

## **GIS Registry Disclaimer - VPLE**

This GIS Registry packet contains information for a VPLE site with a COC that applies to multiple closed ERP and/or LUST sites. Due to the large file sizes, the GIS Registry packets for each individual closed site are not contained within this packet.

Instead, this VPLE packet has a page with links that you can use to access the associated GIS packets for each of the individual closed sites.

The information contained in this document was assembled by DNR and added to the GIS Registry to provide the public with information on closed sites. Please contact the file manager or environmental program associate if you need additional information.

## Source Property Information

**BRRTS #:**  (No Dashes)

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

**\*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)*

### Continuing Obligations:

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)*

**Note:** Comments will not print out.

### Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

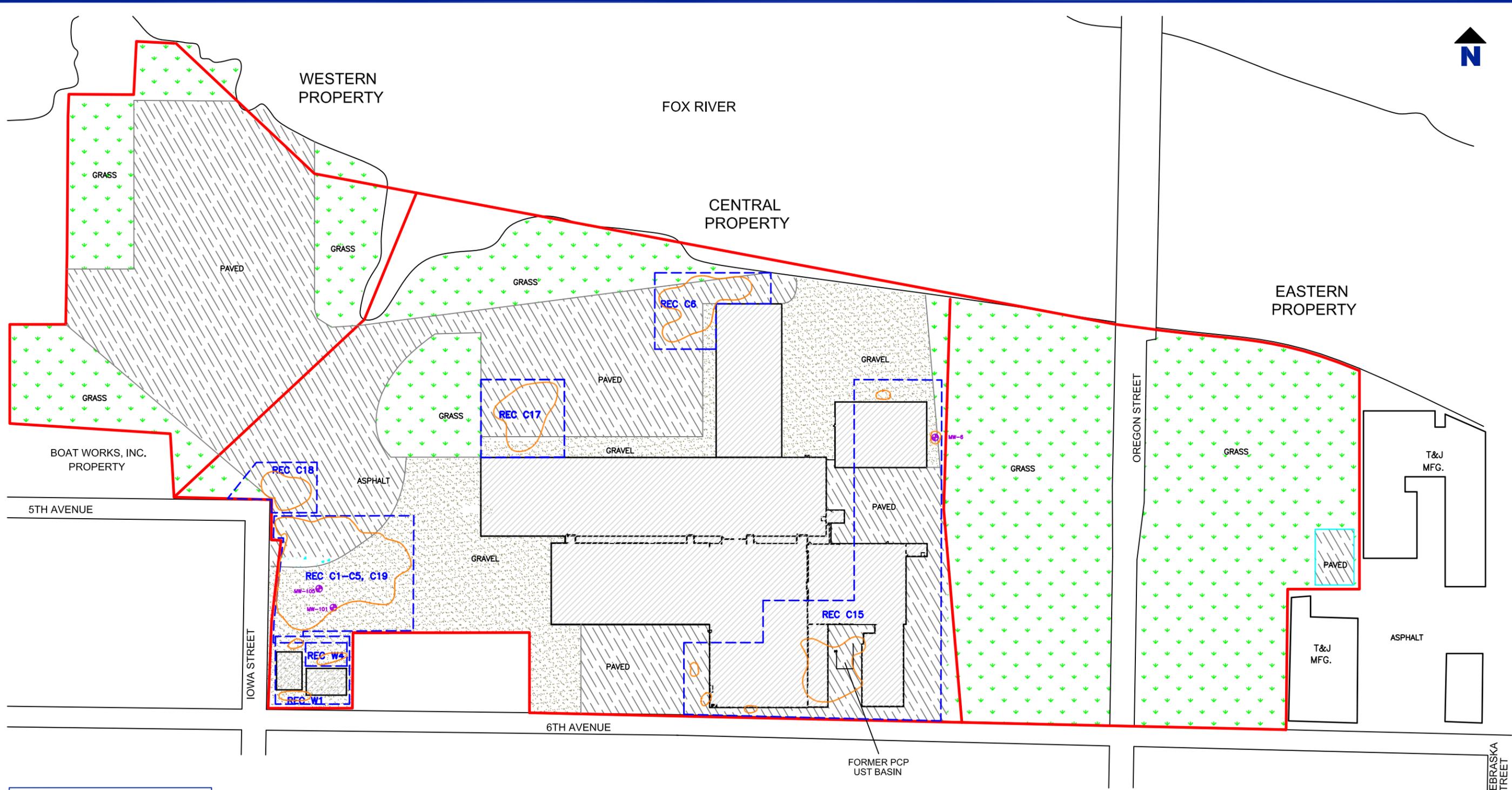
*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This VPLE applies to multiple closed ERP and LUST sites. The following links can be used to access the associated GIS packets for those sites.

<b>BRRTS #</b>	<b>SITE NAME</b>	<b>PARCEL #</b>
03-71-000254	<a href="#">Morgan Products REC C1 (Former Petroleum USTS)</a>	90900010000
02-71-548979	<a href="#">Jeld-Wen REC C2 (West of Building 14)</a>	90900010000
02-71-549204	<a href="#">Jeld-Wen REC C5 (Building 14 Hydraulic Lift)</a>	90900010000
02-71-549208	<a href="#">Jeld-Wen REC C6 (NE Side of Building 16)</a>	90900010000
02-71-269596	<a href="#">Jeld-Wen REC C15 (PCP UST)</a>	90900010000
02-71-549220	<a href="#">Jeld-Wen REC C17 (North of Building 19)</a>	90900010000
02-71-549221	<a href="#">Jeld-Wen REC C18 (Former Railroad)</a>	90900010000
03-71-548924	<a href="#">Jeld-Wen REC W1 (Former Gas/Service Station)</a>	90900010000
02-71-548928	<a href="#">Jeld-Wen REC W4 (Burn Barrel)</a>	90900010000

Last Saved: Monday, October 01, 2012 11:17:45 AM by jjohnson Drawing path: N:\Portland\Figures\JELD-WEN\Jeld-Wen Morgan Closure Requests\C1-C5, C19\A2-A3-H5-H5-G1-F1 rev.dwg



- LEGEND**
- PROPERTY BOUNDARY
  - APPROXIMATE BOUNDARIES OF REC INVESTIGATION AREA
  - SITE BUILDING
  - CAP AREA
  - MONITORING WELLS "LOST" DURING BUILDING DEMOLITION ACTIVITIES AND ROAD RESURFACING

**NOTES**

BUILDING STATUS AS OF NOVEMBER 2003.  
PROPERTY AREA BOUNDARIES ARE APPROXIMATE



**FORMER MORGAN MANUFACTURING FACILITY**  
228 WEST 6TH AVENUE AND 523 OREGON STREET  
OSHKOSH, WISCONSIN

Drawing  
**PROPERTY MAP SHOWING APPROXIMATE BOUNDARIES OF REC INVESTIGATION AREAS**

**ATTACHMENT 6**

Date	September 5, 2012	Scale	AS SHOWN	Fig. No.	3
File Name	A2-A3-H5-H5-G1-F1 rev	Project No.	108,00228.00039		



December 28, 2012 (CORRECTED)

VPLE #06-71-427400  
06-71-427871  
06-71-427872

Dwayne Arino  
JELD-WEN, Inc.  
407 Harbor Isles Blvd  
PO Box 1540  
Klamath Falls, OR 97601

SUBJECT: Certificate of Completion for JELD-WEN  
Central/Eastern/Western Parcels  
228 West Sixth Avenue, Oshkosh, Wisconsin

Dear Mr. Arino:

Congratulations! Your Certificate of Completion is attached. It has been a pleasure working with you and your consultant on this Voluntary Party Liability Exemption (VPLE) process.

In February 2003, the Department of Natural Resources ("the Department") received three requests by Anderson Logistics and JELD-WEN for issuance of three *Certificates of Completion* for the three parcels referenced above. You have requested that the Department determine whether JELD-WEN has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a *Certificate of Completion*. The parcels were addressed under the VPLE process and separate closure letters were issued for each parcel. However, upon completion of the closure process it was requested by JELD-WEN to issue one combined *Certificate of Completion* for all three parcels hereinafter referred to as "the Property".

The Property that is subject of this *Certificate of Completion* is real property owned by JELD-WEN, encompasses approximately 27 acres, and includes the following three parcels: Western and Central: 90900010000 and 90900010100, and Eastern: 030001000.

### **Determination**

As you are aware, s. 292.15, Wis. Stats., authorizes the Department to issue a *Certificate of Completion* to a voluntary party that 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 the information received by the Department, 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 *Certificate of Completion* for this Property.

While the conditions for issuance of a *Certificate of Completion* have been met, residual soil and groundwater contamination remains at the Property. Barriers consisting of pavement, asphalt, gravel, grass vegetation, and/or building barriers must be maintained in accordance with approved maintenance plans. In additions, varying thicknesses of historic fill soil may require appropriate handling and disposal during redevelopment activities.

### **Conclusions**

The Department appreciates the work undertaken by JELD-WEN, to investigate and restore to the extent practicable the contamination associated with the Property. The exemption provided by the *Certificate of Completion* applies to any successor or assignee of JELD-WEN 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) 662-5165.

Sincerely,



Annette Weissbach  
Northeast Region Land Recycling Coordinator  
Remediation & Redevelopment Program

Attachment: *Certificate of Completion*

e-cc: Bill Fagen – JELD-WEN  
Kathy Sylvester – Oshkosh DNR  
Michael Prager – RR/5  
Megan Coracci – SLR consulting

Correction to Dec 26, 2012 letter: the Certificate of Completion covers three parcels  
Central/Western: 90900010000 and 90900010100  
Eastern: 030001000

*State of Wisconsin*  
*Department of Natural Resources*

**CERTIFICATE OF COMPLETION  
OF RESPONSE ACTIONS  
UNDER SECTION 292.15(2)(ae), WIS. STATS.**

*Whereas*, Jeld-Wen applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 228 West Sixth Street Oshkosh, Wisconsin, which was previously referred to as the Morgan Door and Morgan Manufacturing site, and is currently described as Central, Eastern and Western Parcels . The property is further described in the legal description found on Attachment A (the "Property");

*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*, Jeld-Wen has submitted to the WDNR certain investigation reports and a remedial action plan for the Property which comply with the requirements set forth in 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 April 26, 2007;

*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. 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*, the Property 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, the Property will be included on the WDNR's Geographical Information System data base ("the GIS Registry") pursuant to s. 292.12(3), Wis. Stats. **Jeld-Wen** has submitted to the WDNR all the information necessary to be included on the GIS Registry, pursuant to Wis. Adm. Code;

*Whereas*, on December 14, 2012, the WDNR issued three final case closure summary letters for the Property (Attachment C). The owner of this Property shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached state case closure letters and maintenance plan(s) summarized below:

- 1 – Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards - on the central property.
- 2 – Residual soil contamination exists that must be properly managed should it be excavated or removed – on the central and Eastern properties:
- 3 – One or more monitoring wells were not located and must be properly filled and sealed if found – on the central property.
- 4 – Pavement, asphalt, gravel, grass vegetation, or a building barrier must be maintained in accordance with approved maintenance plan(s) (Attachment C) over contaminated soil 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 and the DNR must approve any changes to this barrier.
- 5 – Varying thicknesses of fill are present across much of the riverfront in the City of Oshkosh. Proper handling and disposal may be necessary during redevelopment of the property.

*Whereas*, the WDNR has determined that the response action is complete and was based on the Property being used as a commercial, industrial or multi-family residential facility. In the event that the covers or barriers that currently exist are removed, the replacement barrier must be equally protective. Because of the residual contamination and certain continuing obligations for this site, before use of this site can be changed to single-family residential use, or use by certain sensitive populations, such as a day care center, school, a senior center, hospital or a similar use, notification of the Department is required at a minimum. Additional sampling and/or cleanup may be required to ensure that the residual contamination levels, existing remedial action and land use is protective;

*Whereas*, if the requirements of this Certificate, the case closure letter or the maintenance plans are not followed, or if the land use changes, 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 the Property may no longer qualify for the liability protections under s. 292.15, Wis. Stats.;

*Whereas*, **Jeld-Wen** has paid to WDNR the appropriate insurance fee and has submitted a complete insurance application form to obtain coverage for the Property 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 December 14, 2012, the WDNR determined that response actions necessary to restore the environment were completed, except with respect to groundwater contaminated with pentachlorophenol and vinyl chloride 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 the Property and any other necessary response actions have been completed, except with respect to pentachlorophenol and vinyl chloride 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 Certificate, **Jeld-Wen** and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, 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 the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by the conditions in this Certificate, the December 14, 2012 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 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 **Jeld-Wen** 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. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), 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 19<sup>th</sup> day of December, 2012.



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

**ATTACHMENT A  
LEGAL DESCRIPTION  
Jeld Wen (Central-Eastern-Western parcels)**

See attached

1. Warranty Deed Document Number 0996630 recorded with the Winnebago County, Wisconsin, Registry of Deeds on February 3, 1998;
2. Property Exhibit – Drawing No. 165482-RMK, prepared by RA Smith Nation, Inc., dated June 19, 2012; and
3. CSM #5748, prepared by Michael Olson, date drawn: June 27, 2005, Document Number 1361929 recorded with the Winnebago County, Wisconsin, Registry of Deeds on July 8, 2005

Central Parcel	Area #2 – 15.1682 acres
Eastern Parcel	Area #1 – 3.2987 acres and Area #4 – 3.6089 acres
Western Parcel	Area #3 – 4.7532 acres



0996630

WARRANTY DEED

DOCUMENT NO.

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

1998-02-03 02:24 PM

SUSAN WINNINGHOFF  
REGISTER OF DEEDS

Rec. Fee: 16.00  
Tran. Fee: 7800.00  
Number of Pages: 4

This Deed, made between Morgan Products Ltd. a Delaware corporation  
\_\_\_\_\_, Grantor,  
and Jeld-Wen Inc. an Oregon corporation  
\_\_\_\_\_, Grantee,  
Witnesseth, That the said Grantor, for a valuable consideration \_\_\_\_\_

THIS SPACE RESERVED FOR RECORDING DATA

conveys to Grantee the following described real estate in Winnebago  
County, State of Wisconsin:

NAME AND RETURN ADDRESS  
Jeld-Wen, Inc.  
3303 Lakeport Blvd.  
P.O. Box 1329  
Klamath Falls, OR 97601

See Exhibit A attached hereto and made a part hereof.

903-0001 and 909-0001  
PARCEL IDENTIFICATION NUMBER

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Grantor  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except those listed on  
attached Exhibit B, and will warrant and defend the same.

Dated this 2nd day of February, 1998.

MORGAN PRODUCTS LTD.

By: Duane R. Greenly (SEAL) \_\_\_\_\_ (SEAL)  
\* Duane R. Greenly, Vice President  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_  
\_\_\_\_\_ authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

STATE OF WISCONSIN )  
                                  )ss.  
Winnebago County )  
Personally came before me this 2nd day of  
February, 1998, the above named  
Duane R. Greenly, Vice President of  
Morgan Products Ltd.

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Lawrence J. Jost, Esq.  
Quarles & Brady

to me known to be the person who executed the foregoing  
instrument and acknowledged the same.  
Barbara J. Skallin  
\* Barbara J. Skallin  
Notary Public Winnebago County, Wis.  
My Commission expires 7-19-98.

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

-EXHIBIT A-

PARCEL A:

All of Lots One (1), Two (2), Three (3) and Four (4) sit in Block Three (3); all of Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) and the West 1/4 of Lot Seven (7) all in Block One (1); all of vacated West Fifth Avenue from the East line of Oregon Street to the East line of Lot 4, Block 3; and the North 1/2 of vacated West Fifth Avenue from the West line of Lot 5, Block 1, to the mid-line of Lot 7, Block 1; all in the PLAT OF THE ORIGINAL THIRD WARD, per Leach's Map of 1894 now in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin; and that portion of Fractional Section 24, Township 18 North, Range 16 East, in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin lying South of the Southwesterly shoreline (U.S. Harbor line) of the Fox River, East of the East line of Oregon Street, West of the mid-line of Lot 7 of Block 1 and North of the Northerly line of said Block 1 described by:

Commencing at the Southwest corner of said Block 3 and the true point of beginning; thence  $N00^{\circ}46'27''W$  578.04 feet (Recorded as North) along the East line of Oregon Street to a point in the Southwesterly Shore Line (U.S. Harbor line) of the Fox River as established by a General Ordinance of the City of Oshkosh per Document No. 278204 of Winnebago County Registry; thence  $S86^{\circ}37'06''E$  244.08 feet (Recorded as  $S85^{\circ}58'00''E$ ) along said Southwesterly Shore line (U.S. Harbor line); thence  $S85^{\circ}12'38''E$  91.75 feet (Recorded as  $S84^{\circ}33'30''E$ ) along said Southwesterly Shore line to the Northerly extension of the mid-line of Lot 7 of said Block 1; thence  $S00^{\circ}39'04''E$  334.04 feet along the North extension, the mid-line of said Lot 7 and its South extension to the centerline of vacated West Fifth Avenue; thence  $N74^{\circ}04'05''W$  130.87 feet along said centerline to the North extension of the East line of Lot 4 of said Block 3; thence  $S00^{\circ}41'35''E$  224.99 feet along the North extension and East line of said Lot 4 to the North line of West Sixth Avenue; thence West 200.18 feet (Recorded as 200.00 feet) along the said North line to the true point of beginning.

