GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

CLOSURE DATE: Jun 25, 2010

BRRTS #: 03-14-550197

FID #:

ACTIVITY NAME: Beaver Dam Shoe Factory (Former)

DATCP #:

PROPERTY ADDRESS: 222 Madison Street - Parcel B (Lot 2)

COMM #:

MUNICIPALITY: Beaver Dam

PARCEL ID #: 206-1114-0423-108

***WTM COORDINATES:**

X: 613637 Y: 331884

** 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:

[X] Groundwater Contamination > ES *(236)*

- [ ] Contamination in ROW
- [ ] Off-Source Contamination

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

[X] Soil Contamination > *RCL or **SSRCL *(232)*

- [ ] Contamination in ROW
- [ ] Off-Source Contamination

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

Land Use Controls:

- [ ] N/A *(Not Applicable)*
- [ ] Soil: maintain industrial zoning *(220)*

*(**note:** soil contamination concentrations between non-industrial and industrial levels)*

- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [X] Cover or Barrier *(222)*

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

- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

*(**note:** local government unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

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

(•) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
*** Site Specific Residual Contaminant Level*

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 4/08)

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-14-550197 PARCEL ID #: 206-1114-0423-108

ACTIVITY NAME: Former Beaver Dam Shoe Factory WTM COORDINATES: X: 613637 Y: 331884

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- [X] **Closure Letter**
- [X] **Maintenance Plan** *(if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)*
- [X] **Conditional Closure Letter**
- [ ] **Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- [X] **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- [X] **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

  Figure #: CSM 6473 Title:
- [X] **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- [X] **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
  Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

  Figure #: 1 Title: Vicinity Diagram
- [X] **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 2 & 3 Title: Site Features Diagram & Sampling Locations Diagram
- [X] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 4 Title: Soil Analytical Results Diagram

BRRTS #: 03-14-550197 ACTIVITY NAME: Former Beaver Dam Shoe Factory

MAPS (continued)

☐ **Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

☒ **Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.
Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: 5 **Title: Groundwater Analytical Results Diagram**

☒ **Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: MSA Fig 4 **Title: Groundwater Flow Direction December 3, 2009**

Figure #: MSA Fig 5 **Title: Groundwater Flow Direction Dec 30, 2009**

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 **Title: Soil Analytical Results**

☒ **Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 2 **Title: Groundwater Analytical Results**

☒ **Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 3 **Title: Groundwater Elevation Measurements**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

☒ **Not Applicable**

☐ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

☐ **Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

☐ **Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

☐ **Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-14-550197 ACTIVITY NAME: Former Beaver Dam Shoe Factory

NOTIFICATIONS

Source Property

☐ **Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

☐ **Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

Number of "Off-Source" Letters:

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☐ **Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:

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

June 25, 2010

John Somers
City of Beaver Dam
205 South Lincoln Avenue
Beaver Dam, WI 53916

Todd Hutchison
Beaver Dam Lake Historic Lofts, LLC
3316 Summit Avenue
Milwaukee, WI 53211

SUBJECT: Final Case Closure with Continuing Obligations
Former Beaver Dam Shoe Factory (a.k.a. WEYCO Shoe Factory), 222 Madison Street, Parcel B (Lot 2), Beaver Dam, Wisconsin
WDNR BRRTS Activity # 03-14-550197

Dear Mr. Somers and Mr. Hutchison:

On June 1, 2010, the South Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On June 4, 2010 you were notified that the Closure Committee had granted conditional closure to this case.

On June 15, 16 and 17, 2010 the Department received information or documentation indicating that you have complied with the requirements for final closure. The conditions of closure were monitoring well abandonment, investigative waste disposal and submittal of a signed copy of the maintenance plan.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will 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
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

This letter and 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/rr/gis/index.htm. If the 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.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department 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 or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the concrete and asphalt pavement cap that currently exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan** 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. If soil in the specific locations 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 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 is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes 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 during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where concrete and asphalt pavement is required as shown on the attached map, unless prior written approval has been

obtained from the Wisconsin Department of Natural Resources: 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; 6) construction or placement of a building or other structure.

Residual Groundwater Contamination

Groundwater impacted by petroleum (benzene) contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this 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 the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

This is considered a historic fill site and the requirements for development on historic fill sites apply to the property.

Please send written notifications in accordance with the above requirements to the South Central Region office at the letterhead address, to the attention of the Remediation and Redevelopment Environmental Program Associate.

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 Denise Nettesheim at (608) 275-3209.

Sincerely,

Eileen Pierce

Eileen Pierce
Air & Waste Leader
Acting Team Supervisor
South Central Region Remediation & Redevelopment Program

Attachments: Maintenance Plan with Exhibits (Maps and Inspection Log)

cc: Jason Bartley, Environmental & Development Solutions, Inc., 6637 N. Sidney Place, Milwaukee, WI 53209
Kevin Olson, MSA Professional Services, 1230 South Boulevard, Baraboo, WI 53913-2791
Case File

CAP MAINTENANCE PLAN

June 8, 2010

Property Located at:

222 Madison Street, Beaver Dam, Wisconsin

FID No. 114069340
BRRTS No. 03-14-550197

Described as follows:

Lot 2 Dodge County Certified Survey Map No. 6473, as recorded in the Office of the Register of Deeds, in and for Dodge County, Wisconsin, in Volume 44 of Certified Survey Maps, on pages 13-14, as Document No. 1139089, being a Resurvey of Certified Survey Map No. 6238, Document No. 1102674, as recorded in Volume 42 of Certified Surveys, on pages 107 and 108 in the Dodge County Register of Deeds Office, and being Lots 11, 12, 13, 14, 15 and 16 of Block 19, of Brower and Ackerman's Addition to the City of Beaver Dam, part of Outlot 1 of the Original First Ward of Beaver Dam, and also a portion of land lying South of said Lot 16, of Block 19 and North of said Outlot 1 and East of the Beaver Dam River in the South West ¼ of the North West ¼, and being part of the North West ¼ of the North West ¼ and part of the South West ¼ of the North West ¼ of Section 4, Township 11 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin. The approximate extent of Lot 2 is illustrated on the attached Exhibit A (Figure 2).

Parcel Identification No. 206-1114-0423-108

Introduction:

This document is the Maintenance Plan for a cap at the above-referenced property (the "Property") in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap occupying the area over residual soil and groundwater impacts at the Property.

More site-specific information about the Property may be found in:

- The case file in the Wisconsin Department of Natural Resources (DNR) South Central Region Headquarters.
- BRRTS on the Web (DNR's internet based data base of contaminated sites): 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/imf.jsp?site=brrts2 and
- The DNR project manager (contact information found on the last page).

Description of Residual Impacts:

Soil impacted with fuel oil, polycyclic aromatic hydrocarbons (PAHs), and metals at concentrations above residual contaminant levels (RCLs) is present at select locations within the asphalt parking lot south of the former shoe manufacturing building at depths ranging from approximately 1 to 12 feet below ground surface (bgs). Groundwater impacted with fuel oil and metals at concentrations above preventive action limits (PALs) has been documented at two wells within the same parking lot. The soil and groundwater analytical results are illustrated on the attached Exhibits B and C (Figures 4 and 5).

Description of the Cap to be maintained:

The cap consists of the existing concrete/asphalt paved areas that exist over residual soil and groundwater impacts on the Property in the locations shown on the attached Exhibit D (Figure 6). The cap will serve as a barrier to prevent direct human contact with residual soil impacts and groundwater infiltration that might otherwise pose a threat to human health. Based on the current and future use of the Property, the cap should function as intended unless disturbed.

Annual Inspection:

The cap overlying residual soil and groundwater impacts and as depicted on the attached Exhibit C 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 exposure to or additional infiltration into underlying soils. The inspections will be performed by the Property owner or their designated representative. 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 on the attached Exhibit E ("Cap Inspection Log"). The inspection log will include recommendations for necessary repair of any areas of the Cap 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 available for submittal or inspection by DNR representatives upon their request.

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 or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the Property owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The Property owner must also sample any soil that is excavated from the Property prior to disposal to ascertain if soil impacts remain. The soil must be treated, stored, and disposed of by the Property owner in accordance with applicable local, state, and federal law.

In the event that the Cap overlying the residual soil and groundwater impacts is removed or replaced, the replacement barrier must be equivalent for the purpose of minimizing direct contact with the underlying soils and groundwater infiltration. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the DNR or its successor.

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

Prohibition of Activities and Notification of DNR Prior to Actions Affecting the Cap:

The following activities are prohibited on any portion of the Property where the Cap is required as shown on Exhibit D, unless prior written approval has been obtained from the DNR: (1) permanent removal of the existing cap; (2) replacement of the cap with another type of barrier; (3) excavating or grading of the land surface; (4) filling on the capped surface; (5) plowing for agricultural cultivation; and (6) construction or placement of a building or other structure within the capped area.

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 DNR.

Contact Information (as of June 8, 2010):

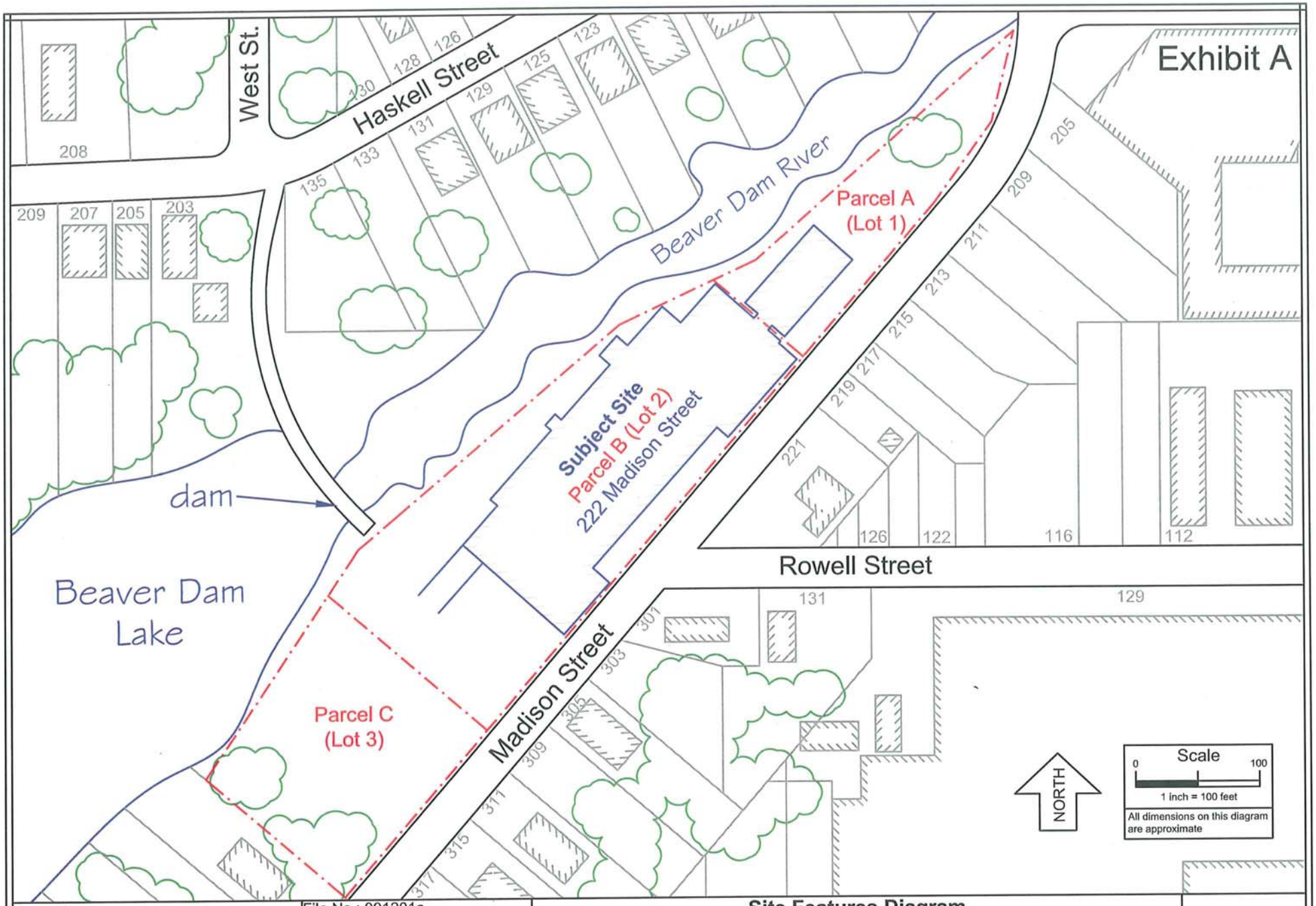
Site Owner and Operator: Beaver Dam Lake Historic Lofts, LLC
3316 Summit Avenue
Milwaukee, WI 53211
Mr. Todd Hutchison
(414) 791-4222

Signature: _____
Mr. Todd Hutchison

Consultant: Environmental & Development Solutions, Inc.
Attn: Jason E. Bartley P.G.
6637 N. Sidney Place
Milwaukee, WI 53209
(414) 228-9810

Signature: _____

DNR: Ms. Denise Nettesheim
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road.
Fitchburg, WI 53711
(608) 275-3209

