

# 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.].

BRRS #:	06-28-305391	PARCEL ID #:	
ACTIVITY NAME:	J-STAR INDUSTRIES	WTM COORDINATES: X:	
		Y:	

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

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

**SOURCE LEGAL DOCUMENTS**

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

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

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
**Note:** Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.  
**Figure #: 1**                      **Title: Site Location**
  - 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 #:**                      **Title: Pre-Remediation Sampling Locations**
  - 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 #:**                      **Title: Excavation and Soil Sample Locations**

BRRTS #: 06-28-305391

ACTIVITY NAME: J-STAR INDUSTRIES

**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: Water Table Contour Map**

**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: Water Table Contour Map**

**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 #: 2                      Title: Summary of Soil Sample Analytical Data**

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

**Table #: 3                      Title: Summary of Ground Water Analytical Detections**

**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: Ground Water Elevation Data**

**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 #: 06-28-305391

ACTIVITY NAME: J-STAR INDUSTRIES

## 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:

File copy



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 Access via relay - 711

October 14, 2005

Mr. J. Michael Phelps  
J-Star Industries  
801 Janesville Avenue  
Fort Atkinson, WI 53538

Subject: Certificate of Completion for Property at 801 Janesville Avenue, Fort Atkinson,  
BRRS #06-28-305391

Dear Mr. Phelps:

The Department of Natural Resources (Department) has received your request for issuance of a *Certificate of Completion* for the environmental investigation and cleanup of property owned by Nasco International, (dba NHI, LLC) at 801 Janesville Avenue, Fort Atkinson (the Property). J-Star Industries Inc. operated a production facility on this property prior to the purchase of the property by Nasco. You have requested that the Department determine whether J-Star has met the requirements under s. 29215(2), Wis. Stats., for issuance of a Certificate of Completion.

J-Star manufactured animal feeding equipment and other farm implements at this property. Manufacturing activities included a foundry, painting and assembly operations. The property is approximately 23 acres. J-Star applied for the Voluntary Party Liability Exemption (VPLE) program on April 4, 2002. Since that time you have completed a full environmental investigation of the property, and completed remedial actions as needed in the area of the former above ground fuel storage tanks. The Department sent you an Assurance Letter on August 5, 2004. A closure letter for the fuel tanks was sent to you on August 23, 2005.

**Determination**

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



Conclusions

The Department appreciates the work undertaken by J-Star to investigate and clean up contamination associated with the Property. The exemption provided by the *Certificate of Completion* applies to any successor or assignee of J-Star Industries Inc., if the successor or assignee complies with the appropriate conditions, pursuant to s. 292.15(3), Wis. Stats. If you have any questions or concerns regarding this *Certificate of Completion*, please call me at 608-275-3310 or Michael Prager at 608-261-4927.

Sincerely,



Stephen M. Ales, P.G.  
Remediation & Redevelopment Program  
South Central Region

Cc: Scott Wilson – Ayres Associates, 1802 Pankratz Street, Madison 53704-4069  
Pam Barker – Godfrey & Kahn, 780 N. Water Street, Milwaukee, WI 53202-3590  
Michael Prager – RR/3, GEF 2



## 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 Access via relay - 711

August 23, 2005

File Ref: 02-28-264209 & 06-28-305391

Mr. J. Michael Phelps  
J-Star Industries  
801 Janesville Avenue  
Fort Atkinson, WI 53538

Subject: Closure of Petroleum AST Area at J-Star

Dear Mr. Phelps:

On July 26, 2005, 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 August 3, 2005, you were notified that the Closure Committee had granted conditional closure to this case.

On August 22, 2005 the Department received correspondence indicating that you have complied with the requirements of closure. Well abandonment forms for all on site monitoring wells were received in a submittal from Ayres Associates. 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, Wis. Adm. 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 GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). 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://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

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.

J-Star is enrolled in the Voluntary Party Liability Exemption Program (VPLE) and has actively investigated the entire parcel. You received an Assurance Letter from me dated August 5, 2004 that outlined the areas of the plant that had been investigated, and the results of each investigation. With the closure of the petroleum AST Area, J-Star is now eligible to receive a Certificate of Completion. Due to the remaining groundwater contamination at the site J-Star will need to purchase insurance in order to receive the Certificate of Completion. An application to receive a Certificate of Completion, and information regarding the insurance fee schedule can be found on the Remediation & Redevelopment's Program web site. The primary links are provided as: <http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR661.pdf> and <http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/4400-224.pdf>. The application should be sent to:

VPLE Coordinator  
Remediation & Redevelopment Program  
Wisconsin Department of Natural Resources  
P.O. Box 7921  
Madison, WI 53707-7921

As is stated in your Assurance Letter, the waste foundry materials present on the eastern edge of the property can stay in place. However, if this material is ever excavated it would need to be tested to determine its waste classification and handled appropriately at that time. The Certificate of Completion would not exempt that waste foundry material.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 608-275-3310.

Sincerely,



Stephen M. Ales, P.G.  
Remediation & Redevelopment Program  
South Central Region

Cc: Scott Wilson – Ayres Associates, 1802 Pankratz Street, Madison, WI 53704-4069  
Pam Barker – Godfrey & Kahn, 780 N. Water Street, Milwaukee, WI 53202-3590

**State of Wisconsin**  
**Department of Natural Resources**

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

**Whereas**, J-Star Industries has applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 801 Janesville Avenue, Fort Atkinson, WI, which is commonly referred to as the J-Star Property, further described in the legal description found on Attachment A ("the Property");

**Whereas**, an environmental investigation of the Property has been conducted and has determined that contamination exists at the Property;

**Whereas**, J-Star Industries has submitted to the Wisconsin Department of Natural Resources ("WDNR") investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

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

**Whereas**, J-Star Industries has paid to WDNR the appropriate insurance fee and has submitted a complete insurance application form to obtain coverage under the state's master insurance contract in accordance with s. 292.15(2)(ae)3m., Wis. Stats., and ch. NR 754, Wis. Adm. Code;

**Whereas**, each property where there are ch. NR 140 enforcement standard exceedances will be included on the department's geographic information system registry of closed remediation sites and the voluntary party has submitted all the information to the department necessary to be included on this registry pursuant to s. NR 726.05(3)(a)4., Wis. Adm. Code, including copies of letters to all landowners whose property has groundwater contamination that exceeds ch. NR 140 Enforcement Standards; and

**Whereas**, on August 23, 2005, WDNR determined that response actions necessary to restore the environment to the extent practicable with respect to the discharges and minimize the harmful effects from the discharges to the air, land, and waters of the state were completed except with respect to **benzene, benzo(a)pyrene, chrysene and benzo(b)fluoranthene** contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards that WDNR has determined will be brought into compliance through natural attenuation, in accordance with rules promulgated by WDNR.

