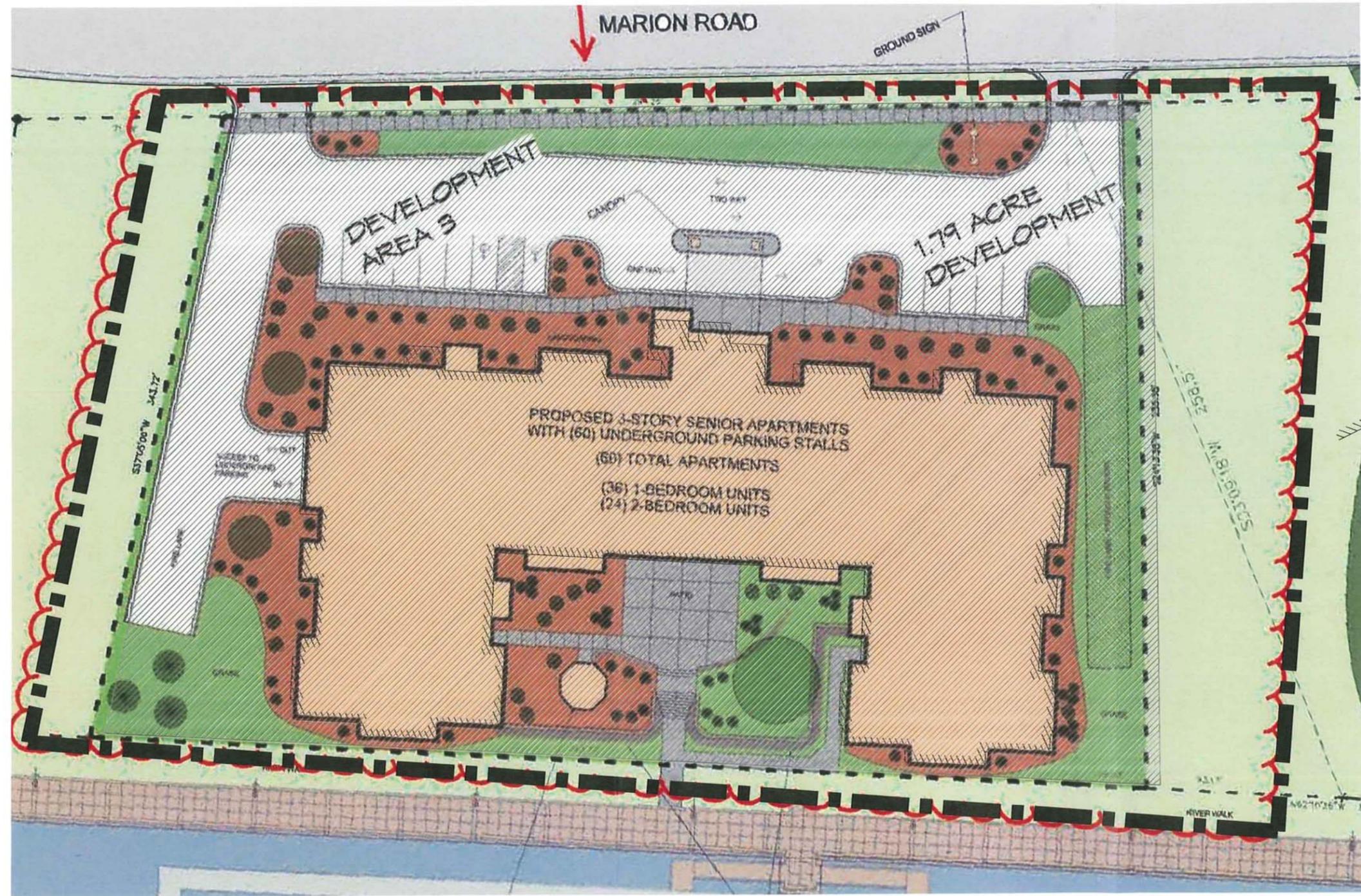
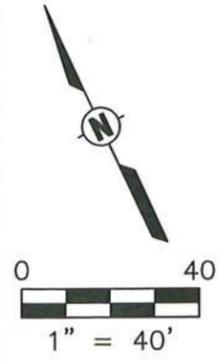
Drawn: ALB 06/11/2009

Checked: SAP 4/28/2011

Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER EXHIBIT A



**LEGEND**

- SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
- EXISTING BUILDING
- B-3 STS SOIL BORING LOCATION
- MMSB-4 STS MONITORING WELL LOCATION
- MW-3 STS ABANDONED MONITORING WELL
- HA-4 STS HAND AUGER LOCATION
- MW-4 SIGMA MONITORING WELL LOCATION
- 64W97-18 SIGMA ABANDONED MONITORING WELL
- BARRIER MAINTENANCE AREA (CAP)

**Exhibit B**  
**BARRIER INSPECTION LOG**

<b>Inspection Date</b>	<b>Inspector</b>	<b>Condition of Cap</b>	<b>Recommendations</b>	<b>Have Recommendations from previous inspection been implemented?</b>

**PLAN NOTES**

1. ALL SIDEWALK REPAIRS OVER TRENCH EXCAVATIONS REQUIRE THREE #4 REINFORCING BARS EQUALLY SPACED AND CENTERED MID-DEPTH IN THE CONCRETE.
2. HDPE PIPE IS NOT ALLOWED WITHIN CITY RIGHT OF WAY OR ON EASEMENTS. NOTE THAT THE STORM SEWER PIPE FROM THE OUTFALL TO THE FIRST MANHOLE IS RCP.
3. SANITARY SEWER SERVICE LINES SHALL BE PVC SCHEDULE 40.
4. CONNECT SANITARY SEWER SERVICE TO SANITARY SEWER MAIN BY USE OF AN "INSERTA-TEE" @ OR CORE-AND-SADDLE CONNECTION.

5. WATER SERVICE LINES 2" OR SMALLER SHALL BE METALLIC WITHIN THE RIGHT OF WAY AND CONNECTED TO THE MAIN WITH A CORPORATION. WATER SERVICE LINES GREATER THAN 2" SHALL BE OF DUCTILE IRON CLASS 52 WITHIN THE RIGHT OF WAY AND CONNECTED TO THE MAIN USING A TAPPING VALVE AND STAINLESS STEEL SLEEVE.
6. CONTACT MR. JACK REICHENBERGER OF THE CITY OF OSHKOSH WATER DISTRIBUTION UTILITY AT (920) 232-3330 AT LEAST 7 DAYS BEFORE DOING ANY WORK INVOLVING THE PUBLIC MAIN, INCLUDING SERVICE LINE CONNECTIONS.

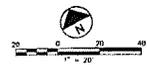
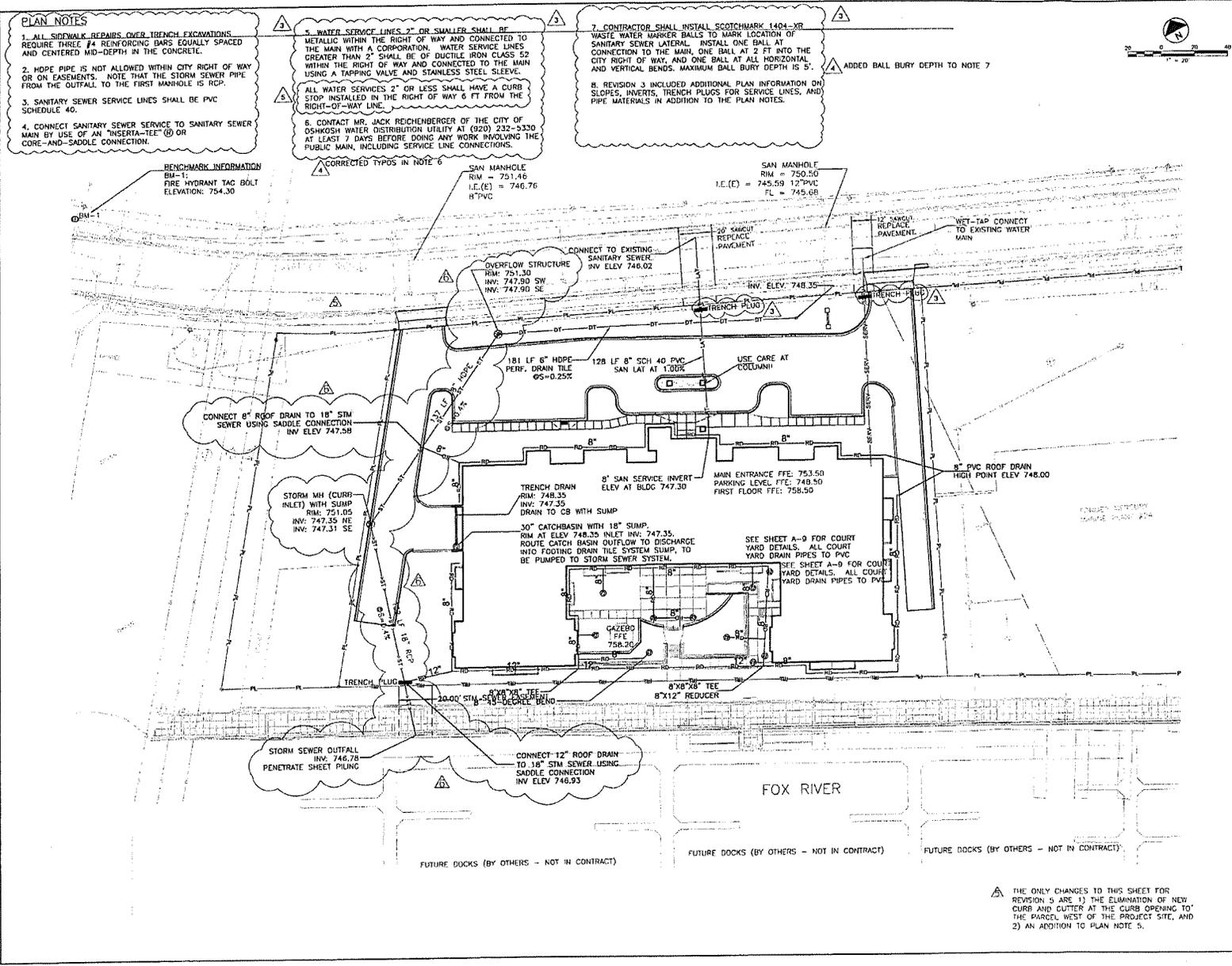
7. CONTRACTOR SHALL INSTALL SCOTCHMARK 1404-XR WASTE WATER MARKER BALLS TO MARK LOCATION OF SANITARY SEWER LATERAL. INSTALL ONE BALL AT CONNECTION TO THE MAIN, ONE BALL AT 2 FT INTO THE CITY RIGHT OF WAY, AND ONE BALL AT ALL HORIZONTAL AND VERTICAL BENDS. MAXIMUM BALL BURY DEPTH IS 5'.
8. REVISION 3 INCLUDED ADDITIONAL PLAN INFORMATION ON SLOPES, INVERTS, TRENCH PLUGS FOR SERVICE LINES, AND PIPE MATERIALS IN ADDITION TO THE PLAN NOTES.

ADDED BALL BURY DEPTH TO NOTE 7

**BENCHMARK INFORMATION**  
BM-1:  
FIRE HYDRANT TAC BOLT  
ELEVATION: 754.30

CORRECTED TYPOS IN NOTE 6  
SAN MANHOLE  
RIM = 751.46  
I.E.(E) = 746.76  
R/PVC

SAN MANHOLE  
RIM = 750.50  
I.E.(E) = 745.59  
12" PVC  
FL = 745.08



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Oshkosh, WI 54901  
PH: 920.439.8700  
WWW.AECOM.COM  
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THE RIVERS SENIOR LIVING  
475 MARION ROAD  
OSHKOSH, WISCONSIN

UTILITY PLAN

NO.	DATE	DESCRIPTION
1	08/14/24	ISSUE FOR PERMITS
2	08/14/24	ISSUE FOR PERMITS
3	08/14/24	ISSUE FOR PERMITS
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5	08/14/24	ISSUE FOR PERMITS
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100	08/14/24	ISSUE FOR PERMITS

PROJECT NUMBER  
**0101641**

SHEET NUMBER  
**C5.0**

THE ONLY CHANGES TO THIS SHEET FOR REVISION 9 ARE 1) THE ELIMINATION OF NEW CURB AND CUTTER AT THE CURB OPENING TO THE PARCEL, WEST OF THE PROJECT SITE, AND 2) AN ADDITION TO PLAN NOTE 5.

**ATTACHMENT D**  
**Partial Certificate of Completion**  
**Historic Fill Handling Plan**

See the attached plan.

## Memorandum

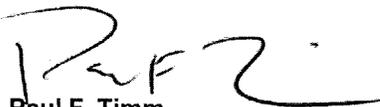
To	Kathy Sylvester, WDNR	Page	1
CC	Darlene Brandt, City of Oshkosh		
Subject	Historic Fill/Soil Management Plan Outline, Marion Zone Redevelopment Area AECOM Project Number 60149623		
From	Paul Timm, AECOM		
Date	November 16, 2011		

The redevelopment of the Marion Zone area has presented several challenges. Each challenge has been overcome utilizing engineering practices that take into consideration the Wisconsin Department of Natural Resources (WDNR) guidelines and goals related to site remediation and protecting the environment. The most significant challenge has been the discovery of impacts from the historic use of the site. During facility demolition and environmental subsurface investigations, the subsurface was found to be filled with various solid wastes and impacted by isolated petroleum and solvent releases. In addition, the shallow natural soils had been reworked and mixed with the various solid wastes. The solid waste was found at varying concentration and depths across the entire redevelopment area. Each petroleum and/or solvent spill was dealt with on a case by case basis, but the extent and degree of the historic fill required a more general site wide approach to allow redevelopment. This approach was developed with WDNR input. The plan includes the following phases:

1. Investigation and identification of the character and extent of the fill.
2. Preparation of a cost analysis to identify the most cost effective approach to site redevelopment. The analysis included foundation type, site/building elevation, parking, storm water control, and utility corridors.
3. Promoting the use of innovative foundation types to limit excavation activities.
4. Requiring disposal of all fill and soil generated during construction at a Licensed landfill.
5. Requiring full time documentation of all excavation activities to segregate fill types to effectively identify and handle any unknown issues discovered during excavation.
6. Requiring permanent capping during redevelopment on the entire site using paved parking areas, building foundations, warning barriers under landscape areas, and lined Biofiltration storm water systems.
7. Requiring installation of plugs on all utility corridors to limit groundwater migration
8. Requiring sub slab vapor venting systems.

All of these controls have been utilized on each redevelopment project in this area. Specific details can be found in the Certificate of Completion documentation for each redevelopment project.

Sincerely yours,



**Paul F. Timm**  
Paul.Timm@aecom.com

Warranty Deed

1393421

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

04/04/2006 03:05PM

JULIE PAGEL  
REGISTER OF DEEDS

RECORDING FEE 11.00  
TRANSFER FEE #12  
# OF PAGES 1

Recording Area  
Name and Return Address  
*Charge*  
City Attorney's Office  
Oshkosh, WI 54902-1130

901-0230  
Parcel Identification Number (PIN)

Document Number Document Title

Brunswick Corporation, a Delaware Corporation, warrants and conveys to REDEVELOPMENT AUTHORITY OF THE CITY OF OSHKOSH, WISCONSIN a separate body public, located in Winnebago County, Wisconsin, the following described real estate in Winnebago County, State of Wisconsin:

Lots 1 and 2 of Block "A" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh City Railroad Company by Deed recorded in Volume 86 on Page 191.

That portion of Jay Street, as now vacated, lying south of the Southerly line of Marion Street, in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin.

Lots 2,3,4,5,6,7,8,9,10,11,12,13 and 14 of Block "D" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh Railroad Company by Deeds recorded in Vol. 86 on Pages 193, 189 and 200.

