

# GIS REGISTRY

## Cover Sheet

July, 2008  
(RR 5367)

### Source Property Information

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**COMM #:**

#### \*WTM COORDINATES:

X:  Y:

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

#### WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

**Please check as appropriate:** (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

#### Land Use Controls:

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic  
development corporation)*

**Monitoring wells properly abandoned? (234)**

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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

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

BRRTS #:  PARCEL ID #:

ACTIVITY NAME:  WTM COORDINATES: X:  Y:

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

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

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #: 107-340 Title: Certified Survey Map**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

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

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1 Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2 Title: Soil Boring and Monitoring Well Site Locations**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 3 Title: Existing Site Layout**

BRRTS #: 02-54-551246

ACTIVITY NAME: FINNEGANS RV CENTER

**MAPS (continued)**

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

**Figure #: 9**                      **Title: Cross Section Orientation**

**Figure #: 10**                    **Title: Cross Section AA**

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

**Note:** This is intended to show the total area of contaminated groundwater.

**Figure #:**                      **Title:**

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

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

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

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

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

**Table #: 1**                      **Title: Summary of Soil Sample Analytical Results**

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

**Table #: 2`**                      **Title: Summary of Groundwater Analytical Results**

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

**Table #:**                      **Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

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

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

- Not Applicable**

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

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

**Figure #:**                      **Title:**

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

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

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

BRRTS #: 02-54-551246

ACTIVITY NAME: FINNEGANS RV CENTER

## NOTIFICATIONS

### Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

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

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.  
**Number of "Off-Source" Letters:**
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).  
**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

December 26, 2008

Chris Murphy  
GNI Development, LLC.  
4343 East State Road  
Rockford, IL 61108

SUBJECT: Final Case Closure with Land Use Limitations or Conditions  
Finnegan's RV Center, 205 Park Avenue, Beloit, WI  
WDNR BRRTS Activity #: 02-54-551246

Dear Mr. Murphy:

On December 10, 2008, the South Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

On December 26, 2008 the Department received correspondence indicating that you have complied with the requirements of closure. Documentation of proper abandonment of the monitoring well at the site has been received.

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
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry 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://www.dnr.state.wi.us/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 in the base of the excavation in the northwest part of the site, and also at BSB-1, BSB-2, BSB-4, GP-1, GP-3, GP-4, TP-1, TP-2, TP-3, TP-4, TP-5, TP-6, and TP-7, as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

### Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building foundation, and soil cover 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.

Prohibited Activities

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] 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.

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 Randy Maass at (608) 275-3224

Sincerely,



Patrick McCutcheon  
South Central Region Remediation & Redevelopment Team Supervisor

cc: D'Arcy Gravelle, Key Engineering Group, 735 N. Water St., Suite 510, Milwaukee, WI 53202  
Wendy Weihemuller, WDNR

## CAP MAINTENANCE PLAN

Former Finnegan's  
205 Park Avenue  
Beloit, Wisconsin  
BRRTS #: 02-54-551246

This *Cap Maintenance Plan* shall be applicable to the parcel of Property depicted on the site location map included as Figure 1, and depicted on the site layout map included as Figure 2, and a copy of this *Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property, KMD of Beloit East LLC, or its successor(s) in interest (the "Owner"), and any company that is retained to manage the Property on behalf of the Owner (the "Property Manager").

The Cap on the Property includes the following: Asphalt and geosynthetic fabric lined landscaped areas.

### INSPECTION

Inspect paved and unpaved areas of the Property to ensure that the integrity of the cover in the unpaved areas is maintained and that no significant fissures or cracks develop in the paved areas. Inspections shall be semi-annual for the first two years, then annual thereafter.

Prepare a brief inspection report that documents the date of the inspection, the individual(s) conducting the inspection, any observed disturbance of the cover in the unpaved areas, and any significant cracking observed in the paved areas. A cap inspection form is included as Attachment 1. Maintain a copy of the inspection report, with a copy of this *Cap Maintenance Plan*, to be made available to representatives of the Wisconsin Department of Natural Resources (WDNR), upon reasonable request.

### REPAIR CAPPED AREAS

If, during the annual inspection, the soil cover in unpaved areas is observed to have been disturbed or significant cracking is observed in paved areas, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this *Cap Maintenance Plan*. Such repairs shall be carried out within six months. A cap maintenance log is included as Attachment 2 to document any maintenance or repairs of the paved and capped areas.

### MODIFICATION TO CAPPED AREAS

The following steps shall be taken if Owner plans to remove, replace or repair pavement or perform activities that would penetrate below the Cap into the contaminated soils below the Cap (i.e., install or replace trees, shrubs, fencing, retaining walls or buildings):

- The contractor performing the work shall be provided with a copy of this *Cap Maintenance Plan* and shall prepare a *Health and Safety Plan (HASP)*, to protect workers from exposure to contaminated soils.
- Separate excavated material (or granular layer materials where they exist) so that they may be replaced upon completion of the work. Excavation into the contaminated soils beneath the Cap shall be conducted in accordance with the *HASP*, and any excavated contaminated soils shall be segregated and kept on site, in conformance with the requirements of Chapter NR 718, Wisconsin Administrative Code, until completion of the work.

- Upon completion of the work, place previously excavated contaminated soils may be placed back into the excavation, but only to the extent such replacement does not interfere with the replacement and maintenance of the Cap, and does not constitute a violation of Wisconsin hazardous waste management law (Chapter 291, Wisconsin Statutes).
- Any remaining contaminated soils that cannot be replaced in the excavation shall be properly characterized and disposed of at an appropriately licensed facility.
- Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

#### **UTILITY REPAIRS**

No underground utility repairs or installation of new or replacement utilities shall be conducted on the Property until after the utility and any contractor(s) for the utility have acknowledged receipt of a copy of this *Cap Maintenance Plan*.

- The underground utility repairs or installation(s) shall be conducted in accordance with the methods above with respect to excavations into unpaved and paved areas.
- If the underground utility repairs or installation(s) involve any disturbance of the material used to seal the soils on the property, such Material shall be replaced with new seals of like or superior quality.
- Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

# Attachment 1

## ASPHALT COVER:

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Significant Cracking		
Evidence of Ponding (standing water, discoloration, sedimentation)		
Storm Water Drainage		

## LANDSCAPED AREA COVER:

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Evidence of Erosion		
Evidence of Ponding		
Vegetation Loss		

Limitations to Observation: \_\_\_\_\_

Completed by: \_\_\_\_\_

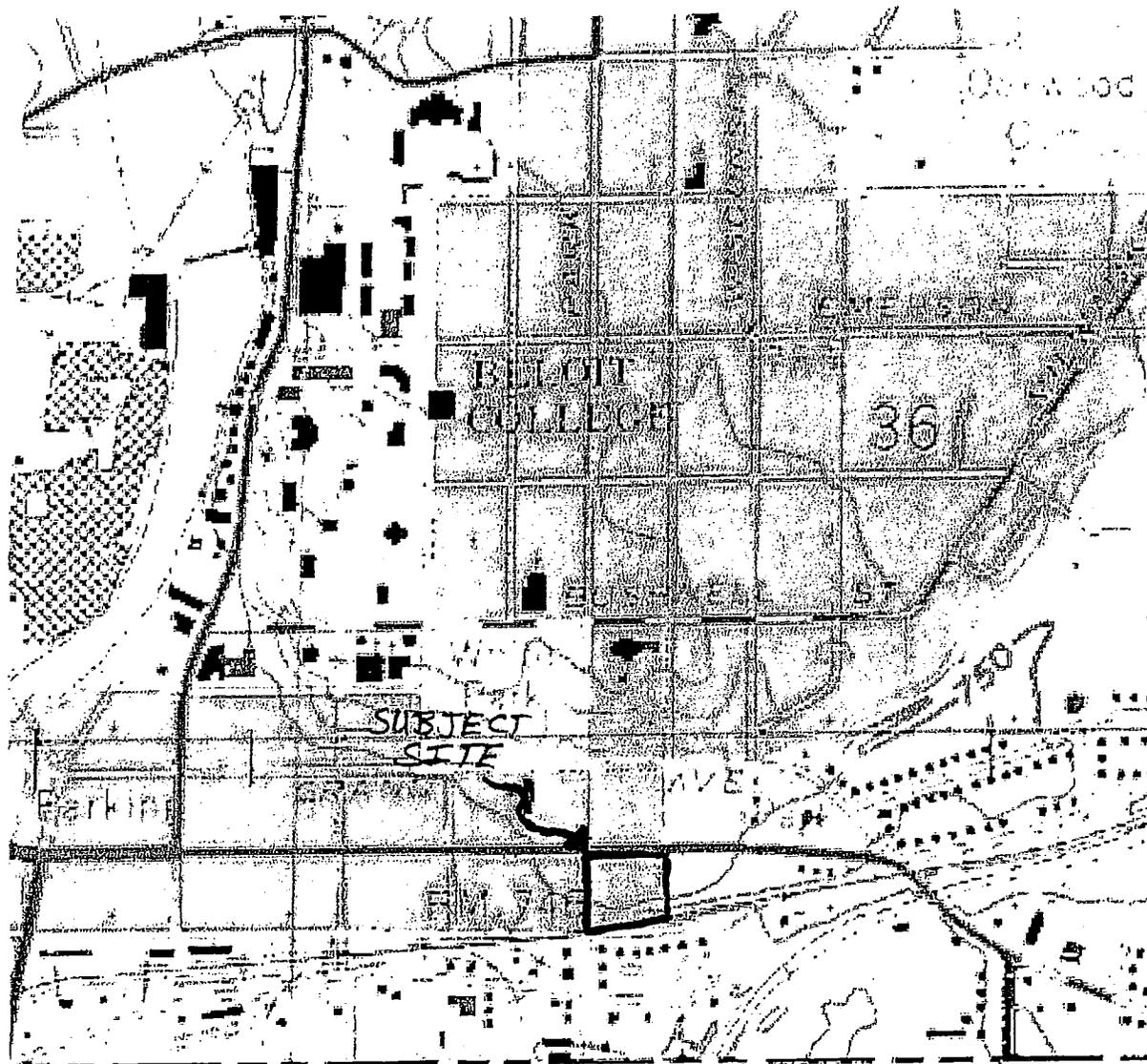
Date: \_\_\_\_\_

Attachment 2  
 CAP MAINTENANCE LOG  
 Former Finnegan's  
 205 Park Avenue  
 Beloit, Wisconsin  
 BRRTS #: 02-54-551246

