

**GIS REGISTRY INFORMATION**

SITE NAME: WIP LIQUIDATING  
BRRTS #: 06-13-407122 FID # (if appropriate): \_\_\_\_\_  
COMMERCE # (if appropriate): \_\_\_\_\_  
CLOSURE DATE: 3/28/2008  
STREET ADDRESS: 120 LINCOLN ST  
CITY: SUN PRAIRIE  
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 584164 Y= 301335

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

IF YES, STREET ADDRESS 1: \_\_\_\_\_  
GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

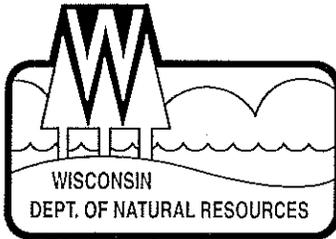
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):  Yes  No

IF YES, STREET ADDRESS 1: \_\_\_\_\_  
GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

CONTAMINATION IN RIGHT OF WAY:  Yes  No

**DOCUMENTS NEEDED:**

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of any maintenance plan referenced in the final closure letter.
- Copy of (soil or land use) deed notice *if any required as a condition of closure*
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties
- County Parcel ID number, *if used for county*, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, *if required for SI*. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Lloyd L. Eagan, Regional Director

South Central Region Headquarters  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711-5397  
Telephone 608-275-3266  
FAX 608-275-3338  
TTY Access via relay - 711

March 28, 2008

File Ref: 06-13-401122  
Dane County

Mr. Paul Evert  
City of Sun Prairie  
300 East Main Street  
Sun Prairie, WI 53590

Subject: Final Site Closure: WP Liquidating Company Site, 120 Lincoln Street, Sun Prairie

Dear Mr. Evert:

On September 25, 2007, the South Central Region Closure Committee reviewed your request for closure of the case described above. The Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On September 28, 2006, you were notified that the Closure Committee had granted conditional closure to this case.

On March 24, 2008 the Department received correspondence indicating that you have complied with the requirements of closure. Specifically the Department received the monitoring well abandonment forms.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

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

### GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Groundwater contamination is present above Chapter NR 140 enforcement standards

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/r1/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### Remaining Residual Soil Contamination

Residual soil contamination remains at various locations on the property as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. 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.

### Remaining Residual Groundwater Contamination

Groundwater impacted by petroleum related contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

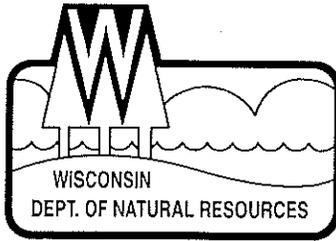
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact me at 608-275-3303.

Sincerely,



Michael Schmoller  
Hydrogeologist

cc: Cassie Johnson, RMT, Inc, 744 Heartland Trail, Madison, WI 53717



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Lloyd L. Eagan, Regional Director

South Central Region Headquarters  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711-5397  
Telephone 608-275-3266  
FAX 608-275-3338  
TTY Access via relay - 711

September 28, 2006

File Ref: 06-13-402122  
03-13-002538  
Dane County

Paul Evert  
City of Sun Prairie  
300 East Main Street  
Sun Prairie, WI 53590

Subject: Conditional Closure WP Liquidating, 120 Lincoln Street, Sun Prairie

Dear Mr. Evert:

On September 25, 2006, the South Central Region Closure Committee reviewed your request for closure of the case described above. The Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Committee has determined that the contamination on the site appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

### **MONITORING WELL ABANDONMENT**

The monitoring wells and soil borings at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well and soil boring abandonment must be submitted to WDNR on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dwg/gw/](http://www.dnr.state.wi.us/org/water/dwg/gw/) or provided by the Department of Natural Resources.

### **VPLE INSURANCE REQUIREMENT**

To complete the Voluntary Party Liability Exemption process and become eligible for the final Certificate of Completion the city is required to purchase cleanup insurance. This insurance is necessary because groundwater contamination exceeding state enforcement standards is being left in place to be addressed through natural attenuation. The insurance fee is set by the Department. This property is considered a heavy industrial site of less than 5 acres. Therefore, the insurance fee due is \$16,896. This fee together with the insurance application form must be submitted to the Department.

When the above conditions have been satisfied, please submit the appropriate documentation to verify that applicable conditions have been met, and your case will be closed and the Certificate of Completion will be issued. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

If you have any questions concerning the conditions of site closure or the process for obtaining the final Certificate of Completion, please contact me at 608-275-3303.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Schmoller".

Michael Schmoller  
Hydrogeologist  
South Central Region

Cc: Cassie Johnson, RMT, Inc, PO Box 8923, Madison, WI, 53708

4124105 0 +0 Clerk

**WARRANTY DEED**

This Deed, made between City of Sun Prairie, Grantor, and Great Neighborhoods East, LLC, a Wisconsin limited liability company, Grantee.

Grantor for valuable consideration, conveys to Grantee the following described real estate in Dane County, State of Wisconsin (the "Property"):

Lot Five (5), Cannery Square, in the City of Sun Prairie, Dane County, Wisconsin.

This conveyance is exempt from fee and return pursuant to § 77.25(2).

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except for municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and thereafter.

Dated this 25th day of July, 2005.

DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 4092696

08/10/2005 03:52PM

Trans. Fee: Exempt #: 2

Rec. Fee: 11.00 Pages: 1

002247

Return to:

Attorney Paul F. Evert  
City of Sun Prairie Attorney  
300 East Main Street  
Sun Prairie, WI 53590

Parcel Identification No.  
282-0811-054-7394-2

CITY OF SUN PRAIRIE

By:   
Patrick A. Cannon, City Administrator

**AUTHENTICATION**

Signature(s) of \_\_\_\_\_  
authenticated this \_\_\_\_ day of \_\_\_\_\_, 2005.

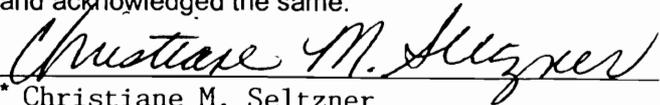
\*  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_ authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT DRAFTED BY  
Attorney Paul F. Evert  
City of Sun Prairie  
300 East Main Street  
Sun Prairie, WI 53590

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF DANE )

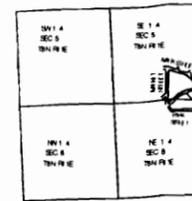
Personally came before me this 25<sup>th</sup> day of July, 2005, the above named Patrick A. Cannon to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

  
\* Christiane M. Seltzner  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 7/8/07.)

# CANNERY SQUARE

Part of Outlot 208, Assessor's Plat of the Village of Sun Prairie, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 29, 30, 31, parts of Lots 13, 14, 26, 27, 28, & Vacated Lincoln Street, of the Sun Prairie Plat of Subdivision of Lot 11 Block 17, in the Village of Sun Prairie, and Lot 1, Certified Survey Map No. 5279

Located in the SE1/4 of the SE1/4 of Section 5, and in the NE1/4 of the NE1/4 of Section 8, T8N, R11E, City of Sun Prairie, Dane County, Wisconsin



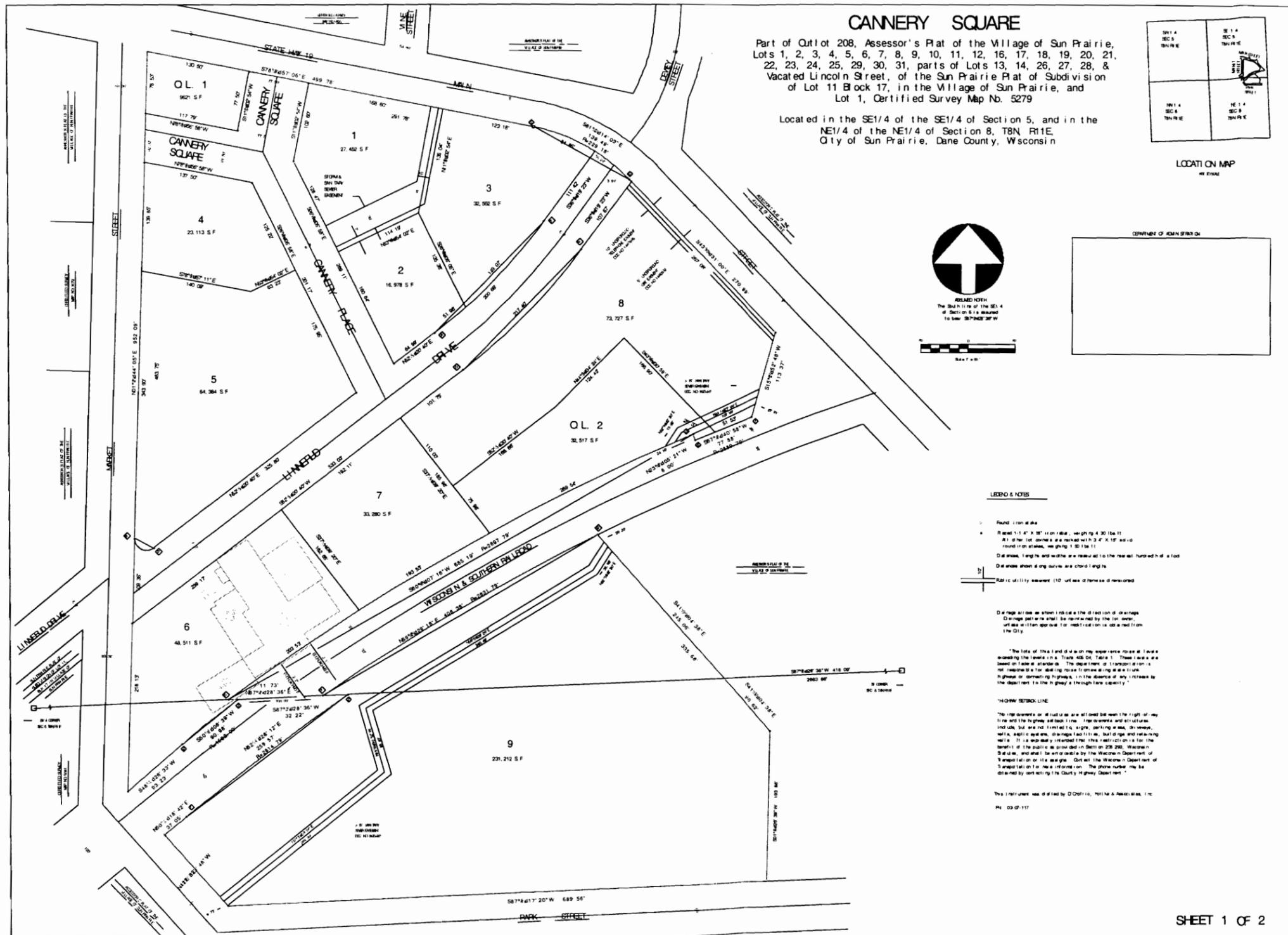
LOCATION MAP



RELATED NORTH  
The Sublot 11 of the SE1/4 of Section 5 is measured to bear 32°30'30" W



Scale 1" = 10'



### LEGEND & NOTES

- Found iron stake
- Found 1-1/2" x 1/2" iron stake, weighing 4.30 lbs. It is 1/2" from corner and measured with 3" x 12" steel rod in at stake, weighing 1.20 lbs. It is 1/2" from corner and measured with 3" x 12" steel rod in at stake, weighing 1.20 lbs. It is 1/2" from corner and measured with 3" x 12" steel rod in at stake, weighing 1.20 lbs.
- Distances, lengths and widths are measured to the nearest hundredth of a foot
- Distances shown along curves are chord lengths
- Public utility easement 10' wide unless otherwise noted

Distances shown along curves are chord lengths  
Distances shown along curves are chord lengths  
Distances shown along curves are chord lengths

"The lots of this plat and all other lots shown hereon are located in the village of Sun Prairie, Wisconsin. The plat is subject to the provisions of the Wisconsin Statutes, Chapter 223, relating to the subdivision of land. The plat is subject to the provisions of the Wisconsin Statutes, Chapter 223, relating to the subdivision of land. The plat is subject to the provisions of the Wisconsin Statutes, Chapter 223, relating to the subdivision of land."

"THE OWNERS OF THIS PLAT AND ALL OTHER LOTS SHOWN HEREON ARE ADVISED THAT THE RIGHT OF WAY FOR THE HIGHWAY AND ALL OTHER RIGHTS OF WAY ARE SHOWN ON THIS PLAT. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY HIGHWAY OR CONNECTING HIGHWAY, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY."

This instrument was drafted by D. O. P. & Associates, Inc. PL 03-07-117

"Access to LBN 12 is controlled by Document #62200, Volume 222, Page 204"

"Access to LBN 14 is controlled by Document #162846, Volume 162, Page 127"

"The lots of this plat and all other lots shown hereon are located in the village of Sun Prairie, Wisconsin. The plat is subject to the provisions of the Wisconsin Statutes, Chapter 223, relating to the subdivision of land. The plat is subject to the provisions of the Wisconsin Statutes, Chapter 223, relating to the subdivision of land. The plat is subject to the provisions of the Wisconsin Statutes, Chapter 223, relating to the subdivision of land."

**SURVEYOR'S CERTIFICATE**

**Certified Survey Map**

I hereby certify the following described land was surveyed and mapped under my direction and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and that the map is a correct representation of the boundaries thereof in accordance with the information furnished to me.

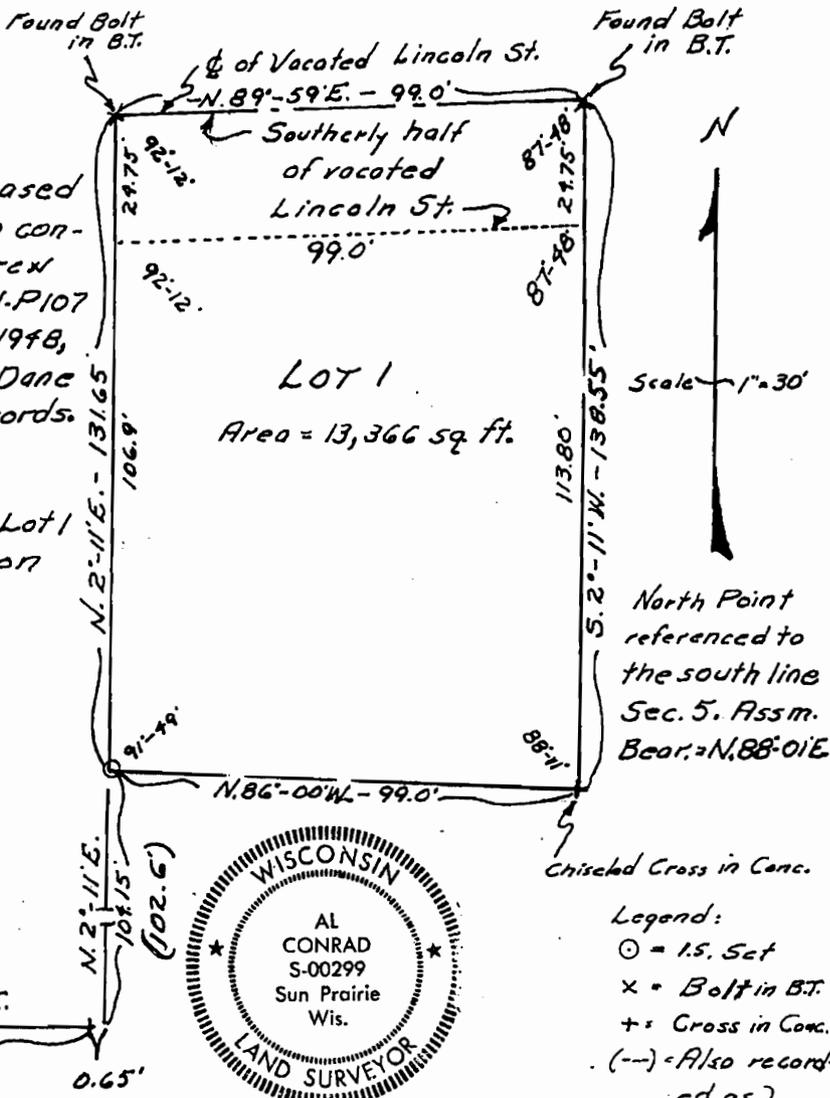
*Al Conrad* May 21, 1987  
Al Conrad, Land Surveyor No. 8-299

Note 1  
This survey based on information contained in Andrew Dahlen's F.B. 141-P107 dated June 17, 1948, as recorded in Dane Co. Survey Records.