That part of Lots 0 and 1, of Block "D" in the Plat of the WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, lying southeasterly of a line described as follows: Commencing at the Northeasterly (most Easterly) corner of said Lot 1; thence northwesterly, along the Northeasterly line of said Lot 1 (being the Southwesterly line of Marion Street), 57.5 feet, to a point that is 80 feet southeasterly of, measured at right angles to, the former center line of the right of way of the Soo Line Railroad Company, and the point of commencement of said line; thence southwesterly, and parallel with the center line of said former railroad right of way, to the Northeasterly bank of the Fox River and the point of termination of said line, excepting therefrom that portion thereof heretofore conveyed to The Oshkosh Railroad Company by Deed recorded in Volume 86 on Page 200.

This is not homestead property.

Exceptions to warranty: Zoning provisions, easements and other restrictions of record.

Dated this 30 day of March, 2006.

BRUNSWICK CORPORATION

By: *James C. Hubbard*  
JAMES C. HUBBARD  
Vice President and Chief of Staff  
Mercury Marine

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS.

Personally came before me this 30<sup>th</sup> day of March, 2006, the above-named James C. Hubbard, Vice President and Chief of Staff for Mercury Marine of BRUNSWICK CORPORATION, to me known to be such person and officer who executed the foregoing instrument and acknowledged that he executed the same as such officer by its authority for the purpose therein contained.

*Trevor R. Grove*  
Trevor R. Grove  
Notary Public, Fond du Lac Co., WI  
My Commission is permanent

This instrument drafted by:  
Attorney Warren P. Kraft  
Oshkosh, WI 54903-1130

C

STATEMENT OF AFFECTED PROPERTY LEGAL DESCRIPTION

As required by s. NR 726.05(3) of the Wisconsin Administrative Code, the City of ~~Appleton~~ <sup>Oshkosh</sup> is providing the following signed statement: To the best of our knowledge, the legal description for the property that is within or partially within the contaminated site boundary for the Mercury Maine Plant 64 Candle Plant site at 400 Marion Road in Oshkosh, Winnebago County, Wisconsin, has been provided to the Wisconsin Department of Natural Resources.

  
\_\_\_\_\_  
(Signature)

  
\_\_\_\_\_  
(Date)

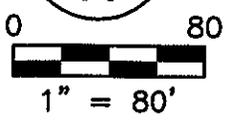
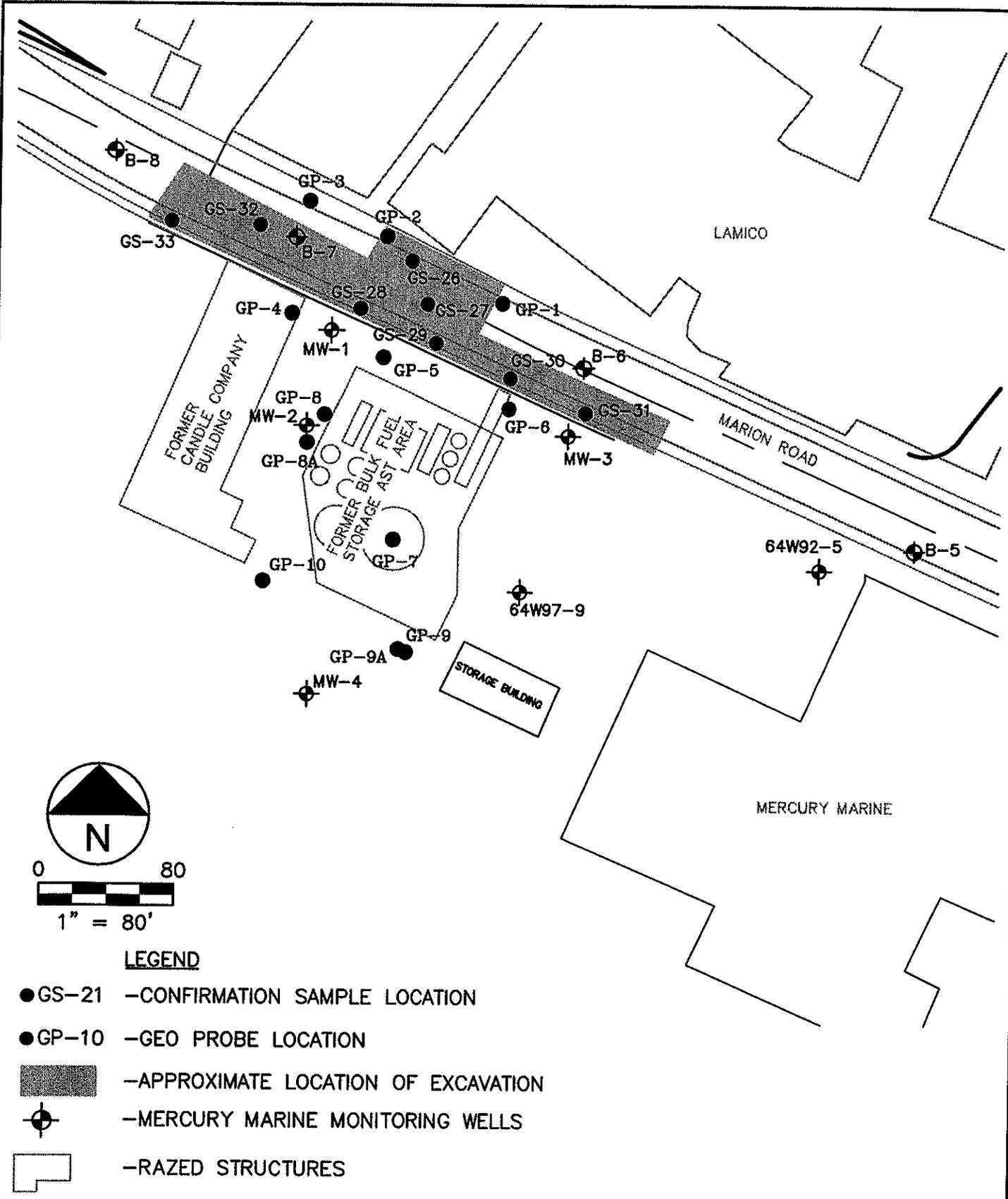
Darryn Burich  
\_\_\_\_\_  
(Name)

Principal Planner  
\_\_\_\_\_  
(Title)

City of Oshkosh  
\_\_\_\_\_  
(Company)



X:\Projects\426678\Marine\426678xdwg\Mercury\_Marine\CLOSURE\_FIGURE2.dwg; 1/10/2007 9:54:42 AM; STEMPA, CHRIS



**LEGEND**

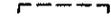
- GS-21 - CONFIRMATION SAMPLE LOCATION
- GP-10 - GEO PROBE LOCATION
- - APPROXIMATE LOCATION OF EXCAVATION
- ⊕ - MERCURY MARINE MONITORING WELLS
- - RAZED STRUCTURES

**STS CONSULTANTS**  
 558 North Main Street  
 Oshkosh, WI 54901  
 920-235-0270  
 www.stsconsultants.com  
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**SOIL EXCAVATION DIAGRAM  
 MARION ROAD ROW  
 CITY OF OSHKOSH  
 OSHKOSH, WISCONSIN**

Drawn :	MAS 12/8/2006
Checked:	AGM 12/8/2006
Approved:	AGM 12/8/2006
PROJECT NUMBER	X426678XA
FIGURE NUMBER	2

**LEGEND**

-  PARCEL LINES
-  FORMER RIGHT OF WAY LINE
-  FORMER ROAD CENTERLINE
-  EXISTING BUILDING
-  RAZED BUILDING
-  EXISTING CONTOUR
-  B-3 STS SOIL BORING LOCATION
-  MMSB-4 STS MONITORING WELL LOCATION
-  MW-3 STS ABANDONED MONITORING WELL
-  HA-4 STS HAND AUGER LOCATION
-  TP-7 STS TEST PIT LOCATION
-  CS-10 CONFIRMATION SAMPLE LOCATION
-  MW-4 SIGMA MONITORING WELL LOCATION
-  64W97-18 SIGMA ABANDONED MONITORING WELL
-  GP-10 SIGMA GEOPROBE LOCATION
-  DB-1 STS GEOTECHNICAL BORING LOCATION

  
 APPROX. SCALE: 1" = 90'  
 1" = 40' WHEN PLOTTED AS 24" X 36"

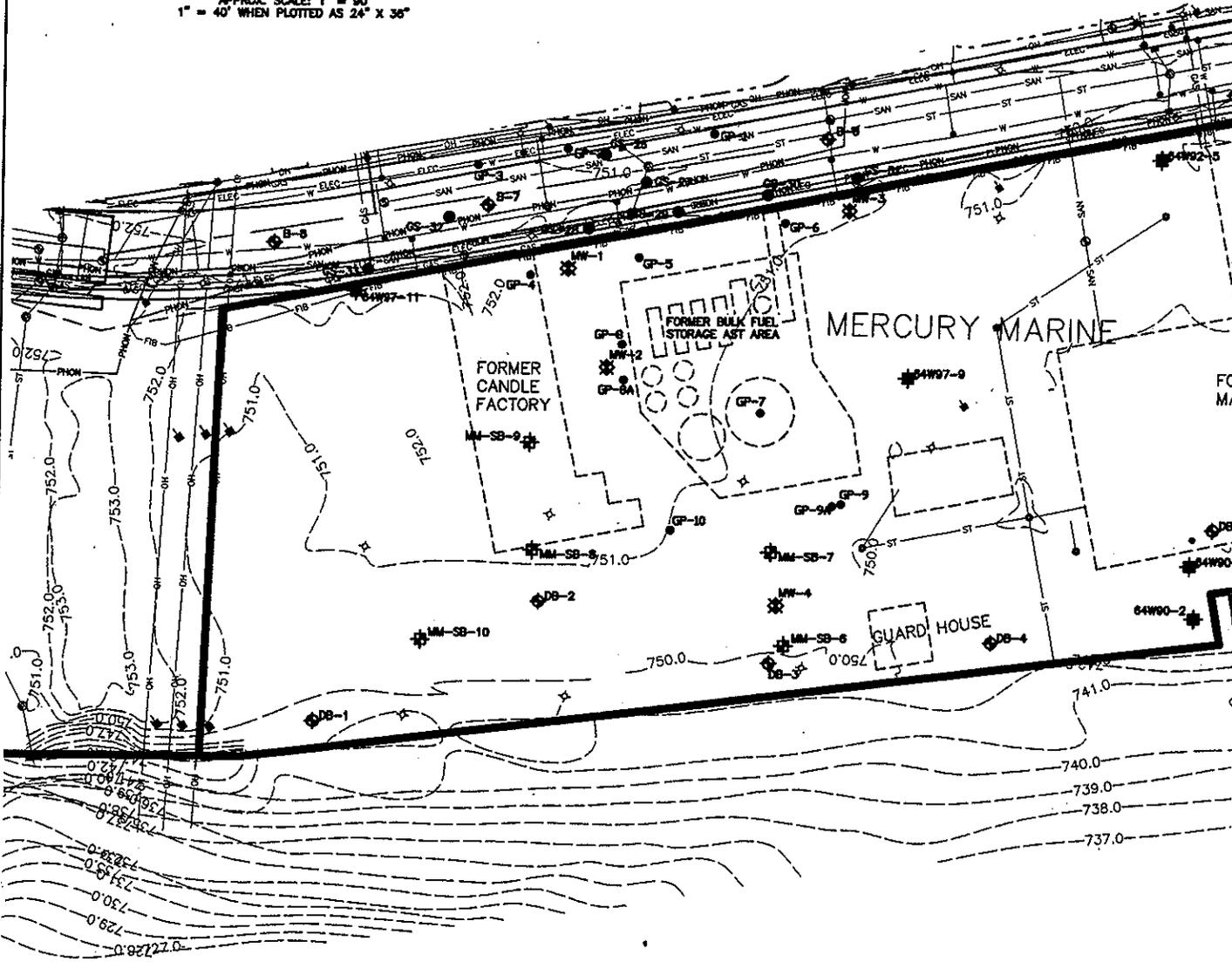
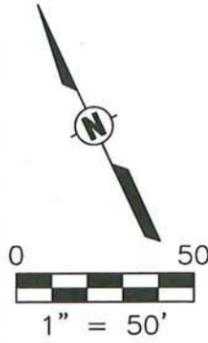


Figure 2 A  
Other Investigation

X:\Projects\20070104\1\Map\20070104\20070104.dwg 4/7/2008 8:20:25 AM 8504 1/2008 A



Parameters	Generic RCLs			NR 746 Soil Screening Levels	GP-4		GP-5		GP-6		GP-7		GP-8		GP-9		GP-10		MM-SB-6	MM-SB-9	MM-SB-10	
	Direct Contact Pathway		Groundwater Pathway		2.4' Fill 3/18/04	6-8' Silt/Clay 3/18/04	0-2' Fill 3/18/04	4-6' Silt 3/18/04	0-4' Fill 3/18/04	4-6' Silt/Clay 3/18/04	0-2' Fill 3/18/04	4-6' Fill/Silt/Clay 3/18/04	0-4' Fill 3/18/04	4-5' Silt 3/18/04	0-4' Fill 3/18/04	4-6' Fill/Clay 3/18/04	0-2' Fill 3/18/04	6-8' Clay 3/18/04	2.5-4.5' Fill 5/23/07	5-7' Clay 5/23/07	2.5-4.5' Fill 5/23/2007	10-12' Clay 5/23/2007
	Non-Industrial	Industrial																				
Metals (mg/kg)																						
Lead	50 <sup>E</sup>	500 <sup>E</sup>	-	-	79.0 <sup>A</sup>	8.48	31.6	440 <sup>A</sup>	41.9	63.0 <sup>A</sup>	21.9	11.4	34.7	195 <sup>A</sup>	166 <sup>A</sup>	19.5	19.4	15.0	NA	NA	NA	NA
VOCs (µg/kg)																						
Benzene	1,100 <sup>E</sup>	52,000	5.5 <sup>E</sup>	8,500	ND	ND	45.2 <sup>C</sup>	ND	ND	ND	ND	ND	ND	ND	ND	ND	40.1 <sup>C</sup>	ND	<10	<10	<10	<10
Bromomethane	21,800	1,430,000	4.0	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<17	87.1 <sup>C</sup>	<17	<17	27.1 <sup>C</sup>
Naphthalene	60,000 <sup>E</sup>	4,000,000 <sup>E</sup>	400 <sup>E</sup>	2,700	111	ND	216	ND	273	2,360 <sup>C</sup>	133	ND	47.7	ND	215	53.5	643 <sup>C</sup>	234	<7.0	77.6	<7.0	<7.0
PAHs (µg/kg) <sup>F</sup>																						
Acenaphthylene	18,000	360,000	700	-	561	ND	ND	ND	ND	1,640 <sup>C</sup>	ND	ND	ND	8,340 <sup>C</sup>	254	ND	ND	<82.3	<9.0	<7.6	<8.9	
Benzo(a)anthracene	88	3,900	17,000	-	1,180 <sup>A</sup>	ND	113 <sup>A</sup>	ND	110 <sup>A</sup>	698 <sup>A</sup>	ND	76.4	89.6	218 <sup>A</sup>	227 <sup>A</sup>	ND	150 <sup>A</sup>	<51.1	<5.6	40.1	<5.6	
Benzo(a)pyrene	8.8	390	48,000	-	706 <sup>AD</sup>	ND	53.3 <sup>A</sup>	ND	326 <sup>A</sup>	406 <sup>AD</sup>	48.3 <sup>A</sup>	7.74	47.8 <sup>A</sup>	76.2 <sup>A</sup>	210 <sup>A</sup>	13.8 <sup>A</sup>	79.0 <sup>A</sup>	68 <sup>A</sup>	<3.2	66.2 <sup>A</sup>	<3.1	
Benzo(b)fluoranthene	88	3,900	360,000	-	890 <sup>A</sup>	ND	58.7	ND	70	201 <sup>A</sup>	ND	ND	ND	204 <sup>A</sup>	ND	105 <sup>A</sup>	ND	88.5 <sup>A</sup>	<2.9	90.8 <sup>A</sup>	<2.8	
Chrysene	8,800	390,000	37,000	-	977	ND	ND	ND	ND	6,720	ND	ND	9,910 <sup>A</sup>	ND	168	122	176	<3.2	<3.2	133	<3.1	
Dibenz(a,h)anthracene	8.8	390	38,000	-	683 <sup>AD</sup>	ND	ND	ND	ND	326 <sup>A</sup>	ND	ND	ND	17.6 <sup>A</sup>	21.8 <sup>A</sup>	ND	177 <sup>A</sup>	<33.7	<3.7	<3.1	<3.7	
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	-	631 <sup>A</sup>	ND	ND	ND	ND	ND	ND	ND	ND	103 <sup>A</sup>	229 <sup>A</sup>	ND	ND	48.2	<3.0	56.8	<3.0	
Naphthalene	20,000	110,000	400	-	ND	ND	142	ND	ND	1,420 <sup>C</sup>	ND	ND	ND	ND	153	ND	507 <sup>C</sup>	68.7	<6.3	<5.3	<6.2	
Phenanthrene	18,000	390,000	1,800	-	1,040	ND	275	ND	ND	5,290 <sup>C</sup>	172	259	ND	3,000 <sup>C</sup>	167	747	575	<51.1	<5.6	167	<5.6	
GRO (mg/kg)	-	-	100	-	<5.59	<6.23	7.95	21.9	<5.59	330 <sup>C</sup>	22.6	<6.99	<5.96	484 <sup>C</sup>	10.2	30.7	13.7	<7.04	NA	NA	NA	
DRO (mg/kg)	-	-	100	-	106 <sup>C</sup>	<6.23	406 <sup>C</sup>	87.5	470 <sup>C</sup>	3930 <sup>C</sup>	723 <sup>C</sup>	NA	34.7	195 <sup>C</sup>	166 <sup>C</sup>	19.5	19.4	15.0	NA	NA	NA	