<u>Repair / Maintenance Description:</u>		<u>Date of Discovery:</u>
<u>Contractor / Individual Performing Repairs:</u>		<u>Date of Repair:</u>
<u>Inspector Name (Print)</u>	<u>Inspector Signature</u>	<u>Date of Inspection:</u>

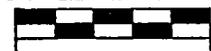
<u>Repair / Maintenance Description:</u>		<u>Date of Discovery:</u>
<u>Contractor / Individual Performing Repairs:</u>		<u>Date of Repair:</u>
<u>Inspector Name (Print)</u>	<u>Inspector Signature</u>	<u>Date of Inspection:</u>

<u>Repair / Maintenance Description:</u>		<u>Date of Discovery:</u>
<u>Contractor / Individual Performing Repairs:</u>		<u>Date of Repair:</u>
<u>Inspector Name (Print)</u>	<u>Inspector Signature</u>	<u>Date of Inspection:</u>



● INTERIOR - INTERNAL SURVEY  
 ROSCOE 6 MI.  
 ROCKFORD (CH) 18 MI.

SCALE IN FEET



0 2000'

2002 Key Engineering Group Ltd.

DESIGNED BY	DATE
AMF	08/13/08
DRAWN BY	PROJECT
	1712009.1
APPROVED BY	SHEET NO.
AMF	1
Keyloc:PROJECTS\2007\ENR\712009.1\Figure 1.doc	

FIGURE 1  
 SITE LOCATION MAP  
 Former Finnegan's  
 205 Park Avenue  
 Beloit, Wisconsin



BROAD STREET

PARK AVENUE

WALGREENS

CITY PARK

FORMER FINNEGAN'S  
(205 PARK AVE.)

VACANT LOT  
(3 HARRISON CT.)

SDD RAILROAD

ST. PAUL AVENUE

**LEGEND**

- SOIL BORINGS DONE BY BUREAU VERITAS ON 9/19/07 (BSB-1)
- SOIL BORINGS DONE BY KEY ENGINEERING ON 12/21/07(GP-1)
- ⊕ MONITORING WELL LOCATION (MW-1)
- TEST PITS DONE BY KEY ENGINEERING ON 3/5/08 & 4/16/08 (TP-1)
- ▧ EXCAVATED AREA
- ++++ RAILROAD TRACKS
- SUBJECT PROPERTY BOUNDARY
- LANDSCAPING
- ▨ TREE LINE, UNDISTURBED AREA

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DESIGNED BY DJG	DATE 1/25/08
DRAWN BY AMF	PROJECT 1712009
APPROVED BY djg	SHEET NO. 1
CADFILE XREF LMAN	

FIGURE X 2  
EXISTING SITE LAYOUT  
WALGREENS  
205 PARK AVENUE  
BELOIT, WI



735 NORTH WAUKESHA STREET, SUITE 1000  
MILWAUKEE, WI 53232  
414.224.8200 (tel) - 414.224.8383 (fax)



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

December 12, 2008

Chris Murphy  
GNI Development, LLC.  
4343 East State Road  
Rockford, IL 61108

Subject: Conditional Closure Decision,  
With Requirements to Achieve Final Closure  
Finnegan's RV Center, 205 Park Avenue, Beloit, Wisconsin  
WDNR BRRTS Activity # 02-54-551246

Dear Mr. Murphy:

On December 10, 2008, the South Central Region Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Committee has determined that the widespread petroleum contamination on the site from unknown sources 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:

The monitoring well 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.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3224.

Sincerely,

A handwritten signature in cursive script that reads "Randy Maass".

Randy Maass  
Hydrogeologist  
Bureau for Remediation & Redevelopment

Cc: D'Arcy Gravelle, Key Engineering Group, 735 N. Water St., Suite 510, Milwaukee, WI 53202  
Wendy Weihemuller, WDNR

State Bar of Wisconsin Form 1-2003  
WARRANTY DEED



1817714

Document Number

Document Name

THIS DEED, made between Mark D. Finnegan and Darlene Marie Finnegan, his wife, and John P. Finnegan and Kimberly Susan Finnegan, his wife

("Grantor," whether one or more), and KMD of Beloit East, LLC

("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):

Parcel 1: All that parts of Lots 3 and 4, Block 53 which lies North of the Right of Way of the Chicago, Milwaukee & St. Paul Railway Company, EXCEPTING and reserving a strip of land 19 feet wide off from the North ends of Lots 3 and 4, also a joint use of the driveway between the houses numbers 1 and 2, and a joint use of the cistern between the 2 houses above named, all in the City of Beloit, EXCEPT all that part of Lot 3 which lies North of the Right of Way of Chicago, Milwaukee & St. Paul Railway Company, EXCEPTING and reserving a strip of land 19 feet wide off from the North end of Lot 3, in the City of Beloit, according to Hopkins Survey made for Horace White and Others, Rock County, Wisconsin.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: CONTINUING LEGAL - Parcel 4: Lot 7 of Block 53 of the Original Plat of the Village, now City of Beloit, Rock County, Wisconsin, according to Hopkins Survey excepting and reserving a strip of land 4.12 feet in equal width off the West side of Lot 7; also a right of way 10 feet wide over the South end of Lot 8, Block 53 and over the South end of the above mentioned strip 4.12 feet width off the West side of Lot 7 to be used in common with the owners and occupants of the land immediately adjacent to the South and East of said right of way.

Dated

12/14/07

[Signature] (SEAL)  
\* Mark D. Finnegan

[Signature] (SEAL)  
\* Darlene Marie Finnegan

AUTHENTICATION  
Signature(s) Mark D. Finnegan, Darlene Marie Finnegan, John P. Finnegan and Kimberly Susan Finnegan

authenticated on 12/14/07

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

THIS INSTRUMENT DRAFTED BY:  
Kenneth W. Forbeck, Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not necessary.)  
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
WARRANTY DEED ©2003 STATE BAR OF WISCONSIN  
\*Type name below signatures.

RANDAL LEYES  
REGISTER OF DEEDS  
ROCK COUNTY, WI  
RECORDED ON  
01/10/2008 08:09:40AM  
REC FEE: 11.00  
TRANSFER FEE: 450.00  
EXEMPT #:  
EXCLUSION CODE: W-7  
PAGES: 1

Recording Area  
Name and Return Address  
Kenneth W. Forbeck  
Attorney at Law  
136 W. Grand Ave., Ste. 250  
Beloit, WI 53511

206-13650465 and 206-13650540  
Parcel Identification Number (PIN)  
This is not homestead property.  
(is) (is not)

[Signature] (SEAL)  
\* John P. Finnegan  
[Signature] (SEAL)  
\* Kimberly Susan Finnegan

ACKNOWLEDGMENT  
STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ ) ss.  
\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.  
\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My commission (is permanent) (expires: \_\_\_\_\_)

WARRANTY DEED



1817715

Document Number

Document Name

THIS DEED, made between John P. Finnegan a/k/a John Finnegan a/k/a John J. Finnegan and Kimberly Susan Finnegan, his wife

("Grantor," whether one or more), and KMD of Beloit East, LLC

("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):

Parcel 2: All that part of Lts 92, 93, 94 and 95 of Goodhue's Subdivision to the City of Beloit, Rock County, Wisconsin, lying N of the right of way of lands of Chicago, Milwaukee and St. Paul Railway Co and subject to a right of way for driveway purposes over said Lt 92.

Parcel 3: Lt 5, Blk 53 of the Original Plat of the City of Beloit, Rock County, Wisconsin and; Lt 6, Blk 53 and all that part of Lt 3, Blk 53 of the Original Plat of the City of Beloit, Rock County, Wisconsin, which lies N of the right of way to the Chicago Milwaukee and St. Paul Railway Company, and; The N 19 feet in equal width of Lt 4 Blk 53 of the Original Plat of the Village, now City of Beloit, Rock

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: CONTINUING LEGAL - County, Wisconsin; together with the joint use of the driveway and cistern, used with the Owners of the South parts of Lts 3 and 4 of said Blk 53, and a perpetual right-of-way, in common with other, over all that part of Lt 92 of Goodhue's Subdivision, lying N of the right-of-way of the Chicago, Milwaukee & St. Paul Railway Company.

