

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: **Y:**

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

- Contamination in ROW
- Off-Source Contamination

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

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

- Contamination in ROW
- Off-Source Contamination

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

Land Use Controls:

- N/A (Not Applicable)**
- Soil: maintain industrial zoning (220)**
*(note: soil contamination concentrations
between non-industrial and industrial levels)*
- Structural Impediment (224)**
- Site Specific Condition (228)**

- Cover or Barrier (222)**
*(note: maintenance plan for
groundwater or direct contact)*
- Vapor Mitigation (226)**
- Maintain Liability Exemption (230)**
*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

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

- Yes No N/A

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

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

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

BRRTS #: 02-28-215951 & 03-28-210406 PARCEL ID #: 291-5959-00000, 291-5960, 291-5953, and 291-5952
ACTIVITY NAME: GNI DEVELOPMENT WTM COORDINATES: X: Y: 281020

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title: 1007015**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 4 **Title: ECI Soil Borings**
 - 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 #: 2 **Title: Site Plan**

BRRTS #: 02-28-215951 & 03-28-210406

ACTIVITY NAME: GNI DEVELOPMENT

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 #: **Title:**

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

Figure #: **Title:**

Figure #: **Title:**

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

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #: 1 Title: UST Closure Soil Laboratory Analytical Summary

- 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 #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

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

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

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

BRRTS #: 02-28-215951 & 03-28-210406

ACTIVITY NAME: GNI DEVELOPMENT

NOTIFICATIONS

Source Property

Not Applicable

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

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

Off-Source Property

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

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

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

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

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

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



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY 608-275-3231

October 14, 2003

File Ref: 02-28-215951
03-28-210406

Mr Steve Murphy
GNI of Watertown
3208 South Alpine Road
Rockford, IL 61109

Subject: Final Closure Letter for GNI Development, 301 Main Street, Watertown, WI

Dear Mr. Murphy:

On November 2, 1999, your request for closure for the site named above was reviewed by the South Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On November 3, 1999, you were notified that the Closure Committee had granted conditional closure to this case.

On July 26, 2000, the Department received correspondence indicating that you have complied with the condition for monitoring well abandonment. Appropriate forms were received for the specified wells.

In September 2003 the other condition for site closure was complied with through the use of the Geographic Information Systems Registry of Closed Remediation Sites (GIS) process.

Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wisconsin Administrative Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

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 registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

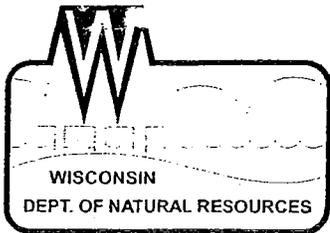
Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3297.

Sincerely,

Wendell Wojner
(608) 275-3297

cc: Jennifer Anderson, Anderson & Egan, Co. 124 N. Water Street, Suite 206, Rockford, IL 61107



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TDD 608-275-3231

November 3, 1999

File Ref: 02-28-215951
03-28-210406

Mr Steve Murphy
GNI of Watertown
3208 South Alpine Road
Rockford, IL 61109

Subject: Conditional Site Closure for GNI Development, 301 Main Street, Watertown, WI

Dear Mr. Murphy:

On November 2, 1999, your request for closure of the investigation and remediation of contamination relating to the release of hydraulic oil from hydraulic hoist #3 at the site named above was reviewed by the South Central Region Closure Committee. Concurrently, the release of contamination from the waste oil tank at the site was reviewed. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The contamination on the site property appears to have been remediated to the extent practicable under site conditions. Your case will be granted closure under s. NR 726.05, Wisconsin Administrative Code, when the following conditions have been met.

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 us on forms provided by the Department.

GROUNDWATER USE RESTRICTION The closure committee has required that a groundwater use restriction be prepared and recorded at the county register of deeds office to address the issue of remaining groundwater contamination associated with the site. The purpose of this document is to restrict the use of groundwater that may be contaminated in the vicinity of the site. A sample of a groundwater use restriction is attached.

To assist us in the preparation of the groundwater use restriction document, you must submit a copy of the property deed to me within 30 days of the date of this letter. This information will be used to prepare a draft groundwater use restriction that will be sent to you for review. If you approve of its content, you will sign it, have it recorded by the Jefferson County Register of Deeds, and submit a copy with the proof of filing to the Department.

The groundwater use restriction is an option that the Department can offer to you in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination. Note that this additional work may not be eligible for reimbursement through the Petroleum Environmental Cleanup Fund Award (PECFA) Program. You should contact the Department of Commerce to determine eligibility of the additional work for reimbursement.

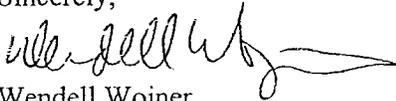
When the above conditions have been met, a final case closure letter will be sent to you.

NOTICE OF REMAINING SOIL CONTAMINATION Residual soil contamination remains at the area of the former waste oil tank at depths of ten feet below the ground surface, as indicated in the information submitted to the Department. If site conditions change in the future and this residual contaminated soil is excavated, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. Depending upon the results of that characterization, the owner may also have to properly store, treat, or dispose of any excavated materials, and/or take special precautions during excavation activities to prevent a direct contact threat to humans.

Please be aware that the site 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 sites 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 the address listed above or as indicated below.