Parcel B:

All of Blocks Forty-eight (48), Forty-nine (49), Sixty-one (61), Sixty-two (62) and Seventy-seven (77) and all of Lots Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24) and part of Lot One (1) of Block Sixty-three (63) and all of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12) and Twenty-four (24) of Block Seventy-eight (78); all of vacated West Fifth Avenue located between the East line of Iowa Street and West line of Oregon Street all of vacated Minnesota Street located between the North line of West Sixth Street and the Southwesterly Shore line of the Fox River; all of vacated West Fourth Avenue located between the South extension of the West line of said Block 77 and the West line of vacated Minnesota Street; all of vacated Iowa Street located between the North line of West Fifth Street and the South line of vacated West Third Avenue; all of vacated West Third Street located between the South extension of the West line of Block 78 and the East line of vacated Iowa Street; all a part of the Original Third Ward per Leach's Map of 1894 and a part of Fractional Lot 3 of Section 23, Township 18 North, Range 16 East and now all in the Ninth Ward, City of Oshkosh, Winnebago County, Wisconsin and being described by:

Commencing at the Southeast corner of said Block 49 and the true point of beginning; thence  $S89^{\circ}12'31''W$  861.47 feet (Recorded as 860.00 feet) along the North line of West Sixth Street to the Southwest corner of Lot 21 of said Block 63; thence  $N00^{\circ}49'09''W$  125.31 feet (Recorded as 125.00 feet) to the Northwest corner of said Lot 21; thence  $S88^{\circ}12'38''W$  300.60 feet (Recorded as 300.00 feet) along the South lines of Lots 8, 7, 6, 5, 4 and 3 of Block 63 to the Northwest corner of Lot 14 of said Block 63; thence  $S00^{\circ}50'48''E$  125.32 feet (Recorded as 125.00 feet) to the Southeast corner of said Lot 14; thence  $S89^{\circ}12'31''W$  100.18 feet (Recorded as 100.00 feet) along the North line of West Sixth Street to the East line of Iowa Street; thence  $N00^{\circ}51'21''W$  125.32 feet (Recorded as 125.00 feet) along the said East line to the Northwest corner of Lot 13 of said Block 63; thence  $N89^{\circ}12'38''E$  3.60 feet (Recorded as 3.70 feet) along the North line of said Lot 13; thence  $N15^{\circ}18'33''E$  130.42 feet to a point in the North line of Lot 1 of said Block 63; thence  $S89^{\circ}12'36''W$  40.11 feet (Recorded as 40.00 feet) to the Northwest corner of said Lot 1 and East line of Iowa Street; thence  $N00^{\circ}51'21''W$ , 80.00 feet on the East line of Iowa Street to the North line of West Fifth Street; thence  $S89^{\circ}09'54''W$  110.07 feet (Recorded as 110.00 feet) along the said North line to the Southwest corner of Lot 24 of said Block 78; thence  $N00^{\circ}51'21''W$  125.00 feet to the Northwest corner of said Lot 24; thence  $S89^{\circ}04'18''W$  299.98 feet (Recorded as 300.00 feet) along the South lines of Lots 11, 10, 9, 8, 7, and 6 of said Block 78 to the Southwest corner of Lot 6 of said Block 78; thence  $N00^{\circ}47'35''W$  125.75

feet (Recorded as 125.00 feet) to the Northwest corner of said Lot 6; thence  $N89^{\circ}12'52''E$  100.05 feet (Recorded as 100.00 feet) along the South line of West Fourth Avenue to the South extension of the West line of said Block 77; thence  $N00^{\circ}53'08''W$  310.04 feet (Recorded as 310.00 feet) along the said South extension and the West line of Block 77 to the Northwest corner of said Block 77; thence  $N89^{\circ}12'52''E$  100.00 feet along the South line of vacated West Third Avenue to the Northeast corner of Lot 9 of said Block 77; thence  $N00^{\circ}51'21''W$  80.00 feet along the North extension of the East line of Lot 9 of said Block 77 to the North line of vacated West Third Avenue; thence  $N89^{\circ}12'52''E$  72.23 feet along the said North line to a point in the Southwesterly Shore line (U.S. Harbor line) of the Fox River as established by a General Ordinance of the City of Oakkosh per Document No. 276204 of Winnebago County Registry; thence  $S52^{\circ}26'08''E$  180.38 feet (Recorded as  $S51^{\circ}47'00''E$ ) along said Southwesterly Shore line (U.S. Harbor line); thence  $S80^{\circ}13'08''E$  1281.88 feet (Recorded as  $S79^{\circ}34'00''E$ ) along said Southwesterly Shore line (U.S. Harbor line) to the West line of Oregon Street; thence  $S00^{\circ}45'27''E$  583.48 feet (Recorded as South) along the said West line of Oregon Street to the true point of beginning.

Tax Key Nos. 903-0001 and 909-0001

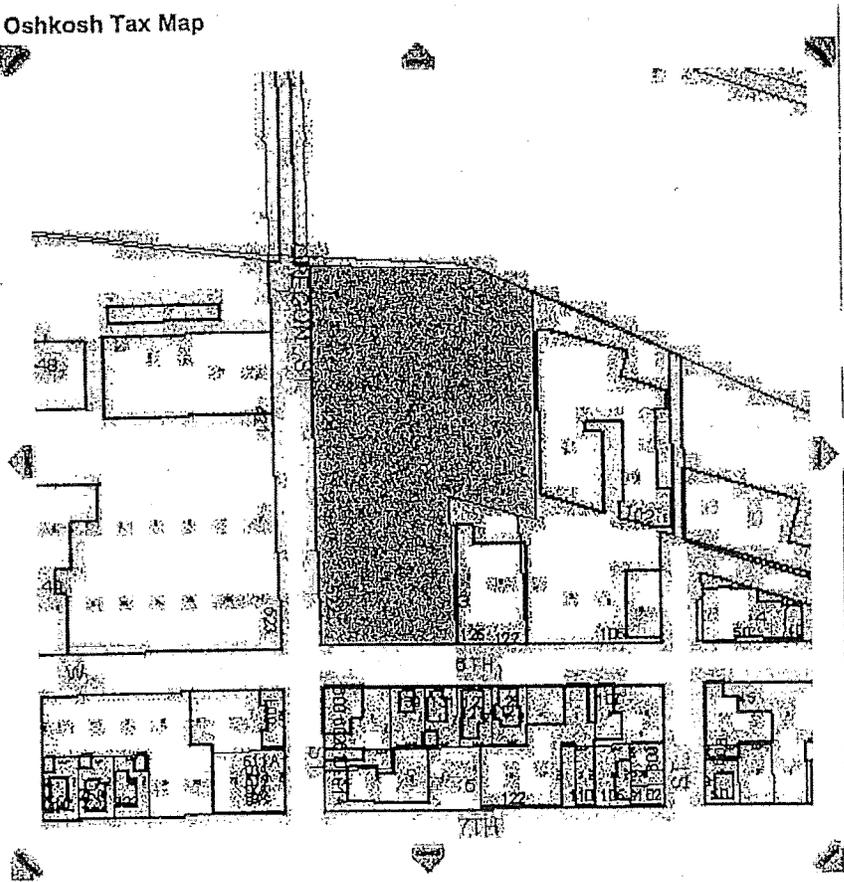
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**EXHIBIT B  
PERMITTED ENCUMBRANCES**

- (1) Easements, agreements and restrictions of record.
- (2) The lien for current taxes and assessments
- (3) Matters disclosed by the current survey.
- (4) Lease agreement disclosed to grantee.
- (5) Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.
- (6) Rights of the public in any portions of the subject premises lying below the ordinary highwater mark of the Fox River.

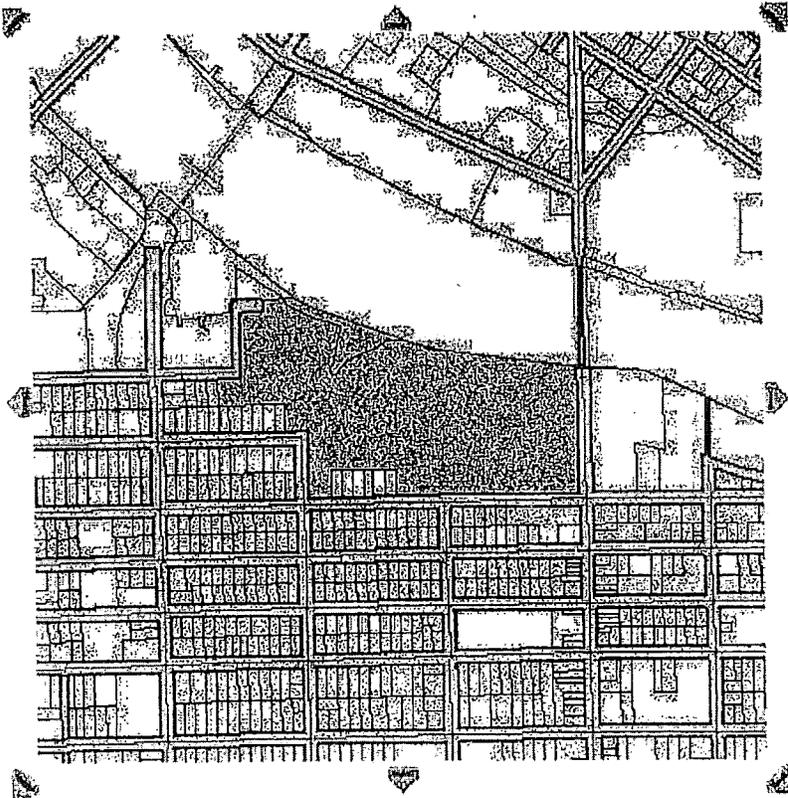
Parcel A

Oshkosh Tax Map



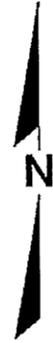
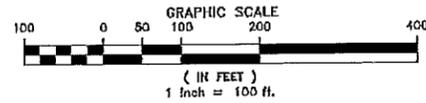
Parcel B

Oshkosh Tax Map



# PROPERTY EXHIBIT

Known as Tax Key Numbers; 000010000, 300010000 & 9000010100, in the City of Oshkosh, Winnebago County, Wisconsin.  
 June 19, 2012 Jeld-Wen Drawing No. 165482-RMK



NOTE: THE U.S. HARBOR LINE WAS ESTABLISHED BY A GENERAL ORDINANCE OF THE CITY OF OSHKOSH PER DOCUMENT NUMBER 276204 OF WINNEBAGO COUNTY REGISTRY.

### DESCRIPTION FOR AREA #1

All of Lots 9, 10, 11 AND 12, part of Lot 8 of Block 48, all of Lots 9, 10, 11, 12, 21, 22, 23 AND 24, part of Lots 9 and 20 of Block 49, part of Vacated West Fifth Avenue All being part of the "PLAT OF THE ORIGINAL THIRD WARD" per Leach's Map of 1894, and part of Fractional Lot 3 of Section 23, T18N, R16E, and now all in the Ninth Ward, City of Oshkosh, Winnebago County, Wisconsin described as follows:  
 Beginning at the Southeast Corner of said Block 49; thence South 89°12'04" West 219.48 feet; thence North 04°42'18" West 347.86 feet; thence North 01°11'51" West 282.25 feet to a POINT ON the U.S. Harbor Line on the Southside of the Fox River; thence South 80°13'33" East along said Harbor Line 249.73 feet to the E INTERSECTION with the West line of Oregon Street; thence South 00°45'54" East along said West line 583.48 feet to the point of beginning.  
 Containing 3.2987 acres of land more or less to the HARBOR LINE of the Fox River.  
 Subject to easements and restrictions of record.

### DESCRIPTION FOR AREA #2

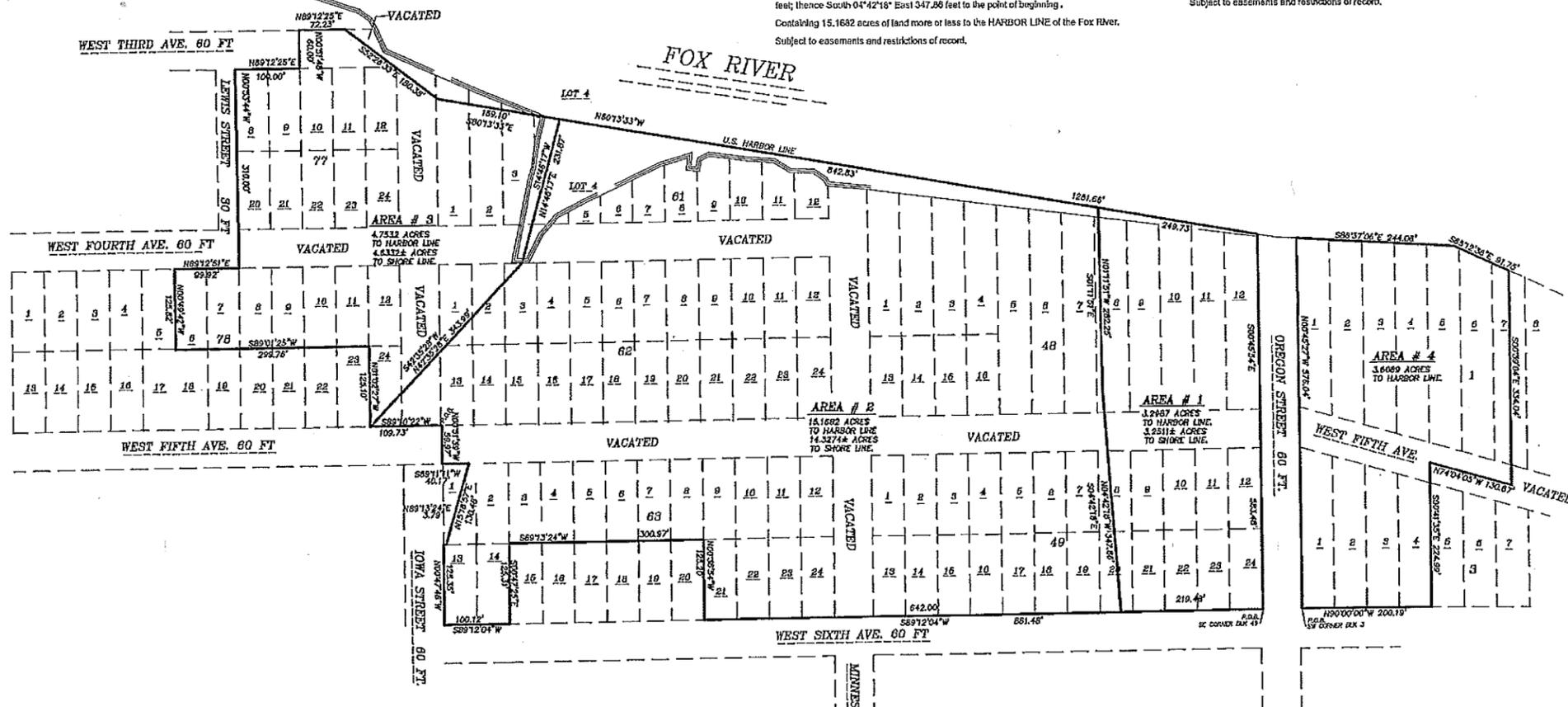
All of Lots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15 AND 16, part of Lot 8 of Block 48, All of Lots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18 AND 19, part of Lots 8 and 20 of Block 49, All of Lots 5, 6, 7, 8, 9, 10, 11 AND 12, part of Lot 4 of Block 61, All of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24, part of Lots 1, 2, 3 AND 13 of Block 62, All of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, 23 AND 24, part of Lot 1 of Block 63, Part of Lot 24, Block 78, And part of Vacated West Fifth Avenue, part of vacated Iowa Street, part of Vacated West Fourth Avenue and Vacated Minnesota Street lying north of West Sixth Avenue All being part of the "PLAT OF THE ORIGINAL THIRD WARD" per Leach's Map of 1894, and part of Fractional Lot 3 of Section 23, T18N, R16E, and now all in the Ninth Ward, City of Oshkosh, Winnebago County, Wisconsin described as follows:  
 Commencing at the Southeast Corner of said Block 49; thence South 89°12'04" West 219.48 feet to the point of beginning; thence continuing South 89°12'04" West 642.00 feet to the Southeast Corner of Lot 20, Block 63; thence North 00°36'54" West 125.20 feet to the Northeast Corner of said Lot 20; thence South 89°13'24" West along the North lines of Lots 20, 19, 18, 17, 16 & 15, Block 63 a distance of 300.97 feet to the Northeast corner of said Lot 14; thence South 00°47'25" East along the East line of said Lot 125.31 feet to a point in the North line of West Sixth Avenue; thence South 89°12'04" West along said North line 100.12 feet to a point in the East line of Iowa Street; thence North 00°47'40" West along said East line 125.35 feet to the Northwest corner of Lot 13, Block 63; thence North 89°13'24" East 3.79 feet to a point that is 3.79 feet easterly of the Eastern line of Iowa Street; thence North 15°15'57" East 130.48 feet; thence South 89°11'11" West 40.17 feet; thence North 00°51'39" West 59.67 feet; thence South 89°10'22" West 105.73 feet; thence North 42°35'28" East 343.59 feet; thence North 14°45'17" East 231.87 feet to the intersection with the U.S. Harbor Line on the South Side of the Fox River; thence South 60°13'33" East along said Harbor Line 642.83 feet; thence South 01°11'51" East 282.25 feet; thence South 04°42'18" East 347.86 feet to the point of beginning.  
 Containing 15.1682 acres of land more or less to the HARBOR LINE of the Fox River.  
 Subject to easements and restrictions of record.

### DESCRIPTION FOR AREA #3

All of Lots 1, 2 AND 3, part of Lot 4 of Block 61, Part of Lots 1, 2, 3 AND 13 of Block 62, All of Lots 8, 9, 10, 11, 12, 20, 21, 22, 23 AND 24 of Block 77, All of Lots 6, 7, 8, 9, 10, 11 AND 12, part of Lot 24 of Block 78 And part of Vacated West Fourth Avenue lying East of Lewis Street, part of Vacated Iowa Street lying North of West Fifth Avenue and part of vacated West Fifth Avenue lying East of Iowa Street, All being part of the "PLAT OF THE ORIGINAL THIRD WARD" per Leach's Map of 1894, and part of Fractional Lot 3 of Section 23, T18N, R16E, and now all in the Ninth Ward, City of Oshkosh, Winnebago County, Wisconsin described as follows:  
 Commencing at the Southwest corner of Lot 24 of Block 78 and the point of beginning; thence North 01°02'27" West 125.10 feet to the Northwest corner of Lot 24 of Block 78; thence South 89°01'25" West 299.76 feet along the North line of Lots 23, 22, 21, 20, 19 & 18 to the Southwest corner of Lot 6 Block 78; thence North 00°49'42" West along the west line of said Lot 6 a distance of 125.82 feet to the intersection with the South line of West Fourth Avenue; thence North 89°12'51" East along said South line 99.82 feet to the Northwest corner of Lot 9 Block 78; thence North 00°53'44" West 310.00 feet along the East line of Lewis Street and the extension thereof to the Northwest corner of Lot 8 Block 77; thence North 89°12'25" East along the South line of West Third Avenue 106.00 feet to the Northeast corner of Lot 9 Block 77; thence North 00°51'48" West 60.00 feet to the North line of West Third Avenue; thence North 89°12'25" East 72.23 feet along that part of Vacated West Third Avenue to the intersection with the U.S. Harbor Line; thence South 82°28'33" East along said Harbor Line 180.38 feet; thence South 00°13'33" East along said Harbor Line 169.10 feet; thence South 14°48'17" West 231.87 feet; thence South 42°35'28" West 343.59 feet to the point of beginning.  
 Containing 4.7532 acres of land more or less to the HARBOR LINE of the Fox River.  
 Subject to easements and restrictions of record.

### DESCRIPTION FOR AREA #4

All of Lots 1, 2, 3, and 4 all in Block 3; All of Lots 1, 2, 3, 4, 5, and 6 and the West Half (W 1/2) of Lot 7 all in Block 1; all of Vacated West Fifth Avenue from the East line of Oregon Street to the East line of Lot 4, Block 3; and the North Half (N 1/2) of Vacated West Fifth Avenue from the West line of Lot 5, Block 1, to the mid-line of Lot 7, Block 1; all in the plat of the ORIGINAL THIRD WARD, per Leach's Map of 1894, now in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin; and that portion of Fractional Section 34, Township 18 North, Range 16 East, in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin, lying South of the Southwesterly shoreline (U.S. Harbor Line) of the Fox River, East of the East line of Oregon Street, West of the mid-line of Lot 7 of Block 1 and North of the Northern line of said Block 1 containing 157,207 square feet (3.609 acres) of land and also described by:  
 Commencing at the Southwest Corner of said Block 3 and the true point of beginning; thence North 00°45'27" West 578.04 feet (Recorded as North) along the East line of Oregon Street to a point in the Southwesterly Shore Line (U.S. Harbor Line) of the Fox River as established by a General Ordinance of the City of Oshkosh per Document No. 276204 of Winnebago County Registry; thence South 86°37'06" East 244.00 feet (Recorded as S. 85°59'00"E) along said Southwesterly Shore line (U.S. Harbor Line); thence South 05°12'16" East 91.75 feet (Recorded as S. 64°33'30"E.) along said Southwesterly Shore line to the Northern extension of the mid-line of Lot 7 of said Block 1; thence South 00°39'04" East 334.04 feet along the North extension, the mid-line of said Lot 7 and its South extension to the centerline of Vacated West Fifth Avenue; thence North 74°04'05" West 130.67 feet along said centerline to the North extension of the East line of Lot 4 of said Block 3; thence South 00°41'35" East 224.99 feet along the North extension and East line of said Lot 4 to the North line of West Sixth Avenue; thence West 200.19 feet (Recorded as 200.00 feet) along the said North line to the true point of beginning.  
 Containing 3.6089 acres of land more or less to the HARBOR LINE of the Fox River.  
 Subject to easements and restrictions of record.