Note 2  
Description of Lot 1 will be found on Sheet 2

STATE OF WISCONSIN - COUNTY OF DANE  
I certify this is a true and correct copy of the instrument of record of my office.  
Date 8-9-87  
By *[Signature]*  
Register of Deeds or Clerk

Mon. at  
Cor. Sec. 5  
T8N.-R.11E.  
N. 88°-01'E.  
1489.3'  
0.65'



Surveyed for:  
City of Sun Prairie  
Water and Light Comm.  
Sun Prairie, Wis. 53590

Certified Survey Map Number 5279  
Document Number 2000036  
Recorded 6/30/87  
Vol. 24 of Certified Survey Maps, page 95/76

Reference No. G.S. 109-43  
Legend  
Scale 1 inch 30 feet  
e Iron Stake found  
o 1" x 24" iron pipe  
Min. Wt. 1.13 lb/ft.

Approved for recording per City of Sun Prairie Common Council  
Action of May 5 1987  
Gene S. Markotablek, City Clerk  
Authorized Representative  
Certified Survey Map No. 5279

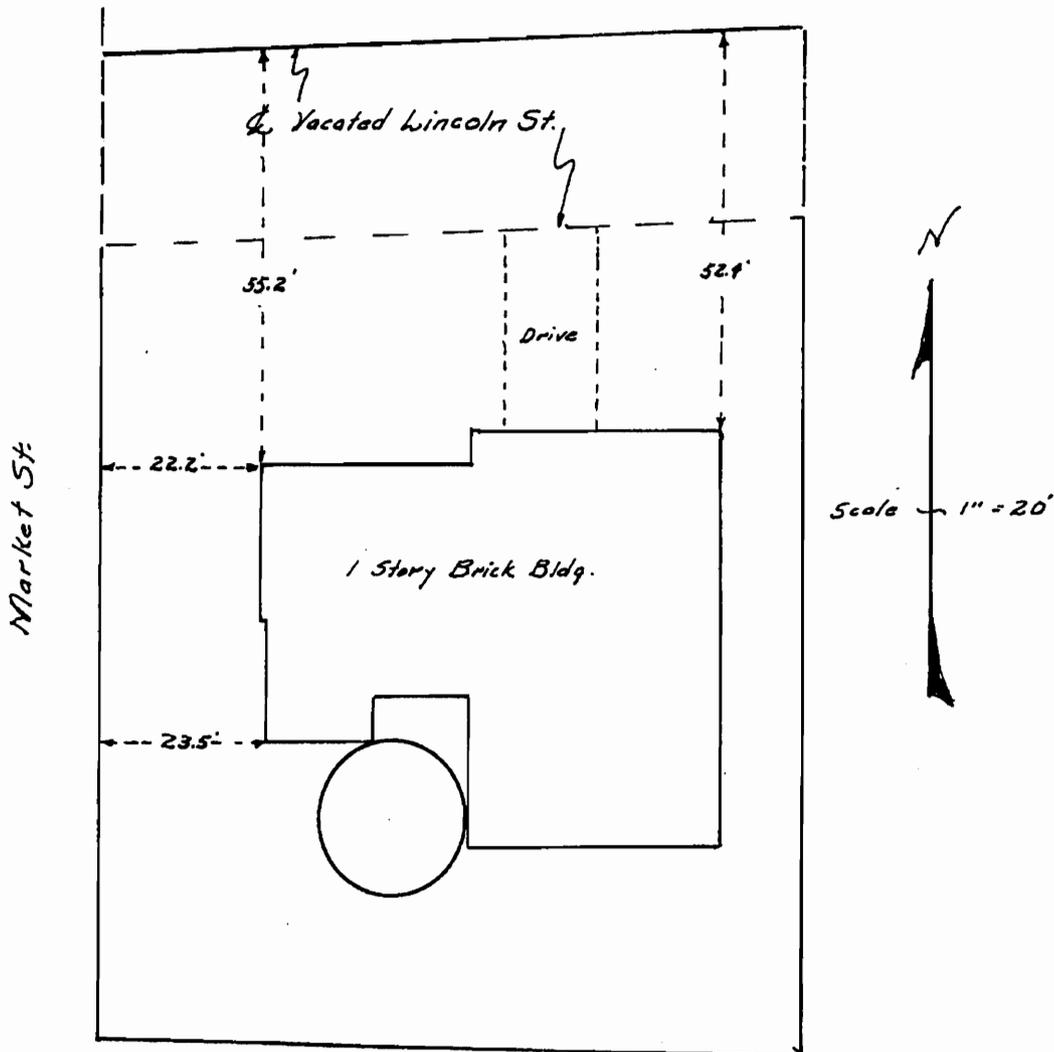
RECEIVED FOR record this 30 day of JUNE 1987 at 2:19 P M. and recorded in Volume 24 of Certified Survey Maps of Dane County on Page 95/76

CAROL R MAHNKE Register of Deeds  
KAREN R C SUBERA DEPUTY

- CERTIFIED SURVEY MAP

Description of Lot 1:

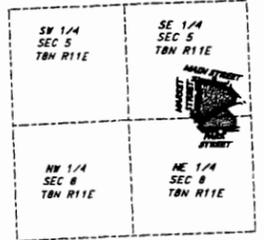
A parcel of land located in the S.E.  $\frac{1}{4}$  - S.E.  $\frac{1}{4}$  of Sec. 5, T.8N-R.11E. (Twp. of Sun Prairie) Dane Co. Wis. said parcel also being part of Lot 5-BLK. 17, Orig. Plat of the Village of Sun Prairie, now City of Sun Prairie, described as follows: Commencing at the S.  $\frac{1}{4}$  Cor. of Sec. 5 thence N. 88°-01'E. 1489.3 feet along the south line of Sec. 5 to a cross in the concrete which is the most easterly corner of Certified Survey Map No. 5081, thence continue N. 88°-01'E. 0.65 feet; Thence N. 2°-11'E. 104.15 feet (said distance also recorded as 102.6 feet) to the p.o.b. Thence continue N. 2°-11'E. 131.65 feet along the east line of Market St. to the  $\odot$  of vacated Lincoln St; Thence N. 89°-59'E. 99.0 feet along the  $\odot$  of vacated Lincoln St; Thence S. 2°-11'W. 138.55 feet; Thence N. 86°-00'W. 99.0 feet to the east line of Market St. and p.o.b. Note: This description is based on information contained in Andrew Dahlen's F.B. 141-P.107 dated June 17, 1948 as recorded in Dane Co. Survey Records.



# FINAL PLAT CANNERY SQUARE

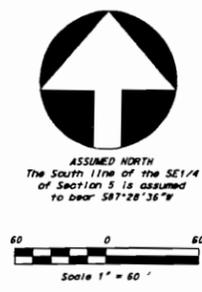
Part of Outlot 208, Assessor's Plat of the Village of Sun Prairie, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 29, 30, 31, parts of Lots 13, 14, 26, 27, 28, & Vacated Lincoln Street, of the Sun Prairie Plat of Subdivision of Lot 11 Block 17, in the Village of Sun Prairie, and Lot 1, Certified Survey Map No. 5279

Located in the SE1/4 of the SE1/4 of Section 5, and in the NE1/4 of the NE1/4 of Section 8, T8N, R11E, City of Sun Prairie, Dane County, Wisconsin



LOCATION MAP  
NOT TO SCALE

3850670

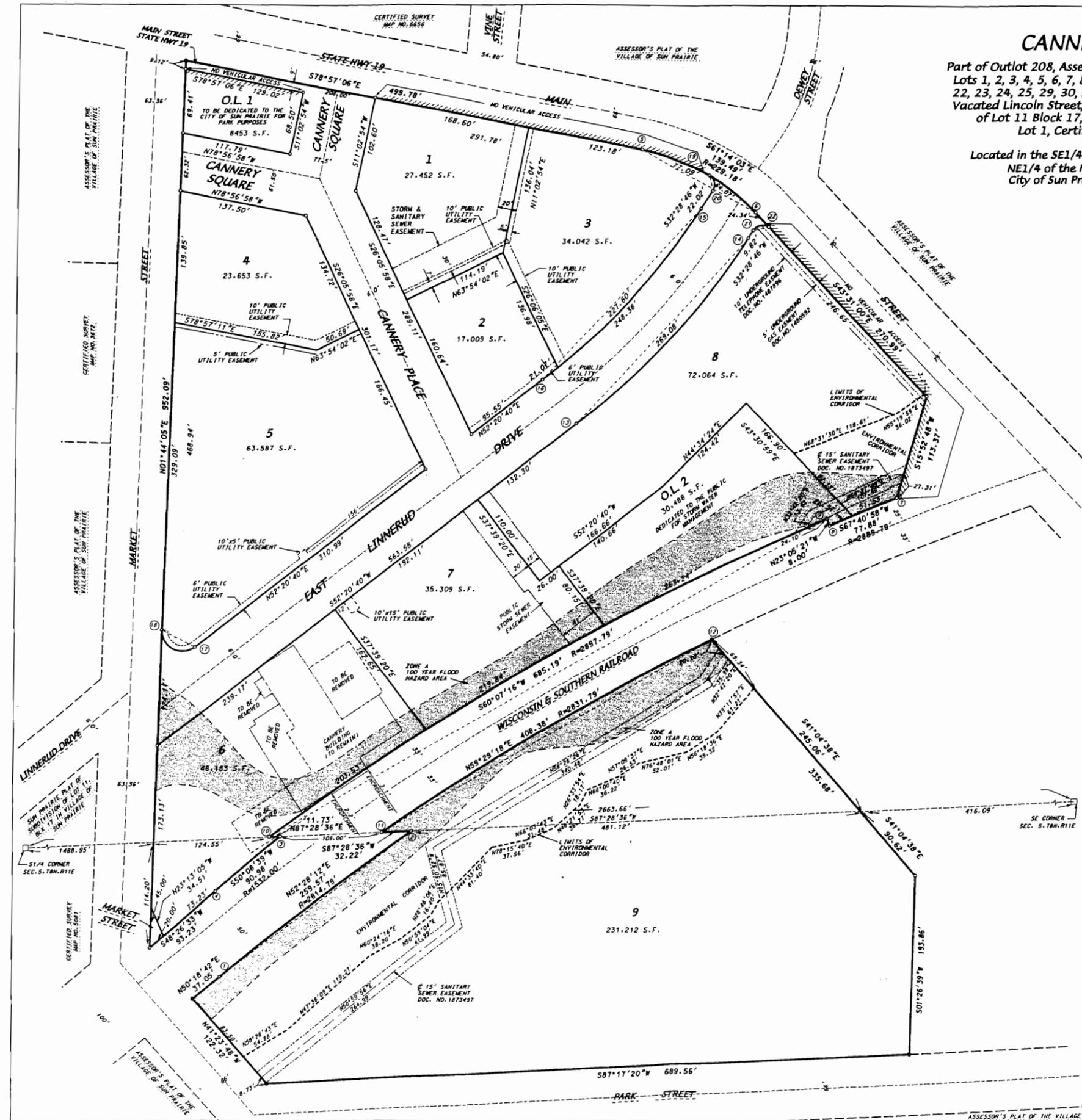


DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.

Certified December 5th, 2005

*Renee M. Dowling*  
Department of Administration



### LEGEND & NOTES

- Found Dane County Aluminum Monument
  - Found 1" diameter iron pipe
  - Flooded 1-1/4" x 18" iron rebar, weighing 4.30 lbs/ft.
  - All other lot corners are marked with 3/4" x 18" solid round iron stakes, weighing 1.50 lbs/ft.
- Distances, lengths and widths are measured to the nearest hundredth of a foot. Distances shown along curves are chord lengths.
- Public utility easement (10' unless otherwise dimensioned)

A special exception for reduced setback of zero (0) feet was approved by the Wisconsin Department of Transportation on October 8, 2003.

Flood Hazard Area based upon Flood Insurance Rate Map Community Panel No. 550573 004B effective date Jan. 17, 1991.

**ACCESS RESTRICTION CLAUSE:**

"All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of STN 19, except as shown on the plat. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S.236-293, Wisconsin statutes and shall be enforceable by the Department or its assigns."

This instrument was drafted by D'Onofrio, Kotke & Associates, Inc.

FN: 03-07-117



Revised this 14th Day of November, 2003

STATE OF WISCONSIN - COUNTY OF DANE  
I certify this is a true and correct copy of the instrument of record in my office.

