GIS REGISTRY INFORMATION

SITE NAME: Baker Manufacturing Property

BRRTS #: 02-54-000983 | **FID # (if appropriate): 154008360**

COMMERCE # (if appropriate):

CLOSURE DATE: 05/13/2008

STREET ADDRESS: 133 Enterprise Street

CITY: Evansville

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 577620 Y= 256470

CONTAMINATED MEDIA: Groundwater [ ] Soil [ ] Both [X]

OFF-SOURCE GW CONTAMINATION >ES: [ ] Yes [X] No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): X= Y=

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

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): X= Y=

CONTAMINATION IN RIGHT OF WAY: [X] Yes [ ] No

DOCUMENTS NEEDED:

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

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

May 13, 2008

Mr. Gene Fahrney
Baker Manufacturing Company
133 Enterprise Street
Evansville, WI 53536

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Baker Manufacturing – Eastern Parcel, 133 Enterprise Street,
Evansville, WI WDNR BRRTS Activity #: 02-54-00983

Dear Mr. Fahrney:

On January 7, 2008, the South Central Regional 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 January 8, 2007, you were notified that the Closure Committee had granted conditional closure to this case.

On May 1, 2008 the Department received correspondence indicating that you have complied with the requirements of closure. The conditional closure required documentation of the abandonment of monitoring wells MW3 and MW11. The abandonment forms were received on May 1, 2008.

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

GIS Registry

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- The Galvanizing Building must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior

Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Remaining Residual Soil Contamination

Residual soil contamination remains under the Galvanizing Building, specifically elevated levels of zinc, as indicated in the information submitted to the Department of Natural Resources. If soil in the specific location described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the Galvanizing Building that currently exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans. Additionally, the galvanizing building will minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

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

Prohibited Activities

The following activities are prohibited on any portion of the property where a building foundation is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Remaining Residual Groundwater Contamination

Groundwater impacted by trichloroethene (TCE) and zinc contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present in the right of way. The right-of-way owner (City of Evansville) has been notified of the presence of groundwater contamination. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Janet DiMaggio at (608)275-3295.

Sincerely,

Patrick McCutcheon
South Central Remediation & Redevelopment Team Supervisor

cc: John Tweddale, BT^2, Inc. 2830 Dairy Drive, Madison, WI 53718-6751

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

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

January 8, 2008

Mr. Gene Fahrney
Baker Manufacturing Company
133 Enterprise Street
Evansville, WI 53536

Subject: Conditional Closure Decision for Baker Manufacturing – Eastern Parcel, With Requirements to Achieve Final Closure
133 Enterprise Street, Evansville Wisconsin
WDNR BRRTS Activity # 02-54-00983

Dear Mr. Fahrney:

On January 7, 2008, the South Central Regional Closure Committee reviewed your request for closure of the case described above. The South Central Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the South Central Regional Closure Committee has determined that the zinc, chloride, sulfate, ammonia as nitrogen and trichloroethene (TCE) contamination on the site from the galvanizing building appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

Monitoring Well Abandonment
The monitoring wells MW3 and MW11 at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-005 found at http://dnr.wi.gov/org/water/dwg/gw/ or provided by the Department of Natural Resources.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: http://dnr.wi.gov/org/aw/rr/gis/index.htm.

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

November 16, 2007

Mr. Gene Fahrney
Baker Manufacturing Company
133 Enterprise Street
Evansville, WI 53536

Subject: Case Closure Denial for Baker Manufacturing,
133 Enterprise Street, Evansville, Wisconsin
WDNR BRRTS Activity # 02-54-00983

Dear Mr. Fahrney:

On November 13, 2007, the South Central Region Closure Committee reviewed your request for closure of the case described above. The South Central Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of your closure request, the South Central Region Closure Committee has denied closure because additional requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure, and to request your written response within 60 days of receiving this letter.

Additional site work is necessary at the above described site in order to meet the requirements for site closure. Your site was denied closure because a cap maintenance plan is needed for the eastern parcel. A cap maintenance plan is also needed for the Building No. 20 area and a site investigation is ongoing on the western parcel.

The South Central Region Closure Committee believes the eastern parcel, specifically the contamination due to the galvanizing building, can be closed once a cap maintenance plan for the galvanizing building is submitted and approved. However, if you choose this course of action, a new BRRTs number and associated fees would need to be submitted for the western parcel of the Baker Manufacturing Property.

The remainder of this letter addresses what is needed if you choose to pursue closure of the eastern parcel as a separate site from the western parcel of the Baker Manufacturing Property.

Once you submit the following information, the eastern parcel will be reconsidered for closure.

MAINTENANCE PLAN

To close the eastern parcel, the Department requires that the cover at the site (i.e. the galvanizing building) must be maintained to minimize direct contact concerns and for groundwater protection due to the concentration levels of Zinc and Trichloroethene. The cover is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wisconsin

Administrative Code. The maintenance plan should be submitted to the Department for review and approval.

MONITORING WELL ABANDONMENT

The monitoring wells MW-3 and MW-11 at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

Note: Monitoring well MW-13 is to be retained for semi-annual water level elevations measurements and MW-14 should be sampled and analyzed semi-annually for VOCs, Zinc, and water level elevation. I appreciate your efforts to provide accurate water level elevations. The GIS Registry Packet had a reference to the original pipe for MW-14 being broken off 3 inches below the original elevation (see the Table of Groundwater Elevations for MW-11, MW-12, MW-13 and MW-14 prepared by August Mack Environmental). Monitoring well MW-14 should be resurveyed so accurate groundwater elevations can be obtained based on the current casing elevation. Monitoring well MW-14 should be resurveyed at the time any new monitoring wells are installed.

When the above requirements for a cap maintenance plan and monitoring well abandonment have been satisfied, please submit a letter, together with any required documentation, to let me know that applicable requirements have been met. 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://maps.dnr.state.wi.us/brrts.

Note: case closure will be approved only if all the above requirements have been satisfied, including submitting the required documentation to the Department. **Please satisfy these requirements within 60 days of the date of this letter. If these requirements have not been met your site will remain "open" and additional remedial actions may be necessary by you to eliminate the need for these requirements.**

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3295.

Sincerely,

Janet DiMaggio, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: John Tweddale, BT2, Inc.

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Janesville Service Center
2514 Morse Street
Janesville, Wisconsin 53545
Telephone 608-743-4841
FAX 608-743-4801

April 3, 2006

Mr. Gene Fahrney
Baker Manufacturing
133 Enterprise Street
Evansville, WI 53536

Subject: Denial of Case Closure by Committee, Baker Manufacturing Property, 133 Enterprise Street, Evansville, WI
WDNR BRRTS #: 02-54-000983

Dear Mr. Fahrney:

On March 29, 2006, the Department of Natural Resources' (the Departments) South Central Region Case Closure Committee reviewed your request for closure of the case described above. The Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of your closure request, the closure committee has denied closure because additional requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure.

Your site was denied closure because proof of a recorded deed restriction was not provided, which is required in order to comply with state law and administrative codes. It appears your site has been investigated and remediated to the extent necessary and practical under existing conditions, and may be eligible for case closure if certain minimum closure requirements are met. Once you complete the tasks below, your site will be reconsidered for closure.

To close this site, the Department requires that a deed restriction be signed and recorded to address remaining soil contamination associated with the site. You can find a model deed restriction on our web site at http://www.dnr.state.wi.us/org/aw/rr/technical/index.htm This section of our web site includes a link labeled "Institutional Controls Guidance," which leads to an electronic copy of PUB_RR_606, "Guidance on Case Close Out and the Requirements for Institutional Controls and VPLE Environmental Insurance." This guidance document includes a model deed restriction that you should use to satisfy this closure requirement.Other helpful information on deed restrictions may also be accessed on this web page.

The purpose of a deed restriction at this site is to:

(1) require that the property owner investigate the degree and extent of residual contamination that is currently inaccessible, if and when structural impediments that currently exist on the property are removed. (See Option 1 in the model deed restriction in the appendix of PUB-RR_606.)

(2) maintain a surface barrier over the remaining soil contamination to prevent contamination from being a direct contact hazard or from impacting groundwater due to the infiltration of precipitation. (See Option 3 in the model deed restriction in the appendix of PUB_RR_606.)

You will need to submit a draft deed restriction to me for review and Department approval, before the deed document is signed and recorded. To assist us in our review of the draft deed restriction, you must also submit a copy of the property deed (and certified survey map or relevant portion of the recorded plat map if referenced in the deed). After the Department has reviewed and approved the draft document for completeness, you will need to sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Rock County Register of Deeds. **Then you must submit a copy of the recorded document, with the recording information stamped on it, to me within 30 days of receiving the final, approved deed document from the Department.** Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description or parcel identification number that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office.

In addition, the Department requires that the asphalt and concrete covers designated as soil performance standards at the site must be maintained to prevent contamination from impacting groundwater due to the infiltration of precipitation. The cover is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code. The maintenance plan should be submitted to me at the same time as the draft deed restriction for Department review and approval.

When all the above requirements have been satisfied, please submit a letter, together with any required documentation, to let me know that applicable requirements have been met.

DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 608-743-4841, or the e-mail address below.

Sincerely,

James Kralick, P.G.
Hydrogeologist, SCR Remediation & Redevelopment Program
e-mail: James.Kralick@dnr.state.wi.us

cc: Janesville RR case file
Ray Tierney, BT2, Inc., 2830 Dairy Drive, Madison, WI 53718-6751

1.0 INTRODUCTION

Property Location: 133 Enterprise Street
Evansville, WI 53536

FID #: 154008360

WDNR BRRTS/Activity #: 02-54-000983

LEGAL DESCRIPTION

Tax #: 6-27-675

This document is the Maintenance Plan for the building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing galvanizing building occupying the area over the contaminated groundwater plume and soil on site. The residual contaminated groundwater is impacted by dissolved zinc and trichloroethene (TCE). Soil below the galvanizing building is impacted by zinc, chloride, sulfate, and ammonia as nitrogen. The location of the building to be maintained in accordance with this Maintenance Plan is identified on **Figure 1**. The locations of the residual impacted groundwater and soil are identified on the attached maps **Figures 2** through **4**. Summaries of the most recent groundwater analytical data are summarized in **Tables 1** and **2**. Summaries of the soil data are summarized in **Tables 3** through **6**.

2.0 BUILDING BARRIER PURPOSE

The galvanizing building over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. In addition, the building also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that might violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

3.0 ANNUAL INSPECTION

The galvanizing building overlying the contaminated groundwater plume and soil and as depicted on **Figure 1** will be inspected once a year, normally in the spring after all snow and ice are gone, for deterioration, cracks, and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included in **Appendix A**, Barrier Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed or where a depression in the pavement shows severe cracking. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources (WDNR) at least annually after every inspection, unless otherwise directed in the case closure letter.

4.0 MAINTENANCE ACTIVITIES

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

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

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

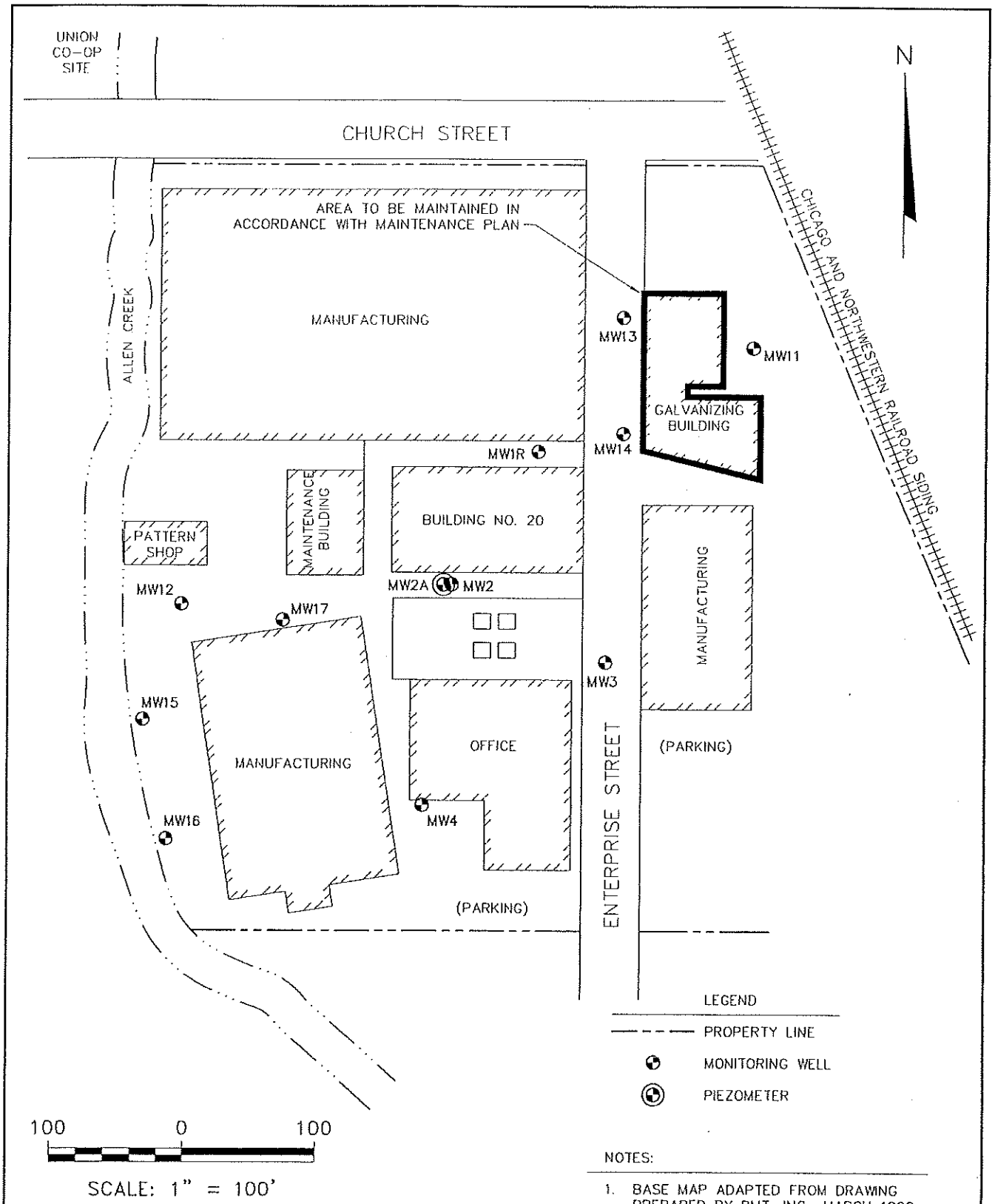
5.0 AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN

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

5.1 Contact Information

December 2007

Site Owner and Operator:	Baker Manufacturing 133 Enterprise Street Evansville, WI Phone: (608) 882-3769
Consultant:	BT^2, Inc. 2830 Dairy Drive Madison, WI 53718 Phone: (608) 224-2830
WDNR:	Janet DiMaggio 3911 Fish Hatchery Road Fitchburg, WI Phone: (608) 275-3295



NOTES:

1. BASE MAP ADAPTED FROM DRAWING PREPARED BY RMT, INC., MARCH 1999.

PROJECT NO. 3028	
DRAWN BY: KP	
CHECKED BY: RE	
APPROVED BY:	
DRAWN: 02/09/06	
REVISED: 06/05/06	

EXHIBIT A
CAP MAINTENANCE AREA
BAKER MANUFACTURING CO.
EVANSVILLE, WISCONSIN

BT inc

I:\3028\figures-general\CAP-MAINTENANCE.dwg, 12/4/2007 1:07:18 PM

APPENDIX A
Barrier Inspection Log

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations From Previous Inspection Been Implemented?

UNOFFICIAL COPY

Document Number

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Document Name

* 1 7 5 1 2 3 6 *
1751236

RANDAL LEYES
REGISTER OF DEEDS
ROCK COUNTY, WI
RECORDED ON
05/22/2006 11:42:31AM

REC FEE: 17.00
TRANSFER FEE:3030.00
EXEMPT #:
EXCLUSION CODE:W-7
PAGES: 4

RPC 222 4

Recording Area

Name and Return Address

Andrew H. Connor
Schwartz Cooper Chartered
180 North LaSalle Street, Suite 2700
Chicago, IL 60601

THIS DEED, made between Baker Manufacturing Company, a Wisconsin corporation, ("Grantor," whether one or more), and Baker Acquisition, LLC, a Delaware Limited Liability Company ("Grantee," whether one or more). Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Rock County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A for description of Property designated therein as Parcel A and Parcel B

(222 059021), (222 059067), (222 059069)
Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except:

See attached Exhibit B for exceptions.

Dated MAY 19, 2006.

Baker Manufacturing Company (SEAL) * (SEAL) *

By: (SEAL) (SEAL)
* Peter D. Sears, President *

AUTHENTICATION

Signature(s)

authenticated on

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

THIS INSTRUMENT DRAFTED BY:

Eli H. Schmukler; Law Offices of Eli H. Schmukler
6666 Odana Road; #6112
Madison, WI 53719

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Rock COUNTY)

Personally came before me on May 19, 2006, the above-named PETER D. SEARS to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* MILES J. MENDINGER
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 9/24/06)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

UNOFFICIAL
COPY

Exhibit A to Special Warranty Deed from Baker Manufacturing Company to Baker Acquisition, LLC (consisting of 1 page)

Description of Parcel A

F91 a100

LOTS 10, 11, 12 AND 14, ALSO PART OF LOT 13, FISHER'S SECOND ADDITION AND OUTLOTS 76 AND 77 OF SHEET 2 OF THE ASSESSOR'S PLAT, LOCATED IN THE NW. ¼ OF THE SE. ¼ AND THE NE. ¼ OF THE SE. ¼ OF SECTION 27, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at a stone monument at the SE. corner of said Section 27; thence N.46°04'38"W. 1971.87 feet to a drill hole at the SE. corner of Lot 14 of Fisher's Second Addition, also being at the place of beginning for the land to be herein described; thence N.89°44'58"W. along the North line of Water Street, 231.0 feet to a PK masonry nail at the SW. corner of Lot 10 of said Addition; thence N.0°08'07"W. along the East line of Enterprise Street, 395.40 feet to a PK masonry nail; thence N.0°06'02"W. continuing along said East line, 215.34 feet to an iron pin at a jog in said East line; thence S.89°53'58"W. 2.0 feet to an iron pin; thence N.0°06'02"W. continuing along said East line, 198.0 feet to an iron pin on the South line of Church Street; thence S.89°42'03"E. along said South line, 88.92 feet to an iron pin at the NW. corner of Outlot 1 of a Certified Survey Map as recorded in Volume 14, Pages 95 thru 97; thence S.22°31'36"E. along the West line of said Outlot, 114.36 feet to an iron pin; thence S.27°47'31"E. continuing along said West line, 104.27 feet to an iron pipe at a jog in said West line; thence N.89°42'03"W. 10.30 feet to a PK masonry nail; thence S.22°45'17"E. continuing along said West line, 81.47 feet to an iron pipe; thence S.27°49'07"E. continuing along said West line, 383.27 feet to an iron pin on the North line of said Fisher's Second Addition; thence N.89°44'58"W. along said North line, 147.23 feet to an iron pin on the Northerly extension of the East line of said Lot 14 of said Fisher's Second Addition; thence S.0°08'07"E. along said line, 198.0 feet to the place of beginning.