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

Upon issuance of this Certificate, **J-Star Industries** and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the department approved the environmental investigation required under s. 292.15(2)(ae)1., Wis. Stats. However, **J-Star Industries** and a person otherwise qualified for protection under s. 292.15(3), Wis. Stats., who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by rules promulgated by the WDNR. Any releases of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

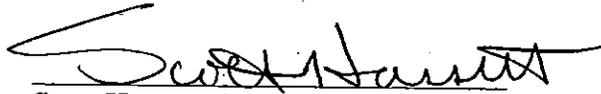
If natural attenuation fails, the insurance coverage which **J-Star Industries** obtained under s. 292.15(2)(ae)3m., Wis. Stats., may be used to cover the costs of complying with s. 292.11(3), Wis. Stats., with respect to **benzene, benzo(a)pyrene, chrysene and benzo(b)fluoranthene** - contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards.

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

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4),

289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 11<sup>th</sup> day of October, 2005.



Scott Hassett, Secretary  
Wisconsin Department of Natural Resources

**ATTACHMENT A  
LEGAL PROPERTY DESCRIPTION  
J-Star Industries**

See Attached Property Deed

1053735

Document Number

WARRANTY DEED

VOL 1200 PAGE 690

RECEIVED FOR RECORD  
at 2:15 o'clock P.M

APR 17 2001

*[Signature]*  
Register of Deeds  
Jefferson County, WI

Recording Area  
Name and Return Address

James Vance  
Vance, Wilcox, Short & Short, S.C.  
78 North Main Street  
Fort Atkinson, WI 53538-0338

226-0514-0443-001  
Parcel Identification Number (PIN)  
This is not homestead property.

STATE TRANSFER  
Tax Paid  
\$ 10,500.00

This Deed, made between Fort Livestock Systems, Inc. n/k/a J-Star Industries, Inc., Grantor, and NHI, LLC, Grantee. Grantor, for a valuable consideration conveys to Grantee the following described real estate in Jefferson County, State of Wisconsin:

See Exhibit A attached hereto.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year 2001, and those matters set forth on Exhibit B attached hereto.

Dated this 16 day of APRIL, 2001.

J-STAR INDUSTRIES, INC.

By: *J. Michael Phelps*  
VP Controller

AUTHENTICATION

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

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ) Wisconsin  
COUNTY ) Jefferson

Personally came before me this 16<sup>th</sup> day of April, 2001 the above-named J. Michael Phelps, as VP Controller of J-Star Industries, Inc., to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

*Jennifer Vallier*  
*Jennifer Vallier*

Notary Public, State of Wisconsin  
My Commission Expires \_\_\_\_\_ permanent. (If not, state expiration date: \_\_\_\_\_)  
★ JENNIFER VALLIER ★  
STATE OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY  
Jennifer L. Vallier  
Godfrey & Kahn, S.C.

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

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

WARRANTY DEED

EXHIBIT A

Parcel 1: A parcel of land in the south Half of Section 4, Town 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, more particularly described as follows: Commencing at the South Quarter corner of said Section 4; thence North 33 feet to the point of beginning which is on the North line of Rockwell Street; thence South  $89^{\circ} 38' 25''$  West along the North line of Rockwell Street 115.81 feet, to the East line of Janesville Avenue; thence North  $27^{\circ} 51' 19''$  East along East line of Janesville Avenue 1012.89 feet to the South line of Park Street; thence North  $87^{\circ} 25' 44''$  East 846.26 feet along the South line of Park Street to the West edge of existing drainage ditch; thence South  $00^{\circ} 21' 31''$  East 741.36 feet along the West edge of the existing drainage ditch; thence West 1008.15 feet along a line which is the center of the South wall of the Crane Bay extended and the center of the South wall of the Crane Bay; thence South 191.28 feet to the North line of Rockwell Street and to a point which is 50.00 feet West from the Southwest corner of the existing building; thence West 199.11 feet along the North line of Rockwell Street to the point of beginning.

Parcel 2: A parcel of land in the South half of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, more particularly described as follows: Commencing at the South Quarter corner of said Section 4; thence North 33.00 feet; thence East along North line of Rockwell Street 199.11 feet to the point of beginning which is 50.00 feet West of the Southwest corner of existing building; thence North 191.28 feet to the center of the South wall of the Crane Bay extended; thence East 1008.15 feet along the center of the South line of the Crane Bay wall and said line extended to the West edge of the existing drainage ditch; thence South  $00^{\circ} 21' 31''$  East 191.28 feet more or less to the North line of Rockwell Street; thence South  $89^{\circ} 38' 25''$  West along the North line of Rockwell Street 1033.73 feet more or less to the place of beginning.

Together with the right to use in common with others the drainage ditch lying generally Easterly and Northerly of premises described herein as contained in Warranty Deed recorded in Volume 579 of Records on Page 697 as Document No. 757334.

Except that portion of land deeded by Fort Livestock Systems, Inc. to the City of Fort Atkinson, by Deed dated September 27, 1994 and recorded October 31, 1994 at 3:10 p.m. in Vol. 899 of Records on Page 198 as Document No. 931807.