Date 8-9-06  
By *[Signature]*  
Register of Deeds

FINAL PLAT

CANNERY SQUARE

Part of Outlot 208, Assessor's Plat of the Village of Sun Prairie, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 29, 30, 31, parts of Lots 13, 14, 26, 27, 28, & Vacated Lincoln Street, of the Sun Prairie Plat of Subdivision of Lot 11 Block 17, in the Village of Sun Prairie, and Lot 1, Certified Survey Map No. 5279

Located in the SE1/4 of the SE1/4 of Section 5, and in the NE1/4 of the NE1/4 of Section 8, T8N, R11E, City of Sun Prairie, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Richard G. Rasmussen, S-1034 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the City of Sun Prairie, and under the direction of the owners listed below, I have surveyed, divided and mapped CANNERY SQUARE and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed being: Part of Outlot 208, Assessor's Plat of the Village of Sun Prairie, recorded in Volume 8 of Plats, page 22 Dane County Registry, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 29, 30, 31, parts of Lots 13, 14, 26, 27, 28, and Vacated Lincoln Street, of the Sun Prairie Plat of Subdivision of Lot 11 Block 17 in the Village of Sun Prairie recorded in Volume 2 of Plats page 16 Dane County Registry, Lot 1, Certified Survey Map No. 5279, recorded in Volume 24 of Certified Survey Maps pages 75-76 Dane County Registry and a parcel of land all located in the SE1/4 of the SE1/4 of Section 5 and in the NE1/4 of the NE1/4 of Section 8, T8N, R11E, City of Sun Prairie, Dane County, Wisconsin, to-wit: Commencing at the southeast corner of said Section 5; thence S87°28'36"W, along the south line of the said SE1/4, 416.09 feet to the point of beginning; thence S41°04'38"E, 90.62 feet; thence S01°26'39"W, 193.86 feet; thence S87°17'20"W, 689.56 feet; thence N41°23'48"W, 122.32 feet; thence N50°18'42"E, 37.05 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 2814.79 feet and a chord which bears N52°28'12"E, 259.57 feet to the southline of the said SE1/4; thence S87°28'36"W, along said southline 32.22 feet; thence continuing S87°28'36"W, 109.00 feet to a point on a curve; thence southwesterly on a curve to the left which has a radius of 1532.00 feet and a chord which bears S50°08'39"W, 90.98 feet; thence S48°26'33"W, 93.23 feet; thence N01°44'05"E, 952.08 feet; thence S78°51'06"E, 499.78 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 229.18 feet and a chord which bears S61°14'03"E, 139.49 feet; thence S43°31'00"E, 270.99 feet; thence S15°52'48"W, 113.37 feet to a point on a curve; thence southwesterly on a curve to the left which has a radius of 2889.79 feet and a chord which bears S67°40'58"W, 77.88 feet; thence N23°05'21"W, 8.00 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 2897.79 feet and a chord which bears S60°07'16"W, 685.19 feet to the southline of the said SE1/4; thence N87°28'36"E, along said southline, 11.73 feet; thence continuing N87°28'36"E, 109.00 feet to a point on a curve; thence northwesterly on a curve to the right which has a radius of 2831.79 feet and a chord which bears N59°29'18"E, 408.38 feet; thence S41°04'38"E, 245.06 feet to the point of beginning, containing 677,856 square feet (15.561 acres).

Dated this 10th day of September, 2003.

Richard G. Rasmussen, S-1034  
Revised this 4th Day of November, 2003



OWNER'S CERTIFICATE

The City of Sun Prairie, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The City of Sun Prairie does further certify that this plat is required by S 236.10 or S236.12 to be submitted to the following agencies for approval or objection:  
Department of Administration  
Common Council, City of Sun Prairie  
Dane County Zoning and Natural Resources Committee  
Wisconsin Department of Transportation

In witness whereof, the said City of Sun Prairie has caused these presents to be signed by David D. Rasmussen, its mayor, and countersigned by Diane J. Hermann-Brown, its City Clerk, of Sun Prairie, Wisconsin, and its corporate seal to be hereunto affixed on this 9th day of December, 2003.

CITY OF SUN PRAIRIE  
David D. Rasmussen, Mayor  
Diane J. Hermann-Brown, City Clerk  
William M. Burns, Deputy City Clerk

State of Wisconsin)  
County of Dane ) S.S.

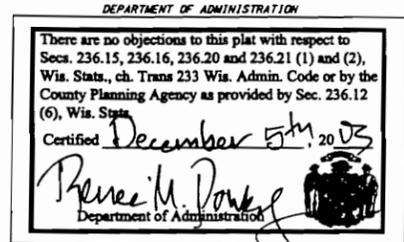
Personally came before me this 9th day of December, 2003, David D. Rasmussen, Mayor and Diane J. Hermann-Brown, City Clerk of Sun Prairie, Wisconsin, duly named corporation, to me known to be the persons who executed the foregoing instrument as Mayor and City Clerk of said corporation by its authorized officers.  
My Commission expires \_\_\_\_\_  
Notary Public, Dane County, Wisconsin



NOTES:

- 1. The minimum front, rear, side, and street yard building set-back lines will be established during the GDP and PIP processes.
- 2. Flood Plain Note: The flood plain line is determined from the flood insurance rate map community panel No. 550573 004B dated January 17, 1991. The City of Sun Prairie is currently having a study completed to modify and more accurately determine the flood plain limits.
- 3. Environmental Corridor Note: The environmental corridor is shown as determined by the Dane County Regional Plan Commission maps and policies. This line may be amended in the future by either a minor and / or major amendments to the environmental corridor.
- 4. Ground Water Table Note: According to the geotechnical investigation prepared by CGC, Inc. Date August 20, 2002 for the City of Sun Prairie Lots 5, 6, 7 and 8 of this plat are subject to seasonal high water table.
- 5. Groundwater and Soil Contamination Note: Groundwater and soil within this plat may be potentially contaminated and is subject to remediation efforts.

This instrument was drafted by D'Onofrio, Koffke & Associates, Inc.  
FN: 03-07-117



COMMON COUNCIL RESOLUTION

Resolved that the plat of CANNERY SQUARE, being a subdivision within the SE1/4 of the SE1/4 of Section 5, and in the NE1/4 of the NE1/4 of Section 8, T8N, R11E, City of Sun Prairie, Dane County, Wisconsin, having been approved by the City Planning Commission, be and the same is hereby approved and that said resolution further provided for acceptance of those lands and rights dedicated by said plat of CANNERY SQUARE to the City of Sun Prairie for public use.

I, Diane J. Hermann-Brown, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Sun Prairie, and that this plat was approved by the City Council of the City of Sun Prairie, Dane County, Wisconsin and further certify that the conditions of said approval were fulfilled on the 9th day of December, 2003.

Resolution No. 03/2002  
Diane J. Hermann-Brown, City Clerk  
William M. Burns, Deputy City Clerk

CITY TREASURER'S CERTIFICATE

State of Wisconsin)  
County of Dane ) S.S.

As duly appointed Finance Director / Treasurer, City of Sun Prairie, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting the land included in CANNERY SQUARE as of this 9th day of December, 2003.

William M. Burns, Finance Director / Treasurer, City of Sun Prairie

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)  
County of Dane ) S.S.

I, David M. Gowanda, being the duly appointed, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 10th day of December, 2003 affecting the land included in CANNERY SQUARE.

David M. Gowanda, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this 10th day of December, 2003, at 9:53 A.M. and recorded in Volume 58-041B of Plats on Pages 223-224.

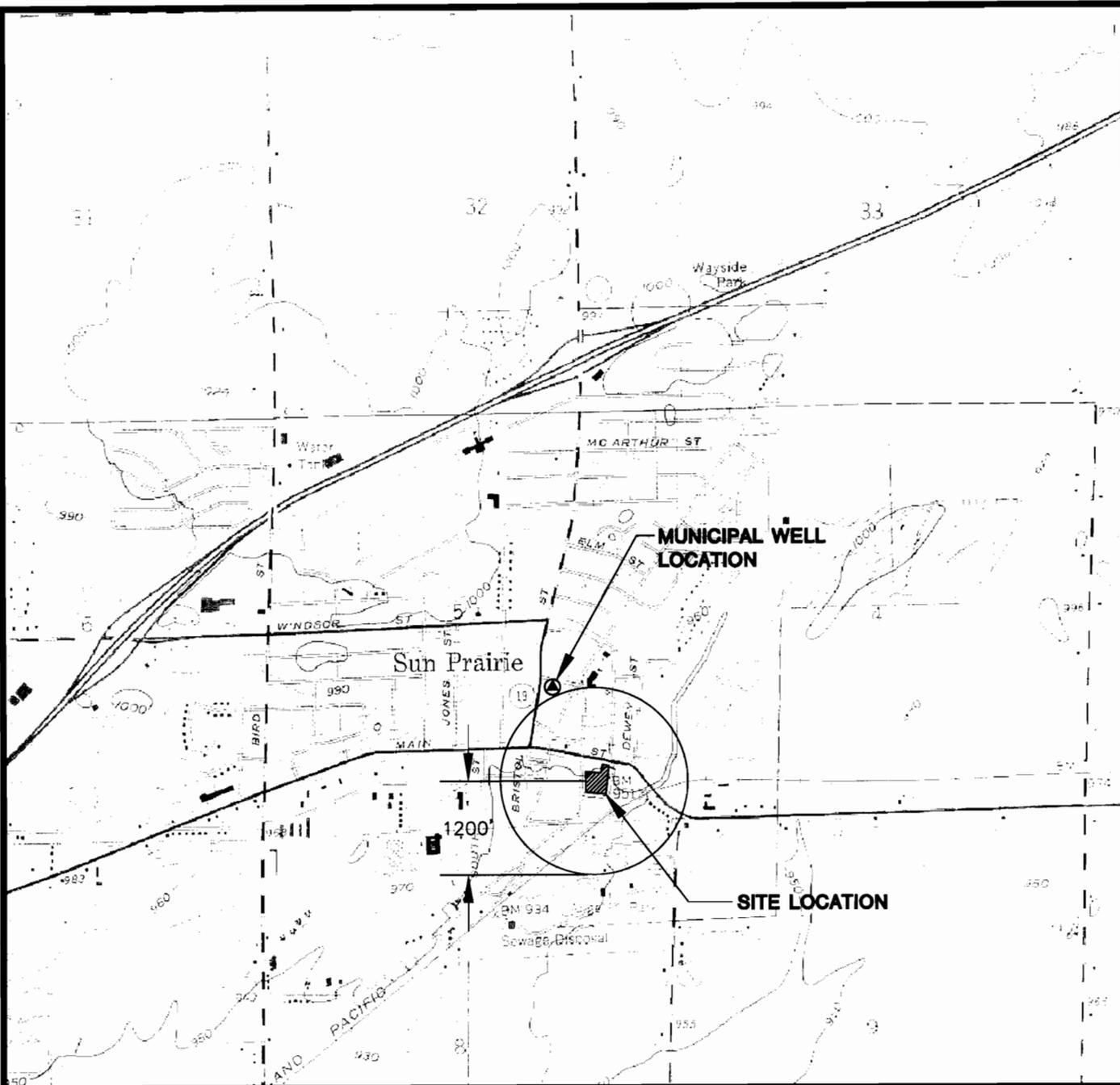
Jane Licht, Dane County Register of Deeds

CURVE TABLE with columns: CURVE NUMBER, LOT, RADIUS (FEET), CHORD (FEET), ARC (FEET), CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. Rows include lots 1-2, 3-4, 5-8, 9-10, 11-12, 13-14, 15-16, 17-18, 19-20, 21-22.

Parcel Identification Number: 282-0811-054-7394-2

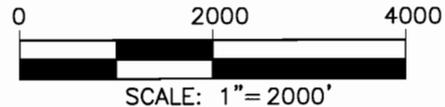
Plot Time: 1:03.39 PM  
 Attached Xref's: No xref's attached.  
 Attached Image's: site.tif

Scale: 1"=2000'  
 Dwg Size: 45815 Bytes  
 Plot Date: Friday, November 8, 2002



**STATE LOCATION**

SOURCE: BASE MAP FROM SUN PRAIRIE, WI.  
 7.5 MIN. USGS QUADRANGLE.



PLOT DATA  
 Drawing Name: J:\03275\44\32754410.dwg  
 Operator Name: METZA



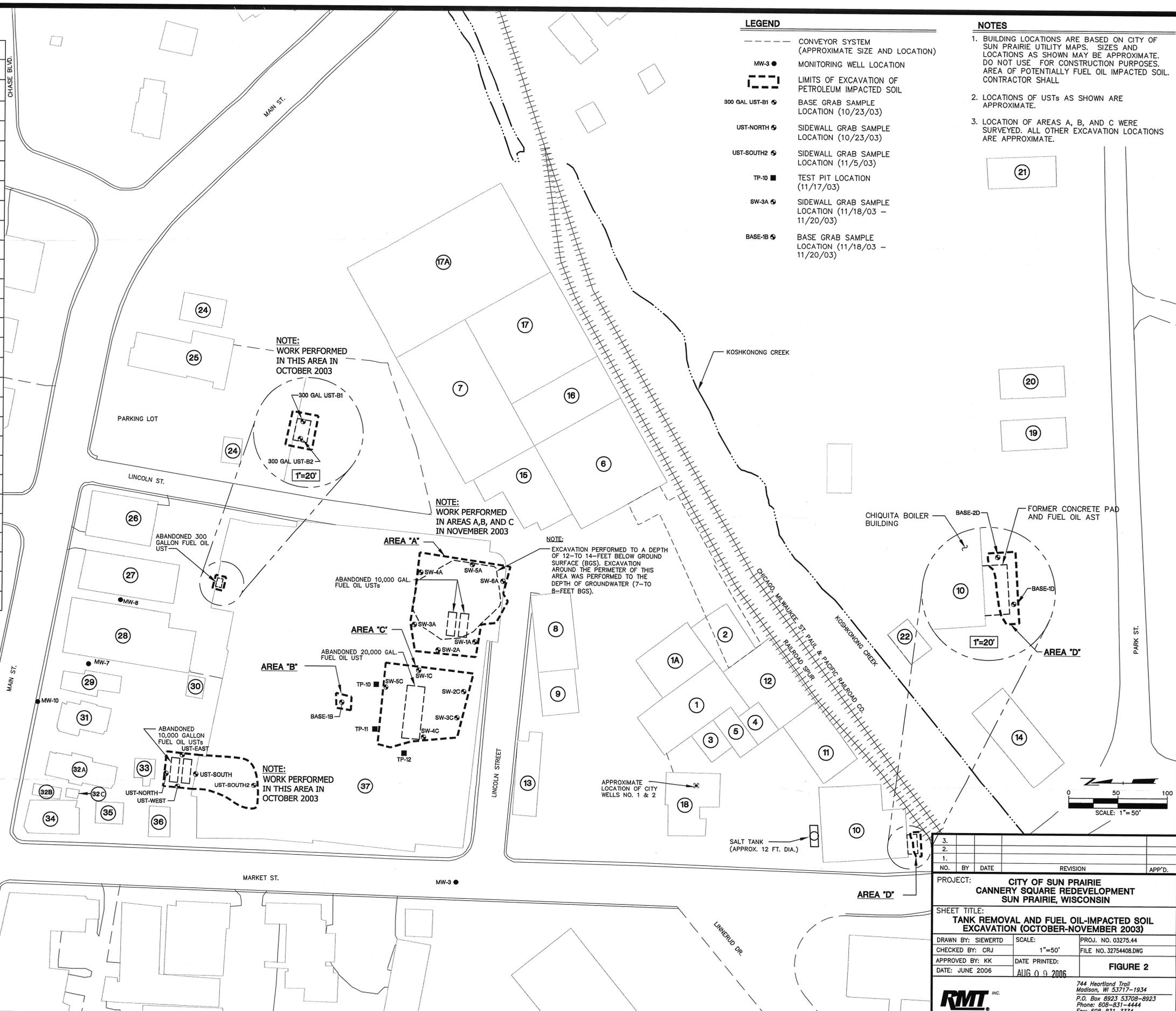
**WP LIQUIDATING COMPANY  
 SUN PRAIRIE, WISCONSIN**

**SITE LOCATION MAP**

DRAWN BY:	METZA
APPROVED BY:	
PROJECT NO.	03275.44
FILE NO.	32754410.DWG
DATE:	AUGUST 2006

**FIGURE 1**

BUILDING NUMBER	NAME / IDENTIFIER
1-5,11,12	CHIQUITA - MAIN PROCESSING PLANT
1A	CHIQUITA - OUTSIDE COOKER AREA
6,7,15-17,17A	CHIQUITA - WAREHOUSE
8	CHIQUITA - BUNKHOUSE
9	CHIQUITA - MAIN OFFICE
10	CHIQUITA - BOILER BUILDING
13	CHIQUITA - CAFETERIA
14	CHIQUITA - RECREATION HALL
18	CHIQUITA - MAINTENANCE SHOP
19-21	CHIQUITA - WORKER HOUSING (OWNER TO REMOVE)
22	CHIQUITA - PROCESS WATER SHED
23	CITY HALL (RETAINED)
24	AMERICAN LEGION GARAGES (OWNER TO REMOVE)
25	AMERICAN LEGION HALL
26	W.P. LIQUIDATING - REPAIR SHOP
27	W.P. LIQUIDATING - MAINTENANCE BUILDING
28	W.P. LIQUIDATING - FORMER AUTO DEALERSHIP
29	317 E. MAIN ST. - PRIVATE RESIDENCE (ALTERNATE BID ITEM)
30	GARAGE
31	315 E. MAIN ST. - PRIVATE RESIDENCE (ALTERNATE BID ITEM)
32A	305/307/309 E. MAIN ST. - TWO FLAT APARTMENT (ALTERNATE BID ITEM)
32B	GRANNY'S KITCHENETTE (OWNER TO REMOVE)
32C	SHED
33	GARAGE BEHIND 2-FLAT APARTMENT
34	301/303 E. MAIN ST. - EMT BUILDING
35	ACME ELECTRIC (OWNER TO REMOVE)
36	ACME ELECTRIC (OWNER TO REMOVE)
37	W.P. LIQUIDATING - MAIN PRODUCTION FACILITY - 120 LINCOLN STREET