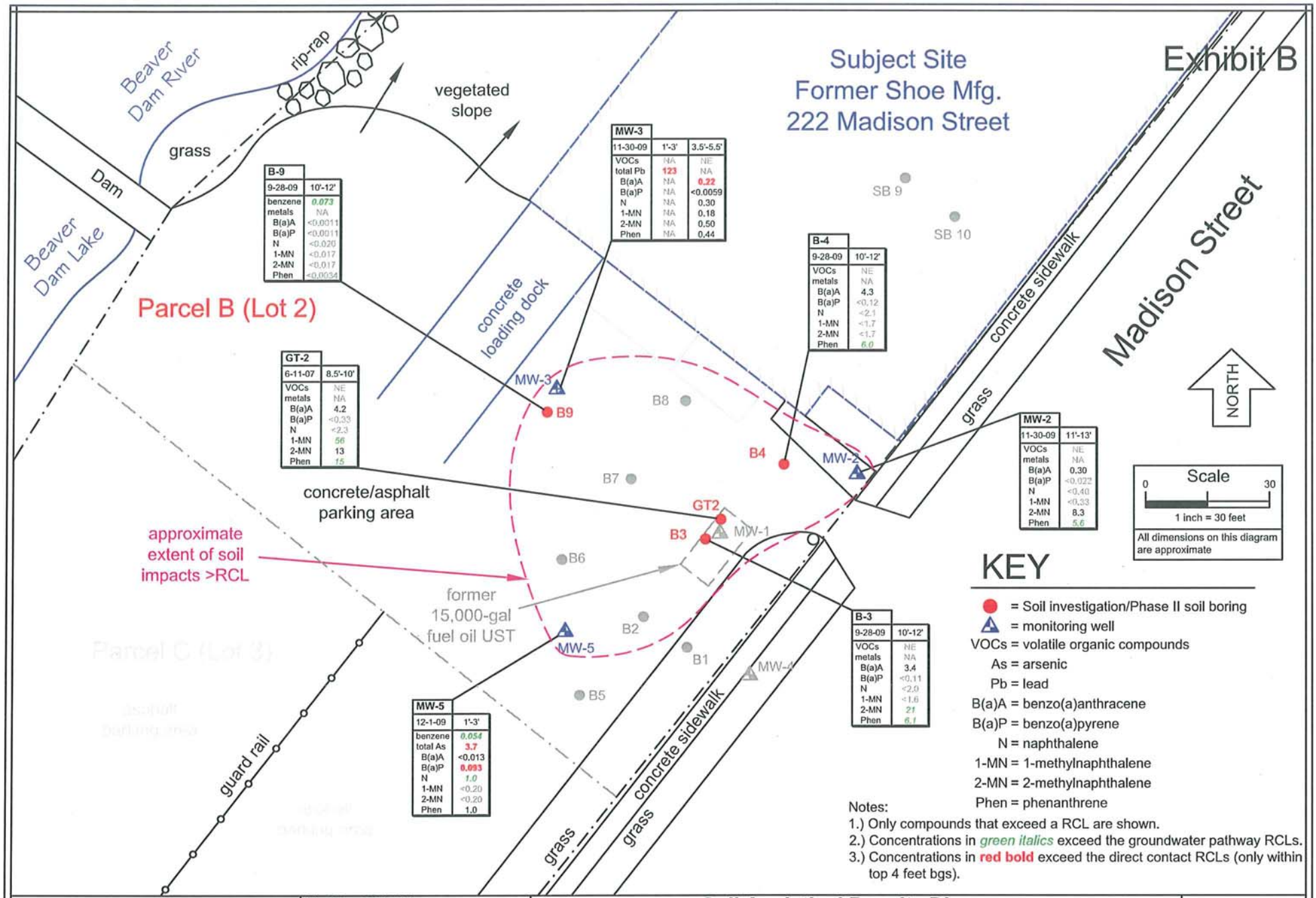


File No.:	091201a
DWG Date:	12-4-09
Rev Date:	5-3-10
Drawn By:	JEB
Checked By (PM):	JEB

environmental & development solutions

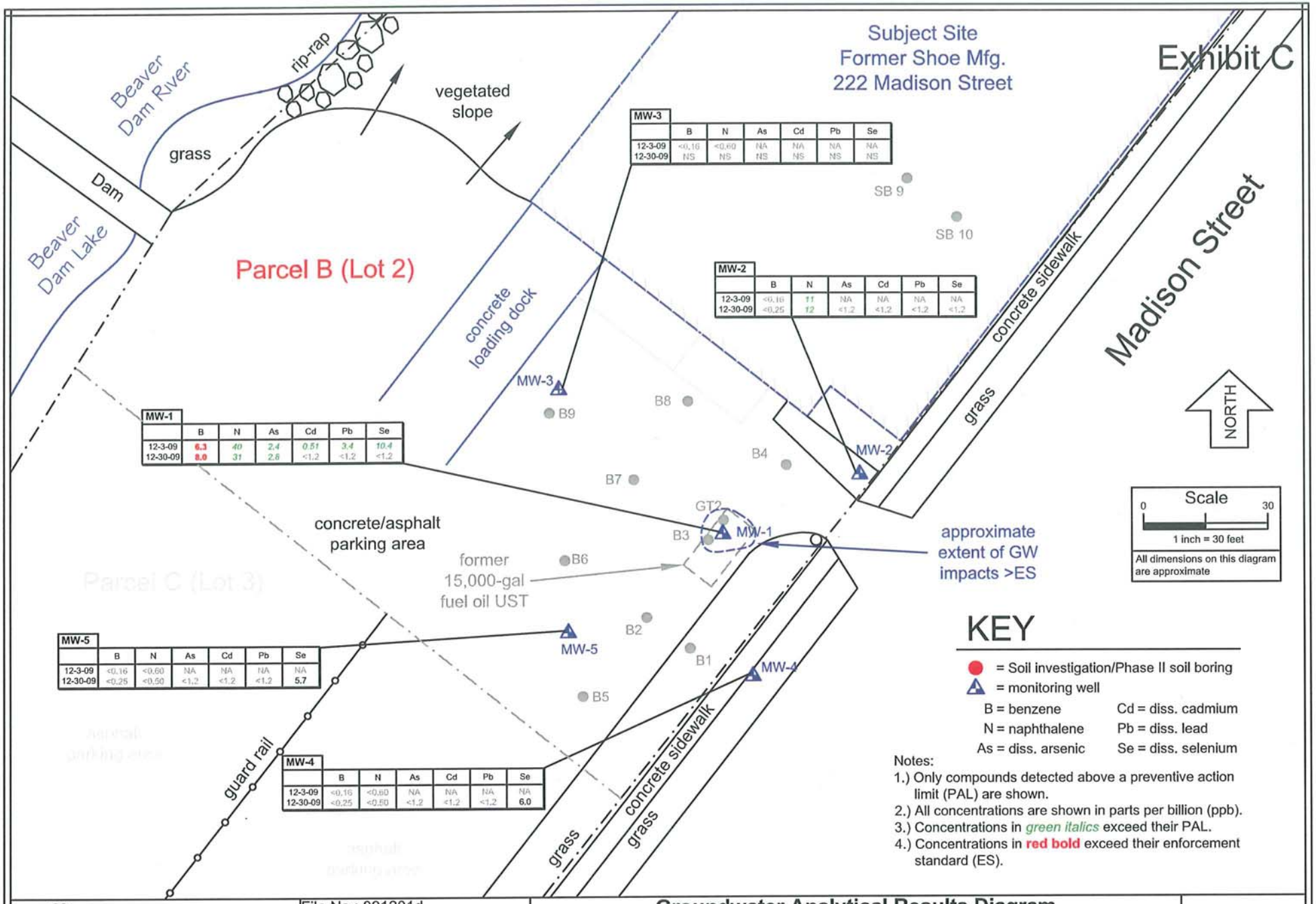
Site Features Diagram
Former Weyco Property - Parcel B
222 Madison Street
Beaver Dam, Wisconsin

Figure
2



environmental & development solutions	File No.: 091201c DWG Date: 1-21-10 Rev Date: 05-03-10 Drawn By: JEB Checked By (PM): JEB	**Soil Analytical Results Diagram** Former Weyco Property - Parcel B 222 Madison Street City of Beaver Dam, Wisconsin	Figure 4

Exhibit C



MW-3

	B	N	As	Cd	Pb	Se
12-3-09	<0.16	<0.60	NA	NA	NA	NA
12-30-09	NS	NS	NS	NS	NS	NS

MW-2

	B	N	As	Cd	Pb	Se
12-3-09	<0.16	*11*	NA	NA	NA	NA
12-30-09	<0.25	*12*	<1.2	<1.2	<1.2	<1.2

MW-1

	B	N	As	Cd	Pb	Se
12-3-09	**6.3**	*40*	*2.4*	*0.51*	*3.4*	*10.4*
12-30-09	**8.0**	*31*	*2.6*	<1.2	<1.2	<1.2

MW-5

	B	N	As	Cd	Pb	Se
12-3-09	<0.16	<0.60	NA	NA	NA	NA
12-30-09	<0.25	<0.50	<1.2	<1.2	<1.2	5.7

MW-4

	B	N	As	Cd	Pb	Se
12-3-09	<0.16	<0.60	NA	NA	NA	NA
12-30-09	<0.25	<0.50	<1.2	<1.2	<1.2	6.0

KEY

- = Soil investigation/Phase II soil boring
- = monitoring well

B = benzene
N = naphthalene
As = diss. arsenic
Cd = diss. cadmium
Pb = diss. lead
Se = diss. selenium

Notes:
1.) Only compounds detected above a preventive action limit (PAL) are shown.
2.) All concentrations are shown in parts per billion (ppb).
3.) Concentrations in *green italics* exceed their PAL.
4.) Concentrations in **red bold** exceed their enforcement standard (ES).

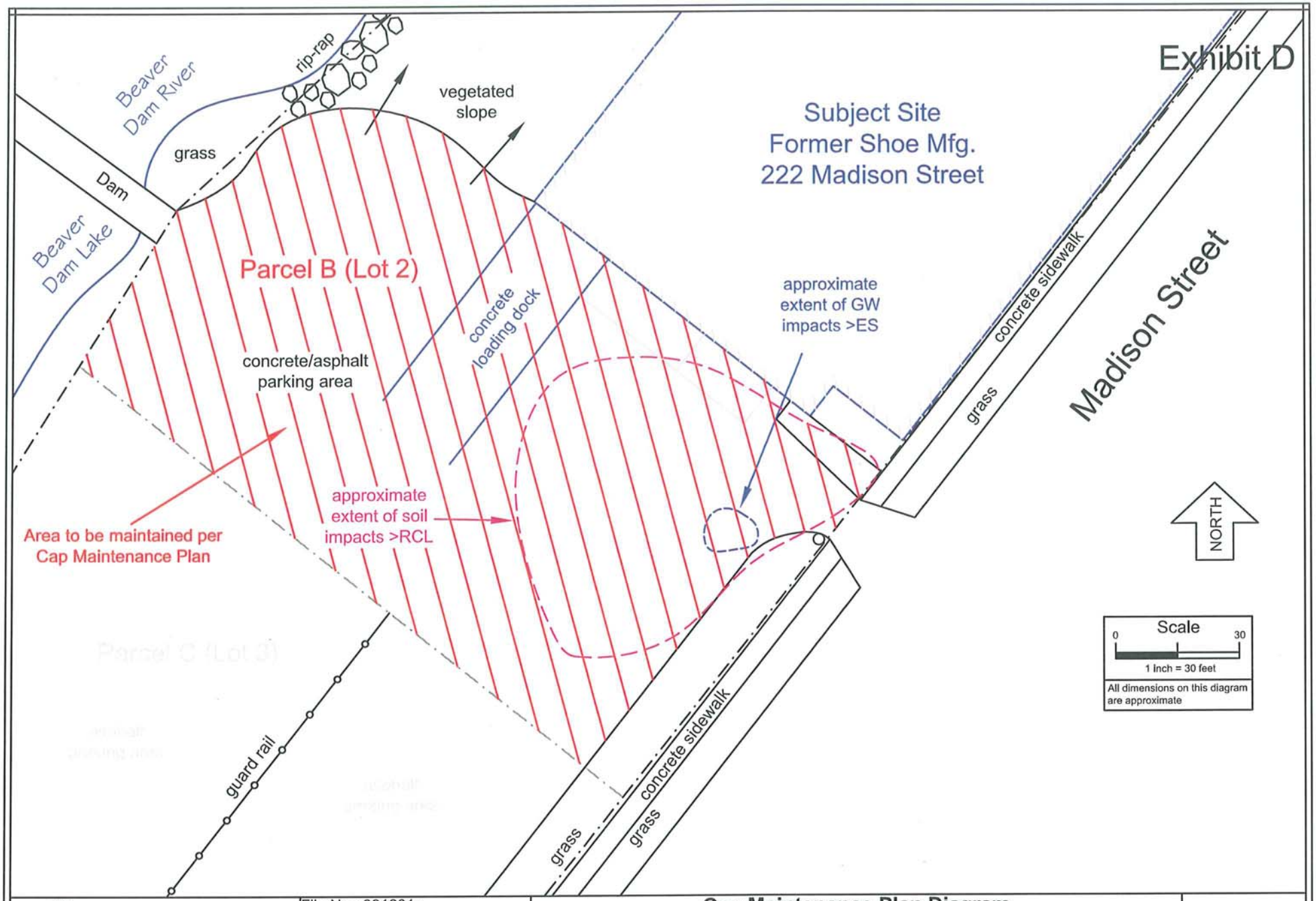
eds environmental & development solutions

File No.:	091201d
DWG Date:	1-21-10
Rev Date:	05-03-10
Drawn By:	JEB
Checked By (PM):	JEB

Groundwater Analytical Results Diagram
Former Weyco Property - Parcel B
222 Madison Street
City of Beaver Dam, Wisconsin

Figure 5

Exhibit D



ed s environmental & development solutions	File No.: 091201e DWG Date: 05-03-10 Rev Date: Drawn By: JEB Checked By (PM): JEB	**Cap Maintenance Plan Diagram** Former Weyco Property - Parcel B 222 Madison Street City of Beaver Dam, Wisconsin	Figure 6

Exhibit E

CAP INSPECTION LOG

222 Madison Street, Beaver Dam, WI

Parcel ID No. 206-1114-0423-108

BRRTS No. 0-14-550197

Inspection Date	Inspector	Condition of Cap	Recommendations and Repairs

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

June 4, 2010

John Somers
City of Beaver Dam
205 South Lincoln Avenue
Beaver Dam, WI 53916

Todd Hutchison
Beaver Dam Lake Historic Lofts, LLC
3316 Summit Avenue
Milwaukee, WI 53211

SUBJECT: Conditional Closure Decision With Requirements to Achieve Final Closure
Former Beaver Dam Shoe Factory (a.k.a. WEYCO Shoe Factory), 222 Madison Street, Parcel B (Lot 2), Beaver Dam, Wisconsin
WDNR BRRTS Activity # 03-14-550197

Dear Mr. Somers and Mr. Hutchison:

On June 1, 2010 the South Central Region Closure Committee reviewed your request for closure of the case described above. The 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 Closure Committee has determined that the contamination on the site from the former 15,000 gallon fuel oil underground storage tank and historic fill 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 at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-005 found at http://dnr.wi.gov/org/water/dwg/gw/ or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL
Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

MAINTENANCE PLAN FOR CAP
Closure requirements include maintaining the asphalt cap for direct contact and infiltration. Please submit a final signed copy of the maintenance plan 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. 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 the RR Sites Map page at: http://dnr.wi.gov/org/aw/rr/gis/index.htm.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3209.