Sincerely,



Wendell Wojner
(608) 275-3297

cc: Robert Spanbauer, AES Consultants, Ltd., 1009 Washington Street, Grafton, WI 53024
Kate Juno, Natural Resource Technology, Inc., 23713 W. Paul Road, Pewaukee, WI 53072
Lauren Azar, Michael Best & Friedrich LLP, P.O. Box 1806, Madison, WI 53701-1806
Terry and John Grinwald, 200 Second Street, Watertown, WI 53094
Marilyn Jahnke

1004518

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 2 - 1982
WARRANTY DEED

J & T Rentals, LLC

conveys and warrants to GNI of Watertown L.L.C.

the following described real estate in Jefferson County,
State of Wisconsin:

N
STATE TRANSFER

Tax Paid
\$ 1,110.00

VOL 1068 PAGE 232

RECEIVED FOR RECORD
at 8:00 o'clock A. M

OCT 29 1998

[Signature]
Register of Deeds
Jefferson County, WI

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Atty Steve Krause
15 Park Place
Appleton, WI 54911

291-5959-00000; 291-5960-00000;
PARCEL IDENTIFICATION NUMBER

291-5953-00000 & 291-5952-00000

Parcel 1: Lots 9 and 10, all in Block 32, Original Plat of Watertown, on the West side of Rock River, as surveyed by J. C. Brayton and recorded, Jefferson County, Wisconsin.

Parcel 2: The East Half of Lot 2, in Block 32, according to the map or plat of the Village (now City) of Watertown, on the West side of Rock River, as surveyed by J. C. Brayton and recorded, Jefferson County, Wisconsin.

Parcel 3: The West Half of Lot 2, Block 32, Original Plat of Watertown, on the West side of Rock River, as surveyed by J. C. Brayton and recorded, Jefferson County, Wisconsin.

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

Exception to warranties: Municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants and general taxes levied in the year of closing and subsequent years.

Dated this 27th day of October, A.D., 19 98

J & T RENTALS, LLC

BY: John P. Grinwald

BY: Terry J. Grinwald

AUTHENTICATION

Signature(s) John P. Grinwald and Terry J. Grinwald

authenticated this 27 day of October, 19 98

Robert J. Marchant

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

THIS INSTRUMENT WAS DRAFTED BY
ATTORNEY ROBERT A. BENDER

State Bar No. 1009808

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

ACKNOWLEDGMENT

State of Wisconsin,

County, } ss.

Personally came before me this _____ day of _____, 19____, the above named

to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

Notary Public, _____ County, Wis.
My commission is permanent. (If not, state expiration date: _____, 19____)

* Names of persons signing in any capacity should be typed or printed below their signatures.

Watertown - WI.

FORM NO. 985-A



Stock No. 26273

900

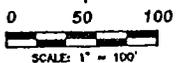
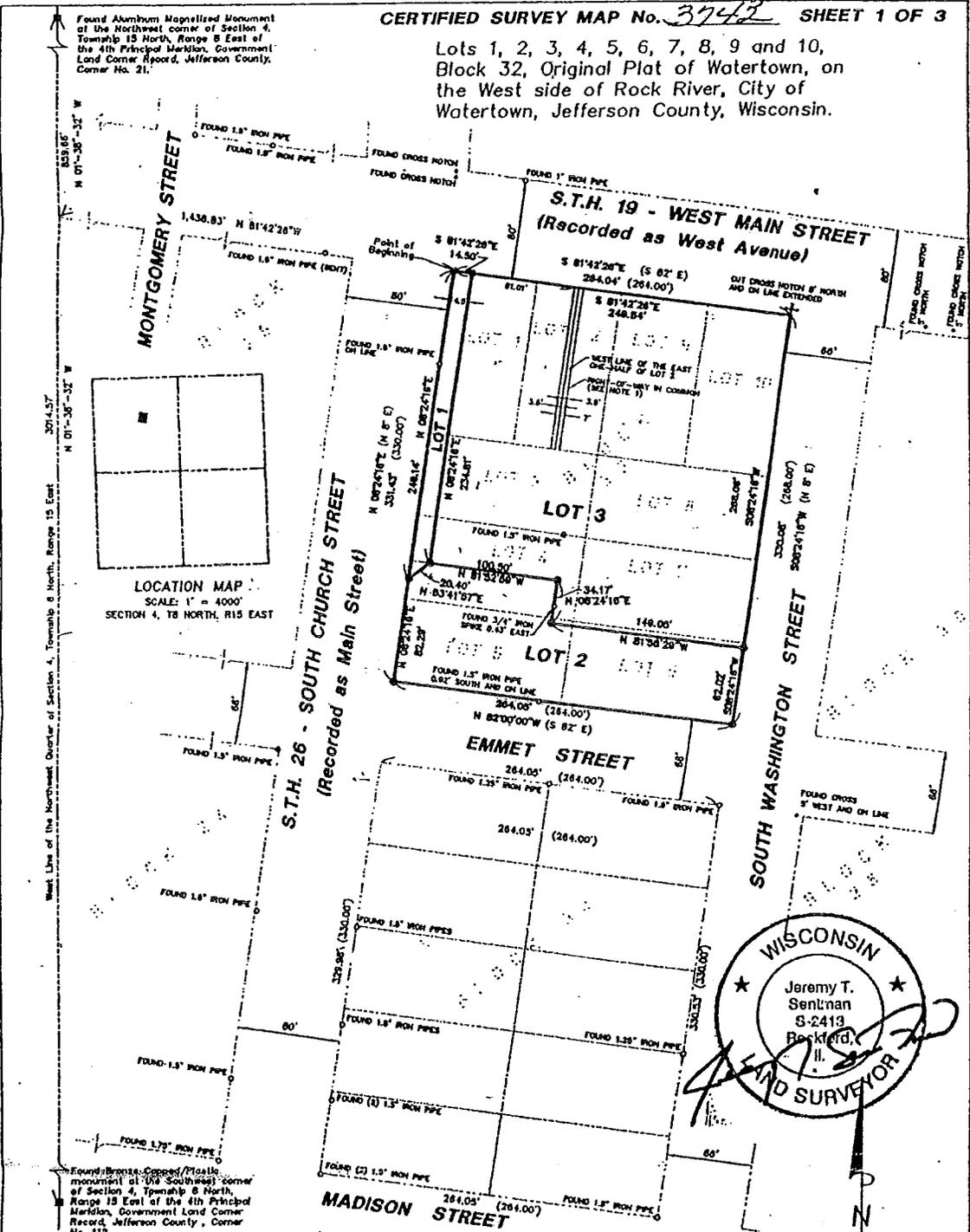
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1007015

1-17 P-201

CERTIFIED SURVEY MAP No. 3742 SHEET 1 OF 3

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 32, Original Plat of Watertown, on the West side of Rock River, City of Watertown, Jefferson County, Wisconsin.