THE PRECEDING DESCRIPTION IS AN HISTORIC DESCRIPTION FROM RECORDED DOCUMENTS.  
THE PROPERTY IS ALSO DESCRIBED BASED UPON A SURVEY BY WOODMAN & ASSOCIATES, S.C.  
DATED 12/6/00, AS FOLLOWS:

A part of the SE 1/4 of the SW 1/4 and SW 1/4 of the SE 1/4 of Section 4, T5N, R14E; City of Fort Atkinson, Jefferson County, WI, to-wit:

Commencing at the S 1/4 corner of said Section 4; thence NORTH, 33.00 feet to a 3/4" iron rod on the north line of Rockwell Avenue and the point of beginning; thence  $S89^{\circ} 38' 54'' W$  along said north line 85.28 feet to a 3/4" iron rod on the easterly line of Janesville Avenue; thence  $N31^{\circ} 14' 54'' W$  along said easterly line, 30.81 feet to a 3/4" iron rod; thence  $N27^{\circ} 51' 19'' E$ , along said easterly line, 982.64 feet to a mag nail on the south line of Park Street; thence  $N 87^{\circ} 25' 16'' E$ , along said south line, 846.26 feet to a mag nail at the NW corner of Lot 1, Certified Survey Map No. 3101; thence  $S50^{\circ} 18' 28'' E$ , along the west line of said Lot 1 and the west line of Certified Survey Map No. 2777, 932.69 feet to a 3/4" iron rod on said north line of Rockwell Avenue; thence WEST, along said north line, 1208.29 feet to the point of beginning containing 22.632 acres.

Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, assessed or charged after the Date of Policy.

Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to land insured herein.

Rights of others in and to the drainage ditches included in subject premises insured herein.

Easement from James Mfg. Co. to Wisconsin Gas and Electric Company its successors and assigns, recorded on February 11, 1922, in Volume 5 of Misc. on Page 232 as Document No. 256616.

Rights, with others, in and to the drainage ditches presently located on property owned and retained by the Marmon Group, Inc. herein lying generally Easterly and Northeasterly of the premises described herein, as set forth in Warranty Deed recorded on December 1, 1978 in Volume 579 of Records on Page 697 as Document No. 757334.

Easement from Rockwood & Co. to Wisconsin Electric Power Company, its successors and assigns, dated September 28, 1973 and recorded on November 26, 1973 in Volume 499 of Records on Page 461 as Document No. 712373.

Easement from Butler Manufacturing Company, Inc. to City of Fort Atkinson, a Municipal Corporation dated November 28, 1980 and recorded on March 9, 1981 in Volume 608 of Records on Page 656 as Document No. 774959.

Right of Way Authorization granted by J-Star Industries, Inc. -to- Wisconsin Bell, Inc. by an instrument dated February 19, 1988 and was recorded on March 9, 1988 at 9:15 a.m. in Volume 713 of Records at page 675 as Document No. 838780.

Right of Way Authorization granted by J-Star Industries -to- Wisconsin Bell, Inc. by an instrument dated June 23, 1989 and was recorded on July 17, 1989 at 9:00 a.m. in Volume 737 of Records at page 682 as Document No. 852852.

Financing Statement - Debtor: J-Star Industries, Inc. Secured Party: The Northern Trust Co. Filed: May 1, 1996. Recorded May 1, 1996 at 10:15 a.m. in Vol. 950 of Records on Page 001 as Document No. 955262.

Financing Statement - Debtor: Roto-Mix, a division of J-Star Industries, Inc. Secured Party: The Northern Trust Co. Filed: May 2, 1996. Recorded May 2, 1996 at 11:30 a.m. in Vol. 950 of Records on Page 290 as Document No. 955389.

**ATTACHMENT B**  
**INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS**  
**J-Star Industries**

1. 'Case Summary and Close Out Request Documentation'; prepared by Ayres Associates, dated July 6, 2005
2. 'Contamination Assessment Report and Remedial Action Plan'; prepared by Ayres Associates, dated July 30, 2004
3. 'VPLE Investigation & Sump Cleaning Report'; prepared by Ayres Associates, dated July 18, 2003
4. 'VPLE Application, Background Information J-Star Industries'; prepared by Ayres Associates, dated October 31, 2002
5. 'Voluntary Party Liability Exemption Application, J-Star Industries Incorporated, Fort Atkinson, WI'; prepared by Ayres Associates, dated April 4, 2002
6. 'Addendum to Phase II Investigation Report of the J-Star Industries Inc., Facility, Fort Atkinson'; prepared by RMT, dated January 16, 2001
7. 'Phase II Investigation of J-Star Industries, Inc., 801 Janesville Avenue, Fort Atkinson'; prepared by RMT, dated December 2000
8. 'Condition Case Closure Approved, Commerce #53538-2493-01-A, WDNR BRRTs #03-28-198841';, Conditional Case Closure Letter from Wisconsin Department of Commerce, dated November 12, 2001
9. 'Phase 1 Environmental Site Assessment, J-Star Industries Inc., 801 Janesville Avenue, Fort Atkinson'; prepared by Key Environmental, dated March 1996.