**NOTES:**  
 These parcels do not represent actual existing tax key parcels. These parcels are being created to represent different property designations for the purposes of BRRTS closure applications.  
 Current field work was not performed to verify or field stake any portion of these boundaries.  
 Buildings and other improvements are not shown.  
 Easements, if any, are not shown.  
 The current legal description for areas #1, #2, & #3 is: Outlot 1 and Lot 1 of OS# 5748 recorded as Doc. 01361929.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.  
 (P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

**R.A. Smith National, Inc.**  
 Beyond Surveying  
 and Engineering  
 8974 W. Highland Road, Suite 100, Oshkosh, WI 54901  
 920-234-1000 Fax: 920-232-0272 www.ra-smith.com  
 Appleton, WI Oshkosh, WI Oregon, CA Fresno, CA  
 SASSI6182@ra-smith.com EX021D1H.6mg EX021D1H

R.A. Smith National, Inc.

#5748

**CERTIFIED SURVEY MAP**

ALL OF BLOCKS 48, 49, 61, 62 AND 77, AND ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, 23, 24, AND PART OF LOT 1 OF BLOCK SIXTY-THREE 63, AND ALL OF LOTS 5, 7, 8, 9, 10, 11, 12, AND 24 OF BLOCK SEVENTY-EIGHT 78; ALL OF VACATED WEST FIFTH AVENUE LOCATED BETWEEN THE EAST LINE OF IOWA STREET AND WEST LINE OF OREGON STREET; ALL OF VACATED MINNESOTA STREET LOCATED BETWEEN THE NORTH LINE OF WEST SIXTH AVENUE AND THE SOUTHWESTERLY U.S. HARBOR LINE OF THE FOX RIVER; ALL OF VACATED WEST FOURTH AVENUE LOCATED BETWEEN THE SOUTH EXTENSION OF THE WEST LINE OF SAID BLOCK 77 AND THE WEST LINE OF VACATED MINNESOTA STREET; ALL OF VACATED IOWA STREET LOCATED BETWEEN THE NORTH LINE OF WEST FIFTH AVENUE AND THE SOUTH LINE OF VACATED WEST THIRD AVENUE; ALL OF VACATED WEST THIRD AVENUE LOCATED BETWEEN THE SOUTH EXTENSION OF THE WEST LINE OF BLOCK 76 AND THE EAST LINE OF VACATED IOWA STREET; ALL A PART OF THE ORIGINAL THIRD WARD PER LEACH'S MAP OF 1894; BEING A PART OF THE SE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 10 EAST, NINTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



SJS Consultants Ltd.  
Consulting Engineers  
1035 Kepler Drive  
Green Bay, WI 54311  
920-466-1978

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°51'18"W	861.50' (860.00')
L2	N01°10'22"W	125.31' (125.00')
L3	S88°51'19"W	300.16' (300.00')
L4	S00°57'57"E	125.14' (125.00')
L5	S88°46'31"W	100.10' (100.00')
L6	N01°09'06"W	125.30' (125.00')
L7	N89°19'59"E	3.66' (3.70')
L8	N14°58'29"E	130.31'
L9	S88°38'25"W	40.27' (40.00')
L10	N00°57'50"W	60.37' (60.00')
L11	S88°48'05"W	109.78' (110.00')
L12	N01°24'56"W	125.12' (125.00')
L13	S88°41'59"W	299.70' (300.00')
L14	N01°12'43"W	125.71' (125.00')
L15	N88°47'51"E	99.95' (100.00')

LINE TABLE (CONT.)		
LINE	BEARING	DISTANCE
L16	N01°13'58"W	310.00' (310.00')
L17	N88°47'51"E	100.00' (100.00')
L18	N01°15'20"W	59.84' (60.00')
L19	N88°47'51"E	72.23'
L20	S01°08'40"E	583.58'
L21	S01°06'40"E	50.19'
L22	N83°24'35"W	97.95'
L23	N00°50'59"W	25.21'
L24	N83°24'35"W	312.30'
L25	S19°52'44"W	48.98'
L26	S88°39'28"W	347.87'
L27	S64°03'18"W	44.71'
L28	S70°44'43"W	70.23'
L29	S70°56'07"W	33.44'
L30	N71°24'10"W	33.72'
L31	N22°42'25"E	267.02'

NOTE: ( ) REPRESENT A RECORD BEARING OR DISTANCE

**SURVEYORS CERTIFICATE**

I, Michael J. Olsen, 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 Jeld-Wen, Inc., owner of said land, I have surveyed, divided and mapped the following land being all of Blocks Forty-eight (48), Forty-nine (49), Sixty-one (61), Sixty-two (62), and Seventy-seven (77), and all of Lots Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), and part of Lot One (1) of Block Sixty-three (63), and all of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), and Twenty-four (24) of Block Seventy-eight (78); all of vacated West Fifth Avenue located between the East line of Iowa Street and West line of Oregon Street; all of vacated Minnesota Street located between the North line of West Sixth Avenue and the Southwesterly U.S. Harbor Line of the Fox River; all of vacated West Fourth Avenue located between the South extension of the West line of said Block 77 and the West line of vacated Minnesota Street; all of vacated Iowa Street located between the North line of West Fifth Avenue and the South line of vacated West Third Avenue; all of vacated West Third Avenue located between the South extension of the West line of Block 76 and the East line of vacated Iowa Street; all a part of the Original Third Ward per Leach's Map of 1894; being a part of the SE1/4 of Section 23, Township 18 North, Range 10 East and now all in the Ninth Ward, City of Oshkosh, Winnebago County, Wisconsin described as follows:

Commencing at the Southeast corner of said Section 23; thence N01°17'23"W, 749.65 feet; thence S88°51'18"W, 27.18 feet to the Southeast corner of said Block 49 and the true point of beginning; thence S88°51'18"W, 861.50 feet (Recorded as 860.00 feet) along the North line of West Sixth Avenue to the Southwest corner of Lot 21 of said Block 63; thence N01°10'22"W, 125.31 feet (Recorded as 125.00 feet) to the Northwest corner of said Lot 21; thence S88°51'19"W, 300.16 feet (Recorded as 300.00 feet) along the South lines of Lots 8, 7, 6, 5, 4, and 3 of said Block 63 to the Northeast corner of Lot 14 of said Block 63; thence S00°57'57"E, 125.14 feet (Recorded as 125.00 feet) to the Southeast corner of said Lot 14; thence S88°46'31"W, 100.10 feet (Recorded as 100.00 feet) along the north line of West Sixth Avenue to the East line of Iowa Street; thence N01°09'06"W, 125.30 feet (Recorded as 125.00 feet) along the said East line to the Northwest corner of Lot 13 of said Block 63; thence N89°19'59"E, 3.66 feet (Recorded as 3.70 feet) along the North line of said Lot 13; thence N14°58'29"E, 130.31 feet to a point in the North line of Lot 1 of said Block 63; thence S88°38'25"W, 40.27 feet (Recorded as 40.00 feet) to the Northwest corner of said Lot 1 and East line of Iowa Street; thence N00°57'50"W, 60.37 feet (Recorded as 60.00 feet) on the East line of Iowa Street to the North line of West Fifth Avenue; thence S88°48'05"W, 109.78 feet (Recorded as 110.00 feet) along the said North line to the Southwest corner of Lot 24 of said Block 78; thence N01°24'56"W, 125.12 feet to the Northwest corner of said Lot 24; thence S88°41'59"W, 299.70 feet (Recorded as 300.00 feet) along the South lines of Lots 11, 10, 9, 8, 7, and 6 of said Block 78 to the Southwest corner of Lot 6 of said Block 78; thence N01°12'43"W, 125.71 feet (Recorded as 125.00 feet) to the Northwest corner of said Lot 6; thence N88°47'51"E, 99.95 feet (Recorded as 100.00 feet) along the South line of West Fourth Avenue to the South extension of the West line of said Block 77; thence N01°13'58"W, 310.00 feet (Recorded as 310.00 feet) along the said South extension and the West line of Block 77 to the Northwest corner of said Block 77; thence N88°47'51"E, 100.00 feet (Recorded as 100.00 feet) along the South line of vacated West Third Avenue to the Northeast corner of Lot 9 of said Block 77; thence N01°15'20"W, 59.84 feet (Recorded as 60.00 feet) along the North extension of the East line of Lot 9 of said Block 77 to the North line of vacated West Third Avenue; thence N88°47'51"E, 72.23 feet along the said North line to a point in the Southwesterly Shore line (U.S. Harbor line) of the Fox River as established by a General Ordinance of the City of Oshkosh per Document No. 276204 of Winnebago County Registry, thence S52°46'26"E, 180.34 feet (Recorded as S51°47'00"E) along said Southwesterly Shore line (U.S. Harbor line); thence S80°34'18"E, 1281.80 feet (Recorded as S79°34'00"E) along said Southwesterly Shore line (U.S. Harbor line) to the West line of Oregon Street; thence S01°06'40"E, 583.58 feet (Recorded as South) along the said West line of Oregon Street to the true point of beginning.

Said parcel contains 1,011,704 square feet or 23.226 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.

MICHAEL J. OLSEN S-2577  
REGISTERED LAND SURVEYOR  
JULY 7, 2005

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

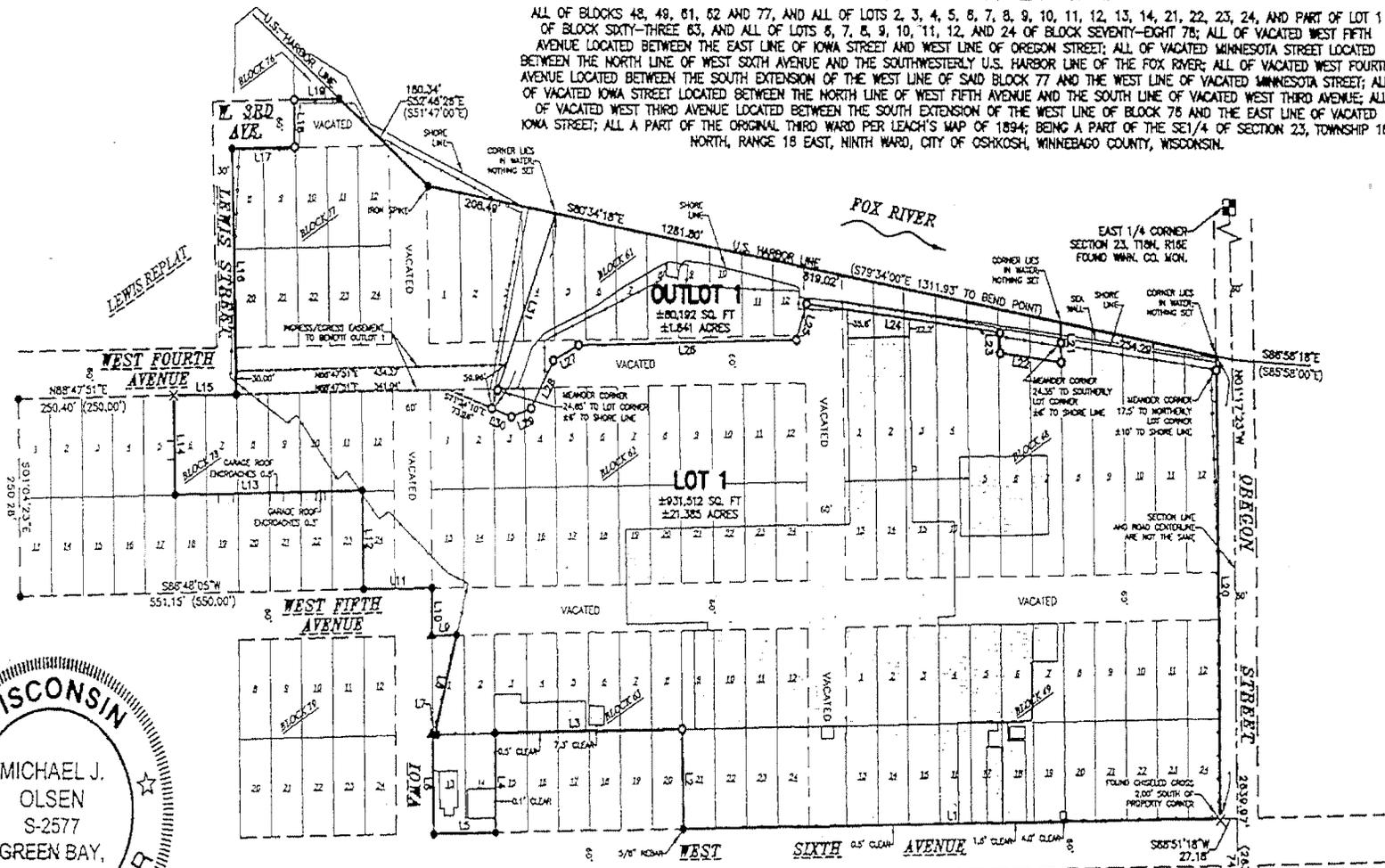


*Michael J. Olsen 7-7-05*

SHEET	2 OF 3
PROJECT No.	12-29673
CADD FILE	G1229673-CSM
DRAWN BY	CDH
DATE DRAWN	6/27/05

# CERTIFIED SURVEY MAP

ALL OF BLOCKS 48, 49, 61, 62 AND 77, AND ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, 23, 24, AND PART OF LOT 1 OF BLOCK SIXTY-THREE 63, AND ALL OF LOTS 8, 7, 6, 9, 10, 11, 12, AND 24 OF BLOCK SEVENTY-EIGHT 78; ALL OF VACATED WEST FIFTH AVENUE LOCATED BETWEEN THE EAST LINE OF IOWA STREET AND WEST LINE OF OREGON STREET; ALL OF VACATED MINNESOTA STREET LOCATED BETWEEN THE NORTH LINE OF WEST SIXTH AVENUE AND THE SOUTHWESTERLY U.S. HARBOR LINE OF THE FOX RIVER; ALL OF VACATED WEST FOURTH AVENUE LOCATED BETWEEN THE SOUTH EXTENSION OF THE WEST LINE OF SAID BLOCK 77 AND THE WEST LINE OF VACATED MINNESOTA STREET; ALL OF VACATED IOWA STREET LOCATED BETWEEN THE NORTH LINE OF WEST FIFTH AVENUE AND THE SOUTH LINE OF VACATED WEST THIRD AVENUE; ALL OF VACATED WEST THIRD AVENUE LOCATED BETWEEN THE SOUTH EXTENSION OF THE WEST LINE OF BLOCK 78 AND THE EAST LINE OF VACATED IOWA STREET; ALL A PART OF THE ORIGINAL THIRD WARD PER LEACH'S MAP OF 1894; BEING A PART OF THE SE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 18 EAST, NINTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



Michael J. Olsen 7-705

MICHAEL J. OLSEN S-2577  
REGISTERED LAND SURVEYOR  
JULY 7, 2005

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

SHEET	1 OF 3
PROJECT No.	12-29673
CADD FILE	0129673-CSX
DRAWN BY	CDH
DATE DRAWN	6/27/05

**NOTES**

SURVEYED FOR THE CITY OF OSHKOSH.

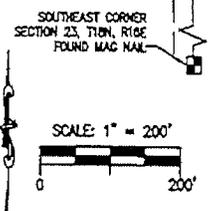
PROPERTY OWNED BY JELD-WEN INC.

BEARING ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

SUBJECT TO EASEMENTS OF RECORD.

THE FENCE AS SHOWN HEREON, CROSSES THE EXTERIOR BOUNDARY AND LOT BOUNDARIES OF THE SUBJECT PARCEL AT NUMEROUS LOCATIONS WHICH CANNOT BE CLEARLY REPRESENTED HEREON.

- LEGEND**
- CSX EXTERIOR BOUNDARY
  - CSX LOT BOUNDARY
  - CASPARENT LINE
  - SUBSHOOR LINE
  - - - NORTH-OF-WAY LINE
  - - - VACATED NORTH-OF-WAY LINE
  - - - SECTION LINE
  - - - FENCE
  - FOUND 1" IRON PIPE (UNLESS NOTED OTHERWISE)
  - SET 1" IRON PIPE
  - × FOUND CHISELED CROSS
  - ▲ FOUND RAILROAD SPINE
  - ( ) RECORD BEARING OR DISTANCE



#5748

#5748

CERTIFIED SURVEY MAP

ALL OF BLOCKS 48, 49, 61, 62 AND 77, AND ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, 23, 24, AND PART OF LOT 1 OF BLOCK SIXTY-THREE 63, AND ALL OF LOTS 6, 7, 8, 9, 10, 11, 12, AND 24 OF BLOCK SEVENTY-EIGHT 78; ALL OF VACATED WEST FIFTH AVENUE LOCATED BETWEEN THE EAST LINE OF IOWA STREET AND WEST LINE OF OREGON STREET; ALL OF VACATED MINNESOTA STREET LOCATED BETWEEN THE NORTH LINE OF WEST SIXTH AVENUE AND THE SOUTHWESTERLY U.S. HARBOR LINE OF THE FOX RIVER; ALL OF VACATED WEST FOURTH AVENUE LOCATED BETWEEN THE SOUTH EXTENSION OF THE WEST LINE OF SAID BLOCK 77 AND THE WEST LINE OF VACATED MINNESOTA STREET; ALL OF VACATED IOWA STREET LOCATED BETWEEN THE NORTH LINE OF WEST FIFTH AVENUE AND THE SOUTH LINE OF VACATED WEST THIRD AVENUE; ALL OF VACATED WEST THIRD AVENUE LOCATED BETWEEN THE SOUTH EXTENSION OF THE WEST LINE OF BLOCK 78 AND THE EAST LINE OF VACATED IOWA STREET; ALL A PART OF THE ORIGINAL THIRD WARD PER LEACH'S MAP OF 1894; BEING A PART OF THE SE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST, NINTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



STS Consultants Ltd. Consulting Engineers 1035 Kepler Drive Green Bay, WI 54311 920-426-1276

CORPORATE OWNER'S CERTIFICATE

Jeld-Wen Inc., an Oregon corporation, as owner, does hereby certify that said corporation 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, Jeld-Wen Inc., has caused these presents to be signed by

Michelle Hanyan its Coordinating General Manager and countersigned by Scott Phillips its General MANAGER at Oshkosh, Wisconsin this 8th day of July, 2005.

STATE OF WISCONSIN :SS WINNEBAGO COUNTY)

Personally came before me this 8th day of July, 2005 the aforementioned representatives of Jeld-Wen Inc., known to me to be the persons who executed the forgoing instrument and acknowledged the same.