LEGEND

○	FOUND IRON PIPE (SIZE AS NOTED)	■	FOUND GOVERNMENT MONUMENT
●	SET IRON PIPE (1" @ 1.13 lbs/l)	+	FOUND CROSS NOTCH
+	CUT CROSS NOTCH	284.05'	MEASURED DISTANCE
---	PROPERTY LINE	(284.00')	RECORD OR DEED DISTANCE
---	EXISTING LOT LINE	S 82°00'00"E	MEASURED DIRECTION/BEARING
---	RIGHT-OF-WAY LINE	(S 82° E)	RECORD OR DEED DIRECTION/BEARING
---	SECTION LINE		

Square Footage Table

Lot 1 = 3,508 S.F.
Lot 2 = 20,243 S.F.
Lot 3 = 63,582 S.F.
TOTAL AREA = 87,333 S.F.

BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 32 WHICH HAS A RECORD BEARING OF S82E.

This instrument was drafted by Jeremy T. Sentman, R.L.S.



Stock No. 26273

V-17 P. 202

CERTIFIED SURVEY MAP No. 3743 SHEET 2 OF 3

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10,
Block 32, Original Plat of Watertown, on
the West side of Rock River, City of
Watertown, Jefferson County, Wisconsin.

I, Jeremy T. Sentman, Wisconsin Registered Land Surveyor # S-2413, does hereby certify:

THAT I have surveyed Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 32, Original Plat of Watertown, on the West side of Rock River, City of Watertown, Jefferson County, Wisconsin, bounded and more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 32, Original Plat of Watertown, on the West side of Rock River, City of Watertown, Jefferson County, Wisconsin; thence South 81° 42' 26" East, 264.04 feet along the South line of West Main Street (recorded as West Avenue) to the West line of South Washington Street; thence South 08° 24' 16" West, 330.08 feet along the West line of South Washington Street to the North line of Emmet Street; thence North 82° 00' 00" West, 264.05 feet along the North line of Emmet Street to the East line of South Church Street (recorded as Main Street); thence North 08° 24' 16" East, 331.43 feet along the East line of South Church Street (recorded as Main Street) to the South line of West Main Street (recorded as West Avenue) and the Point of Beginning situated in the County of Jefferson and State of Wisconsin, containing 87,333 square feet, more or less.

THAT I have made such survey, land division and Certified Survey Map by the direction of G N I Development, of Watertown L.L.C., Randall J. and Barbara J. Phelps.

THAT such Certified Survey Map is a correct representation of all exterior boundaries of the land surveyed and the Certified Survey Map thereof made.

THAT I have fully complied with the Provisions of Chapter 236 of the Wisconsin Statutes and the Ordinances regarding platting within the City of Watertown.

THAT the location size and/or existence of any utility service lines to the property surveyed are unknown and are not shown and that all building improvements, surface and subsurface improvements on and adjacent to the site are not necessarily shown.

THAT the above described property is subject to all encumbrances, liens, and third party claims, if any.

Certified this 4th day of November, 1998.

Jeremy T. Sentman, R.L.S. S-2413
ARC Design Resources Inc.
7115 Windsor Lake Parkway
Rockford, Illinois 61111-4303.



Document # 1007015
received for record this 10th day of
Dec, 1998, at 9:00 A.M.
and recorded in Vol. 17 of Certified Surveys
on Page(s) 201-203

This instrument was drafted by Jeremy T. Sentman, R.L.S.



Stock No. 26273

V-17 P-203

CERTIFIED SURVEY MAP No. 3743 SHEET 3 OF 3 RECEIVED FOR RECORD

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10,
Block 32, Original Plat of Watertown, on
the West side of Rock River, City of
Watertown, Jefferson County, Wisconsin.

at 9:00 o'clock AM

DEC 01 1998
[Signature]
Register of Deeds
Jefferson County, WI

OWNER'S CERTIFICATE

As Owners, we hereby certify that we have caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented hereon.

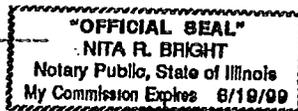
OWNER: GNI of Watertown, L.L.C.
Wayne H. Erickson, Member
OWNER: Randall J. Phelps
Randall J. Phelps
OWNER: Barbara J. Phelps
Barbara J. Phelps

State of Wisconsin)
County of Jefferson) ss.

Personally came before me this 24th day of November, 1998,
the above named GNI of Watertown, L.L.C. known to me known to be the persons who
executed the foregoing instruments and acknowledged the same.

Nita R. Bright
Notary Public

Commission expires 6/19/99



State of Wisconsin)
County of Jefferson) ss.

Personally came before me this 25th day of November, 1998,
the above named Randall J. Phelps and Barbara J. Phelps known to me known to be the
persons who executed the foregoing instruments and acknowledged the same.

Mark A. Hunt
Notary Public

Commission expires PERM



PLAN COMMISSION APPROVAL



Resolved that this Certified Survey Map, GNI of Watertown, L.L.C., Randall J. Phelps and
Barbara J. Phelps, Owners, located in the City of Watertown, is hereby approved by the
Plan Commission.