# JSI INDUSTRIES, INC.

PO BOX 369

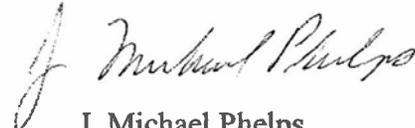
FORT ATKINSON, WI 53538-0369

Phone: 920-568-6240 • Fax: 920-563-2089

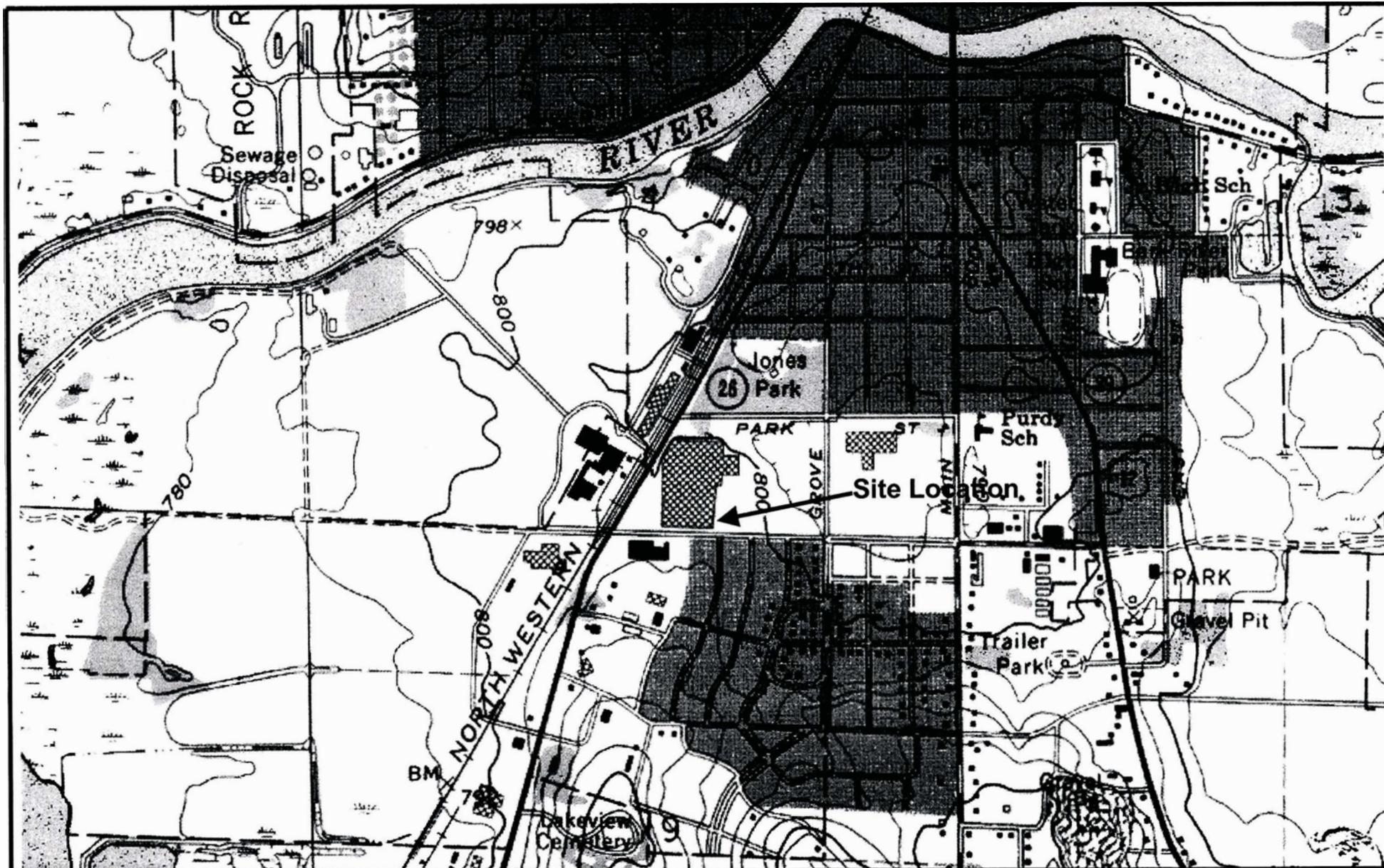
State of Wisconsin  
Department of Natural Resources

To whom it may concern:

The legal description shown in the attached warranty deed on parcel 226-0514-0443-001 is believed to be the accurate legal description for all property that is within the contaminated site boundary.



J. Michael Phelps  
President JSI Industries Inc.  
fka J-Star Industries Inc.



**FORT ATKINSON, WIS.**  
 NE/4 FORT ATKINSON 15' QUADRANGLE  
 N4252.5—W8845/7.5  
 1961  
 PHOTOREVISED 1971  
 AMS 3269 IV NE—SERIES V861

**Figure 1 – Site Location**  
**JSI Industries, Inc.**  
 801 Janesville Avenue  
 Fort Atkinson, Wisconsin

**AYRES**  
 ASSOCIATES







Table 2  
Summary of Soil Sample Analytical Data  
Petroleum Volatile Organic Compounds & Polynuclear Aromatic Hydrocarbons  
September 2004

Sample Number	Analytical Result (ug/Kg)											NR 720	Suggested Generic RCLs	
	CON1	CON2	CON3	CON4	CON5	CON6	CON7	CON8	CON9	CON10	CON11	RCL	Ground Water Pathway	Direct Contact Industrial
Sample Depth (ft.)	2'	3'	3'	4'	3'	4'	6'	4.5'	6'	6'	6'			
<b>PVOCs</b>														
1,2,4-Trimethylbenzene	110	150	<25	160	<25	670	1,300	450	900	170	32	ns	ns	ns
1,3,5-Trimethylbenzene	66	130	<25	<25	<25	200	74	120	310	39	<25	ns	ns	ns
Benzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	5.5	ns	ns
Ethylbenzene	<25	<25	<25	<25	<25	57.0	160	71	100	<25	<25	2,900	ns	ns
Methyl-tert-butyl ether	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	ns	ns	ns
Toluene	<b>1,800</b>	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500	ns	ns
Xylenes, Total	116	<25	<25	<25	<25	140	205	186	291	<25	<25	4,100	ns	ns
<b>PAHs</b>														
1-Methylnaphthalene	270	14	35	460	15	1,300	12,000	2,600	3,800	3,000	370	ns	23,000	70,000,000
2-Methylnaphthalene	530	6.0	32	700	9.0	560	18,000	2,500	4,100	5,000	53	ns	20,000	40,000,000
Acenaphthene	46	10	40	59	9.3	67	960	370	310	230	47	ns	38,000	60,000,000
Acenaphthylene	26	6.6	15	15	<6.0	18	310	91	100	84	18	ns	700	360,000
Anthracene	140	50	45	27	17	78	2,200	330	620	240	68	ns	3,000,000	300,000,000
Benzo(a)anthracene	260	<14	26	<15	15	41	830	500	220	<84	33	ns	17,000	3,900
Benzo(a)pyrene	330	<11	39	<12	18	360	<b>590</b>	<b>770</b>	170	<68	23	ns	48,000	390
Benzo(b)fluoranthene	410	<9.0	40	<9.7	15	87	210	940	76	<55	9.7	ns	360,000	3,900
Benzo(g,h,i)perylene	190	<6.1	31	<6.6	14	370	260	290	73	<37	14	ns	6,800,000	39,000
Benzo(k)fluoranthene	310	<12	32	<13	14	28	<160	710	<64	<74	<12	ns	870,000	39,000
Chrysene	300	<13	39	<13	18	370	1,400	630	420	110	50	ns	37,000	390,000
Dibenz(a,h)anthracene	42	<3.6	5.2	<3.9	<3.6	24	<47	84	<19	<22	<3.6	ns	38,000	390
Fluoranthene	560	16	58	<11	31	120	480	1,300	180	<64	23	ns	500,000	40,000,000
Fluorene	50	77	45	46	15	70	2,000	480	580	440	100	ns	100,000	40,000,000
<b>Indeno(1,2,3-cd)pyrene</b>	140	<b>&lt;5.8</b>	21	<6.2	10	81	82	290	<31	<36	<5.8	ns	680,000	3,900
Naphthalene	150	6.0	6.8	240	2.7	<b>480</b>	<b>5,800</b>	<b>520</b>	<b>1,300</b>	<b>780</b>	13	ns	400	110,000
Phenanthrene	440	52	100	110	54	140	<b>8,100</b>	1,600	1,700	1,300	280	ns	1,800	390,000
Pyrene	680	61	100	15	40	300	4,400	1,200	1,400	360	140	ns	8,700,000	30,000,000