Sincerely,

Denise Nettesheim
Hydrogeologist
Remediation & Redevelopment Program

cc: Jason Bartley, Environmental & Development Solutions, Inc., 6637 N. Sidney Place, Milwaukee, WI 53209
Kevin Olson, MSA Professional Services, 1230 South Boulevard, Baraboo, WI 53913-2791
Case File

DOCUMENT# 1133799
Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD
Sep. 01, 2009 AT 01:49PM

CHRIS PLANASCH - Registrar
Fee Amount: $11.00
Total Pages 1

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number | Document Name

THIS DEED, made between **CITY OF BEAVER DAM, a Municipal Corporation of Dodge County, Wisconsin,**

("Grantor," whether one or more), and **BEAVER DAM LAKE HISTORIC LOFTS, LLC, a Wisconsin Limited Liability Company,**

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **Dodge** County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 1 of Certified Survey Map No. 6238 as recorded in Volume 42 of Surveys at page 107 as Document No. 1102674, City of Beaver Dam, Dodge County, Wisconsin.

Recording Area

Name and Return Address
Atty. William Cummings
Reinhart Boerner Van Deuren S.C.
P.O. Box 2965
Milwaukee, WI 53201-2965

Deed Restriction: Said property shall not be sold to a not for profit entity so as to retain the tax base established hereunder unless a subsequent sale is approved by a majority vote of the City Council of the City of Beaver Dam.

206-1114-0423-007
Parcel Identification Number (PIN)

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

EXEMPT TRANSFER PER SEC. 77.25(2).

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: **easements and restrictions of record, if any.**

Dated **August 31, 2009**.

_____ (SEAL)
*

_____ (SEAL)
*

AUTHENTICATION

Signature(s) _____

_____

authenticated on _____.

_____
*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Maryann S. Schacht, Esq.

CITY OF BEAVER DAM

_____ (SEAL)
***Thomas A. Kennedy, Mayor**

_____ (SEAL)
***John R. Somers, Director of Administration**

ACKNOWLEDGMENT

STATE OF **WISCONSIN**)
) ss.
DODGE COUNTY)

Personally came before me on **August 31, 2009**
the above-named **Thomas A. Kennedy, Mayor, and John R. Somers, Director of Administration**
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
***Maryann S. Schacht**
Notary Public, State of **Wisconsin**
My commission (is permanent) (~~expires~~: _____)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED **©2003 STATE BAR OF WISCONSIN** **FORM NO. 1-2003**

*Type name below signatures.

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257

DOCUMENT# 1102674
Off. Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD
JAN. 08, 2008 AT 12:49PM

CHRIS PLANASCH - Registrar
Fee Amount: $13.00

13/2

COPY

PROJECT # 2180700C	SCALE: 1" = 200'	FILE # 2180700C.CSM
FIELD BOOK # 3133	DRAWN BY D.L. LEISTEKOW	SHEET # 1 OF 2
PAGES # 147-148	CHECKED BY M. J. LAUE	SIDE #

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201 Corporate Drive Beaver Dam, WI 53916
920-887-4242 1-800-552-6330 Fax: 920-887-4250
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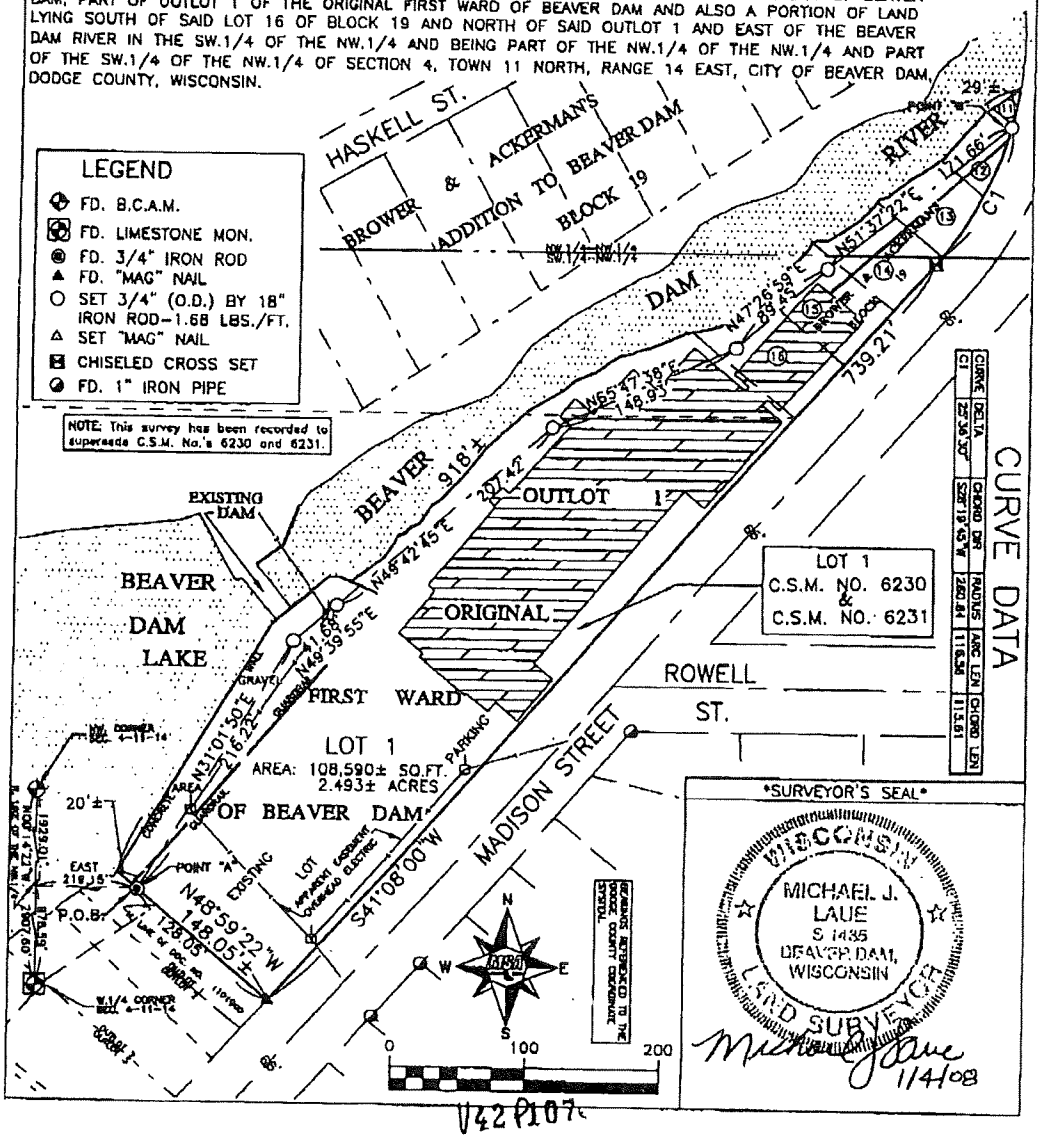
SURVEYOR:
MICHAEL J. LAUE
MSA PROFESSIONAL SERVICES, INC.
201 CORPORATE DRIVE
BEAVER DAM, WI 53916
(920) 887-4242

CLIENT:
CITY OF BEAVER DAM
205 S. LINCOLN AVE.
BEAVER DAM, WI 53916

REGISTRAR'S SEAL

DODGE COUNTY CERTIFIED SURVEY MAP # 6238

A RESURVEY OF CERTIFIED SURVEY MAP NO. 6230 (DOC. NO. 1101901) AND CERTIFIED SURVEY MAP NO. 6231 (DOC. NO. 1102183) AS RECORDED IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING LOTS 11,12,13,14,15 & 16 OF BLOCK 19 OF BROWER & ACKERMAN'S ADDITION TO THE CITY OF BEAVER DAM, PART OF OUTLOT 1 OF THE ORIGINAL FIRST WARD OF BEAVER DAM AND ALSO A PORTION OF LAND LYING SOUTH OF SAID LOT 16 OF BLOCK 19 AND NORTH OF SAID OUTLOT 1 AND EAST OF THE BEAVER DAM RIVER IN THE SW.1/4 OF THE NW.1/4 AND BEING PART OF THE NW.1/4 OF THE NW.1/4 AND PART OF THE SW.1/4 OF THE NW.1/4 OF SECTION 4, TOWN 11 NORTH, RANGE 14 EAST, CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.



V42 P107

COPY

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920-887-4242 1-800-552-6330 Fax: 920-887-4250
Web Address: www.msa-ps.com
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PROJECT #	21807000
DRAWN BY:	D. L. LEISTEKOW
CHECKED BY:	M. J. LAUE
FILE #	21807000.CSM
SHEET #	2 OF 2

DODGE COUNTY CERTIFIED SURVEY MAP # 6238

SURVEYOR'S CERTIFICATE:

I, Michael J. Laue, Registered Land Surveyor of the State of Wisconsin do hereby certify that by order of the City of Beaver Dam (owner), I have made a resurvey of Certified Survey Map No. 6230 (Doc. No. 1101901) and Certified Survey Map No. 6231 (Doc. No. 1102183) as recorded in the Dodge County Register of Deeds Office and being Lots 11,12,13,14,15 & 16 of Block 19 of Brower & Ackerman's Addition to the City of Beaver Dam, part of Outlot 1 of the Original First Ward of Beaver Dam and also a portion of land lying South of said Lot 16 of Block 19 and North of said Outlot 1 and East of the Beaver Dam River in the SW.1/4 of the NW.1/4 and being part of the NW.1/4 of the NW.1/4 and part of the SW.1/4 of the NW.1/4 of Section 4, Town 11 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin and being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 4; thence N.00°14'22"W., 978.59 feet along the West line of the NW.1/4; thence East, 219.15 feet to a point herein designated as Point "A" on the North line of lands described in Document No. 1101900 as recorded in the Dodge County Register of Deeds Office and being the POINT OF BEGINNING; thence N.48°59'22"W., 20 feet more or less to the shoreline of Beaver Dam Lake; thence Northeasterly along the East shoreline of Beaver Dam Lake and the East shoreline of the Beaver Dam River 918 feet more or less to a point on a curve on the Westerly right-of-way line of Madison Street; thence 29 feet more or less along said curve to the right to a point herein designated as Point "B", said Point "B" lying;
1) N.31°01'50"E., 216.22 feet;
2) N.49°39'55"E., 41.68 feet;
3) N.49°42'45"E., 207.42 feet;
4) N.65°47'38"E., 148.93 feet;
5) N.47°26'59"E., 89.45 feet;
6) N.51°37'22"E., 171.66 feet from aforementioned Point "A"; thence continuing along said Westerly right-of-way line Southwesterly 116.58 feet along said curve to the right having a radius of 260.84 feet and a chord which bears S.28°19'45"W. 115.61 feet, through a central angle of 25°36'30"; thence S.41°08'00"W., 739.21 feet along the Westerly right-of-way line of Madison Street to the Northeast corner of lands described in said Document No. 1101900; thence N.48°59'22"W., 128.05 feet along said North line to the POINT OF BEGINNING.

Said parcel contains 108,590 sq.ft./2.493 acres more or less.

Bearings referenced to the Dodge County Coordinate System which bears N.00°14'22"W. along the West line of the NW.1/4 of Section 4-11-14.

I, also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Control Ordinance for the City of Beaver Dam, Dodge County, Wisconsin. I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of this property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any;
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

WISCONSIN
MICHAEL J. LAUE
S-1435
BEAVER DAM, WISCONSIN
LAND SURVEYOR

1/4/08

APPROVED by the City of Beaver Dam this 4TH day of JANUARY, 2008.

John A. Somers
City Clerk – John Somers

V 42 P 108

Prepared For: Chicago Title Insurance Company
20900 Swenson Drive Suite 900
Waukesha, Wisconsin 53816

Issued By: LAATSCH TITLE COMPANY, LLC
105 South Main Street - P.O. Box 184
Juneau, Wisconsin 53039
Phone: (920) 386-5544 Fax: (920) 386-2357
email: info@laatschtitle.com

SCHEDULE A

Commitment Number: LTC-30952

Effective Date: February 26, 2010 at 07:00 AM

1. Policy or Policies to be Issued:

   ALTA OWNER'S POLICY 06-17-06 Amount: To Be Determined

   Proposed Insured:
   Prospective Purchaser

   ALTA LOAN POLICY 06-17-06 Amount:

   Proposed Insured:

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

   Beaver Dam Lake Historic Lofts, LLC, a Wisconsin Limited Liability Company

3. The land referred to in this Commitment is described as follows:

   Lot 2 of Dodge County Certified Survey Map No. 6473, as recorded in the Office of the Register of Deeds, in and for Dodge County, Wisconsin, in Volume 44 of Certified Survey Maps, on pages 13-14, as Document No. 1139089, being a Resurvey of Certified Survey Map No. 6238, Document No. 1102674, as recorded in Volume 42 of Certified Surveys, on pages 107 and 108 in the Dodge County Register of Deeds Office, and being Lots 11, 12, 13, 14, 15 and 16 of Block 19, of Brower and Ackerman's Addition to the City of Beaver Dam, part of Outlot 1 of the Original First Ward of Beaver Dam, and also a portion of land lying South of said Lot 16, of Block 19 and North of said Outlot 1 and East of the Beaver Dam River in the South West 1/4 of the North West 1/4, and being part of the North West 1/4 of the North West 1/4 and part of the South West 1/4 of the North West 1/4 of Section 4, Township 11 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin.