Dorlene F. Brandt My commission expires 7/16/06 Notary Public, Winnebago County, State of Wisconsin

CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE OF APPROVAL

This Certified Survey Map of part of the SE1/4 of Section 23, Township 18 North, Range 16 East, Ninth Ward, City of Oshkosh, Winnebago County, Wisconsin, is hereby approved.

[Signature] 7/8/05 City Planning Commission Representative Date



MJ Olsen 7-7-05 MICHAEL J. OLSEN S-2577 REGISTERED LAND SURVEYOR JULY 7, 2005

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

Table with 2 columns: Field Name and Value. Includes SHEET (3 OF 3), PROJECT No. (12-29673), CADD FILE (G1229673-CSM), DRAWN BY (CDH), DATE DRAWN (6/27/05).

1361929

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

07/08/2005 09:41AM

*Vol. 1 P. 5748*

JULIE PAGEL  
REGISTER OF DEEDS

RECORDING FEE 17.00  
TRANSFER FEE  
# OF PAGES 4

*Chg City  
A.H.P.*

**ATTACHMENT B**  
**INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS**  
**Jeld Wen (Central-Eastern-Western parcels)**

1. Phase I Environmental Site Assessment, Bay West Inc, February 2003
2. Phase II Site Investigation Work Plan, Bay West Inc, February 2003
3. Site Investigation Report (REC C15 – PCP Tank Area), Bay West Inc, May 2003
4. Phase I Site Assessment Addendum, Bay West Inc, August 11, 2003
5. Phase II Site Investigation Work Plan Addendum, Bay West Inc, August 11, 2003
6. Remedial Actions Option Report (REC C15 - PCP Tank Area), Bay West Inc, August 29, 2003
7. Phase II Site Investigation Preliminary Data Evaluation Report, Bay West Inc, June 2004
8. Phase II Site Investigation Work Plan Addendum #2, Bay West Inc, November 8, 2004
9. Semi-Annual Status Report #1 – PCP Tank Area, Bay West Inc, November 18, 2004
10. Phase II Additional Site Investigation Preliminary Data Evaluation Report, Bay West Inc, June 16, 2005
11. Operation and Maintenance Plan, Bay West Inc, July 29, 2005
12. Semi-Annual Status Report #2, Bay West Inc, August 22, 2005
13. Phase II Site Investigation Work Plan Addendum #3, Bay West Inc, September 15, 2005
14. Semi-Annual Status Report #3, Bay West Inc, November 22, 2005
15. Semi-Annual Status Report #4, SLR International Corp, September 12, 2006
16. Semi-Annual Status Report #5, SLR International Corp, November 20, 2006
17. Site Investigation Report – Central Property, SLR International Corp, February 12, 2007
18. Site Investigation Report – Eastern Property, SLR International Corp, February 15, 2007
19. Semi-Annual Status Report #6, SLR International Corp, May 7, 2007
20. Case Summary and Closure Request – REC C18, SLR International Corp, November 9, 2007
21. Semi-Annual Status Report #7, SLR International Corp, November 30, 2007
22. Semi-Annual Status Report #8, SLR International Corp, August 18, 2008
23. Case Summary and Closure Request – REC C15, SLR International Corp, February 2, 2009
24. Remedial Action Documentation, SLR International Corp, June 2011
25. Case Summary and Closure Request – REC C17, SLR International Corp, April 5, 2012
26. Case Summary and Closure Request – REC C6, SLR International Corp, July 12, 2012
27. Case Summary and Closure Request – REC E3& E10, SLR International Corp, July 12, 2012
28. Case Summary and Closure Request – REC W1, SLR International Corp, July 23, 2012
29. Case Summary and Closure Request – REC W4, SLR International Corp, July 23, 2012
30. Case Summary and Closure Request – REC C2, SLR International Corp, July 23, 2012
31. Case Summary and Closure Request – REC C5, SLR International Corp, July 23, 2012
32. Case Summary and Closure Request – REC C19, SLR International Corp, July 23, 2012
33. Case Summary and Closure Request – REC W5, SLR International Corp, July 23, 2012

**ATTACHMENT C**  
**Closure Letter and Cap Maintenance Plan**  
**Jeld Wen (Central-Eastern-Western parcels)**

See Attached December 14, 2012. Case Closure Letters and cap maintenance plans

Central Parcel Closure letter

03-71-000254: CI Former UST  
02-71-548979: C-2 West of Bldg. 14  
02 -71-549204: C5 Bldg. 14 Hydraulic lift  
02-71-548928: W4 Burn Barrel  
03-71-548924: W1 Former gas station  
02 -71-549208: C6 NE side of Bldg. 16  
02-71-269596: C15 PCP UST  
02-71-549220: C17 N of Bldg. 19  
02-71-549221: C18 Former railroad

Eastern Parcel Closure Letter

02-71-549229: E3 – Eastern Property Boundary area  
02-71-549230: E10 – South side of Building

Western Parcel Closure Letter

02-71-548977: W5 – Former Railroad Tracks



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Oshkosh Service Center  
625 E. CTY Y, Suite 700  
Oshkosh, Wisconsin 54901-9731  
Telephone 920-424-3050  
FAX 920-424-4404  
TTY Access via relay - 711

December 14, 2012

Dwayne Arino  
JELD-WEN, Inc.  
407 Harbor Isles Blvd.  
P.O. Box 1540  
Klamath Falls, OR 97601

VPLE #06-71-427400

### KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations  
**Jeld-Wen Central Parcel**, 228 West 6<sup>th</sup> Avenue, Oshkosh, WI

#### WDNR BRRTS Activities

03-71-000254: C1 Former UST	02-71-548979: C-2 West of Bldg. 14	02-71-549204: C5 Bldg. 14 Hydraulic lift
02-71-548928: W4 Burn Barrel	03-71-548924: W1 Former gas station	02-71-549208: C6 NE side of Bldg. 16
02-71-269596: C15 PCP UST	02-71-549220: C17 N of Bldg. 19	02-71-549221: C18 Former railroad

Dear Mr. Arino:

The Department of Natural Resources (DNR) considers the Jeld-Wen Central Parcel VPLE and the associated recognized environmental conditions (RECs) closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and the attached maintenance plan to anyone who purchases this property from you. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on August 30, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on September 4, 2012, and documentation was received on October 30, 2012 and the conditions in that letter are complete.

A brief summary of the individual RECs for the Jeld Wen Central Parcel VPLE is as follows:

- REC W1 – Former Gas Station, BRRTS #03-71-548924 → Petroleum-related soil contamination remains in the area. Existing cap (gravel/vegetation) maintenance is required. [this REC was originally within the Western Parcel VPLE, but boundaries of the parcels were recently changed].
- REC W4 – Burn Barrel, BRRTS #02-71-548928 → Petroleum-related soil contamination remains. Existing cap (gravel/vegetation) maintenance is required. [this REC was originally within the Western Parcel VPLE, but boundaries of the parcels were recently changed].

- REC C1 – Former UST Area, BRRTS #03-71-000254 → This area is the location of petroleum underground storage tanks that were removed in 1989. The original site was closed out in 1992; however, petroleum contaminated soil and groundwater remain in the area. Existing cap (gravel and asphalt) maintenance is required. Monitoring well MW-105 was lost during demolition work.
- REC C2 – West of Building 14, BRRTS #02-71-548979 → This area may have been a historic spill. Soils were impacted with petroleum, arsenic, and lead. Existing cap (gravel and asphalt) maintenance is required.
- REC C5 – Building 14 Hydraulic Lift, BRRTS #02-71-549204 → Petroleum-related contaminated soil remains in the area. Vinyl chloride was also detected in groundwater at monitoring well MW-101, which was lost during demolition. Existing cap (gravel and asphalt) maintenance is required.
- REC C6 – Northeast side of Building 16, BRRTS #02-71-549208 → Petroleum-related contaminated soil remains in shallow soil. Existing cap (pavement, gravel, and grass) maintenance is required.
- REC C7 – North side of Building 50, BRRTS #09-71-549209 → Minimal detection of benzo(a) pyrene - No Action Required.
- REC C8 – West side of Building 2, BRRTS #09-71-549213 → Phase II detected some petroleum in the soil, but further investigation did not detect any; therefore, No Action Required.
- REC C12 – South side of Building K, BRRTS #09-71-549214 → This area was used for forklift maintenance on a concrete pad area. No Action Required.
- REC C13 – Building L, BRRTS #09-71-549217 → Formaldehyde glue was used in an area inside the building. Based on documentation of use and containment the area was defined as No Action Required.
- REC C15 – PCP UST, BRRTS #02-71-269596 → The former pentachlorophenol underground storage tank and piping system had various leaks and/or spills in this area. Soil and groundwater contamination remains in the area. Lost monitoring Well MW6 along the east parcel line is associated with this REC. Existing cap (building, gravel and pavement) maintenance is required.
- REC C17 – North of Building 19, BRRTS #02-71-549220 → This area has some remaining petroleum contaminated soil. Existing cap (pavement) maintenance is required.
- REC C18 – former Railroad, BRRTS #02-71-549221 → Arsenic was detected above the site specific soil standard in this area. Existing cap (asphalt) maintenance is required.

### **Continuing Obligations**

The continuing obligations for the Jeld-Wen Central Parcel VPLE are summarized below. Further details on actions required are found in the section Closure Conditions.

- 1 – Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- 2 – Residual soil contamination exists that must be properly managed should it be excavated or removed.
- 3 – One or more monitoring wells were not located and must be properly filled and sealed if found.
- 4 – Pavement, asphalt, gravel, or a building barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- 5 – Varying thicknesses of fill are present across much of the riverfront in the City of Oshkosh. Proper handling and disposal may be necessary during redevelopment of the property.

### **GIS Registry**

The Jeld-Wen Central Parcel VPLE will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual

contamination and of any continuing obligations. This letter and the information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/topic/Brownfields/clean.html>. All site information is also on file at the Oshkosh DNR office, at 625 E. County Road Y, Suite 700, Oshkosh, Wisconsin.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

### **Prohibited Activities**

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change in order to determine if further action is needed to maintain the protectiveness of the remedy employed. A map of the cap locations is attached as part of the Cap Maintenance Plan (attached). The following activities are prohibited on any portion of the Jeld-Wen Central Parcel VPLE where pavement, gravel, asphalt, soil or a building foundation are acting as the required cap unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- demolition, construction or placement of a building or other structure;
- changing the use or occupancy of the property to certain uses, such as single-family residences, a school, day care, senior center, hospital, etc.

### **Closure Conditions**

Compliance with the requirements of this letter is a responsibility to which you or the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

#### **1 – Residual Groundwater Contamination** (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on the The Jeld-Wen Central Parcel VPLE as shown on the **attached map (Figure 18)**. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

**2 – Residual Soil Contamination** (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains in areas as indicated on the **attached map Figures 4-10**. If soil in the areas described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

**3 – Monitoring Wells that could not be Properly Filled and Sealed** (ch. NR 141, Wis. Adm. Code)

Monitoring wells MW-101 and MW-105 located in the area of former Building 14, and Monitoring well MW-6 along the east parcel line as shown on the attached map Figure 3, could not be properly filled and sealed because they were missing due to removal during building demolition. Your consultant made a reasonable effort to locate the wells and to determine whether they were properly filled and sealed, but was unsuccessful. You may be held liable for any problems associated with the monitoring wells if they create a conduit for contaminants to enter groundwater. If any of the groundwater monitoring wells are found, the then current owner of the property on which the well is located is required to 1) notify the DNR, 2) properly fill and seal the wells, and 3) submit the required documentation to the DNR.

**4 – Cover or Barrier** (s. 292.12 (2) (a), Wis. Stats.)

The pavement, building or other impervious cover that exists in the location identified in the attached maintenance plan must be maintained in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site (if possible). Submit the inspection log to the DNR only upon request.

Any future redevelopment of this property must take into account consideration of the presence of potential waste materials and may require the issuance of an exemption from the DNR to build on a historic fill site prior to the start of any construction. Please refer to the following Building on Abandoned Landfill Guidance for further information. They can be found on the internet at:

<http://dnr.wi.gov/files/pdf/pubs/rr/rr685.pdf>

<http://dnr.wi.gov/files/pdf/pubs/rr/rr684.pdf>

<http://dnr.wi.gov/files/pdf/pubs/rr/rr683.pdf>

### Dewatering Permits

The DNR's Watershed Management Program regulates discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

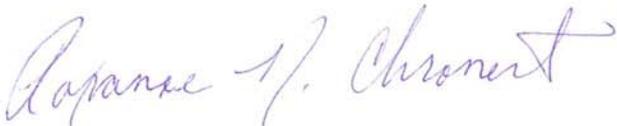
Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for a discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/water.html>

DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, is included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/pdf/pubs/rr/rr819.pdf>.

Please send written notifications in accordance with the above requirements to the attention of Kathy Sylvester at: Oshkosh DNR Office, 625 E. County Road Y, Suite 700, Oshkosh, WI 54901.

The DNR appreciates your efforts to restore the environment at this site. The Certificate of Completion is currently being drafted by DNR staff for supervisory approval. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kathy Sylvester at (920) 424-0399.

Sincerely,



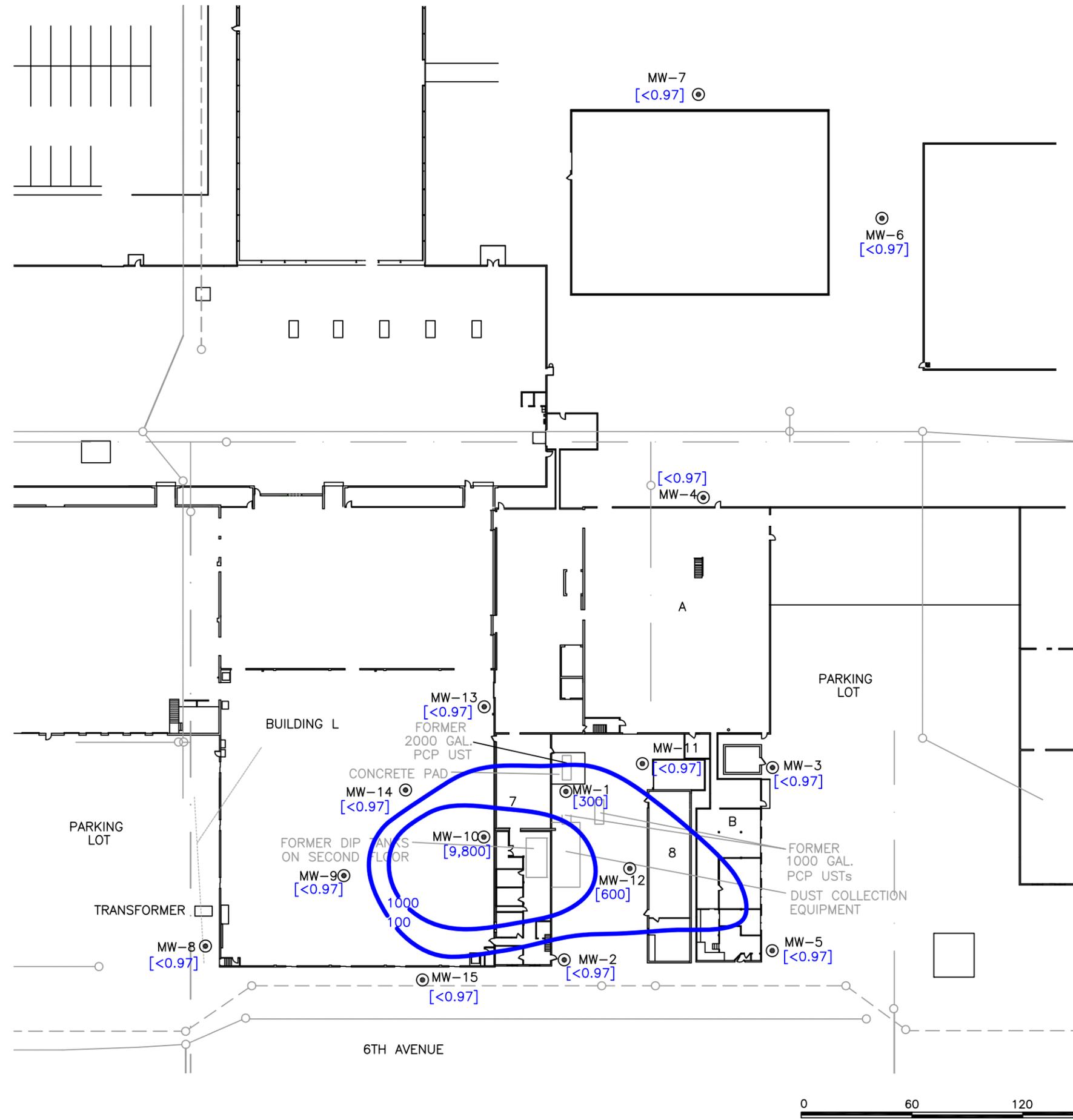
Roxanne N. Chronert, Team Supervisor  
Northeast Region Remediation and Redevelopment Program

Attachments (all maps and plans prepared by SLR and dated September 2012):

- Figure 18: remaining groundwater contamination map
- Figures 4-10: remaining soil contamination maps
- Figure 3: missing monitoring well location map
- Cap Maintenance Plan including the extent of cap map
- Publication RR 819

cc: Kathy Sylvester – OSH  
Megan Coracci – SLR International (via email)  
Bill Fagan – Jeld-Wen (via email)

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NOTES  
BUILDING STATUS AS OF 2005

LEGEND

- MW-110 MONITORING WELL LOCATION
- PCP CONCENTRATION CONTOUR, 09/07
- [ $<0.97$ ] PCP CONCENTRATIONS IN GROUNDWATER, 09/07  
ALL VALUES IN MICROGRAMS/LITER
- [NS] NOT SAMPLED

FORMER MORGAN MANUFACTURING FACILITY  
 523 OREGON STREET  
 OSHKOSH, WISCONSIN

Drawing  
 GROUNDWATER ISOCONCENTRATION MAP

ATTACHMENT 9

Date	September 24, 2012	Scale	AS SHOWN	Fig. No.	18
File Name	PCP UST Closure H Series	Project No.	108.0228.00043		