**BOLD** Exceeds NR 720 Wisconsin Administrative Code Residual Contaminant Level (RCL)  
 ns No NR 720 Wisconsin Administrative Code or "guidance" Residual Contaminant Level established.  
 - Not Analyzed  
 < Concentration less than laboratory method detection limit.  
**BOLD** Exceeds suggested generic residual contaminant level for PAHs (ground water or industrial direct contact pathway).  
 Note: Soil standards listed for PAHs are "suggested generic residual contaminant levels" outlined in WDNR Guidance Publication (RR-519-97)

**Table 2 (continued)**  
**Summary of Soil Sample Analytical Data**  
**Petroleum Volatile Organic Compounds & Polynuclear Aromatic Hydrocarbons**  
**September 2004**

Sample Number	Analytical Result (ug/Kg)											NR 720	Suggested Generic RCLs	
	CON12	CON13	CON14	CON15	CON16	CON17	CON18	CON19	CON20	CON21	CON22	RCL	Ground Water Pathway	Direct Contact Industrial
Sample Depth (ft.)	6'	10'	10'	12'	12'	6'	6'	6'	8'	8'	6'			
<b>PVOCs</b>														
1,2,4-Trimethylbenzene	47	<25	63	46	<25	8,100	120	310	<25	<25	---	ns	ns	ns
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25	290	<25	42	<25	<25	---	ns	ns	ns
Benzene	<25	<25	<b>33</b>	<25	<25	<62	<b>110</b>	<25	<25	<25	---	5.5	ns	ns
Ethylbenzene	<25	<25	30.0	<25	<25	440	41	<25	<25	<25	---	2,900	ns	ns
Methyl-tert-butyl ether	<25	<25	<25	<25	<25	<62	<25	<25	<25	<25	---	ns	ns	ns
Toluene	<25	<25	<25	<25	<25	<62	<25	<25	<25	<25	---	1,500	ns	ns
Xylenes, Total	<25	<25	<25	29	<25	760	<25	<25	<25	<25	---	4,100	ns	ns
<b>PAHs</b>														
1-Methylnaphthalene	1,500	370	150	78	14	<b>59,000</b>	110	1,700	40	16	5,400	ns	23,000	70,000,000
2-Methylnaphthalene	1,200	50	130	77	<3.9	<b>94,000</b>	9.5	36	41	15	<37	ns	20,000	40,000,000
Acenaphthene	130	50	3.1	16	<1.9	4,500	2.7	460	4.2	4.1	520	ns	38,000	60,000,000
Acenaphthylene	41	16	<6.6	<6.4	<6.6	<b>1,300</b>	<6.7	24	<6.1	<6.7	130	ns	700	360,000
Anthracene	120	43	<2.5	26	<2.6	2,600	<2.6	480	15	3.9	540	ns	3,000,000	300,000,000
Benzo(a)anthracene	39	23	<15	88	<15	<2100	<15	240	17	<15	220	ns	17,000	3,900
Benzo(a)pyrene	28	16	<12	100	<12	<1,700	<12	250	18	<12	150	ns	48,000	390
Benzo(b)fluoranthene	<19	<12	<9.7	120	<9.8	<1,400	<9.9	170	25	<9.9	<93	ns	360,000	3,900
Benzo(g,h,i)perylene	19	<8.2	<6.6	79	<6.6	<940	<6.7	110	44	<6.7	93	ns	6,800,000	39,000
Benzo(k)fluoranthene	<25	<16	<13	110	<13	<1,900	<13	98	19	<13	<130	ns	870,000	39,000
Chrysene	64	40	<14	110	<14	<1,900	<14	440	27	<14	360	ns	37,000	390,000
Dibenz(a,h)anthracene	<7.6	<4.9	<3.9	13	<4.0	<560	<4.0	23	3.7	<4.0	<38	ns	38,000	390
Fluoranthene	30	20	<11	180	<11	<1,600	<11	560	44	<11	290	ns	500,000	40,000,000
Fluorene	220	84	2.7	15	<1.6	6,300	<1.6	440	5.4	6.4	780	ns	100,000	40,000,000
Indeno(1,2,3-cd)pyrene	<12	<7.8	<6.3	42	<6.3	<890	<6.4	57	12	<6.4	<60	ns	680,000	3,900
Naphthalene	97	6.4	130	29	4.7	<b>16,000</b>	.17	39	20	4.3	94	ns	400	110,000
Phenanthrene	550	230	<6.7	170	<6.7	<b>16,000</b>	<6.8	1,300	47	21	<b>2,300</b>	ns	1,800	390,000
Pyrene	210	120	<15	200	<15	5,000	<15	2,000	50	<15	1,300	ns	8,700,000	30,000,000

**BOLD** Exceeds NR 720 Wisconsin Administrative Code Residual Contaminant Level (RCL)  
 ns No NR 720 Wisconsin Administrative Code or "guidance" Residual Contaminant Level established.  
 < Not Analyzed  
 < Concentration less than laboratory method detection limit.  
**BOLD** Exceeds suggested generic residual contaminant level for PAHs (ground water or Industrial direct contact pathway)

**Table 3**  
**Summary of Ground Water Analytical Detections**  
**JSI Industries, Inc, Fort Atkinson, Wisconsin**  
**November 2003 Through March 2004**