Notes:

- DRO = Diesel Range Organics
- GRO = Gasoline Range Organics
- VOCs = Volatile Organic Compounds
- PAHs = Polynuclear Aromatic Hydrocarbons
- <sup>1</sup> Standards are for 1,2,4- and 1,3,5-Trimethylbenzene combined
- <sup>A</sup> Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.
- <sup>B</sup> Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.
- <sup>C</sup> Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.
- <sup>D</sup> Parameter exceeds NR 746 Table 1 Soil Screening Levels.
- <sup>E</sup> Generic RCL is established under NR 720 or NR 746.
- <sup>F</sup> Generic RCLs provided in Soil Cleanup Levels for PAHs Interim Guidance, WDNRR-5 1997.
- No Generic RCL established.
- Generic RCLs not included in Wisconsin Administrative Code or Guidance are calculated from the US EPA Soil Screening Level Web Page and the default values contained in Determining Residual Contaminant Levels using the EPA Soil Screening Level Web Site WDNRR-PUB-RR-682 on May 12, 2006.

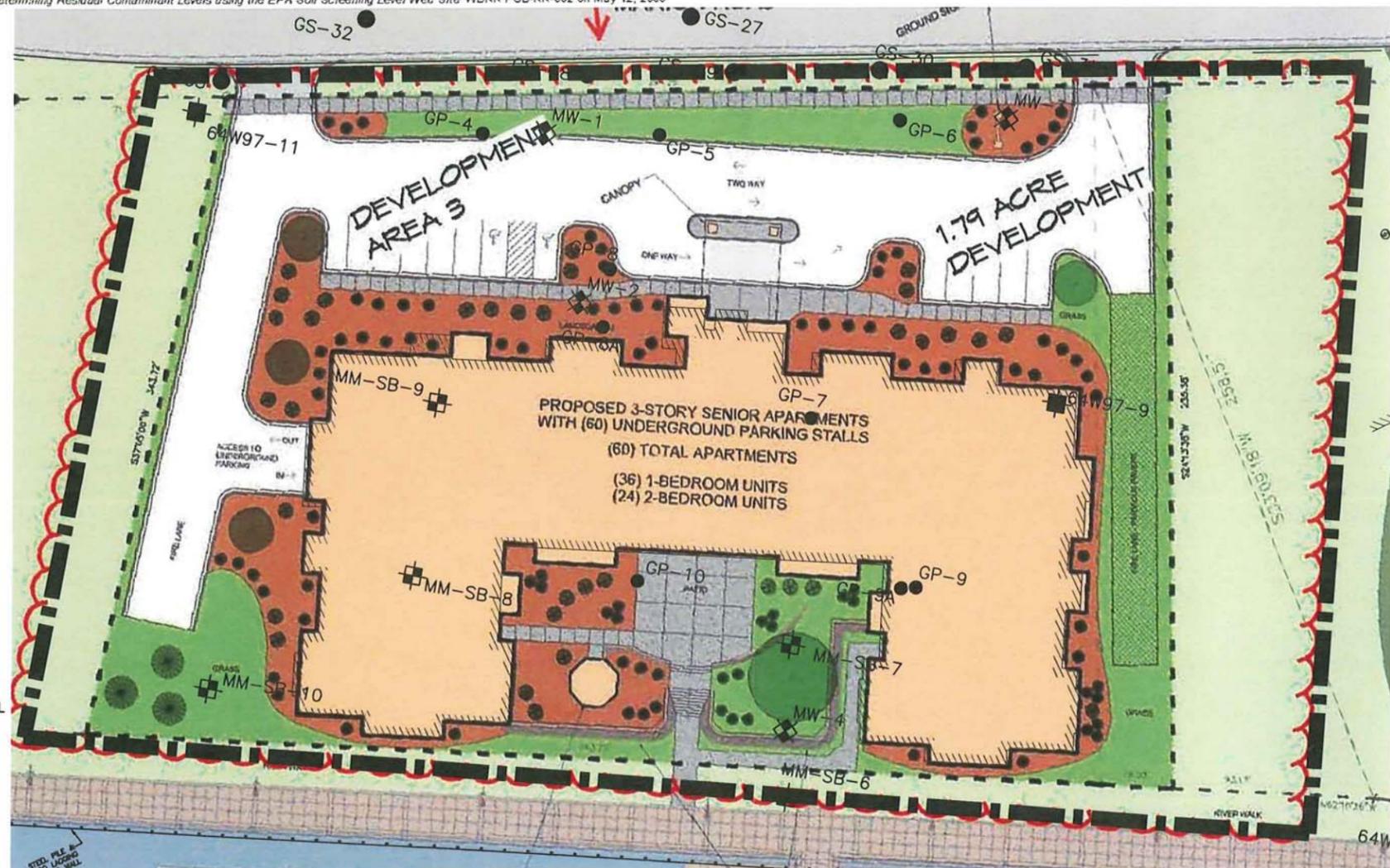
POST CLOSURE



MILWAUKEE OFFICE  
1020 North Broadway  
Milwaukee, WI  
414.225.5100

SOIL SAMPLE LOCATIONS AND RCL EXCEEDANCE SUMMARY  
PROPOSED SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

- LEGEND**
- SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
  - EXISTING BUILDING
  - B-3 STS SOIL BORING LOCATION
  - MMSB-4 STS MONITORING WELL LOCATION
  - MW-3 STS ABANDONED MONITORING WELL
  - HA-4 STS HAND AUGER LOCATION
  - MW-4 SIGMA MONITORING WELL LOCATION
  - 64W97-18 SIGMA ABANDONED MONITORING WELL



Drawn:	ALB 06/11/2009
Checked:	SAP 4/28/2011
Approved:	HAC
PROJECT NUMBER	60149623
FIGURE NUMBER	3



NR 140 Standards	ES PAL	Metals (µg/L)		VOCs (µg/L)		
		Arsenic 10	Lead 15	Benzene 5.0	1,2-Dichloroethane 5.0	Vinyl Chloride 0.2
MW-1	8/25/2004	NA	NA	<0.5	<0.5	<0.217
	8/26/2004	NA	<0.005	<0.5	<0.5	<0.217
	11/15/2004	NA	NA	<0.5	<0.5	<0.217
	5/9/2005	NA	ND	<0.34	<0.387	<0.306
	9/20/2005	NA	<0.005	<0.572	<0.587	<1.25
MW-2	8/25/2004	NA	NA	<0.5	<0.5	<0.217
	8/26/2004	NA	<0.005	<0.5	<0.5	<0.217
	11/15/2004	NA	NA	<0.5	<0.5	<0.217
	5/9/2005	NA	ND	<0.34	<0.387	<0.306
	9/20/2005	NA	<0.005	<0.572	<0.587	<1.25
MW-3	8/25/2004	NA	NA	<0.5	<0.5	<0.217
	8/26/2004	NA	<0.005	<0.5	<0.5	<0.217
	11/15/2004	NA	NA	NA	NA	NA
	5/9/2005	NA	ND	<0.34	<0.387	<0.306
	9/20/2005	NA	<0.005	<0.572	<0.587	<1.25
MW-4	8/25/2004	NA	NA	56.9	<0.5	<0.217
	8/26/2004	NA	<0.005	71.3	<0.5	<0.217
	11/15/2004	NA	NA	62.1	<0.5	<0.217
	5/9/2005	NA	ND	88.4	<0.387	<0.306
	9/20/2005	NA	<0.005	76.9	<0.587	<1.25
64W97-9	8/26/2004	NA	<0.005	<0.5	<0.5	<0.217
	11/15/2004	NA	NA	<0.5	<0.5	<0.217
	5/9/2005	NA	ND	<0.34	<0.387	<0.306
	9/20/2005	NA	<0.005	<0.572	<0.587	<1.25
	11/30/2005	NA	<0.005	<0.572	<0.587	<1.25
MM-SB-6	8/18/2007	2.44	1.71	2.71	<0.20	<0.20
	8/27/2007	2.3	0.88	0.83	NA	NA
	12/20/2007	5.64	0.32	4.59	NA	NA
	8/10/2008	NA	NA	<0.20	<0.30	<0.20
MM-SB-7	8/18/2007	NA	NA	28	0.68	0.9
	8/27/2007	NA	NA	32.5	0.82	<0.20
	12/21/2007	NA	NA	36.4	1.03	<0.20
MM-SB-8	8/10/2008	NA	NA	24.9	0.66	<0.20
	8/18/2007	NA	NA	<0.20	<0.20	<0.20
MM-SB-9	8/18/2007	NA	NA	<0.20	<0.20	<0.20
	8/18/2007	1.87	1.09	<0.20	<0.20	<0.20
MM-SB-10	8/27/2007	0.9	NA	NA	NA	NA
	12/21/2007	<0.60	NA	NA	NA	NA

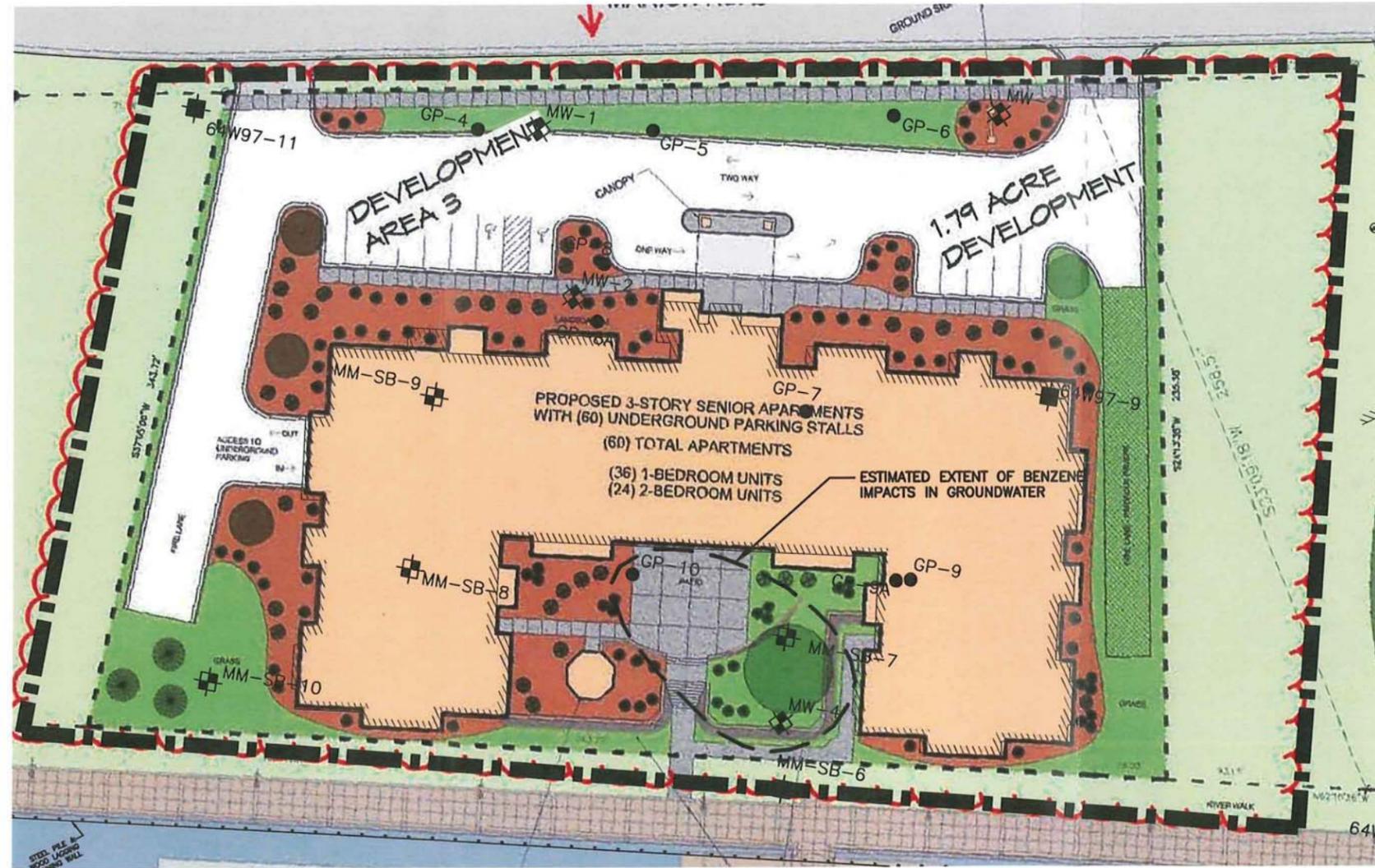
Notes:  
 5.0 - Exceeds NR 140 ES  
 0.5 - Exceeds NR 140 PAL  
 - = No NR 140 Standards  
 NA = Not Analyzed  
 ND = Not Detected  
 < = Less than laboratory detection limit  
 VOCs = Volatile Organic Compounds

POST CLOSURE

LEGEND

- SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
- ▨ EXISTING BUILDING
- ⊕ B-3 STS SOIL BORING LOCATION
- ⊕ MMSB-4 STS MONITORING WELL LOCATION
- ⊕ MW-3 STS ABANDONED MONITORING WELL
- ⊙ HA-4 STS HAND AUGER LOCATION
- ⊕ MW-4 SIGMA MONITORING WELL LOCATION
- ⊕ 64W97-18 SIGMA ABANDONED MONITORING WELL

0 50  
1" = 50'



GROUNDWATER SAMPLE LOCATIONS AND ANALYTICAL RESULTS  
 PROPOSED SENIOR APARTMENTS  
 FORMER MERCURY MARINE  
 OSHKOSH, WISCONSIN

Drawn: ALB 06/11/2009

Checked: SAP 4/28/2011

Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER 5

- LEGEND**
- PARCEL LINES
  - FORMER RIGHT OF WAY LINE
  - FORMER ROAD CENTERLINE
  - EXISTING BUILDING
  - RAZED BUILDING
  - EXISTING CONTOUR
  - B-3 STS SOIL BORING LOCATION
  - MMSB-4 STS MONITORING WELL LOCATION
  - MW-3 STS ABANDONED MONITORING WELL
  - MA-4 STS HAND AUGER LOCATION
  - TP-7 STS TEST PIT LOCATION
  - OS-10 CONFIRMATION SAMPLE LOCATION
  - MW-4 SIGMA MONITORING WELL LOCATION
  - 64W97-18 SIGMA ABANDONED MONITORING WELL
  - GP-10 SIGMA GEOPROBE LOCATION
  - DB-1 STS GEOTECHNICAL BORING LOCATION