**LEGEND**

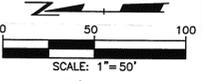
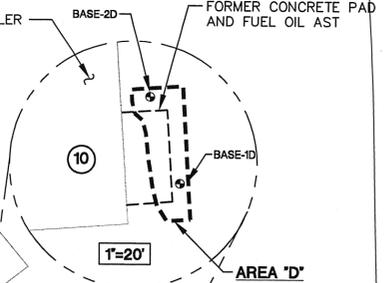
- CONVEYOR SYSTEM (APPROXIMATE SIZE AND LOCATION)
- MW-3 ● MONITORING WELL LOCATION
- LIMITS OF EXCAVATION OF PETROLEUM IMPACTED SOIL
- 300 GAL UST-B1 ● BASE GRAB SAMPLE LOCATION (10/23/03)
- UST-NORTH ● SIDEWALL GRAB SAMPLE LOCATION (10/23/03)
- UST-SOUTH2 ● SIDEWALL GRAB SAMPLE LOCATION (11/5/03)
- TP-10 ■ TEST PIT LOCATION (11/17/03)
- SW-3A ● SIDEWALL GRAB SAMPLE LOCATION (11/18/03 - 11/20/03)
- BASE-1B ● BASE GRAB SAMPLE LOCATION (11/18/03 - 11/20/03)

- NOTES**
- BUILDING LOCATIONS ARE BASED ON CITY OF SUN PRAIRIE UTILITY MAPS. SIZES AND LOCATIONS AS SHOWN MAY BE APPROXIMATE. DO NOT USE FOR CONSTRUCTION PURPOSES. AREA OF POTENTIALLY FUEL OIL IMPACTED SOIL CONTRACTOR SHALL
  - LOCATIONS OF USTs AS SHOWN ARE APPROXIMATE.
  - LOCATION OF AREAS A, B, AND C WERE SURVEYED. ALL OTHER EXCAVATION LOCATIONS ARE APPROXIMATE.

(21)

(20)

(19)



3.					
2.					
1.					
NO.	BY	DATE	REVISION	APP'D.	

PROJECT: CITY OF SUN PRAIRIE  
CANNERY SQUARE REDEVELOPMENT  
SUN PRAIRIE, WISCONSIN

SHEET TITLE:  
TANK REMOVAL AND FUEL OIL-IMPACTED SOIL  
EXCAVATION (OCTOBER-NOVEMBER 2003)

DRAWN BY: SIEWERTD	SCALE: 1"=50'	PROJ. NO. 03275.44
CHECKED BY: CRJ	DATE PRINTED: AUG 09 2006	FILE NO. 32754408.DWG
APPROVED BY: KK		<b>FIGURE 2</b>
DATE: JUNE 2006		

**RMT** INC.  
744 Heartland Trail  
Madison, WI 53717-1934  
P.O. Box 8923 53708-8923  
Phone: 608-831-4444  
Fax: 608-831-3334

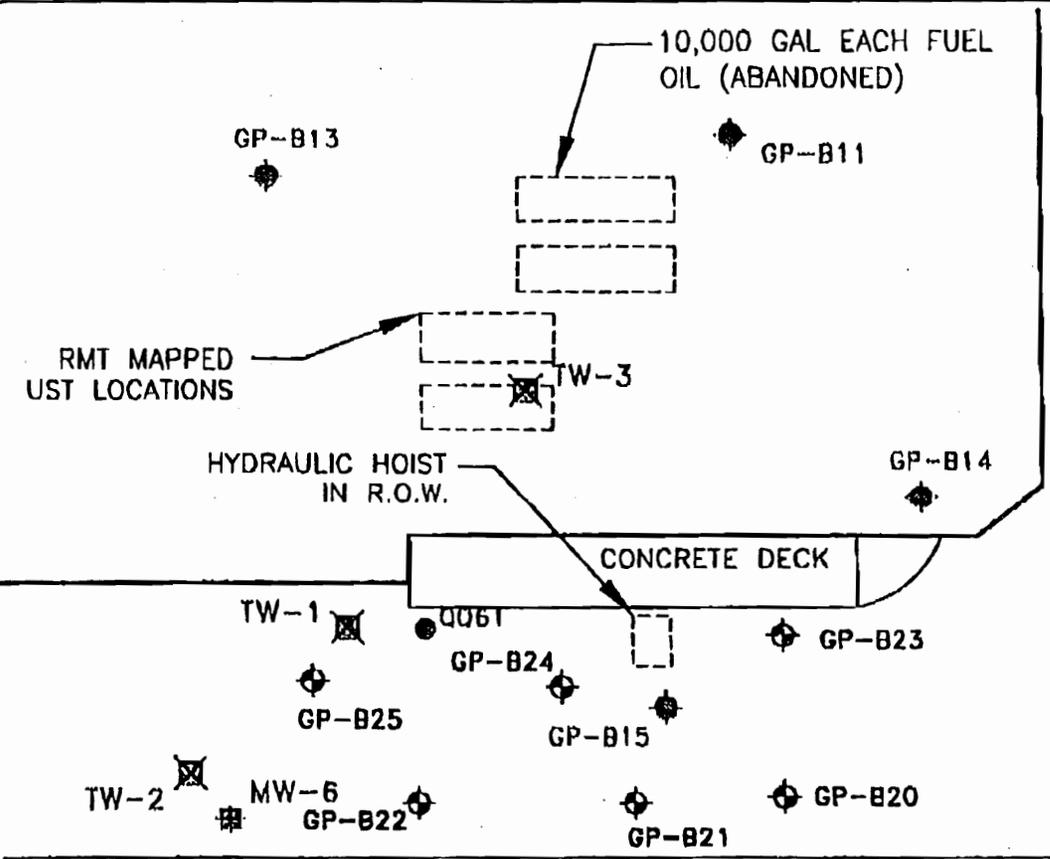
Drawing Name: A:\03275\4\32754408.DWG  
 Scale: 1"=50'  
 Date: Wednesday, June 9, 2004  
 Plot Date: Wednesday, June 9, 2004  
 Attached Xref's: none  
 Attached Images: no images attached

NRT-1995 to 2002

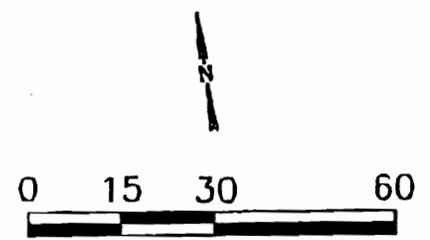
LEGEND

- ◆ GP-B20 GEOPROBE® BORING (NRT)
- GP-B11 GEOPROBE® BORING (RMT)
- ⊞ MW-6 ABANDONED MONITORING WELL (NRT)
- Q061 SOIL BORING (CITY OF SUN PRAIRIE)
- ⊞ TW-1 ABANDONED TEMPORARY WELL (NRT)

LINCOLN STREET



STOKELY/CHIQUITA LUST SITE



Natural Resource Technology

N R T

BORING LOCATION PLAN

WISCONSIN PORCELAIN COMPANY  
120 LINCOLN STREET  
SUN PRAIRIE, WISCONSIN

DRAWN BY: TAS 10/10/02 APP'D BY: KMJ DATE: 10/10/02

PROJECT NO. 1094/7

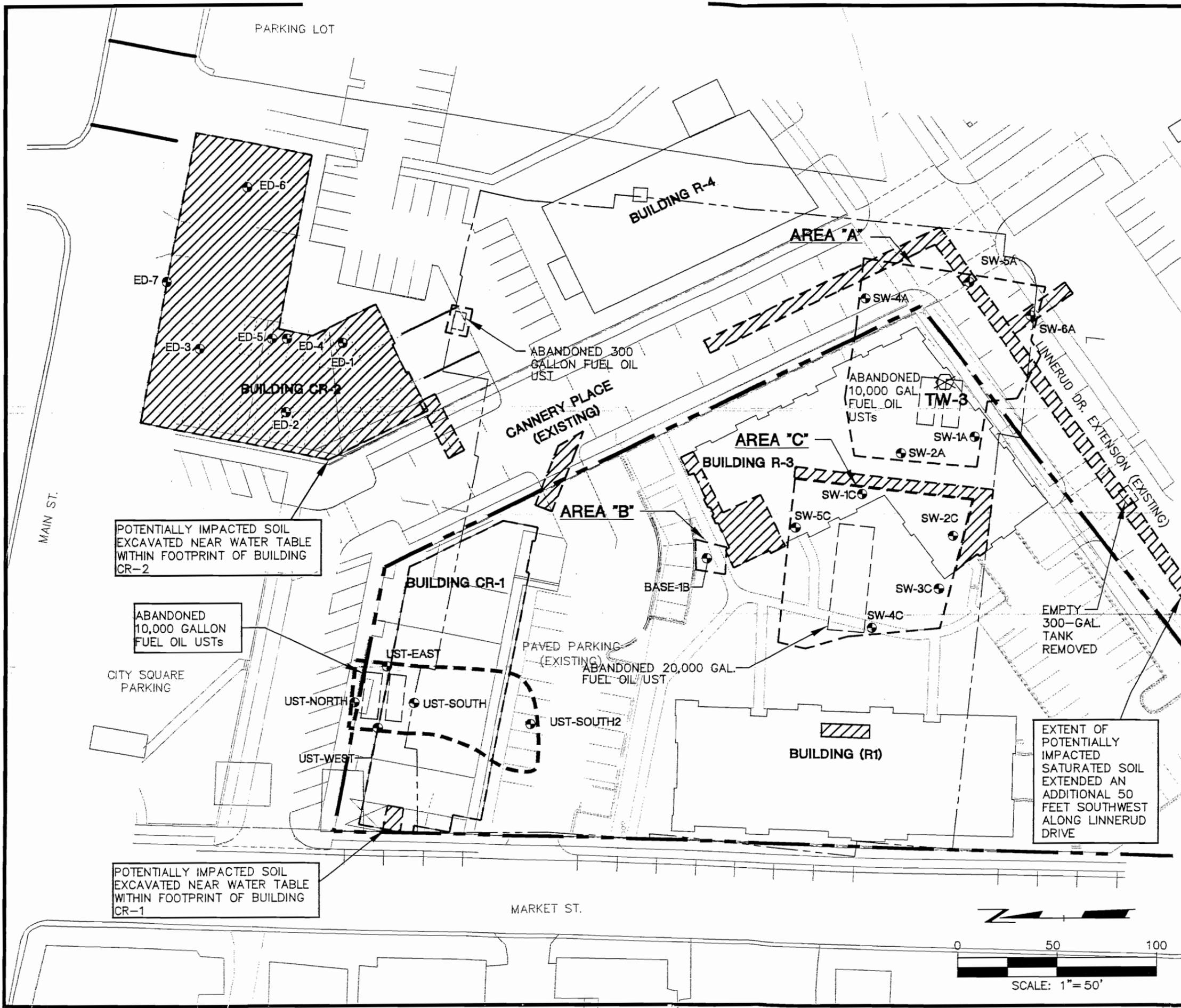
DRAWING NO. 1094-7-A10 LAYOUT 2

FIGURE NO. 2

SOURCE NOTE:  
INDUSTRIAL RISK INSURERS, AUGUST 24, 1993, NRT, MADISON, WISCONSIN.  
GEOPROBE® LOCATIONS FROM MAP BY RMT, INC., PROJECT NO. 03273.29, FILE NO. 32732904.DWG, DATED AUGUST 2002.  
FIELD MEASUREMENTS BY NRT.  
ALL LOCATIONS ARE APPROXIMATE.

Plot Date: Wednesday, June 28, 2006  
 Plot Time: 1:15:57 PM  
 Attached Xref's: cannery-overall;  
 Attached Image's: No images attached

PLOT DATA  
 Drawing Name: J:\03275\43\32754303.dwg  
 Operator Name: hookab  
 Scale: 1"=50'  
 Dwg Size: 8354287 Bytes



**LEGEND**

- FOOTPRINT OF FORMER W.P. LIQUIDATING FACILITY
- //// POTENTIALLY PETROLEUM OR FUEL OIL IMPACTED SOIL (EXCAVATED NEAR THE WATER TABLE IN 2004-2005)
- ⊗ TW-3 FORMER TEMPORARY MONITORING WELL (APPROXIMATE LOCATION)
- SW-4A SOIL SAMPLE LOCATION
- - - - APPROXIMATE BOUNDARY OF CANNERY SQUARE LOT NO. 5

**NOTES**

1. LOCATIONS OF REDEVELOPMENT FEATURES (E.G., ROADS, BUILDINGS) IN RELATION TO FORMER SITE FEATURES ARE APPROXIMATE.
2. SOIL SAMPLES COLLECTED WITHIN THE FOOTPRINT OF BUILDING CR-2 (E.G., ED-7) WERE COLLECTED BY ENVIRODYNAMICS, L.L.C., IN JANUARY 2004. ALL OTHER SOIL SAMPLES WERE COLLECTED BY RMT, INC., IN OCTOBER-NOVEMBER, 2003.