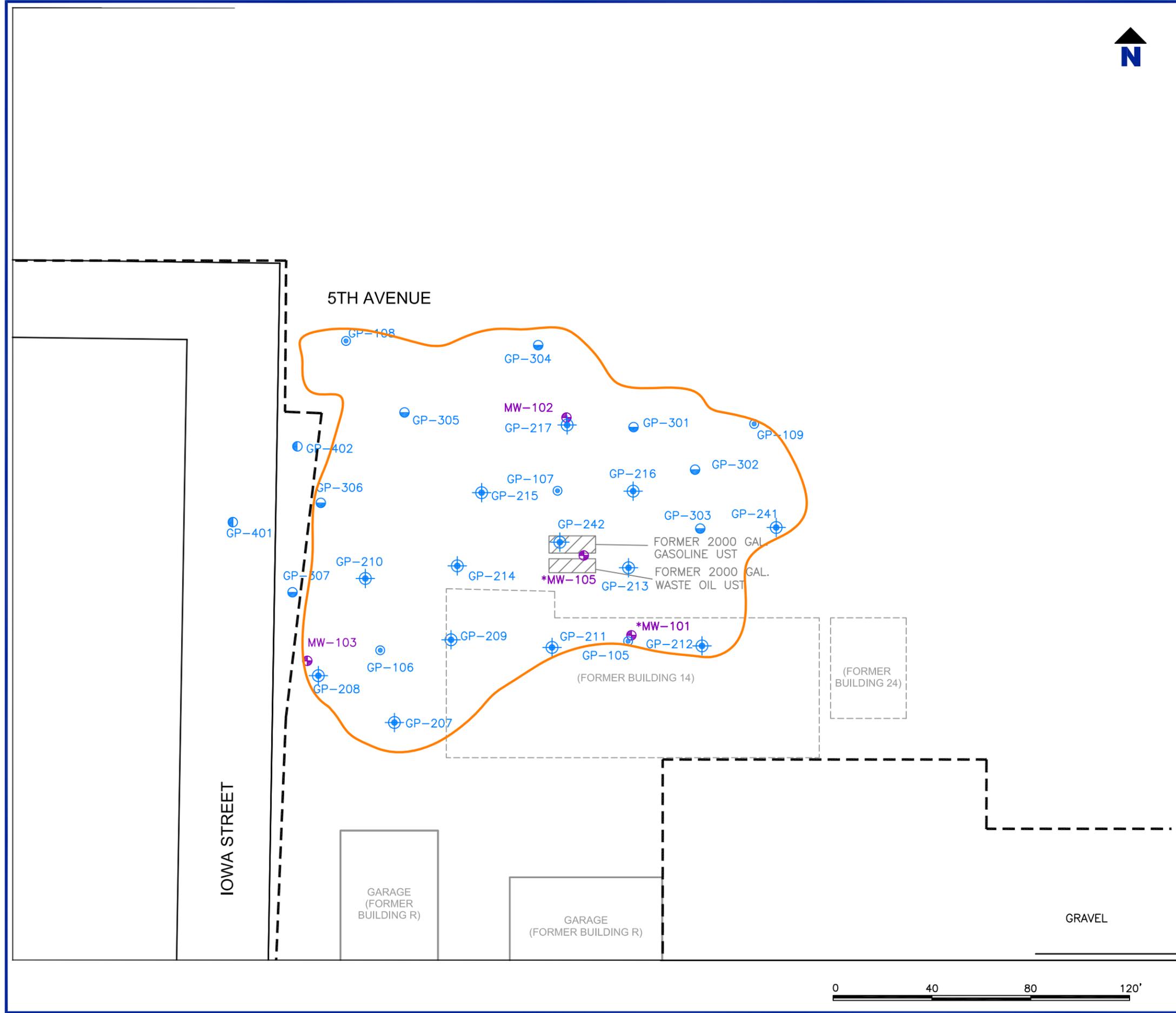




**NOTES**  
 BUILDING STATUS AS OF 2005  
 \* MONITORING WELLS MW-101 AND MW-105 WERE DESTROYED DURING DEMOLITION OF BUILDINGS IN 2009

**LEGEND**

	FORMER BUILDING LOCATION
	PROPERTY BOUNDARY
	MONITORING WELL LOCATION
	2003 GEOPROBE BORING LOCATION
	2004 GEOPROBE BORING LOCATION
	2005 GEOPROBE BORING LOCATION
	2006 GEOPROBE BORING LOCATION
	AREA OF IMPACTED SURFACE SOILS (ABOVE FOUR FEET BGS)



**FORMER MORGAN MANUFACTURING FACILITY**  
 523 OREGON STREET  
 OSHKOSH, WISCONSIN

Drawing REC C1-C5, C19 SOIL CONTAMINATION CONTOUR

**ATTACHMENT 7**

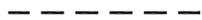
Date	June 20, 2012	Scale	AS SHOWN	Fig. No.	4
File Name	C1-5,C19 CLOSURE-3	Project No.	108.0228.00039		





NOTES  
BUILDING STATUS AS OF 2005

LEGEND

-  FORMER BUILDING LOCATION
-  FORMER RAILROAD TRACKS
-  PROPERTY BOUNDARY
-  MW-108 MONITORING WELL LOCATION
-  GP-116 2003 GEOPROBE BORING LOCATION
-  GP-219 2004 GEOPROBE BORING LOCATION
-  GP-315 2005 GEOPROBE BORING LOCATION
-  GP-421 2006 GEOPROBE BORING LOCATION
-  AREA OF IMPACTED SURFACE SOILS (ABOVE FOUR FEET BGS)



FORMER MORGAN MANUFACTURING FACILITY  
 523 OREGON STREET  
 OSHKOSH, WISCONSIN

Drawing  
 REC C6 SOIL CONTAMINATION CONTOUR

ATTACHMENT 7

Date	June 18, 2012	Scale	AS SHOWN	Fig. No.	5
File Name	REC C6 Closure - -3	Project No.	108.0228.00039		



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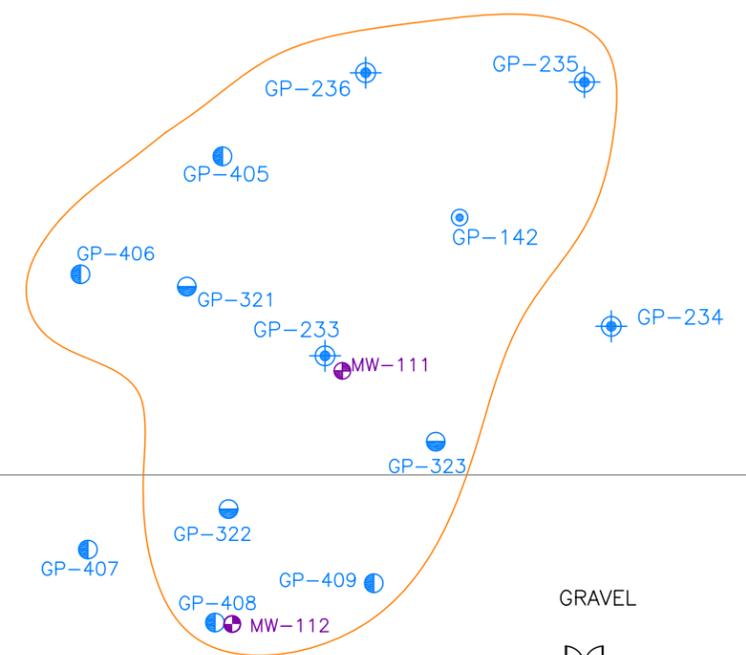
NOTES

LEGEND

- MW-111  MONITORING WELL LOCATION
- GP-110  2003 GEOPROBE BORING LOCATION
- GP-235  2004 GEOPROBE BORING LOCATION
- GP-323  2005 GEOPROBE BORING LOCATION
- GP-405  2006 GEOPROBE BORING LOCATION
-  AREA OF IMPACTED SURFACE SOILS (<4FT BGS) ABOVE NON-INDUSTRIAL DIRECT CONTACT RCL

GRASS

PAVED



GRAVEL

BUILDING

GRAVEL



**FORMER MORGAN MANUFACTURING FACILITY**  
 228 WEST 6TH AVENUE  
 OSHKOSH, WISCONSIN

Drawing REC C-17 SOIL CONTAMINATION  
 CONTOUR MAP

ATTACHMENT 7

Date	September 24, 2012	Scale	AS SHOWN	Fig. No.	6
File Name	C17 Closure1-3	Project No.	108.00228.00039		



THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.

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NOTES

BUILDING STATUS AS OF 2005

\* MONITORING WELLS MW-101 AND MW-105 WERE DESTROYED DURING DEMOLITION OF BUILDINGS IN 2009

LEGEND

FORMER BUILDING LOCATION

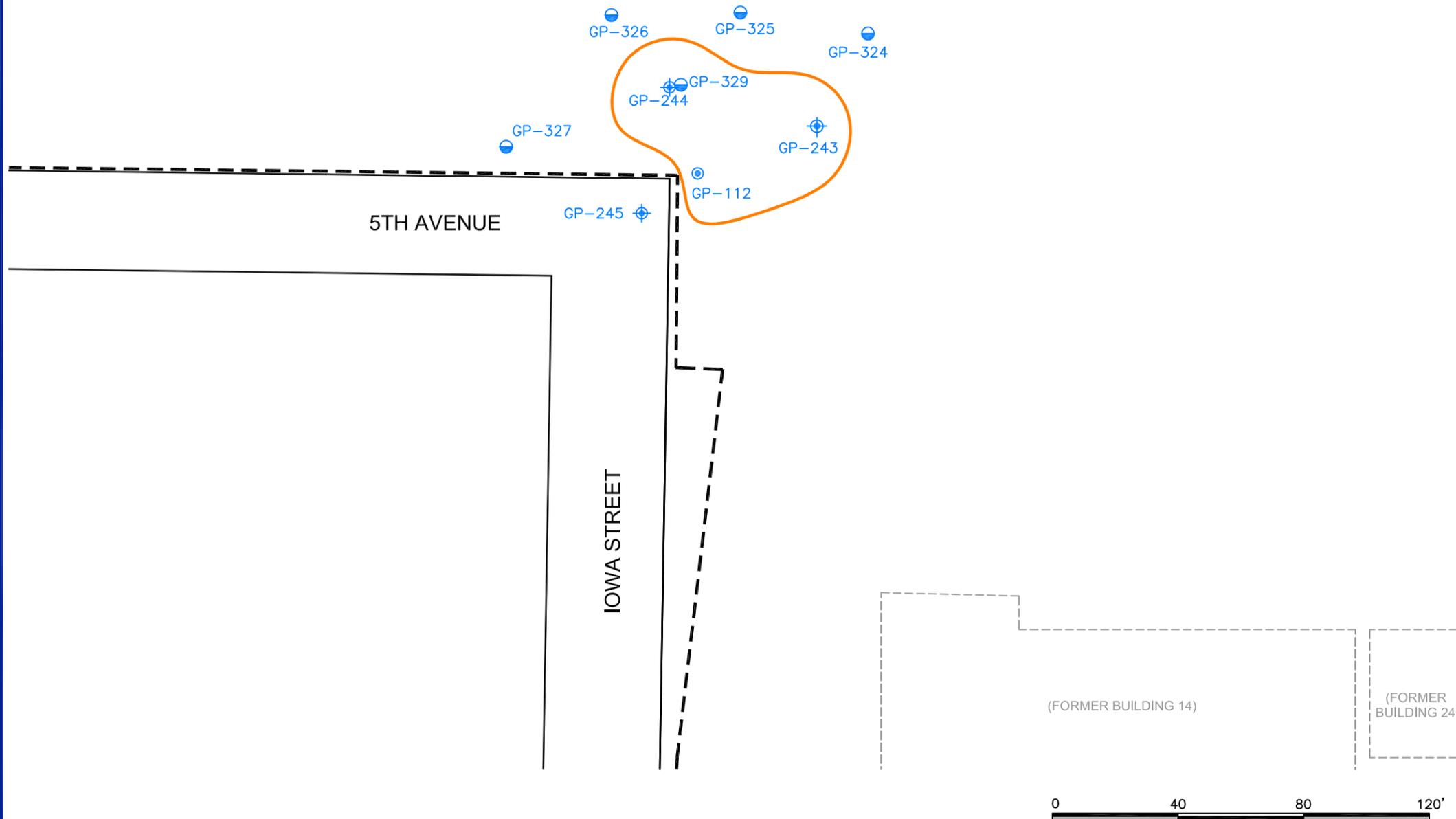
PROPERTY BOUNDARY

GP-116 2003 GEOPROBE BORING LOCATION

GP-219 2004 GEOPROBE BORING LOCATION

GP-324 2005 GEOPROBE BORING LOCATION

AREA OF IMPACTED SURFACE SOILS (ABOVE FOUR FEET BGS)



FORMER MORGAN MANUFACTURING FACILITY  
523 OREGON STREET  
OSHKOSH, WISCONSIN

Drawing  
REC C18 SOIL CONTAMINATION CONTOUR

ATTACHMENT 7

Date	August 16, 2012	Scale	AS SHOWN	Fig. No.	7
File Name	C18CLOSURE	Project No.	108.0228.00039		



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IOWA STREET

6TH AVENUE



**NOTES**

BUILDING STATUS AS OF 2005  
 \*GP-104 INVESTIGATED AS REC W4  
 (BRRTS #02-71-548928)  
 \*\*BORINGS INSTALLED TO EVALUATE  
 REC W4, AND DISCUSSED IN BRRTS  
 CLOSURE REQUEST FOR REC W4  
 (BRRTS #02-71-548928)

**LEGEND**

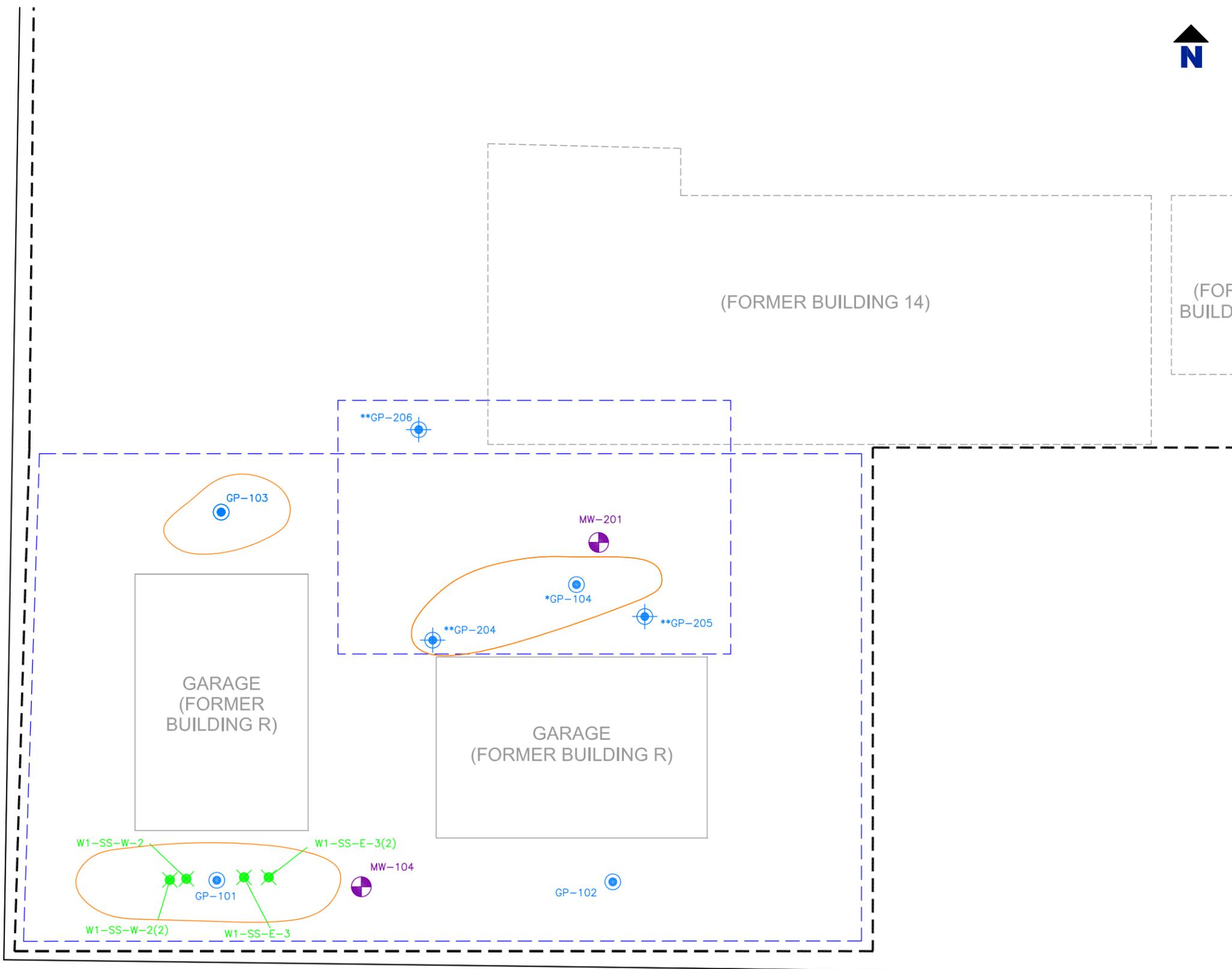
- FORMER BUILDING LOCATION
- FORMER RAILROAD TRACKS
- PROPERTY BOUNDARY
- GP-135 2003 GEOPROBE BORING LOCATION
- GP-237 2004 GEOPROBE BORING LOCATION
- GP-331 2005 GEOPROBE BORING LOCATION
- 24 PAH CONCENTRATION IN  $\mu\text{g}/\text{kg}$
- NA NOT ANALYZED
- (500) NUMBER IN ( ) FOLLOWING COMPOUND IS WDNR ENFORCEMENT STANDARD (ES)
- 26,000 PAH CONCENTRATIONS EXCEEDING APPLICABLE WDNR RCL
- MW-201 MONITORING WELL LOCATION
- 2011 CONFIRMATION SAMPLE LOCATION
- AREA OF IMPACTED SURFACE SOIL (ABOVE FOUR FEET BGS)

**FORMER MORGAN MANUFACTURING FACILITY**  
 523 OREGON STREET  
 OSHKOSH, WISCONSIN

Drawing **REC W1 SOIL CONTAMINATION CONTOUR MAP**

**ATTACHMENT 7**

Date	September 24, 2012	Scale	AS SHOWN
File Name	REC W1_W4 Closure-3	Project No.	108.0228.00039
			Fig. No. <b>8</b>



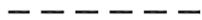
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IOWA STREET



NOTES  
BUILDING STATUS AS OF 2005

LEGEND

-  FORMER BUILDING LOCATION
-  PROPERTY BOUNDARY
-  GP-135 2003 GEOPROBE BORING LOCATION
-  GP-237 2004 GEOPROBE BORING LOCATION
-  GP-331 2005 GEOPROBE BORING LOCATION
-  MW-201 MONITORING WELL LOCATION
-  2011 CONFIRMATION SAMPLE LOCATION
-  24 PAH CONCENTRATION IN  $\mu\text{g}/\text{kg}$
-  NA NOT ANALYZED
-  (500) NUMBER IN ( ) FOLLOWING COMPOUND IS WDNR ENFORCEMENT STANDARD (ES)
-  AREA OF IMPACTED SURFACE SOIL (ABOVE FOUR FEET BGS)

(FORMER BUILDING 14)

(FOR BUILD)

GP-206

W4-SS-W-3.5  
W4-SS-W-3.5 (2)  
W4-SS-W-3.5 (3)

W4-F-3.5, W4-F-3.5

MW-201

W4-SS-E-2

W4-SS-E-2 (2)

GP-204

GP-104

GP-205

GARAGE  
(FORMER  
BUILDING R)

GARAGE  
(FORMER BUILDING R)