APPROX. SCALE: 1" = 90'  
 1" = 40' WHEN PLOTTED AS 24" X 36"

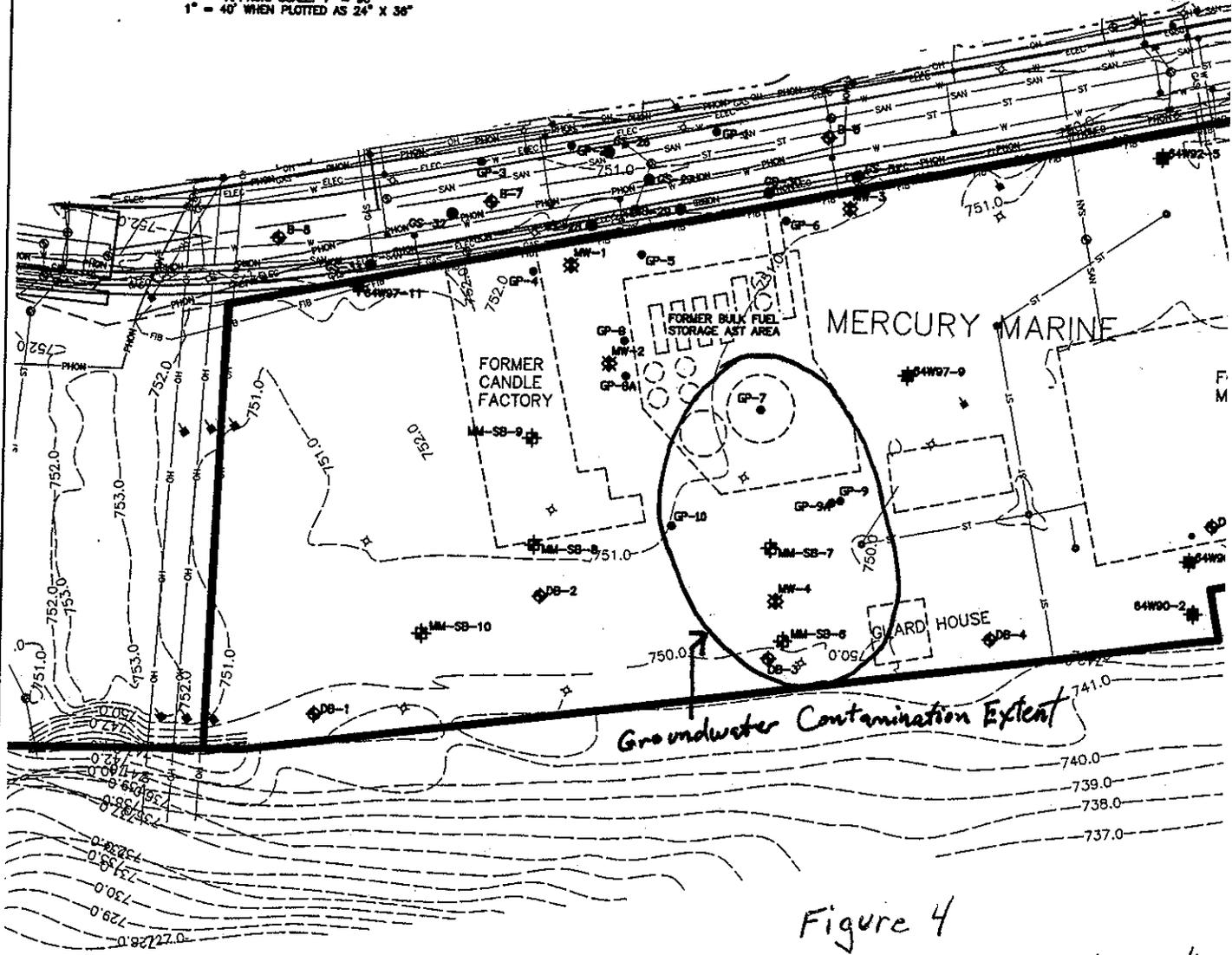
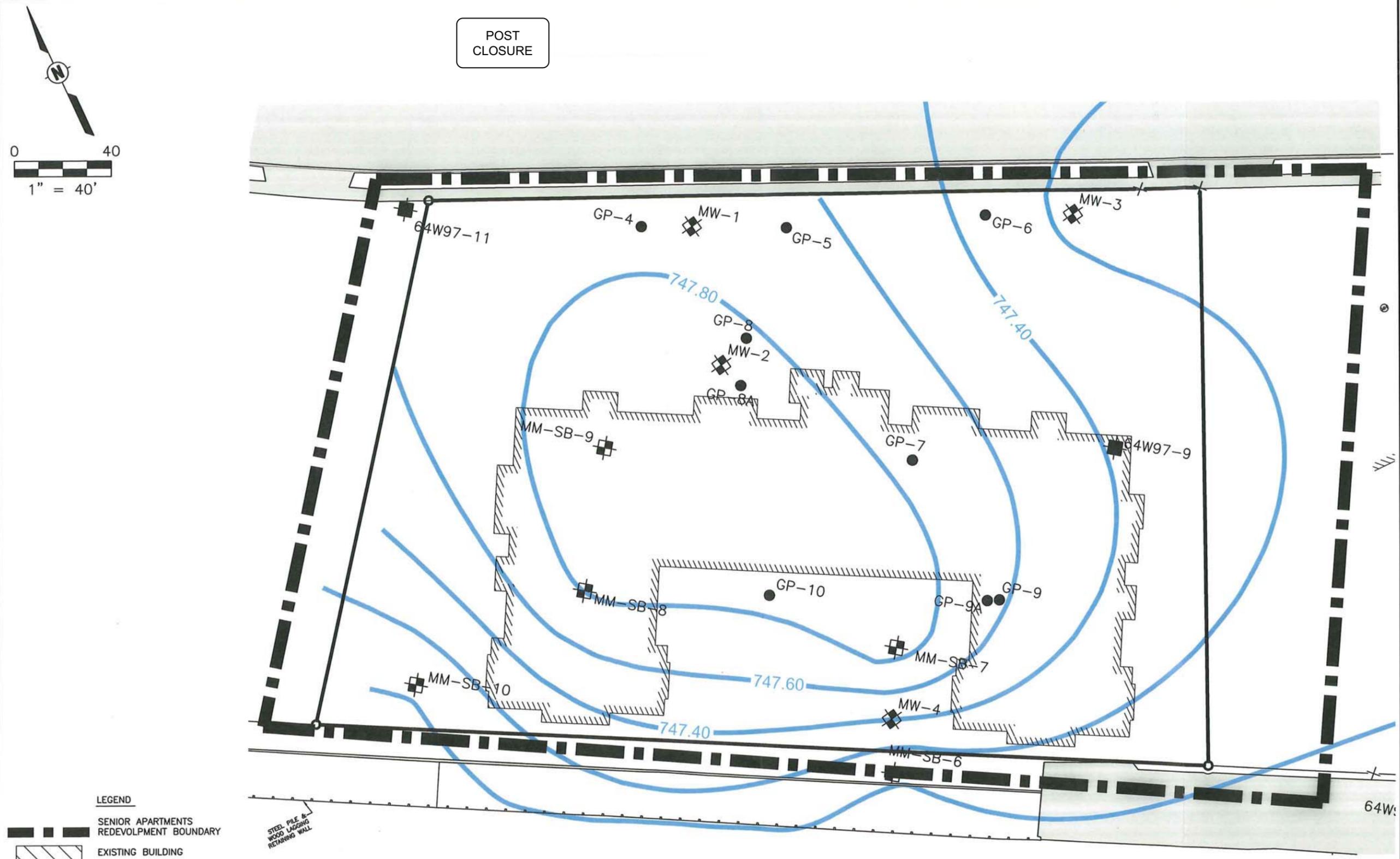


Figure 4  
 Extent of GW Contamination

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GROUNDWATER FLOW (8/27/2007)  
SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

POST  
CLOSURE



LEGEND

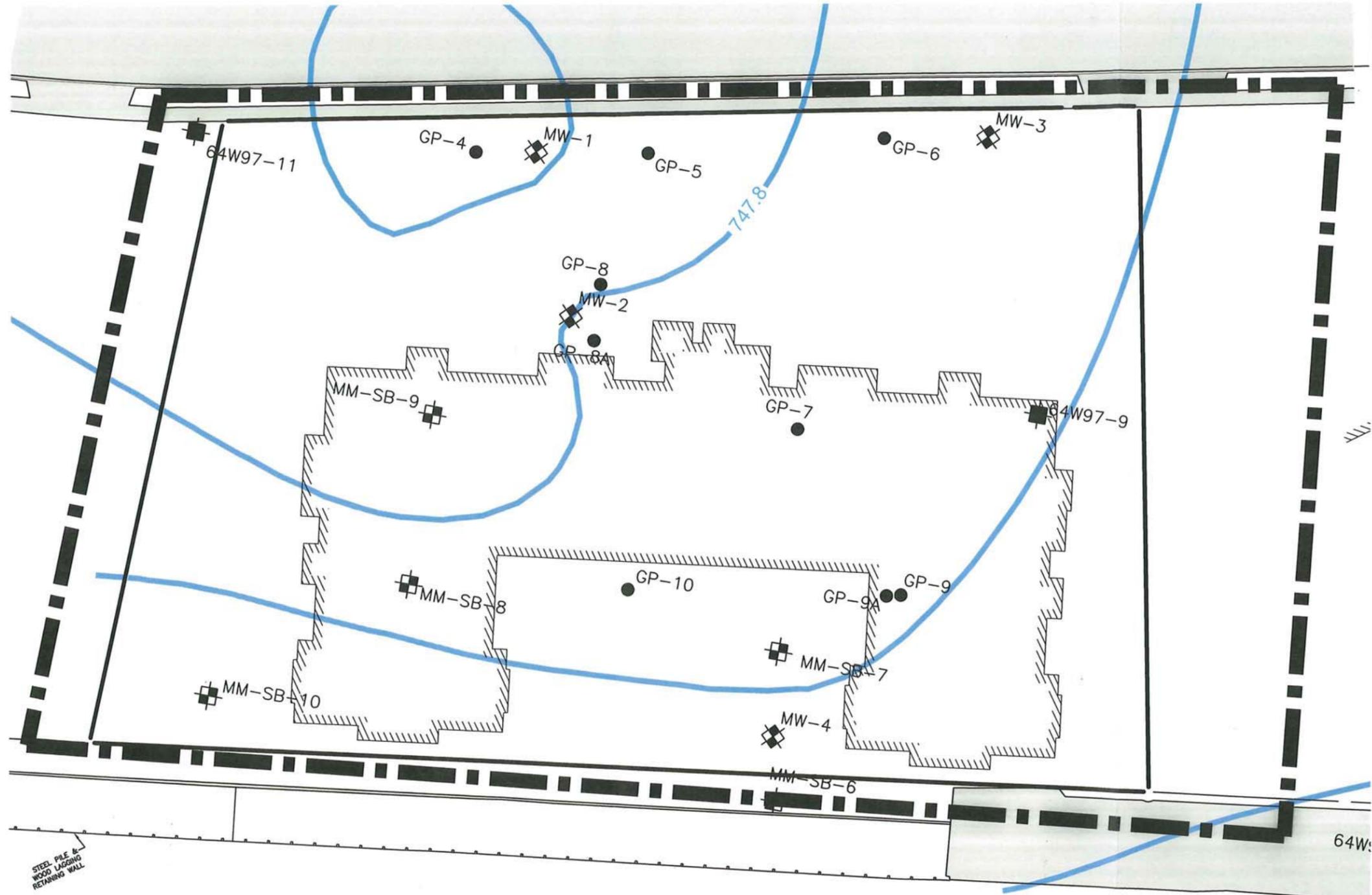
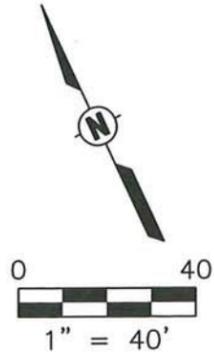
- SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
- EXISTING BUILDING
- B-3 STS SOIL BORING LOCATION
- MMSB-4 STS MONITORING WELL LOCATION
- MW-3 STS ABANDONED MONITORING WELL
- HA-4 STS HAND AUGER LOCATION
- MW-4 SIGMA MONITORING WELL LOCATION
- 64W97-18 SIGMA ABANDONED MONITORING WELL

Drawn :	ALB 06/11/2009
Checked:	SAP 4/28/2011
Approved:	HAC
PROJECT NUMBER	60149623
FIGURE NUMBER	6

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GROUNDWATER FLOW (6/10/2008)  
SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

POST  
CLOSURE



LEGEND

- SENIOR APARTMENTS REDEVELOPMENT BOUNDARY
- EXISTING BUILDING
- STS SOIL BORING LOCATION
- STS MONITORING WELL LOCATION
- STS ABANDONED MONITORING WELL
- STS HAND AUGER LOCATION
- SIGMA MONITORING WELL LOCATION
- SIGMA ABANDONED MONITORING WELL

Drawn: ALB 06/11/2009

Checked: SAP 4/28/2011

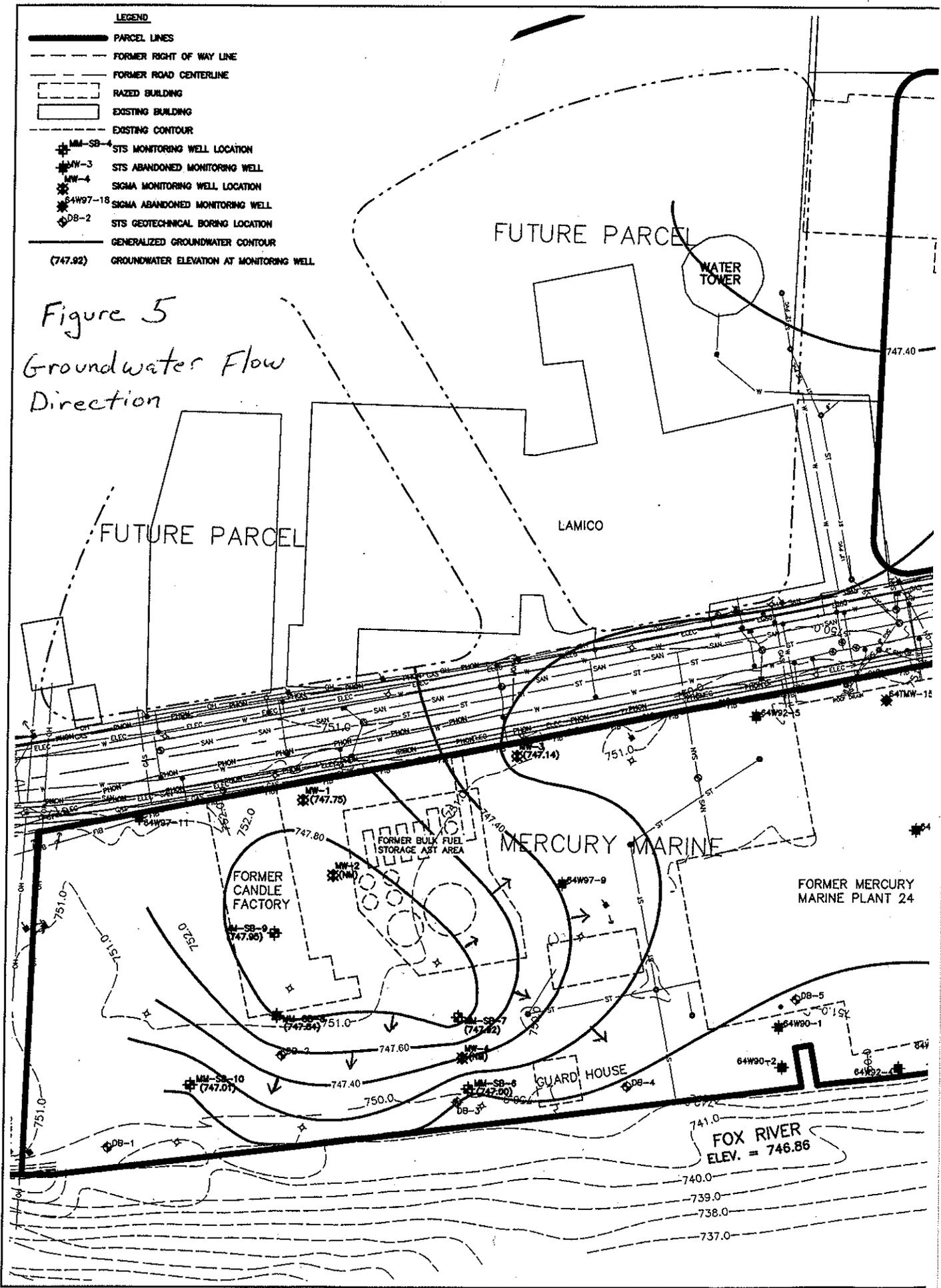
Approved: HAC

PROJECT NUMBER 60149623

FIGURE NUMBER 8

- LEGEND**
- PARCEL LINES
  - - - FORMER RIGHT OF WAY LINE
  - - - FORMER ROAD CENTERLINE
  - ▭ RAZED BUILDING
  - ▭ EXISTING BUILDING
  - - - EXISTING CONTOUR
  - ⊕ MM-SB-4 STS MONITORING WELL LOCATION
  - ⊕ MW-3 STS ABANDONED MONITORING WELL
  - ⊕ MW-4 SIGMA MONITORING WELL LOCATION
  - ⊕ 64W97-18 SIGMA ABANDONED MONITORING WELL
  - ⊕ DB-2 STS GEOTECHNICAL BORING LOCATION
  - - - GENERALIZED GROUNDWATER CONTOUR
  - (747.92) GROUNDWATER ELEVATION AT MONITORING WELL

Figure 5  
Groundwater Flow  
Direction



30 (Project) 3200701841 (Rev) 03/07/2008 11:26:53 AM TMMON, MADGE A.