Date: 11-30-98 - Chairman: *F.H. Smith*

This instrument was drafted by Jeremy T. Sentman, R.L.S.

3208 SOUTH ALPINE ROAD
ROCKFORD, IL 61109

PHONE: 815-874-5335
FAX: 815-874-5612

September 18, 2003

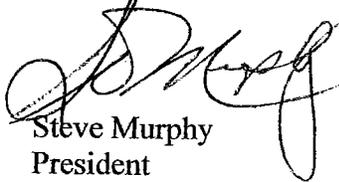
Mr. Wendall Wojner
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711-5397

Re: GNI Development
301 Main Street
Watertown, WI
02-28-215951
03-28-210406

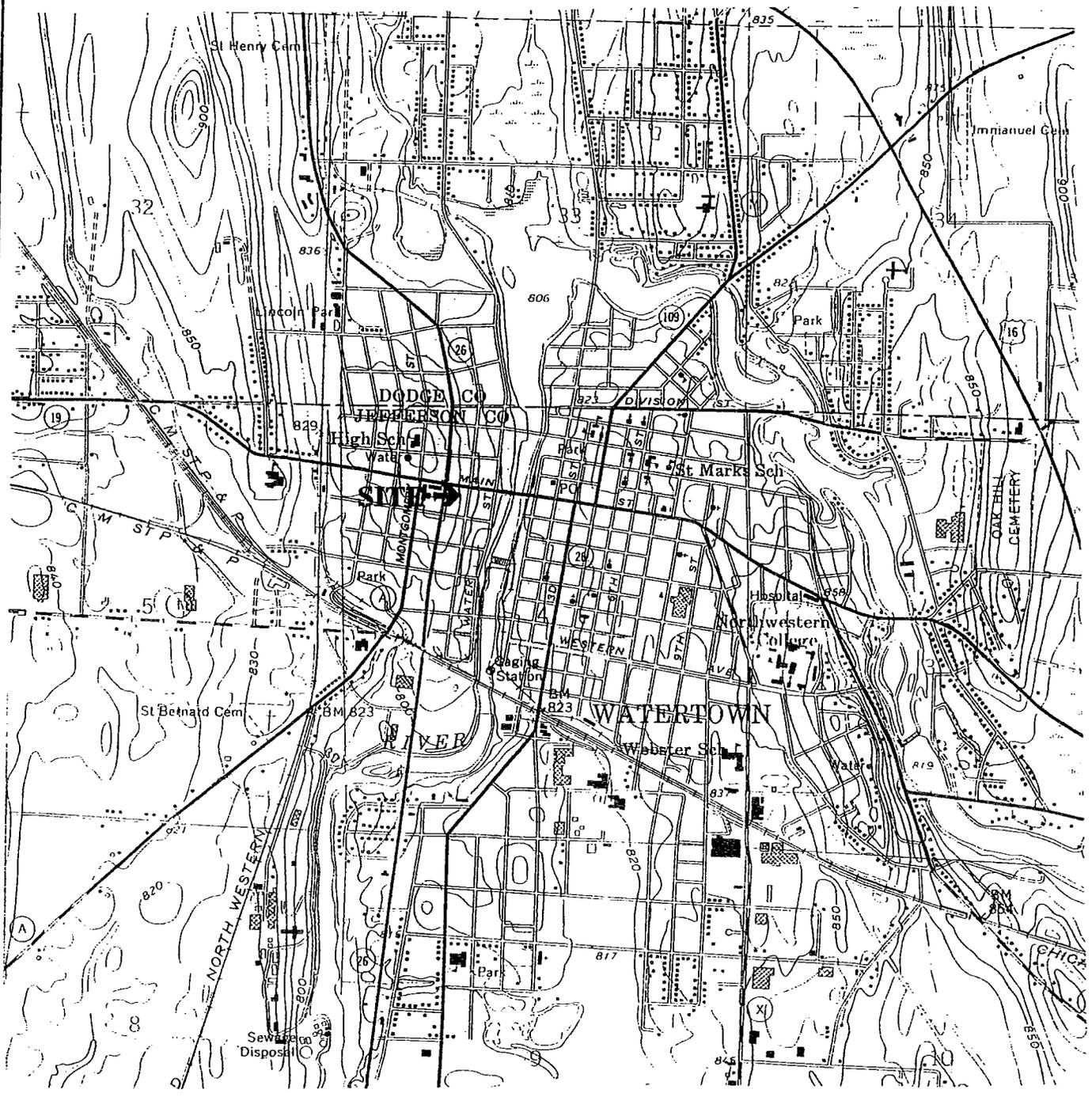
Dear Mr. Wojner:

Please be advised that the legal description on the enclosed certified survey is complete and accurate to the best of my knowledge.

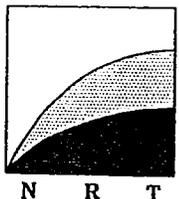
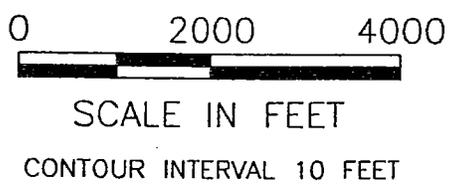
Sincerely,


Steve Murphy
President

SSM/nrk



SOURCE: USGS 7.5 MINUTE QUADRANGLE, WATERTOWN. DATED 1959. PHOTOREVISED 1971.