POTENTIALLY IMPACTED SOIL EXCAVATED NEAR WATER TABLE WITHIN FOOTPRINT OF BUILDING CR-2

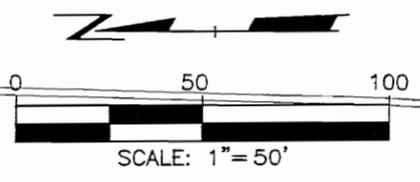
ABANDONED 10,000 GALLON FUEL OIL USTs

CITY SQUARE PARKING

POTENTIALLY IMPACTED SOIL EXCAVATED NEAR WATER TABLE WITHIN FOOTPRINT OF BUILDING CR-1

EXTENT OF POTENTIALLY IMPACTED SATURATED SOIL EXTENDED AN ADDITIONAL 50 FEET SOUTHWEST ALONG LINNERUD DRIVE

PROJECT: CITY OF SUN PRAIRIE CANNERY SQUARE REDEVELOPEMENT SUN PRAIRIE, WISCONSIN	
EXTENT OF SOIL EXCAVATED NEAR THE WATER TABLE IN 2004-2005 WITH POTENTIAL FUEL OIL OR PETROLEUM IMPACTS	
DRAWN BY: SIEWERTD	SCALE: 1"=50'
CHECKED BY: CRJ	PROJ. NO. 03275.44
APPROVED BY: CRJ	FILE NO. 32754407.DWG
DATE: AUGUST 2006	DATE PRINTED: AUG 01 2006
<b>FIGURE 1</b>	



744 Heartland Trail  
 Madison, WI 53717-1934  
 P.O. Box 8923 53708-8923  
 Phone: 608-831-4444  
 Fax: 608-831-3334

**Table 1**  
**Summary of Soil Sample Results**  
**City of Sun Prairie**  
**Sampling Date: October - November 2003**

AREA	DATE	SAMPLE I.D.	SAMPLE DEPTH (ft.)	DRO (mg/kg)	BENZENE (µg/kg)	NAPHTHALENE (µg/kg)
300-Gallon UST (Tank I.D. 278761)	10/23/03	B-1	8	< 5.0	NA	NA
	10/23/03	B-2	8	< 4.7	NA	NA
10,000-Gallon USTs (Tank I.D. 278617 and 278618)	10/23/03	East	4	< 4.5	NA	NA
	10/23/03	West	6	38	NA	NA
	10/23/03	North	3	< 3.9	NA	NA
	10/23/03	South	5	NA <sup>(1)</sup>	NA	NA
	11/05/03	South 2	5	< 4.3	NA	NA
Area "A" 10,000-Gallon USTs (Tank I.D. 278619 and 278620)	11/18/03	SW1A	5	< 4.4	< 25	< 25
	11/18/03	SW2A	5	32	< 25	< 25
	11/18/03	SW3A	5	<b>200</b>	< 25	< 25
	11/18/03	SW4A	5	<b>110</b>	< 25	< 25
	11/18/03	SW5A	5	23	< 25	< 62 >
	11/18/03	SW6A	5	<b>1,800</b>	< 25	5,300
Area "B"	11/18/03	Base 1B	4	7.2	< 25	82
Area "C" 20,000-Gallon UST (Tank I.D. 278621)	11/18/03	SW1C	5	33	< 25	89
	11/19/03	SW2C	5	8.2	< 25	< 25
	11/19/03	SW3C	4	11	< 25	72
	11/20/03	SW4C	4	26	< 25	< 25
	11/20/03	SW5C	4	15	< 25	< 25
<b>NR 720 RCL</b>				<b>100</b>	<b>5.5</b>	<b>61,000<sup>(2)</sup></b>

Notes:

<sup>(1)</sup> Sample was not analyzed because soil was judged to be obviously impacted by field-screening methods.

<sup>(2)</sup> Based on USEPA Generic Soil Screening Level, using the default parameters for the soil to groundwater pathway (<http://risk.lsd.ornl.gov/epa/ssl1.shtml>).

DRO = diesel range organics, milligrams per kilogram (mg/kg).

NA = not analyzed.

< > = sample result was between the Limit of Detection and the Limit of Quantitation.

RCL = Wisconsin Administrative Code Chapter NR 720 generic Residual Contaminant Level.

**320** = sample results exceeding the RCL are shown shaded and in bold.

NE = RCL not established for indicated compound.

Entered by: CRJ 1/29/04

Checked by: SAK 6/08/04

**Table 2**  
**Results of Soil Samples Collected within the Footprint of Building CR-2<sup>(1)</sup>**  
**City of Sun Prairie**  
**Former W.P. Liquidating Company**  
**Sampling Date: January 16, 2004**

SAMPLE LOCATION	APPROX. DEPTH (ft. bgs)	MATRIX	VOLATILE ORGANIC CONSTITUENTS <sup>(2)</sup> (all units are µg/kg)							GRO (mg/kg)	DRO (mg/kg)	
			1,2,4-TMB	1,3,5-TMB	BENZENE	ETHYL-BENZENE	TOLUENE	O-XYLENE	M+P-XYLENE			
ED-1	10.5	Soil	NA	NA	NA	NA	NA	NA	NA	NA	< 4.9	
ED-2	10.5	Soil	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 50	NA	< 4.7
ED-3	10.5	Soil	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 50	NA	< 4.5
ED-4	10.5	Soil	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 4.6
ED-5	12	Soil	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 50	NA	< 4.7
ED-6	10.5	Soil	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 4.4
ED-7	10.5	Soil	9,600	5,300	< 120	2,400	< 120	< 120	< 120	2,400	<b>540</b>	NA
<b>Generic WDNR RCL or USEPA SSL</b>			<b>280,000</b>	<b>130,000</b>	<b>5.5</b>	<b>2,900</b>	<b>1,500</b>	<b>4,100</b>		<b>100</b>	<b>100</b>	

Notes

(1) Samples were collected by EnviroDynamics, L.L.C.

(2) Only VOC constituents detected in samples collected for this investigation are included in this table.

(3) United States Environmental Protection Agency (USEPA) Soil Screening Levels (SSLs) were calculated using default parameters for the soil to groundwater pathway <http://risk.lsd.ornl.gov/epa/ssl1.shtml>.

bgs = below ground surface.

NA = not analyzed.

< = below the Limit of Detection.

1,2,4-TMB = 1,2,4-trimethylbenzene.

1,3,5-TMB = 1,3,5-trimethylbenzene.

GRO = gasoline range organics

DRO = diesel range organics.

**BOLD** values exceed the WDNR Generic Residual Contaminant Level (RCL).

Prepared by: CRJ 7/12/06

Checked by: MDW 7/12/06

**Table 3**  
**City of Sun Prairie**  
**Former W.P. Liquidating Company**  
**Surficial Soil Sample Results<sup>(1)</sup>**  
**Sampling Date: October 13, 2004**

SAMPLE LOCATION	BARIUM (mg/kg)	CHROMIUM (mg/kg)	LEAD (mg/kg)
HA-1	130	15	65
HA-2	75	10	33
HA-3	71	11	64
HA-4	61	12	39
HA-5	87	12	71
HA-6	150	16	120
HA-7	110	15	170
Background or WDNR RCL	543 <sup>(2)</sup>	16,000 <sup>(3)</sup>	250 <sup>(4)</sup>

Notes:

RCL = Residual Contaminant Level.

- <sup>(1)</sup> Soil samples were collected at the locations shown on Figure 1 using a hand auger. The samples were obtained by compositing soil from 0 to 2 feet below ground surface.
- <sup>(2)</sup> This value is the mean background concentration for barium in Wisconsin soil (Dragun, et al., 1991). No RCL for barium has been established by the WDNR.
- <sup>(3)</sup> This value is the RCL for trivalent chromium, as provided in NR 720. No RCL for total chromium has been established by the WDNR. The mean background concentration for chromium in Wisconsin soil is 40 mg/kg (Dragun, et al., 1991).
- <sup>(4)</sup> This value is the allowable residential RCL for lead in Wisconsin, based on direct contact, for sites at which lead is the only potential contaminant of concern. WDNR Remediation and Redevelopment Guidance (WDNR, 2001) explains that, when lead is the only contaminant present, a residential site can have soil concentrations that are five times the RCL that is specified in NR 720 Table 2 (50 mg/kg).

Dragun, 1991, et al. Elements in North American Soil. James Dragun, Ph.D., and Andrew Chiasson.

Hazardous Materials Control Resources Institute. Greenbelt, Maryland. 1991.

WDNR. 2001. Commonly asked questions about the lead (Pb) soil standards in Wisconsin.

Wisconsin Department of Natural Resources. RR Guidance PUB-RR-653. May 1, 2001.

**Table 4**  
**City of Sun Prairie**  
**Former W.P. Liquidating Company**  
**Soil Sample Results - Stockpiled Porcelain-Containing Soil<sup>(1)</sup>**  
**Sampling Date: November 14, 2005**

SAMPLE LOCATION	BARIUM (mg/kg)	CHROMIUM (mg/kg)	LEAD (mg/kg)	NAPHTHALENE (mg/kg)
LOT5-1	130	13	550	0.18
LOT5-2	83	11	58	0.033
LOT5-3	66	12	71	< 0.025
LOT5-4	140	22	40	0.042
LOT5-5	85	13	100	<0.025
LOT5-6	120	11	72	<0.025
Background or WDNR RCL	543 <sup>(2)</sup>	16,000 <sup>(3)</sup>	250 <sup>(4)</sup>	61 <sup>(5)</sup>

Notes:

RCL = Residual Contaminant Level.

BOLD = exceedence of WDNR RCL.

<sup>(1)</sup> Composite soil samples were collected from stockpiled soil, containing a low percentage of porcelain fragments, which has been temporarily stockpiled at the proposed Public Works campus.

<sup>(2)</sup> This value is the mean background concentration for barium in Wisconsin soil (Dragun, et al., 1991). No RCL for barium has been established by the WDNR.

<sup>(3)</sup> This value is the RCL for trivalent chromium, as provided in NR 720. No RCL for total chromium has been established by the WDNR. The mean background concentration for chromium in Wisconsin soil is 40 mg/kg (Dragun, et al., 1991).

<sup>(4)</sup> This value is the allowable residential RCL for lead in Wisconsin, based on direct contact, for sites at which lead is the only potential contaminant of concern. WDNR Remediation and Redevelopment Guidance (WDNR, 2001) explains that, when lead is the only contaminant present, a residential site can have soil concentrations that are five times the RCL that is specified in NR 720 Table 2 (50 mg/kg).

<sup>(5)</sup> Based on USEPA Generic Soil Screening Level, using the default parameters for the soil to groundwater pathway (<http://risk.lsd.ornl.gov/epa/ssl1.shtml>).

Dragun, 1991, et al. Elements in North American Soil. James Dragun, Ph.D., and Andrew Chiasson.

Hazardous Materials Control Resources Institute. Greenbelt, Maryland. 1991.

WDNR. 2001. Commonly asked questions about the lead (Pb) soil standards in Wisconsin.

Wisconsin Department of Natural Resources. RR Guidance PUB-RR-653. May 1, 2001.

**Table 3. Groundwater Analytical Results - Temporary Wells  
Wisconsin Porcelain Co., Sun Prairie, Wisconsin**

Parameter	Date	GRO (µg/L) 50	Benzene (µg/L) 0.5	Toluene (µg/L) 1	Ethyl- benzene (µg/L) 1	Xylenes (total) (µg/L) 3	n-Butyl- benzene (µg/L) 1	1,2-DCP (µg/L) 1	1,2,4-TCB (µg/L) 1	1,2,4-TMB (µg/L) 1	1,3,5-TMB (µg/L) 1
TW-1-1	6/1/95	2,700	<200	<200	<200	<600	<mdl	< 200	< 200	< 200	< 200
TW-2	9/7/95	150	<mdl	<mdl	<mdl	<mdl	1.0	<u>2.5</u>	4.9	1.3	<mdl
TW-3	9/7/95	35,000	<100	<200	<200	<600	na	na	na	310	370
Trip	6/1/95	na	<mdl	<mdl	<mdl	<mdl	<mdl	<mdl	<mdl	<mdl	<mdl
Blank	9/7/95	na	<mdl	<mdl	<mdl	<mdl	<mdl	<mdl	<mdl	<mdl	<mdl
NR140 PAL		ns	0.5	68.6	140	124	ns	0.5	14	ns	ns
NR140 ES		ns	5	343	700	620	ns	5	70	ns	ns

Parameter	Date	DRO (mg/L) 0.1	Anthracene (µg/L) 0.2	Chrysene (µg/L) 0.1	Fluoranthene (µg/L) 0.2	Fluorene (µg/L) 0.4	Naphthalene (µg/L) 1	Phenanthrene (µg/L) 0.4	Pyrene (µg/L) 0.2
TW-1-1	6/1/95	15	16	<mdl	<mdl	79	<200	72	<mdl
TW-2	9/7/95	0.56	<mdl	<mdl	<mdl	4.0	1.7	1.0	<mdl
TW-3	9/7/95	7,000	1,500	360	4,600	<b>5,300</b>	<b>1,700</b>	6,600	2,600
Trip	6/1/95	na	na	na	na	na	na	na	na
Blank	9/7/95	na	na	na	na	na	na	na	na
NR140 PAL		ns	ns	ns	ns	80	8	ns	ns
NR140 ES		ns	ns	ns	ns	400	40	ns	ns

Checked By: SAG Date: 6/26/96

**NOTES:**

- |  |  |   |
|--|--|---|
| 1) GRO is Gasoline Range Organics      | 2) 1,2-DCP is 1,2-Dichloropropane            | 3) 1,2,4-TCB is 1,2,4-Trichlorobenzene      |
| 4) 1,2,4-TMB is 1,2,4-Trimethylbenzene | 5) 1,3,5-TMB is 1,3,5-Trimethylbenzene       | 6) mdl: Method detection limit.             |
| 7) nd: No PNAs detected (PNAs only).   | 8) na: Parameter not analyzed for in sample. | 9) ns: No NR140 ESPAL standard established. |

10) NR140 PAL is Preventive Action Limit and ES is Enforcement Standard for groundwater protection.

Concentrations exceeding the ES are shaded and bold; concentrations exceeding the PAL are underlined and bold.