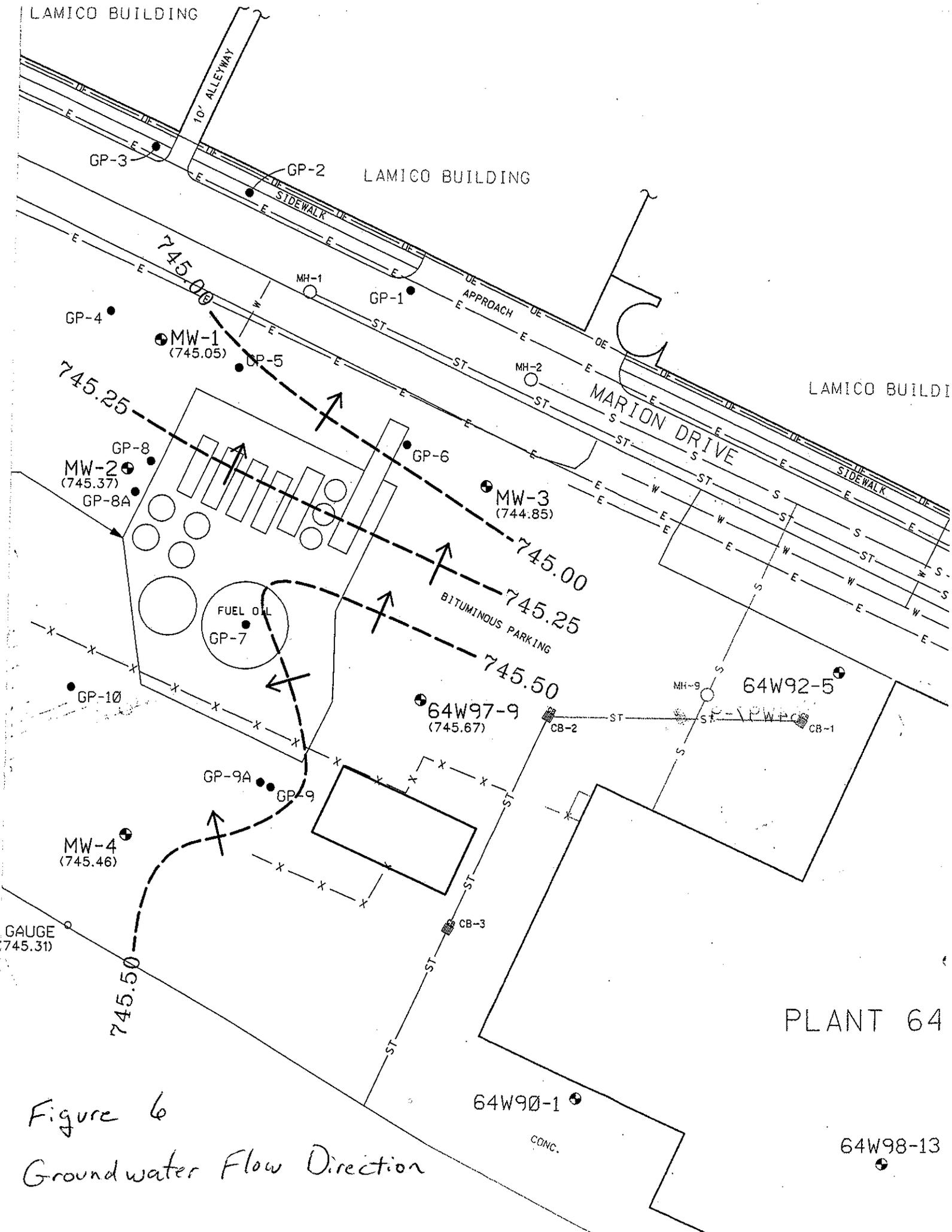


Figure 6  
Groundwater Flow Direction

POST  
CLOSURE

Project Reference #8494

Monitoring Well ID		MW-1							MW-2							MW-3							MW-4							64W97-9					NR 140			
Date	Units	06/25/2004	08/26/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	06/25/2004	08/26/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	06/25/2004	08/26/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	06/25/2004	08/26/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	06/25/2004	11/15/2004	05/09/2005	09/20/2005	11/30/2005	03/24/2006	ES	PAL	
Lead	mg/L	NA	<0.005	NA	ND	<0.005	<0.005	NA	NA	<0.005	NA	ND	<0.005	<0.005	NA	NA	<0.005	NA	ND	<0.005	<0.005	NA	NA	<0.005	NA	ND	<0.005	<0.005	NA	<0.005	NA	ND	<0.005	<0.005	NA	15	1.5	
<b>Volatile Organic Compounds</b>																																						
Benzene	µg/l	<0.5	<0.5	<0.5	<0.34	<0.572	<0.572	<0.2	<0.5	<0.5	<0.5	<0.34	<0.572	<0.572	<0.2	<0.5	<0.5	NA	<0.34	<0.572	<0.572	<0.2	<b>56.9</b>	<b>71.3</b>	<b>62.1</b>	<b>88.4</b>	<b>76.9</b>	<b>89.2</b>	<b>56</b>	<0.5	<0.5	<0.34	<0.572	<0.572	<0.2	5.0	0.5	
n-Butylbenzene	µg/l	ND	ND	ND	ND	<1.39	<1.39	<0.2	ND	ND	ND	ND	1.74	1.42	0.66 <sup>J</sup>	ND	ND	ND	ND	<1.39	<1.39	<0.2	ND	ND	ND	ND	1.43	1.43	0.76	ND	ND	ND	<1.39	0.63	<0.2	NS	NS	
sec-Butylbenzene	µg/l	ND	ND	ND	ND	<0.921	<0.921	<0.25	ND	ND	ND	ND	1.59	1.55	0.92	ND	ND	ND	ND	<0.921	<0.921	<0.25	ND	ND	ND	ND	1.03	1.33	0.97	ND	ND	ND	2.33	2.03	<0.25	NS	NS	
1,1-Dichloroethane	µg/l	<5.0	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	NA	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	850	85	
1,2-Dichloroethane	µg/l	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	NA	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	5.0	0.5	
1,1-Dichloroethene	µg/l	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	NA	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	7.0	0.7	
cis-1,2-Dichloroethene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.795	<0.795	<0.5	<5.0	<5.0	<5.0	<5.0	<0.795	<0.795	<0.5	<5.0	<5.0	NA	<5.0	<0.795	<0.795	<0.5	<5.0	<5.0	<5.0	<5.0	<0.795	<0.795	<0.5	<5.0	<5.0	<5.0	<0.795	<0.795	<0.5	70	7.0	
trans-1,2-Dichloroethene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.573	<0.573	<0.5	<5.0	<5.0	<5.0	<5.0	<0.573	<0.573	<0.5	<5.0	<5.0	NA	<5.0	<0.573	<0.573	<0.5	<5.0	<5.0	<5.0	<5.0	<0.573	<0.573	<0.5	<5.0	<5.0	<5.0	<0.573	<0.573	<0.5	100	20	
Ethylbenzene	µg/l	<10	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	<10	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	<10	<5.0	NA	<5.0	<0.506	<0.506	<0.5	<10	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	<10	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	700	140
Isopropylbenzene	µg/l	ND	ND	ND	ND	<0.562	<0.562	<0.2	ND	ND	ND	ND	2.63	<0.562	2.9	ND	ND	ND	ND	<0.562	<0.562	<0.2	ND	ND	ND	ND	3.29	<0.562	3.4	ND	ND	ND	5.54	<0.562	<0.2	NS	NS	
Methyl tert-butyl ether	µg/l	<0.29	<0.29	<0.29	<0.405	<0.668	<0.668	<0.5	<0.29	<0.29	<0.29	<0.405	<0.668	<0.668	<0.5	<0.29	<0.29	NA	<0.405	<0.668	<0.668	<0.5	0.91	1.1	<0.29	<0.405	0.98	<0.668	<0.5	<0.29	<0.29	<0.405	<0.668	<0.668	<0.5	60	12	
Methylene chloride	µg/l	NA	NA	NA	<b>4.47</b>	<1.46	<b>12</b>	<1.0	NA	NA	NA	<b>3.79</b>	<1.46	<b>10.5</b>	<1.0	NA	NA	NA	<b>2.94</b>	<1.46	<b>11.5</b>	<1.0	NA	NA	NA	<b>3.84</b>	<1.46	<b>10.9</b>	<1.0	NA	NA	<b>3.66</b>	<1.46	<b>11.6</b>	<1.0	5.0	0.5	
Naphthalene	µg/l	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	0.26 <sup>J</sup>	<8.0	<8.0	NA	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<8.0	<0.535	<0.535	<0.25	40	8.0	
n-Propylbenzene	µg/l	ND	ND	ND	ND	<0.63	<0.63	<0.5	ND	ND	ND	ND	3.02	2.61	3.0	ND	ND	ND	ND	<0.63	<0.63	<0.5	<0.5	<0.5	<0.5	<0.5	<0.63	<0.63	<0.5	<0.5	<0.5	<0.63	<0.63	<0.5	5.0	0.5		
Tetrachloroethane	µg/l	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	NA	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	5.0	0.5	
Toluene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.567	<0.567	<0.2	<5.0	<5.0	<5.0	<5.0	<0.567	<0.567	<0.2	<5.0	<5.0	NA	<5.0	<0.567	<0.567	<0.2	<5.0	<5.0	<5.0	<5.0	<0.567	<0.567	<0.2	<5.0	<5.0	<5.0	<0.567	<0.567	<0.2	1,000	200	
Trichloroethene	µg/l	<0.5	<0.5	<0.5	<0.495	<0.734	<0.734	<0.2	<0.5	<0.5	<0.5	<0.495	<0.734	<0.734	<0.2	<0.5	<0.5	NA	<0.495	<0.734	<0.734	<0.2	<0.5	<0.5	<0.5	<0.495	<0.734	<0.734	<0.2	<0.5	<0.5	<0.495	<0.734	<0.734	<0.2	5.0	0.5	
1,2,4-Trimethylbenzene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	NA	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	0.3 <sup>J</sup>	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	**	**	
1,3,5-Trimethylbenzene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.628	<0.628	<0.2	<5.0	<5.0	<5.0	<5.0	<0.628	<0.628	<0.2	<5.0	<5.0	NA	<5.0	<0.628	<0.628	<0.2	<5.0	<5.0	<5.0	<5.0	<0.628	<0.628	<0.2	<5.0	<5.0	<5.0	<0.628	<0.628	<0.2	**	**	
Total Trimethylbenzene	µg/l	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	NA	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	0.3 <sup>J</sup>	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	**	**	
Vinyl Chloride	µg/l	<0.217	<0.217	<0.217 <sup>G28</sup>	<0.306	<1.25	<1.25	<0.2	<0.217	<0.217	<0.217 <sup>G28</sup>	<0.306	<1.25	<1.25	<0.2	<0.217	<0.217	NA	<0.306	<1.25	<1.25	<0.2	<0.217	<0.217	<0.217 <sup>G28</sup>	<0.306	<1.25	<1.25	0.3	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	480	96	
Total Xylenes	µg/l	<5.0	<5.0	<5.0	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	<5.0	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	NA	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	<5.0	<5.0	<1.43	1.32	<0.5	<5.0	<5.0	<5.0	<1.43	0.57	<0.5	10,000	1,000	
<b>Polynuclear Aromatic Hydrocarbons</b>																																						
Acenaphthene	µg/l	<5.0	<5.0	<5.0	NA	NA	0.0228	<0.33	<5.0	<5.0	<5.0	NA	NA	1.27	0.49 <sup>J</sup>	<5.0	<5.0	NA	NA	NA	0.0623	<0.34	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.33	<5.0	<5.0	NA	NA	1.8	<0.33	NS	NS	
Acenaphthylene	µg/l	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.7	<5.0	18.7	19.9	NA	NA	26.3	<0.71	<5.0	<5.0	NA	NA	NA	5.15	<0.7	18.9	<5.0	12	NA	NA	13.4	<0.7	10.8	7.66	NA	NA	14.5	<0.69	NS	NS	
Anthracene	µg/l	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.038	<5.0	<5.0	<5.0	NA	NA	0.0752	<0.039	<5.0	<5.0	NA	NA	NA	0.0948	<0.039	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.038	<5.0	<5.0	NA	NA	<5.0	<0.038	3,000	600	
Benzo(a)anthracene	µg/l	<0.1	<0.1	<0.1	NA	NA	<0.1	<0.044	<0.1	<0.1	<0.1	NA	NA	0.0307	<0.045	<0.1	<0.1	NA	NA	NA	0.0177	<0.045	<0.1	<0.1	<0.1	NA	NA	<0.1	<0.044	<0.1	<0.1	NA	NA	<0.1	<0.044	NS	NS	
Benzo(b)fluoranthene	µg/l	<0.02	<0.02	<0.02	NA	NA	<0.02	<0.099	<0.02	<0.02	<0.02	NA	NA	<0.02	<0.1	<0.02	<0.02	NA	NA	NA	<0.02	<0.1	<0.02	<0.02	0.023	NA	NA	<0.02	<0.099	<0.02	<0.02							

**Table 1**  
**Soil Analytical Results**  
 Mercury Marine Plant 64 West Parking Area  
 Oshkosh, Wisconsin  
 Project Reference #8494