6TH AVENUE

FORMER MORGAN MANUFACTURING  
FACILITY  
523 OREGON STREET  
OSHKOSH, WISCONSIN

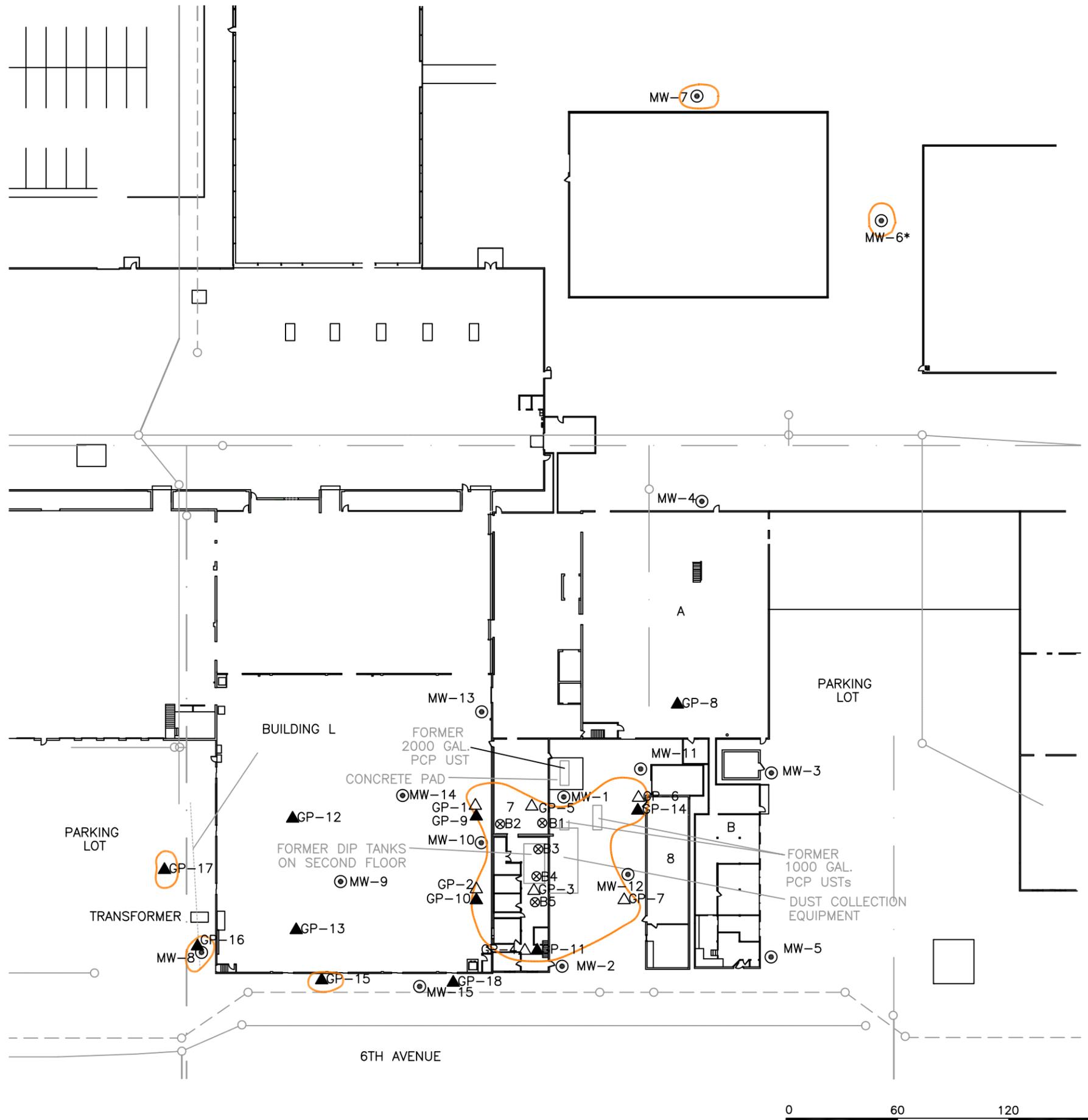
Drawing REC W4 SOIL CONTAMINATION  
CONTOUR MAP

ATTACHMENT 7

Date	September 24, 2012	Scale	AS SHOWN	Fig. No.	9
File Name	REC W1_W4 Closure-3	Project No.	108.0228.00039		



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NOTES

BUILDING STATUS AS OF 2005

\*MW-6 "LOST" FROM ACCESS ROAD RESURFACING ACTIVITIES

LEGEND

- MW-110 MONITORING WELL LOCATION
- 2001 GEOPROBE BORING LOCATION
- 2002 GEOPROBE BORING LOCATION
- FOOTING EXCAVATION LOCATION
- AREA OF IMPACTED SOIL ABOVE APPLICABLE RCLS

FORMER MORGAN MANUFACTURING FACILITY  
 523 OREGON STREET  
 OSHKOSH, WISCONSIN

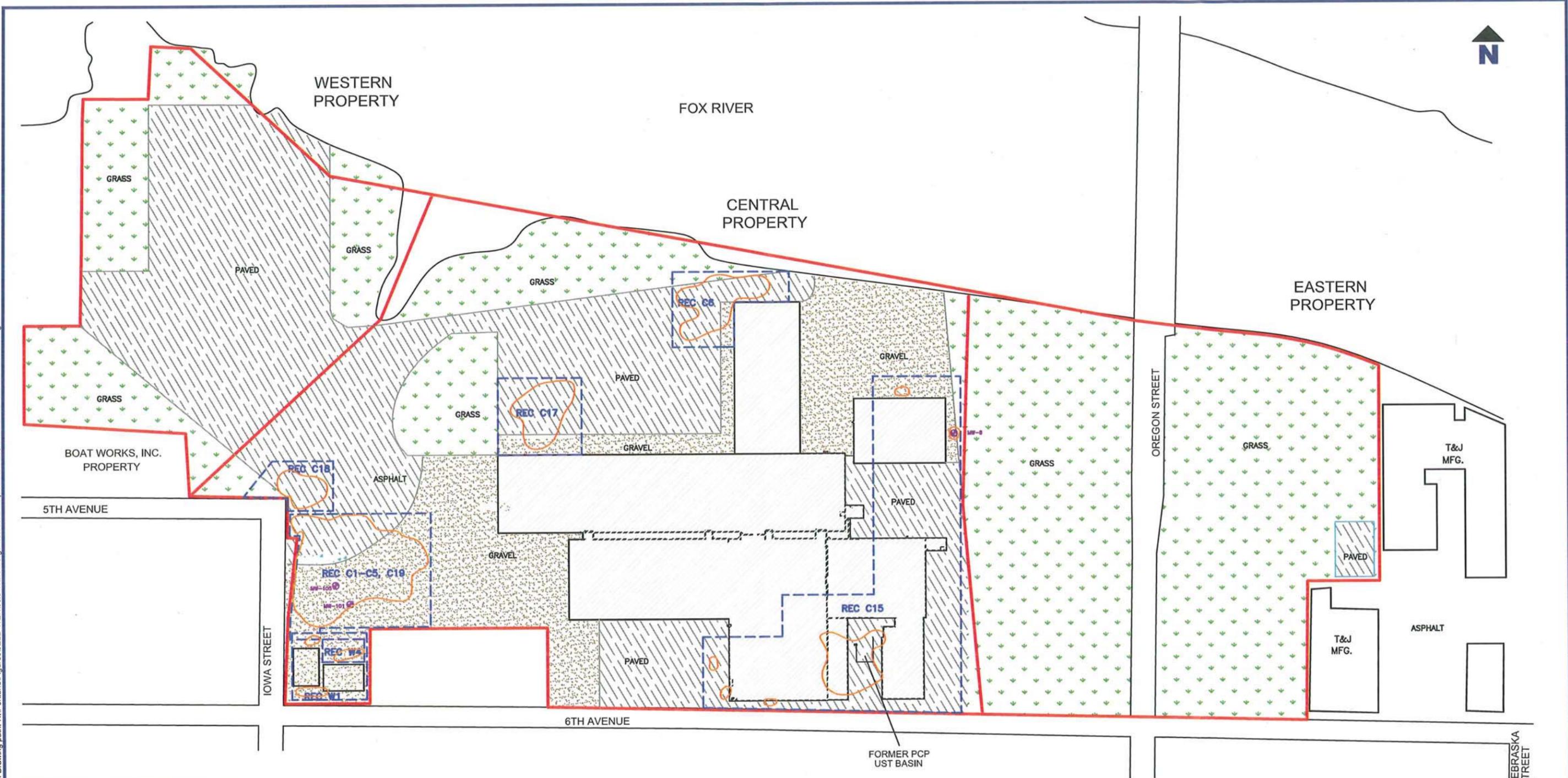
Drawing  
 REC C15 SOIL CONTAMINATION CONTOUR

ATTACHMENT 7

Date	October 9, 2012	Scale	AS SHOWN	Fig. No.	10
File Name	PCP UST Closure H Series	Project No.	108.0228.00043		



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**LEGEND**

-  PROPERTY BOUNDARY
-  APPROXIMATE BOUNDARIES OF REC INVESTIGATION AREA
-  SITE BUILDING
-  CAP AREA
-  MONITORING WELLS "LOST" DURING BUILDING DEMOLITION ACTIVITIES AND ROAD RESURFACING

**NOTES**

BUILDING STATUS AS OF NOVEMBER 2003.  
PROPERTY AREA BOUNDARIES ARE APPROXIMATE

FORMER MORGAN MANUFACTURING FACILITY  
228 WEST 6TH AVENUE AND 523 OREGON STREET  
OSHKOSH, WISCONSIN

Drawing  
PROPERTY MAP SHOWING APPROXIMATE BOUNDARIES OF REC INVESTIGATION AREAS

ATTACHMENT 6

Date	September 5, 2012	Scale	AS SHOWN	Fig. No.	3
File Name	A2-A3-H5-H5-G1-F1 rev	Project No.	108.00228.00039		





global environmental solutions

JELD-WEN Former Morgan Manufacturing  
228 West 6<sup>th</sup> Avenue  
Oshkosh, WI 54903

CAP MAINTENANCE PLAN  
Central Property

September 2012



## **CAP MAINTENANCE PLAN Central Property**

Prepared for:

**JELD-WEN FORMER MORGAN MANUFACTURING**  
228 West 6<sup>th</sup> Avenue  
Oshkosh, WI 54903

This document has been prepared by SLR International Corporation. The material and data in this report were prepared under the supervision and direction of the undersigned.

A handwritten signature in blue ink, appearing to read "M Coracci", written over a horizontal line.

Megan Coracci  
Senior Scientist

A handwritten signature in blue ink, appearing to read "R Scott Miller", written over a horizontal line.

R. Scott Miller  
Principal Engineer



## **CAP MAINTENANCE PLAN Central Property**

Prepared for:

**JELD-WEN FORMER MORGAN MANUFACTURING**  
228 West 6<sup>th</sup> Avenue  
Oshkosh, WI 54903

This document has been prepared by SLR International Corporation. The material and data in this report were prepared under the supervision and direction of the undersigned.

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Megan Coracci  
Senior Scientist

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R. Scott Miller  
Principal Engineer

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## SUMMARY

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**Property Located at:**

Central Property  
JELD-WEN Former Morgan Door  
228 West 6<sup>th</sup> Avenue  
Oshkosh, WI 54903

**WDNR BRRTS** #03-71-000254 (REC C1), 02-71-548979 (REC C2), 02-71-549204 (REC C5), 02-71-549208 (REC C6), 02-71-549220 (REC C17), 02-71-549221 (REC C18) and 02-71-269596 (REC C15), 03-71-548924 (REC W1), 02-71-548928 (REC W4)

**Contact Information**

Site Owner and Operator: JELD-WEN, inc.  
P.O. Box 1329  
Klamath Falls, OR 97601  
(541) 883-3373

Signature: \_\_\_\_\_

Property Owner: JELD-WEN, inc.  
P.O. Box 1329  
Klamath Falls, OR 97601  
(541) 883-3373

Signature: \_\_\_\_\_

Consultant: SLR International Corp  
1800 Blankenship Road, Suite 400 West Linn, Oregon 97068  
503-723-4423

WDNR: Kathy Sylvester  
625 E County Road Y, Suite 700 Oshkosh, Wisconsin 54901  
920-424-0399

# 1. INTRODUCTION

---

This document is the Maintenance Plan for the various asphalt, concrete and gravel cover/barrier/caps at the JELD-WEN Former Morgan Manufacturing Central Property, prepared in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing caps occupying the areas over the contaminated on-site soil shown on attached Figure 1.

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

- The case file in the Wisconsin Department of Natural Resources (WDNR) Oshkosh regional office
- BRRTS on the Web: <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1>; and
- The DNR project manager for Winnebago County.

## 1.1 DESCRIPTION OF CONTAMINATION

A description of the area-specific contamination is included on the BRRTS Specific Cap Forms included in Appendix B.

## 1.2 DESCRIPTION OF THE CAP TO BE MAINTAINED

A description of the area specific cover/barrier/cap is included on the BRRTS Specific Cap Forms included in Appendix B.

## 1.3 COVER AND BUILDING BARRIER PURPOSE

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

## 1.4 ANNUAL INSPECTION

The cover/barrier/caps will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional risk of direct exposure or infiltration into underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and

other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Appendix A, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and sent to the WDNR only upon request, unless otherwise directed by the Department.

## **1.5 MAINTENANCE ACTIVITIES**

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

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

The property owner, in order to maintain the integrity of the cover/barrier/caps, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

## **1.6 PROHIBITION OF ACTIVITIES AND NOTIFICATION OF WDNR PRIOR TO ACTIONS AFFECTING A COVER OR CAP**

The following activities are prohibited on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required as shown on the attached maps, unless prior written approval has been obtained from the WDNR: 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.

## **1.7 AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN**

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

## **FIGURE 1**

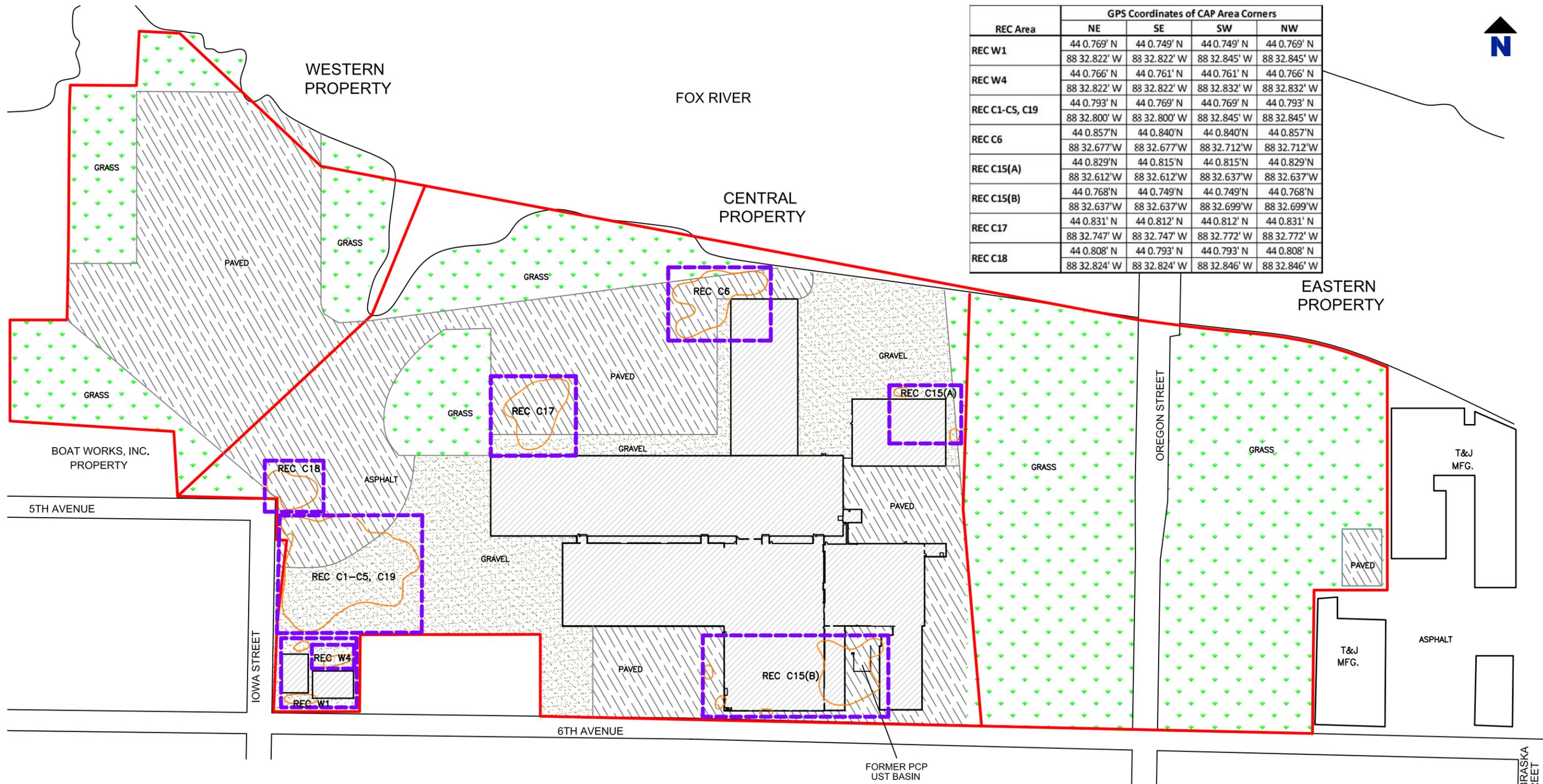
### **SITE SURFACE COVER**

#### **CAP MAINTENANCE PLAN Central Property**

JELD-WEN FORMER MORGAN MANUFACTURING  
228 West 6th Avenue  
Oshkosh, WI 54903

September 2012

Last Saved: November 07, 2012 3:39:59 PM by egoodwin Drawing path: N:\Portland\Figures\JELD-WEN\Jeld-Wen Morgan Closure Requests\C1-C5, C19\A2-A3-H5-H5-G1-F1 rev.dwg



REC Area	GPS Coordinates of CAP Area Corners			
	NE	SE	SW	NW
REC W1	44 0.769' N	44 0.749' N	44 0.749' N	44 0.769' N
	88 32.822' W	88 32.822' W	88 32.845' W	88 32.845' W
REC W4	44 0.766' N	44 0.761' N	44 0.761' N	44 0.766' N
	88 32.822' W	88 32.822' W	88 32.832' W	88 32.832' W
REC C1-C5, C19	44 0.793' N	44 0.769' N	44 0.769' N	44 0.793' N
	88 32.800' W	88 32.800' W	88 32.845' W	88 32.845' W
REC C6	44 0.857' N	44 0.840' N	44 0.840' N	44 0.857' N
	88 32.677' W	88 32.677' W	88 32.712' W	88 32.712' W
REC C15(A)	44 0.829' N	44 0.815' N	44 0.815' N	44 0.829' N
	88 32.612' W	88 32.612' W	88 32.637' W	88 32.637' W
REC C15(B)	44 0.768' N	44 0.749' N	44 0.749' N	44 0.768' N
	88 32.637' W	88 32.637' W	88 32.699' W	88 32.699' W
REC C17	44 0.831' N	44 0.812' N	44 0.812' N	44 0.831' N
	88 32.747' W	88 32.747' W	88 32.772' W	88 32.772' W
REC C18	44 0.808' N	44 0.793' N	44 0.793' N	44 0.808' N
	88 32.824' W	88 32.824' W	88 32.846' W	88 32.846' W