Description of Parcel B

P214

PART OF LOT 1 AND LOTS 2 THRU 5 OF CHARLES F.P. PULLEN'S ADDITION, OUTLOT 44 AND PART OF OUTLOTS 23, 24 AND 30 OF SHEET 2 OF THE ASSESSOR'S PLAT, LOCATED IN THE NW. ¼ OF THE SE. ¼ OF SECTION 27, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at a stone monument at the SE. corner of said Section 27; thence N.51°03'54"W. 2180.07 feet to a drill hole at the SE. corner of Outlot 44 of Sheet 2 of said Assesssor's Plat, also being at the place of beginning for the land to be herein described; thence N.89°51'51"W. along the North line of Water Street, 286.13 feet to an iron pin at the SW. corner of said Outlot 44; thence N.1°12'50"W. 107.47 feet to an iron pipe at the NW. corner of said Outlot 44; thence N.89°52'39"W. 235.94 feet to an iron pin at the SE. corner of Outlot 31 of said Sheet 2; thence N.1°41'10"W. 146.0 feet to an iron pin at the NE. corner of a parcel described in Document No. 1729710; thence N.89°52'39"W. 142.68 feet to a drill hole in concrete at the NW. corner of said parcel; thence N.13°01'33"W. along the East line of Maple Street, 27.91 feet to a drill hole in concrete at the SW. corner of Outlot 29 of said Sheet 2; thence S.89°50'39"E. 148.50 feet to an iron pin at the SE. corner of said Outlot 29; thence N.1°05'09"W. 66.05 feet to an iron pin at the NE. corner of said Outlot 29; thence S.89°50'39"E. along the South line of Outlot 28 of Sheet 2 and the South line of Charles F.P. Pullen's Addition, 199.64 feet; thence N.15°13'41"W. 154.49 feet; thence N.6°41'34"E. 314.97 feet to the South line of Church Street; thence S.89°47'06"E. along said South line, 332.95 feet to an iron pin on the West line of Enterprise Street (also being the NE. corner of Outlot 24 of said Sheet 2); thence S.0°06'02"E. along said West line, 413.73 feet to a spike nail; thence S.0°08'07"E. continuing along said West line, 394.06 feet to the place of beginning.

Exhibit B to Special Warranty Deed from
Baker Manufacturing Company to Baker Acquisition, LLC

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except: (i) liens and encumbrances arising under any assumed leases, (ii) all municipal and zoning ordinances pertaining to the Property, (iii) all recorded and unrecorded easements pertaining to the Property for the distribution of utility and municipal services, (iv) recorded building and use restrictions and covenants pertaining to the Property, (v) general taxes, special taxes and assessments levied in 2006, (vi) utility easements pertaining to the Property arising by operation of law, (vii) other liens and encumbrances of record, (viii) any errors in the title description contained on the ALTA/ACSM Land Title Survey prepared by Combs & Associates, Inc. dated May 19, 2006, as job #106-099 (the "Survey") and (ix) all liens, encumbrances, and other matters that are listed below:

1. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

2. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to March 13, 2006.

3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Property, whether assessed or charged before or after the date of execution of this deed.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Easements or claims of easements not shown by the public records.

6. Any claim of adverse possession or prescriptive easement.

7. Unpaid real estate taxes for the second half of 2005 in the amount of $13,023.87, not yet due.

8. Unpaid real estate taxes for the second half of 2005 in the amount of $883.16, not yet due.

9. Unpaid real estate taxes for the second half of 2005 in the amount of $1,803.79, not yet due.

10. Rights of the public in and to that portion of the within described Property lying below the ordinary high-water mark of Allen Creek and title to filled in or submerged lands.

11. Rights of easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the Property.

COPY

12. Permanent Highway Easement from Baker Manufacturing Company to the City of Evansville dated January 5, 1983 and recorded on January 18, 1983 on Card 124, Image 654 as Document No. 962620.

13. Easement from Baker Manufacturing Co. to Wisconsin Power & Light Company dated June 12, 1930 and recorded June 24, 1930 in Volume 23 of Misc., Page 288 as Document No. 354585.

14. Reverter Clause as set forth in Quit Claim Deed from Chas. F. Pullen, et al., to The Baker Manufacturing Company dated April 2, 1883 and recorded April 3, 1883 in Volume 101 of Deeds, Page 394.

15. Easement from Edith E. Allen to the City of Evansville dated January 28, 1990 and recorded on January 30, 1990 on Card 423, Image 763 as Document No. 1106051.

16. Easement from Baker Manufacturing Company to the City of Evansville recorded May 17, 1996 on Card 851, Image 639 as Document No. 1295049, and re-recorded on June 18, 1996 on Card 859, Image 277 as Document No. 1298217.

17. Liens, encumbrances or encroachments or possible encroachments disclosed by the Survey, including the following:

(a) Encroachment upon the subject Property to the extent of 19 feet by the pavement for Enterprise Street and Water Street located south and west of Lot 10 Fisher's Second Addition as disclosed by the Survey.

(b) Encroachment upon the subject Property to an undetermined extent by bituminous pavement located principally on the premises adjoining on the east as disclosed by the Survey.

(c) Encroachment upon the subject Property to the extent of 6.2 feet by a planter located principally on the premises adjoining on the south of Parcel 2 as disclosed by the Survey.

(d) Possible encroachment upon the subject Property by 1.9" and 1.5 by two fences located principally on the premises adjoining south of Parcel 2 as disclosed by the Survey.

(e) Encroachment upon the subject Property to the extent of .3 feet by a building located principally on the premises adjoining on the south of Parcel 2 as disclosed by the Survey.

(f) Encroachment to the extent of .1 feet upon Enterprise Street adjoining the subject Property on the east side of Parcel 2 by a building located principally on the subject Property as disclosed by the Survey.

ALTA/ ACSM LAND TITLE SURVEY

TO: BAKER ACQUISITION, LLC, A DELAWARE CORPORATION
BAKER MANUFACTURING COMPANY, A WISCONSIN CORPORATION
BANK MIDWEST, N.A.;
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10 AND 11b OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: MAY 1, 2008
REVISED MAY 13TH, 2008

RONALD J. COMBS, PLS NO. 1330

IF SURVEYOR'S SIGNATURE IS NOT RED IN COLOR THE MAP IS A COPY AND NOT CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED HEREIN SHALL NOT APPLY TO ANY COPIES.

PARCEL 1

LOTS 10, 11, 12, AND 14, ALSO PART OF LOT 13, FISHER'S SECOND ADDITION AND OUTLOTS 76 AND 77 OF SHEET 2 OF THE ASSESSOR'S PLAT, LOCATED IN THE NW. 1/4 OF THE SE. 1/4 AND THE NE. 1/4 OF THE SE. 1/4 OF SECTION 27, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT A STONE MONUMENT AT THE SE. CORNER OF SAID SECTION 27; THENCE N.46°04'36"W. 1971.87 FEET TO A DRILL HOLE AT THE SE. CORNER OF LOT 14 OF FISHER'S SECOND ADDITION, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE N.89°44'58"W. ALONG THE NORTH LINE OF WATER STREET, 231.60 FEET TO A PK MASONRY NAIL AT THE SW. CORNER OF LOT 10 OF SAID ADDITION; THENCE N.9°58'07"W. ALONG THE EAST LINE OF ENTERPRISE STREET, 395.40 FEET TO A PK MASONRY NAIL; THENCE N.0°56'02"W. CONTINUING ALONG SAID EAST LINE, 213.34 FEET TO AN IRON PIN AT A JOG IN SAID EAST LINE; THENCE S.89°53'58"W. 2.00 FEET TO AN IRON PIN; THENCE N.0°56'02"W. CONTINUING ALONG SAID EAST LINE, 198.00 FEET TO AN IRON PIN ON THE SOUTH LINE OF CHURCH STREET; THENCE S.89°42'03"E. ALONG SAID SOUTH LINE, 88.52 FEET TO AN IRON PIN AT THE NW. CORNER OF OUTLOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 14, PAGES 95 THRU 97; THENCE S.22°31'30"E. ALONG THE WEST LINE OF SAID OUTLOT, 114.36 FEET TO AN IRON PIN; THENCE S.27°07'31"E. CONTINUING ALONG SAID WEST LINE, 104.27 FEET TO AN IRON PIPE AT A JOG IN SAID WEST LINE; THENCE N.89°42'03"E. 10.30 FEET TO A PK MASONRY NAIL; THENCE S.22°48'17"E. CONTINUING ALONG SAID WEST LINE, 81.47 FEET TO AN IRON PIPE; THENCE S.21°49'07"E. CONTINUING ALONG SAID WEST LINE, 303.27 FEET TO AN IRON PIN ON THE NORTH LINE OF SAID FISHER'S SECOND ADDITION; THENCE N.89°44'58"W. ALONG SAID NORTH LINE, 147.23 FEET TO AN IRON PIN ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 14 OF SAID FISHER'S SECOND ADDITION; THENCE S.0°08'07"E. ALONG SAID LINE, 198.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 2

PART OF LOT 3 AND LOTS 2 THRU 5 OF CHARLES F.P. PULLEN'S ADDITION; OUTLOT 44 AND PART OF OUTLOTS 23, 24, AND 30 OF SHEET 2 OF THE ASSESSOR'S PLAT, LOCATED IN THE NW. 1/4 OF THE SE. 1/4 OF SECTION 27, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT A STONE MONUMENT AT THE SE. CORNER OF SAID SECTION 27; THENCE N.51°03'54"W. 2190.07 FEET TO A DRILL HOLE AT THE SE. CORNER OF OUTLOT 44 OF SHEET 2 OF SAID ASSESSOR'S PLAT, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE N.83°51'51"W. ALONG THE NORTH LINE OF WATER STREET, 298.13 FEET TO AN IRON PIN AT THE SW. CORNER OF SAID OUTLOT44; THENCE N.1°12'50"W. 102.47 FEET TO AN IRON PIPE AT THE NW. CORNER OF SAID OUTLOT 44; THENCE N.89°52'25"W. 235.54 FEET TO AN IRON PIN AT THE SE. CORNER OF OUTLOT 31 OF SAID SHEET 2; THENCE N.1°41'15"W. 146.00 FEET TO AN IRON PIN AT THE NE. CORNER OF PARCEL DESCRIBED IN DOCUMENT NO. 1729210; THENCE N.89°52'25"W. 140.66 FEET TO A DRILL HOLE IN CONCRETE AT THE NW. CORNER OF SAID PARCEL; THENCE N.13°51'33"W. ALONG THE EAST LINE OF MAPLE STREET, 27.61 FEET TO A DRILL HOLE IN CONCRETE AT THE SW. CORNER OF OUTLOT 29 OF SAID SHEET 2; THENCE S.89°50'25"E. 140.50 FEET TO AN IRON PIN AT THE SE. CORNER OF SAID OUTLOT 29; THENCE N.1°05'05"W. 66.05 FEET TO AN IRON PIN AT THE NE. CORNER OF SAID OUTLOT 29; THENCE S.89°50'25"E. ALONG THE SOUTH LINE OF OUTLOT 26 OF SHEET 2 AND THE SOUTH LINE OF CHARLES F.P. PULLEN'S ADDITION, 199.64 FEET; THENCE N.18°13'41"W. 154.49 FEET; THENCE N.8°41'34"E. 314.97 FEET TO THE SOUTH LINE OF CHURCH STREET; THENCE S.89°43'06"E. ALONG SAID SOUTH LINE, 332.95 FEET TO AN IRON PIN ON THE WEST LINE OF ENTERPRISE STREET (ALSO BEING THE NE. CORNER OF OUTLOT 24 OF SAID SHEET 2); THENCE S.0°56'02"E. ALONG SAID WEST LINE, 413.73 FEET TO A SPIKE NAIL; THENCE S.0°08'07"E. CONTINUING ALONG SAID WEST LINE, 354.06 FEET TO THE PLACE OF BEGINNING.

SCHEDULE B - PART II EXCEPTION NOTES:

13.) PERMANENT HIGHWAY EASEMENT FROM BAKER MANUFACTURING COMPANY TO THE CITY OF EVANSVILLE DATED JANUARY 9, 1983 AND RECORDED ON JANUARY 18, 1983 ON CARD 124, IMAGE 654 AS DOCUMENT NO. 982620.
LOCATION SHOWN ON MAP.

14) EASEMENT FROM BAKER MANUFACTURING CO., TO WISCONSIN POWER & LIGHT COMPANY DATED JUNE 12, 1930 AND RECORDED JUNE 1930 IN VOLUME 23 OF MISC., PAGE 263 AS DOCUMENT NO. 354585.
BLANKET TYPE EASEMENT - AMBIGUOUS DESCRIPTION.

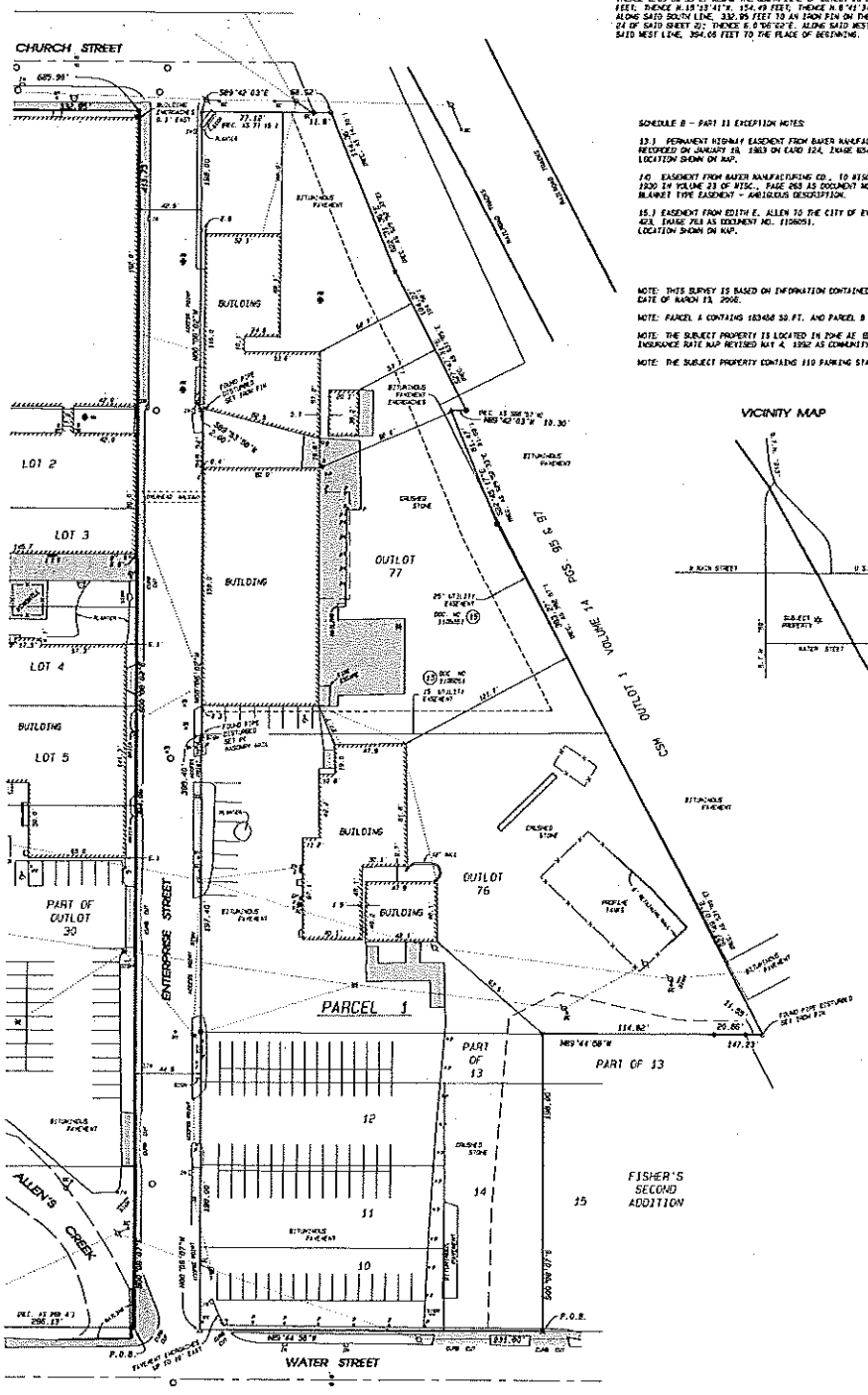
15.) EASEMENT FROM EDITH E. ALLEN TO THE CITY OF EVANSVILLE DATED JANUARY 28, 1990 AND RECORDED JANUARY 30, 1990 ON CARD 423, IMAGE 753 AS DOCUMENT NO. 1108051.
LOCATION SHOWN ON MAP.

NOTE: THIS SURVEY IS BASED ON INFORMATION CONTAINED IN TITLE COMMITMENT NO. 0000046D AMENDED HAVING AN EFFECTIVE DATE OF MARCH 13, 2008.

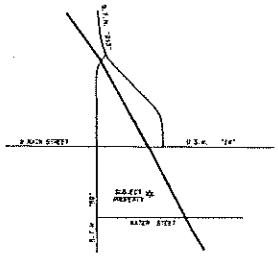
NOTE: PARCEL 1 CONTAINS 183458 SQ. FT. AND PARCEL 2 CONTAINS 328838 SQ. FT.

NOTE: THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, AND FLOODWAY AREA) ON FLOOD INSURANCE RATE MAP REVISED MAY 4, 1992 AS COMMUNITY PANEL 550368 0001 C.

NOTE: THE SUBJECT PROPERTY CONTAINS 110 PARKING STALLS PLUS 2 HANDICAP PARKING STALLS.