Dated 12/14/07

Signature of John P. Finnegan a/k/a John Finnegan a/k/a John J. Finnegan (SEAL)

Signature of Kimberly Susan Finnegan (SEAL)

Signature of Kenneth W. Forbeck (SEAL)

Signature of Notary Public (SEAL)

AUTHENTICATION

Signature(s) John P. Finnegan a/k/a John Finnegan a/k/a John J. Finnegan and Kimberly Susan Finnegan

authenticated on 12/14/07

\* Kenneth W. Forbeck TITLE MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06 )

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ ) ) ss. \_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_ the above-named \_\_\_\_\_ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\* Notary Public, State of \_\_\_\_\_ My commission (is permanent) (expires: \_\_\_\_\_)

THIS INSTRUMENT DRAFTED BY: Kenneth W. Forbeck, Attorney at Law

Recording Area Name and Return Address Kenneth W. Forbeck Attorney at Law 136 W. Grand Ave., Ste. 250 Beloit, WI 53511 206-13650475 and 206-13650535 Parcel Identification Number (PIN) This is not homestead property. (ix) (is not)

JFK 206

70952

1100

State Bar of Wisconsin Form 1-2003  
WARRANTY DEED

Document Number

Document Name



\* 1 8 1 7 7 1 7 \*

1817717

RANDAL LEYES  
REGISTER OF DEEDS  
ROCK COUNTY, WI  
RECORDED ON  
01/10/2008 08:09:43AM

REC FEE: 11.00  
TRANSFER FEE: 1500.00  
EXEMPT #:  
EXCLUSION CODE: W-7  
PAGES: 1

Recording Area

Name and Return Address  
**Kenneth W. Forbeck**  
Attorney at Law  
136 W. Grand Ave., Ste. 250  
Beloit, WI 53511

JBC  
206  
1

206-13650545

Parcel Identification Number (PIN)

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

1100

THIS DEED, made between Mark D. Finnegan a/k/a Mark Finnegan and Darlene Marie Finnegan, his wife

("Grantor," whether one or more), and KMD of Beloit East, LLC

("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):

*note*  
The N 33 feet of Lts 1 and 2 in Blk 53, Original Plat, City of Beloit, Rock County, Wisconsin, and;

Lt 1 and the W 1/2 of Lt 2 in Blk 53, Original Plat, City of Beloit, situated on the corners of Main and Race Street; excepting and reserving therefrom, a strip of land 2 rods in width off the N end of said piece of land formerly deeded to Captain Powers; also the right of way to the Racine and Mississippi Railroad Co. ALSO, all that part of the E 1/2 of Lt 2 in said Blk 53, which lies N of the Northerly line of the lands or right of way of the Chicago, Milwaukee, St. Paul Railroad Co., excepting 33 feet off from the N end of said E 1/2 of said Lt 2, and;

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: CONTINUING LEGAL - Lt 8 and the W 4.12 feet of Lt 7, subject to a right of way for driveway purposes over the S 10 feet of both said parcels, all in Blk 53, as designated on the duly recorded plat of the Village of Beloit, as made by John Hopkins for Horace White and others, now in the City of Beloit, Rock County, Wisconsin.

Dated

12/14/07

[Signature] (SEAL)  
\* Mark D. Finnegan a/k/a Mark Finnegan

[Signature] (SEAL)  
\* Darlene Marie Finnegan

\_\_\_\_\_- (SEAL)  
\* \_\_\_\_\_ (SEAL)

\_\_\_\_\_- (SEAL)  
\* \_\_\_\_\_ (SEAL)

AUTHENTICATION

Signature(s) Mark D. Finnegan a/k/a Mark Finnegan and Darlene Marie Finnegan  
authenticated on 12/14/07

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_) ss.  
\_\_\_\_\_ COUNTY )

\* Kenneth W. Forbeck

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Kenneth W. Forbeck, Attorney at Law

\* \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My commission (is permanent) (expires: \_\_\_\_\_)

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

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

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

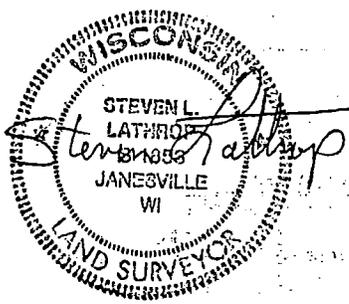
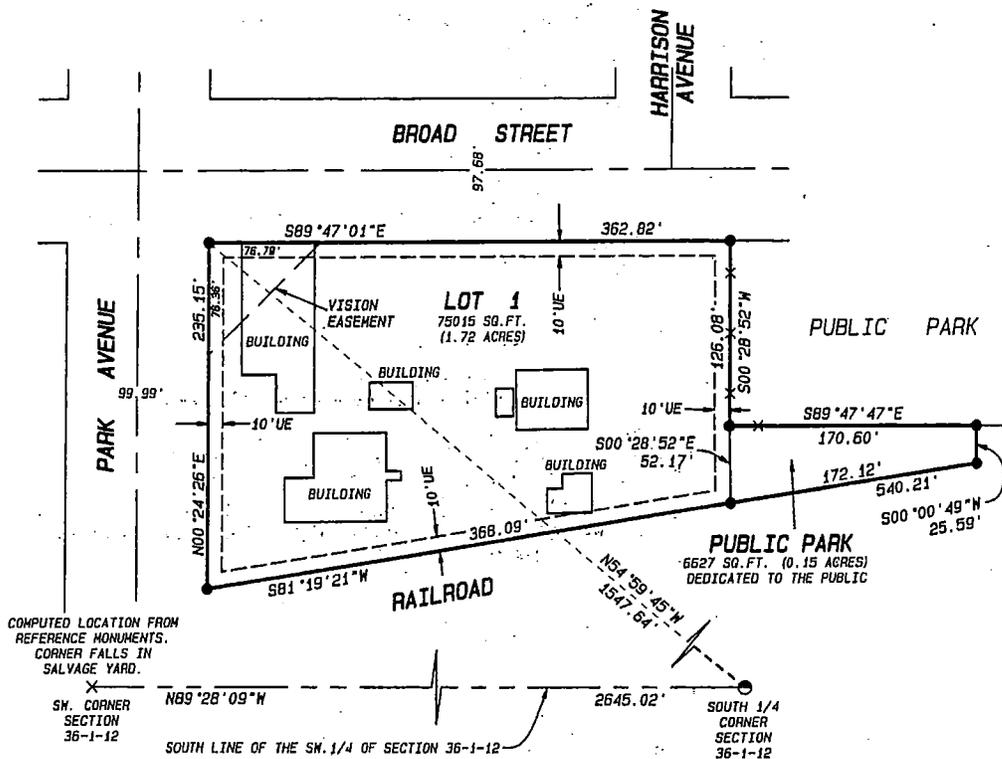
FORM NO. 1-2003

\*Type name below signatures.

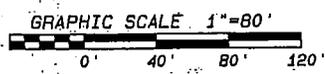
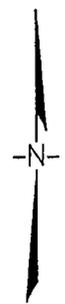
INFO-PRO™ Legal Forms • (800)655-2021 • info@proforms.com

# CERTIFIED SURVEY MAP

LOTS 5, 6, 7 AND 8 AND PART OF LOTS 1, 2, 3 AND 4, ALL IN BLOCK 53 OF THE ORIGINAL PLAT OF THE VILLAGE OF BELOIT AND PART OF LOTS 92 THRU 95 OF GOODHUE'S SUBDIVISION, ALSO PART OF VACATED HARRISON AVENUE, LOCATED IN THE SE. 1/4 OF THE SW. 1/4 OF SECTION 36, T. 1N., R. 12E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



- LEGEND:**
- FOUND IRON PIN
  - FOUND POLYSTYRENE MONUMENT
  - UE UTILITY EASEMENT
  - X-X- FENCE



**Notes:**

This survey is subject to any and all easements and agreements, recorded and unrecorded.

Assumed N89°28'09"W along the South line of the SW. 1/4 of Section 36-1-12.

Utility Easements as set forth are for the use of public bodies and private public utilities having rights to serve the platted area.

Project No. 107 - 340  
For: KMD OF BELOIT EAST, LLC

SHEET 1 OF 4 SHEETS

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com

tel: 608 752-0575  
fax: 608 752-0534

**CERTIFIED SURVEY MAP**

LOTS 5, 6, 7 AND 8 AND PART OF LOTS 1, 2, 3 AND 4, ALL IN BLOCK 53 OF THE ORIGINAL PLAT OF THE VILLAGE OF BELOIT AND PART OF LOTS 92 THRU 95 OF GOODHUE'S SUBDIVISION, ALSO PART OF VACATED HARRISON AVENUE, LOCATED IN THE SE.1/4 OF THE SW.1/4 OF SECTION 36, T.1N., R.12E. OF THE 4<sup>TH</sup> P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

**CITY OF BELOIT APPROVAL**

Approved by the Planning Commission of the City of Beloit this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Approved by the City Council of the City of Beloit this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

**ROCK COUNTY TREASURER'S CERTIFICATE**

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of \_\_\_\_\_, 20\_\_\_\_.

Rock County Treasurer \_\_\_\_\_

**CERTIFIED SURVEY MAP**

LOTS 5, 6, 7 AND 8 AND PART OF LOTS 1, 2, 3 AND 4, ALL IN BLOCK 53 OF THE ORIGINAL PLAT OF THE VILLAGE OF BELOIT AND PART OF LOTS 92 THRU 95 OF GOODHUE'S SUBDIVISION, ALSO PART OF VACATED HARRISON AVENUE, LOCATED IN THE SE.1/14 OF THE SW.1/4 OF SECTION 36, T.1N., R.12E. OF THE 4<sup>TH</sup> P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE OF DEDICATION – KMD of Beloit East, LLC**

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

x \_\_\_\_\_  
Mike Kaspar, Member

State of Illinois  
County of Winnebago      SS.      Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Mike Kaspar to me well known to be the person who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Winnebago County, Illinois \_\_\_\_\_

My Commission \_\_\_\_\_

**CONSENT OF CORPORATE MORTGAGEE**

First National Bank & Trust Co., a corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin, mortgagee of the hereon described land on this map, does hereby consent to surveying and mapping of the land described on this map, and does hereby consent to the certificate of \_\_\_\_\_. IN WITNESS WHEREOF, the said First National Bank & Trust Co., has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_ and countersigned by \_\_\_\_\_ its \_\_\_\_\_, at Beloit Wisconsin and its corporate seal affixed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

x \_\_\_\_\_      x \_\_\_\_\_

State of Wisconsin  
County of Rock      SS.      Personally came before me this \_\_\_\_ day of 20\_\_\_\_, \_\_\_\_\_ its \_\_\_\_\_ and \_\_\_\_\_ its \_\_\_\_\_ of the above corporation, to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Rock County, Wisconsin \_\_\_\_\_

My Commission \_\_\_\_\_

**SHEET THREE OF FOUR SHEETS**

Project No. 107-340-KMD of Beloit East, LLC

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

**CERTIFIED SURVEY MAP**

LOTS 5, 6, 7 AND 8 AND PART OF LOTS 1, 2, 3 AND 4, ALL IN BLOCK 53 OF THE ORIGINAL PLAT OF THE VILLAGE OF БЕЛОIT AND PART OF LOTS 92 THRU 95 OF GOODHUE'S SUBDIVISION, ALSO PART OF VACATED HARRISON AVENUE, LOCATED IN THE SE.1/14 OF THE SW.1/4 OF SECTION 36, T.1N., R.12E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

State of Wisconsin

County of Rock

SS.