Parcel Identification No.: 206-1114-0423-108

222 Madison Street

DOCUMENT# 1139089
Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD
Dec. 28,2009 AT 12:49PM

CHRIS PLANASCH - Registrar
Fee Amount: $12.00
Total Pages 2

PROJECT # 11705000.0	SCALE: 1" = 200'	FILE # 11705000.CSM
FIELD BOOK # 3133	DRAWN BY D.L. LOSTEKOW	SHEET # 1 OF 2
PAGES # 147-148	CHECKED BY M. J. LAUE	SIDE #

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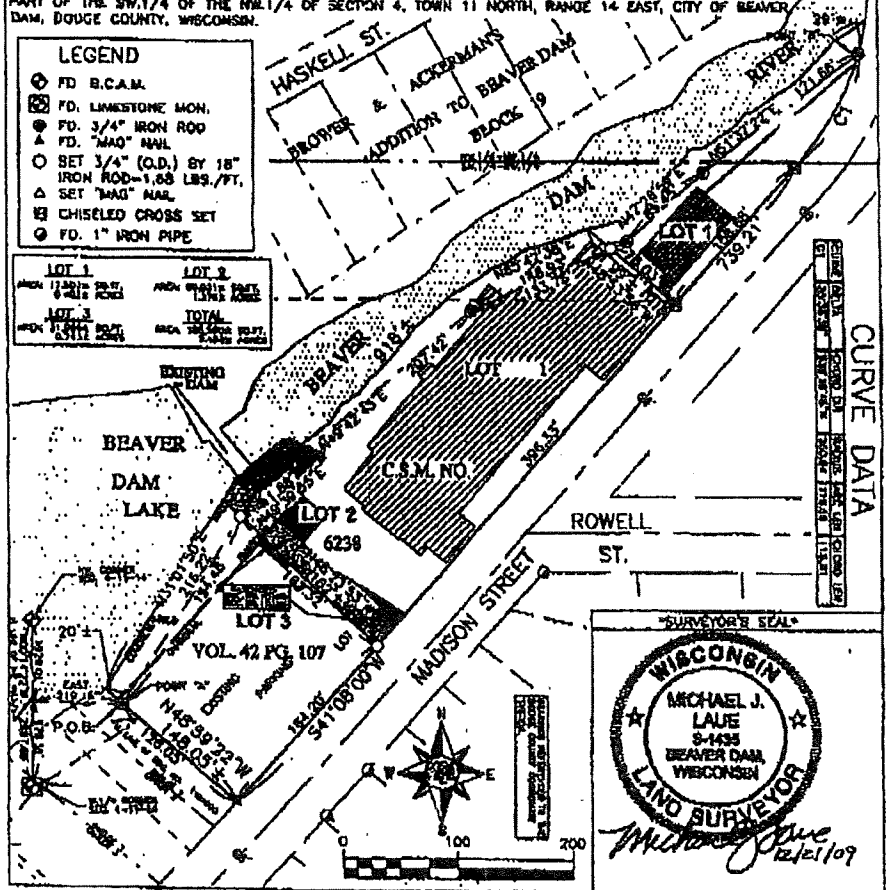
SURVEYOR:
MICHAEL J. LAUE
MSA PROFESSIONAL SERVICES, INC.
201 CORPORATE DRIVE
BEAVER DAM, WI 53916
(920) 887-4242

CLIENT/OWNER:
WISCONSIN REDEVELOPMENT
7611 HARDWOOD AVENUE
WAUWATOSA, WI 53213

"REGISTRAR'S SEAL"

DODGE COUNTY CERTIFIED SURVEY MAP #6473

A RESURVEY OF CERTIFIED SURVEY MAP NO. 6238 (DOC. NO. 1102874) AS RECORDED IN VOLUME 42 OF CERTIFIED SURVEYS ON PAGES 107 AND 108 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING LOTS 11,12,13,14,15 & 16 OF BLOCK 19 OF BROWER & ACKERMAN'S ADDITION TO THE CITY OF BEAVER DAM, PART OF OUTLOT 1 OF THE ORIGINAL FIRST WARD OF BEAVER DAM AND ALSO A PORTION OF LAND LYING SOUTH OF SAID LOT 16 OF BLOCK 19 AND NORTH OF SAID OUTLOT 1 AND EAST OF THE BEAVER DAM RIVER IN THE SW.1/4 OF THE NW.1/4 AND BEING PART OF THE NW.1/4 OF THE NW.1/4 AND PART OF THE SW.1/4 OF THE NW.1/4 OF SECTION 4, TOWN 11 NORTH, RANGE 14 EAST, CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.



"SURVEYOR'S SEAL"

WISCONSIN
MICHAEL J. LAUE
S-1435
BEAVER DAM, WISCONSIN
LAND SURVEYOR

12/21/09

V44 #013

MSA

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PROJECT #	11705000.0
DRAWN BY:	G. L. LESTER/JW
CHECKED BY:	M. J. LAUE
FILE #	11705000.CSM
SHEET #	2 OF 2

DODGE COUNTY CERTIFIED SURVEY MAP # 6473

SURVEYOR'S CERTIFICATE:

I, Michael J. Laue, Registered Land Surveyor of the State of Wisconsin do hereby certify that by order of Wisconsin Redevelopment (owner), I have made a resurvey of Certified Survey Map No. 5238 (Doc. No. 1102674) as recorded in Volume 42 of Certified Surveys on Pages 107 and 108 in the Dodge County Register of Deeds Office and being Lots 11,12,13,14,15 & 16 of Block 19 of Brower & Ackerman's Addition to the City of Beaver Dam, part of Outlot 1 of the Original First Ward of Beaver Dam and also a portion of land lying South of said Lot 16 of Block 19 and North of said Outlot 1 and East of the Beaver Dam River in the SW.1/4 of the NW.1/4 and being part of the NW.1/4 of the NW.1/4 and part of the SW.1/4 of the NW.1/4 of Section 4, Town 11 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin and being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 4; thence N.00°14'22"W., 978.59 feet along the West line of the NW.1/4; thence East, 219.15 feet to a point herein designated as Point "A" on the North line of lands described in Document No. 1101900 as recorded in the Dodge County Register of Deeds Office and being the POINT OF BEGINNING; thence N.48°59'22"W., 20 feet more or less to the shoreline of Beaver Dam Lake; thence Northeasterly along the East shoreline of Beaver Dam Lake and the East shoreline of the Beaver Dam River 918 feet more or less to a point on a curve on the Westerly right-of-way line of Madison Street; thence 29 feet more or less along said curve to the right to a point herein designated as Point "B", said Point "B" lying;
1) N.31°01'50"E., 216.22 feet;
2) N.49°39'55"E., 41.88 feet;
3) N.49°42'45"E., 207.42 feet;
4) N.65°47'38"E., 148.93 feet;
5) N.47°26'59"E., 89.45 feet;
6) N.51°37'22"E., 171.86 feet from aforementioned Point "A"; thence continuing along said Westerly right-of-way line Southwesterly 116.58 feet along said curve to the right having a radius of 260.84 feet and a chord which bears S.28°19'45"W. 115.61 feet, through a central angle of 25°36'30"; thence S.41°08'00"W., 739.21 feet along the Westerly right-of-way line of Madison Street to the Northeast corner of lands described in said Document No. 1101900; thence N.48°59'22"W., 128.05 feet along said North line to the POINT OF BEGINNING.

Said parcel contains 108,590 sq.ft./2.493 acres more or less, Said Lots 2 & 3 subject to easements recorded in Document No's. 1133600 and 1133601.

Bearings referenced to the Dodge County Coordinate System which bears N.00°14'22"W. along the West line of the NW.1/4 of Section 4-11-14.

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Control Ordinance for the City of Beaver Dam, Dodge County, Wisconsin in surveying and mapping the same to the best of my knowledge and belief.

WISCONSIN
MICHAEL J. LAUE
S-1435
BEAVER DAM, WISCONSIN
LAND SURVEYOR

Michael J. Laue 12/21/09

APPROVED by the City of Beaver Dam this 22nd day of DECEMBER 2009.

City Clerk – John Somers

V449014

Date: April 30, 2010

RE: Statement Regarding Legal Description for the Property Located at 222 Madison Street in Beaver Dam, Wisconsin

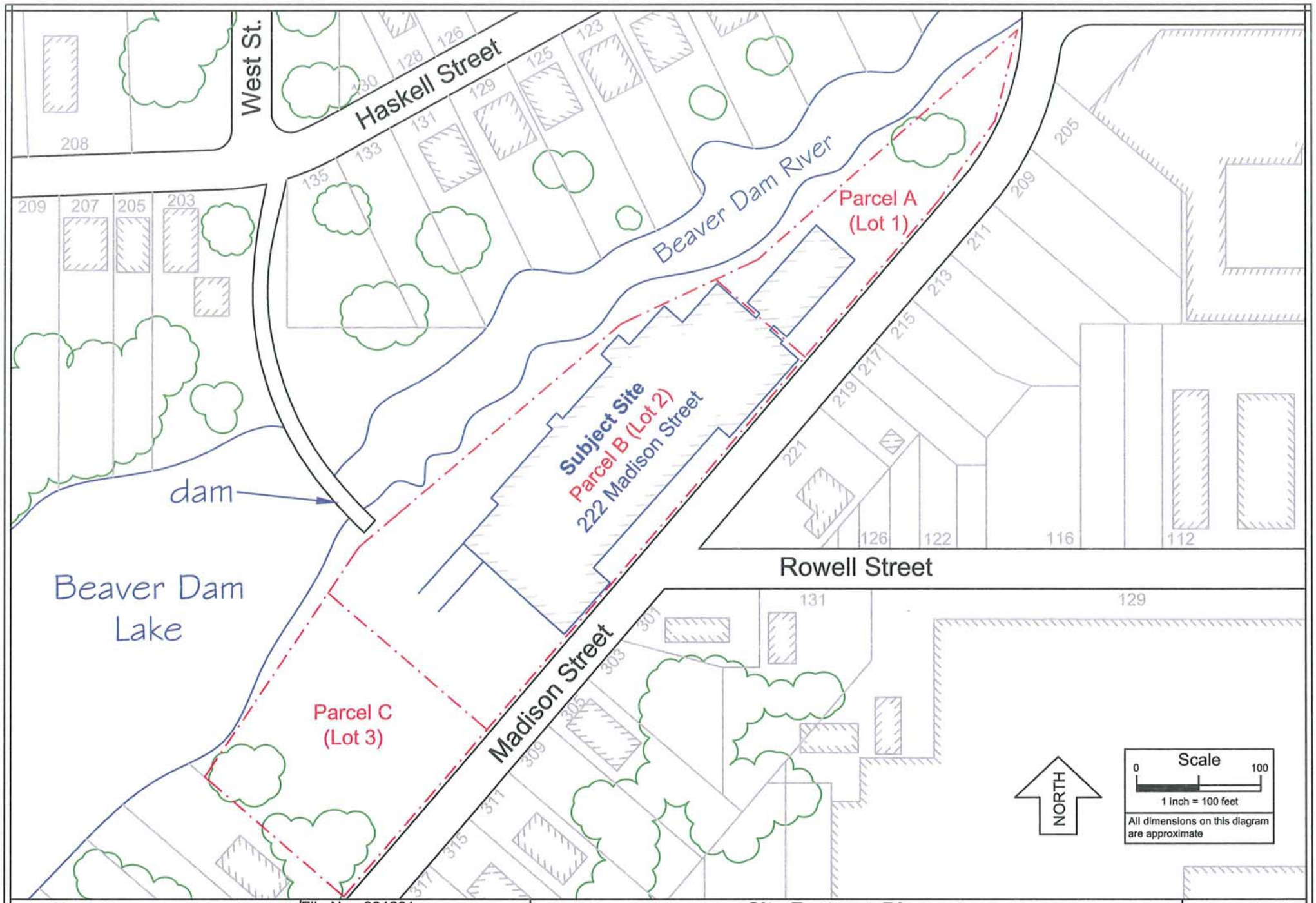
To whom it may concern:

I believe that the legal description on the attached document included in this Geographic Information System (GIS) packet is complete and accurate to the best of my knowledge.