VICINITY MAP



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- SET SPIKE NAIL
- SET DRILL HOLE IN CONCRETE
- SET PK MASONRY NAIL
- FOUND IRON PIN
- FOUND IRON PIPE
- FOUND CUT STONE MONUMENT
- UTILITY POLE
- LIGHT POLE
- GUY CABLE
- MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE VALVE
- FIRE HYDRANT
- AIR CONDITIONER
- TELEPHONE BOX
- ELECTRIC BOX
- ELECTRIC METER
- POST
- MONITORING WELL
- CURB INLET
- DRAIN
- OVERHEAD CANOPY
- OVERHEAD UTILITY LINES
- FENCE
- CONCRETE PAVEMENT
- SCHEDULE B - PART II EXCEPTION ITEM
- HANDICAP PARKING

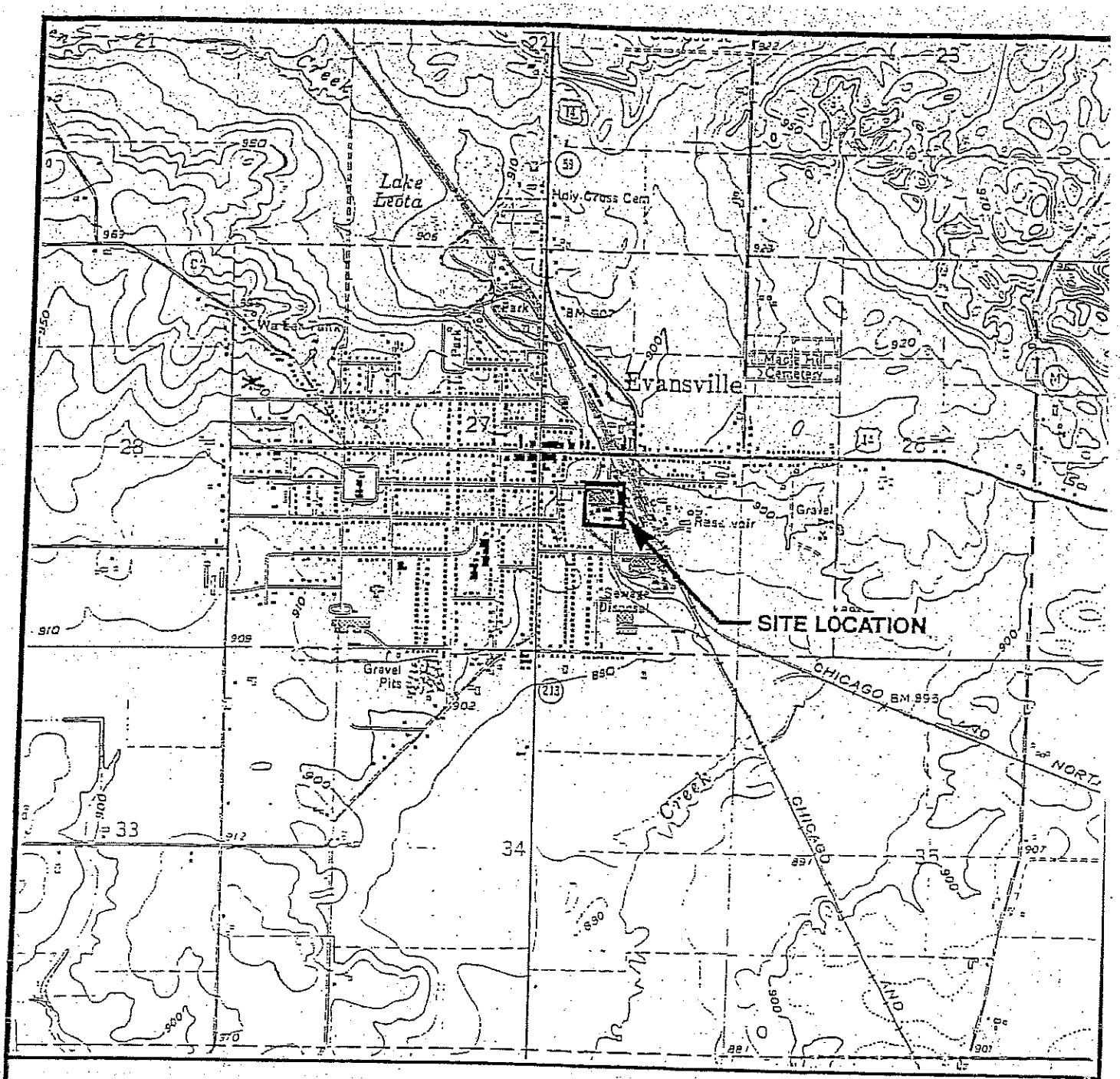
GRAPHIC SCALE 1"=40'
0' 40' 80' 120'

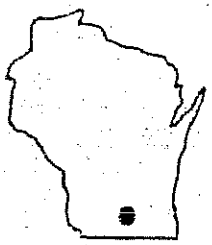
SURVEYOR: RONALD J. COMBS
COMBS AND ASSOCIATES, INC.
109 W. MILWAUKEE STREET
JANESVILLE, WISCONSIN 53548
PHONE: (608) 752-0575
FAX: (608) 752-0534

SHEET 1 OF 2 SHEETS

Combs & Associates Inc.
• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING
109 W. Milwaukee St. Janesville, WI 53548 tel. 608 752-0575 fax 608 757-0534

DATE	REVISED 05/13/08
BY	EA
PROJECT NO.	106-099
CLIENT	BAKER





STATE LOCATION

0 2000 4000

SCALE: 1" = 2000'

N

SITE LOCATION MAP

BAKER MANUFACTURING CO.
EVANSVILLE, WI

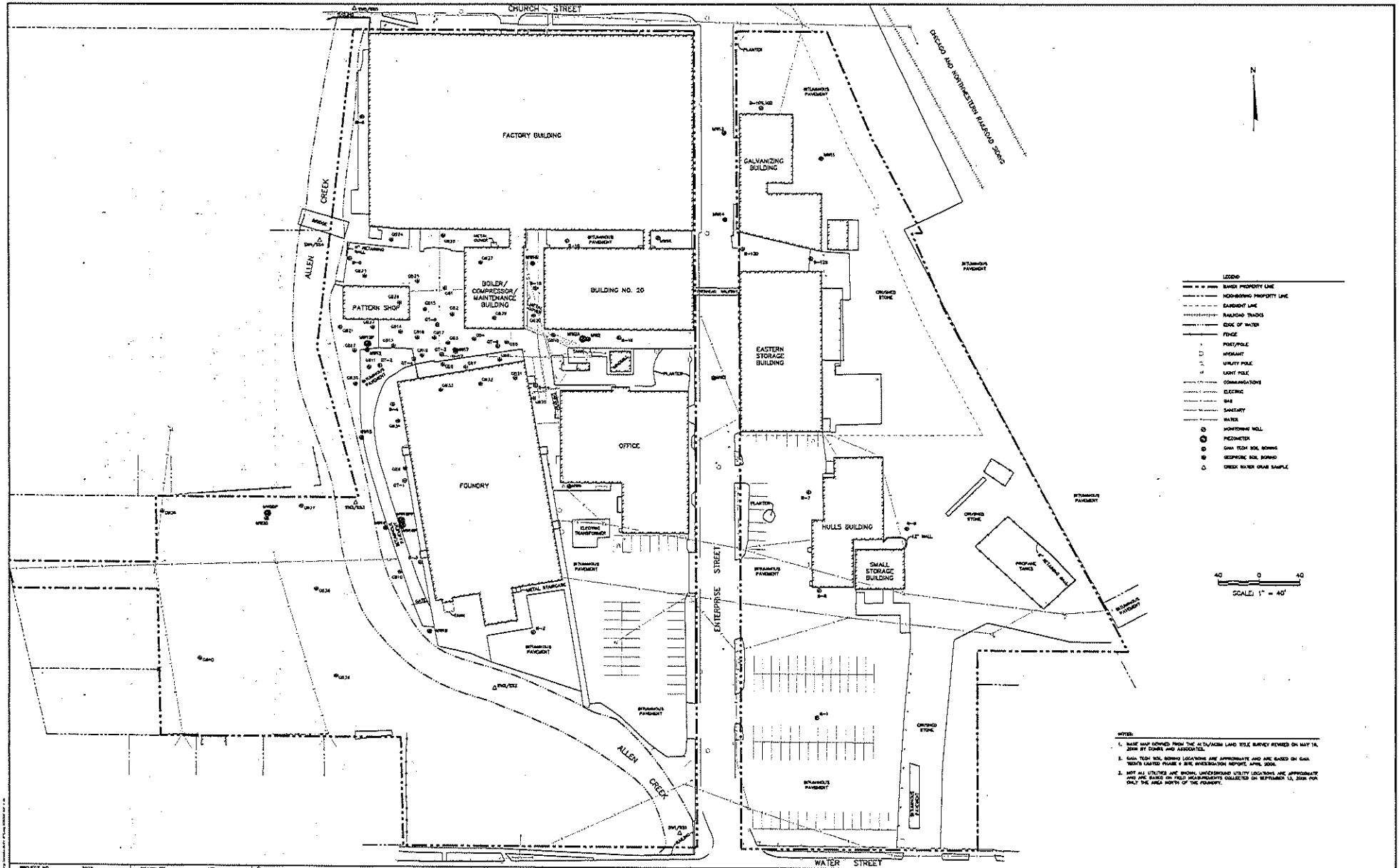
SOURCE: BASE MAP FROM EVANSVILLE, WI.
7.5 MIN. USGS QUADRANGLE

RMT INC.

DWN. BY:	JEZ
APPROVED BY:	JAA
DATE:	JUNE 1996
PROJ. #	18862.0
FILE #	18862001

FIGURE 1

$$PRF$$
$$SCALE$$
$$DATE$$



PROJECT NO.	3028	DRAWN BY:	HP
DRAWN	08/04/07	CHECKED BY:	MC
REVISED	08/27/07	APPROVED BY:	

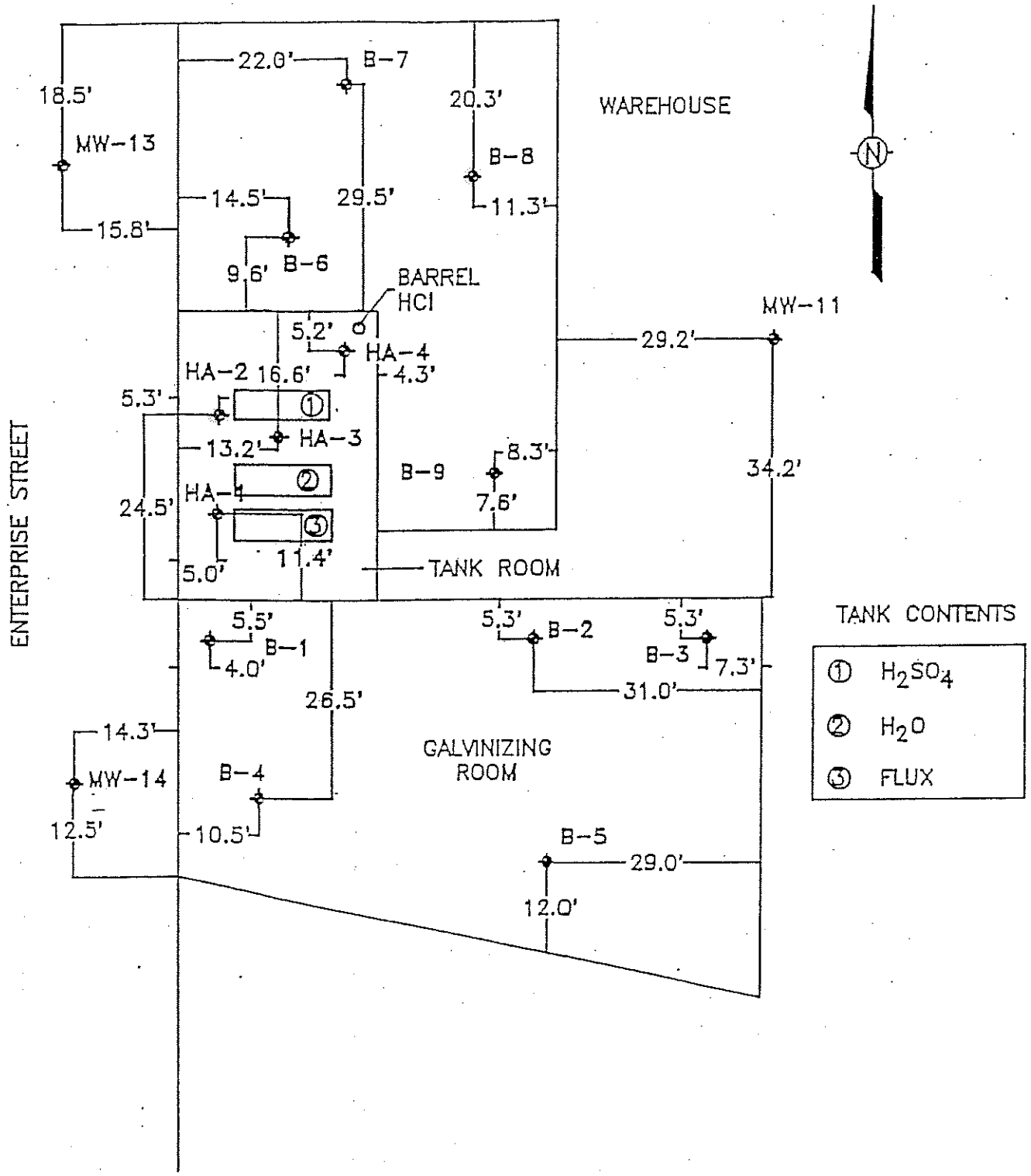
PREPARED: SET inc
3530 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-3830
FAX: (608) 224-3836

CLIENT: BAKER
BAKER MANUFACTURING CO.
1.5A ENTERPRISE STREET
EVANSVILLE, WI 53536
(608) 882-2700

BAKER MANUFACTURING CO.
EVANSVILLE, WISCONSIN

SITE PLAN

FIGURE
1



STS Consultants, Ltd.

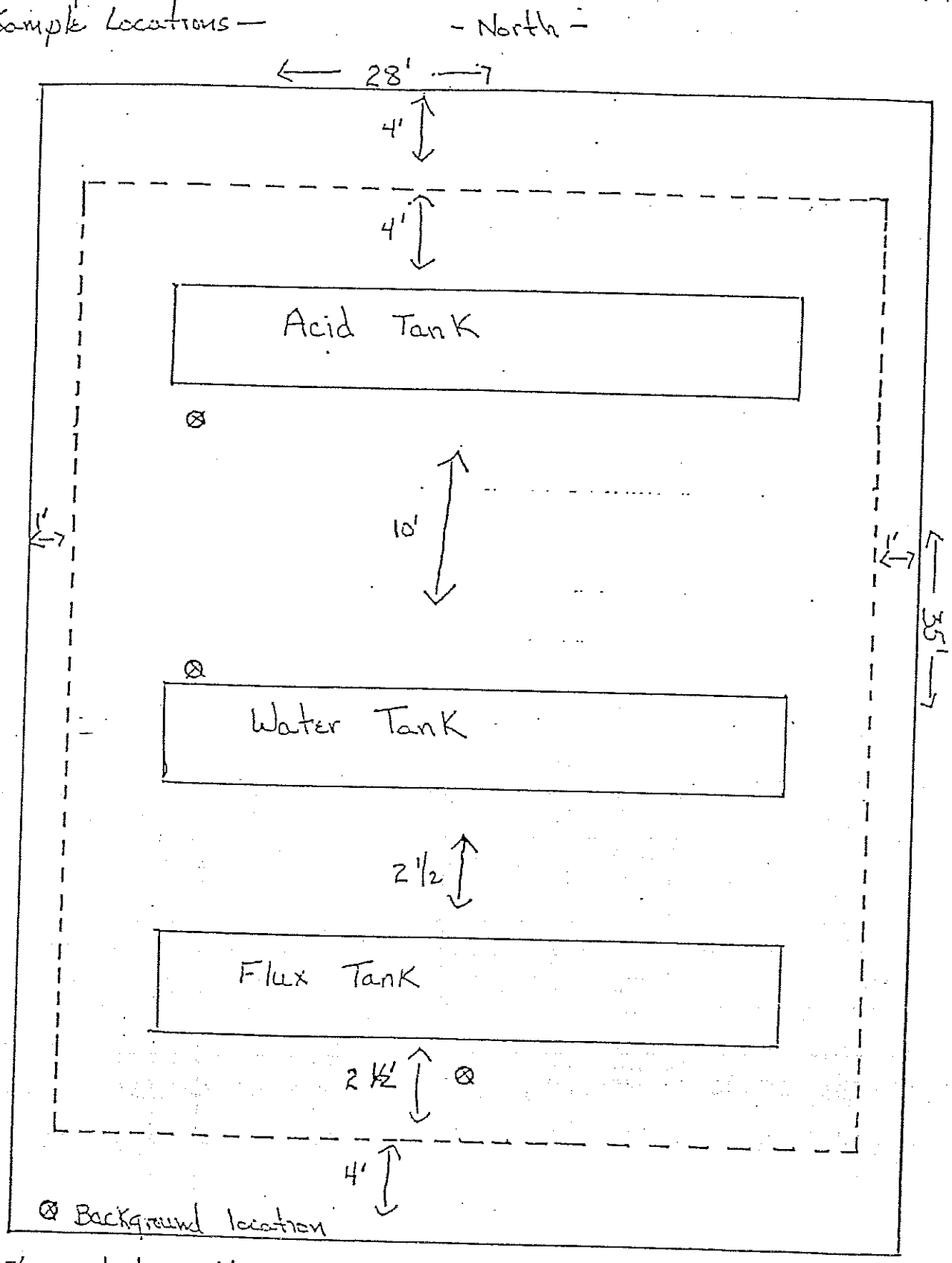
PROJECT/CLIENT

BORING LOCATION DIAGRAM
NEAR PARTS WASHING AREA
BAKER MANUFACTURING

DRAWN BY	T.J.J.	1/2/92
CHECKED BY	A.J.K.	1/2/92
APPROVED BY	K.R.H.	1/2/92
SCALE 1"=20'	FIGURE NO. 3A	
CADFILE 83907XF1.DWG	STS PROJECT NO. 83907XF	

Galvanizing Pickle Room
Soil Sample Locations —

7-13-89



28' x 35' = outside Building Dimensions
Dotted line indicates where concrete ends and pit area begins
⊗ = Sample Locations

Table 3-1: Analytical Results from 1992 Groundwater Sampling

	MW-11			MW-12			MW-13			MW-14		
	Jan	Aug	Oct	Jan	Aug	Oct	Jan	Aug	Oct	Jan	Aug	Oct
Cadmium (ppb)	---	0.3	---	---	---	---	---	10	<1.0	---	2.0	2.0
Chromium (ppb)	---	<1	---	---	---	---	---	1	---	---	7	2.0
Copper (ppb)	---	<8	---	---	---	---	---	130	---	---	53	---
Lead (ppb)	---	<2.0	---	---	---	---	---	<2.0	---	---	<2.0	---
Nickel (ppb)	---	5	---	---	---	---	---	190	---	---	49	---
Silver (ppb)	---	0.3	---	---	---	---	---	<0.2	---	---	1.7	---
Zinc (ppm)	0.487	0.13	---	---	---	---	0.270	<0.10	---	4.99	6.2	9.4
TSS (ppm)	1,210	---	---	---	---	---	67.5	---	---	1,090	---	---
Ammonia N (ppm)	1.08	---	---	---	---	---	0.781	---	---	32.4	---	---
Chloride (ppm)	34.8	---	---	---	---	---	49.7	---	---	846	---	---
Sulfate (ppm)	170	---	---	---	---	---	63.0	---	---	1,660	---	---
DRO (mg/l)	---	0.11	---	---	---	---	---	<0.10	---	---	0.21	---
GRO (mg/l)	---	<0.10	---	---	---	---	---	<0.10	---	---	<0.10	---
Organics (with detects only)												
cis-1,2-Dichloroethene (ppb)	---	<1.0	---	---	4.9	---	---	<1.0	---	---	<1.0	---
trans-1,1-Dichloroethene (ppb)	---	<1.0	---	---	1.3	---	---	<1.0	---	---	<1.0	---
sec-Butylbenzene (ppb)	---	<1.0	---	---	<1.0	---	---	<1.0	---	---	1.3	---
Trichloroethene (ppb)	---	<1.0	---	---	3.7	<1.0	---	<1.0	---	---	11	<1.0

Notes:

1. January Sampling Conducted on January 16, 1992 (STS Consultants)
2. August Sampling Conducted on August 25, 1992 (Triad Engineering)
3. October Sampling Conducted on October 2, 1992 (Triad Engineering)
4. (---) Indicates No Analysis Conducted for Parameter.
5. Only organics which indicated above the detection level during the August sampling are shown on this table.