I, Steven Lathrop, a Registered Land Surveyor, do hereby certify that I have surveyed, divided and

mapped LOTS 5, 6, 7 AND 8 AND PART OF LOTS 1, 2, 3 AND 4, ALL IN BLOCK 53 OF THE ORIGINAL PLAT OF THE VILLAGE OF БЕЛОIT AND PART OF LOTS 92 THRU 95 OF GOODHUE'S SUBDIVISION, ALSO PART OF VACATED HARRISON AVENUE, LOCATED IN THE SE.1/14 OF THE SW.1/4 OF SECTION 36, T.1N., R.12E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: Commencing at a polystrene monument at the South 1/4 corner of said Section 36; thence N.54°59'45"W. 1547.64 feet to the NW. corner of said Block 53, also being at the place of beginning for the land to be herein described; thence S.89°47'01"E. along the South line of Broad Street, 362.82 feet; thence S.0°28'52"W. 126.08 feet to the North line of Lot 93, Goodhue's Subdivision; thence S.89°47'47"E. along said North line and the North line of Lots 94 and 95, a distance of 170.60 feet to the NE. corner of said Lot 95; thence S.0°00'49"W. along the East line of said Lot 95, a distance of 25.59 feet to the North line of the railroad property; thence S.81°19'21"W. along said North line, 540.21 feet to the East line of Park Avenue; thence N.0°24'26"E. along said East line, 235.15 feet to the place of beginning. Containing 1.72 acres. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of Mike Kaspar and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under his hand and seal this 28th day of November, 2007, at Janesville, Wisconsin.

**RECORDING DATA**

No. \_\_\_\_\_ received for record this \_\_\_\_\_ day of \_\_\_\_\_

20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., and recorded in Volume \_\_\_\_\_, Pages

\_\_\_\_\_ of Certified Survey Maps of Rock County,

Wisconsin.

Register of Deeds \_\_\_\_\_

**SHEET FOUR OF FOUR SHEETS**

Project No. 107-340-KMD of Beloit East, LLC

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

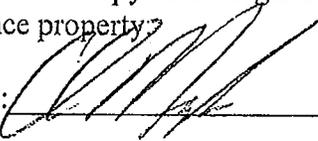
Reference: *Geographic Information System Registry*  
Finnegan's RV Center  
Beloit, Wisconsin

To Whom it May Concern:

I, Chris Murphy of KMD of East Beloit, LLC, representative of the responsible party do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above reference property for which I am requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Please find a copy of the legal description as stated in the property deed for the above reference property.

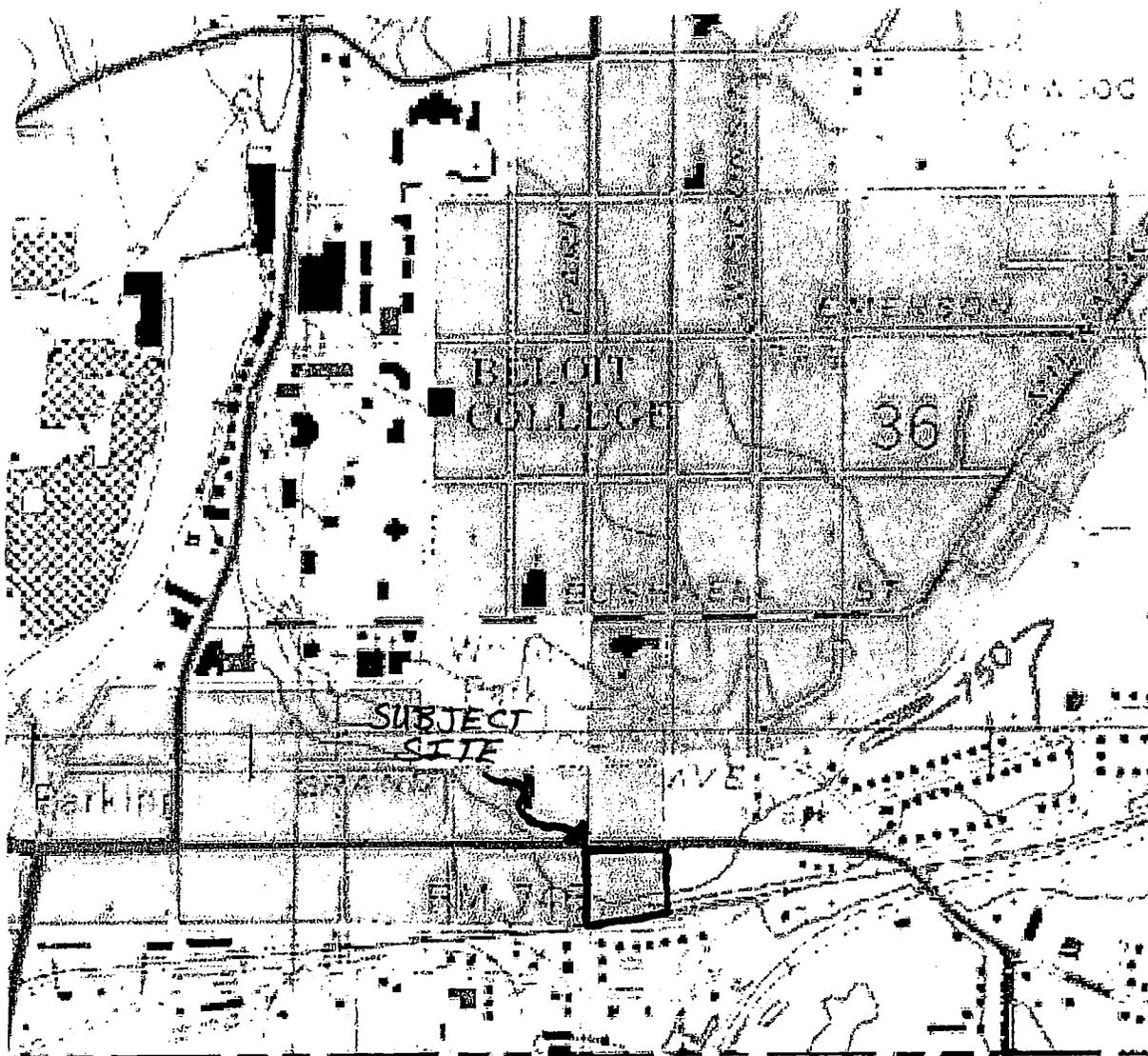
Signed: \_\_\_\_\_



Date: \_\_\_\_\_

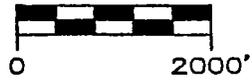
9/8/08

Mr. Chris Murphy  
KMD of East Beloit, LLC.



+      ●      INTERIOR FIELD SURVEY, RPSTON, U.P. IN A  
 ROSCOE 6 MI.      51  
 ROCKFORD (CH) 18 MI.

SCALE IN FEET



2002 Key Engineering Group Ltd.

DESIGNED BY	DATE
AMF	08/13/08
DRAWN BY	PROJECT
APPROVED BY	1712009.1
AMF	SHEET NO.
Key:PROJECTS2007EM1712009.1Figure 1.doc	

FIGURE 1  
 SITE LOCATION MAP  
 Former Finnegan's  
 205 Park Avenue  
 Beloit, Wisconsin



BROAD STREET

FINNEGAN'S RV CENTER  
(205 PARK AVE.)

BSB-6



SALES OFFICE

COBBLESTONE GARAGE  
(FORMERLY 910 BROAD ST.)

GP-2



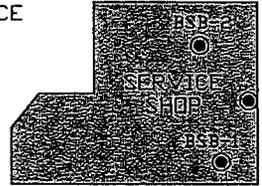
GP-1



HARRISON COURT

CITY PARK

PARK AVENUE



BSB-2

SERVICE SHOP

BSB-3

RESIDENTIAL HOUSE  
(2 HARRISON CT.)

VACANT LOT  
(3 HARRISON CT.)