Natural
Resource
Technology

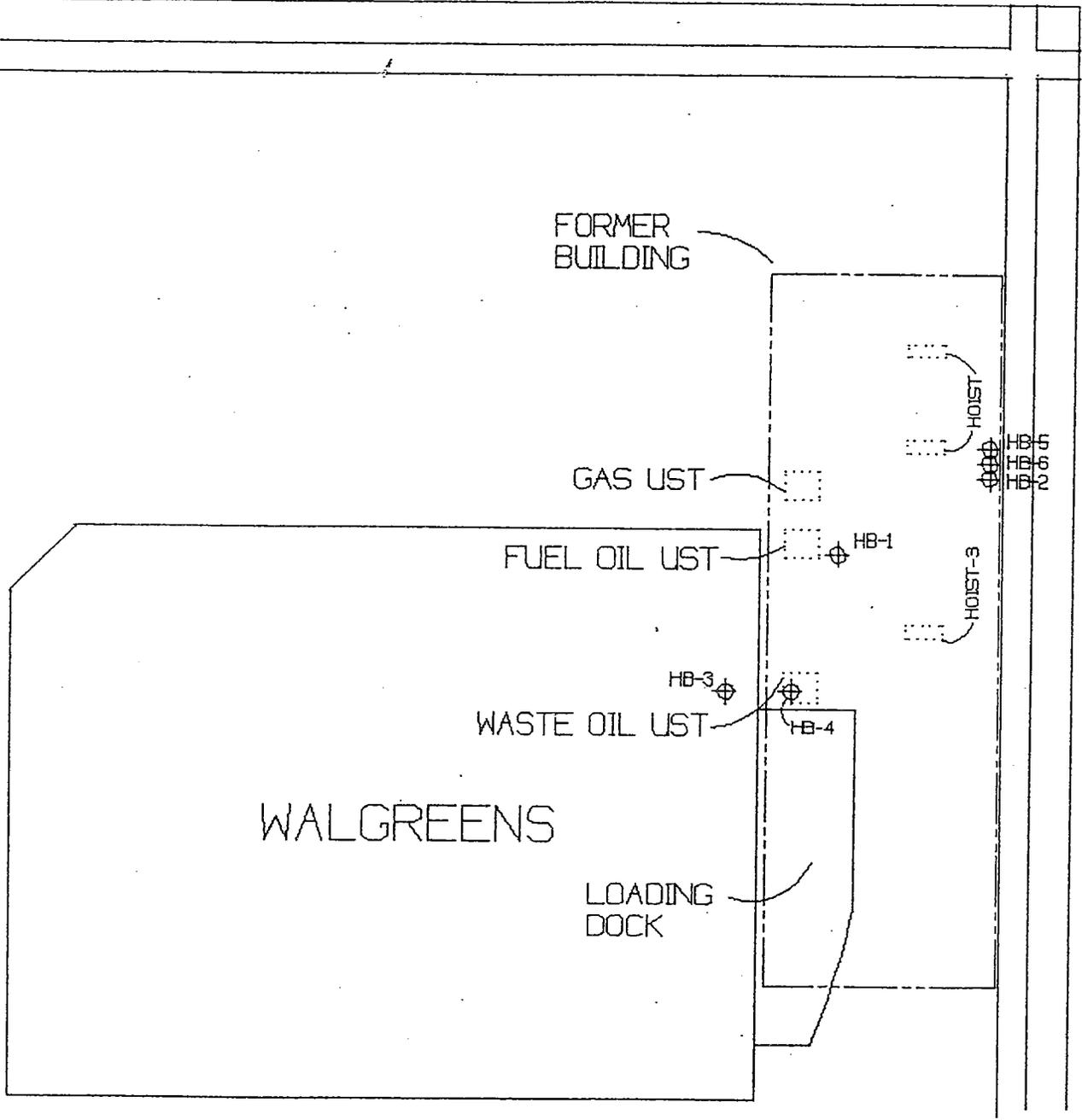
SITE LOCATION MAP
FORMER KAYSER CHRYSLER SITE
301 W. MAIN STREET
WATERTOWN, WISCONSIN