Parameter	Units	GP-1		GP-2		GP-3		GP-4		GP-5		NR 720 RCL		NR 746	PAH Interim Guidance RCL			
		2-4	6-8	0-2	4-6	0-2	8-10	2-4	6-8	0-2	4-6	Table 1	Table 2		Table 1	Direct Contact		Groundwater Pathway
		3/18/2004	3/18/2004	3/18/2004	3/18/2004	3/18/2004	3/18/2004	3/18/2004	3/18/2004	3/18/2004	3/18/2004	Non-Industrial	Non-Industrial			Industrial		
Gasoline Range Organics	mg/kg	<7.54	<6.59	<8.61	<8.97	<5.56	<6.22	<5.59	<6.23	7.95	21.9	100	--	--	--	--	--	
Diesel Range Organics	mg/kg	58.4	<6.59	14.1	<6.97	6.6	<6.22	106	<6.23	406	87.5	100	--	--	--	--	--	
Lead	mg/kg	71.3	11.3	21.7	12.4	15.5	12.5	79.0	8.46	31.6	440	--	50	--	--	--	--	
<b>Volatile Organic Compounds - Detects Only</b>																		
Benzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	45.2	<25.0	5.5	--	8500	--	--	--	
n-Butylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	--	--	--	--	--	--	
sec-Butylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	--	--	--	--	--	--	
Ethylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	--	--	--	--	--	--	
Isopropylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	63.9	<25.0	2900	--	4600	--	--	--	
p-Isopropylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	--	--	--	--	--	--	
Naphthalene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	111	<25.0	216	<25.0	--	--	--	20000	110000	400	
n-Propylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	--	--	--	--	--	--	
Toluene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	173	<25.0	272	<25.0	1500	--	38000	--	--	--	
1,2,4-Trimethylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	50.9	<25.0	97.8	<25.0	--	--	83000	--	--	--	
1,3,5-Trimethylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	30	<25.0	--	--	11000	--	--	--	
Xylenes	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	162	<25.0	331	<25.0	4100	--	42000	--	--	--	
<b>Polynuclear Aromatic Hydrocarbons</b>																		
Acenaphthene	µg/kg	<151	<132	<132	<139	<111	<124	1830	<125	429	<144	--	--	--	900000	60000000	38000	
Acenaphthylene	µg/kg	<302	<263	<265	<279	<222	<249	561	<249	<226	<288	--	--	--	18000	360000	700	
Anthracene	µg/kg	<151	<132	<132	<139	<111	<124	399	<125	<113	<144	--	--	--	5000000	30000000	3000000	
Benz(a)anthracene	µg/kg	132	<65.9	<66.1	<69.7	<55.6	<62.2	1180	<62.3	113	<72.1	--	--	--	88	3900	17000	
Benzo(a)pyrene	µg/kg	147	<6.59	37.2	<6.97	45.8	15.8	706	<6.23	53.3	7.79	--	--	--	8.8	390	48000	
Benzo(b)fluoranthene	µg/kg	110	<65.9	<66.1	<69.7	<55.6	<62.2	890	<62.3	56.7	<72.1	--	--	--	88	3900	360000	
Benzo(ghi)perylene	µg/kg	<151	<132	<132	<139	<111	<124	545	<125	<113	<144	--	--	--	1800	39000	6800000	
Benzo(k)fluoranthene	µg/kg	<151	<132	<132	<139	<111	<124	496	<125	<113	<144	--	--	--	880	39000	870000	
Chrysene	µg/kg	<151	<132	<132	<139	<111	<124	977	<125	<113	<144	--	--	--	8800	390000	37000	
Dibenzo(a,h)anthracene	µg/kg	81.2	<6.59	<6.61	<6.97	<5.56	<6.22	683	<6.23	<5.65	<7.21	--	--	--	8.8	390	38000	
Fluoranthene	µg/kg	243	<132	<132	<139	<111	<124	1980	<125	275	<144	--	--	--	600000	40000000	500000	
Fluorene	µg/kg	<151	<132	<132	<139	<111	<124	<112	<125	<113	<144	--	--	--	88	3900	680000	
Indeno(1,2,3-cd)pyrene	µg/kg	78.2	<65.9	<66.1	<69.7	<55.6	<62.2	631	<62.3	<56.5	<72.1	--	--	--	1100000	70000000	23000	
1-Methylnaphthalene	µg/kg	<151	<132	<132	<139	<111	<124	453	<125	590	173	--	--	--	600000	40000000	20000	
2-Methylnaphthalene	µg/kg	159	<132	<132	<139	<111	<124	1600	<125	716	219	--	--	--	20000	110000	400	
Naphthalene	µg/kg	<151	<132	<132	<139	<111	<124	<112	<125	142	<144	--	--	--	18000	390000	1800	
Phenanthrene	µg/kg	207	<132	<132	<139	<111	<124	1040	<125	275	<144	--	--	--	500000	30000000	8700000	
Pyrene	µg/kg	179	<132	<132	<139	<111	<124	1270	<125	746	<144	--	--	--	--	--	--	

notes:

- Trip blank reported in micrograms or milligrams per liter

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

NA = not analyzed

-- = no established standard

NR 720 RCL = Chapter NR 720 Residual Contaminant levels, Table 1 and Table 2 (non-industrial)

NR 746 Table 1 = Chapter NR 746 Soil Screening Levels, Table 1

PAH Interim Guidance = Soil Clean up Level for PAHs Interim Guidance, Groundwater pathway, Direct Contact (Industrial and Non-Industrial)

**BOLD** = Concentrations reported above NR 720 RCLs and Interim Guidance PAH levels, Direct Contact (non-industrial)

**BOLD** = Concentrations reported above Interim Guidance PAH level, Direct Contact (industrial)

*Italics* = Concentrations reported above Interim Guidance PAH Level, Groundwater pathway

**Table 1**  
**Soil Analytical Results**  
 Mercury Marine Plant 64 West Parking Area  
 Oshkosh, Wisconsin  
 Project Reference #8494

Parameter	Units	GP-6		GP-7		GP-8		GP-9		GP-10		Trip	NR 720 RCL		NR 746 Table 1	PAH Interim Guidance RCL		
		0-4 3/18/2004	4-6 3/18/2004	0-2 3/18/2004	4-6 3/18/2004	0-4 3/18/2004	4-6 3/18/2004	0-4 3/18/2004	4-6 3/18/2004	0-2 3/18/2004	6-8 3/18/2004		3/18/2004	Table 1		Table 2	Table 1	Non-Industrial
Gasoline Range Organics	mg/kg	<5.59	330	22.6	<6.99	<5.96	484	10.2	30.7	13.7	<7.04	<5.0	100	--	--	--	--	--
Diesel Range Organics	mg/kg	470	3930	723	NA	28.1	13600	221	317	63.8	41.8	NA	100	--	--	--	--	--
Lead	mg/kg	41.9	63.0	21.9	11.4	34.7	195	156	19.5	19.4	15.0	NA	--	50	--	--	--	--
<b>Volatile Organic Compounds - Detects Only</b>																		
Benzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	40.1	<25.0	<25.0	5.5	--	8500	--	--	--
n-Butylbenzene	µg/kg	<25.0	980	28.5	<25.0	<25.0	1280	<25.0	70.7	39.0	<25.0	<25.0	--	--	--	--	--	--
sec-Butylbenzene	µg/kg	<25.0	442	<25.0	<25.0	<25.0	801	<25.0	69.9	<25.0	<25.0	<25.0	--	--	--	--	--	--
Ethylbenzene	µg/kg	38.0	<25.0	<25.0	<25.0	<25.0	132	<25.0	95.3	<25.0	<25.0	<25.0	2900	--	4600	--	--	--
Isopropylbenzene	µg/kg	207	2270	203	<25.0	<25.0	399	227	316	227	<25.0	<25.0	--	--	--	--	--	--
p-Isopropylbenzene	µg/kg	<25.0	690	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	--	--	--	--	--	--
Naphthalene	µg/kg	273	2350	133	<25.0	47.7	<25.0	215	53.5	543	<25.0	<25.0	--	--	--	--	--	--
n-Propylbenzene	µg/kg	<25.0	333	<25.0	<25.0	<25.0	831	<25.0	51.8	50.7	<25.0	<25.0	--	--	--	20000	110000	400
Toluene	µg/kg	235	<25.0	142	<25.0	212	<25.0	217	<25.0	408	<25.0	<25.0	1500	--	38000	--	--	--
1,2,4-Trimethylbenzene	µg/kg	98.1	<25.0	33.5	<25.0	<25.0	123	78.1	<25.0	239	<25.0	<25.0	--	--	83000	--	--	--
1,3,5-Trimethylbenzene	µg/kg	41.9	<25.0	<25.0	<25.0	<25.0	<25.0	32.2	<25.0	83.6	<25.0	<25.0	--	--	11000	--	--	--
Xylenes	µg/kg	246	<25.0	34.0	<25.0	<25.0	94.4	196	<25.0	737	<25.0	<25.0	4100	--	42000	--	--	--
<b>Polynuclear Aromatic Hydrocarbons</b>																		
Acenaphthene	µg/kg	<112	830	<110	<140	<119	1240	568	349	845	<141	NA	--	--	--	900000	60000000	38000
Acenaphthylene	µg/kg	<224	1640	<219	<280	<238	8340	254	<329	<223	<281	NA	--	--	--	18000	360000	700
Anthracene	µg/kg	<112	2460	<110	200	<119	819	269	<124	269	<111	<141	NA	--	--	5000000	30000000	3000000
Benz(a)anthracene	µg/kg	110	698	<54.9	76.4	69.6	218	227	<82.3	150	<70.4	NA	--	--	--	88	3900	17000
Benzo(a)pyrene	µg/kg	326	406	48.3	7.74	47.8	75.2	210	13.8	79.0	<7.04	NA	--	--	--	8.8	390	48000
Benzo(b)fluoranthene	µg/kg	69.6	201	<54.9	<69.9	<69.6	<69.1	204	<82.3	106	<70.4	NA	--	--	--	88	3900	360000
Benzo(ghi)perylene	µg/kg	176	304	<110	<140	<119	<138	186	<165	<111	<141	NA	--	--	--	1800	39000	6800000
Benzo(k)fluoranthene	µg/kg	178	657	<110	<140	<119	<138	124	<165	<111	<141	NA	--	--	--	880	39000	870000
Chrysene	µg/kg	<112	6720	<110	8910	<119	<138	168	<165	122	<141	NA	--	--	--	8800	390000	37000
Dibenzo(a,h)anthracene	µg/kg	<5.59	326	<5.49	<6.99	<5.96	17.6	21.8	<6.23	177	<7.04	NA	--	--	--	8.8	390	38000
Fluoranthene	µg/kg	<112	7010	234	373	125	4130	253	1140	727	<141	NA	--	--	--	8.8	390	38000
Fluorene	µg/kg	<112	2540	<110	301	<119	4250	<124	413	<111	<141	NA	--	--	--	600000	4000000	500000
Indeno(1,2,3-cd)pyrene	µg/kg	<55.9	<58.8	<54.9	<69.9	<59.6	103	229	<82.3	<55.6	<70.4	NA	--	--	--	600000	4000000	100000
1-Methylnaphthalene	µg/kg	203	16200	463	990	153	11700	401	1240	2360	<141	NA	--	--	--	88	3900	680000
2-Methylnaphthalene	µg/kg	292	12000	414	1170	<119	4570	594	<165	1860	<141	NA	--	--	--	1100000	7000000	23000
Naphthalene	µg/kg	<112	1420	<110	<140	<119	<138	153	<165	507	<141	NA	--	--	--	600000	4000000	20000
Phenanthrene	µg/kg	<112	5290	172	259	<119	3000	167	747	575	<141	NA	--	--	--	20000	110000	400
Pyrene	µg/kg	<112	2260	<110	<140	<119	840	186	361	387	<141	NA	--	--	--	18000	390000	1800

notes:

- Trip blank reported in micrograms or milligrams per liter
- mg/kg = milligrams per kilogram
- µg/kg = micrograms per kilogram
- NA = not analyzed
- = no established standard
- NR 720 RCL = Chapter NR 720 Residual Contaminant levels, Table 1 and Table 2 (non-industrial)
- NR 746 Table 1 = Chapter NR 746 Soil Screening Levels, Table 1
- PAH Interim Guidance = Soil Clean up Level for PAHs Interim Guidance, Groundwater pathway, Direct Contact (Industrial and Non-Industrial)
- BOLD** = Concentrations reported above NR 720 RCLs and Interim Guidance PAH levels, Direct Contact (non-industrial)
- BOLD** = Concentrations reported above Interim Guidance PAH level, Direct Contact (industrial)
- Italics* = Concentrations reported above Interim Guidance PAH Level, Groundwater pathway

Table 1  
 Laboratory Analytical Results - Soil  
 Marion/Pearl Redevelopment  
 STS Project 4-26678XA

Sample Number		GS-26	GS-27	GS-28	GS-29	GS-30	GS-31	GS-32	GS-33	NR 746 Soil Direct	NR 720 Groundwater Pathway	NR 746 Soil Screening
Sample Depth		7'	7'	7'	7'	7'	7'	7'	8'			
PID Result		<1	<1	<1	<1	<1	<1	<1	<1			
Date	Units	4/30/03	4/30/03	4/30/03	4/30/03	4/30/03	4/30/03	4/30/03	4/30/03	Contact	Values	Levels
<b>VOCs</b>												
Benzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	<25	<b>1,100</b>	5.5	<b>8,500</b>
Ethylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	<25	---	2,900	<b>4,600</b>
Methyl-tert-butyl-ether	ug/kg	<25	<25	<25	<25	<25	<25	<25	<25	---	---	---
Naphthalene	ug/kg	<25	<25	39	<b>4,700</b>	<25	<25	<25	<25	---	---	<b>2,700</b>
Toluene	ug/kg	<25	<25	<25	<25	<25	<25	<25	<25	---	1,500	<b>38,000</b>
Total-Trimethylbenzene	ug/kg	<50	1,000	<50	1,680	<50	<50	<50	<50	---	---	<b>94,000</b>
Total Xylene	ug/kg	<75	190	<75	364	<75	<75	<75	<75	---	<b>4,100</b>	<b>42,000</b>

Notes:  
 ug/kg - Micrograms per kilograms  
35 - Concentration exceeds RCL (underlined)  
 --- - No Criteria Established  
 NA - Not Analyzed  
 PID - Photoionization Detector results reported as PID units

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TABLE 3  
GROUNDWATER ANALYTICAL RESULTS  
MERCURY MARINE  
STS PROJECT NO. 200701841