FORMER AST



GP-3

MW-1

BSB-4

BSB-5

TRAILER

GP-4

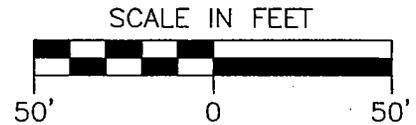
SDD RAILROAD

ST. PAUL AVENUE

LEGEND

- SOIL BORINGS DONE BY BUREAU VERITAS ON 9/19/07 (BSB-1)
- SOIL BORINGS DONE BY KEY ENGINEERING ON 12/21/07 (GP-1)
- ⊕ MONITORING WELL LOCATION (MW-1)

- ++++ RAILROAD TRACKS
- SUBJECT PROPERTY BOUNDARY

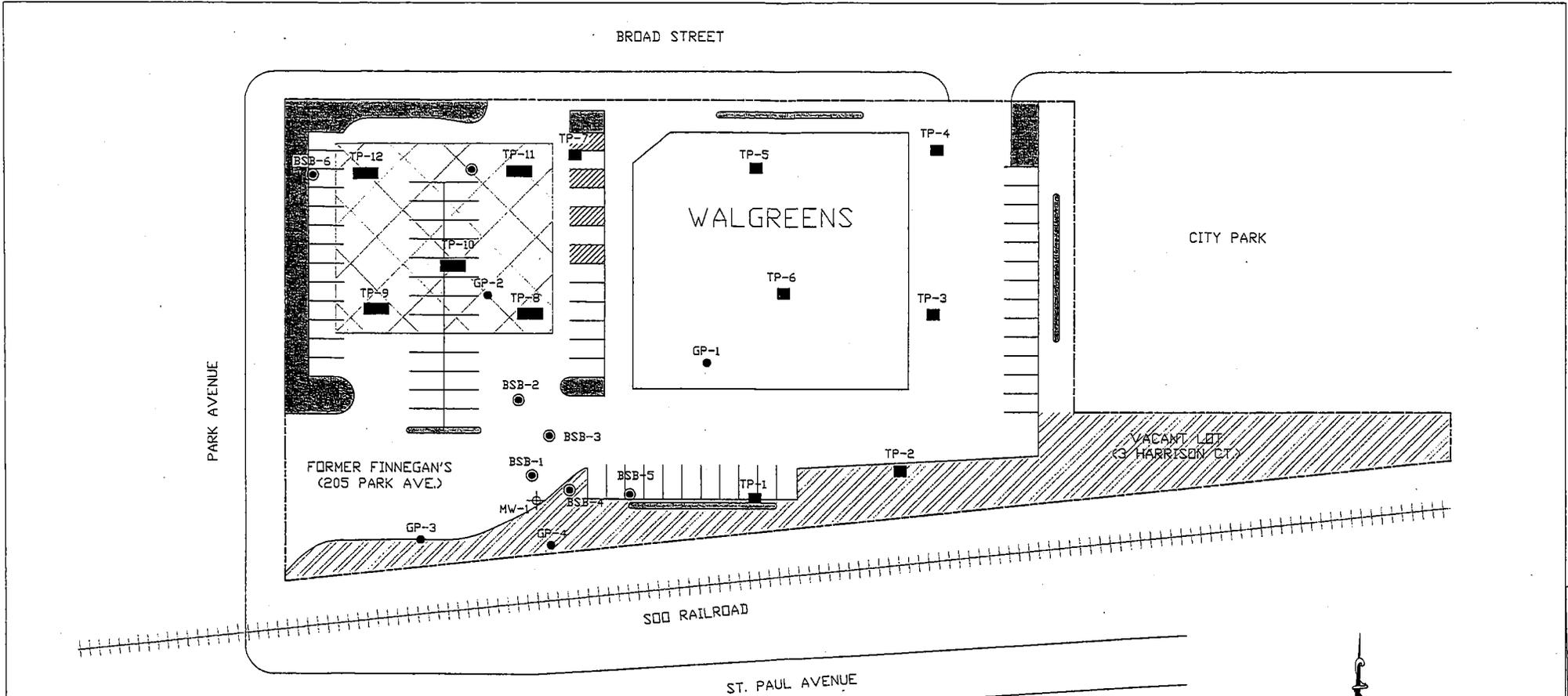


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FIGURE 2  
SOIL BORING AND MONITORING WELL SITE LOCATIONS  
FINNEGAN'S RV CENTER  
205 PARK AVENUE  
BELOIT, WI

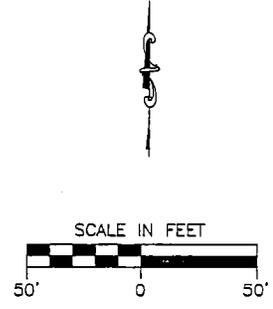
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DRAWN BY AMF	PROJECT 1712009
APPROVED BY djg	SHEET NO. 1
CAD FILE \\Keyde01\cod\ACAD\1712009\1712009_FINAL.dwg	
XREF LHAN	

**KEY ENGINEERING GROUP LTD.**  
735 NORTH WATER STREET, SUITE 1000  
MILWAUKEE, WI 53202  
414.224.8308 (tel) - 414.224.8393 (fax)



**LEGEND**

- SOIL BORINGS DONE BY BUREAU VERITAS ON 9/19/07 (BSB-1)
- SOIL BORINGS DONE BY KEY ENGINEERING ON 12/21/07 (GP-1)
- ⊕ MONITORING WELL LOCATION (MW-1)
- TEST PITS DONE BY KEY ENGINEERING ON 3/5/08 & 4/16/08 (TP-1)
- ▨ EXCAVATED AREA
- ++++ RAILROAD TRACKS
- SUBJECT PROPERTY BOUNDARY
- LANDSCAPING
- ▨ TREE LINE, UNDISTURBED AREA

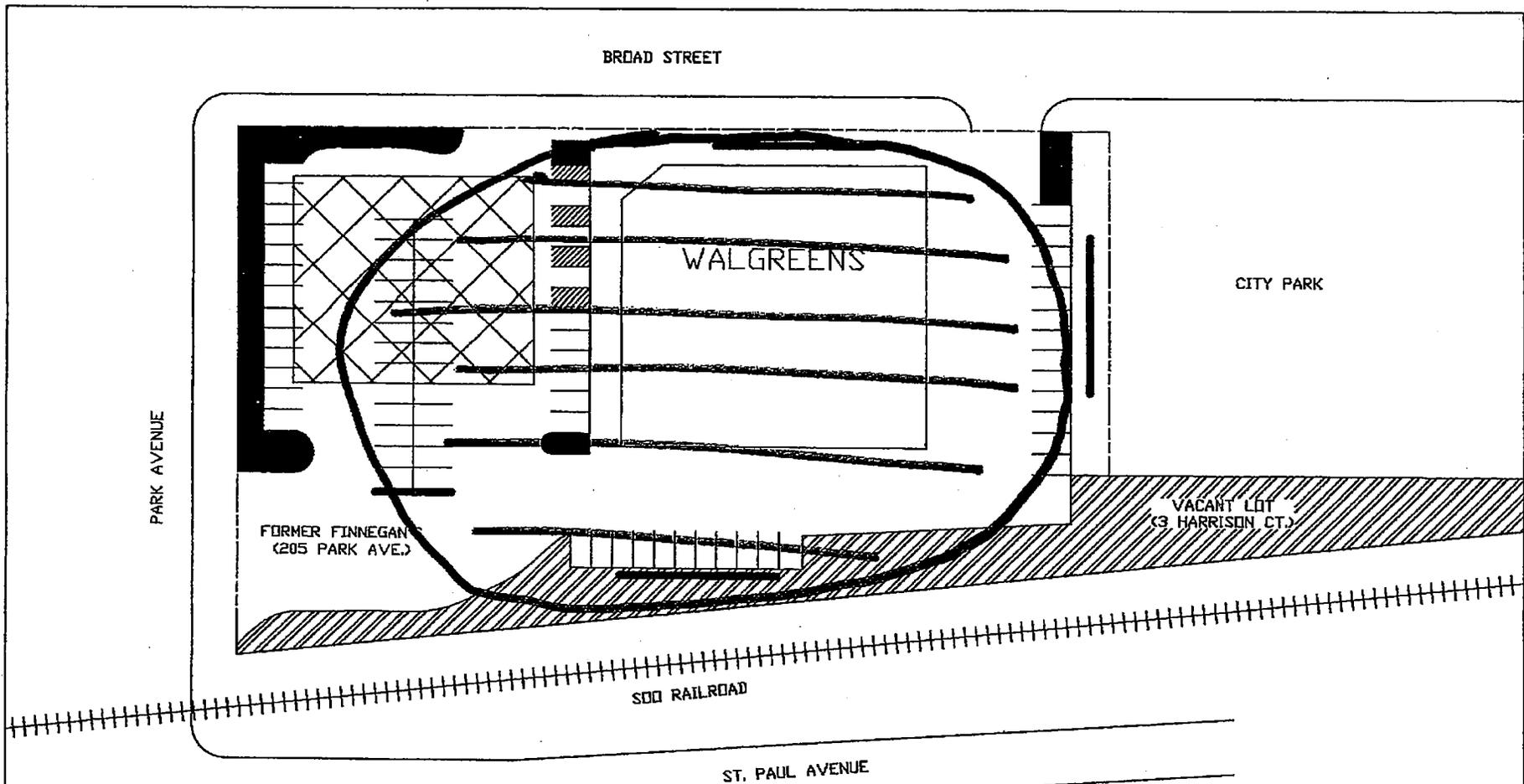


DESIGNED BY DJG	DATE 8/13/08
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APPROVED BY DJG	SHEET NO. 2
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**FIGURE 3**  
**EXISTING SITE LAYOUT**  
**FORMER FINNEGAN'S**  
**205 PARK AVENUE**  
**BELOIT, WISCONSIN**

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**LEGEND**

- SOIL BORINGS DONE BY BUREAU VERITAS ON 9/19/07 (BSB-1)
- SOIL BORINGS DONE BY KEY ENGINEERING ON 12/21/07 (GP-1)
- ⊕ MONITORING WELL LOCATION (MW-1)
- TEST PITS DONE BY KEY ENGINEERING ON 3/5/08 & 4/16/08 (TP-1)
- ▨ EXCAVATED AREA
- ++++ RAILROAD TRACKS
- SUBJECT PROPERTY BOUNDARY
- LANDSCAPING
- ▨ TREE LINE, UNDISTURBED AREA