Table 3-3: MW-11 Semi-Annual Groundwater Monitoring Data

Parameter	Analytical Results			
	4/13/93	10/21/93	5/4/94	10/26/94
Cadmium (ppb)	<1.0	<2.0	<3.0	0.6
Chromium (ppb)	<3.0	<2.0	<2.0	<2.0
Copper (ppm)	0.01	<0.01	NA	NA
Lead (ppb)	<3.0	<2.0	NA	NA
Nickel (ppm)	0.01	<0.01	NA	NA
Silver (ppb)	<6	<4	NA	NA
Zinc (ppm)	2.1	1.2	0.84	0.46
DRO (mg/l)	<0.10	<0.10	NA	NA
GRO (mg/l)	<0.10	<0.10	NA	NA

NA = Not Analyzed

Table 3-5: MW-13 Semi-Annual Groundwater Monitoring Data

Parameter	Analytical Results			
	4/13/93	10/21/93	5/4/94	10/26/94
Cadmium (ppb)	1.0	<2.0	<3.0	<0.5
Chromium (ppb)	12	<2.0	<2.0	<2.0
Copper (ppm)	0.01	<0.01	NA	NA
Lead (ppb)	<3.0	<2.0	NA	NA
Nickel (ppm)	0.01	<0.01	NA	NA
Silver (ppb)	<6	<4	NA	NA
Zinc (ppm)	0.05	0.05	<0.003	0.038
DRO (mg/l)	NA	NA	NA	NA
GRO (mg/l)	NA	NA	NA	NA

NA = Not Analyzed

Table 3-6: MW-14 Semi-Annual Groundwater Monitoring Data

Parameter	Analytical Results												
	4/13/93	10/21/93	5/4/94	10/26/94	4/25/95	10/30/95	4/18/96	10/28/96	4/23/97	10/23/97	4/23/98	10/20/98	4/20/99
Cadmium (ppb)	1.0	2.0	<3.0	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium (ppb)	<3.0	<2.0	<2.0	<2.0	NA	NA	NA	NA	NA	NA	NA	NA	NA
Copper (ppm)	<0.01	<0.01	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead (ppb)	<3.0	<2.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Nickel (ppm)	0.04	<0.014	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver (ppb)	<6	<4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Zinc (ppm)	11	12	16	12	17	19	17	13	19	14	15	11	13
DRO (mg/l)	<0.10	<0.10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GRO (mg/l)	<0.10	<0.10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VOCs with detects													
sec-Butylbenzene (ppb)	2.1	<1.0	1.3	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
Trichloroethene (ppb)	<1.0	2.4	2.5	3.0	0.74	2.8	1.7	6.5	3.1	5.9	1.5	5.3	1.7
Methylene Chloride (ppb)	2.2*	<1.0	2.3*	3.3*	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene (ppb)	<1.0	<1.0	0.97	<0.40	NA	NA	NA	NA	NA	NA	NA	NA	NA
Xylene (ppb)	<1.0	<1.0	5.8	<0.70	NA	NA	NA	NA	NA	NA	NA	NA	NA

* Methylene Chloride also detected in method blank
NA = Not Analyzed

Table I-1 (continued)
Summary of Analytical Results for Volatile Organic Compounds in Groundwater Samples
Baker Manufacturing
Evansville, Wisconsin

Well I.D.	Date Sampled	Parameter (mg/L)														
		Vinyl Chloride	cis-1,2-DCE	TCE	PCE	Toluene	Isopropyl-benzene	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	Sec-Butylbenzene	Tert-Butyl-benzene	N-propyl-benzene	P-Isopropyl-toluene	Ethyl-benzene	Xylenes, total	Benzene
MW-2A	11-11-93	< 1.0	< 1.0	< 1.0	< 1.2	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	2-18-94	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	1-25-95[4]	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	1.7[4]	< 1.0	< 1.0	< 3.0	< 1.0
	4-4-95	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	7-18-95	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	1-30-96	1.2	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	8-28-98	< 0.52	< 0.46	< 0.49	< 0.41	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.54	< 0.54	< 0.50	< 1.2	< 0.44
	11-24-98	< 0.52	< 0.46	< 0.49	< 0.41	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.54	< 0.51	< 0.50	< 1.2	< 0.44
MW-3	11-11-93	< 1.0	< 1.0	< 1.0	< 1.2	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	2-18-94	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	1-25-95[4]	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	1.4[4]	< 1.0	< 1.0	< 3.0	< 1.0
	4-4-95	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	7-18-95	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	1-30-96	1.2	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	8-28-98	< 0.52	< 0.46	0.77	< .41	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.54	< 0.51	< 0.50	< 1.2	< 0.44
	11-23-98	< 0.52	< 0.46	0.80Q	< 0.41	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.54	< 0.51	< 0.50	< 1.2	< 0.44
NR 140 Preventive Action Limit		0.02	7	0.5	0.5	68.6	–	–	–	–	–	–	–	140	124	0.5
NR 140 Enforcement Standard		0.2	70	5	5	343	–	–	–	–	–	–	–	700	620	5

Table I-1 (continued)
Summary of Analytical Results for Volatile Organic Compounds in Groundwater Samples
Baker Manufacturing
Evansville, Wisconsin

Well I.D.	Date Sampled	Parameter (mg/L)														
		Vinyl Chloride	cis-1,2-DCE	TCE	PCE	Toluene	Isopropyl-benzene	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	Sec-Butylbenzene	Tert-Butyl-benzene	N-propyl-benzene	P-Isopropyl-toluene	Ethyl-benzene	Xylenes, total	Benzene
MW-4	1-25-95	1.9	1.6	3.9	2.3	2.9	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	4.2	< 1.0	< 3.0	< 1.0
	4-4-95	3.1	8.7	13	2.3	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	7-18-95	5.8	12	22	3.9	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	1-30-96	5.8	28*	35	15	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	8-28-98	< 0.52	2.0	2.0	1.5	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.38	< 0.51	< 0.50	< 1.2	< 0.44
	11-23-98	< 0.52	1.4Q	1.0Q	1.1Q	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.54	< 0.51	< 0.50	< 1.2	< 0.44
MW-11	8-27-98	< 0.52	< 0.46	< 0.49	< 0.41	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.39	< 0.51	< 0.50	<1.2	< 0.44
	11-23-98	< 0.52	< 0.46	< 0.49	< 0.41	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.54	< 0.51	< 0.50	< 1.2	< 0.44
MW-12	4-13-93[5]	ND	2.4	< 1.0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10-21-93[5]	ND	1.8	< 1.0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2-18-94	< 1.0	1.6	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	1-25-95[4]	< 1.0	3.4	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	1.1[4]	< 1.0	< 1.0	< 3.0	< 1.0
	4-4-95	< 1.0	2.7	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	1.4	< 1.0	< 1.0	< 3.0	< 1.0
	7-18-95	2.1	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	1-30-96**	2.3	1.1	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	8-27-98	< 0.52	< 0.46	< 0.49	< 0.41	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.54	< 0.51	< 0.50	< 1.2	1.5
	11-23-98	< 0.52	< 0.46	< 0.49	< 0.41	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.54	< 0.51	< 0.50	< 1.2	< 0.44
NR 140 Preventive Action Limit		0.02	7	0.5	0.5	68.6	–	–	–	–	–	–	–	140	124	0.5
NR 140 Enforcement Standard		0.2	70	5	5	343	–	–	–	–	–	–	–	700	620	5

Table I-1 (continued)
Summary of Analytical Results for Volatile Organic Compounds in Groundwater Samples
Baker Manufacturing
Evansville, Wisconsin

Well I.D.	Date Sampled	Parameter (mg/L)														
		Vinyl Chloride	cis-1,2-DCE	TCE	PCE	Toluene	Isopropyl-benzene	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	Sec-Butylbenzene	Tert-Butyl-benzene	N-propyl-benzene	P-Isopropyl-toluene	Ethyl-benzene	Xylenes, total	Benzene
MW-14	4-13-93[5]	ND	ND	< 1.0	ND	ND	ND	ND	ND	2.1	ND	ND	ND	ND	ND	ND
	10-21-93[5]	ND	ND	2.4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2-18-94	< 1.0	< 1.0	4.2	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	1-25-95[4]	< 1.0	< 1.0	4.4	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	4.1	< 2.0	1.1[4]	< 1.0	< 1.0	< 3.0	< 1.0
	4-4-95	< 1.0	< 1.0	2.2	< 2.0	1.0	< 1.0	< 1.0	< 1.0	1.2	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	7-18-95	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0
	1-30-96	Not sampled.														
	8-27-98	< 0.52	< 0.46	2.3	< 0.41	< 0.40	< 0.39	< 0.47	< 0.45	< 0.58	< 0.50	< 0.39	< 0.51	< 0.50	< 1.2	< 0.44
	11-23-98	< 0.52	< 0.46	3.5	< 0.41	< 0.40	< 0.39	< 0.47	< 0.45	0.70Q	< 0.50	< 0.54	< 0.51	< 0.50	< 1.2	< 0.44
NR 140 Preventive Action Limit		0.02	7	0.5	0.5	68.6	—	—	—	—	—	—	—	140	124	0.5
NR 140 Enforcement Standard		0.2	70	5	5	343	—	—	—	—	—	—	—	700	620	5

NOTES:

All samples were analyzed for VOCs by EPA Method 8021. Only those VOCs detected in at least one sample are listed. No VOCs were detected in the field blank or trip blank for the 11-11-93, 2-18-94, or the 1-25-95 sampling rounds.

1 Elevated detection limits due to matrix interference. Sample obtained through temporary well.

2 Elevated detection limits due to analyte interference. Sample obtained through temporary well.

3 Sample exhibited a hydrocarbon pattern similar to that of gasoline.

4 N-propylbenzene present in the trip blank slightly below the EQLs and not detected in the method blank.

5 Analytical results from Spectrum Engineering Incorporated's "Groundwater Monitoring Report for October 21, 1993, Sampling" for the galvanizing building wells. Methylene chloride was detected in the 4-13-93 method blank as well as in MW-12 (3.6 µg/L) and MW-14 (2.2 g/L). The detection of methylene chloride is likely due to laboratory contamination of the samples.

* trans-1,2-Dichloroethene was detected at 1.1 µg/L in the 1-30-96 sample from MW-4.

** Chloromethane was detected at 1.1 µg/L in the 1-30-96 sample from MW-12.

DCE Dichloroethene

TCE Trichloroethene

PCE Tetrachloroethene

ND Not detected

— Not established

| PAL Exceedence

| ES Exceedence

Soil Remediation occurred in December 1994.

Baker Manufacturing, Inc.
133 Enterprise Street, Evansville, WI

Groundwater Analytical Results for MW-14

August Mack Environmental
Job Number: JF076.10

Parameter	ES/PAL	10/28/1996	4/23/1997	10/23/1997	4/23/1998	10/20/1998	4/20/1999	10/12/1999	5/10/2000	11/16/2000	5/14/2001	11/2/2001	4/25/2002	11/15/2002
Zinc (ppm)	5/2.5	**13.00**	**19.00**	**14.00**	**15.00**	**11.00**	**13.00**	**13.00**	**16.70**	**13.00**	**14.10**	**11.40**	**15.10**	**11.30**
TCE (ppb)	5/0.5	**6.50**	*3.10*	**5.90**	*1.50*	**5.30**	*1.70*	*4.90*	*2.00*	**13.00**	0.31	**22.00**	*4.40*	**7.8**

Parameter	ES/PAL	4/22/2003	10/1/2003	4/20/2004	10/5/2004	4/12/2005	10/26/2005
Zinc (ppm)	5/2.5	**7.58**	**11.10**	**6.10**	**5.60**	*4.55*	**8.22**
TCE (ppb)	5/0.5	*3.00*	*4.80*	*2.40*	*2.70*	*1.50*	**26.00**

Notes: ES stands for Enforcement Standard
PAL stands for Preventive Action Limit
Bold indicates Enforcement Standard Exceedence
Italics indicates Preventive Action Limit Exceedence

Table 1
Groundwater Analytical Results Summary - VOCs
Baker Manufacturing - Evansville, WI / BT^2 Project #3028
(Results are in µg/l)

Sample	Date	Lab Notes	Vinyl Chloride	cis-1,2-DCE	TCE	PCE	Toluene	Isopropyl-benzene	1,2,4-TMB	1,3,5-TMB	sec-Butylbenzene	tert-Butyl benzene	n-Propyl benzene	p-Isopropyl-toluene	Ethylbenzene	Xylenes, Total	Benzene	Other VOCs
MW-1R	12/1/2005	(1) (2)	<0.20	<0.50	*3.7*	**5.6**	0.24 J	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *1.7* S2, J
MW-2	12/1/2005	(2)	<0.20	<0.50	<0.20	<0.50	<0.20	11	<0.20	<0.20	2.0	0.34 J	2.3	<0.20	<0.50	0.65 J	*0.53* J	Methylene Chloride *2.8* S2, J Naphthylene 0.76 J
MW-2A	12/1/2005	(2)	<0.20	<0.50	<0.20	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.3* S2, J
MW-3	12/1/2005	(2)	<0.20	<0.50	*0.84*	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.2* S2, J
MW-4	12/1/2005	(2)	<0.20	<0.50	0.20 J	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.3* S2, J
MW-11	12/1/2005	(1)	<0.20	<0.50	<0.20	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.5* S2, J
MW-12	12/1/2005	(2)	**0.74**	2.7	<0.20	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.4* S2, J
MW-13	12/1/2005	(2)	<0.20	<0.50	<0.20	<0.50	0.25 J	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *1.6* S2, J
MW-14	12/1/2005	(1) (2) (3)	<0.20 C	<0.50	**6.3**	<0.50	0.29 J	<0.20	<0.20	<0.20	0.94	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *1.8* S2, J
Trip Blank	12/1/2005		<0.20	<0.50	<0.20	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.8* S2, J
NR 140 Enforcement Standards (ES)			0.2	70	5	5	1,000	NE	480		NE	NE	NE	NE	700	10,000	5	Methylene Chloride 5 Naphthalene 40
NR 140 Preventive Action Limits (PAL)			0.02	7	0.5	0.5	200	NE	96		NE	NE	NE	NE	140	1,000	0.5	Methylene Chloride 0.5 Naphthalene 8

ABBREVIATIONS:
µg/l = micrograms per liter or parts per billion (ppb)
PCE = Tetrachloroethene
VOCs = Volatile Organic Compounds
TMB = Trimethylbenzene
DCE = Dichloroethene
NE = No Standard Established
TCE = Trichloroethene

NOTES:
Bold values meet or exceed NR 140 enforcement standards.
Italic values meet or exceed NR 140 preventive action limits.
NR 140 ES - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.
NR 140 PAL - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

LABORATORY NOTES:
J = Results reported between the Method Detection Limit (MDL) and Limit of Quantitation (LOQ) are less certain than results at or above the LOQ.
S2 = Compound is a common lab solvent and contaminant.
(1) VOCs analysis - The sample, as received, was not preserved in accordance to the referenced analytical method.
(2) Dichlorodifluoromethane analysis - Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
(3) Chloromethane analysis - Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.

Created by: LMH 12/19/05
Checked by: RE 12/19/05

I:\3028\Tables-General\[GW_VOCs.xls]GW VOCs

Rev. by: <initials> <date>

TABLE 2-1
SUMMARY OF INITIAL SOIL SAMPLING RESULTS
(RMT 7/18/89)

Location	Depth*	Results					
		Ammonia (mg/kg)	Chloride (mg/kg)	pH	Sulfate (mg/kg)	Zinc (mg/kg)	Solids (%)
Acid Tank	Surface	120	470	5.8	13,000	1,700	63
Acid Tank	1 foot	46	140	5.1	2,200	370	81
Rinse Tank	Surface	<0.13	120	6.8	270	780	77
Rinse Tank	1 foot	<0.12	70	6.8	240	510	82
Flux Tank	Surface	160	230	7.2	160	4,600	77
Flux Tank	1 foot	<0.12	530	7.1	130	1,100	81
Background**	?	<0.12	190	7.2	700	1,600	81

* Depth was not noted on the sample result sheets. It was assumed that the first sample for each tank represented the surface sample and the second sample was the 1 foot sample.

** It is believed that the background sample was taken from an area which could also have been affected by the galvanizing operations.

TABLE 2

Analytical Results - Soil
Galvanizing Room and Warehouse

Baker Manufacturing
Evansville, Wisconsin

Parameter	Units	Detection Limit*	Galvanizing Room B1 S1	B2 S3	B3 S1	B4 S1	B4 S3	B5 S3	Warehouse Area B6 S1	B6 S3	B7 S3	B8 S1	B9 S1	Average Content in Natural Soil [b]
pH	--	--	6.76	5.05	6.78	6.83	6.76	4.98	8.82	3.96	3.96	8.29	7.54	--
Ammonia N	ug/g	61	131	<65	<67	<65	<64	145	<61	180	<64	<61	72.2	--
Tot Chloride	ug/g	1.2	<9.8	5.74	69.8	1000	190	26.7	44.1	118	194	126	65.0	--
Tot Sulfate	ug/g	9.2	238	197	1210	580	2500	358	214	1040	1350	204	1130	--
Zinc	ug/g	1.5	1390	70.1	1370	423	60.9	61.4	77.3	256	168	4780	137	50
Tot Solids	%	--	80	87.2	81.6	83.1	83.9	84.9	90.6	85.5	84.4	93.9	78.1	--
TPH Gas	ug/g	6	NA	NA	NA	NA	<6.0	NA	NA	NA	NA	NA	NA	--
TPH Diesel	ug/g	6	NA	NA	NA	NA	945[a]	NA	NA	NA	NA	NA	NA	--
Depth	ft	--	1-2.5	5-6.5	1-2.5	1-2.5	5-6.5	5-6.5	1-2.5	5-6.5	5-6.5	1-2.5	1-2.5	--

* - Units varied from test to test, therefore the lowest detection limit was used in the table.

Ammonia N units varied from 61 to 69.
Total Chloride units varied from 3.3 to 4.0.
Total Sulfate units varied from 9.2 to 11.
Zinc units varied from 1.5 to 18.
The actual units used for each sample is included on the data sheets from the laboratory, which are appended.

a - The chromatogram is distinct for diesel.
b - Reference from USEPA Office of Solid Waste and Emergency Response, Hazardous Waste and Land Treatment, SW-874 (April, 1983), p273, Table 6.46. Zinc concentrations in the range of 10-300 can be considered natural in soils.