Parameters	NR 140 Standards		MM-SB-6				MM-SB-7				MM-SB-8	MM-SB-9	MM-SB-10		
	ES	PAL	W070618 6/18/2007	W070827 8/27/2007	W122007 12/20/2007	6/10/2008	W070618 6/18/2007	W070827 8/27/2007	W122007 12/21/2007	6/10/2008	W070618 6/18/2007	W070618 6/18/2007	W070618 6/18/2007	W070828 8/27/2007	W122007 12/21/2007
Location on Site			--	--	--	--	--	--	--	--	--	--	--	--	
Metals (ug/L)															
Arsenic	10	1.0	2.44	2.3	5.64	NA	NA	NA	NA	NA	NA	NA	1.87	0.9	<0.60
Barium	2000	400	178	NA	NA	NA	NA	NA	NA	NA	NA	NA	94.8	NA	NA
Cadmium	5.0	0.5	<0.20	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.20	NA	NA
Chromium	100	10	<1.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.6	NA	NA
Lead	15	1.5	1.71	0.88	0.32	NA	NA	NA	NA	NA	NA	NA	1.09	NA	NA
Selenium	50	10	<0.60	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.60	NA	NA
Silver	50	10	<0.20	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.20	NA	NA
Mercury	2.0	0.2	<0.070	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.070	NA	NA
VOCs (ug/L)															
Benzene	5.0	0.5	2.71	0.83	4.59	<0.20	28	32.5	36.4	24.9	<0.20	<0.20	<0.20	NA	NA
Bromobenzene	--	--	<0.20	NA	NA	0.7	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Bromomethane	10	1.0	<1.0	NA	NA	<1.0	<1.0	1.94	<1.00	<1.0	<1.0	<1.0	<1.0	NA	NA
Bromodichloromethane	0.6	0.06	<0.20	NA	NA	<0.40	<0.20	<0.20	<0.20	<0.40	<0.20	<0.20	<0.20	NA	NA
tert-Butylbenzene	--	--	<0.20	NA	NA	<0.30	0.48	0.46	0.57	0.53	<0.20	<0.20	<0.20	NA	NA
sec-Butylbenzene	--	--	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	<0.30	<0.20	<0.20	<0.20	NA	NA
Butylbenzene	--	--	<0.20	NA	NA	<0.40	<0.20	9.77	<0.20	NA	<0.20	<0.20	<0.20	NA	NA
Carbon tetrachloride	5.0	0.5	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	<0.30	<0.20	<0.20	<0.20	NA	NA
Chlorobenzene	--	--	<0.10	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA
Chloroethane	400	80	<0.60	NA	NA	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	NA	NA
Chloroform	6.0	0.6	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Chloromethane	3.0	0.3	<0.30	NA	NA	<0.40	<0.30	<0.30	<0.30	<0.40	<0.30	<0.30	<0.30	NA	NA
2-Chlorotoluene	--	--	<0.10	NA	NA	<0.30	<0.10	<0.10	<0.10	<0.30	<0.10	<0.10	<0.10	NA	NA
4-Chlorotoluene	--	--	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	<0.30	<0.20	<0.20	<0.20	NA	NA
Dibromochloromethane	0.06	0.6	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1,4-Dichlorobenzene	75	15	<0.80	NA	NA	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	NA	NA
1,3-Dichlorobenzene	1250	125	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1,2-Dichlorobenzene	600	60	<0.80	NA	NA	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	NA	NA
Dichlorodifluoromethane	1000	200	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
1,2-Dichloroethane	5.0	0.5	<0.20	NA	NA	<0.30	0.68	0.82	1.03	0.66	<0.20	<0.20	<0.20	NA	NA
1,1-Dichloroethane	850	85	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1,1-Dichloroethylene	7.0	0.7	<0.40	NA	NA	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA
1,1-Dichloropropylene	--	--	<0.30	NA	NA	<0.50	<0.30	1.61	1.42	2.38	<0.30	<0.30	<0.30	NA	NA
cis-1,2-Dichloroethene	70	7.0	<0.20	NA	NA	<0.30	1.76	1.27	NA	3.66	<0.20	<0.20	<0.20	NA	NA
trans-1,2-Dichloroethene	100	20	<0.20	NA	NA	<0.20	0.22	0.24	0.42	0.41	<0.20	<0.20	<0.20	NA	NA
1,2-Dichloropropane	5.0	0.5	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	NA	<0.20	<0.20	<0.20	NA	NA
2,2-Dichloropropane	--	--	<0.20	NA	NA	<1.0	<0.20	<0.20	<0.20	NA	<0.20	<0.20	<0.20	NA	NA
1,3-Dichloropropane	--	--	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Ethylbenzene	700	140	<0.10	<0.10	0.13	<0.20	0.57	0.57	0.42	0.61	<0.10	<0.10	<0.10	NA	NA
Hexachlorobutadiene	--	--	<1.0	NA	NA	<1.0	<1.0	<1.0	<1.00	<1.0	<1.0	<1.0	<1.0	NA	NA
4-Isopropylbenzene	--	--	1.09	NA	NA	<0.20	8.97	<0.20	1.53	4.59	0.28	0.21	35	NA	NA
p-Isopropyltoluene	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene (Cumene)	--	--	<0.10	NA	NA	<0.10	8.97	9.45	7.78	9.6	<0.10	<0.10	<0.10	NA	NA
Methylene chloride	5.0	0.5	<0.40	NA	NA	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA
Methyl-tert-butyl-ether	60	12	0.41	<0.20	1.94	<0.50	<0.20	<0.20	<0.20	<0.50	<0.20	<0.20	<0.20	NA	NA
Naphthalene	100	10	<1.0	NA	NA	<1.0	<1.0	<1.0	<1.00	<1.0	<1.0	<1.0	<1.0	NA	NA
Propylbenzene	--	--	<0.10	NA	NA	<0.10	19.2	20	16.9	20.6	<0.10	<0.10	<0.10	NA	NA
1,1,2,2-Tetrachloroethane	0.2	0.02	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
Tetrachloroethene	5.0	0.5	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
Toluene	1000	200	<0.40	<0.40	<0.40	<0.40	0.98	1.09	1.03	1.24	<0.40	<0.40	<0.40	NA	NA
1,2,4-Trichlorobenzene	70	14	<0.50	NA	NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA
1,2,3-Trichlorobenzene	--	--	<0.50	NA	NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA
1,1,1-Trichloroethane	200	40	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1,1,2-Trichloroethane	5.0	0.5	<0.20	NA	NA	<0.30	<0.20	<0.20	<0.20	<0.30	<0.20	<0.20	<0.20	NA	NA
Trichloroethene (TCE)	5.0	0.5	<0.20	NA	NA	<0.40	<0.20	<0.20	<0.20	<0.40	<0.20	<0.20	<0.20	NA	NA
Trichlorofluoromethane	3490	698	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Total Trimethylbenzene <sup>1</sup>	480	96	<0.40	<0.40	<0.40	<0.40	14	11.91	21.59	11.33	<0.40	<0.40	<0.40	NA	NA
Vinyl chloride	0.2	0.02	<0.20	NA	NA	<0.20	0.9	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
Total Xylene <sup>2</sup>	10,000	1000	<0.60	<0.60	<0.60	<0.60	1.19	1.27	1.72	1.15	<0.60	<0.60	<0.60	NA	NA
PAHs (ug/L)															
Acenaphthene	--	--	<0.071	NA	NA	NA	<1.26	NA	NA	NA	<0.080	<0.067	<0.067	NA	NA
Acenaphthylene	--	--	<0.071	NA	NA	NA	<1.26	NA	NA	NA	<0.080	<0.067	<0.067	NA	NA
Anthracene	3000	600	<0.106	NA	NA	NA	<0.095	NA	NA	NA	<0.120	<0.10	<1.0	NA	NA
Benzo(a)anthracene	--	--	<0.118	NA	NA	NA	<0.105	NA	NA	NA	<0.133	<0.111	<0.111	NA	NA
Benzo(a)pyrene	0.2	0.02	<0.024	NA	NA	NA	<0.021	NA	NA	NA	<0.027	<0.022	<0.022	NA	NA
Benzo(b)fluoranthene	0.2	0.02	<0.024	NA	NA	NA	<0.021	NA	NA	NA	<0.027	<0.022	<0.022	NA	NA
Benzo(g)h)perylene	--	--	<0.071	NA	NA	NA	<0.063	NA	NA	NA	<0.80	<0.067	<0.067	NA	NA
Benzo(k)fluoranthene	--	--	<0.082	NA	NA	NA	<0.074	NA	NA	NA	<0.093	<0.078	<0.078	NA	NA
Chrysene	0.2	0.02	<0.024	NA	NA	NA	<0.021	NA	NA	NA	<0.027	<0.022	<0.022	NA	NA
Dibenzo(a,h)anthracene	--	--	<0.129	NA	NA	NA	<0.116	NA	NA	NA	<0.147	<0.122	<0.122	NA	NA
Fluoranthene	400	80	<0.141	NA	NA	NA	<0.126	NA	NA	NA	<0.160	<0.133	<0.133	NA	NA
Fluorene	400	80	<0.141	NA	NA	NA	<2.53	NA	NA	NA	<0.160	<0.133	<0.133	NA	NA
Indeno(1,2,3-cd)pyrene	--	--	<0.141	NA	NA	NA	<0.126	NA	NA	NA	<0.160	<0.133	<0.133	NA	NA
1-Methylnaphthalene	--	--	<0.094	NA	NA	NA	94.1	NA	NA	NA	&				

POST  
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Table 1 - Groundwater Elevations  
GROUNDWATER FIELD DATA  
PROPOSED SENIOR APARTMENTS  
FORMER MERCURY MARINE  
OSHKOSH, WISCONSIN

Date	Well I.D.	Ground Surface Elevation (Feet)	TPVC Elevation (Feet)	Screen Interval (Feet below grade)	Screen Interval Elevation (Feet)	Depth to Water below TPVC (Feet)	Groundwater Elevation (Feet)	Temp (C)	pH (Units)	Conductivity (umhos/cm)	Color	Odor
06/18/07	MM-SB-6	750.35	752.57	5 - 15'	745.35 - 735.35	5.35	747.22	19.6	7.2	1330	N/A	None
07/26/07						5.69	746.88	--	--	--	--	
08/09/07						5.73	746.84	--	--	--	--	
08/27/07						5.57	747.00	21.2	6.63	1155	Colorless	None
12/17/07						6.05	746.52	10.7	6.6	1467	Lt. Grey	None
06/10/08						5.05	747.52	15.4	6.72	785	Lt. Brown	None
06/18/07	MM-SB-7	750.49	752.82	5 - 15'	745.49 - 735.49	5.90	746.92	15.2	7.0	1150	Lt. Grey	Petroleum
07/26/07						5.88	746.94	--	--	--	--	
08/09/07						5.94	746.88	--	--	--	--	
08/27/07						4.90	747.92	19.2	6.95	1255	--	Slight Petroleum
12/17/07						6.28	746.54	10.7	6.83	1423	Dark Grey	Petroleum
06/10/08						5.15	747.67	13.4	6.75	1343	Lt. brown	Medium to Strong
06/18/07	MM-SB-8	751.66	753.89	5 - 15'	746.66 - 836.66	6.55	747.34	17.2	6.85	1147	Dark Grey	Musty
07/26/07						7.04	746.85	--	--	--	--	
08/09/07						7.07	746.82	--	--	--	--	
08/27/07						6.05	747.84	--	--	--	--	
12/17/07						7.40	746.49	--	--	--	--	
06/10/08						6.22	747.67	--	--	--	--	
06/18/07	MM-SB-9	752.23	751.92	5 - 15'	747.23 - 737.23	4.20	747.72	18.1	6.8	1580	Colorless	None
07/26/07						4.59	747.33	--	--	--	--	
08/09/07						4.63	747.29	--	--	--	--	
08/27/07						3.97	747.95	--	--	--	--	
12/17/07						5.37	746.55	--	--	--	--	
06/10/08						3.90	748.02	--	--	--	--	
06/18/07	MM-SB-10	750.72	752.96	5 - 15'	745.72 - 735.72	5.57	747.39	17.3	6.8	1200	Colorless	Musty
07/26/07						6.11	746.85	--	--	--	--	
08/09/07						6.14	746.82	--	--	--	--	
08/27/07						5.95	747.01	19.5	6.85	1230	--	None
12/17/07						6.45	746.51	9.7	6.83	1443	Lt. Grey	None
06/10/08						5.52	747.44	--	--	--	--	
07/26/07	MW-1	751.89	751.55	3 - 13'	748.55 - 738.55	4.71	746.84	--	--	--	--	--
08/09/07						4.81	746.74	--	--	--	--	
08/27/07						3.80	747.75	--	--	--	--	
12/17/07						5.16	746.39	--	--	--	--	
06/10/08						3.51	748.04	--	--	--	--	
07/26/07	MW-2	751.69	751.30	3 - 13'	748.30 - 738.30	4.42	746.88	--	--	--	--	--
08/09/07						4.43	746.87	--	--	--	--	
08/27/07						NM	NM	--	--	--	--	
12/17/07						4.85	746.45	--	--	--	--	
06/10/08						3.53	747.77	--	--	--	--	
07/26/07	MW-3	751.13	750.90	3 - 13'	747.90 - 737.90	3.99	746.91	--	--	--	--	--
08/09/07						4.11	746.79	--	--	--	--	
08/27/07						3.76	747.14	--	--	--	--	
12/17/07						4.67	746.23	--	--	--	--	
06/10/08						3.23	747.67	--	--	--	--	
07/26/07	MW-4	750.42	750.08	2.5 - 12.5'	747.58 - 737.58	3.36	746.72	--	--	--	--	--
08/09/07						3.22	746.86	--	--	--	--	
08/27/07						NM	NM	--	--	--	--	
12/17/07						3.51	746.57	--	--	--	--	
06/10/08						2.56	747.52	--	--	--	--	