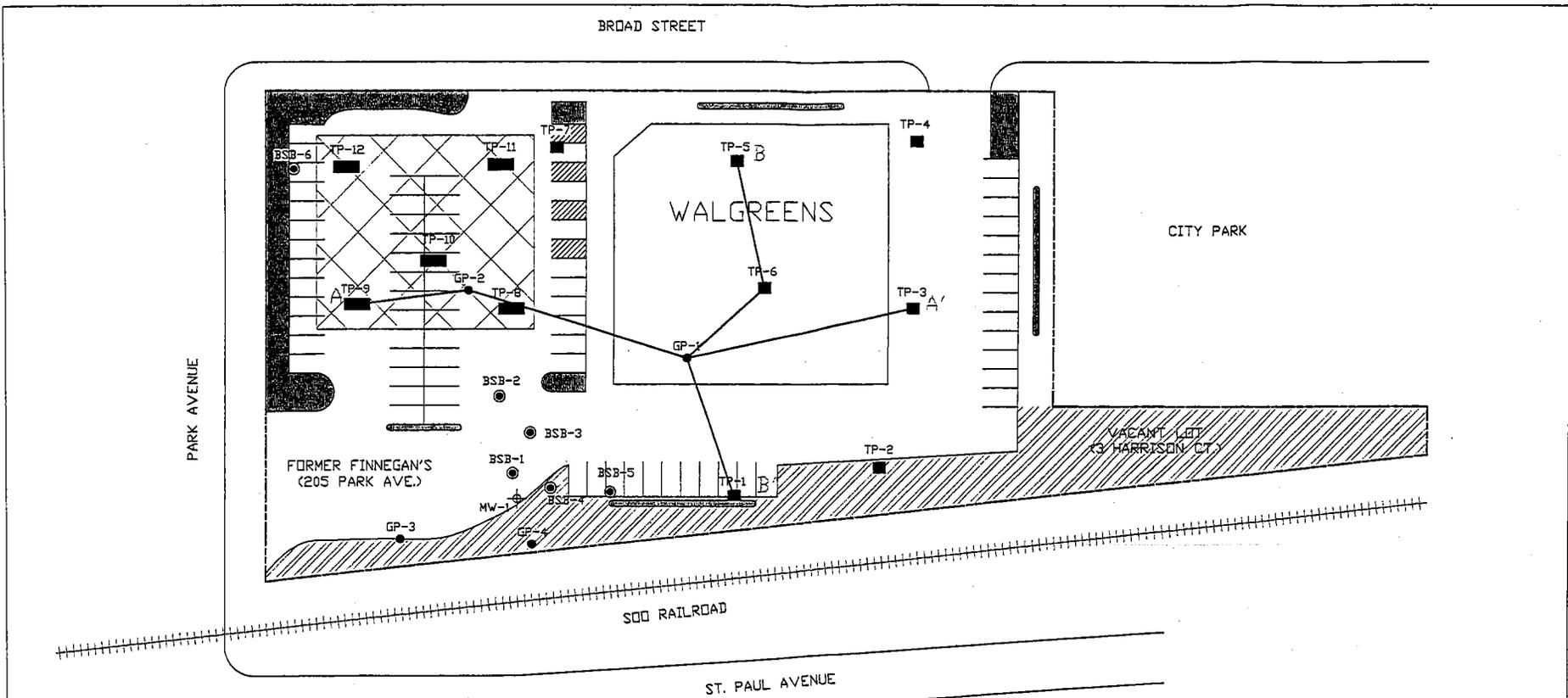
⊖ Residual Soil Contamination

DESIGNED BY DJG	DATE 1/25/08
DRAWN BY AMF	PROJECT 1712009
APPROVED BY djg	SHEET NO. 1
CAD FILE XREF LXAN	

FIGURE 3  
EXISTING SITE LAYOUT  
WALGREENS  
205 PARK AVENUE  
BELOIT, WI

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**KEY ENGINEERING GROUP LTD.**  
725 MONROE WALKER, BELLEVUE, WISCONSIN 53105  
MILWAUKEE, WI 53222  
414.224.8000 (fax) - 414.224.8040 (cell)



**LEGEND**

- SOIL BORINGS DONE BY BUREAU VERITAS ON 9/19/07 (BSB-1)
- SOIL BORINGS DONE BY KEY ENGINEERING ON 12/21/07 (GP-1)
- ⊕ MONITORING WELL LOCATION (MW-1)
- TEST PITS DONE BY KEY ENGINEERING ON 3/5/08 & 4/16/08 (TP-1)
- ▧ EXCAVATED AREA
- ||||| RAILROAD TRACKS
- SUBJECT PROPERTY BOUNDARY
- LANDSCAPING
- ▨ TREE LINE, UNDISTURBED AREA

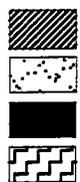
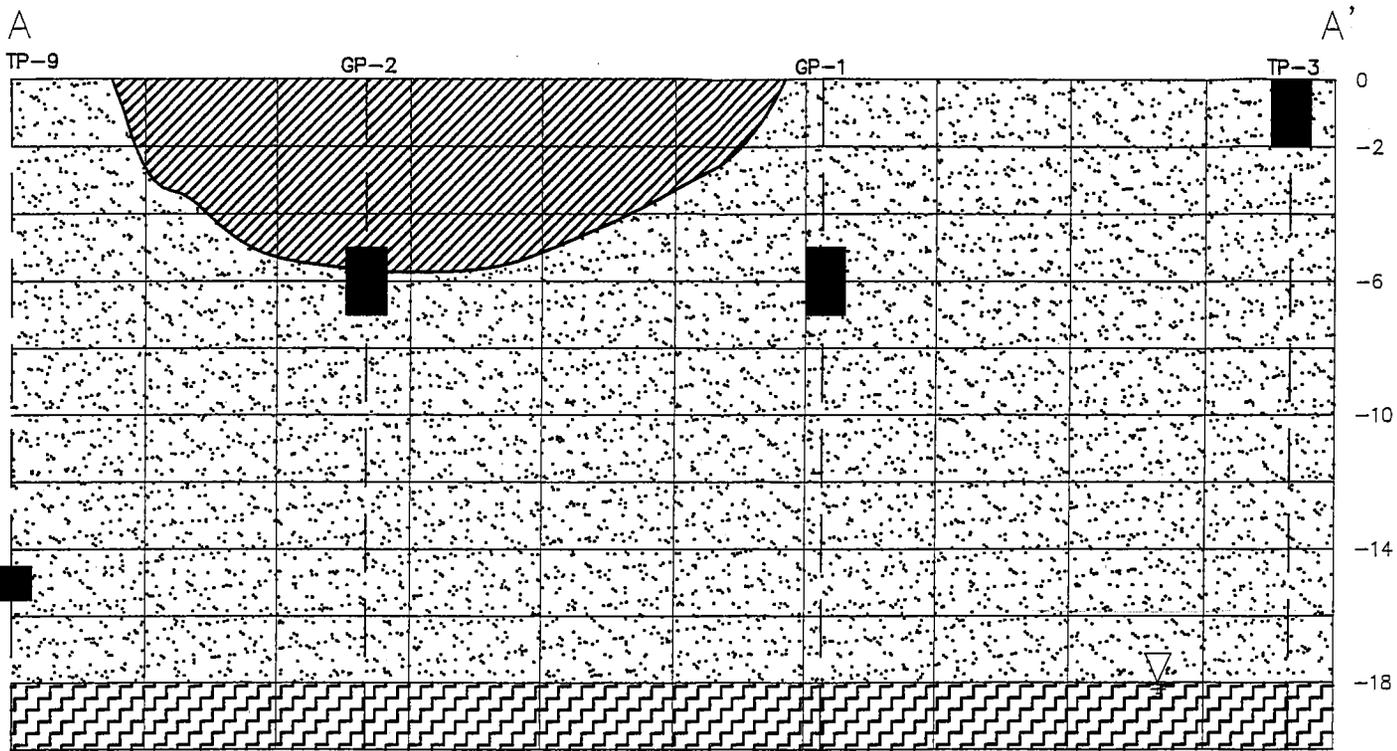
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**FIGURE 9**  
**CROSS SECTION ORIENTATION**  
**FORMER FINNEGAN'S**  
**205 PARK AVENUE**  
**BELOIT, WISCONSIN**

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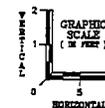