Samples collected January 1992 (STS)

AJG/kw-m11/baker tables

TABLE 4

Analytical Results - Soil
Tank Room Hand Augers

Baker Manufacturing
Evansville, Wisconsin

Parameter	Units	Detection Limit*	HA-1 S1	HA-1 S2	HA-2 S1	HA-2 S2	HA-3 S1	HA-3 S2	HA-4 S1	HA-4 S2	Average Concentrations in Natural Soil [a]
pH	--	--	7.02	7.03	8.34	8.50	6.83	7.15	4.13	4.50	--
Ammonia-N	ug/g	64	106	NA	<93	NA	<65	NA	102	140	--
Tot Chloride	ug/g	1.2	64	NA	<15	NA	94.7	NA	41.0	201	--
Tot Sulfate	ug/g	4.5	416	NA	4150	NA	<10[b]	NA	3170	5590	--
Zinc	ug/g	1.6	2880	NA	2550	NA	533	NA	480	739	50
Tot Solids	%	--	75.7	NA	61.6	NA	86	NA	84.9	79.5	--
Sample Depth	ft.	--	1-2.5	2.5-4	1-2.5	2.5-4	1-2.5	2.5-4	1-2.5	2.5-4	--

* - The lowest detection limit for the specific test was used in the table. Actual, detection limits for each parameter varied.
Ammonia - N varied from 64 to 93.
Total Chloride varied from 3.6 to 4.9.
Total Sulfate varied from 4.5 to 11.
Zinc varied from 1.6 to 220.
The detection limits used for each sample are included on the laboratory data sheets which are appended.

-- ug/g = ppm

a - Reference from USEPA Office of Solid Waste and Emergency Response, Hazardous Waste Land Treatment, SW-874 (April, 1982) p273, Table 6.46. Zinc ranges from 10-300 can be considered natural in soils.

b - This sample was run for sulfate using gravimetric method (units mg/g) and could not be re-run using the water leach method because there was not enough sample available.

AJG/kw-m11/baker tables

Samples collected January 1992 (STS)

TABLE 6

Analytical Results - Soil
Exterior Borings/Well Locations
Surrounding the Galvanizing Building

Baker Manufacturing
Evansville, Wisconsin

Parameter	Units	Detection Limit	MW11 S3	MW11 S4	MW13 S3	MW13 S4	MW14 S3	MW14 S4	Average Concentration in Natural Soil *
pH	---	---	5.05	5.22	7.05	9.07	6.59	8.81	--
Ammonia - N	ug/g	51	<55	<51	<55	<52	<52	<51	--
Total Chloride	ug/g	10	<10	<11	28.7	24.9	112	146	--
Total Sulfate	ug/g	9.6	263	291	60.5	48.0	395	521	--
Zinc	ug/g	0.15	34.5	44.8	10.5	32.9	57	736	50
Sample Depth	ft.	--	5-6.5	7.5-9	5-6.5	7.5-9	5-6.5	7.5-9	--

* Reference from USEPA Office of Solid Waste and Emergency Response, Hazardous Waste and Land Treatment, SW-874 (April, 1983), p273, Table 6.46. Zinc concentrations in the range of 10-300 can be considered natural in soils.

ug/g = ppm

AJG/kw-m11/baker tables

Samples collected January 1992 (STS)

Table 3-7: Semi-Annual Groundwater Elevations

Monitoring Well	Elevation												
	4/13/93	10/21/93	5/4/94	10/26/94	4/25/95	10/30/95	4/18/96	10/28/96	4/23/97	10/23/97	4/23/98	10/20/98	4/20/99
MW-11	890.55	890.15	889.73	889.07	889.81	890.16	889.48	889.82	890.00	889.21	891.10	890.50	889.96
MW-12	889.45	889.19	889.14	888.39	888.81	889.32	888.70	889.14	888.85	888.47	889.97	889.49	889.04
MW-13	890.41	891.06	889.54	889.16	889.70	890.49	889.42	889.45	889.04	889.12	890.49	890.05	889.95
MW-14	890.23	889.83	889.51	889.12	890.51	889.26	889.36	890.10	889.28	888.89	890.44	889.94	889.60

TABLE 1

GROUNDWATER ELEVATION SUMMARY
BAKER MANUFACTURING
EVANSVILLE, WISCONSIN

Well Number	Reference Elevation (M.S.L.[1] - top PVC)	Depth to Water (feet)		Water Elevation M.S.L.	
		11-11-93	2-17-94	11-11-93	2-17-94
MW-1	894.91	5.27	5.73	889.64	889.18
MW-2	894.71	5.42	5.88	889.29	888.83
MW-2A[2]	894.84	5.47	5.93	889.37	888.91
MW-3	894.79	5.51	5.96	889.28	888.83
MW-11	897.90	7.98	8.51	889.92	889.39
MW-12	896.39	7.40	7.88	888.99	888.51
MW-13	894.41	4.58	5.10	889.83	889.31
MW-14	895.18	5.44	6.00	889.74	889.18

NOTES:

1 Elevations are referenced to Mean Sea Level.
2 Piezometer.

1866.13 0000:RTG:bake0324.t

Baker Manufacturing, Inc.
133 Enterprise Street, Evansville, WI

Groundwater Elevations (feet above mean sea level (amsl)

Sample Date:	6/18/1995	11/23/1998
MW-1R	889.35	889.41
MW-2	889.11	889.04
MW-3	889.12	889.02
MW-4	888.75	888.79
MW-11	889.75	889.74
MW-12	888.77	888.99
MW-13	889.61	889.51
MW-14	889.48	889.78

Baker Manufacturing, Inc.
133 Enterprise Street, Evansville, WI

Groundwater Elevations

August Mack Environmental
Job Number: JF076.10

Sample Date:	10/28/1996	4/23/1997	10/23/1997	4/23/1998	10/20/1998	4/20/1999	10/12/1999	5/10/2000	11/16/2000	5/14/2001	11/2/2001	4/24/2002	11/15/2002
MW-11	889.82	890.00	889.21	891.10	890.50	889.96	889.70	889.80	890.52	890.34	889.95	889.90	888.98
MW-12	889.14	888.85	888.47	889.97	889.97	889.04	888.94	889.71	890.47	889.45	889.29	889.05	888.36
MW-13	889.45	889.04	889.12	890.49	890.05	889.95	889.41	889.48	890.21	889.94	889.64	889.61	888.80
MW-14	890.10	889.28	888.89	890.44	889.94	889.60	889.48	889.57	890.23	890.03	889.75	889.72	888.88

Sample Date:	4/22/2003	10/1/2003	4/20/2004	10/5/2004	4/12/2005	10/26/2005
MW-11	889	888.4	889.03	889.12	888.38	887.37
MW-12	888.28	887.86	888.38	888.5	888.65	887.9
MW-13	888.79	888.22	888.86	891.45	889.22	888.23
MW-14	888.89	888.56	889	889.11	889.29	888.35

Notes: The original pipe elevation for MW-14 was 895.16. During the April 1998 sampling event, it was noted that the pipe had broken off three inches below the original elevation. Therefore, the new pipe elevation is 894.93 (this elevation has not been survey verified).

Table 1
Water Level Summary
Baker Manufacturing/BT^2 Project #3028
Evansville, Wisconsin

					Depth to Water in feet below top of well casing				
Raw Data	**MW1R**	**MW2**	**MW2A**	**MW3**	**MW4**	**MW11**	**MW12**	**MW13**	**MW14**
Measurement Date									
12/1/2005	6.19	6.33	6.19	6.48	6.31	9.12	8.18	5.78	6.2

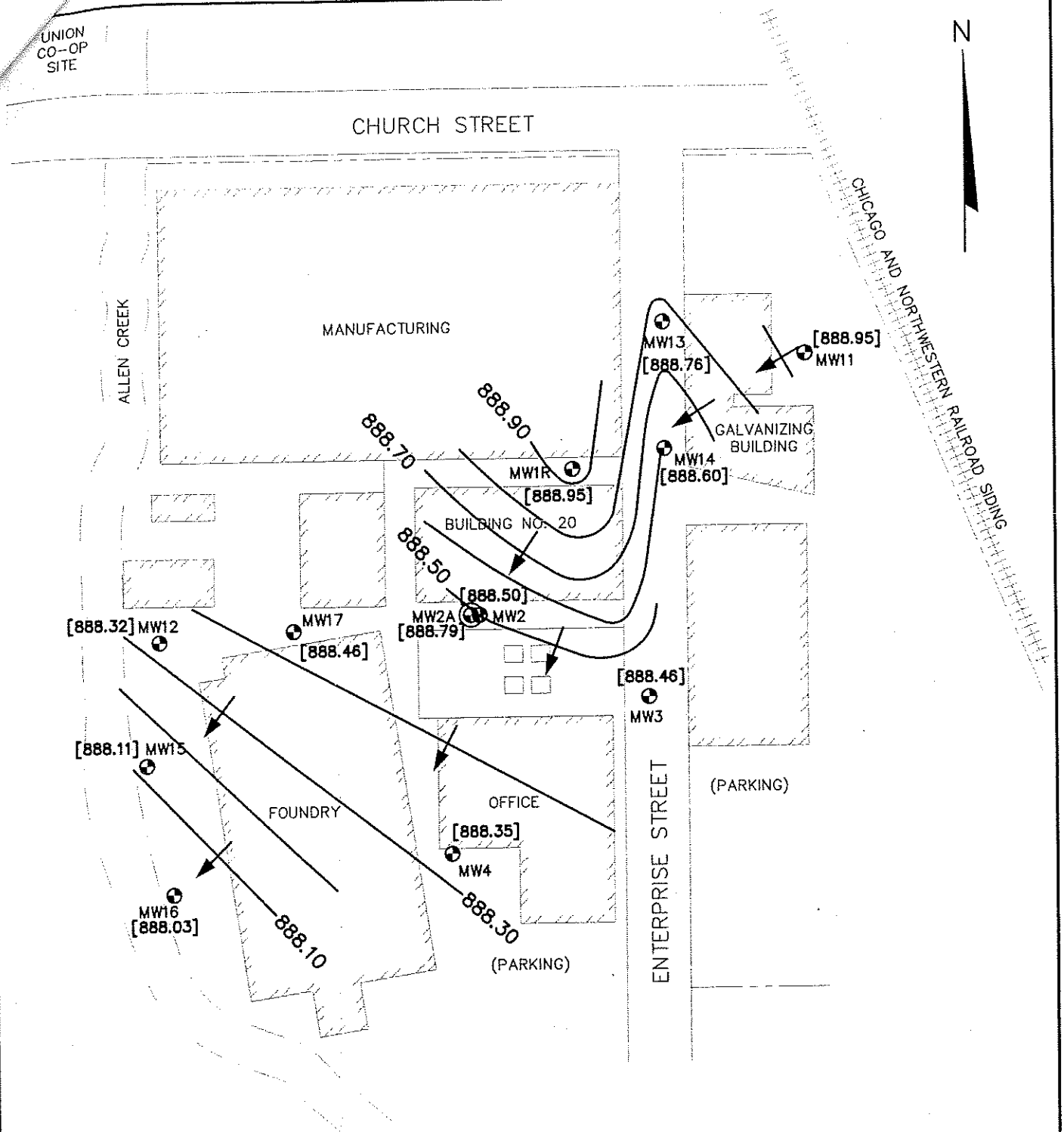
					Ground Water Elevation in feet above mean sea level (amsl)				
Well Number	**MW1R**	**MW2**	**MW2A**	**MW3**	**MW4**	**MW11**	**MW12**	**MW13**	**MW14**
Top of Casing Elevation (feet msl)	895.00	894.71	894.84	894.79	894.50	897.90	896.39	894.41	894.93 (2)
Measurement Date									
12/1/2005	888.81	888.38	888.65	888.31	888.19	888.78	888.21	888.63	888.73

NOTES:

1) The top of casing elevations for MW11, MW12, MW13, and MW14 obtained from Triad Engineering, Galvanizing Building Soil and Groundwater Assessment March 1992

2) Top of casing elevations for MW1R, MW2, MW2A, MW3, and MW4 obtained from RMT.

3) The original pipe elvation for MW14 was 895.16. During April 1998 sampling event, it was noted that the pipe been cut approximately three inches below the original elevation. The new pipe elevation is estimated to be 894.93 but has not been verified.



LEGEND

PROPERTY LINE

MONITORING WELL

PIEZOMETER

100 0 100

SCALE: 1" = 100'

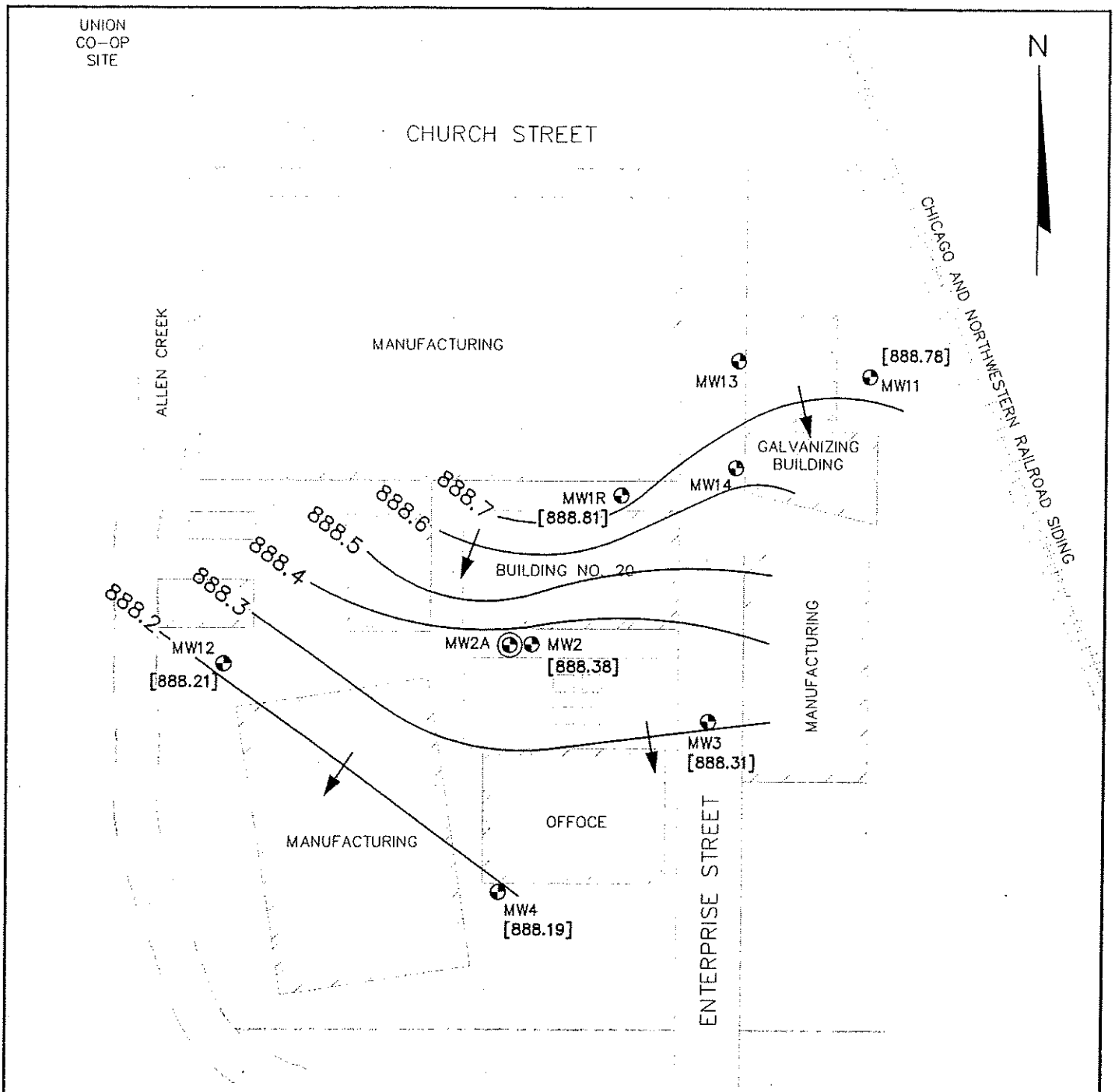
NOTES:

1. BASE MAP ADAPTED FROM DRAWING PREPARED BY RMT, INC., MARCH 1999 AND FIELD OBSERVATIONS COLLECTED BY BT² ON MAY 26, 2006.

CLIENT	BAKER MANUFACTURING CO. 133 ENTERPRISE STREET EVANSVILLE, WI 53536 (608) 882-3769	SITE	BAKER MANUFACTURING CO. EVANSVILLE, WISCONSIN
			WATER TABLE CONTOURS FOR MAY 26,2006

PROJECT NO.	3028	DRAWN BY:	KP/WK	ENGINEER BT² inc.	2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839
DRAWN:	02/09/06	CHECKED BY:	RE		FIGURE
REVISED:	08/02/06-BLS	APPROVED BY:			4

I:\3028\figures-general\WTBL-MAY06.dwg, 8/3/2006 4:05:28 PM



100 0 100

SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- MONITORING WELL
- PIEZOMETER
- [888.81] WATER TABLE ELEVATION MEASURED ON 12/01/05
- WATER TABLE CONTOUR
- APPROXIMATE GROUNDWATER FLOW DIRECTION

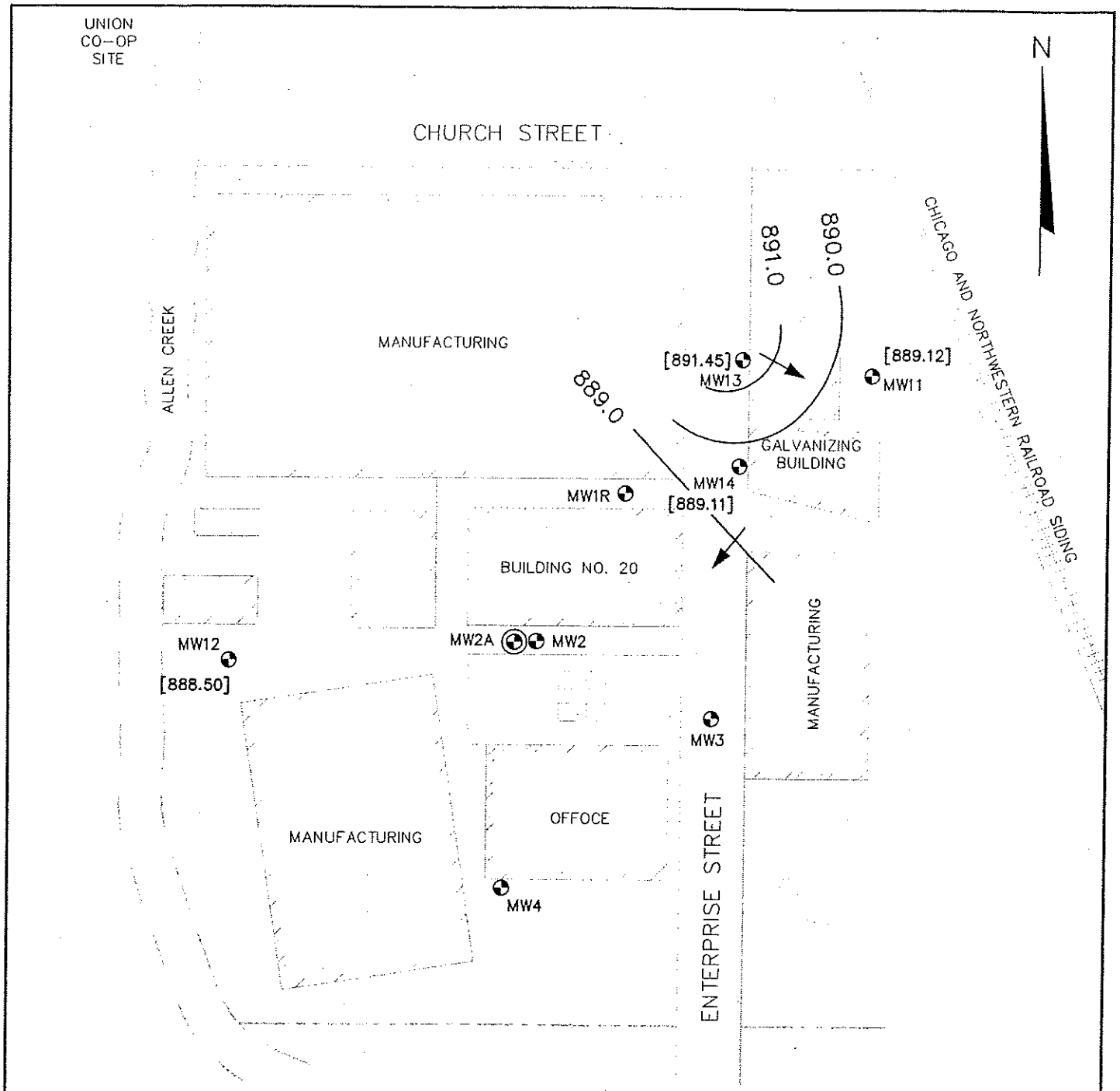
NOTES:

1. BASE MAP ADAPTED FROM DRAWING PREPARED BY RMT, INC., MARCH 1999.
2. DUE TO VARIABILITY OF MW13 AND UNCERTAINTY OF TOP OF CASING ELEVATION FOR MW14, DATA FROM MW13 AND MW14 WERE NOT INCLUDED.