PROJECT NO. 1327
DRAWING NO. 1327-A01
FIGURE NO. 1

DRAWN BY: TAS APPROVED BY: *[Signature]* DATE: 1/8/99

WEST MAIN STREET

WASHINGTON STREET



LEGEND

⊕ ECI SOIL BORING



FIGURE 4

ECI SOIL BORINGS

WALGREENS FACILITY
WATERTOWN, WISCONSIN

JOB NUMBER 99042

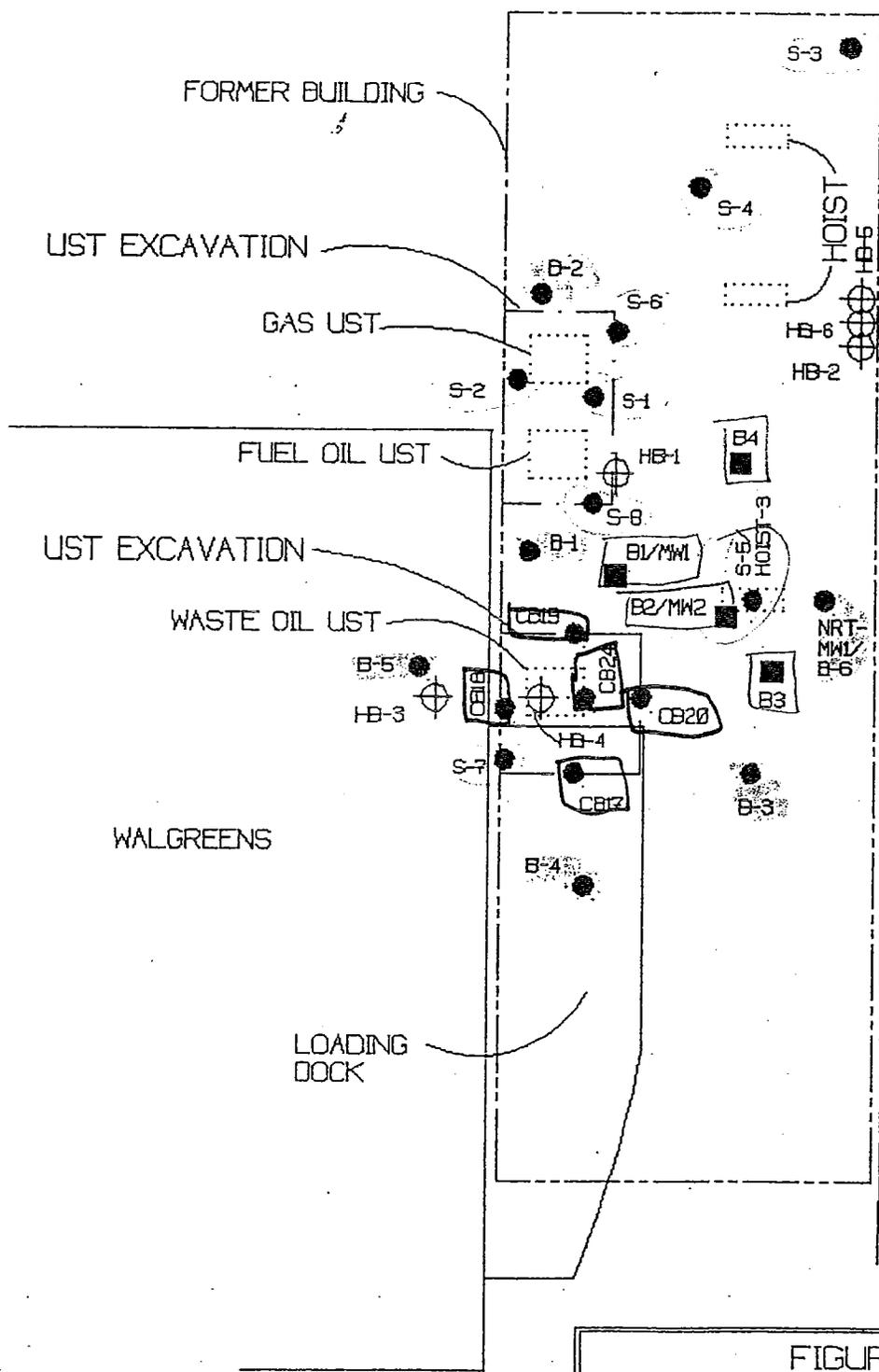
DWG FILE NAME 99042SB

SCALE: 1" = 30'

DATE: JULY 15, 1999

AES CONSULTANTS, LTD.