NRT-1995

Submitted



NRT - 1995  
to  
1998

Table 3B  
Groundwater Sampling Results - Remediation and Monitoring  
Wisconsin Porcelain Company - Sun Prairie, WI

Sample Location	Sample Date	Volatile Organic Compounds (µg/L)										Lead (mg/L)	Barium (mg/L)		
		Benzene	Toluene	Ethylbenzene	Xylenes (total)	MTBE	Trimethylbenzenes	PCE	TCE	cis-1,2-DCE	GRO			DRO	
MW-1	6/5/95	nd	nd	nd	nd	nd	nd	1.3	nd	nd	nd	nd	nd	nd	nd
	9/7/95	nd	nd	nd	nd	1.1	nd	8.5	nd	1	nd	nd	nd	nd	nd
	4/29/97	-	-	-	-	-	-	-	-	-	-	-	-	nd	-
	10/28/97	-	-	-	-	-	-	-	-	-	-	-	-	nd	-
	4/28/98	-	-	-	-	-	-	-	-	-	-	-	-	nd	-
	10/30/98	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	-	-	-	<50	-	<1.0	-	-
MW-2	6/5/95	nd	nd	nd	nd	nd	nd	3.7	nd	nd	nd	-	nd	-	-
	9/7/95	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	-	nd	-	-
	10/30/98	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	-	-	-	<50	-	-	-	-
MW-3	6/5/95	7,700	<200	1,100	1,800	<200	<200	<200	<200	<200	12,000	-	nd	-	-
	9/7/95	14,000	280	2,200	3,200	<200	210	<200	<200	<200	28,000	-	nd	-	-
	10/30/98	6,580	102	1,970	1,220.3	<50	304	-	-	-	16,500	-	-	-	-
	(duplicate) 10/30/98	5,060	59.9	697	437	<50	98.3	-	-	-	14,900	-	-	-	-
MW-4	6/5/95	nd	nd	nd	nd	nd	nd	39	13	22	nd	nd	nd	-	-
MW-A	6/5/95	nd	nd	nd	nd	nd	nd	37	13	20	nd	0.1	nd	-	-
	9/7/95	nd	nd	nd	nd	nd	nd	41	15	30	nd	nd	nd	-	-
MW-99	9/7/95	nd	nd	nd	nd	nd	nd	41	15	30	nd	nd	nd	-	-
MW-5	6/5/95	nd	nd	nd	nd	2	nd	14	2.3	2.1	nd	0.16	0.0019	-	-
	9/7/95	nd	nd	nd	nd	nd	nd	4.6	nd	nd	nd	nd	nd	-	-
MW-6	11/16/96	nd	nd	nd	nd	nd	nd	-	-	-	-	-	-	-	-
	4/29/97	nd	nd	nd	nd	nd	nd	-	-	-	-	-	-	-	-
	10/28/97	nd	nd	nd	0.27	nd	nd	-	-	-	-	-	-	-	-
	4/28/98	nd	nd	nd	nd	nd	nd	-	-	-	-	-	-	-	-
P-1	6/5/95	nd	nd	nd	nd	8	nd	19	nd	nd	nd	-	nd	0.074	-
	9/7/95	nd	nd	nd	nd	nd	nd	16	nd	nd	nd	-	nd	0.075	-
	4/29/97	-	-	-	-	-	-	-	-	-	-	-	nd	-	-
	10/28/97	-	-	-	-	-	-	-	-	-	-	-	nd	-	-
	4/28/98	-	-	-	-	-	-	-	-	-	-	-	nd	-	-
	10/30/98	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	-	-	-	<50	-	<1.0	-	-
P-2	6/5/95	nd	1.5	nd	nd	4.1	nd	20	nd	nd	-	-	nd	0.072	-
	9/7/95	nd	nd	nd	nd	3.7	nd	19	nd	nd	nd	-	nd	0.075	-
	4/29/97	-	-	-	-	-	-	-	-	-	-	-	nd	-	-
	10/28/97	-	-	-	-	-	-	-	-	-	-	-	nd	-	-
	4/28/98	-	-	-	-	-	-	-	-	-	-	-	nd	-	-
	10/30/98	-	-	-	-	-	-	-	-	-	-	-	<1.0	-	-
P-3	6/5/95	nd	nd	nd	nd	3.5	nd	41	nd	nd	-	-	nd	0.054	-
	9/7/95	nd	nd	nd	nd	2.6	nd	35	nd	nd	nd	-	nd	0.067	-
Trip Blank	6/5/95	nd	nd	nd	nd	nd	nd	nd	nd	nd	-	-	-	-	-
	9/7/95	nd	nd	nd	nd	nd	nd	nd	nd	nd	-	-	-	-	-
	4/29/97	nd	nd	nd	nd	nd	nd	nd	nd	nd	-	-	-	-	-
	10/28/97	nd	nd	nd	nd	nd	nd	nd	nd	nd	-	-	-	-	-
	4/28/98	nd	nd	nd	nd	nd	nd	nd	nd	nd	-	-	-	-	-
	10/30/98	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	-	-	-	<50	-	-	-	-
NR 140 PAL		0.5	68.6	140	124	12	96	0.5	0.5	7	NS	NS	0.0015	0.4	-
NR 140 ES		5	343	700	620	60	480	5	5	70	NS	NS	0.015	2	-

NRT-1995  
to  
1998

**Table 3B, continued - Groundwater Sampling Results**  
Wisconsin Porcelain Company - Sun Prairie, WI

Sample Location	Date	Polynuclear Aromatic Hydrocarbons (µg/L)									Total PAHs (µg/L)
		Anthracene	Benzo (a) anthracene	Fluoranthene	Fluorene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene	
MW-4	6/5/95	nd	nd	nd	nd	-	-	nd	nd	nd	nd
	9/7/95	nd	nd	nd	nd	-	-	nd	nd	nd	nd
MW-99	9/7/95	nd	nd	nd	nd	-	-	nd	nd	nd	nd
MW-5	6/5/95	nd	nd	nd	nd	-	-	nd	nd	nd	nd
	9/7/95	nd	nd	nd	nd	-	-	nd	nd	nd	nd
MW-6	11/16/96	0.16	nd	0.47	2.2	nd	nd	nd	0.73	nd	3.56
	4/29/97	0.24	nd	1.1	1.5	2.8	1.1	2.6	0.66	0.08	10.08
	10/28/97	0.13	nd	0.65	1.2	nd	nd	nd	0.074	0.14	2.19
	4/28/98	0.22	0.059	0.17	0.66	nd	nd	nd	0.22	0.085	1.41
P-1	6/5/95	-	-	-	-	-	-	-	-	-	-
	9/7/95	-	-	-	-	-	-	-	-	-	-
P-2	6/5/95	-	-	-	-	-	-	-	-	-	-
	9/7/95	-	-	-	-	-	-	-	-	-	-
P-3	6/5/95	-	-	-	-	-	-	-	-	-	-
	9/7/95	-	-	-	-	-	-	-	-	-	-
NR140 PAL		600	NS	80	80	NS	NS	8	NS	50	NS
NR140 ES		3,000	NS	400	400	NS	NS	40	NS	250	NS

**NOTES:**

- 1) NR 140 PAL is Preventive Action Limit and ES is Enforcement Standard for groundwater protection.
- 2) NS = No NR 140 ES or PAL standard is established.
- 3) Concentrations exceeding the ES are shaded and bold, samples exceeding the PAL are underlined and bold.
- 4) nd = parameter not detected above method detection limit.
- 5) - = parameter not analyzed.
- 6) MW-A and MW-99 are duplicates of sample MW-4 on June 5 and September 7, 1995, respectively.
- 7) MTBE = methyl tert-butyl ether.
- 8) 1,2,4-TMB = 1,2,4 trimethylbenzene.
- 9) PCE = tetrachloroethene.
- 10) TCE = trichloroethene.
- 11) DCE = dichloroethene.
- 12) GRO = Gasoline Range Organics.
- 13) DRO = Diesel Range Organics.

prep. by - EPK  
checked by - SAG  
revised by - DVP

Natural Resource Technology Job Number: 1094  
**TABLE 2 -Volatile Organic Compounds (VOCs)  
 and Diesel Range Organic Compounds (DRO) Analytical Summary**  
 Wisconsin Porcelain  
 Sun Prairie, Wisconsin

Sample Location	Sampling Date	Volatile Organic Compounds (VOCs) µg/L											
		Benzene	sec-Butylbenzene	n-Butylbenzene	Ethylbenzene	Isopropylbenzene	Methylene Chloride	N-Propylbenzene	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes
TW-20	9/27/02	<b>10</b>	5.2	5.8	0.8	6.1	<b>2.4 L</b>	11	<b>680</b>	1.4	3.6	0.5	3.1
TW-22	9/27/02	<u>1.6</u>	16	<2.5	<2.5	5.9	<b>5.2 L</b>	9.4	<b>180</b>	2.6	5.2	<1.0	3.1
TW-23	9/27/02	<u>2.0</u>	<5.0	8.4	<5.0	5.8	<b>10 L</b>	7.8	<b>540</b>	2.0	<2.0	<2.0	<5.0
TW-25	9/27/02	<b>2.4</b>	5.4	<5.0	<5.0	<5.0	<b>10 L</b>	<5.0	<b>430</b>	3.4	3.2	<2.0	5.6
Wisconsin Groundwater Quality Standards (NR 140)													
PAL		0.5	90	nc	140	nc	0.5	12	8	200	96	96	1,000
ES		5	460	nc	700	nc	5	60	40	1000	480	480	10,000

(c-111 c-11b 10/2/02)

Notes:

- 1) Only those compounds detected are shown. Reference laboratory analytical reports for full parameter lists.
- 2) Bold indicates a constituent detection.
- 3) Constituent concentrations that attain or exceed a Preventive Action Limit (PAL) are underlined
- 4) Constituent concentrations that attain or exceed an Enforcement Standard (ES) are boxed.

µg/L: micrograms per liter (part per billion)

nc: NR 140 ES or PAL standard have not been established.

L: Common lab solvent and contaminant.

NRT-2002

**Table 1**  
**Groundwater Elevation Summary**  
 Wisconsin Porcelain Company - Sun Prairie, WI

Well	Date	TOC Elevation (NGVD)	Depth to Water (feet)	GW Elevation (NGVD)
MW-1	6/5/95	942.40	8.10	934.30
	6/28/95		8.75	933.65
	7/7/95		8.22	934.18
	7/21/95		8.50	933.90
	9/7/95		8.37	934.03
	11/16/96		7.77	934.63
	4/29/97		7.96	934.44
	10/28/97		8.67	933.73
	4/28/98		7.22	935.18
	10/30/98		7.82	934.58
MW-2	6/5/95	943.48	8.32	935.16
	6/28/95		8.40	935.08
	7/7/95		8.65	934.83
	7/21/95		8.95	934.53
	9/7/95		8.89	934.59
	11/16/96		9.17	934.31
	4/29/97		8.84	934.64
	10/28/97		9.50	933.98
	4/28/98		7.64	935.84
	10/30/98		8.91	934.57
MW-3	6/5/95	940.86	5.34	935.52
	6/28/95		5.62	935.24
	7/7/95		5.60	935.26
	7/21/95		5.85	935.01
	9/7/95		5.88	934.98
	11/16/96		6.06	934.80
	4/29/97		6.66	934.20
	10/28/97		6.28	934.58
	4/28/98		4.28	936.58
	10/30/98		5.54	935.32
MW-4	6/5/95	942.88	6.62	936.26
	6/28/95		7.13	935.75
	7/7/95		7.11	935.77
	7/21/95		7.37	935.51
	9/7/95		7.41	935.47
	11/16/96		7.75	935.13
	4/29/97		7.28	935.60
	10/28/97		8.04	934.84
	4/28/98		5.83	937.05
	10/30/98		7.37	935.51

Well	Date	TOC Elevation (NGVD)	Depth to Water (feet)	GW Elevation (NGVD)
MW-5	6/5/95	948.03	11.20	936.83
	6/28/95		11.02	937.01
	7/7/95		11.26	936.77
	7/21/95		11.41	936.62
	9/7/95		11.31	936.72
	11/16/96		11.63	936.40
	4/29/97		11.13	936.90
	10/28/97		10.50	937.53
	4/28/98		9.32	938.71
	10/30/98		11.00	937.03
MW-6	11/16/96	941.38	5.31	936.07
	4/29/97		4.57	936.81
	10/28/97		5.46	935.92
	4/28/98		2.87	938.51
	10/30/98		4.52	936.86
P-1	6/5/95	942.61	8.28	934.33
	6/28/95		8.62	933.99
	7/7/95		8.46	934.15
	7/21/95		8.74	933.87
	9/7/95		8.67	933.94
	11/16/96		8.70	933.91
	4/29/97		8.45	934.16
	10/28/97		9.06	933.55
	4/28/98		7.43	935.18
	10/30/98		8.55	934.06
P-2	6/5/95	944.00	8.62	935.38
	6/28/95		9.03	934.97
	7/7/95		9.89	934.11
	7/21/95		9.21	934.79
	9/7/95		9.16	934.84
	11/16/96		9.26	934.74
	4/29/97		8.82	935.18
	10/28/97		9.55	934.45
	4/28/98		7.51	936.49
	10/30/98		8.91	935.09
P-3	6/5/95	943.69	12.30	931.39
	6/28/95		12.31	931.38
	7/7/95		11.82	931.87
	7/21/95		12.12	931.57
	9/7/95		11.83	931.86
	11/16/96		11.65	932.04
	4/29/97		11.96	931.73
	10/28/97		12.33	931.36
	4/28/98		11.57	932.12
	10/30/98		12.10	931.59

**Notes:**

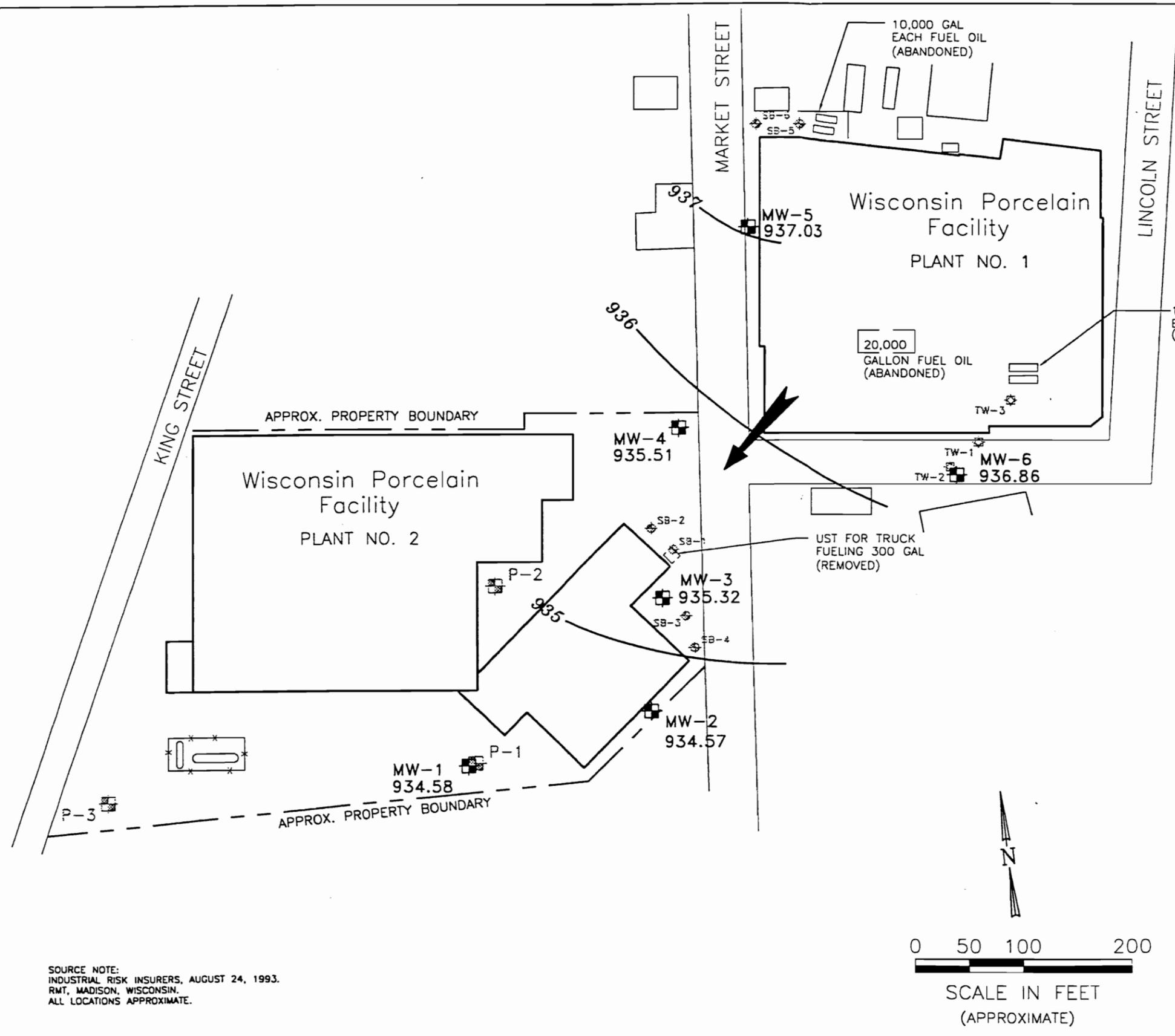
TOC = Top of PVC well casing.