Oct 21, 2008 - 10:30pm H:\V\1712003\Finnegan\1712003-FINAL.dwg



CLAY  
 SAND, TRACE GRAVEL  
 SOIL SAMPLE LOCATION (DEPTH)  
 WATER LEVEL

— — — SOIL BORING LOCATION  
 ▽ WATER LEVEL TOP



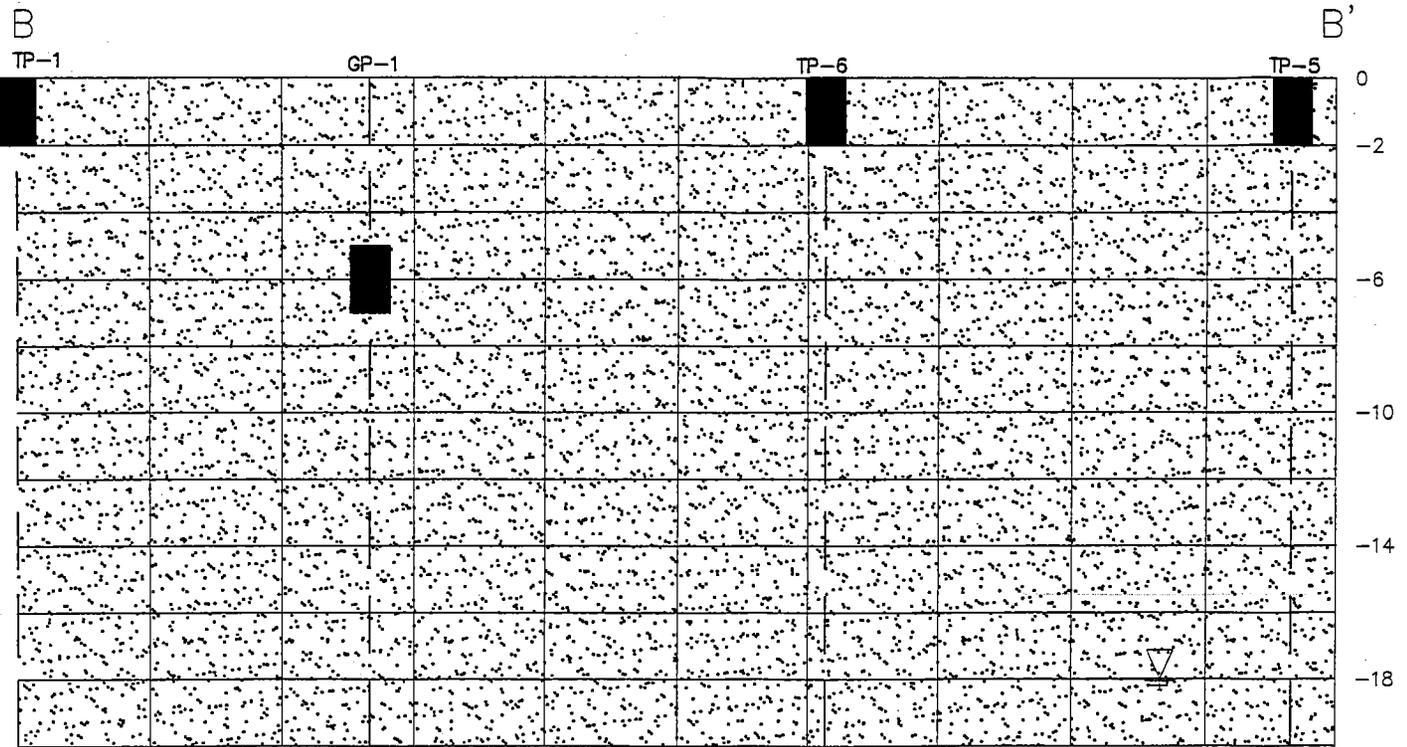
DESIGNED BY DJG	DATE 8/13/08
DRAWN BY AMF	PROJECT 1712009.1
APPROVED BY DJG	SHEET NO. 2
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FIGURE 10  
 CROSS SECTION A-A'  
 FORMER FINNEGAN'S  
 205 PARK AVENUE  
 BELOIT, WISCONSIN

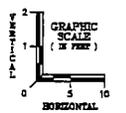
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-  CLAY
-  SAND, TRACE GRAVEL
-  SOIL SAMPLE LOCATION (DEPTH)
-  SOIL BORING LOCATION
-  WATER LEVEL



DESIGNED BY DJG	DATE 8/13/06
DRAWN BY AMF	PROJECT 1712009.1
APPROVED BY DJG	SHEET NO. 2
<small>           C:\P\1712009\1712009-Finnegan\FIGURES SECTION A-A.dwg            User: djg Date: 8/13/06 Time: 10:42:00 AM         </small>	

FIGURE 11  
 CROSS SECTION B-B'  
 FORMER FINNEGAN'S  
 205 PARK AVENUE  
 БЕЛОИТ, WISCONSIN

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TABLE 1

## SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER FINNEGAN'S RV CENTER, INC.  
205 Park Avenue  
Beloit, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION									GENERIC RCLs	
	BSB-1	BSB-2	BSB-3	BSB-4	BSB-5	GP-1	GP-2	GP-3	GP-4	PROTECTION OF GROUNDWATER	DIRECT CONTACT (NON-INDUSTRIAL)
Date Collected	10/11/07	10/11/07	10/11/07	10/11/07	10/11/07	12/21/07	12/21/07	12/21/07	12/21/07	—	—
Depth (feet bgs)	0-2	0.25-2	2-4	0-2	2-4	5-7	5-7	5-7	5-7	—	—
Total Lead (mg/kg)	—	—	—	—	—	—	—	—	—	—	—
Detected PVOCs (µg/kg)	—	—	—	—	—	—	—	—	—	—	—
Toluene	—	—	—	—	—	35 J	<25	<25	<25	1,500 (1)	—
Detected VOCs (µg/kg)	—	—	—	—	—	—	—	—	—	—	—
1,2-Dichlorobenzene	<51	220	<44	<57	<45	<25	<25	<25	<25	—	—
Ethylbenzene	<51	57	<44	<57	<45	<25	<25	<25	<25	2,900 (1)	—
2-Methylnaphthalene	<280	550	<260	<360	<260	—	—	—	—	—	—
Naphthalene	<250	240	<220	<290	<230	<25	177	<25	<25	400 (2)	20,000 (2)
Tetrachloroethene	<51	<46	<44	91	<45	<25	<25	<25	<25	—	—
Toluene	<51	120	<44	<57	<45	49 J	<25	<25	<25	1,500 (1)	—
Trichloroethene (TCE)	<51	<46	<44	<57	<45	34 J	<25	<25	<25	—	—
1,2,4-Trimethylbenzene	<51	540	<44	<57	<45	<25	<25	<25	<25	—	—
1,3,5-Trimethylbenzene	<51	240	<44	<57	<45	<25	<25	<25	<25	—	—
Xylenes	<151	316	<132	<167	<136	<75	<75	<75	<75	4,100 (1)	—
Detected PAHs (µg/kg)	—	—	—	—	—	—	—	—	—	—	—
Acenaphthene	<330	<330	<330	<500	<330	92	253	11.9 J	9.4 J	38,000 (2)	900,000 (2)
Acenaphthylene	<330	<330	<330	<500	<330	18.9 J	17.7 J	<7	<7	700 (2)	18,000 (2)
Anthracene	<330	<330	<330	<500	<330	133	370	<14	<14	3,000,000 (2)	5,000,000 (2)
Benzo(a)anthracene	16	39	<8.7	67	<9.7	117	530	34 J	<15	17,000 (2)	88 (2)
Benzo(a)pyrene	16	31	<8.8	62	<9.8	189	790	85	34 J	48,000 (2)	8.8 (2)
Benzo(b)fluoranthene	20	37	<11	92	<12	216	1,420	128	18.6 J	360,000 (2)	88 (2)
Benzo(g,h,i)perylene	<330	<330	<330	<500	<330	79	243	45 J	24 J	6,800,000 (2)	1,800 (2)
Benzo(k)fluoranthene	<11	14	<11	<17	<12	57	400	35 J	<11	870,000 (2)	880 (2)
Chrysene	<100	<100	<100	<150	<100	118	720	48	<13	37,000 (2)	8,800 (2)
Dibenzo(a,h)anthracene	10	15	<8.8	29	<9.8	28.8 J	65	<11	<11	38,000 (2)	8.8 (2)
Fluoranthene	<330	<330	<330	<500	<330	310	2,590	107	<13	500,000 (2)	600,000 (2)
Fluorene	<140	<140	<140	<210	<140	116	320	13.2 J	<8.5	100,000 (2)	600,000 (2)
Indeno(1,2,3-cd)pyrene	<29	37	<29	73	<29	83	224	43	22.5 J	680,000 (2)	88 (2)
1-methyl naphthalene	—	—	—	—	—	51	38 J	14.4 J	13.7 J	23,000 (2)	1,100,000 (2)
2-methyl naphthalene	<330	<330	<330	<500	<330	113	63	31.1 J	35 J	20,000 (2)	600,000 (2)
Naphthalene	<330	<330	<330	<500	<330	280	144	140	170	400 (2)	20,000 (2)
Phenanthrene	<330	<330	<330	<500	<330	390	2,280	70	17 J	1,800 (2)	18,000 (2)
Pyrene	<180	<180	<180	<270	<180	225	1,790	88	<13	8,700,000 (2)	500,000 (2)

## Notes:

Bold Concentrations exceed generic PAH RCL's Protective of Direct Contact

— - not analyzed or no standard established

(1) - NR 720 generic RCLs

(2) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).

bgs - below ground surface

DRO - diesel range organics

GRO - gasoline range organics

mg/kg - milligrams per kilogram

mg/l - milligrams per liter

PAHs - polynuclear aromatic hydrocarbons

PVOC - petroleum volatile organic compounds

RCL - residual contaminant level

µg/kg - micrograms per kilogram

TABLE 1 (CONTINUED)