PROJECT NO. 3028	
DRAWN BY: KP	
CHECKED BY: RE	
APPROVED BY:	
DRAWN: 02/09/06	
REVISED: 02/09/06	

FIGURE E-3C
WATER TABLE CONTOURS FOR DECEMBER 1, 2005
BAKER MANUFACTURING CO.
EVANSVILLE, WISCONSIN

BT inc.



100 0 100

SCALE: 1" = 100'

NOTES:

1. BASE MAP ADAPTED FROM DRAWING PREPARED BY RMT, INC., MARCH 1999.

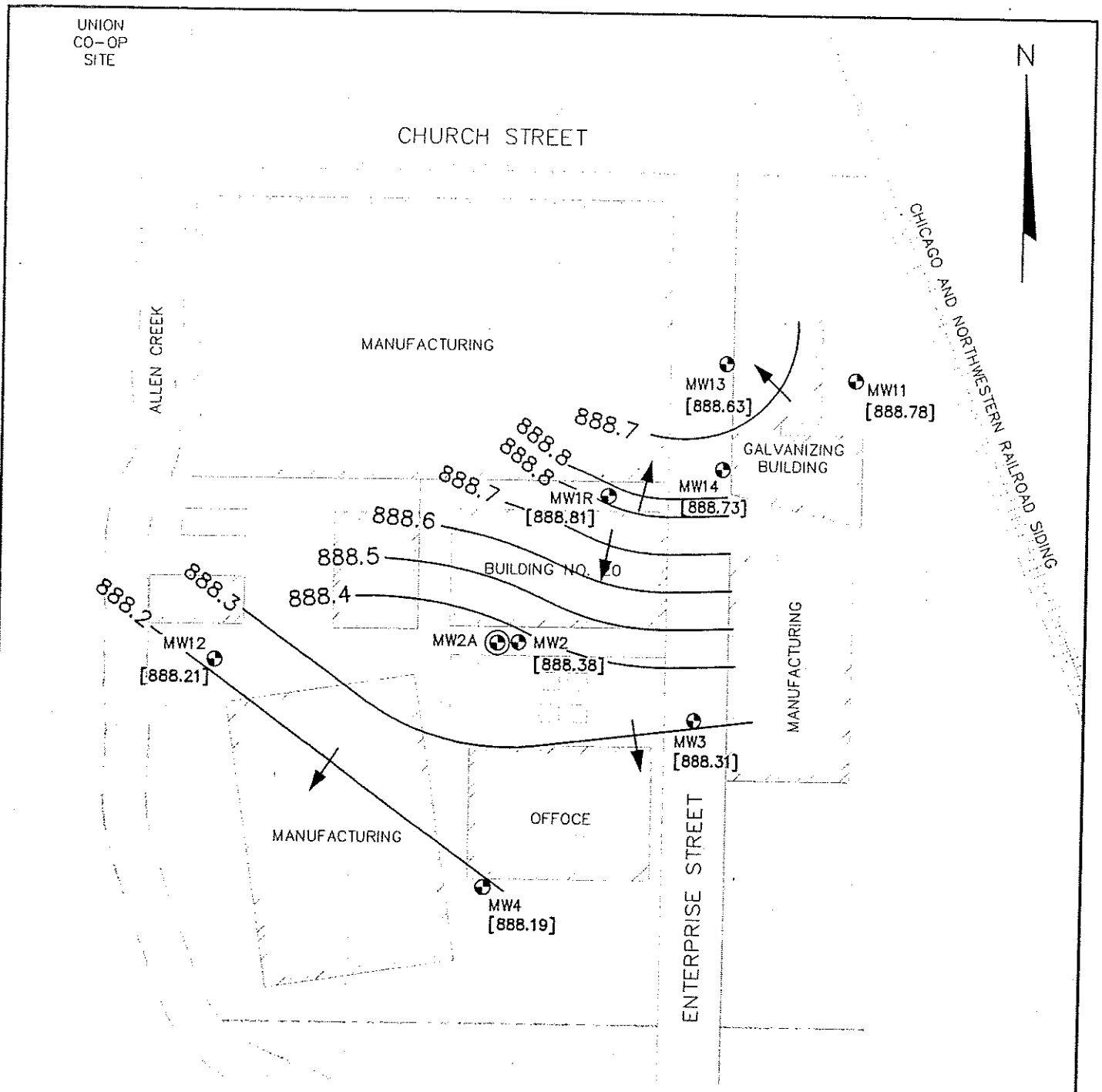
LEGEND

- PROPERTY LINE
- MONITORING WELL
- PIEZOMETER
- [888.81] WATER TABLE ELEVATION MEASURED ON 10/05/04
- WATER TABLE CONTOUR
- APPROXIMATE GROUNDWATER FLOW DIRECTION

PROJECT NO.	3028
DRAWN BY:	KP
CHECKED BY:	RE
APPROVED BY:	
DRAWN:	02/09/06
REVISED:	02/09/06

FIGURE E-3D
WATER TABLE CONTOURS FOR OCTOBER 5, 2004
BAKER MANUFACTURING CO.
EVANSVILLE, WISCONSIN

BT2 inc.



100 0 100

SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- MONITORING WELL
- PIEZOMETER
- [888.81] WATER TABLE ELEVATION MEASURED ON 12/01/05
- WATER TABLE CONTOUR
- APPROXIMATE GROUNDWATER FLOW DIRECTION

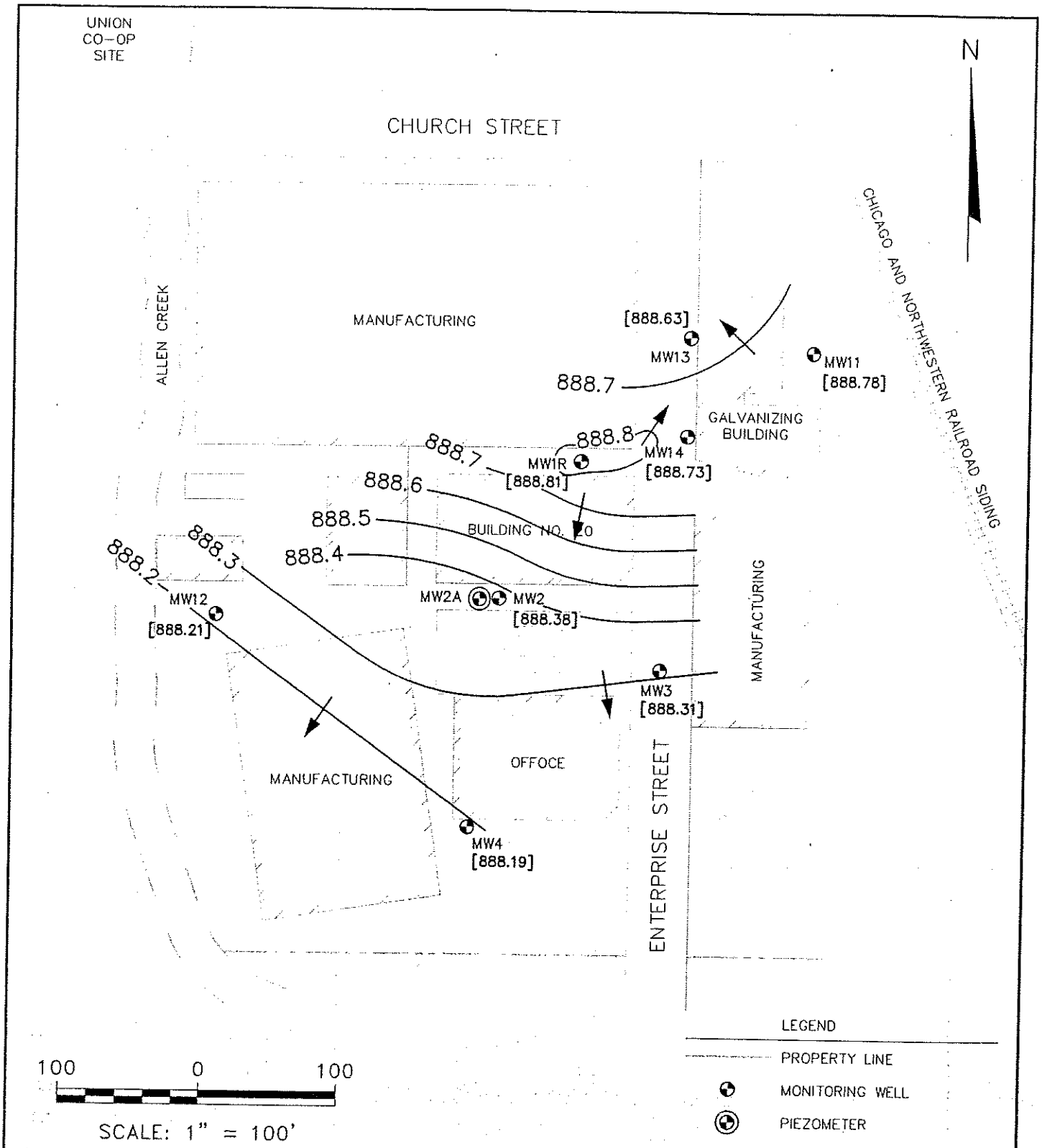
NOTES:

1. BASE MAP ADAPTED FROM DRAWING PREPARED BY RMT, INC., MARCH 1999.

PROJECT NO. 3028	
DRAWN BY: KP	
CHECKED BY: RE	
APPROVED BY:	
DRAWN: 02/09/06	
REVISED: 02/09/06	

FIGURE E-3E
WATER TABLE CONTOURS FOR DECEMBER 1, 2005
BAKER MANUFACTURING CO.
EVANSVILLE, WISCONSIN

BT² inc.



100 0 100

SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- MONITORING WELL
- PIEZOMETER
- [888.81] WATER TABLE ELEVATION MEASURED ON 12/01/05
- WATER TABLE CONTOUR
- APPROXIMATE GROUNDWATER FLOW DIRECTION

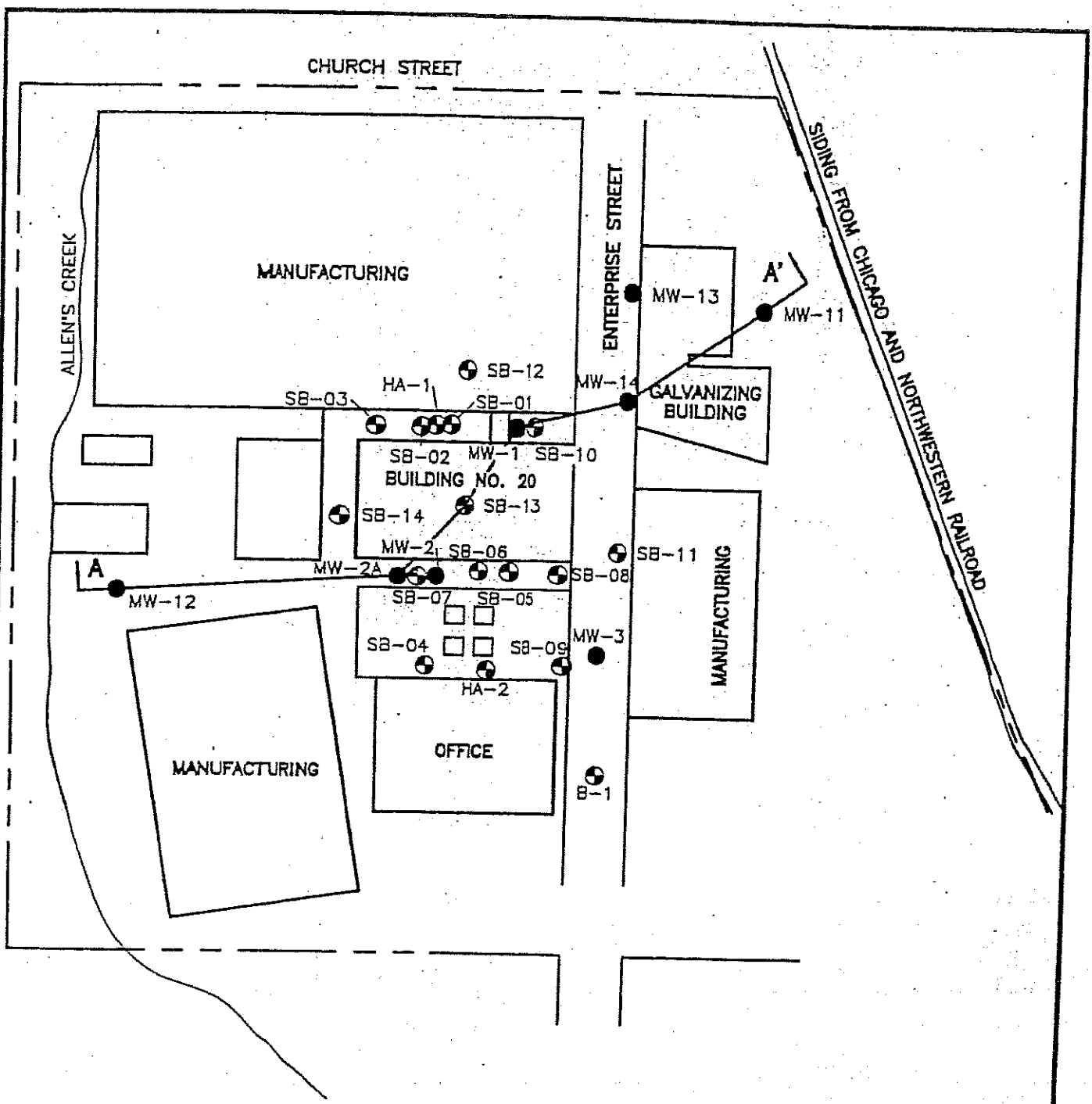
NOTES:

1. BASE MAP ADAPTED FROM DRAWING PREPARED BY RMT, INC., MARCH 1999.
2. DUE TO UNCERTAINTY OF TOP OF CASING ELEVATION FOR MW14, DATA FROM MW14 WAS NOT INCLUDED.

PROJECT NO. 3028	
DRAWN BY: KP	
CHECKED BY: RE	
APPROVED BY:	
DRAWN: 02/09/06	
REVISED: 02/09/06	

FIGURE E-3F
WATER TABLE CONTOURS FOR DECEMBER 1, 2005
BAKER MANUFACTURING CO.
EVANSVILLE, WISCONSIN

BT2 inc.



LEGEND

● MW-12	MONITORING WELL LOCATION
SB-01	BORING LOCATION
— — — —	PROPERTY LINE
HA-1	HAND AUGERED BORING
A A'	GEOLOGIC CROSS SECTION LOCATOR

N

0 100 200

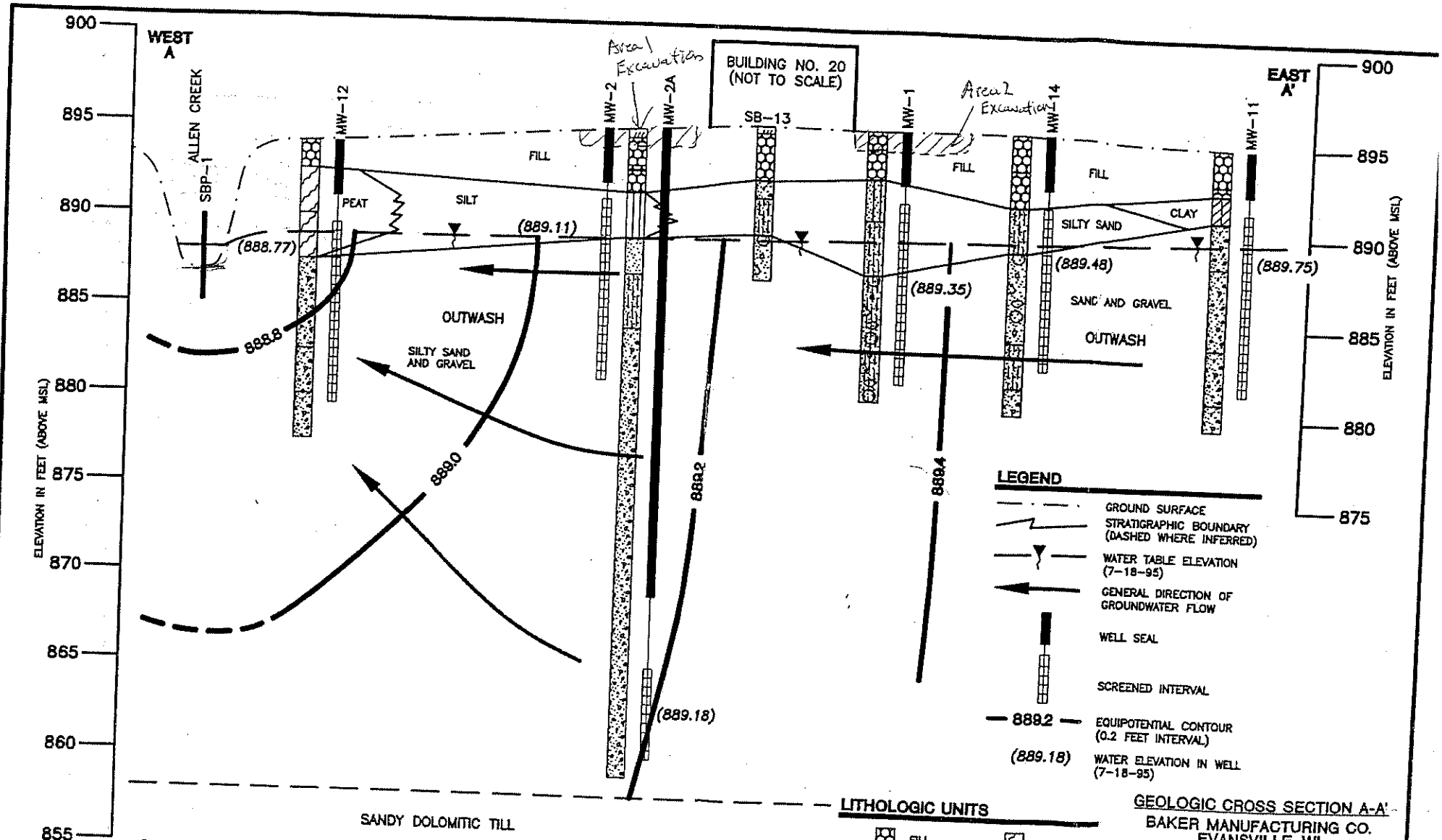
SCALE: 1"=100'

SITE PLAN AND GEOLOGIC CROSS SECTION LOCATOR MAP
BAKER MANUFACTURING CO.