NGVD = elevation referenced to National Geodetic Vertical Datum.

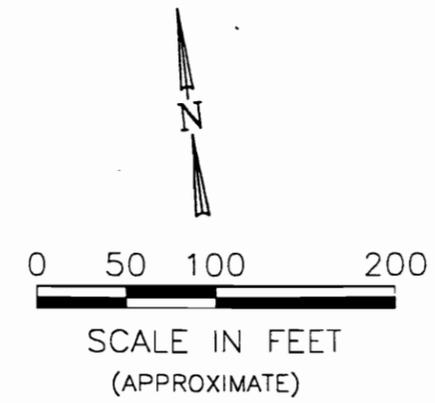
prepared by: DVP

checked by: KMJ

updated TEM 1/22/99



SOURCE NOTE:  
 INDUSTRIAL RISK INSURERS, AUGUST 24, 1993.  
 RMT, MADISON, WISCONSIN.  
 ALL LOCATIONS APPROXIMATE.



**LEGEND**

- WATER TABLE ELEVATION CONTOUR
- GENERAL GROUNDWATER FLOW DIRECTION
- MW-1 934.58 MONITORING WELL AND WATER TABLE ELEVATION
- P-1 PIEZOMETER
- SB-1 SOIL BORING
- TW-1 TEMPORARY WELL
- FENCE

DRAWN BY:	TAS	DATE:	03/14/95
REVISED BY:	TAS	DATE:	03/15/99
CHECKED BY:	TEYM	DATE:	3-16-99
APPROVED BY:	KUT	DATE:	3/16/99
AUTOCAD FILE: 1094-B11.DWG			

WATER TABLE ELEVATIONS  
 OCTOBER 30, 1998  
 REMEDIATION AND MONITORING  
 WISCONSIN PORCELAIN COMPANY  
 120 LINCOLN STREET  
 SUN PRAIRIE, WISCONSIN



**Natural  
 Resource  
 Technology**

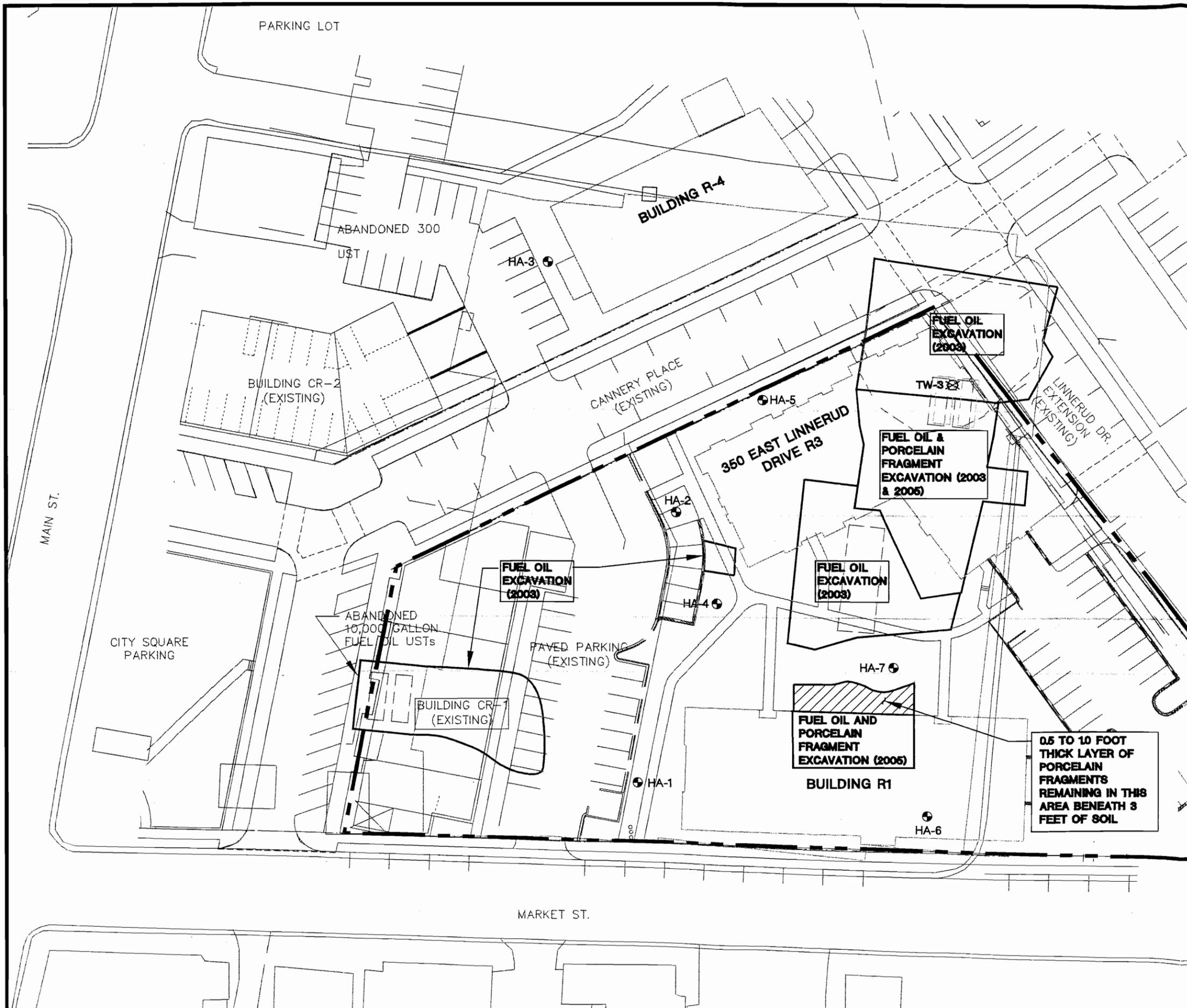
PROJECT NO.  
 1094/6.1

DRAWING NO.  
 1094-B11

FIGURE NO.  
 1

Plot Date: Wednesday, June 28, 2006  
 Plot Time: 2:57:43 PM  
 Attached Xref's: No xref's attached.  
 Attached Image's: No images attached

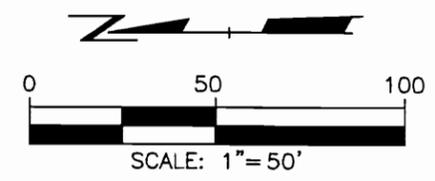
PLOT DATA  
 Drawing Name:  
 Operator Name:  
 Scale:  
 Dwg Size:



- ### LEGEND
- FOOTPRINT OF FORMER W.P. LIQUIDATING FACILITY
  - APPROXIMATE BOUNDARY OF CANNERY SQUARE LOT NO. 5
  - HA-4 SOIL SAMPLE LOCATION (0-2 FEET BELOW GROUND SURFACE)
  - TW-3 FORMER TEMPORARY MONITORING WELL (APPROXIMATE LOCATION)

### NOTES

1. LOCATIONS OF REDEVELOPMENT FEATURES (E.G., ROADS, BUILDINGS) IN RELATION TO FORMER SITE FEATURES ARE APPROXIMATE.



PROJECT: CITY OF SUN PRAIRIE  
 CANNERY SQUARE REDEVELOPEMENT  
 SUN PRAIRIE, WISCONSIN

SHEET: SURFICIAL METALS SAMPLING LOCATIONS  
 AND LOCATION OF SUBSURFACE PORCELAIN FRAGMENTS  
 FORMER W.P. LIQUIDATING FACILITY

DRAWN BY: SIEWERTD	SCALE: 1"=50'	PROJ. NO. 03275.44
CHECKED BY: CRJ		FILE NO. 32754409.DWG
APPROVED BY: CRJ	DATE PRINTED: AUG 01 2006	FIGURE 2
DATE: AUGUST 2006		

**RMT.**  
 744 Heartland Trail  
 Madison, WI 53717-1934  
 P.O. Box 8923 53708-8923  
 Phone: 608-831-4444  
 Fax: 608-831-3334

# Certification Statement

As the designated representative for the City of Sun Prairie and at the request of RMT, Inc., I am submitting this letter as written certification of the legal descriptions set forth in the GIS registry package.

I certify that, to the best of my knowledge, the legal descriptions provided in the GIS package submitted by RMT, Inc., are complete and accurate with respect to the properties impacted by the release at the W.P. Liquidating Company, Sun Prairie, Wisconsin, Site.



---

Paul Evert  
City of Sun Prairie

7-31-06

---

Date



744 Heartland Trail 53717-1934  
P.O. Box 8923 53708-8923  
Madison, WI  
Telephone: 608-831-4444  
Fax: 608-831-3334  
www.rmtinc.com

August 1, 2006

Mr. David Simon  
Veridian Homes  
6801 South Towne Drive  
Madison, WI 53713

**Subject: Former Wisconsin Porcelain Company - Plant No. 1 - Site Closure  
120 Lincoln Street, Sun Prairie, Wisconsin**

Dear Mr. Simon:

RMT, Inc. (RMT), on behalf of our client the City of Sun Prairie (the City), will be requesting closure of the Wisconsin Porcelain Company – Plant No. 1 site (“Wisconsin Porcelain site”), formerly located at 120 Lincoln Street, Sun Prairie, Wisconsin, from the Wisconsin Department of Natural Resources (WDNR), under NR 720. The site has been re-platted and is now composed of portions of Cannery Square parcels No. 1, 2, 4, and 5, and stretches of the new Linnerud Drive extension and Cannery Place roadways.

Between 2003 and 2005, the City of Sun Prairie excavated and disposed a total of approximately 15,530 tons of soil from the former Wisconsin Porcelain site and adjacent rights-of-way. These activities were part of a WDNR-approved remedial action to address fuel oil impacts from former underground storage tanks and to allow building and utility construction in areas with documented or suspected petroleum-related groundwater impacts from localized on-site and off-site sources. During the course of the fuel oil-related excavation activities, soil containing porcelain fragments was discovered in the area of the site that is now Cannery Square Parcel No. 5. As approved by the WDNR, the City excavated and disposed off-site the porcelain fragment-containing soil that was encountered within the footprints of buildings R-1 and R-3 in Parcel No. 5 and left the remaining porcelain fragment-containing soil on-site beneath approximately 3 feet of soil.

As a condition of site closure under the Voluntary Party Liability Exemption (VPLE) program, the City will be requesting closure of the former Wisconsin Porcelain site with registry of Cannery Square Parcel No. 5 on the WDNR Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations of properties in Wisconsin at which soil and/or groundwater impacts are present at the time the case was closed. This GIS Registry is available to the general public on the WDNR’s Web site. This site will be closed with a GIS registry for soil because, although no samples were collected from the porcelain fragment-containing soil that remains at approximately 3 feet below grade on Parcel No. 5, one of the six samples taken from porcelain fragment-containing soil that was excavated by the City in 2005 contained lead at a concentration above the WDNR residential direct contact standard (550 mg/kg, as compared to 250 mg/kg). Therefore, the remaining porcelain fragment-containing soil at the site could also contain lead concentrations above the WDNR standard, and the WDNR will require that

Mr. David Simon  
Veridian Homes  
August 1, 2006  
Page 2

the existing at least 2 feet of soil cover be maintained in this area to limit direct contact to this material. Near-surface soil samples (0 to 2 feet below ground surface) have been collected and analyzed for barium, chromium, and lead, with results showing concentrations below background or applicable regulatory standards for residential sites. The locations of the near-surface soil samples, as well as the location of the porcelain fragment-containing soil that remains on-site, are indicated on the attached figure.

This site will also be closed with a GIS registry for groundwater because groundwater data collected at the site in 1995 showed WDNR Enforcement Standard (ES) exceedences for naphthalene and fluorene at temporary groundwater monitoring well TW-3, which was installed beneath the southeastern corner of the former Wisconsin Porcelain facility (now the location of Building R-3; see attached figure). The fluorene concentration measured in groundwater at this location was 5,300 µg/L, as compared to the WDNR ES of 400 µg/L; and the naphthalene concentration measured in groundwater at this location was 1,700 µg/L, as compared to the WDNR ES of 40 µg/L. Now that the fuel oil-impacted unsaturated soil in this area has been excavated and disposed off-site, any remaining groundwater impacts are expected to naturally attenuate.

Since the City will be obtaining a Certificate of Completion from the WDNR under the VPLE program, neither you, nor any subsequent owner of your property, will be held responsible for the investigation or cleanup of residual soil and groundwater impacts, as long as you, and any subsequent owners, comply with the requirements of Section 292.13, Wisconsin Statutes. To obtain further information on the requirements of Section 292.13, Wisconsin Statutes, or to obtain a copy of the WDNR's publication #PUB-RR-606, you may call (608) 267-3859.

As the property owner, you have a right to contact the WDNR and provide any technical information you may have, within 30 days from the date of this letter, that indicates closure should not be granted for this site. Submit any such information to the following address:

Mr. Michael Schmoller  
Wisconsin Department of Natural Resources  
3911 Fish Hatchery Road  
Fitchburg, WI 53711

Once the WDNR finalizes the closure of the site, it will be documented in a letter. You may obtain a copy of this letter by requesting a copy from the WDNR, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the Internet, at [www.dnr.state.wi.us](http://www.dnr.state.wi.us).

Mr. David Simon  
Veridian Homes  
August 1, 2006  
Page 3

If you need more information, or if you have any questions, please contact Mike Schmoller of the WDNR, at (608) 275-3297.

Sincerely,

RMT, Inc.