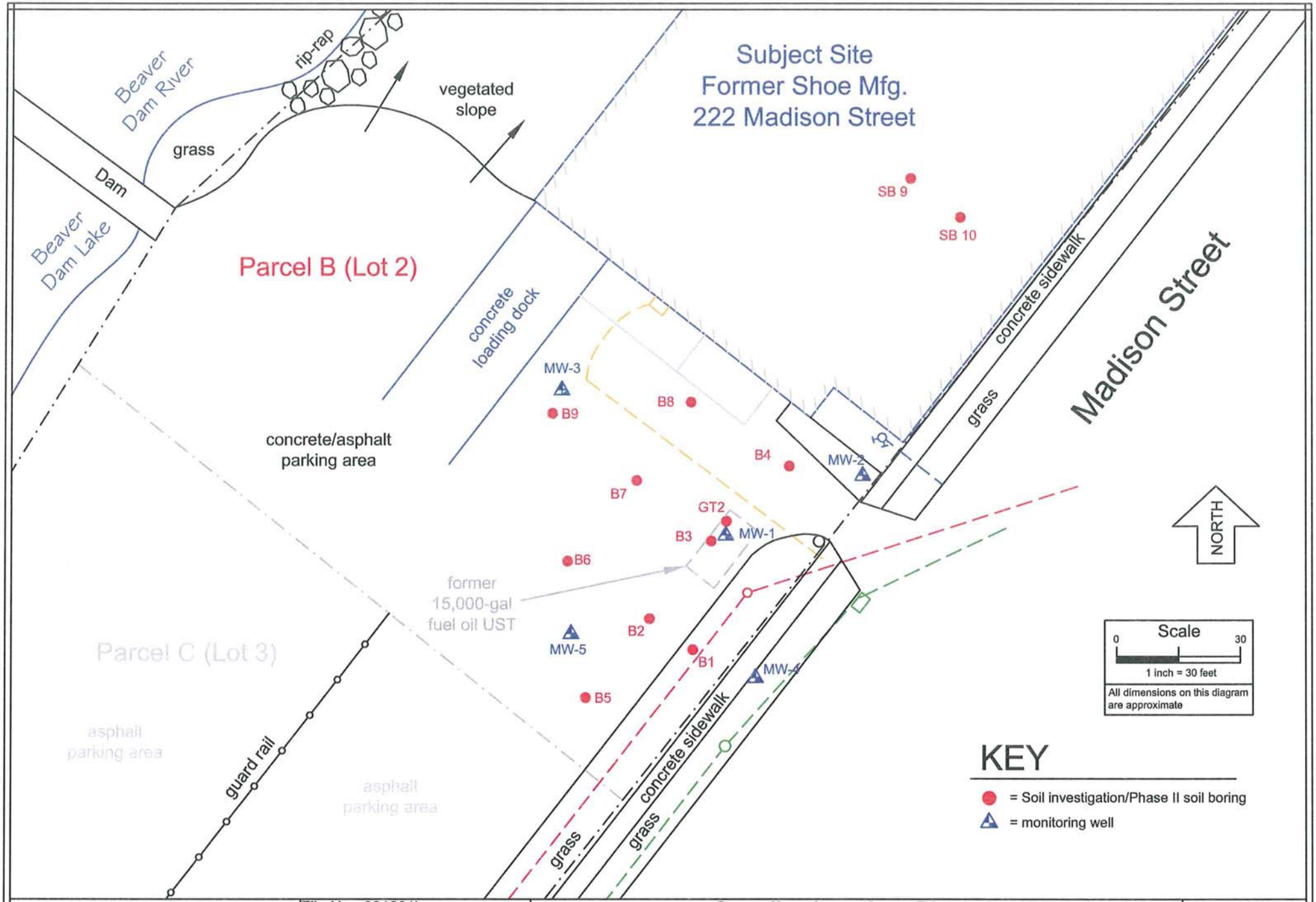
Respectfully,

_____

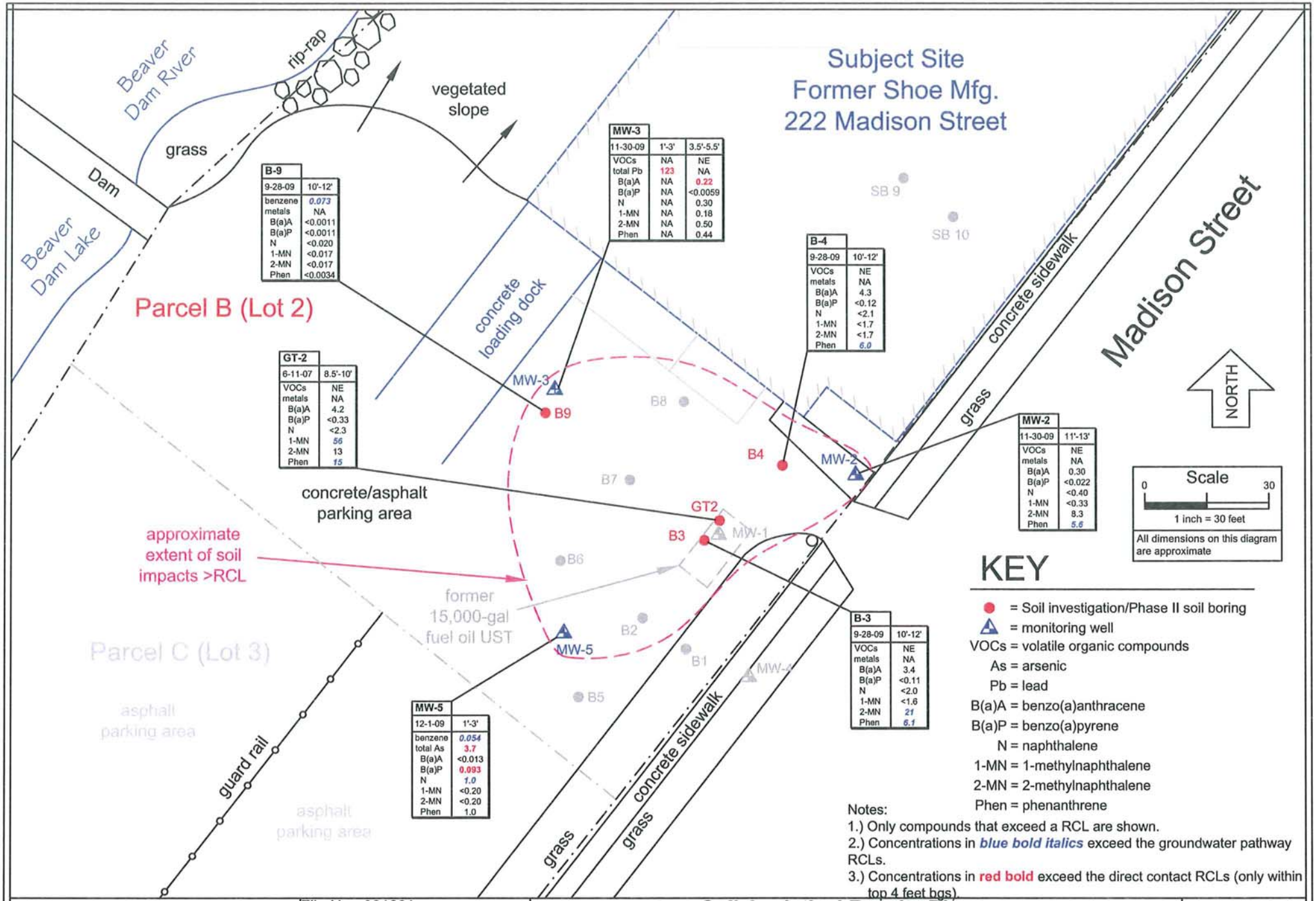
Approximate Scale 1" = 1,600'	United States Geologic Society Topographic Map Beaver Dam Quadrangle 1980 NW 1/4 and SW 1/4 of NW 1/4 of Sec 4, T11N, R14E	NORTH
ed s environmental & development solutions	**Vicinity Diagram** Former Weyco Property 222 Madison Street City of Beaver Dam, Wisconsin	Figure 1



environmental & development solutions	File No.: 091201a DWG Date: 12-4-09 Rev Date: 5-3-10 Drawn By: JEB Checked By (PM): JEB	**Site Features Diagram** Former Weyco Property - Parcel B 222 Madison Street Beaver Dam, Wisconsin	Figure 2



eds environmental & development solutions	File No.: 091201b DWG Date: 12-21-09 Rev Date: 05-03-10 Drawn By: JEB Checked By (PM): JEB	**Sampling Locations Diagram** Former Weyco Property - Parcel B 222 Madison Street City of Beaver Dam, Wisconsin	Figure 3



KEY

- ● = Soil investigation/Phase II soil boring
- ▲ = monitoring well
- VOCs = volatile organic compounds
- As = arsenic
- Pb = lead
- B(a)A = benzo(a)anthracene
- B(a)P = benzo(a)pyrene
- N = naphthalene
- 1-MN = 1-methylnaphthalene
- 2-MN = 2-methylnaphthalene
- Phen = phenanthrene

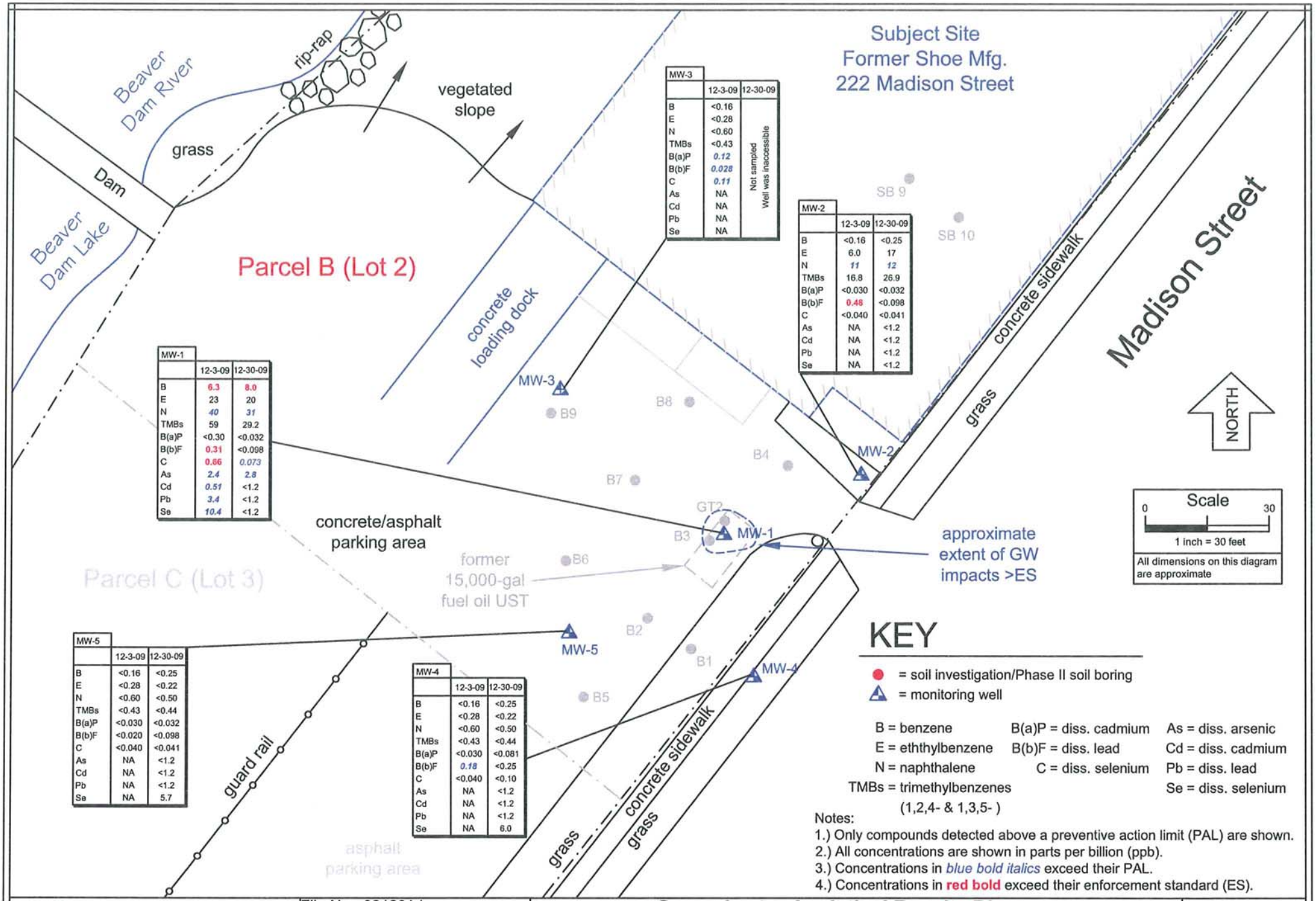
Notes:
1.) Only compounds that exceed a RCL are shown.
2.) Concentrations in ***blue bold italics*** exceed the groundwater pathway RCLs.
3.) Concentrations in **red bold** exceed the direct contact RCLs (only within top 4 feet bgs).