Well Number	Analytical Result (ug/L)																		NR 140 Groundwater Standards	
	MW-6			MW-7			MW-8			MW-9			MW-10			MW-11				
	11/6/03	1/28/04	3/30/04	11/6/03	1/28/04	3/30/04	11/6/03	1/28/04	3/30/04	11/6/03	1/28/04	3/30/04	11/6/03	1/28/04	3/30/04	11/6/03	1/28/04	3/30/04	ES	PAL
<b>PVOCs</b>																				
Trimethylbenzene	< 0.66	< 0.66	<0.39	136.8	116.4	197.0	< 0.66	< 0.66	<0.39	13.1	7.66	3.64	< 0.66	< 0.66	0.63	~	~	~	480	96
Benzene	< 0.30	< 0.30	<0.14	780	710	740	< 0.30	2.6	9.9	< 0.30	< 0.30	<0.14	1.2	3.5	67	~	~	~	5	0.5
Ethylbenzene	< 0.60	< 0.60	<0.40	50	47	33	< 0.60	< 0.60	<0.40	0.95	0.69	<0.40	< 0.60	< 0.60	1.2	~	~	~	700	140
Methyl-tert-butyl-ether	< 0.58	< 0.58	<0.36	< 2.9	2.9	3.9	< 0.58	< 0.58	<0.36	1.4	1.6	0.37	< 0.58	< 0.58	0.52	~	~	~	60	12
Toluene	< 0.58	< 0.58	<0.36	4.50	3.7	3.5	< 0.58	< 0.58	<0.36	< 0.58	< 0.58	<0.36	< 0.58	< 0.58	<0.36	~	~	~	1,000	200
o-Xylene	< 0.64	< 0.64	<0.36	8.40	8.3	9.8	< 0.64	< 0.64	<0.36	0.90	< 0.64	<0.36	< 0.64	< 0.64	<0.36	~	~	~	10,000	1,000
m & p-Xylene	< 1.2	< 1.2	<0.74	56	47	47	< 1.2	< 1.2	<0.74	< 1.2	< 1.2	<0.74	< 1.2	< 1.2	<0.74	~	~	~		
<b>PAHs</b>																				
1-Methylnaphthalene	0.051	0.11	<8.5	4,500	860	37,000	0.24	0.45	1.8	110	89	26	0.14	0.21	30	< 0.36	< 0.34	< 0.34	ns	ns
2-Methylnaphthalene	0.078	0.13	<8.0	6,800	1,100	58,000	0.033	<0.32	<0.32	2.2	0.25	<1.6	0.018	0.017	0.022	< 0.34	< 0.32	< 0.32	ns	ns
Acenaphthene	< 0.018	< 0.017	<8.5	360	44	<5,100	0.45	0.57	1.8	9.5	7.8	5.4	0.15	< 0.017	0.99	0.51	0.65	0.52	ns	ns
Acenaphthylene	< 0.019	< 0.018	<9.0	110	12	780	0.038	<0.36	<0.36	2.0	<3.6	<1.8	< 0.019	< 0.018	0.054	< 0.38	< 0.36	< 0.36	ns	ns
Anthracene	< 0.020	< 0.019	<9.4	280	35	14,000	< 0.020	< 0.38	0.46	2.4	<3.8	<1.9	< 0.020	< 0.019	< 0.019	0.88	1.4	0.92	3,000	600
Benzo(a)anthracene	< 0.012	< 0.011	16	130	12	1,300	0.023	3.2	5.9	< 1.2	0.12	<1.1	< 0.012	< 0.011	< 0.011	1.7	3.5	2.7	ns	ns
Benzo(a)pyrene	< 0.014	< 0.013	11	53	6.4	630	0.022	3.8	6.8	< 1.4	0.045	<1.3	< 0.014	< 0.013	< 0.013	1.5	3.1	2.6	0.2	0.02
Benzo(b)fluoranthene	< 0.013	< 0.012	<6.1	22	2.4	300	0.021	3.9	8.8	< 1.3	0.032	<1.2	< 0.013	0.020	< 0.012	1.4	2.4	2.6	0.2	0.02
Benzo(g,h,i)perylene	0.020	0.015	9.5	28	4.3	440	0.021	2.7	5.8	< 1.6	0.054	<1.5	0.017	0.032	0.023	0.91	1.8	1.8	ns	ns
Benzo(k)fluoranthene	< 0.019	< 0.018	<9.0	< 19	<1.8	130	< 0.019	3.6	7.1	< 1.9	< 0.018	<1.8	< 0.019	< 0.018	< 0.018	1.3	2.4	2.2	ns	ns
Chrysene	< 0.014	< 0.013	26	130	14	<4,000	0.022	3.8	6.5	< 1.4	0.14	<1.3	< 0.014	< 0.013	< 0.013	2.0	3.1	2.5	0.2	0.02
Dibenzo(a,h)anthracene	< 0.016	< 0.015	<7.5	< 16	<1.5	89	< 0.016	0.91	1.6	< 1.6	< 0.015	<1.5	< 0.016	0.029	< 0.015	< 0.32	0.58	0.57	ns	ns
Fluoranthene	< 0.013	< 0.012	7.8	110	14	1,200	0.084	7.2	46	< 1.3	0.32	<1.2	0.091	< 0.012	< 0.012	3.9	7.4	5.6	400	80
Fluorene	< 0.017	< 0.016	<8.0	480	88	<4,800	0.15	<0.32	0.62	12	11.0	7.0	0.023	< 0.016	0.22	0.36	0.53	0.43	400	80
Indeno(1,2,3-cd)pyrene	< 0.021	< 0.020	<9.9	< 21	<2.0	130	< 0.021	2.5	5.1	< 2.1	< 0.020	<2.0	< 0.021	0.03	< 0.020	0.71	1.5	1.5	ns	ns
Naphthalene	0.056	0.094	<11	1,800	370	10,000	0.17	<0.45	0.83	7.1	<4.5	<2.3	0.027	0.056	1.8	0.52	<0.45	<0.45	40	8
Phenanthrene	< 0.016	< 0.015	<7.5	1,200	180	11,000	0.038	2.5	5.3	10	9.7	7.0	0.048	< 0.015	0.02	3.0	5.5	5.2	ns	ns
Pyrene	0.021	0.016	68	430	<64	<4,800	0.18	5.8	38	< 1.7	<3.2	<1.6	0.19	0.028	0.028	3.8	5.6	4.9	250	50

ES/PAL NR 140 Wisconsin Administrative Code Enforcement Standard (ES) and Preventive Action Limit.  
**BOLD** Concentration exceeds method detection limit.  
**BOLD** Concentration exceeds NR 140 Wisconsin Administrative Code Enforcement Standard (ES)  
 ns No NR 140 Wisconsin Administrative Code Enforcement Standard Established  
 ~ Not Analyzed  
 Results are presented in micrograms per liter (ug/L). Equivalent to parts per billion (ppb).  
 < Concentration less than laboratory method detection limit.