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER FINNEGAN'S RV CENTER, INC.  
205 Park Avenue  
Beloit, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION							GENERIC RCLs	
	TP-1	TP-2	TP-3	TP-4	TP-5	TP-6	TP-7	PROTECTION OF GROUNDWATER	DIRECT CONTACT (NON-INDUSTRIAL)
Date Collected	3/5/08	3/5/08	3/5/08	3/5/08	3/5/08	3/5/08	3/5/08	---	---
Depth (feet bgs)	0-2	0-2	0-2	0-2	0-2	0-2	0-2	---	---
Total Lead (mg/kg)	---	---	---	---	---	---	---	---	---
Detected PVOCs (µg/kg)									
Toluene	---	---	---	---	---	---	---	1,500 (1)	---
Detected VOCs (µg/kg)									
1,2-Dichlorobenzene	<25	<25	<25	<25	<25	<25	<25	---	---
Ethylbenzene	<25	<25	<25	<25	<25	<25	<25	2,900 (1)	---
2-Methylnaphthalene	---	---	---	---	---	---	---	---	---
Naphthalene	<25	<25	<25	<25	<25	<25	<25	400 (2)	20,000 (2)
Tetrachloroethene	<25	<25	<25	<25	<25	<25	<25	---	---
Toluene	<25	<25	<25	<25	<25	<25	<25	1,500 (1)	---
Trichloroethene (TCE)	<25	<25	<25	<25	<25	<25	<25	---	---
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	<25	<25	---	---
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25	<25	<25	---	---
Xylenes	<75	<75	<75	<75	<75	<75	<75	4,100 (1)	---
Detected PAHs (µg/kg)									
Acenaphthene	<7.2	<7.2	<7.2	<7.2	24.6	38	<7.2	38,000 (2)	900,000 (2)
Acenaphthylene	<7	<7	122	32	15.3 J	9.8 J	<7	700 (2)	18,000 (2)
Anthracene	<14	<14	226	57	98	88	<14	3,000,000 (2)	5,000,000 (2)
Benzo(a)anthracene	44 J	30.8 J	770	170	390	136	44 J	17,000 (2)	88 (2)
Benzo(a)pyrene	44 J	33 J	670	146	360	135	34 J	48,000 (2)	8.8 (2)
Benzo(b)fluoranthene	65	47	820	200	580	193	50	360,000 (2)	88 (2)
Benzo(g,h,i)perylene	37 J	29.6 J	330	86	301	99	25.2 J	6,800,000 (2)	1,800 (2)
Benzo(k)fluoranthene	22.6 J	17.5 J	272	64	170	65	20.9 J	870,000 (2)	880 (2)
Chrysene	47	30.8 J	600	148	390	132	38 J	37,000 (2)	8,800 (2)
Dibenzo(a,h)anthracene	<11	<11	84	19.6 J	77	17.6 J	<11	38,000 (2)	8.8 (2)
Fluoranthene	89	38 J	1,420	410	750	390	117	500,000 (2)	600,000 (2)
Fluorene	<8.5	<8.5	28.5	13.3 J	24.7 J	50	<8.5	100,000 (2)	600,000 (2)
Indeno(1,2,3-cd)pyrene	28.6 J	26.6 J	315	81	251	83	19.9 J	680,000 (2)	88 (2)
1-methyl naphthalene	<13	<13	<13	<13	18.7 J	<13	<13	23,000 (2)	1,100,000 (2)
2-methyl naphthalene	<17	<17	<17	<17	23.7 J	<17	<17	20,000 (2)	600,000 (2)
Naphthalene	14.5 J	<12	21.5 J	<12	31.1 J	<12	<12	400 (2)	20,000 (2)
Phenanthrene	44 J	29.7 J	630	243	370	370	83	1,800 (2)	18,000 (2)
Pyrene	74	43 J	1,120	330	580	297	88	8,700,000 (2)	500,000 (2)

Notes:

- Bold Concentrations exceed generic PAH RCL's Protective of Direct Contact
- --- not analyzed or no standard established
- (1) - NR 720 generic RCLs
- (2) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).
- bgs - below ground surface
- DRO - diesel range organics
- GRO - gasoline range organics
- mg/kg - milligrams per kilogram
- mg/l - milligrams per liter
- PAHs - polynuclear aromatic hydrocarbons
- PVOC - petroleum volatile organic compounds
- RCL - residual contaminant level
- µg/kg - micrograms per kilogram

TABLE 1 (CONTINUED)  
 SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER FINNEGAN'S RV CENTER, INC.  
 205 Park Avenue  
 Beloit, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION					GENERIC RCLs	
	TP-8	TP-9	TP-10	TP-11	TP-12	PROTECTION OF GROUNDWATER	DIRECT CONTACT (NON-INDUSTRIAL)
Date Collected	4/16/08	4/16/08	4/16/08	4/16/08	4/16/08	---	---
Depth (feet bgs)	15	15	15	15	15	---	---
Total Lead (mg/kg)	---	---	---	---	---	---	---
Detected PVOCs (µg/kg)	---	---	---	---	---	---	---
Toluene	---	---	---	---	---	1,500 (1)	---
Detected VOCs (µg/kg)	---	---	---	---	---	---	---
1,2-Dichlorobenzene	<32	<32	<32	<20	---	---	---
Ethylbenzene	<16	<16	<16	<16	---	2,900 (1)	---
2-Methylnaphthalene	---	---	---	---	---	---	---
Naphthalene	<117	<117	<117	<117	---	400 (2)	20,000 (2)
Tetrachloroethene	<18	<18	<18	<18	---	---	---
Toluene	<23	<23	<23	<23	---	1,500 (1)	---
Trichloroethene (TCE)	<20	<20	<20	<20	---	---	---
1,2,4-Trimethylbenzene	<20	<20	<20	<20	---	---	---
1,3,5-Trimethylbenzene	<24	<24	<24	<24	---	---	---
Xylenes	<48	<48	<48	---	---	4,100 (1)	---
Detected PAHs (µg/kg)	---	---	---	---	---	---	---
Acenaphthene	<13	<13	<13	<13	<13	38,000 (2)	900,000 (2)
Acenaphthylene	<14	<14	<14	<14	<14	700 (2)	18,000 (2)
Anthracene	<8.8	<8.8	<8.8	<8.8	<8.8	3,000,000 (2)	5,000,000 (2)
Benzo(a)anthracene	<10	<10	<10	<10	<10	17,000 (2)	88 (2)
Benzo(a)pyrene	<7.7	<7.7	<7.7	<7.7	<7.7	48,000 (2)	8.8 (2)
Benzo(b)fluoranthene	<11	<11	<11	<11	<11	360,000 (2)	88 (2)
Benzo(g,h,i)perylene	<12	<12	<12	<12	<12	6,800,000 (2)	1,800 (2)
Benzo(k)fluoranthene	<11	<11	<11	<11	<11	870,000 (2)	880 (2)
Chrysene	<6.8	<6.8	<6.8	<6.8	<6.8	37,000 (2)	8,800 (2)
Dibenzo(a,h)anthracene	<9.7	<9.7	<9.7	<9.7	<9.7	38,000 (2)	8.8 (2)
Fluoranthene	<11	<11	<11	<11	<11	500,000 (2)	600,000 (2)
Fluorene	<12	<12	<12	<12	<12	100,000 (2)	600,000 (2)
Indeno(1,2,3-cd)pyrene	<9.9	<9.9	<9.9	<9.9	<9.9	680,000 (2)	88 (2)
1-methyl naphthalene	<12	<12	<12	<12	<12	23,000 (2)	1,100,000 (2)
2-methyl naphthalene	<9.4	<9.4	<9.4	<9.4	<9.4	20,000 (2)	600,000 (2)
Naphthalene	<12	<12	<12	<12	<12	400 (2)	20,000 (2)
Phenanthrene	<9.4	<9.4	<9.4	<9.4	<9.4	1,800 (2)	18,000 (2)
Pyrene	<9.9	<9.9	<9.9	<9.9	<9.9	8,700,000 (2)	500,000 (2)

Notes:

Bold Concentrations exceed generic PAH RCL's Protective of Direct Contact

--- - not analyzed or no standard established

(1) - NR 720 generic RCLs

(2) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).

bgs - below ground surface

DRO - diesel range organics

GRO - gasoline range organics

mg/kg - milligrams per kilogram

mg/l - milligrams per liter

PAHs - polynuclear aromatic hydrocarbons

PVOC - petroleum volatile organic compounds

RCL - residual contaminant level

µg/kg - micrograms per kilogram

TABLE 2

## SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

## FORMER FINNEGAN'S RV CENTER, INC.

205 Park Avenue  
Beloit, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION					NR 140	
	BSB-1	BSB-3	BSB-5	MW-1		ES	PAL
Date Collected	10/11/07	10/11/07	10/11/07	1/28/08	7/25/08	---	---
Detected PVOCs ( $\mu\text{g/l}$ )	---	---	---	---	ND		
Detected VOCs ( $\mu\text{g/l}$ )							
Tetrachloroethene	<0.50	<b>1.3</b>	<0.50	<0.52	---	5.0	0.5
Toluene	<1.0	<1.0	<1.0	0.48 J	---	1,000	200
PAHs ( $\mu\text{g/l}$ )							
Benzo(a)anthracene	<0.13	<0.13	<1.0	0.046 J	---	---	---
Benzo(a)pyrene	<0.020	<0.020	<2.0	<b>0.046 J</b>	---	0.2	0.02
Benzo(b)fluoranthene	<0.020	<0.020	<2.0	<b>0.068</b>	---	0.2	0.02
Benzo(g,h,i)perylene	<5.0	<5.0	<5.0	0.038 J	---	---	---
Benzo(k)fluoranthene	<0.17	<0.17	<5.0	0.025 J	---	---	---
Chrysene	<0.020	<0.020	<5.0	<b>0.054</b>	---	0.2	0.02
Fluoranthrene	<5.0	<5.0	<5.0	0.109	---	400	80
Indeno(1,2,3-cd)pyrene	<0.43	<0.43	<2.0	0.031 J	---	---	---
Naphthalene	<5.0	<5.0	<5.0	0.027 J	---	100	10
Phenanthrene	<5.0	<5.0	<5.0	0.063	---	---	---
Pyrene	<5.0	<5.0	<20	0.09	---	250	50

## Notes:

Bold concentrations exceed NR 140 PAL

Boxed concentrations exceed NR 140 ES

--- - not analyzed, not applicable or no standard established

ES - enforcement standard

J - Results between the limit of detection and limit of quantitation

ND - Not detected

PAHs - polynuclear aromatic hydrocarbons

PAL - preventive action limit

 $\mu\text{g/l}$  - micrograms per liter

VOCs - volatile organic compounds