File No.:	091201c
DWG Date:	1-21-10
Rev Date:	05-18-10
Drawn By:	JEB
Checked By (PM):	JEB

environmental & development solutions

Soil Analytical Results Diagram
Former Weyco Property - Parcel B
222 Madison Street
City of Beaver Dam, Wisconsin

Figure 4



MW-1	12-3-09	12-30-09
B	6.3	8.0
E	23	20
N	*40*	*31*
TMBs	59	29.2
B(a)P	<0.30	<0.032
B(b)F	0.31	<0.098
C	0.66	*0.073*
As	*2.4*	*2.8*
Cd	*0.51*	<1.2
Pb	*3.4*	<1.2
Se	*10.4*	<1.2

MW-2	12-3-09	12-30-09
B	<0.16	<0.25
E	6.0	17
N	*11*	*12*
TMBs	16.8	26.9
B(a)P	<0.030	<0.032
B(b)F	0.48	<0.098
C	<0.040	<0.041
As	NA	<1.2
Cd	NA	<1.2
Pb	NA	<1.2
Se	NA	<1.2

MW-3	12-3-09	12-30-09
B	<0.16	Not sampled Well was inaccessible
E	<0.28	
N	<0.60	
TMBs	<0.43	
B(a)P	*0.12*	
B(b)F	*0.028*	
C	*0.11*	
As	NA	
Cd	NA	
Pb	NA	
Se	NA	

MW-4	12-3-09	12-30-09
B	<0.16	<0.25
E	<0.28	<0.22
N	<0.60	<0.50
TMBs	<0.43	<0.44
B(a)P	<0.030	<0.081
B(b)F	*0.18*	<0.25
C	<0.040	<0.10
As	NA	<1.2
Cd	NA	<1.2
Pb	NA	<1.2
Se	NA	6.0

MW-5	12-3-09	12-30-09
B	<0.16	<0.25
E	<0.28	<0.22
N	<0.60	<0.50
TMBs	<0.43	<0.44
B(a)P	<0.030	<0.032
B(b)F	<0.020	<0.098
C	<0.040	<0.041
As	NA	<1.2
Cd	NA	<1.2
Pb	NA	<1.2
Se	NA	5.7

KEY

● = soil investigation/Phase II soil boring

△ = monitoring well

B = benzene
E = ethylbenzene
N = naphthalene
TMBs = trimethylbenzenes (1,2,4- & 1,3,5-)
B(a)P = diss. cadmium
B(b)F = diss. lead
C = diss. selenium
As = diss. arsenic
Cd = diss. cadmium
Pb = diss. lead
Se = diss. selenium

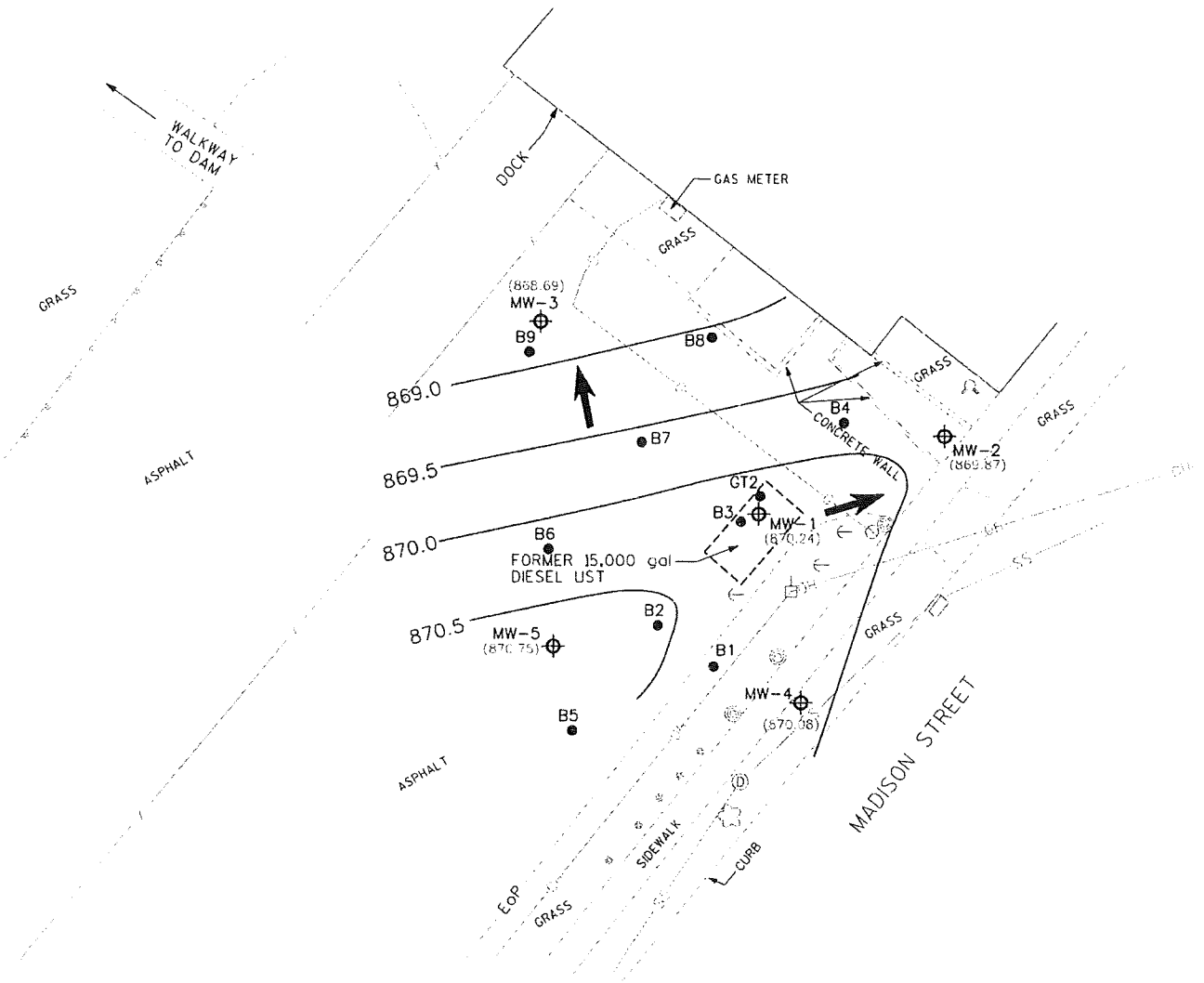
Notes:
1.) Only compounds detected above a preventive action limit (PAL) are shown.
2.) All concentrations are shown in parts per billion (ppb).
3.) Concentrations in *blue bold italics* exceed their PAL.
4.) Concentrations in **red bold** exceed their enforcement standard (ES).

ed s environmental & development solutions

File No.:	091201d
DWG Date:	1-21-10
Rev Date:	05-18-10
Drawn By:	JEB
Checked By (PM):	JEB

Groundwater Analytical Results Diagram
Former Weyco Property - Parcel B
222 Madison Street
City of Beaver Dam, Wisconsin

Figure 5



LEGEND

- GUY WIRES
- GAS VALVE
- HYDRANT
- STORM MANHOLE
- STORM INLET
- POWER POLE
- BUMPER POST
- FENCE POST
- FENCE
- GAURDRAIL
- UNDERGROUND GAS
- OVERHEAD ELECTRIC
- STORM SEWER
- EoP EDGE OF PAVEMENT
- B2 SOIL BORING LOCATION AND NUMBER
- GROUNDWATER MONITORING WELL

0 10 20 40

FIGURE 4

GROUNDWATER FLOW DIRECTION
DECEMBER 3, 2009
WEYCO SHOE FACTORY
222 MADISON ST., BEAVER DAM, WI

MSA PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL

DRAWN BY	CAR	DATE	12/09
CHECKED BY	JE	SCALE	AS SHOWN

SHEET 1 of 1
FILE NO
218014F4B

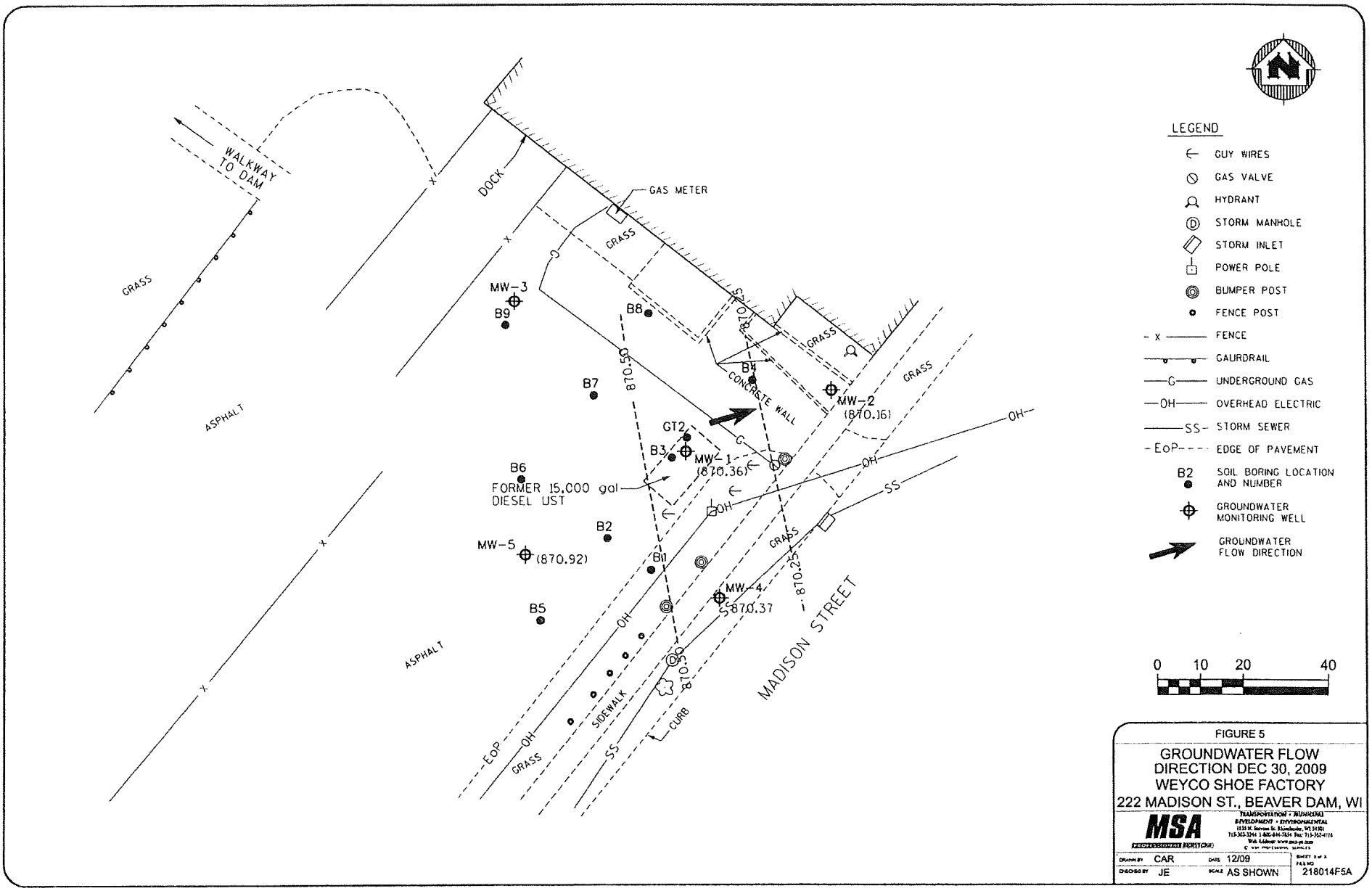


FIGURE 5

GROUNDWATER FLOW DIRECTION DEC 30, 2009
WEYCO SHOE FACTORY
222 MADISON ST., BEAVER DAM, WI

MSA

DRAWN BY CAR	DATE 12/09		SHEET 3 of 3
CHECKED BY JE	SCALE AS SHOWN		FILE NO 218014F5A

TABLE 1 (Page 1 of 2)

Soil Analytical Results

Former WEYCO Property - Beaver Dam, Wisconsin

Test Description	GT-2	SB-9	B-2		B-3	B-4		B-5	B-6		B-7		B-8		B-9	MW-2	MW-3		MW-4	MW-5	NR 720 RCLs	sugg. RCL GW path.	NR 746 or sugg. RCL D.C. path
Sample Date	7/11/07	Jun-10	9/28/09		9/28/09	9/28/09		9/28/09	9/28/09		9/28/09		9/28/09		9/28/09	11/30/09	11/30/09		12/1/09	12/1/09			
Sample Depth (feet)	8.5-10'	19.5-21	8-10'	10-12'	10-12'	8-10'	10-12'	10-12'	4-6'	10-12'	6-8'	8-10'	8-10'	10-12'	10-12'	11-13'	1-3'	3.5-5.5'	11-13'	1-3'			
Diesel Range Organics (DRO) (mg/kg)	-	-	-	***840***	***150***	<1.1	***2,900***	<1.2	<1.1	<1.1	<1.2	***420***	<1.2	***160***	<1.1	***420***	-	-	35	-	***100***	-	-
Gasoline Range Organics (GRO) (mg/kg)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	***460***	-	-	14	-	***100***	-	-
Petroleum Volatile Organic Compounds (mg/kg)																							
benzene	<0.070	<0.0074	<0.025	<0.050	<0.025	<0.025	<0.10	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	***0.073***	<0.20	-	<0.0070	<0.025	***0.054***	***0.0055***	-	**1.1**
ethylbenzene	0.72	<0.0074	<0.025	0.16	0.20	<0.025	<0.11	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.58	-	0.031	<0.025	0.033	***2.9***	-	**4.6**
methyl tert-butyl ether (MTBE)	<0.090	<0.0095	<0.025	<0.085	<0.025	<0.025	<0.17	<0.025	<0.025	<0.025	<0.025	<0.034	<0.025	<0.025	<0.025	<0.34	-	<0.0090	<0.025	<0.011	***NS***	-	**NS**
naphthalene	2.8	<0.026	0.54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.075	-	0.055	***NS***	-	**2.7**
toluene	<0.090	<0.0095	<0.025	<0.075	<0.025	<0.025	0.22	<0.025	<0.025	<0.025	<0.025	<0.030	<0.025	<0.025	<0.025	<0.30	-	0.057	<0.025	0.16	***1.5***	-	**38**
combined trimethylbenzenes	11.1	<0.0137	0.043	3.03	2.34	<0.050	11.0	<0.050	<0.050	<0.050	<0.050	1.73	<0.050	0.309	<0.050	9.3	-	0.080	0.064	0.054	***NS***	-	**83/11**
total xylenes	<0.28	<0.03	<0.050	0.29	0.351	<0.050	1.7	<0.050	<0.050	<0.050	<0.050	0.22	<0.050	0.026	<0.050	2.41	-	0.190	<0.050	0.123	***4.1***	-	**42**
Volatile Organic Compounds (mg/kg)																							
acetone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.22	-	<0.26	*NS*	-	*NS*
bromobenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0090	-	<0.011	*NS*	-	*NS*
bromochloromethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.011	-	<0.013	*NS*	-	*NS*
bromodichloromethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0090	-	<0.011	*NS*	-	*NS*
bromoform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.013	-	<0.015	*NS*	-	*NS*
bromomethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.024	-	<0.028	*NS*	-	*NS*
2-butanone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.14	-	<0.16	*NS*	-	*NS*
n-butylbenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0096	-	0.012	*NS*	-	*NS*
sec-butylbenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0093	-	0.0093	*NS*	-	*NS*
tert-butylbenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0080	-	<0.0094	*NS*	-	*NS*
carbon disulfide	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.030	-	<0.035	*NS*	-	*NS*
carbon tetrachloride	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.020	-	<0.024	*NS*	-	*NS*
chlorobenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0070	-	<0.0082	*NS*	-	*NS*
dibromochloromethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.011	-	<0.013	*NS*	-	*NS*
chloroethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.025	-	<0.029	*NS*	-	*NS*
chloroform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.011	-	<0.013	*NS*	-	*NS*
chloromethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.019	-	0.021	*NS*	-	*NS*
2-chlorotoluene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.015	-	<0.018	*NS*	-	*NS*
4-chlorotoluene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0070	-	<0.0082	*NS*	-	*NS*
1,2-dibromo-3-chloropropane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.022	-	<0.026	*NS*	-	*NS*
1,2-dibromoethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.010	-	<0.012	*NS*	-	*NS*
dibromomethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.017	-	<0.020	*NS*	-	*NS*
1,2-dichlorobenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0090	-	<0.011	*NS*	-	*NS*
1,3-dichlorobenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.012	-	<0.014	*NS*	-	*NS*
1,4-dichlorobenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0060	-	<0.0071	*NS*	-	*NS*
dichlorodifluoromethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.014	-	<0.016	*NS*	-	*NS*
1,1-dichloroethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0080	-	<0.0094	*NS*	-	*NS*
1,2-dichloroethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0070	-	<0.0082	***0.0049***	-	**0.54**
1,1-dichloroethene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.017	-	<0.020	*NS*	-	*NS*
cis-1,2-dichloroethene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0080	-	<0.0094	*NS*	-	*NS*
trans-1,2-dichloroethene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.017	-	<0.020	*NS*	-	*NS*
1,2-dichloropropane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0090	-	<0.011	*NS*	-	*NS*
1,3-dichloropropane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0050	-	<0.0059	*NS*	-	*NS*
2,2-dichloropropane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0090	-	<0.011	*NS*	-	*NS*
1,1-dichloropropene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.011	-	<0.013	*NS*	-	*NS*
cis-1,3-dichloropropene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.010	-	<0.012	*NS*	-	*NS*
trans-1,3-dichloropropene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.010	-	<0.012	*NS*	-	*NS*
diisopropyl ether	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0060	-	<0.0071	*NS*	-	*NS*
hexachlorobutadiene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.017	-	<0.020	*NS*	-	*NS*