**Table 4**  
**Summary of Analytical Detections in Groundwater**  
**Volatile Organic Compounds & Polynuclear Aromatic Hydrocarbons**  
**December 2002/April 2003**

Sample Number								NR 140 Groundwater Standard	
	GP-A	GP-B	GP-C	MW-6		MW-7		ES	PAL
Sample Date	12/2/02	12/2/02	12/2/02	12/2/02	4/23/03	12/2/02	4/23/03		
<b>VOCs</b>									
1,2-Dichlorobenzene	<0.70	<0.70	<0.70	<0.70	<0.70	<7.0	10	600	60
1,2-Dichloroethane	<0.90	<0.90	<0.90	<0.90	<0.90	<9.0	12	5	0.5
cis-1,2-Dichloroethene	<0.50	<0.50	<0.50	<0.50	<0.50	<5.0	4.1	70	7
Benzene	<0.40	<0.40	<0.40	<0.40	<0.40	<b>370</b>	<b>800</b>	5	0.5
n-Butylbenzene	<0.50	<0.50	<0.50	<0.50	<0.50	8.6	28	ns	ns
sec-Butylbenzene	<0.50	<0.50	<0.50	<0.50	<0.50	<5.0	1.5	ns	ns
Chlorobenzene	5.0	5.0	6.1	<0.80	<0.80	<8.0	<0.80	ns	ns
Chloroethane	<0.50	<0.50	<0.50	<0.50	<0.50	<5.0	0.77	400	80
Ethylbenzene	<0.50	<0.50	<0.50	<0.50	<0.50	6.1	36	700	140
Isopropylbenzene	<0.50	<0.50	<0.50	<0.50	<0.50	<5.0	2.1	ns	ns
p-Isopropyltoluene	<0.50	<0.50	<0.50	<0.50	<0.50	<5.0	1.5	ns	ns
Methyl-tert-butyl ether	<0.50	<0.50	<0.50	<0.50	<0.50	<5.0	3.9	60	12
Toluene	<0.50	0.50	0.80	0.80	<0.50	<5.0	4.5	1,000	200
Methylene chloride	<1.0	<1.0	<1.0	<1.0	<1.0	<b>16</b>	<1.0	5	0.5
Naphthalene	<0.50	<0.50	0.82	0.82	<0.50	<b>64</b>	<b>410</b>	40	8
n-Propylbenzene	<0.50	<0.50	<0.50	<0.50	<0.50	<5.0	7.1	ns	ns
Xylenes	<0.50	<0.50	<0.50	0.64	<0.50	6.2	42.2	10,000	1,000
Trimethylbenzenes	<0.50	<0.50	<0.50	<0.50	<0.50	18	102.6	480	96
<b>PAHs</b>									
1-Methylnaphthalene	---	---	<0.97	<0.090	<0.090	<0.090	8,000	ns	ns
2-Methylnaphthalene	---	---	<0.91	<0.085	<0.085	<0.085	14,000	ns	ns
Acenaphthylene	---	---	<2.2	<0.20	<0.20	<0.20	6,900	ns	ns
Anthracene	---	---	1.6	<0.023	<0.023	<0.023	350	3,000	600
Benzo(a)anthracene	---	---	5.5	<0.0022	0.016	<0.0022	640	ns	ns
Benzo(a)pyrene	---	---	6.2	0.098	0.12	0.49	130	0.2	0.02
Benzo(b)fluoranthene	---	---	5.8	<0.0045	0.025	0.62	<2.3	0.2	0.02
Benzo(g,h,i)perylene	---	---	5.0	0.036	0.055	0.23	<7.0	ns	ns
Benzo(k)fluoranthene	---	---	2.5	<0.0041	0.012	0.50	120	ns	ns
Chrysene	---	---	8.1	<0.021	<0.021	<0.021	<11	0.2	0.02
Fluoranthene	---	---	19.0	<0.0078	0.020	4.9	<b>4,800</b>	400	80
Indeno(1,2,3-cd)pyrene	---	---	4.2	<0.017	0.029	0.25	<8.5	ns	ns
Naphthalene	---	---	<0.83	<0.077	<0.50	<0.077	<b>4,200</b>	40	8
Phenanthrene	---	---	12.0	<0.032	<0.032	<0.032	<b>2,600</b>	ns	ns
Pyrene	---	---	17.0	<0.028	0.052	9.7	<b>12,000</b>	250	50

**BOLD** Exceeds NR 140 Wisconsin Administrative Code ground water enforcement standard (ES).  
 ns No NR 140 Wisconsin Administrative Code ground water standard established in Wisconsin  
 Parameter not analyzed.  
 < Indicates concentration below method detection limit shown.