- LEGEND**
- PROPERTY BOUNDARY
  - APPROXIMATE BOUNDARIES OF CAP AREAS
  - SITE BUILDING
  - SOIL CONTAMINATION CONTOUR



**NOTES**

BUILDING STATUS AS OF NOVEMBER 2003.  
PROPERTY AREA BOUNDARIES ARE APPROXIMATE



**FORMER MORGAN MANUFACTURING FACILITY**  
228 WEST 6TH AVENUE AND 523 OREGON STREET  
OSHKOSH, WISCONSIN

Drawing  
**SITE SURFACE COVER**  
**FIGURE 1 - CAP MAINTENANCE PLAN FOR CENTRAL PROPERTY**

Date	September 5, 2012	Scale	AS SHOWN
File Name	A2-A3-H5-H5-G1-F1 rev	Project No.	108.00228.00039

## **APPENDIX A**

### **INSPECTION AND MAINTENANCE LOG**

#### **CAP MAINTENANCE PLAN Central Property**

JELD-WEN FORMER MORGAN MANUFACTURING  
228 West 6th Avenue  
Oshkosh, WI 54903

September 2012



## **APPENDIX B**

### **BRRTS SPECIFIC CAP FORMS**

#### **CAP MAINTENANCE PLAN Central Property**

JELD-WEN FORMER MORGAN MANUFACTURING  
228 West 6th Avenue  
Oshkosh, WI 54903

September 2012

### BRRTS Specific Cap Form

<b>WDNR BRRTS# :</b>	03-71-000254, 02-71-548979, 02-71-549204
<b>Location/Area Name:</b>	REC C1-C5, C19
<b>Description of Contamination:</b>	
REC C1-5, C19 is associated with PAH, VOC, lead, arsenic, and DRO impacts in near-surface soil generally located along the west boundary of the Central Property. Soil with elevated concentrations is located at a depth of 1 to 12 feet below ground surface. Groundwater is not impacted by PAHs, VOCs, or metals at concentrations above WDNR Enforcement Standards. The extent of impacted soil and the relation to the surface capping is identified on the attached Figure 1.	
<b>Description of the Cap to be maintained:</b>	
The cap consists of compacted gravel and asphalt surface cover. The cap extends over the area of impact. Figure 1, Site Surface Cover shows the extent of the PAH, VOC, lead, arsenic, and DRO impacts and the surface cap.	
<b>List Attached Figures</b>	
Figure 1: Site Surface Cover	
<b>GPS Coordinates of REC C1-C5, C19</b>	
Northeast corner: 44° 0.793' N; 88° 32.800' W Southeast corner: 44° 0.769' N; 88° 32.800' W Southwest corner: 44° 0.769' N; 88° 32.845' W Northwest corner: 44° 0.793' N; 88° 32.845' W	

### BRRTS Specific Cap Form

<b>WDNR BRRTS# :</b>	02-71-549208
<b>Location/Area Name:</b>	REC C6
<b>Description of Contamination:</b>	
REC C6 is associated with the detection of PAH contamination identified north of Building 16. Soil with elevated PAH compounds is located at a depth of 0 to 12 feet below ground surface. Groundwater is not impacted by PAHs at concentrations above WDNR Enforcement Standards.	
<b>Description of the Cap to be maintained:</b>	
The cap consists of an asphalt layer underlain by asphalt base and the existing grass surface adjacent to the parking area. The surface capping extends over the area of PAH impacts in the area of REC C6. Figure 1, Site Surface Cover, shows the extent of the PAH impacts and the surface capping.	
<b>List Attached Figures</b>	
Figure 1: Site Surface Cover	
<b>GPS Coordinates of REC C6</b>	
Northeast corner: 44° 0.857' N; 88° 32.677' W Southeast corner: 44° 0.840' N; 88° 32.677' W Southwest corner: 44° 0.840' N; 88° 32.712' W Northwest corner: 44° 0.857' N; 88° 32.712' W	

## BRRTS Specific Cap Form

<b>WDNR BRRTS# :</b>	02-71-269596
<b>Location/Area Name:</b>	REC C15 - PCP UST
<b>Description of Contamination:</b>	
<p>REC C15 - PCP UST is associated with PAH, PCP and dioxin/furan impacts in near-surface soil generally located in the east and southeast portions of the Central Property. Soil with elevated concentrations is generally located at depths between 2 to 8 feet below ground surface. Groundwater is impacted by PCP and VOCs at concentrations above WDNR Enforcement Standards in monitoring wells MW-1, MW-10 and MW-12. The extent of impacted soil and the relation to the surface capping is identified on the attached Figure 1.</p>	
<b>Description of the Cap to be maintained:</b>	
<p>The cap consists of compacted gravel, asphalt and existing building foundation surface covers. The cap extends over the area of impact. Figure 1, Site Surface Cover shows the extent of the impacts and the surface cap.</p>	
<b>List Attached Figures</b>	
Figure 1: Site Surface Cover	
<b>GPS Coordinates of REC C15 A</b>	
Northeast corner: 44° 0.829' N; 88° 32.612' W	
Southeast corner: 44° 0.815' N; 88° 32.612' W	
Southwest corner: 44° 0.815' N; 88° 32.637' W	
Northwest corner: 44° 0.829' N; 88° 32.637' W	
<b>GPS Coordinates of REC C15 B</b>	
Northeast corner: 44° 0.768' N; 88° 32.637' W	
Southeast corner: 44° 0.749' N; 88° 32.637' W	
Southwest corner: 44° 0.749' N; 88° 32.699' W	
Northwest corner: 44° 0.768' N; 88° 32.699' W	

### BRRTS Specific Cap Form

<b>WDNR BRRTS# :</b>	02-71-549220
<b>Location/Area Name:</b>	REC C17
<b>Description of Contamination:</b>	
REC C17 is associated with PAH and DRO impacts in near-surface soil generally located north of the western end of Building 19. Soil with elevated PAH and DRO compounds is located at a depth of 0 to 12 feet below ground surface. Groundwater is not impacted by PAHs or DRO at concentrations above WDNR Enforcement Standards.	
<b>Description of the Cap to be maintained:</b>	
The surface capping consists of an asphalt layer underlain by asphalt base and the existing gravel surface covering next to Building 19. The surface capping extends over the area of PAH and DRO impacts in the area of REC C17. The extent of PAH and DRO impacted soil and the relation to the surface capping is identified on the attached Figure 1.	
<b>List Attached Figures</b>	
Figure 1: Site Surface Cover	
<b>GPS Coordinates of REC C17</b>	
Northeast corner: 44° 0.831' N; 88° 32.747' W Southeast corner: 44° 0.812' N; 88° 32.747' W Southwest corner: 44° 0.812' N; 88° 32.772' W Northwest corner: 44° 0.831' N; 88° 32.772' W	

### BRRTS Specific Cap Form

<b>WDNR BRRTS# :</b>	02-71-549221
<b>Location/Area Name:</b>	REC C18
<b>Description of Contamination:</b>	
REC C18 is associated with elevated arsenic concentrations in soil identified adjacent to the northwest of the intersection of 5 <sup>th</sup> Avenue and Iowa Street. Soil with elevated arsenic is located at a depth of 3 to 5 feet below ground surface. Groundwater is not impacted by arsenic at concentrations above WDNR Enforcement Standards.	
<b>Description of the Cap to be maintained:</b>	
The cap consists of an asphalt layer underlain by asphalt base. The surface capping extends over the area of arsenic impacts in the area of REC C18. Figure 1, Site Surface Cover, shows the extent of the arsenic impacts and the surface cover material.	
<b>List Attached Figures</b>	
Figure 1: Site Surface Cover	
<b>GPS Coordinates of REC C18</b>	
Northeast corner: 44° 0.808' N; 88° 32.824' W Southeast corner: 44° 0.793' N; 88° 32.824' W Southwest corner: 44° 0.793' N; 88° 32.846' W Northwest corner: 44° 0.808' N; 88° 32.846' W	

### BRRTS Specific Cap Form

<b>WDNR BRRTS# :</b>	03-71-548924
<b>Location/Area Name:</b>	REC W1
<b>Description of Contamination:</b>	
REC W1 is associated with elevated PAH, lead, and barium concentrations in near-surface soil generally located in the southwest corner of the Central Property. Soil with elevated PAH compounds is located at a depth of 1 to 9 feet below ground surface. Groundwater is not impacted by PAHs at concentrations above WDNR Enforcement Standards.	
<b>Description of the Cap to be maintained:</b>	
The surface capping consists of the existing gravel and grass surface cover around the exterior of the existing buildings in REC W1 area. The existing surface cover extends over the area of elevated PAH concentrations in the area of REC W1. Figure 1, Site Surface Cover shows the extent of the elevated PAH concentrations and the surface cover material.	
<b>List Attached Figures</b>	
Figure 1: Site Surface Cover	
<b>GPS Coordinates of REC W1</b>	
Northeast corner: 44° 0.769' N; 88° 32.822' W Southeast corner: 44° 0.749' N; 88° 32.822' W Southwest corner: 44° 0.749' N; 88° 32.845' W Northwest corner: 44° 0.769' N; 88° 32.845' W	

## BRRTS Specific Cap Form

<b>WDNR BRRTS# :</b>	02-71-548928
<b>Location/Area Name:</b>	REC W4
<b>Description of Contamination:</b>	
REC W4 is associated with elevated PAH, lead, and barium concentrations in near-surface soil generally located in the southwest portion of the Central Property within the northeast corner of REC W1 area. Soil with elevated PAH compounds is located at a depth of 1 to 9 feet below ground surface. Elevated concentrations of lead and barium were identified in one boring (GP-104) at a depth of 2 to 3 feet bgs. Groundwater is not impacted by PAHs or metals at concentrations above WDNR Enforcement Standards.	
<b>Description of the Cap to be maintained:</b>	
The surface capping consists of the existing gravel and grass surface cover around the exterior of the existing buildings in the REC W4 area. The existing surface cover extends over the area of elevated PAH and metals concentrations in the area of REC W4. Figure 1, Site Surface Cover shows the extent of the elevated PAH and metals concentrations.	
<b>List Attached Figures</b>	
Figure 1: Site Surface Cover	
<b>GPS Coordinates of REC W4</b>	
Northeast corner: 44° 0.766' N; 88° 32.822' W Southeast corner: 44° 0.761' N; 88° 32.822' W Southwest corner: 44° 0.761' N; 88° 32.832' W Northwest corner: 44° 0.766' N; 88° 32.832' W	



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Oshkosh Service Center  
625 E. CTY Y, Suite 700  
Oshkosh, Wisconsin 54901-9731  
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TTY Access via relay - 711

December 14, 2012

Dwayne Arino  
JELD-WEN, Inc.  
407 Harbor Isles Blvd.  
P.O. Box 1540  
Klamath Falls, OR 97601

VPLE #06-71-427871

### KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations  
**Jeld-Wen Eastern Parcel**, 228 West 6<sup>th</sup> Avenue, Oshkosh, WI

#### WDNR BRRTS Activities

02-71-549229: E3 – Eastern Property Boundary area  
02-71-549230: E10 – South side of Building

Dear Mr. Arino:

The Department of Natural Resources (DNR) considers the Jeld-Wen Eastern Parcel VPLE and the associated recognized environmental conditions (RECs) closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on August 30, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on September 4, 2012, and documentation was received on October 30, 2012 and the conditions in that letter are complete.

A brief summary of the individual RECs for the Jeld-Wen Eastern Parcel VPLE is as follows:

- REC E3 – Eastern Property Boundary PAHs #02-71-549229 → Petroleum contaminated soils remain in this area. Existing cap (grass vegetation) maintenance is required.
- REC 10 – South Side Building E PAHs #02-71-549230 → Petroleum contaminated soils remain in this area. Existing cap (grass vegetation) maintenance is required.

### **Continuing Obligations**

The continuing obligations for the Jeld-Wen Eastern Parcel VPLE are summarized below.

Further details on actions required are found in the section Closure Conditions.

- 1 – Residual soil contamination exists that must be properly managed should it be excavated or removed.
- 2 – The grass vegetation barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- 3 – Varying thicknesses of fill material are present across much of the riverfront in the City of Oshkosh. Proper handling and disposal of the fill material may be necessary during redevelopment of the Jeld-Wen Eastern Parcel VPLE.

### **GIS Registry**

The Jeld-Wen Eastern Parcel VPLE will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. This letter and the information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the Jeld-Wen Eastern Parcel VPLE on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. All site information is also on file at the Oshkosh DNR office, at 625 E. County Road Y, Suite 700, Oshkosh.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf>.

### **Prohibited Activities**

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change in order to determine if further action is needed to maintain the protectiveness of the remedy employed. A map of the cap locations is attached as part of the Cap Maintenance Plan (attached). The following activities are prohibited on any portion of the property where pavement, a building foundation, a soil cover are acting as the required cap unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- demolition, construction or placement of a building or other structure;
- changing the use or occupancy of the property to certain uses, such as single-family residences, a school, day care, senior center, hospital, etc.

## Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you or the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

### **1 – Residual Soil Contamination** (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains in areas as indicated on the **attached map Figures 4-5**. If soil in the areas described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

### **2 – Cover or Barrier** (s. 292.12 (2) (a), Wis. Stats.)

The grass vegetation that exists in the location identified in the attached maintenance plan must be maintained in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site (if possible). Submit the inspection log to the DNR only upon request.

Any future redevelopment of this property must take into account consideration of the presence of potential waste materials and may require the issuance of an exemption from the DNR to build on a historic fill site prior to the start of any construction. Please refer to the following Building on Abandoned Landfill Guidance for further information. They can be found on the internet at:

<http://dnr.wi.gov/files/pdf/pubs/rr/rr685.pdf>

<http://dnr.wi.gov/files/pdf/pubs/rr/rr684.pdf>

<http://dnr.wi.gov/files/pdf/pubs/rr/rr683.pdf>

**3 – Fill soils** It should be noted that the riverfront areas in Oshkosh can contain varying thicknesses of historic fill soils. Sometimes they contain concentrations of petroleum-related contaminants. As such, redevelopment contractors should be aware that proper handling of these soils is required.

### **Dewatering Permits**

The DNR's Watershed Management Program regulates discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for a discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/water.html>

DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, is included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/pdf/pubs/rr/rr819.pdf>.

Please send written notifications in accordance with the above requirements to the attention of Kathy Sylvester at: Oshkosh DNR Office, 625 E. County Road Y, Suite 700, Oshkosh, WI 54901.

The DNR appreciates your efforts to restore the environment at this site. The Certificate of Completion is currently being drafted by DNR staff for supervisory approval. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kathy Sylvester at (920) 424-0399.

Sincerely,



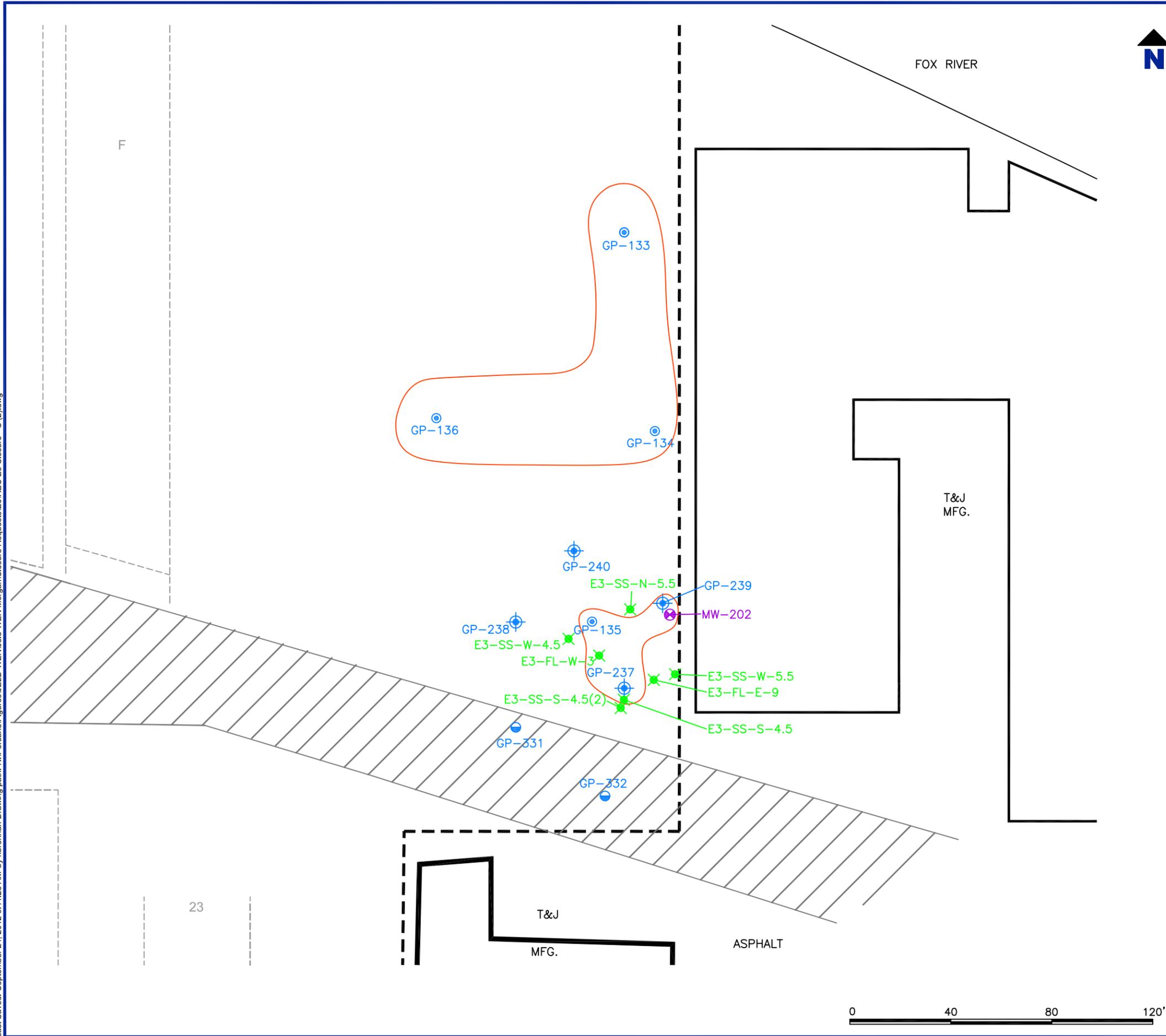
Roxanne N. Chronert, Team Supervisor  
Northeast Region Remediation & Redevelopment Program

Attachments (all maps and plans were prepared by SLR and dated September 2012):

- Figures 4-5: remaining soil contamination maps
- Cap Maintenance Plan including the extent of cap map
- Continuing Obligations for Environmental Protection – Publication RR 819

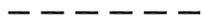
cc: Kathy Sylvester – OSH  
Megan Coracci – SLR International (via email)  
Bill Fagan – Jeld-Wen (via email)

Last Saved: September 24, 2012 9:11:23 AM by nbrennan Drawing path: N:\Portland\Figures\JELD-WEN\JELD-WEN Morgan\Closure Requests\E3\Closure - C (2).dwg



NOTES  
BUILDING STATUS AS OF 2005

LEGEND

-  FORMER BUILDING LOCATION
-  FORMER RAILROAD TRACKS
-  PROPERTY BOUNDARY
-  MW-202 MONITORING WELL LOCATION
-  GP-135 2003 GEOPROBE BORING LOCATION
-  GP-237 2004 GEOPROBE BORING LOCATION
-  GP-331 2005 GEOPROBE BORING LOCATION
-  AREA OF IMPACTED SURFACE SOILS (<4FT BGS)
-  2011 CONFIRMATION SAMPLE