RMT INC.

DWN. BY:	TBM
APPROVED BY:	ACO
DATE:	DECEMBER 1993
PROJ.#	1886.10
FILE #	18861004

FIGURE 2


WEST
A
EAST
A'
900
895
890
885
880
875
870
865
860
855
ELEVATION IN FEET (ABOVE MSL)
ALLEN CREEK
SBP-1
MW-12
MW-2
MW-2A
SB-13
MW-1
MW-14
MW-11
Area 1 Excavation
Area 2 Excavation
BUILDING NO. 20
(NOT TO SCALE)
FILL
PEAT
SILT
OUTWASH
SILTY SAND AND GRAVEL
SILTY SAND
CLAY
SAND AND GRAVEL
(888.77)
(889.11)
(889.35)
(889.48)
(889.75)
(889.18)
888.8
889.0
888.2
888.4
SANDY DOLOMITIC TILL
LEGEND
GROUND SURFACE
STRATIGRAPHIC BOUNDARY (DASHED WHERE INFERRED)
WATER TABLE ELEVATION (7-18-95)
GENERAL DIRECTION OF GROUNDWATER FLOW
WELL SEAL
SCREENED INTERVAL
888.2 EQUIPOTENTIAL CONTOUR (0.2 FEET INTERVAL)
(889.18) WATER ELEVATION IN WELL (7-18-95)
LITHOLOGIC UNITS
FILL
SILTY SAND
SAND AND GRAVEL
PEAT
CLAY
SILT
CROSS SECTION SCALE
VERTICAL: 1"=5'
HORIZONTAL: 1"=50'
NOTES
1. ELEVATIONS REFERENCED TO USGS MEAN SEA LEVEL DATUM.
GEOLOGIC CROSS SECTION A-A'
BAKER MANUFACTURING CO.
EVANSVILLE, WI
RMT INC.
DWN. BY: JEZ
APPROVED BY: JAA
DATE: JUNE 1996
PROJ. # 1888.20
FILE # 18862003.DWG

February 6, 2006

To: Wisconsin Department of Natural Resources

Subject: Statement that all Legal Descriptions for Properties within the Contaminated Site Boundaries have been Included
Baker Manufacturing
133 Enterprise Street, Evansville, Wisconsin
WDNR BRRTS I.D. #02-54-000983
BT^2 Project #3028

To Whom it May Concern:

To the best of my knowledge, I believe that with the submittal of the attached property information the legal description for each property within, or partially within that contaminated site boundary has been included with the closure request.

The attached property information includes:

- Deeds for property located at 133 Enterprise Street, Evansville Wisconsin

If you need additional information please contact me at (608) 882-3769.

Sincerely,

Gene Fahrney
Baker Manufacturing

March 9, 2006

Mr. David Wartenweiler
Public Works
140 Exchange Street
Evansville, WI 53536

Mr. James Beilke
City Clerk and Treasurer
31 S. Madison Street
Evansville, Wisconsin 53536

Ms. Kay O'Connell
County Clerk
51 S. Main Street
Janesville, Wisconsin 53545

SUBJECT: Notification of Residual Groundwater Impacts in Right-of-Way
133 Enterprise Street
Evansville, Wisconsin 53536
BT^2 Project #3028

Dear Mr. Wartenweiler, Mr. Beilke, and Ms. O'Connell:

On behalf of Baker Manufacturing, BT^2, Inc., is providing you with notification of residual petroleum impacts to soil and residual chlorinated solvent and zinc impacts to groundwater in the Enterprise Street right-of-way as required for site closure per chapter NR 726.05(2)(b)(4), Wisconsin Administrative Code (WAC). BT^2, on behalf of Baker Manufacturing, is requesting that the Wisconsin Department of Natural Resources (WDNR) close this site by accepting natural attenuation as a final remedy for the remediation of petroleum-, solvent-, and metal-impacted groundwater at the site. If the WDNR decides to close the site, the Baker Manufacturing property will be added to the WDNR Geographic Information System (GIS) Registry of Closed Remediation Sites per chapter NR 726(2)(b), WAC.

Soil contamination that appears to have originated on the Baker Manufacturing property located at 133 Enterprise Street in Evansville, Wisconsin (**Figure 1**) likely extends under the Enterprise Street right-of-way. The soil petroleum concentrations of diesel range organics, benzene, ethylbenzene, and xylene in soil samples collected at the site are greater than the state residual contaminant levels (RCLs) found in chapter NR 720, WAC below depths of approximately 6 feet below ground surface (bgs). Furthermore, soil with detectable concentrations of chloride, sulfate, and zinc are present below depths of approximately 5 feet bgs. The area has been covered with pavement. Soil sample results are shown in **Tables 6**, **F-2**, and **F-4**. Sample locations are presented on **Figures 2**, **4**, and **6**.

Groundwater contamination detected at Baker Manufacturing likely extends under the Enterprise Street right-of-way. The concentrations of trichloroethylene and zinc in groundwater samples from a monitoring well in the Enterprise Street right-of-way (MW14, see **Figure 2**) are greater than the state groundwater enforcement standard (ES) found in chapter NR 140, WAC. Based on groundwater data, however, it appears that the groundwater contaminant plume is stable and will naturally degrade over time. Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case

closure that are found in chapter NR 726, WAC. Municipal water is used to supply the area, so the residual groundwater contamination does not pose any risk to human health, including any occupants on your property. Current groundwater contaminant conditions are summarized in **Table 1** and **2**. Sample locations are presented on **Figure 2**.

Once the WDNR makes a decision on my closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the WDNR GIS Registry of Closed Remediation Sites on the Internet at www.dnr.wi.gov/org/aw/rr/gis/index.htm. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, please contact us at (608) 224-2830.

Sincerely,

Ray Tierney, P.G.
Principal

Enclosures: Table 1: Groundwater Analytical Results Summary
Table 2: Groundwater Analytical Results for MW14
Table 6: Analytical Results – Soil
Table F-2: Summary of Soil Analytical Results – Area 1
Table F-4: Summary of Soil Analytical Results – Area 2
Figure 1: Site Location Map
Figure 2: Site Map
Figure 4: Laboratory Soil Sample Locations – Area 1
Figure 6: Laboratory Soil Sample Locations – Area 2

cc: Mr. James Kralick, WDNR
Mr. Gene Fahrney, Baker Manufacturing

RE/lmh/REV
i:\3028\correspondence - other\evansville_rownotification_ltr_mar06.doc

Table 1
Groundwater Analytical Results Summary - VOCs
Baker Manufacturing - Evansville, WI / BT^2 Project #3028
(Results are in µg/l)

Sample	Date	Lab Notes	Vinyl Chloride	cis-1,2-DCE	TCE	PCE	Toluene	Isopropyl-benzene	1,2,4-TMB	1,3,5-TMB	sec-Butylbenzene	tert-Butyl benzene	n-Propyl benzene	p-Isopropyl-toluene	Ethylbenzene	Xylenes, Total	Benzene	Other VOCs
MW-1R	12/1/2005	(1) (2)	<0.20	<0.50	*3.7*	5.6	0.24 J	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *1.7* S2, J
MW-2	12/1/2005	(2)	<0.20	<0.50	<0.20	<0.50	<0.20	11	<0.20	<0.20	2.0	0.34 J	2.3	<0.20	<0.50	0.65 J	*0.53* J	Methylene Chloride *2.8* S2, J Naphthylene 0.76 J
MW-2A	12/1/2005	(2)	<0.20	<0.50	<0.20	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.3* S2, J
MW-3	12/1/2005	(2)	<0.20	<0.50	*0.84*	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.2* S2, J
MW-4	12/1/2005	(2)	<0.20	<0.50	0.20 J	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.3* S2, J
MW-11	12/1/2005	(1)	<0.20	<0.50	<0.20	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.5* S2, J
MW-12	12/1/2005	(2)	**0.74**	2.7	<0.20	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.4* S2, J
MW-13	12/1/2005	(2)	<0.20	<0.50	<0.20	<0.50	0.25 J	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *1.6* S2, J
MW-14	12/1/2005	(1) (2) (3)	<0.20 C	<0.50	**6.3**	<0.50	0.29 J	<0.20	<0.20	<0.20	0.94	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *1.8* S2, J
Trip Blank	12/1/2005		<0.20	<0.50	<0.20	<0.50	<0.20	<0.20	<0.20	<0.20	<0.25	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	Methylene Chloride *2.8* S2, J
NR 140 Enforcement Standards (ES)			0.2	70	5	5	1,000	NE	480		NE	NE	NE	NE	700	10,000	5	Methylene Chloride 5 Naphthalene 40
NR 140 Preventive Action Limits (PAL)			0.02	7	0.5	0.5	200	NE	96		NE	NE	NE	NE	140	1,000	0.5	Methylene Chloride 0.5 Naphthalene 8

ABBREVIATIONS:
µg/l = micrograms per liter or parts per billion (ppb)
PCE = Tetrachloroethene
VOCs = Volatile Organic Compounds
TMB = Trimethylbenzene
DCE = Dichloroethene
NE = No Standard Established
TCE = Trichloroethene

NOTES:
Bold values meet or exceed NR 140 enforcement standards.
Italic values meet or exceed NR 140 preventive action limits.
NR 140 ES - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.
NR 140 PAL - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

LABORATORY NOTES:
J = Results reported between the Method Detection Limit (MDL) and Limit of Quantitation (LOQ) are less certain than results at or above the LOQ.
S2 = Compound is a common lab solvent and contaminant.
(1) VOCs analysis - The sample, as received, was not preserved in accordance to the referenced analytical method.
(2) Dichlorodifluoromethane analysis - Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
(3) Chloromethane analysis - Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.

Created by: LMH 12/19/05
Checked by: RE 12/19/05

I:\3028\Tables-General\[GW_VOCs.xls]GW VOCs

Rev. by: <initials> <date>

Baker Manufacturing, Inc.
133 Enterprise Street, Evansville, WI

Table 2

Groundwater Analytical Results for MW-14

August Mack Environmental
Job Number: JF076.10

Parameter	ES/PAL	10/28/1996	4/23/1997	10/23/1997	4/23/1998	10/20/1998	4/20/1999	10/12/1999	5/10/2000	11/16/2000	5/14/2001	11/2/2001	4/25/2002	11/15/2002
Zinc (ppm)	5/2.5	**13.00**	**19.00**	**14.00**	**15.00**	**11.00**	**13.00**	**13.00**	**16.70**	**13.00**	**14.10**	**11.40**	**15.10**	**11.30**
TCE (ppb)	5/0.5	**6.50**	*3.10*	**5.90**	*1.60*	**5.30**	*1.70*	*4.90*	*2.00*	**13.00**	0.31	**22.00**	*4.40*	**7.8**

Parameter	ES/PAL	4/22/2003	10/1/2003	4/20/2004	10/5/2004	4/12/2005	10/26/2005
Zinc (ppm)	5/2.5	**7.58**	**11.10**	**6.10**	**5.60**	*4.55*	**8.22**
TCE (ppb)	5/0.5	*3.00*	*4.80*	*2.40*	*2.70*	*1.50*	**26.00**

Notes: ES stands for Enforcement Standard
PAL stands for Preventive Action Limit
Bold indicates Enforcement Standard Exceedence
Italics indicates Preventive Action Limit Exceedence

TABLE 6

Analytical Results - Soil
Exterior Borings/Well Locations
Surrounding the Galvanizing Building

Baker Manufacturing
Evansville, Wisconsin

Parameter	Units	Detection Limit	MW11 S3	MW11 S4	MW13 S3	MW13 S4	MW14 S3	MW14 S4	Average Concentration in Natural Soil *
pH	---	---	5.05	5.22	7.05	9.07	6.59	8.81	--
Ammonia - N	ug/g	51	<55	<51	<55	<52	<52	<51	--
Total Chloride	ug/g	10	<10	<11	28.7	24.9	112	146	--
Total Sulfate	ug/g	9.6	263	291	60.5	48.0	395	521	--
Zinc	ug/g	0.15	34.5	44.8	10.5	32.9	57	736	50
Sample Depth	ft.	--	5-6.5	7.5-9	5-6.5	7.5-9	5-6.5	7.5-9	--

* Reference from USEPA Office of Solid Waste and Emergency Response, Hazardous Waste and Land Treatment, SW-874 (April, 1983), p273, Table 6.46. Zinc concentrations in the range of 10-300 can be considered natural in soils.

ug/g = ppm

AJG/kw-m11/baker tables

Samples collected January 1992 (STS)

Table F-2
Summary of Soil Analytical Results - Area 1
(units in µg/kg, unless otherwise noted)
Site Name: Baker Manufacturing, Inc.
RMT Project #: 1886.19

Sample Designation	Date Collected	Sample Description	Sample Depth (feet)	DRO (mg/kg)	Benzene	Ethyl-benzene	Total Xylenes	Isopropyl-benzene	n-Propyl-benzene	1,3,5-Trimethyl-benzene	tert-Butyl-benzene	Methylene Chloride	1,2,4-Trimethyl-benzene	sec-Butyl-benzene	p-Isopropyl-toluene	n-Butyl-benzene	Naphtl
BM-10	12/15/94	North sidewall STA 0+30	6	2,900	1,900	32,000	92,000	37,000	19,000	35,000	22,000	< 1,200	60,000	24,000	20,000	40,000	17,0
BM-12	12/15/94	South sidewall STA 0+30	6	490	960	36,000	100,000	64,000	21,000	30,000	13,000	< 570	46,000	16,000	12,000	20,000	6,3
BM-13	12/15/94	Bottom excavation	6	680	4,200	75,000	200,000	95,000	39,000	43,000	26,000	< 1,200	70,000	20,000	18,000	22,000	9,1
BM-20	12/15/94	West sidewall	2	24	< 1.1	< 1.1	< 3.3	< 1.1	< 1.1	< 1.1	< 2.2	23	2.8	< 1.1	< 1.1	1.2	< 5
BM-21	12/15/94	West sidewall	6	< 40	< 5,600	73,000	210,000	85,000	39,000	42,000	29,000	< 5,600	75,000	13,000	18,000	16,000	< 28,
BM-63	12/19/94	East sidewall STA 0+08	6	—[1]	< 1.2	< 1.2	3.5	3.8	< 1.2	< 1.2	2.4	< 1.2	< 1.2	2.4	2.3	< 1.2	< 5.
Proposed NR 720 Interim Standard				100	5.5	2,900	4,100	—	—	—	—	—	—	—	—	—	—

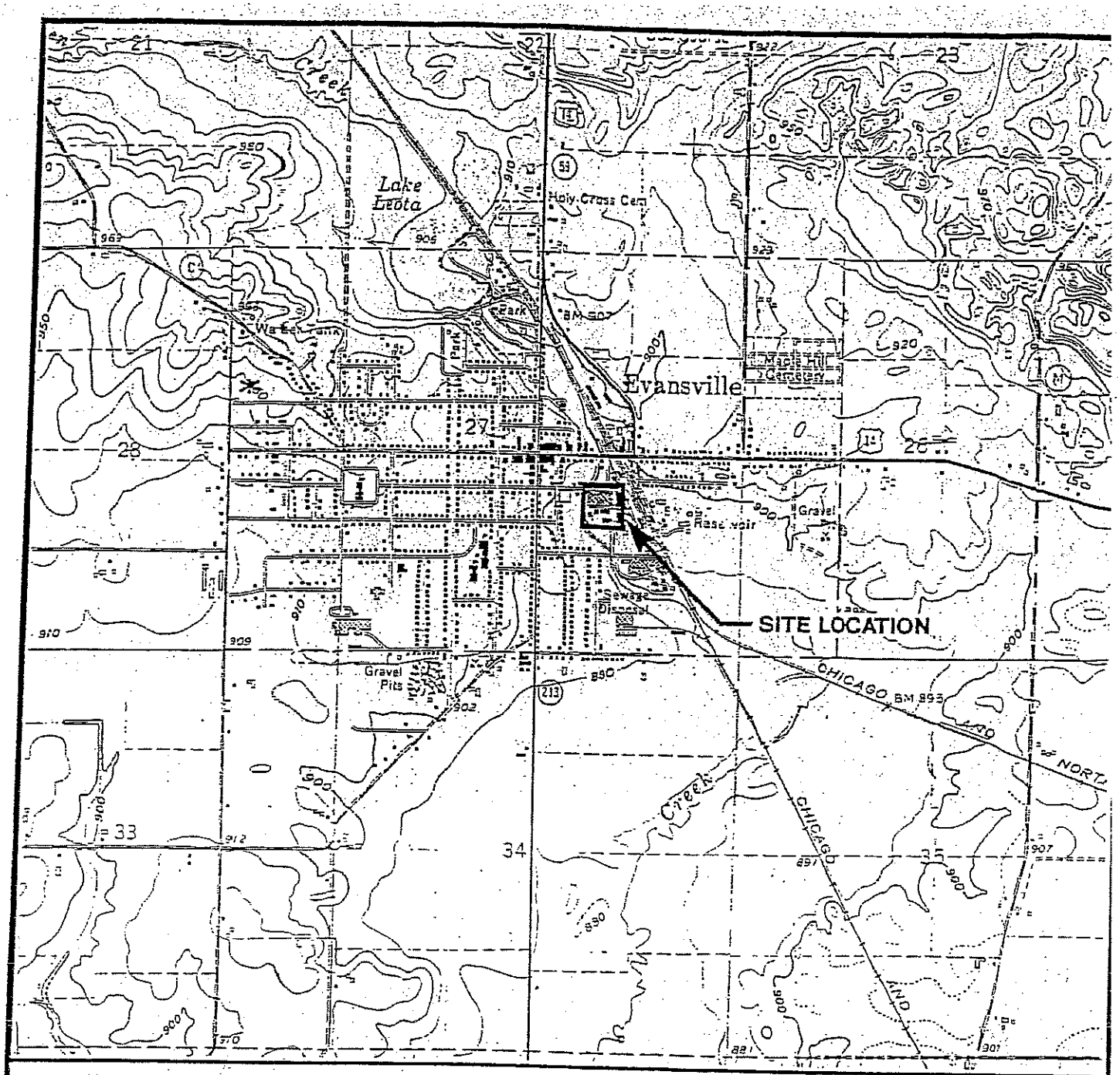
NOTE:
(1) Initial sample weight not recorded; therefore, DRO concentration could not officially be reported. Concentration is estimated to be below detection (less than 4 mg/kg).