Table 4  
Summary of Analytical Detections in Groundwater  
Petroleum Volatile Organic Compounds & Polynuclear Aromatic Hydrocarbons

Sample Number	MW-5			MW-7R			MW-8			MW-9			MW-10			NR 140 Groundwater Standard	
	10/13/04	12/10/04	2/14/05	10/13/04	12/10/04	2/14/05	10/13/04	12/10/04	2/14/05	10/13/04	12/10/04	2/14/05	10/13/04	12/10/04	2/14/05	ES	PAL
<b>PVOCs</b>																	
Trimethylbenzenes	2.0	<0.40	0.47	<0.39	<0.40	<0.39	<0.39	<0.40	<0.39	0.85	<0.40	<0.39	<0.39	<0.40	<0.39	600	60
Benzene	<0.14	<0.14	<0.14	<0.14	1.1	0.99	2.4	1.8	7.7	<0.14	<0.14	<0.14	2.4	3.9	10	5	0.5
Ethylbenzene	0.91	<0.40	0.56	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	0.45	<0.40	<0.40	<0.40	<0.40	<0.40	700	140
Methyl-tert-butyl ether	<0.36	<0.36	<0.36	0.64	1.0	1.0	<0.36	<0.36	<0.36	2.5	<0.36	0.38	0.61	0.51	0.52	60	12
Toluene	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	1,000	200
Xylenes	1.7	<0.74	0.74	<0.36	<0.74	<0.74	<0.36	<0.74	<0.74	0.42	<0.74	<0.74	<0.36	<0.74	<0.74	10,000	1,000
<b>PAHs</b>																	
1-Methylnaphthalene	<1.0	<6.0	<0.85	<0.020	<0.020	<0.021	1.1	0.85	1.1	—	—	—	—	—	—	ns	ns
2-Methylnaphthalene	<1.1	<6.9	<0.89	<0.023	<0.023	<0.024	<0.023	<0.18	<0.48	—	—	—	—	—	—	ns	ns
Acenaphthene	<0.97	<5.9	<0.82	<0.019	<0.019	<0.021	1.8	0.99	1.0	—	—	—	—	—	—	ns	ns
Acenaphthylene	<0.97	<5.9	<0.82	<0.019	<0.019	<0.021	0.97	<0.15	<0.41	—	—	—	—	—	—	ns	ns
Anthracene	1.9	8.5	1.0	<0.018	<0.018	<0.019	0.098	0.14	0.75	—	—	—	—	—	—	3,000	600
Benzo(a)anthracene	3.2	20	2.5	<0.020	<0.020	0.035	0.098	0.92	3.8	—	—	—	—	—	—	ns	ns
Benzo(a)pyrene	1.9	18	2.3	<0.018	<0.018	0.032	0.095	1.1	4.2	—	—	—	—	—	—	0.2	0.02
Benzo(b)fluoranthene	<0.89	<b>6.2</b>	<b>0.78</b>	<0.018	<0.018	0.031	0.094	1.2	4.0	—	—	—	—	—	—	0.2	0.02
Benzo(g,h)perylene	1.3	11	1.5	<0.021	<0.021	0.023	0.055	0.76	2.5	—	—	—	—	—	—	ns	ns
Benzo(k)fluoranthene	<0.97	<5.8	<0.82	<0.019	<0.019	0.032	0.079	0.93	3.9	—	—	—	—	—	—	ns	ns
Chrysene	8.1	37	4.7	<0.016	<0.016	0.039	0.12	1	4.5	—	—	—	—	—	—	0.2	0.02
Dibenz(a,h)anthracene	<1.1	<6.7	<0.93	<0.022	<0.022	<0.023	0.022	0.2	0.77	—	—	—	—	—	—	ns	ns
Fluoranthene	1.4	7.9	0.91	<0.016	<0.016	0.078	0.30	2.1	10	—	—	—	—	—	—	400	80
Fluorene	<1.1	<6.6	<0.92	<0.022	<0.022	<0.023	<0.022	<0.017	<0.48	—	—	—	—	—	—	400	80
Indeno(1,2,3-cd)pyrene	<0.85	<5.2	<0.72	<0.017	<0.017	0.018	0.061	0.67	2.3	—	—	—	—	—	—	ns	ns
Naphthalene	<1.1	<6.8	<0.95	<0.022	<0.022	<0.024	0.39	0.54	0.51	—	—	—	—	—	—	40	8
Phenanthrene	1.7	7.1	<0.86	<0.020	<0.020	0.044	0.28	0.96	5.2	—	—	—	—	—	—	ns	ns
Pyrene	11	63	6.8	<0.016	<0.016	0.062	0.23	1.8	7.8	—	—	—	—	—	—	250	50

**BOLD** Exceeds NR 140 Wisconsin Administrative Code ground water enforcement standard (ES).  
 ns No NR 140 Wisconsin Administrative Code ground water standard established.  
 - Parameter not analyzed.  
 < Indicates concentration below laboratory method detection limit shown.  
 Analytical results and ground water standards reported as micrograms per liter (ug/L) or parts per billion.

**Table 3 Ground Water Elevation Data**

Well Number	Elevation Top of PVC (ft. MSL)	Depth to Water (ft.)				Ground Water Elevation (ft. MSL)			
		5/5/04	10/13/04	12/10/04	2/14/05	5/5/04	10/13/04	12/10/04	2/14/05
MW-1	801.64	9.52	---	---	---	792.12	---	---	---
MW-2	799.72	9.50	---	---	---	790.22	---	---	---
MW-3	798.21	10.71	---	---	---	787.50	---	---	---
MW-4	792.34	8.55	---	---	---	783.79	---	---	---
MW-5	792.27	7.46	---	---	---	784.81	---	---	---
MW-6	802.82	8.76	8.55	6.41	5.85	794.06	794.27	796.40	796.97
MW-7 <sup>3</sup>	803.06	---	---	---	---	---	---	---	---
MW-7R	799.84	---	5.83	4.12	3.88	---	794.01	795.72	795.96
MW-8	799.17	3.89	5.92	4.58	---ice---	795.28	798.25	794.59	---
MW-9	800.46	8.68	7.93	7.89	6.48	791.78	792.53	792.57	793.98
MW-10	799.76	4.49	5.92	4.88	6.02	795.27	793.84	794.88	793.74
MW-11	791.54	7.22	---	---	---	784.32	---	---	---
JY030 <sup>4</sup>	801.86	22.11	---	---	---	779.75	---	---	---

Notes:

<sup>1</sup> Water levels measured from top of PVC casing

<sup>2</sup> Elevations referenced to Mean Sea Level (MSL) datum

<sup>3</sup> Monitoring well MW-7 abandoned and replaced by MW-7R on 9/24/04

<sup>4</sup> Monitoring well JY030, located west of the property, was installed by others for an unrelated project

--- No water level obtained