BY: KS



LEGEND

- ⊕ ECI SOIL BORING
- NRT SAMPLING LOCATION
- AES BORING LOCATION



FIGURE 6

AES BORING LOCATIONS

WALGREENS FACILITY
WATERTOWN, WISCONSIN

JOB NUMBER 99042 DWG FILE NAME 99042S02

SCALE: 1" = 20' DATE: JULY 15, 1999

AES CONSULTANTS, LTD. BY: KS

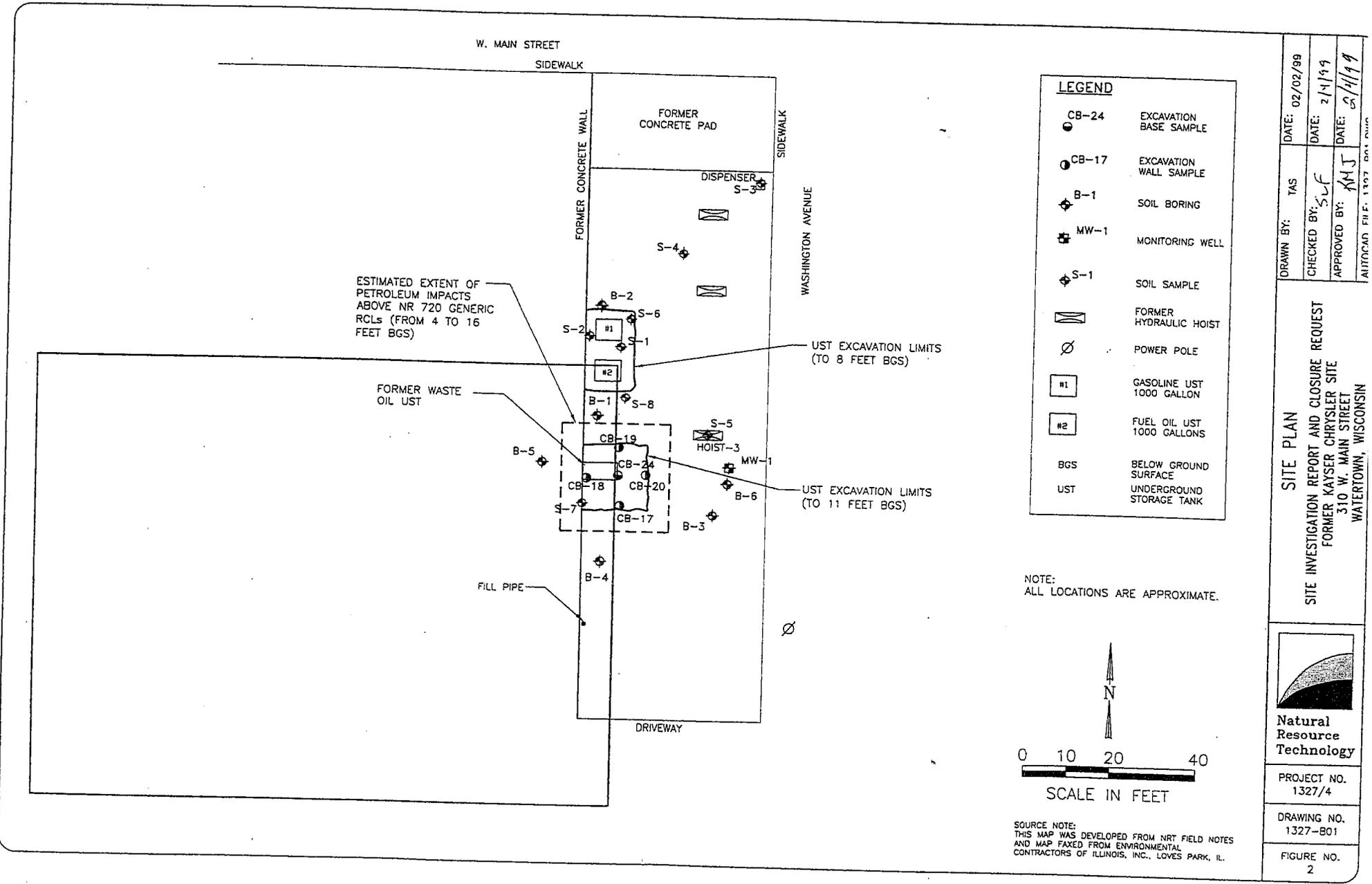


TABLE 1
Walgreens Facility
Previous Investigation Soil Analytical Results

Parameter (ug/kg)	§NR 720/ 157	RCL	ECI Samples			NRT UST Removal Samples								NRT Hoist	
			HB-1	HB-2	HB-3	S-1	S-2	S-3	S-4	S-6	S-7	S-8	Hoist - 3	S-5	
DRO (mg/kg)	100		280	<3.8	<3.7									21,000	20,300
GRO (mg/kg)	100		<2.6	<2.9	<2.8	<5.5	<5.5	<5.9	<6.0	<7.6	<6.0	<5.9			
Benzene	5.5													ND	<54
Ethylbenzene	2,900														353
Toluene	1,500														717
Xylene	4,100														2,030
Anthracene		5,000,000													
Benzo(a)anthracene		88													
Chrysene		8,800													
Fluoranthene		600,000													
Fluorene		600,000													
Naphthalene		20,000													<54
Phenanthrene		18,000													
Pyrene		500,000													
1-methyl naphthalene		1,100,000													
2-methyl naphthalene		600,000													
Lead (mg/kg)	50													144	
Total PCBs (mg/kg)	50													ND	

Bold - Exceeds §NR 720 or RCL Standard, RCL - Residual Contaminant Level for PAHs for the Direct Contact Pathway, obtained from WDNR Interim Guidance Document No. RR-519-97, April, 1997 Blank Space - Compound not analyzed

TABLE 1
Walgreens Facility
Previous Investigation Soil Analytical Results

Parameter (ug/kg)	§NR 720/ 157	RCL	NRT Overexcavation Samples					NRT Soil Boring Samples					
			CB-17	CB-18	CB-19	CB-20	CB-21	B1(16)	B2(8)	B3(8)	B4(8)	B5(10)	B6(14)
DRO (mg/kg)	100		10,700	14,000	17,000	10,800	9,660	ND	ND	ND	ND	ND	ND
GRO (mg/kg)	100												
Benzene	5.5		ND	ND	ND	ND	480	ND	ND	ND	ND	ND	ND
Ethylbenzene	2,900		2,700	4,800	3,500	1,510	3,960	ND	ND	ND	ND	ND	ND
Toluene	1,500		1,600	6,500	1,200	1,510	6,870	ND	ND	ND	ND	ND	ND
Xylene	4,100		15,000	27,000	18,000	9,280	24,700	ND	ND	ND	ND	ND	ND
Anthracene		5,000,000	150	302			247	ND	ND	ND	ND	ND	
Benzo(a)anthracene		88	171	539			236	ND	ND	ND	ND	ND	
Chrysene		8,800	118	129			ND	ND	ND	ND	ND	ND	
Fluoranthene		600,000	1,180	2,370			1,720	ND	ND	ND	ND	ND	
Fluorene		600,000	579	1,190			451	ND	ND	ND	ND	ND	
Naphthalene		20,000	5,790	11,900			6,120	ND	ND	ND	ND	ND	
Phenanthrene		18,000	815	1,620			1,070	ND	ND	ND	ND	ND	
Pyrene		500,000	975	3,660			1,610	ND	ND	ND	ND	ND	
1-methyl naphthalene		1,100,000	4,290	8,190			5,260	ND	ND	ND	ND	ND	
2-methyl naphthalene		600,000	9,860	17,200			12,900	ND	ND	ND	ND	ND	
Lead (mg/kg)	50							ND	5.3	5.1	5.3	3.9	
Total PCBs (mg/kg)	50						0.83						

Bold - Exceeds §NR 720 or RCL Standard, RCL - Residual Contaminant Level for PAHs for the Direct Contact Pathway, obtained from WDNR Interim Guidance Document No. RR-519-97, April, 1997 **Blank space** - Compound not analyzed