Table F-4
Summary of Soil Analytical Results - Area 2
(units in µg/kg, unless otherwise noted)

Site Name: Baker Manufacturing, Inc.
RMT Project #: 1886.19

Sample Designation	Date Collected	Sample Description	Sample Depth (feet)	DRO (mg/kg)	Ethyl-benzene	Total Xylenes	Isopropyl-benzene	n-Propyl-benzene	1,3,5-Trimethyl-benzene	tert-Butyl-benzene	Methylene Chloride	Trichloro-ethene	Tetrachloro-ethene	1,1,1-Trichloro-ethane	1,2,4-Trimethyl-benzene	sec-Butyl benzene	p-Isopropyl-toluene	n-Butyl-benzene	Naphthalen
BM-22	12/15/94	East sidewall STA 0+08	2	< 4.1	< 61	< 180	< 61	< 61	< 61	< 120	< 61	620(1)	210(1)	< 61	< 61	< 61	< 61	< 61	< 300
BM-23	12/15/94	East sidewall STA 0+08	6	200	< 670	< 2,000	< 670	< 670	< 670	< 1,300	670	220,000(2)	21,000	< 670	< 670	< 670	< 670	< 670	< 3,300
BM-29	12/15/94	South sidewall STA 0+30	6	< 3.5	< 1.2	< 3.5	< 1.2	< 1.2	< 1.2	< 2.3	< 1.2	1.4	8.1	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 5.8
BM-30	12/15/94	Bottom excavation STA 0+30	6	NA	< 1.1	< 3.4	< 1.1	< 1.1	< 1.1	< 2.2	14	1.5	8.4	< 1.1	< 1.1	< 1.1	< 1.1	< 1.1	< 5.6
BM-32	12/15/94	North sidewall STA 0+30	6	< 4.1	< 1.2	< 3.6	< 1.2	< 1.2	< 1.2	< 2.4	45	7.0	21	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 6.0
BM-34	12/16/94	South sidewall STA 0+50	6	39	< 600	< 1,800	2,3000	3,400	1,600	3,900	< 600	< 600	17,000	< 600	1,500	3,500	4,200	3,500	< 3,000
BM-35	12/16/94	Bottom excavation STA 0+50	6	< 3.7	< 1.1	< 2.4	< 1.1	< 1.1	< 1.1	< 2.2	< 1.1	6.8	27	< 1.1	< 1.1	< 1.1	< 1.1	< 1.1	< 5.6
BM-37	12/16/94	North sidewall STA 0+50	6	< 4.0	< 1.2	< 3.5	< 1.2	< 1.2	< 1.2	< 2.4	< 1.2	18	6.1	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 5.9
BM-39	12/16/94	south sidewall STA 0+70	6	< 4.7	< 6.1	< 18	< 6.1	< 6.1	< 6.1	< 12	< 6.1	< 6.1	91	< 6.1	< 6.1	< 6.1	< 6.1	< 6.1	< 30
BM-40	12/16/94	Bottom excavation STA 0+70	6	8,000	< 110	< 330	< 110	180	710	400	< 110	< 110	< 220	< 110	440	370	1,100	1,700	2,500
BM-42	12/16/94	North sidewall STA 0+70	6	< 4.2	< 1.3	6.2	2.2	< 1.3	< 1.3	< 2.6	< 1.3	< 1.3	4.7	< 1.3	2.7	< 1.3	< 1.3	< 1.3	< 6.6
BM-44	12/16/94	North sidewall STA 0+90	6	< 4.2	< 1.2	< 3.5	< 1.2	< 1.2	1.4	< 2.4	< 1.2	< 1.2	< 2.4	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 5.9
BM-45	12/16/94	Bottom excavation STA 0+90	6	11,000	< 1,100	< 3,400	< 1,100	< 1,100	< 1,100	< 2,200	< 1,100	< 1,100	< 2,200	< 1,100	< 1,100	< 1,100	5,400	4,500	16,000
BM-46	12/16/94	South sidewall STA 0+90	6	80	< 1.1	< 3.4	5.4	< 1.1	2	6.6	< 1.1	< 1.1	< 2.3	< 1.1	1.6	7.2	10	7.8	< 5.7
BM-48	12/16/94	South sidewall STA 1+10	6	3,100	< 300	< 890	5,800	900	1,300	3,200	< 300	< 300	< 600	< 300	3,800	5,400	3,200	9,300	9,700
BM-49	12/16/94	Bottom excavation STA 1+10	6	1,000	< 120	< 350	1,400	290	1,400	1,200	< 120	< 120	< 240	< 120	1,800	1,800	2,000	3,800	3,700
BM-51	12/16/94	North sidewall STA 1+10	6	2,500	410	1,400	9,400	1,100	6,000	5,100	< 300	< 300	< 600	< 300	6,500	8,600	6,800	18,000	8,200
BM-57	12/16/94	West sidewall STA 1+35	2	< 4.3	< 1.3	< 3.8	< 1.4	< 1.3	< 1.3	< 2.6	< 1.3	< 1.3	15	5.7	< 1.3	< 1.3	< 1.3	< 1.3	< 6.4
BM-58	12/16/94	West sidewall STA 1+35	6	NA	< 1.3	< 3.9	< 1.3	< 1.3	< 1.3	< 2.6	< 1.3	< 1.3	< 2.6	< 1.3	< 1.3	< 1.3	< 1.3	< 1.3	< 6.6
BM-59	12/16/94	Bottom excavation STA 1+35	6	1,300	< 130	< 380	1,100	280	890	1,100	< 130	< 130	< 260	< 130	1,100	1,700	1,200	2,600	2,800
Proposed NR 720 Interim Standard				100	2,900	4,100	–	–	–	–	–	–	–	–	–	–	–	–	–

NOTES:
(1) Sample was analyzed 8 days past the hold time.
(2) Sample was reanalyzed 1 day past hold time at a greater dilution rate to bring the TCE concentration within calibration range.



STATE LOCATION

0 2000 4000

SCALE: 1" = 2000'

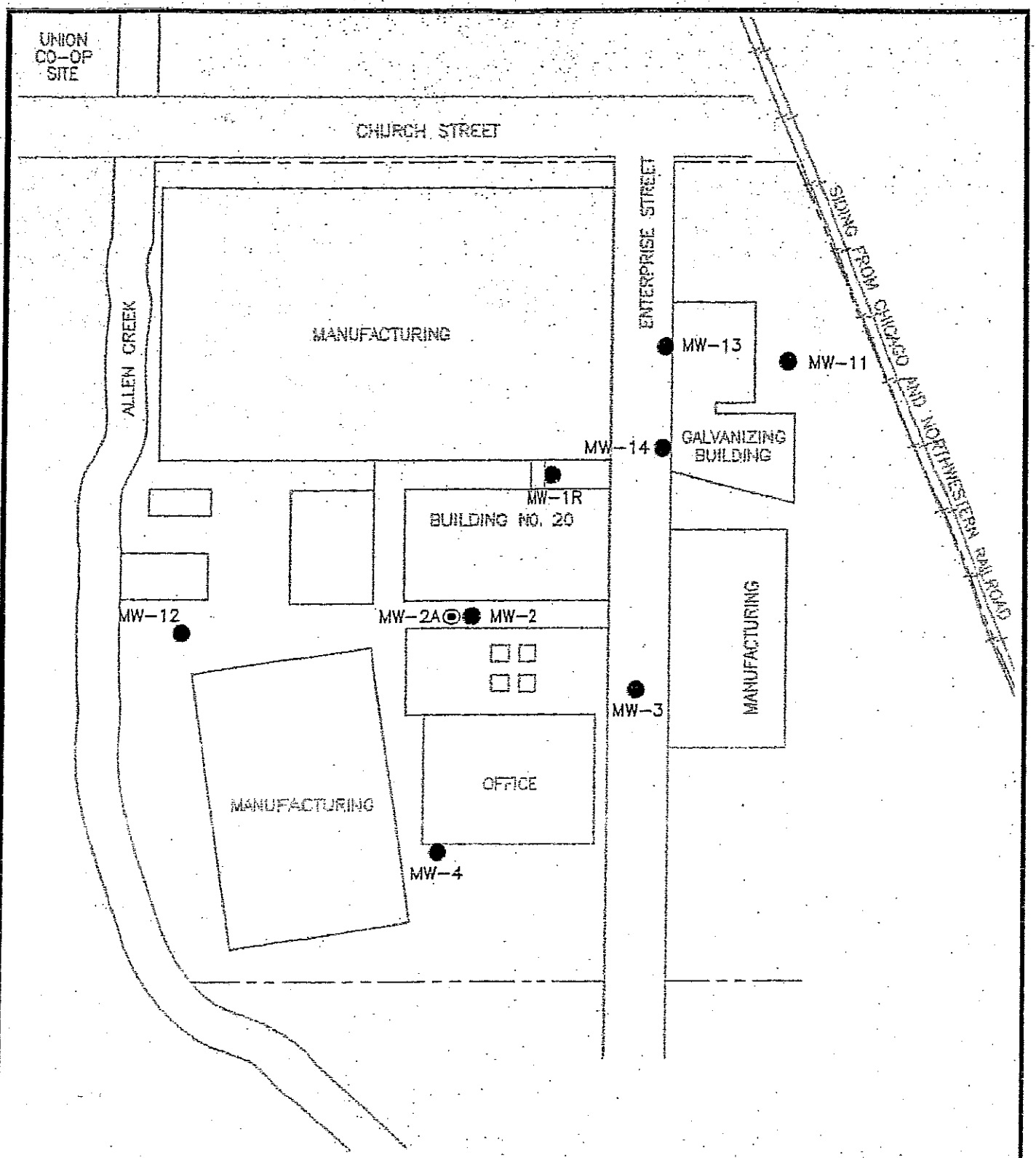
N

SITE LOCATION MAP

BAKER MANUFACTURING CO.
EVANSVILLE, WI

DWN. BY:	JEZ
APPROVED BY:	JAA
DATE:	JUNE 1996

SOURCE: BASE MAP FROM EVANSVILLE, WI.



LEGEND

● MW-12	MONITORING WELL LOCATION
◉ MW-2A	PIEZOMETER

SITE MAP

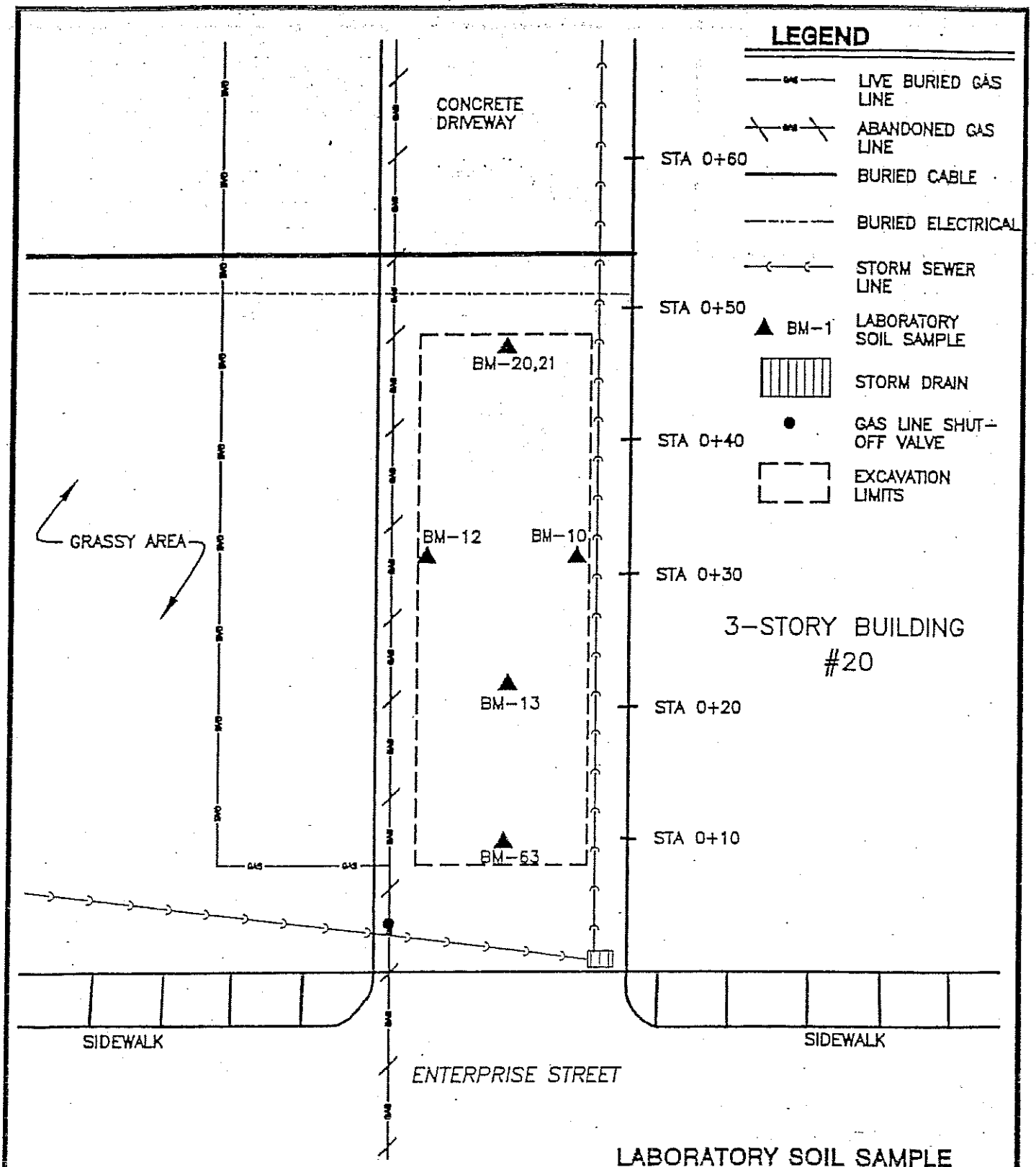
BAKER MANUFACTURING CO.
EVANSVILLE, WI

DWN. BY: SIEWERTD

APPROVED BY:

Plot Time: 3:41.0637 PM
Attached Xref's: No xref's Attached.

me: SIEWERTD
1"=100'



NOTE

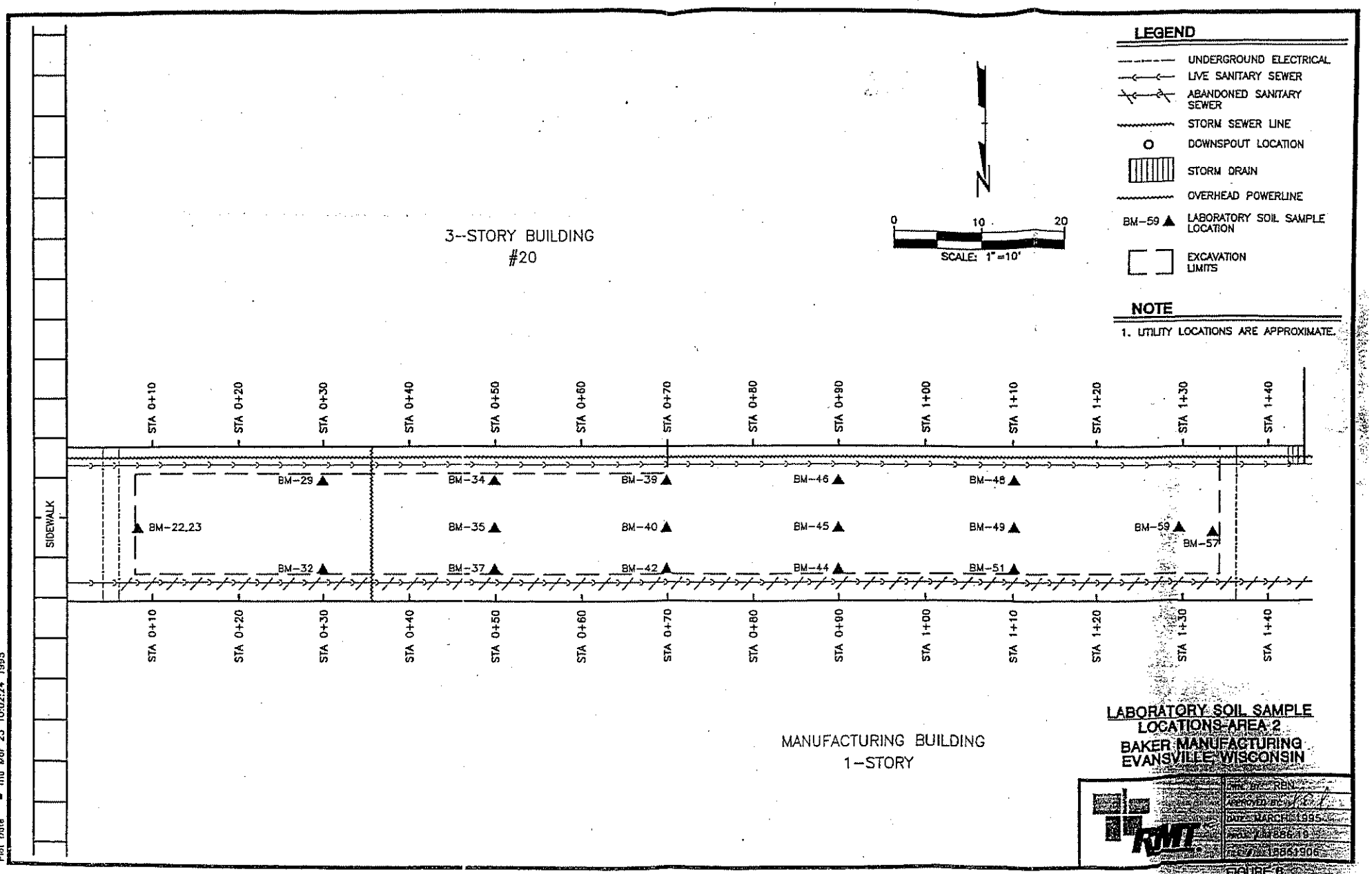
1. UTILITY LOCATIONS ARE APPROXIMATE.

0 10 20

LABORATORY SOIL SAMPLE LOCATIONS-AREA 1

BAKER MANUFACTURING
EVANSVILLE, WISCONSIN

DWN. BY: RBN
APPROVED BY: J.E.V.
DATE: MARCH 1995


LEGEND
UNDERGROUND ELECTRICAL
LIVE SANITARY SEWER
ABANDONED SANITARY SEWER
STORM SEWER LINE
DOWNSPOUT LOCATION
STORM DRAIN
OVERHEAD POWERLINE
BM-59 LABORATORY SOIL SAMPLE LOCATION
EXCAVATION LIMITS
NOTE
1. UTILITY LOCATIONS ARE APPROXIMATE.
N
0 10 20
SCALE: 1"=10'
3-STORY BUILDING
#20
SIDEWALK
STA 0+10
STA 0+20
STA 0+30
STA 0+40
STA 0+50
STA 0+60
STA 0+70
STA 0+80
STA 0+90
STA 1+00
STA 1+10
STA 1+20
STA 1+30
STA 1+40
BM-29
BM-34
BM-39
BM-46
BM-48
BM-22,23
BM-35
BM-40
BM-45
BM-49
BM-59
BM-57
BM-32
BM-37
BM-42
BM-44
BM-51
MANUFACTURING BUILDING
1-STORY
LABORATORY SOIL SAMPLE LOCATIONS-AREA 2
BAKER MANUFACTURING
EVANSVILLE, WISCONSIN
RMT
DRAWN BY: RBN
APPROVED BY:
DATE: MARCH 1995
PROJ. NO. 886.19
FILE NO. 19861906
FIGURE 6