FORMER MORGAN MANUFACTURING FACILITY  
523 OREGON STREET  
OSHKOSH, WISCONSIN

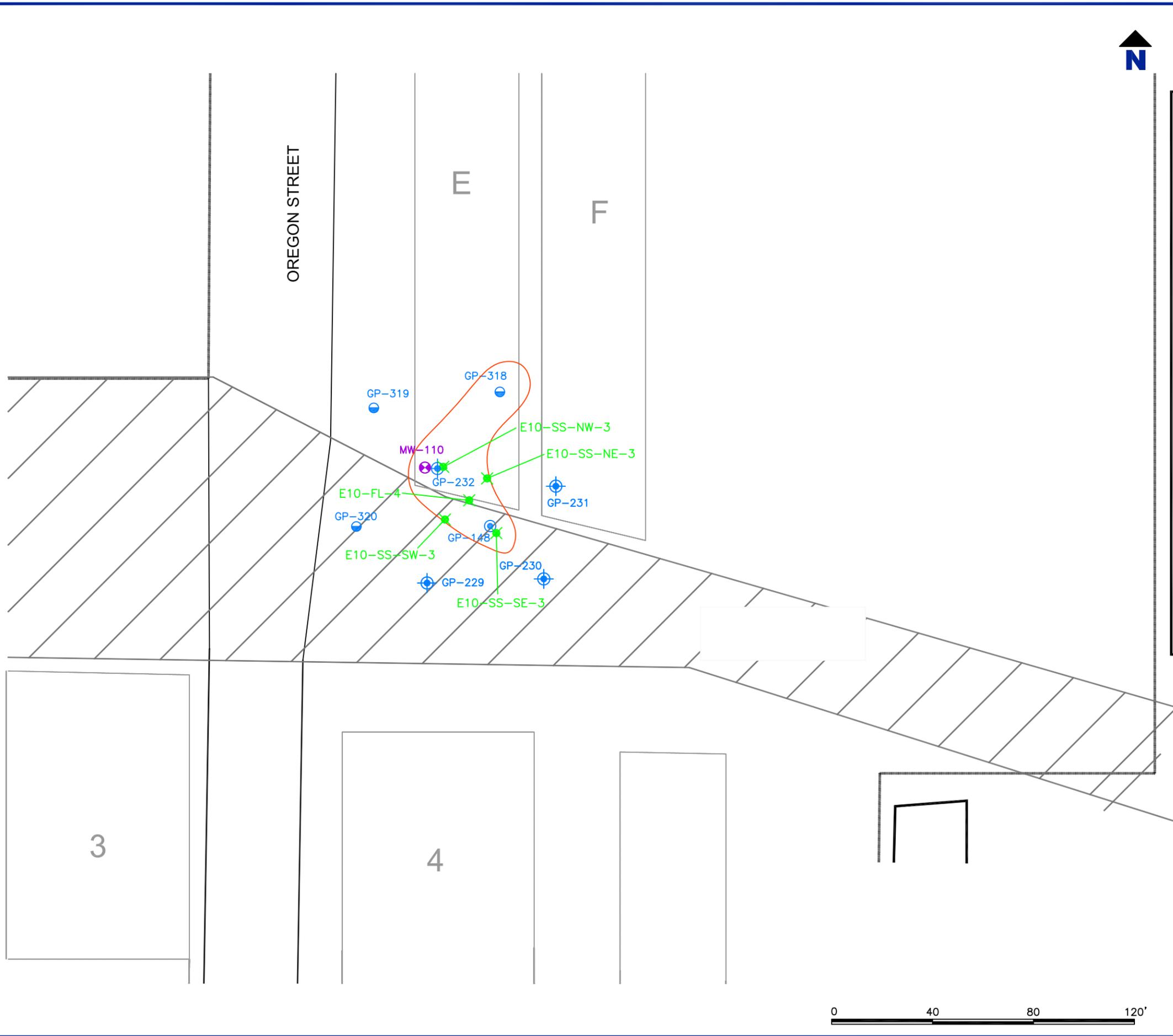
Drawing  
REC E3 SOIL CONTAMINATION CONTOUR

ATTACHMENT 7

Date	May 4, 2012	Scale	AS SHOWN	Fig. No.	4
File Name	REC E3 Closure - C (2)-3	Project No.	108.0228.00039		

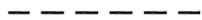
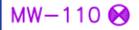


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NOTES  
BUILDING STATUS AS OF 2005

LEGEND

-  FORMER BUILDING LOCATION
-  FORMER RAILROAD TRACKS
-  PROPERTY BOUNDARY
-  MW-110 MONITORING WELL LOCATION
-  GP-148 2003 GEOPROBE BORING LOCATION
-  GP-231 2004 GEOPROBE BORING LOCATION
-  GP-318 2005 GEOPROBE BORING LOCATION
-  AREA OF IMPACTED SURFACE SOILS (<4FT BGS)
-  2011 CONFIRMATION SAMPLE LOCATION

FORMER MORGAN MANUFACTURING FACILITY  
523 OREGON STREET  
OSHKOSH, WISCONSIN

Drawing  
REC E10 SOIL CONTAMINATION CONTOUR

ATTACHMENT 7

Date	September 24, 2012	Scale	AS SHOWN	Fig. No.	5
File Name	REC E10 Closure-3	Project No.	108.0228.00039		





global environmental solutions

JELD-WEN Former Morgan Manufacturing  
523 Oregon Street  
Oshkosh, WI 54903

CAP MAINTENANCE PLAN  
Eastern Property

September 2012



## **CAP MAINTENANCE PLAN Eastern Property**

Prepared for:

**JELD-WEN FORMER MORGAN MANUFACTURING**  
523 Oregon Street  
Oshkosh, WI 54903

This document has been prepared by SLR International Corporation. The material and data in this report were prepared under the supervision and direction of the undersigned.

A handwritten signature in blue ink, appearing to read "M Coracci", written over a horizontal line.

Megan Coracci  
Senior Scientist

A handwritten signature in blue ink, appearing to read "R Scott Miller", written over a horizontal line.

R. Scott Miller  
Principal Engineer

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    1.2 Description of the Cap to be maintained ..... 1

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Appendix A Inspection and Maintenance Log  
Appendix B BRRTS Specific CAP Forms

## SUMMARY

---

**Property Located at:**

Eastern Property  
JELD-WEN Former Morgan Door  
523 Oregon Street  
Oshkosh, WI 54903

**WDNR BRRTS #** 02-71-549229 (REC E3), 02-71-549230 (REC E10)

**Contact Information**

Site Owner and Operator: JELD-WEN, inc.  
P.O. Box 1329  
Klamath Falls, OR 97601  
(541) 883-3373

Signature: \_\_\_\_\_

Property Owner: JELD-WEN, inc.  
P.O. Box 1329  
Klamath Falls, OR 97601  
(541) 883-3373

Signature: \_\_\_\_\_

Consultant: SLR International Corporation  
1800 Blankenship Road, Suite 400 West Linn, Oregon 97068  
503-723-4423

WDNR: Kathy Sylvester  
625 E County Road Y, Suite 700 Oshkosh, Wisconsin 54901  
920-424-0399

# 1. INTRODUCTION

---

This document is the Maintenance Plan for the various asphalt, gravel, and grass cover/barrier/caps at the JELD-WEN Former Morgan Manufacturing Eastern Property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cover/barrier/caps occupying the areas over the areas of contaminated on-site soil shown on attached Figure 1.

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

- The case file in the Wisconsin Department of Natural Resources (WDNR) Oshkosh regional office
- BRRTS on the Web: <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrm.maps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1>; and
- The WDNR project manager for Winnebago County.

## 1.1 DESCRIPTION OF CONTAMINATION

A description of the area-specific contamination is included on the BRRTS Specific Cap Forms included in Appendix B.

## 1.2 DESCRIPTION OF THE CAP TO BE MAINTAINED

A description of the area specific cover/barrier/cap is included on the BRRTS Specific Cap Forms included in Appendix B.

## 1.3 COVER AND BUILDING BARRIER PURPOSE

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

## 1.4 ANNUAL INSPECTION

The cover/barrier/caps will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional risk of direct exposure or infiltration into underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and

other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Appendix A, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and sent to the WDNR only upon request, unless otherwise directed by the Department.

## **1.5 MAINTENANCE ACTIVITIES**

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

In the event that any of the cover/barrier/caps overlying the contaminated soil are removed or replaced, the replacement barrier must be equally protective of underlying soils. 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 cover/barrier/caps, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

## **1.6 PROHIBITION OF ACTIVITIES AND NOTIFICATION OF WDNR PRIOR TO ACTIONS AFFECTING A COVER OR CAP**

The following activities are prohibited on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required as shown on the attached maps, unless prior written approval has been obtained from the WDNR: 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.

## **1.7 AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN**

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

## **FIGURE 1**

### **SITE SURFACE COVER**

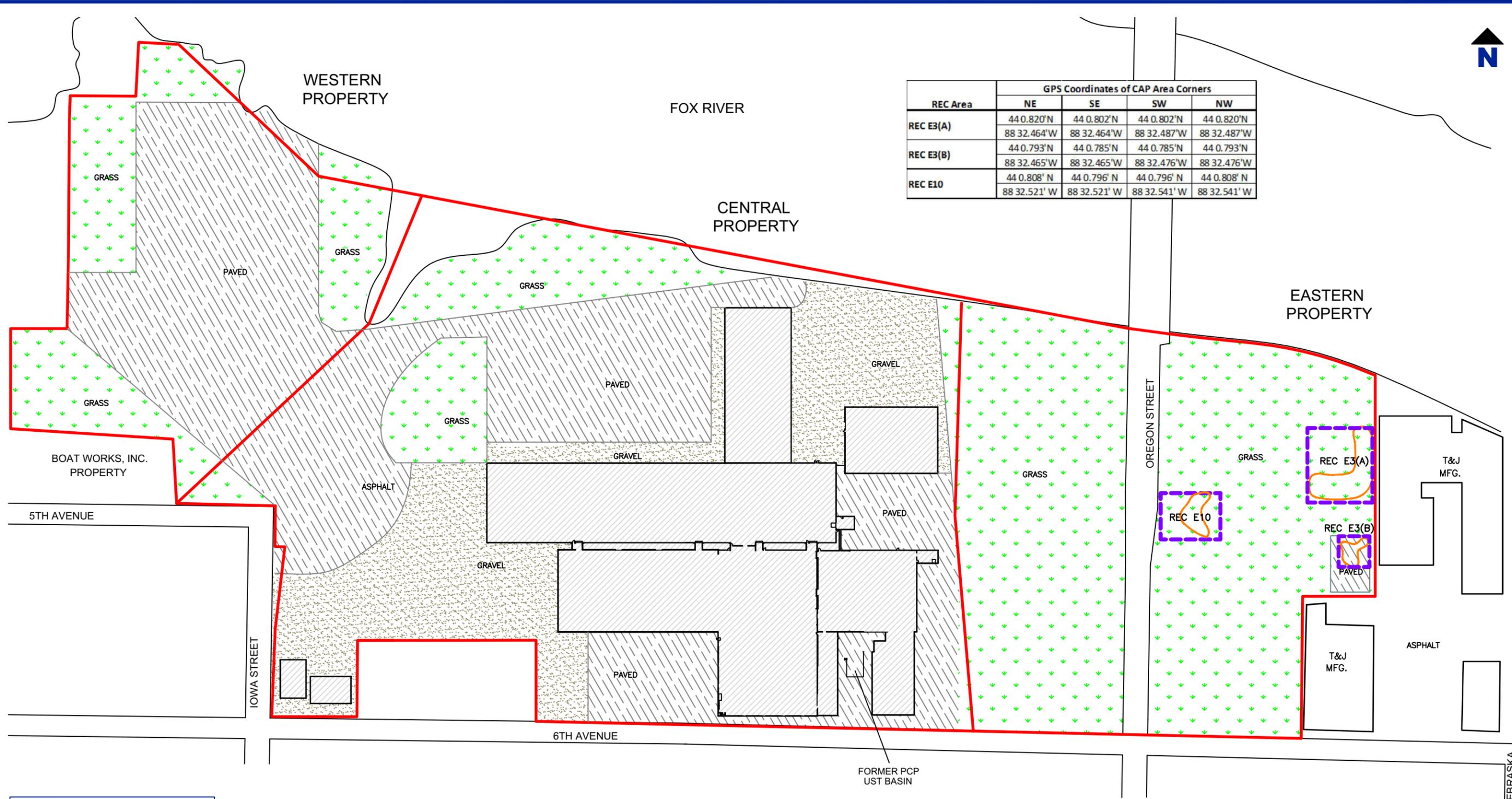
#### **CAP MAINTENANCE PLAN Eastern Property**

JELD-WEN FORMER MORGAN MANUFACTURING  
523 Oregon Street  
Oshkosh, WI 54903

September 2012



REC Area	GPS Coordinates of CAP Area Corners			
	NE	SE	SW	NW
REC E3(A)	44 0.820' N	44 0.802' N	44 0.802' N	44 0.820' N
	88 32.464' W	88 32.464' W	88 32.487' W	88 32.487' W
REC E3(B)	44 0.793' N	44 0.785' N	44 0.785' N	44 0.793' N
	88 32.465' W	88 32.465' W	88 32.476' W	88 32.476' W
REC E10	44 0.808' N	44 0.796' N	44 0.796' N	44 0.808' N
	88 32.521' W	88 32.521' W	88 32.541' W	88 32.541' W



**LEGEND**

- PROPERTY BOUNDARY
- APPROXIMATE BOUNDARIES OF CAP AREAS
- SITE BUILDING
- SOIL CONTAMINATION CONTOUR

**NOTES**

BUILDING STATUS AS OF NOVEMBER 2003.  
PROPERTY AREA BOUNDARIES ARE APPROXIMATE



**FORMER MORGAN MANUFACTURING FACILITY**  
228 WEST 6TH AVENUE AND 523 OREGON STREET  
OSHKOSH, WISCONSIN

Drawing  
**SITE SURFACE COVER**  
**FIGURE 1 - CAP MAINTENANCE PLAN FOR EASTERN PROPERTY**

Date	September 5, 2012	Scale	AS SHOWN
File Name	A2-A3-H5-H5-G1-F1 rev	Project No.	108.00228.00039

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## **APPENDIX A**

# **INSPECTION AND MAINTENANCE LOG**

### **CAP MAINTENANCE PLAN Eastern Property**

JELD-WEN FORMER MORGAN MANUFACTURING  
523 Oregon Street  
Oshkosh, WI 54903

September 2012



## **APPENDIX B**

### **BRRTS SPECIFIC CAP FORMS**

#### **CAP MAINTENANCE PLAN Eastern Property**

JELD-WEN FORMER MORGAN MANUFACTURING  
523 Oregon Street  
Oshkosh, WI 54903

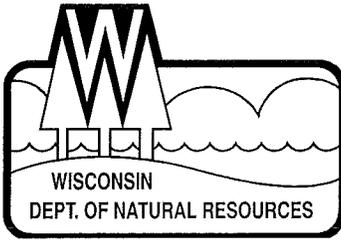
September 2012

## BRRTS Specific Cap Form

<b>WDNR BRRTS# :</b>	02-71-549229
<b>Location/Area Name:</b>	REC E3
<b>Description of Contamination:</b>	
REC E3 is associated with PAH impacts in near-surface soil generally located along the eastern boundary of the eastern property. Soil with elevated PAH compounds is located at a depth of 1 to 10 feet below ground surface. Groundwater is not impacted by PAHs at concentrations above WDNR Enforcement Standards.	
<b>Description of the Cap to be maintained:</b>	
The cap consists of 2" of imported soil (with grass seed) spread throughout the eastern property after removal of the existing building foundations and surface covering (a small portion of the asphalt surface covering remains in the southern part of REC E3). The surface capping extends over the area of PAH impacts in the area of REC E3. Figure 1, Site Surface Cover shows the extent of the PAH impacts and the surface capping.	
<b>List Attached Figures</b>	
Figure 1: Site Surface Cover	
<b>GPS Coordinates of REC E3 (A)</b>	
Northeast corner: 44° 0.820' N; 88° 32.464' W Southeast corner: 44° 0.802' N; 88° 32.464' W Southwest corner: 44° 0.802' N; 88° 32.487' W Northwest corner: 44° 0.820' N; 88° 32.487' W	
<b>GPS Coordinates of REC E3 (B)</b>	
Northeast corner: 44° 0.793' N; 88° 32.465' W Southeast corner: 44° 0.785' N; 88° 32.465' W Southwest corner: 44° 0.785' N; 88° 32.476' W Northwest corner: 44° 0.793' N; 88° 32.476' W	

### BRRTS Specific Cap Form

<b>WDNR BRRTS# :</b>	02-71-549230
<b>Location/Area Name:</b>	REC E10
<b>Description of Contamination:</b>	
REC E10 is associated with PAH impacts in near-surface soil located east of Oregon Street. Soil with elevated PAH compounds is located at a depth of 1 to 8 feet below ground surface. Groundwater is not impacted by PAHs at concentrations above WDNR Enforcement Standards.	
<b>Description of the Cap to be maintained:</b>	
The surface cap consists of 2 inches of imported soil which has been seeded with grass. The surface cover extends over the area of PAH impacts in the area of REC E10. Figure 1, Site Surface Cover shows the extent of the PAH impacts and the surface cover.	
<b>List Attached Figures</b>	
Figure 1: Site Surface Cover	
<b>GPS Coordinates of REC E10</b>	
Northeast corner: 44° 0.808' N; 88° 32.521' W Southeast corner: 44° 0.796' N; 88° 32.521' W Southwest corner: 44° 0.796' N; 88° 32.541' W Northwest corner: 44° 0.808' N; 88° 32.541' W	



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

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

Oshkosh Service Center  
625 E. CTY Y, Suite 700  
Oshkosh, Wisconsin 54901-9731  
Telephone 920-424-3050  
FAX 920-424-4404  
TTY Access via relay - 711

December 14, 2012

Dwayne Arino  
JELD-WEN, Inc.  
407 Harbor Isles Blvd.  
P.O. Box 1540  
Klamath Falls, OR 97601

VPLE #06-71-427872

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure Jeld-Wen Western Parcel  
228 West 6<sup>th</sup> Avenue Oshkosh, WI  
BRRTS #02-71-548977: W5 – Former Railroad Tracks

Dear Mr. Arino:

On August 30, 2012, the Northeast Region (NER) Closure Committee reviewed your request for closure of the case described above. The NER Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the NER Closure Committee has determined that the arsenic contamination at the former railroad track on the Western Parcel appears to have been investigated and remediated to the extent practicable under site conditions.

In a letter dated September 4, 2012, you were informed of the closure decision and requirement to abandon all monitoring wells. The Department received the documentation of well abandonment on October 30, 2012. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and is considered closed.

The Western Parcel identified as BRRTS #06-71-427872 is in the Voluntary Party Liability Exemption Program and a Certificate of Completion is currently being drafted for supervisory approval. The Department appreciates your efforts to bring this project to completion in order for future redevelopment of the area. If you have any questions or concerns, feel free to contact me at (920) 424-0399.

Sincerely,

  
Kathleen M. Sylvester, P.G.  
Hydrogeologist  
Remediation & Redevelopment Program

cc: Case File – OSHKOSH  
Megan Coracci – SLR (via email) Bill Fagan – Jeld-Wen (via email)