Notes:

1. Concentrations in ***blue bold italics*** exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in **red bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. NR 720 RCLs are generic standards for the groundwater pathway for VOCs, and for non-industrial direct contact for metals.
4. Suggested standards for the PAHs were obtained from DNR guidance document and the non-industrial direct contact values were used.
5. Data obtained from MSA Professional Services sampling.

TABLE 1 (Page 2 of 2)

Soil Analytical Results

Former WEYCO Property - Beaver Dam, Wisconsin

Test Description	GT-2	SB-9	B-2		B-3	B-4		B-5	B-6		B-7		B-8		B-9	MW-2	MW-3		MW-4	MW-5	NR 720 RCLs	sugg. RCL GW path.	NR 746 or sugg. RCL D.C. path
Sample Date	7/11/07	Jun-10	9/28/09		9/28/09	9/28/09		9/28/09	9/28/09		9/28/09		9/28/09		9/28/09	11/30/09	11/30/09		12/1/09	12/1/09			
Sample Depth (feet)	8.5-10'	19.5-21	8-10'	10-12'	10-12'	8-10'	10-12'	10-12'	4-6'	10-12'	6-8'	8-10'	8-10'	10-12'	10-12'	11-13'	1-3'	3.5-5.5'	11-13'	1-3'			
VOCs continued (mg/kg)																							
2-hexanone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.090	-	<0.11	*NS*	-	*NS*
isopropylbenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.026	-	0.016	*NS*	-	*NS*
p-isopropyltoluene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0083	-	<0.0082	*NS*	-	*NS*
4-methyl-2-pentanone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.080	-	<0.094	*NS*	-	*NS*
methylene chloride	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.022	-	<0.026	*NS*	-	*NS*
n-propylbenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.027	-	0.022	*NS*	-	*NS*
styrene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0050	-	<0.0059	*NS*	-	*NS*
1,1,1,2-tetrachloroethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0090	-	<0.011	*NS*	-	*NS*
1,1,2,2-tetrachloroethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.012	-	<0.014	*NS*	-	*NS*
tetrachloroethene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0090	-	<0.011	*NS*	-	*NS*
tetrahydrofuran	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.13	-	<0.15	*NS*	-	*NS*
1,2,3-trichlorobenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.017	-	<0.020	*NS*	-	*NS*
1,2,4-trichlorobenzene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.012	-	<0.014	*NS*	-	*NS*
1,1,1-trichloroethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.012	-	<0.014	*NS*	-	*NS*
1,1,2-trichloroethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.020	-	<0.024	*NS*	-	*NS*
trichloroethene	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.011	-	<0.013	*NS*	-	*NS*
trichlorofluoromethane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.018	-	<0.021	*NS*	-	*NS*
1,2,3-trichloropropane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.013	-	<0.015	*NS*	-	*NS*
vinyl chloride	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.0090	-	<0.011	*NS*	-	*NS*
Polynuclear Aromatic Hydrocarbons (mg/kg)																							
acenaphthene	<2.6	-	-	<0.72	<1.4	<0.015	<1.5	<0.015	<0.014	<0.014	<0.015	<0.14	<0.015	<0.14	<0.015	<0.29	-	<0.077	<0.014	<0.17	-	*38*	**900**
acenaphthylene	<3.4	-	-	<0.78	<1.5	<0.016	<1.6	<0.016	<0.016	<0.015	<0.016	<0.15	<0.016	<0.15	<0.016	<0.31	-	<0.083	<0.016	<0.19	-	*0.7*	**18**
anthracene	2.1	-	-	<0.17	0.39	<0.0034	0.55	<0.0035	0.010	<0.0032	<0.0035	0.090	<0.0035	0.042	<0.0034	0.52	-	0.065	0.0061	0.11	-	*3000*	**5000**
benzo(a)anthracene	4.2	-	-	1.0	3.4	<0.0011	4.3	<0.0012	0.023	<0.0011	<0.0012	0.72	<0.0012	0.15	<0.0011	0.30	-	**0.22**	0.0075	<0.013	-	*17*	**0.088**
benzo(a)pyrene	<0.33	-	-	<0.055	<0.11	<0.0011	<0.12	<0.0012	0.0020	<0.0011	<0.0012	<0.011	<0.0012	<0.011	<0.0011	<0.022	-	<0.0059	<0.0011	**0.093**	-	*48*	**0.0088**
benzo(b)fluoranthene	<0.22	-	-	<0.055	<0.11	<0.0011	<0.12	<0.0012	0.023	<0.0011	<0.0012	<0.011	<0.0012	<0.011	<0.0011	<0.022	-	<0.0059	<0.0011	<0.013	-	*360*	**0.088**
benzo(g,h,i)perylene	<0.66	-	-	<0.17	<0.33	<0.0034	<0.35	<0.0035	<0.0033	<0.0032	<0.0035	<0.033	<0.0035	<0.032	<0.0034	<0.067	-	0.12	<0.0033	<0.040	-	*6800*	**1.8**
benzo(k)fluoranthene	<0.33	-	-	<0.11	<0.22	<0.0023	<0.23	<0.0023	<0.0022	<0.0021	<0.0023	<0.022	<0.0023	<0.022	<0.0022	<0.045	-	0.12	<0.0022	<0.027	-	*870*	**0.88**
chrysene	7.7	-	-	<0.17	<0.33	<0.0034	<0.35	<0.0035	0.073	<0.0032	<0.0035	0.13	<0.0035	<0.032	<0.0034	0.33	-	<0.018	0.0058	<0.040	-	*37*	**8.8**
dibenzo(a,h)anthracene	<0.55	-	-	<0.17	<0.33	<0.0034	<0.35	<0.0035	<0.0033	<0.0032	<0.0035	<0.033	<0.0035	<0.032	<0.0034	<0.067	-	<0.018	<0.0033	<0.040	-	*38*	**0.0088**
fluoranthene	16	-	-	2.1	7.0	<0.0011	8.5	<0.0012	0.15	<0.0011	<0.0012	1.1	<0.0012	0.50	<0.0011	4.4	-	0.45	0.0092	0.66	-	*500*	**600**
fluorene	5.8	-	-	<0.33	<0.66	<0.0068	<0.69	<0.0070	<0.0067	<0.0064	<0.0070	<0.066	<0.0069	<0.065	<0.0067	1.4	-	<0.036	<0.0066	<0.080	-	*100*	**600**
indeno(1,2,3-cd)pyrene	<0.33	-	-	<0.11	<0.22	<0.0023	<0.23	<0.0023	<0.0020	<0.0021	<0.0023	<0.022	<0.0023	<0.022	<0.0022	<0.045	-	<0.012	<0.0022	<0.027	-	*680*	**0.088**
naphthalene	<2.3	-	-	<1.0	<2.0	<0.020	<2.1	<0.021	<0.020	<0.019	<0.021	<0.20	<0.021	<0.19	<0.020	<0.40	-	0.30	<0.020	*1.0*	-	*0.4*	**20**
1-methylnaphthalene	*56*	-	-	<0.83	<1.6	<0.017	<1.7	<0.017	<0.017	<0.016	<0.017	<0.17	<0.017	<0.16	<0.017	<0.33	-	0.18	<0.017	<0.20	-	*23*	**1100**
2-methylnaphthalene	13	-	-	2.9	*21*	<0.017	<1.7	<0.017	<0.017	<0.016	<0.017	<0.17	<0.017	0.57	<0.017	8.3	-	0.50	<0.017	<0.20	-	*20*	**600**
phenanthrene	*15*	-	-	1.6	*6.1*	<0.0034	*6.0*	<0.0035	0.079	<0.0032	<0.0035	0.93	<0.0035	0.40	<0.0034	*5.6*	-	0.44	0.020	1.0	-	*1.8*	**18**
pyrene	62	-	-	<0.17	<0.33	<0.0034	<0.35	<0.0035	<0.0033	<0.0032	<0.0035	<0.033	<0.0035	<0.032	<0.0034	<0.067	-	0.19	<0.0033	0.22	-	*8700*	**500**
Metals (mg/kg)																							
arsenic	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.23	-	-	**3.7**	**0.039**	-	*NS*
barium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42.5	-	-	48.5	*NS*	-	*NS*
cadmium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.28	-	-	0.40	**8**	-	*NS*
chromium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3	-	-	8.0	**14/16,000**	-	*NS*
lead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**123**	-	-	33.3	**50**	-	*NS*
mercury	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.038	-	-	0.086	*NS*	-	*NS*
selenium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-	1.8	*NS*	-	*NS*
silver	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.1	-	-	<0.094	*NS*	-	*NS*

Notes:

1. Concentrations in ***blue bold italics*** exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in **red bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. NR 720 RCLs are generic standards for the groundwater pathway for VOCs, and for non-industrial direct contact for metals.
4. Suggested standards for the PAHs were obtained from DNR guidance document and the non-industrial direct contact values were used.
5. Data obtained from MSA Professional Services sampling.

TABLE 2 (Page 1 of 2)