TABLE 3
Walgreens Facility
Soil Boring Analytical Results

Parameter (ug/kg)	§NR 720	RCL	B1-4 (6-8)	B1-7 (12-14)	B2-8 (14-16)	B2-9 (16-18)	B3-3 (4-6)	B3-9 (16-18)	B4-4 (6-8)	B4-9 (16-18)
DRO (mg/kg)	100		<10	650	400	42	<10	<10	<10	<10
Benzene	5.5		<25	<25	<250	<25	<25	<25	<25	<25
Ethylbenzene	2,900		<25	26	700	120	<25	<25	<25	<25
Toluene	1,500		35	81	<250	36	<25	46	100	<25
Xylene	4,100		<25	174	3000	510	<25	<25	112	<25
Acenaphthene		900,000	<21	<21	<42	<21	<21	<21	<21	<21
Acenaphthylene		18,000	<24	<24	<48	<24	<24	<24	<24	<24
Anthracene		5,000,000	<36	<36	<72	<36	<36	<36	<36	<36
Benzo(a)anthracene		88	<23	<23	<46	<23	<23	<23	<23	<23
Benzo(a)pyrene		8.8	<34	<34	<68	<34	<34	<34	<34	<34
Benzo(b)fluoranthene		88	<46	<46	<92	<46	<46	<46	<46	<46
Benzo(g,h,i)perylene		1,800	<29	<29	<58	<29	<29	<29	<29	<29
Benzo(k)fluoranthene		880	<48	<48	<100	<48	<48	<48	<48	<48
Chrysene		8,800	<42	<42	<84	<42	<42	<42	<42	<42
Dibenzo(a,h)anthracene		8.8	<18	<18	<36	<18	<18	<18	<18	<18
Fluoranthene		600,000	<38	42	<76	<38	<38	<38	<38	<38
Fluorene		600,000	<47	<47	270	73	<47	<47	<47	<47
Indeno(1,2,3-cd)pyrene		88	<18	<18	<36	<18	<18	<18	<18	<18
Naphthalene		20,000	<30	450	2400	380	<30	<30	<30	<30
Phenanthrene		18,000	<35	110	240	44	<35	<35	<35	<35
Pyrene		500,000	<45	64	<90	<45	<45	<45	<45	<45
1-methyl naphthalene		1,100,000	<31	670	4300	670	31	<31	<31	100
2-methyl naphthalene		600,000	<21	850	5900	710	<21	<21	<21	34

Bold - Exceeds §NR 720 or RCL Standard; RCL - Recommended Residual Contaminant Levels for PAHs for the Direct Contact Pathway, obtained from WDNR Interim Guidance Document No. RR-519-97, April, 1997

Table 3 - UST Closure Groundwater Analytical Summary
Former Kayser Chrysler Facility - Watertown, Wisconsin

Sample Location	Sample Date	Volatile Organic Compounds (µg/L)											PAHs (µg/L)				Lead, dissolved (µg/L)	Cadmium, dissolved (µg/L)	PCBs (µg/L)
		Benzene	sec-Butylbenzene	Chloroethane	1,2-Dichloroethane	cis-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene	Naphthalene	Toluene	Trimethylbenzenes	Xylenes, total	Fluorene	2-Methylnaphthalene	Naphthalene	Phenanthrene			
MW-1	1/26/99	<u>1.2</u>	0.54	nd	<u>2.5</u>	nd	1.3	0.42	0.79	0.81	2.61	3.4	0.17	0.92	0.71	0.038	1.2	0.13	<0.02
	4/27/99	<u>3.6</u>	0.37	6.3	12	0.57 J	0.44 J	nd	nd	nd	0.58	nd	nd	nd	nd	nd	na	na	na
	6/1/99	<u>4.2</u>	0.49 J	2.4	15	0.85 J	1 J	nd	nd	nd	1.28 J	nd	na	na	nd	na	na	na	na
	6/30/99	2.0	na	na	15	na	2.4	na	na	0.95 J	15.2	10.2	na	na	na	na	na	na	na
	9/13/99	2.0	na	na	15	na	4.2	na	na	nd	30.9	14.6	na	na	na	na	na	na	na
Wisconsin Groundwater Quality Standards																			
NR 140 PAL		5	ns	400	5	70	700	ns	40	343	480	620	400	ns	40	ns	15	5	0.03
NR 140 ES		0.5	ns	80	0.5	7	140	ns	8	68.6	96	124	80	ns	8	ns	1.5	0.5	0.003

Notes:

Compounds with detected concentrations are shown on table.

NR 140 PAL and ES are preventive action limit and enforcement standard, respectively.

Concentrations exceeding PAL are underlined.

Concentrations exceeding ES are shaded.

ns = standard does not exist.

na=not available, parameter not tested

J=Analyte detected between level of detection and level of quantification

DVP, SLF - 2/2/99

KMJ, SLF - 5/12/99

JAM, SLF - 9/30/99

TABLE 2
Groundwater Analytical Results

Parameter (ug/l)	§NR140		AES- MW-1	NRT		
	ES	PAL	7/99	1/99	4/99	7/99
Cadmium	5	0.5	0.185	0.13	0.09	<0.08
Lead	15	1.5	1.8	1.2	5.7	1.6
Total PCBs	0.03	0.003	NA	ND	ND	NA
Anthracene	3000	600	0.15	<0.02	<0.037	0.19
Benzo(b)fluoranthene	0.2	0.02	<0.1	<0.047	<0.1	<0.1
Benzo(a)pyrene	0.2	0.02	<0.07	<0.029	<0.07	<0.07
Chrysene	0.2	0.02	<0.14	<0.014	<0.14	<0.14
Fluoranthene	400	80	<0.25	<0.11	<0.25	0.86
Fluorene	400	80	<0.14	0.17	<0.14	<0.14
Naphthalene	40	8	2.2	0.71	<0.59	13
Pyrene	250	50	0.39	<0.051	<0.074	0.46
Benzene	5	0.5	32	1.2	11	5.7
Chloroethane	400	80	<1.3	<0.25	4.2	0.34
1,2-Dichloroethane	5	0.5	6.1	2.5	21	2.5
Ethylbenzene	700	140	38	1.3	<0.32	0.51
Methylene Chloride	5	0.5	<2.9	<0.25	<1	3.8
MTBE	60	12	<0.25	0.64	<0.31	<3.1
Toluene	343	68.6	190	0.81	<0.38	0.68
Trimethylbenzenes	480	96	154	2.61	0.52	5.8
Xylenes	620	124	330	3.4	<0.67	3.9

NA - Not Analyzed

Bold - Exceeds §NR140 ES

Note: Analytical results for PCBs are expressed as ND (no detect) due to number of analytes comprising total