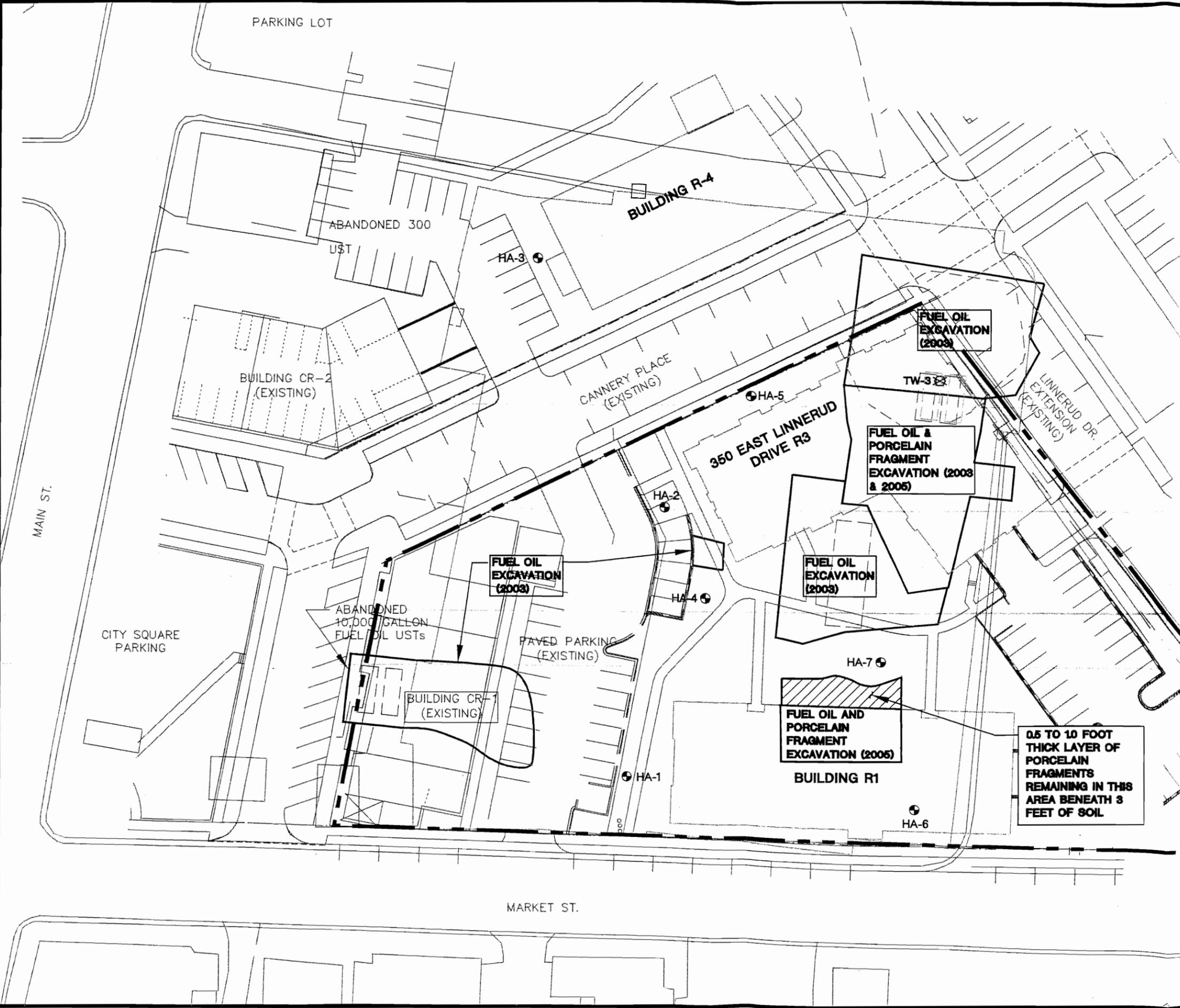


Cassie R. Johnson  
Project Manager

Attachment

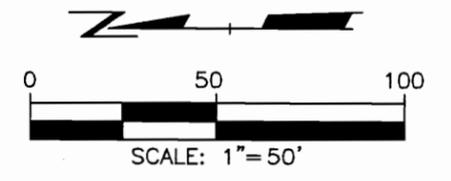
cc: Mike Schmoller - Wisconsin Department of Natural Resources  
Don Esposito - Veridian Homes  
Pat Cannon - City of Sun Prairie  
Paul Evert - City of Sun Prairie  
Robb Remiker - City of Sun Prairie

PLOT DATA  
 Drawing Name: J:\03275\43\32754303.dwg  
 Operator Name: hooksb  
 Scale: 1"=50'  
 Dwg Size: 8354287 Bytes  
 Plot Date: Wednesday, June 28, 2006  
 Plot Time: 2:57:43 PM  
 Attached Xrefs: No xrefs attached.  
 Attached Images: No images attached



- ### LEGEND
- FOOTPRINT OF FORMER W.P. LIQUIDATING FACILITY
  - HA-4 SOIL SAMPLE LOCATION (0-2 FEET BELOW GROUND SURFACE)
  - TW-3 FORMER TEMPORARY MONITORING WELL (APPROXIMATE LOCATION)
  - APPROXIMATE BOUNDARY OF CANNERY SQUARE LOT NO. 5

- ### NOTES
1. LOCATIONS OF REDEVELOPMENT FEATURES (E.G., ROADS, BUILDINGS) IN RELATION TO FORMER SITE FEATURES ARE APPROXIMATE.



PROJECT:		CITY OF SUN PRAIRIE CANNERY SQUARE REDEVELOPMENT SUN PRAIRIE, WISCONSIN	
SHEET: SURFICIAL METALS SAMPLING LOCATIONS AND LOCATION OF SUBSURFACE PORCELAIN FRAGMENTS FORMER W.P. LIQUIDATING FACILITY			
DRAWN BY:	SIEWERTD	SCALE:	PROJ. NO. 03275.44
CHECKED BY:	CRJ	1"=50'	FILE NO. 32754409.DWG
APPROVED BY:	CRJ	DATE PRINTED:	FIGURE 2
DATE:	AUGUST 2006	DATE:	AUG 01 2006

744 Heartland Trail  
 Madison, WI 53717-1934  
 P.O. Box 8923 53708-8923  
 Phone: 608-831-4444  
 Fax: 608-831-3334



744 Heartland Trail 53717-1934  
P.O. Box 8923 53708-8923  
Madison, WI  
Telephone: 608-831-4444  
Fax: 608-831-3334  
www.rmtinc.com

August 1, 2006

Mr. Larry Herman  
Public Works Director  
City of Sun Prairie  
300 E. Main Street  
Sun Prairie, WI 53590

**Subject: Former Wisconsin Porcelain Company - Plant No. 1 - Site Closure**  
**120 Lincoln Street, Madison, Wisconsin**

Dear Mr. Herman:

RMT, Inc. (RMT), on behalf of our client the City of Sun Prairie (the City), will be requesting closure of the Wisconsin Porcelain Company - Plant No. 1 ("Wisconsin Porcelain site"), formerly located at 120 Lincoln Street, Sun Prairie, Wisconsin, from the Wisconsin Department of Natural Resources (WDNR), under NR 720. The site has been re-platted and is now composed of portions of Cannery Square parcels No. 1, 2, 4, and 5, and stretches of the new Linnerud Drive extension and Cannery Place roadways.

As a condition of site closure under the Voluntary Party Liability Exemption (VPLE) program, RMT will be requesting closure of the site with registry of Cannery Square Parcel No. 5 on the WDNR Geographic Information System (GIS) Registry of Closed Remediation Sites.

This site will be closed with a GIS registry for groundwater because groundwater data collected at the site in 1995 showed WDNR Enforcement Standard (ES) exceedences for naphthalene and fluorene at temporary groundwater monitoring well TW-3, which was installed beneath the southeastern corner of the former Wisconsin Porcelain facility (now the location of Building R-3; see attached figure). The fluorene concentration measured in groundwater at this location was 5,300 µg/L, as compared to the WDNR ES of 400 µg/L; and the naphthalene concentration measured in groundwater at this location was 1,700 µg/L, as compared to the WDNR ES of 40 µg/L. Now that the fuel oil-impacted unsaturated soil in this area has been excavated and disposed off-site, any remaining groundwater impacts are expected to naturally attenuate.

Individuals conducting excavation activities to depths near the groundwater table (5 to 10 feet below ground surface) in the former vicinity of TW-3 may encounter fuel oil-related impacts in groundwater or saturated soil and should manage this soil and groundwater in accordance with WDNR regulations.

Mr. Larry Herman  
City of Sun Prairie  
August 1, 2006  
Page 2

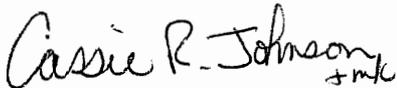
You have a right to contact the WDNR and provide any technical information you may have, within 30 days from the date of this letter, that indicates closure should not be granted for this site. Submit any such information to the following address:

Mr. Michael Schmoller  
Wisconsin Department of Natural Resources  
3911 Fish Hatchery Road  
Fitchburg, WI 53711

If you need more information, or if you have any questions, please contact Mike Schmoller of the WDNR, at (608) 275-3297.

Sincerely,

RMT, Inc.



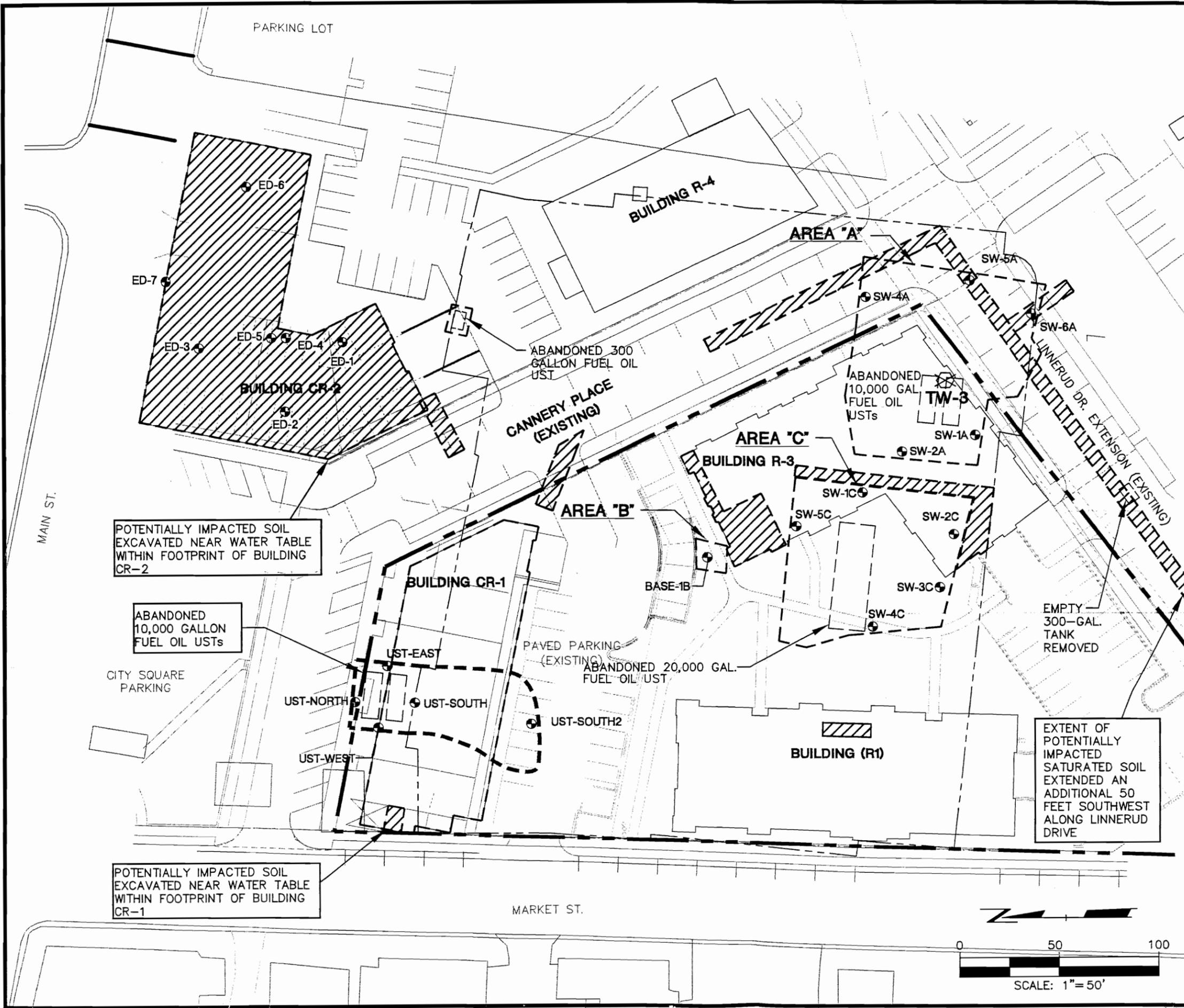
Cassie R. Johnson  
Project Manager

Attachment

cc: Mike Schmoller - Wisconsin Department of Natural Resources  
Pat Cannon - City of Sun Prairie  
Paul Evert - City of Sun Prairie  
Robb Remiker - City of Sun Prairie

Plot Date: Wednesday, June 28, 2006  
 Plot Time: 1:15:57 PM  
 Attached Xref's: cannery-overall;  
 Attached Image's: No images attached

PLOT DATA  
 Drawing Name:  
 Operator Name:  
 Scale:  
 Dwg Size:



**LEGEND**

- FOOTPRINT OF FORMER W.P. LIQUIDATING FACILITY
- ▨ POTENTIALLY PETROLEUM OR FUEL OIL IMPACTED SOIL (EXCAVATED NEAR THE WATER TABLE IN 2004-2005)
- ⊗ TW-3 FORMER TEMPORARY MONITORING WELL (APPROXIMATE LOCATION)
- SW-4A SOIL SAMPLE LOCATION
- - - APPROXIMATE BOUNDARY OF CANNERY SQUARE LOT NO. 5

**NOTES**

1. LOCATIONS OF REDEVELOPMENT FEATURES (E.G., ROADS, BUILDINGS) IN RELATION TO FORMER SITE FEATURES ARE APPROXIMATE.
2. SOIL SAMPLES COLLECTED WITHIN THE FOOTPRINT OF BUILDING CR-2 (E.G., ED-7) WERE COLLECTED BY ENVIRODYNAMICS, L.L.C., IN JANUARY 2004. ALL OTHER SOIL SAMPLES WERE COLLECTED BY RMT, INC., IN OCTOBER-NOVEMBER, 2003.

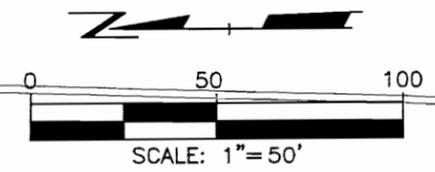
POTENTIALLY IMPACTED SOIL EXCAVATED NEAR WATER TABLE WITHIN FOOTPRINT OF BUILDING CR-2

ABANDONED 10,000 GALLON FUEL OIL USTs

CITY SQUARE PARKING

POTENTIALLY IMPACTED SOIL EXCAVATED NEAR WATER TABLE WITHIN FOOTPRINT OF BUILDING CR-1

EXTENT OF POTENTIALLY IMPACTED SATURATED SOIL EXTENDED AN ADDITIONAL 50 FEET SOUTHWEST ALONG LINNERUD DRIVE



PROJECT: **CITY OF SUN PRAIRIE  
 CANNERY SQUARE REDEVELOPEMENT  
 SUN PRAIRIE, WISCONSIN**

**EXTENT OF SOIL EXCAVATED NEAR THE WATER TABLE IN 2004-2005 WITH POTENTIAL FUEL OIL OR PETROLEUM IMPACTS**

DRAWN BY: SIEWERTD	SCALE: 1"=50'	PROJ. NO. 03275.44
CHECKED BY: CRJ		FILE NO. 32754407.DWG
APPROVED BY: CRJ	DATE PRINTED: AUG 01 2006	<b>FIGURE 1</b>
DATE: AUGUST 2006		

**RMT.**  
 744 Heartland Trail  
 Madison, WI 53717-1934  
 P.O. Box 8923 53708-8923  
 Phone: 608-831-4444  
 Fax: 608-831-3334