Notes:  
-- = Not Sampled  
N/A = Not Available

TABLE 2  
GROUNDWATER ANALYTICAL QUALITY RESULTS  
MERCURY MARINE  
PLANT 64 WEST  
Project Reference #2484

Monitoring Well ID	Date	Units	MW-1										MW-2						MW-3				MW-4				64W17-6				NR 140									
			06/26/2004	06/26/2004	06/26/2004	11/15/2004	06/26/2006	06/26/2006	11/02/2006	02/24/2006	06/26/2004	06/26/2004	11/15/2004	06/26/2006	06/26/2006	11/02/2006	02/24/2006	06/26/2004	06/26/2004	11/15/2004	06/26/2006	06/26/2006	11/02/2006	02/24/2006	06/26/2004	06/26/2004	11/15/2004	06/26/2006	06/26/2006	11/02/2006	02/24/2006	ES	PAL							
Volatile Organic Compounds																																								
Benzene	µg/l	<0.5	<0.5	<0.5	<0.34	<0.572	<0.572	<0.2	<0.5	<0.5	<0.5	<0.34	<0.572	<0.572	<0.2	<0.5	<0.5	NA	<0.34	<0.572	<0.572	<0.2	66.9	71.3	62.1	88.4	76.9	89.2	86	<0.5	<0.5	<0.34	<0.572	<0.572	<0.2	5.0	0.5			
n-Butylbenzene	µg/l	ND	ND	ND	ND	<1.39	<1.39	<0.2	ND	ND	ND	ND	1.74	1.42	0.66	ND	ND	ND	ND	<1.39	<1.39	<0.2	ND	ND	ND	ND	1.43	1.43	0.76	ND	ND	ND	<1.39	0.63	<0.2	NS	NS			
sec-Butylbenzene	µg/l	ND	ND	ND	ND	<0.921	<0.921	<0.26	ND	ND	ND	ND	1.56	1.55	0.92	ND	ND	ND	ND	<0.921	<0.921	<0.26	ND	ND	ND	ND	1.93	1.33	0.97	ND	ND	ND	2.33	2.03	<0.26	NS	NS			
1,2-Dichloroethane	µg/l	<5.0	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	NA	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	<5.0	<5.0	<0.598	<0.598	<0.5	<5.0	<5.0	<0.598	<0.598	<0.5	850	85				
1,2-Dichloroethane	µg/l	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	<0.5	<0.5	NA	<5.0	<0.587	<0.587	<0.5	<5.0	<5.0	<5.0	<5.0	<0.587	<0.587	<0.5	<0.5	<0.5	<0.387	<0.587	<0.587	<0.5	5.0	0.5			
1,1-Dichloroethane	µg/l	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	NA	<5.0	<0.639	<0.639	<0.5	<0.5	<0.5	<5.0	<5.0	<0.639	<0.639	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	7.0	0.7			
trans-1,2-Dichloroethane	µg/l	<5.0	<5.0	<5.0	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	NA	<5.0	<0.639	<0.639	<0.5	<0.5	<0.5	<5.0	<5.0	<0.639	<0.639	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	7.0	0.7			
trans-1,2-Dichloroethane	µg/l	<5.0	<5.0	<5.0	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	<0.5	<0.5	NA	<5.0	<0.639	<0.639	<0.5	<0.5	<0.5	<5.0	<5.0	<0.639	<0.639	<0.5	<0.5	<0.5	<0.451	<0.639	<0.639	<0.5	7.0	0.7			
Ethylbenzene	µg/l	<10	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	<10	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	<10	<5.0	NA	<5.0	<0.506	<0.506	<0.5	<5.0	<5.0	<5.0	<5.0	<0.506	<0.506	<0.5	<5.0	<5.0	<0.506	<0.506	<0.5	100	20				
Isopropylbenzene	µg/l	ND	ND	ND	ND	<0.582	<0.582	<0.2	ND	ND	ND	ND	2.83	<0.582	2.9	ND	ND	ND	ND	<0.582	<0.582	<0.2	ND	ND	ND	ND	3.29	<0.582	3.4	ND	ND	ND	5.54	<0.582	<0.2	NS	NS			
Methyl tert-butyl ether	µg/l	<0.29	<0.29	<0.29	<0.405	<0.668	<0.668	<0.5	<0.29	<0.29	<0.29	<0.405	<0.668	<0.668	<0.5	<0.29	<0.29	NA	<0.405	<0.668	<0.668	<0.5	<0.29	<0.29	<0.29	<0.29	<0.668	<0.668	<0.5	<0.29	<0.29	<0.405	<0.668	<0.668	<0.5	60	12			
Methylene chloride	µg/l	NA	NA	NA	4.47	<1.46	12	<1.0	NA	NA	NA	3.79	<1.46	10.5	<1.0	NA	NA	NA	2.94	<1.46	11.5	<1.0	NA	NA	NA	3.84	<1.46	10.9	<1.0	NA	NA	3.66	<1.46	11.6	<1.0	11.6	<1.0	5.0	0.5	
Naphthalene	µg/l	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	0.26	<8.0	<8.0	NA	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<0.535	<0.535	<0.25	40	NS				
n-Propylbenzene	µg/l	ND	ND	ND	ND	<0.785	<0.785	<0.5	ND	ND	ND	ND	3.02	2.61	3.0	ND	ND	ND	ND	<0.785	<0.785	<0.5	<8.0	<8.0	<8.0	<8.0	<0.535	<0.535	<0.25	<8.0	<8.0	<0.535	<0.535	<0.25	40	NS				
Tetrachloroethane	µg/l	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	ND	ND	ND	ND	3.02	2.61	3.0	ND	ND	ND	ND	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	<0.5	<0.5	<0.295	<0.63	<0.63	<0.5	NS	NS		
Toluene	µg/l	<5.0	<5.0	<5.0	<0.495	<0.734	<0.734	<0.2	<5.0	<5.0	<5.0	<0.495	<0.734	<0.734	<0.2	<5.0	<5.0	NA	<5.0	<0.495	<0.734	<0.734	<0.2	<5.0	<5.0	<5.0	<5.0	<0.495	<0.734	<0.734	<0.2	<5.0	<5.0	<0.495	<0.734	<0.734	<0.2	1,000	200	
Trichloroethane	µg/l	<0.5	<0.5	<0.5	<0.495	<0.734	<0.734	<0.2	<5.0	<5.0	<5.0	<0.495	<0.734	<0.734	<0.2	<5.0	<5.0	NA	<5.0	<0.495	<0.734	<0.734	<0.2	<5.0	<5.0	<5.0	<5.0	<0.495	<0.734	<0.734	<0.2	<5.0	<5.0	<0.495	<0.734	<0.734	<0.2	5.0	0.5	
1,2,4-Trimethylbenzene	µg/l	<0.5	<0.5	<0.5	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	NA	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<0.803	<0.803	<0.2	1,000	200					
1,3,5-Trimethylbenzene	µg/l	<0.5	<0.5	<0.5	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	NA	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<0.803	<0.803	<0.2	1,000	200					
Total Trimethylbenzene	µg/l	<0.5	<0.5	<0.5	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	NA	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<5.0	<5.0	<0.803	<0.803	<0.2	<5.0	<5.0	<0.803	<0.803	<0.2	1,000	200					
Vinyl Chloride	µg/l	<0.217	<0.217	<0.217	<0.306	<1.25	<1.25	<0.2	<5.0	<5.0	<5.0	<0.306	<1.25	<1.25	<0.2	<5.0	<5.0	NA	<5.0	<0.306	<1.25	<1.25	<0.2	<5.0	<5.0	<5.0	<5.0	<0.306	<1.25	<1.25	<0.2	<5.0	<5.0	<0.306	<1.25	<1.25	<0.2	480	96	
Total Xylenes	µg/l	<5.0	<5.0	<5.0	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	NA	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	<5.0	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	<1.43	<1.43	<0.5	<5.0	<5.0	<1.43	<1.43	<0.5	10,000	1,000
Polycyclic Aromatic Hydrocarbons																																								
Acenaphthene	µg/l	<5.0	<5.0	<5.0	NA	NA	0.0228	<0.33	<5.0	<5.0	<5.0	NA	NA	1.27	0.49	<5.0	<5.0	NA	NA	NA	0.0623	<0.34	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<0.33	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Acenaphthylene	µg/l	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.7	<5.0	<5.0	<5.0	NA	NA	26.3	<0.71	<5.0	<5.0	NA	NA	NA	0.0948	<0.039	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Anthracene	µg/l	<5.0	<5.0	<5.0	NA	NA	<5.0	<0.038	<5.0	<5.0	<5.0	NA	NA	0.0752	<0.038	<5.0	<5.0	NA	NA	NA	0.0948	<0.039	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Benz(a)anthracene	µg/l	<0.1	<0.1	<0.1	NA	NA	<0.1	<0.044	<0.1	<0.1	<0.1	NA	NA	0.0307	<0.045	<0.1	<0.1	NA	NA	NA	0.0177	<0.045	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
Benz(b)anthracene	µg/l	<0.02	<0.02	<0.02	NA	NA	<0.02	<0.049	<0.02	<0.02	<0.02	NA	NA	<0.02	<0.049	<0.02	<0.02	NA	NA	NA	<0.02	<0.049	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	
Benz(k)anthracene	µg/l	<0.1	<0.1	<0.1	NA	NA	<0.1	<0.049	<0.1	<0.1	<0.1	NA	NA	<0.02	<0.049	<0.1	<0.1	NA	NA	NA	<0.02	<0.049	<0.																	

Table 2  
Groundwater Analytical Results

0618 /2007	MM-SB-2			MM-SB-4	MM-SB-6			MM-SB-7			MM-SB-8	MM-SB-9	MM-SB-10		
	W070827 8/27/2007	W122007 12/21/2007	W070818 8/18/2007	W070818 8/18/2007	W070827 8/27/2007	W122007 12/20/2007	W070818 8/18/2007	W070827 8/27/2007	W122007 12/21/2007	W070818 8/18/2007	W070818 8/18/2007	W070818 8/18/2007	W070827 8/27/2007	W122007 12/21/2007	
NA	NA	NA	NA	NA	2.44	2.3	5.84	NA	NA	NA	NA	NA	1.87	0.9	<0.60
NA	NA	NA	NA	NA	178	NA	NA	NA	NA	NA	NA	NA	94.8	NA	NA
NA	NA	NA	NA	NA	<0.20	NA	NA	NA	NA	NA	NA	NA	<0.20	NA	NA
NA	NA	NA	NA	NA	<1.6	NA	NA	NA	NA	NA	NA	NA	<1.6	NA	NA
NA	NA	NA	NA	NA	1.71	0.88	0.32	NA	NA	NA	NA	NA	1.09	NA	NA
NA	NA	NA	NA	NA	<0.60	NA	NA	NA	NA	NA	NA	NA	<0.60	NA	NA
NA	NA	NA	NA	NA	<0.20	NA	NA	NA	NA	NA	NA	NA	<0.20	NA	NA
NA	NA	NA	NA	NA	<0.070	NA	NA	NA	NA	NA	NA	NA	<0.070	NA	NA
0.85	7.55	9.29	<0.20	<0.20	2.71	0.83	4.59	28	32.5	38.4	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<1.0	1.33	<1.00	<1.0	<1.0	<1.0	NA	NA	<1.0	1.94	<1.00	<1.0	<1.0	<1.0	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	0.48	0.46	0.57	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.20	NA	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	9.77	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1.8	7.98	9.53	<0.10	<0.10	<0.10	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA
<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	NA	NA	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	NA	NA
<0.20	<0.20	0.39	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
0.68	3.99	3.85	<0.10	<0.10	<0.10	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA
0.43	2.89	2.03	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	NA	NA	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	NA	NA
<0.20	0.53	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.80	1.25	0.96	<0.80	<0.80	<0.80	NA	NA	<0.80	<0.80	<0.80	<0.80	<0.80	<0.80	NA	NA
<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
<0.20	<0.20	0.38	<0.20	<0.20	<0.20	NA	NA	0.68	0.82	1.03	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA
<0.30	<0.30	0.80	<0.30	<0.30	<0.30	NA	NA	<0.30	1.61	1.42	<0.30	<0.30	<0.30	NA	NA
<0.20	<0.20	0.23	<0.20	<0.20	<0.20	NA	NA	1.76	1.27	NA	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	0.22	0.24	0.42	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.10	0.32	0.34	<0.10	<0.10	<0.10	0.13	NA	0.57	0.57	0.42	<0.10	<0.10	<0.10	NA	NA
<1.0	<1.0	<1.00	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.00	<1.0	<1.0	<1.0	NA	NA
1.25	11.6	<0.20	0.5	1.09	NA	NA	NA	8.97	<0.20	1.53	0.28	0.21	35	NA	NA
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1.25	2.23	1.88	<0.10	<0.10	<0.10	NA	NA	8.97	9.45	7.78	<0.10	<0.10	<0.10	NA	NA
<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	0.41	<0.20	1.94	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<1.0	9.55	<1.00	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.00	<1.0	<1.0	<1.0	NA	NA
1.19	2.72	1.76	<0.10	<0.10	<0.10	NA	NA	19.2	20	16.9	<0.10	<0.10	<0.10	NA	NA
<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA
<0.40	0.88	0.66	<0.40	<0.40	<0.40	<0.40	<0.40	0.98	1.09	1.03	<0.40	<0.40	<0.40	NA	NA
<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA
<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.30	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
3.61	12.74	8.07	<0.40	<0.40	<0.40	<0.40	<0.40	14	11.91	21.59	<0.40	<0.40	<0.40	NA	NA
<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	0.9	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA
1.29	10.65	8.67	<0.60	<0.60	<0.60	<0.60	<0.60	1.19	1.27	1.72	<0.60	<0.60	<0.60	NA	NA
1.182	NA	NA	<0.071	<0.071	NA	NA	NA	<1.28	NA	NA	<0.080	<0.067	<0.067	NA	NA
<0.067	NA	NA	<0.071	<0.071	NA	NA	NA	<1.28	NA	NA	<0.080	<0.067	<0.067	NA	NA
<0.100	NA	NA	<0.106	<0.106	NA	NA	NA	<0.095	NA	NA	<0.120	<1.0	<1.0	NA	NA
<0.111	NA	NA	<0.118	<0.118	NA	NA	NA	<0.105	NA	NA	<0.133	<0.111	<0.111	NA	NA
<0.022	NA	NA	<0.024	<0.024	NA	NA	NA	<0.021	NA	NA	<0.027	<0.022	<0.022	NA	NA
<0.022	NA	NA	<0.024	<0.024	NA	NA	NA	<0.421	NA	NA	<0.027	<0.022	<0.022	NA	NA
<0.067	NA	NA	<0.071	<0.071	NA	NA	NA	<0.063	NA	NA	<0.80	<0.067	<0.067	NA	NA
<0.078	NA	NA	<0.082	<0.082	NA	NA	NA	<0.074	NA	NA	<0.093	<0.078	<0.078	NA	NA
<0.022	NA	NA	<0.024	<0.024	NA	NA	NA	<0.021	NA	NA	<0.027	<0.022	<0.022	NA	NA
<0.122	NA	NA	<0.129	<0.129	NA	NA	NA	<0.116	NA	NA	<0.147	<0.122	<0.122	NA	NA
<0.133	NA	NA	<0.141	<0.141	NA	NA	NA	<0.126	NA	NA	<0.160	<0.133	<0.133	NA	NA
<0.133	NA	NA	<0.141	<0.141	NA	NA	NA	<2.53	NA	NA	<0.160	<0.133	<0.133	NA	NA
<0.133	NA	NA	<0.141	<0.141	NA	NA	NA	<0.126	NA	NA	<0.160	<0.133	<0.133	NA	NA
<0.089	NA	NA	<0.094	<0.094	NA	NA	NA	94.1	NA	NA	<0.107	<0.089	<0.089	NA	NA
<0.122</															

**TABLE 4**  
**STATIC GROUNDWATER ELEVATIONS**  
**MERCURY MARINE**  
**PLANT 64 WEST**  
**Project Reference #8494**

Monitoring Well Identification	Date	Ground Surface Elevation (feet MSL)	Top of Casing Elevation (feet MSL)	Well Screen Interval (feet MSL)	Depth to Groundwater (feet bgs)	Groundwater Elevation (feet MSL)
MW-1	06/25/2004	750.27	749.82	3-13	3.31	746.51
	08/26/2004				4.29	745.53
	11/15/2004				4.69	745.13
	05/09/2005				4.77	745.05
	09/20/2005				4.65	745.17
	11/30/2005				4.58	745.24
	03/24/2006				4.90	744.92
MW-2	06/25/2004	750.07	749.65	3-13	3.00	746.65
	08/26/2004				4.05	745.60
	11/15/2004				4.29	745.36
	05/09/2005				4.28	745.37
	09/20/2005				4.36	745.29
	11/30/2005				4.07	745.58
	03/24/2006				4.25	745.40
MW-3	06/25/2004	749.5	749.14	3-13	2.74	746.40
	08/26/2004				3.85	745.29
	11/15/2004				NA	NA
	05/09/2005				4.29	744.85
	09/20/2005				4.22	744.92
	11/30/2005				4.13	745.01
	03/24/2006				4.35	744.79
MW-4	06/25/2004	748.77	748.46	2.5-12.5	1.74	746.72
	08/26/2004				2.71	745.75
	11/15/2004				2.88	745.58
	05/09/2005				3.00	745.46
	09/20/2005				3.07	745.39
	11/30/2005				3.08	745.38
	03/24/2006				3.22	745.24
64W97-9	08/26/2004	NA	748.53	3.5-13.5	2.71	745.82
	11/15/2004				2.98	745.55
	05/09/2005				2.86	745.67
	09/20/2005				2.72	745.81
	11/30/2005				2.53	746.00
	03/24/2006				2.61	745.92
River	06/25/2004		749.39		2.71	746.68
	08/26/2004				3.65	745.74
	11/15/2004				NA	NA
	05/09/2005				4.08	745.31
	09/20/2005				3.97	745.42
	11/30/2005				4.02	745.37
	03/24/2006				4.53	744.86

**Notes:**

feet MSL = feet above Mean Sea Level  
feet from TOC = feet below top of casing  
feet bgs = feet below ground surface  
NA = Not Analyzed

RIGHT-OF-WAY

January 16, 2007

Mr. David L. Patek  
City of Oshkosh Director of Public Works  
Room 204, City Hall,  
215 Church Avenue  
Oshkosh, Wisconsin 54901

Re: Right-of-Way Notification of Soil Contamination, Marion Road Right-of-Way, 400 Marion Road,  
Oshkosh, Wisconsin -- WDNR BRRTS No. 02-71-516785 – Commerce No. 54901-4720-00  
– STS Project No. 426678XA

Dear Mr. Patek:

STS Consultants has prepared this notification of contamination letter on behalf of the City of Oshkosh (current site owner) as requested by the Wisconsin Department of Natural Resources (WDNR) under section NR 726.05(2)(a)4 of the Wisconsin Administrative Code. This notification of contamination letter is required by the WDNR as a condition for case closure.

Petroleum hydrocarbon contamination was identified along the Marion Road right-of-way on the northwest side of the Mercury Marine Plant 64 property during utility construction in April 2003. STS Consultants (STS) collected samples of the impacted material on behalf of the City of Oshkosh and submitted them for laboratory analysis of diesel range organics (DRO), gasoline range organics (GRO), and petroleum volatile organic compounds (PVOCs). DRO and GRO concentrations were reported above the WDNR NR 720 residual contaminant levels (RCLs). Subsequent soil investigation and groundwater monitoring have taken place on the site since April 2003 by Mercury Marine which also confirms the presence of residual PAH and lead soil contamination within the Marion Road right-of-way.

We have attached copies of Figure 3 and Figure 5 from our closure request, which depict recent groundwater and soil quality data.

Please contact Ms. Suzanne M. Murawski at (920) 236-6715 with any questions or comments regarding this request.

Sincerely,

STS CONSULTANTS, LTD.

  
Suzanne M Murawski, P.E.  
Associate Project Engineer

Enclosure:

Figures 3 – Soil Results Diagram

Figures 5 – Groundwater Quality Map