Groundwater Analytical Results

Former WEYCO Property - Beaver Dam, Wisconsin

Test Description	B-2 (grab)	B-4 (grab)	B-5 (grab)	B-9 (grab)	MW-1		MW-2		MW-3		MW-4		MW-5		NR 140 PAL	NR 140 ES
Sample Date	9/28/09	9/28/09	9/28/09	9/28/09	12/3/09	12/30/09	12/3/09	12/30/09	12/3/09	12/30/09	12/3/09	12/30/09	12/3/09	12/30/09		
Petroleum Volatile Organic Compounds (µg/L)																
benzene	<10	<0.50	<0.50	<0.50	**6.3**	**8.0**	<0.16	<0.25	<0.16	Not sampled.	<0.16	<0.25	<0.16	<0.25	*0.5*	**5**
ethylbenzene	*190*	<0.50	<0.50	<0.50	23	20	6.0	17	<0.28		<0.28	<0.22	<0.28	<0.22	*140*	**700**
methyl tert-butyl ether (MTBE)	<10	<0.50	<0.50	<0.50	<0.23	<0.23	<0.23	<0.23	<0.23		<0.23	<0.23	<0.23	<0.23	*12*	**60**
naphthalene	-	-	-	-	*40*	*31*	*11*	*12*	<0.60		<0.60	<0.50	<0.60	<0.50	*10*	**100**
toluene	<10	0.51	<0.50	<0.50	0.57	0.39	0.49	0.80	<0.20		<0.20	<0.25	<0.20	<0.25	*200*	**1,000**
combined trimethylbenzenes	**1,000**	0.62	<0.90	<0.90	59	29.2	16.8	26.9	<0.43		<0.43	<0.44	<0.43	<0.44	*96*	**480**
total xylenes	201	<1.5	<1.5	<1.5	8.1	7.3	13.2	37	<1.0		<1.0	<0.39	<1.0	<0.39	*1,000*	**10,000**
Volatile Organic Compounds (µg/L)																
acetone	-	-	-	-	<7.0	-	8.1	-	<7.0	This well was inaccessible during this event and was not sampled.	<7.0	-	<7.0	-	*200*	**1,000**
bromobenzene	-	-	-	-	<0.30	-	<0.30	-	<0.30		<0.30	-	<0.30	-	*NS*	*NS*
bromochloromethane	-	-	-	-	<0.21	-	<0.21	-	<0.21		<0.21	-	<0.21	-	*NS*	*NS*
bromodichloromethane	-	-	-	-	<0.19	-	<0.19	-	<0.19		<0.19	-	<0.19	-	*0.06*	**0.6**
bromoform	-	-	-	-	<0.50	-	<0.50	-	<0.50		<0.50	-	<0.50	-	*0.44*	**4.4**
bromomethane	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*1*	**10**
2-butanone	-	-	-	-	<4.0	-	<4.0	-	<4.0		<4.0	-	<4.0	-	*NS*	*NS*
n-butylbenzene	-	-	-	-	5.0	-	2.0	-	<0.24		<0.24	-	<0.24	-	*NS*	*NS*
sec-butylbenzene	-	-	-	-	9.4	-	5.3	-	<0.29		<0.29	-	<0.29	-	*NS*	*NS*
tert-butylbenzene	-	-	-	-	0.33	-	0.27	-	<0.23		<0.23	-	<0.23	-	*NS*	*NS*
carbon disulfide	-	-	-	-	<0.50	-	<0.50	-	<0.50		<0.50	-	<0.50	-	*200*	**1,000**
carbon tetrachloride	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*0.5*	**5**
chlorobenzene	-	-	-	-	<0.30	-	<0.30	-	<0.30		<0.30	-	<0.30	-	*NS*	*NS*
dibromochloromethane	-	-	-	-	<0.23	-	<0.23	-	<0.23		<0.23	-	<0.23	-	*6*	**60**
chloroethane	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*80*	**400**
chloroform	-	-	-	-	<0.22	-	<0.22	-	<0.22		<0.22	-	<0.22	-	*0.6*	**6**
chloromethane	-	-	-	-	<0.30	-	<0.30	-	<0.30		<0.30	-	<0.30	-	*0.3*	**3**
2-chlorotoluene	-	-	-	-	<0.30	-	<0.30	-	<0.30		<0.30	-	<0.30	-	*NS*	*NS*
4-chlorotoluene	-	-	-	-	<0.30	-	<0.30	-	<0.30		<0.30	-	<0.30	-	*NS*	*NS*
1,2-dibromo-3-chloropropane	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*0.02*	**0.2**
1,2-dibromoethane	-	-	-	-	<0.13	-	<0.13	-	<0.13		<0.13	-	<0.13	-	*0.005*	**0.05**
dibromomethane	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*NS*	*NS*
1,2-dichlorobenzene	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*60*	**600**
1,3-dichlorobenzene	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*125*	**1,250**
1,4-dichlorobenzene	-	-	-	-	<0.50	-	<0.50	-	<0.50		<0.50	-	<0.50	-	*15*	**75**
dichlorodifluoromethane	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*200*	**1,000**
1,1-dichloroethane	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*85*	**850**
1,2-dichloroethane	-	-	-	-	<0.30	-	<0.30	-	<0.30		<0.30	-	<0.30	-	*0.5*	**5**
1,1-dichloroethene	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*0.7*	**7**
cis-1,2-dichloroethene	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*7*	**70**
trans-1,2-dichloroethene	-	-	-	-	<0.50	-	<0.50	-	<0.50		<0.50	-	<0.50	-	*20*	**100**
1,2-dichloropropane	-	-	-	-	<0.21	-	<0.21	-	<0.21		<0.21	-	<0.21	-	*0.5*	**5**
1,3-dichloropropane	-	-	-	-	<0.19	-	<0.19	-	<0.19		<0.19	-	<0.19	-	*NS*	*NS*
2,2-dichloropropane	-	-	-	-	<0.30	-	<0.30	-	<0.30		<0.30	-	<0.30	-	*NS*	*NS*
1,1-dichloropropene	-	-	-	-	<0.50	-	<0.50	-	<0.50		<0.50	-	<0.50	-	*NS*	*NS*
cis-1,3-dichloropropene	-	-	-	-	<0.14	-	<0.14	-	<0.14		<0.14	-	<0.14	-	*0.02*	**0.2**
trans-1,3-dichloropropene	-	-	-	-	<0.14	-	<0.14	-	<0.14		<0.14	-	<0.14	-	*0.02*	**0.2**
diisopropyl ether	-	-	-	-	<0.50	-	<0.50	-	<0.50		<0.50	-	<0.50	-	*NS*	*NS*
hexachlorobutadiene	-	-	-	-	<0.60	-	<0.60	-	<0.60		<0.60	-	<0.60	-	*NS*	*NS*

Notes:

1. Concentrations in *blue italics* exceed their respective preventive action limits (PALs).
2. Concentrations in **red bold** exceed their respective enforcement standards (ESs).
3. Data obtained from MSA Professional Services sampling.

TABLE 2 (Page 2 of 2)

Groundwater Analytical Results

Former WEYCO Property - Beaver Dam, Wisconsin

Test Description	B-2 (grab)	B-4 (grab)	B-5 (grab)	B-9 (grab)	MW-1		MW-2		MW-3		MW-4		MW-5		NR 140 PAL	NR 140 ES
Sample Date	9/28/09	9/28/09	9/28/09	9/28/09	12/3/09	12/30/09	12/3/09	12/30/09	12/3/09	12/30/09	12/3/09	12/30/09	12/3/09	12/30/09		
VOCs continued (µg/L)																
2-hexanone	-	-	-	-	<4.0	-	<4.0	-	<4.0	This well was inaccessible during this event and was not sampled.	<4.0	-	<4.0	-	*NS*	*NS*
isopropylbenzene	-	-	-	-	9.9	-	3.5	-	<0.20		<0.20	-	<0.20	-	*NS*	*NS*
p-isopropyltoluene	-	-	-	-	6.1	-	2.2	-	<0.17		<0.17	-	<0.17	-	*NS*	*NS*
4-methyl-2-pentanone	-	-	-	-	<3.0	-	<3.0	-	<3.0		<3.0	-	<3.0	-	*NS*	*NS*
methylene chloride	-	-	-	-	<0.50	-	<0.50	-	<0.50		<0.50	-	<0.50	-	*0.5*	5
n-propylbenzene	-	-	-	-	12	-	2.8	-	<0.20		<0.20	-	<0.20	-	*NS*	*NS*
styrene	-	-	-	-	<0.30	-	<0.30	-	<0.30		<0.30	-	<0.30	-	*10*	100
1,1,1,2-tetrachloroethane	-	-	-	-	<0.60	-	<0.60	-	<0.60		<0.60	-	<0.60	-	*7*	70
1,1,2,2-tetrachloroethane	-	-	-	-	<0.14	-	<0.14	-	<0.14		<0.14	-	<0.14	-	*0.02*	0.2
tetrachloroethene	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*0.5*	5
tetrahydrofuran	-	-	-	-	<4.0	-	<4.0	-	<4.0		<4.0	-	<4.0	-	*10*	50
1,2,3-trichlorobenzene	-	-	-	-	<0.50	-	<0.50	-	<0.50		<0.50	-	<0.50	-	*NS*	*NS*
1,2,4-trichlorobenzene	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*14*	70
1,1,1-trichloroethane	-	-	-	-	<0.60	-	<0.60	-	<0.60		<0.60	-	<0.60	-	*40*	200
1,1,2-trichloroethane	-	-	-	-	<0.50	-	<0.50	-	<0.50		<0.50	-	<0.50	-	*0.5*	5
trichloroethene	-	-	-	-	<0.15	-	<0.15	-	<0.15		<0.15	-	<0.15	-	*0.5*	5
trichlorofluoromethane	-	-	-	-	<0.40	-	<0.40	-	<0.40		<0.40	-	<0.40	-	*NS*	*NS*
1,2,3-trichloropropane	-	-	-	-	<0.30	-	<0.30	-	<0.30		<0.30	-	<0.30	-	*12*	60
vinyl chloride	-	-	-	-	<0.15	-	<0.15	-	<0.15		<0.15	-	<0.15	-	*0.02*	0.2
Polynuclear Aromatic Hydrocarbons (µg/L)																
acenaphthene	<87	<0.96	<0.18	<0.17	<1.6	4.0	1.3	<0.33	<0.16	This well was inaccessible during this event and was not sampled.	<0.16	<0.84	<0.16	<0.33	*NS*	*NS*
acenaphthylene	<71	<0.78	<0.15	<0.14	<1.3	<0.69	<0.13	<0.69	<0.13		<0.13	<1.7	<0.13	<0.69	*NS*	*NS*
anthracene	<330	0.54	<0.067	<0.063	1.9	1.0	0.20	<0.038	<0.060		<0.060	<0.096	<0.060	<0.038	*600*	3,000
benzo(a)anthracene	610	0.90	0.031	<0.010	0.60	0.16	0.018	<0.044	0.12		<0.010	<0.11	<0.010	<0.044	*NS*	*NS*
benzo(a)pyrene	<16	0.93	*0.045*	<0.031	<0.30	<0.032	<0.030	<0.032	*0.12*		<0.030	<0.081	<0.030	<0.032	*0.02*	0.2
benzo(b)fluoranthene	<11	1.4	*0.035*	*0.15*	0.31	<0.098	0.48	<0.098	*0.028*		*0.18*	<0.25	<0.020	<0.098	*0.02*	0.2
benzo(g,h,i)perylene	<11	0.72	0.049	<0.021	<0.20	<0.12	<0.020	<0.12	0.059		<0.020	<0.30	<0.020	<0.12	*NS*	*NS*
benzo(k)fluoranthene	<11	0.58	0.052	<0.021	<0.20	<0.049	<0.020	<0.049	0.050		<0.020	<0.12	<0.020	<0.049	*NS*	*NS*
chrysene	71	0.82	<0.045	<0.042	0.66	*0.073*	<0.040	<0.041	*0.11*		<0.040	<0.10	<0.040	<0.041	*0.02*	0.2
dibenzo(a,h)anthracene	<16	<0.18	<0.034	<0.031	<0.30	<0.13	<0.030	<0.13	<0.030		<0.030	<0.33	<0.030	<0.13	*NS*	*NS*
fluoranthene	2,200	5.4	0.29	0.14	11	1.5	0.57	<0.081	0.18		<0.010	<0.21	<0.010	<0.081	*80*	400
fluorene	*280*	1.7	<0.11	<0.10	11	9.9	1.5	<0.062	<0.10		<0.10	<0.16	<0.10	<0.062	*80*	400
indeno(1,2,3-cd)pyrene	<16	1.0	<0.034	<0.031	<0.30	<0.062	<0.030	<0.062	0.063		<0.030	<0.16	<0.030	<0.062	*NS*	*NS*
1-methylnaphthalene	<92	<1.0	<0.19	<0.18	150	110	28	<0.32	<0.17		<0.17	<0.81	<0.17	<0.32	*NS*	*NS*
2-methylnaphthalene	3,000	<1.0	<0.19	<0.18	46	25	18	<0.31	<0.17		0.30	<0.78	<0.17	<0.31	*NS*	*NS*
naphthalene	340	<1.3	<0.25	<0.23	*12*	*75*	8.1	<0.40	<0.22		<0.22	<1.0	<0.22	<0.40	*10*	100
phenanthrene	1,100	5.0	0.15	0.13	19	6.7	1.9	<0.030	0.046		0.31	<0.076	<0.030	<0.030	*NS*	*NS*
pyrene	<27	0.93	0.17	<0.052	<0.50	1.2	<0.050	<0.044	0.12		<0.050	<0.11	<0.050	<0.044	*50*	250
Metals (µg/L)																
arsenic	-	-	-	-	*2.4*	*2.8*	-	<1.2	-	Not sampled.	-	<1.2	-	<1.2	*1*	10
barium	-	-	-	-	177	180	-	160	-		-	67	-	190	*400*	2,000
cadmium	-	-	-	-	*0.51*	<1.2	-	<1.2	-		-	<1.2	-	<1.2	*0.5*	5
chromium	-	-	-	-	1.9	<1.2	-	<1.2	-		-	5.5	-	<1.2	*10*	100
lead	-	-	-	-	*3.4*	<1.2	-	<1.2	-		-	<1.2	-	<1.2	*1.5*	15
mercury	-	-	-	-	0.070	<0.000065	-	<0.000065	-		-	<0.000065	-	<0.000065	*0.2*	2
selenium	-	-	-	-	*10.4*	<1.2	-	<1.2	-		-	6.0	-	5.7	*10*	50
silver	-	-	-	-	1.4	<1.2	-	<1.2	-		-	<1.2	-	<1.2	*10*	50

Notes:

1. Concentrations in *blue italics* exceed their respective preventive action limits (PALs).
2. Concentrations in **red bold** exceed their respective enforcement standards (ESs).
3. Data obtained from MSA Professional Services sampling.

Table 3
Groundwater Elevation Measurements
Former WEYCO Property - Beaver Dam, Wisconsin

Well Number	Date	*Total Well Depth	Ground Surface Elevation	Top of Casing Elevation	*Depth to Water Below Casing	Depth to Water Below Ground	Groundwater Elevation	Groundwater Elevation Variation
MW-1	12/3/09 12/30/09	17.80	879.99	879.68	9.44 9.32	9.75 9.63	**870.24** **870.36**	- 0.12
MW-2	12/3/09 12/30/09	19.50	881.38	881.02	11.15 10.86	11.51 11.22	**869.87** **870.16**	- 0.29
MW-3	12/3/09 12/30/09	16.80	877.99	877.58	8.89 NM	9.30 NM	**868.69** **NM**	- **NM**
MW-4	12/3/09 12/30/09	19.80	881.66	881.32	11.24 10.95	11.58 11.29	**870.08** **870.37**	- 0.29
MW-5	12/3/09 12/30/09	17.70	879.64	879.30	8.55 8.38	8.89 8.72	**870.75** **870.92**	- 0.17

Notes:
1. *Measured from the north rim of the top of well casing.
2. All measurements are presented in feet.
3. Data obtained from MSA Professional Services.