

# 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 #: 02-13-262205

PARCEL ID #: 071005305018, 07100530506-8

ACTIVITY NAME: Goodman Community Center

WTM COORDINATES: X: 573449 Y: 291805

**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 #: 12316 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 #: A-2 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 #: C-2 Title: Soil Sample 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 #: D-1 Title: Extent of Soil Excavation**

BRRTS #: 02-13-262205

ACTIVITY NAME: Goodman Community 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 #: C-3                      Title: Cross Section A-A**

**Figure #: C-4                      Title: Cross Section B-B**

- 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 #: E-3                      Title: Water Table Map**

**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 #: C-1A                      Title: Soil Analytical Results Summary**

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

**Table #: E-1A                      Title: Groundwater Analytical Results Summary**

- 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 #: E-4                      Title: Water Level Measurements**

**IMPROPERLY ABANDONED MONITORING WELLS**

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

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

- Not Applicable**

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

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

**Figure #:                              Title:**

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

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

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

BRRTS #: 02-13-262205

ACTIVITY NAME: Goodman Community 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.

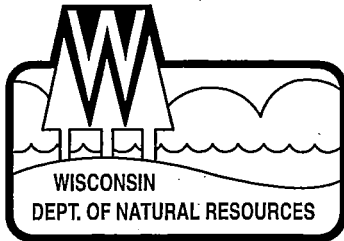
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

#### 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: 2



## 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

October 24, 2008

File Ref: 02-13-552584  
Dane County

Ms. Becky Steinhoff  
Goodman Community Center  
149 Waubesa Street  
Madison, WI 53704

Subject: Site Closure: Goodman Community Center, 149 Waubesa Street, Madison

Dear Ms Steinhoff:

On October 9, 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. 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. As part of this closure decision it should be noted that the chlorinated chemical groundwater contamination found in certain monitoring wells has been determined to be from an offsite source. The Department formalized this decision in an August 9, 2001 off site exemption letter to John Chesley of Durline Scales.

### 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 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 on site as indicated in the information submitted to the Department of Natural Resources. If soil or waste material are 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 material 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

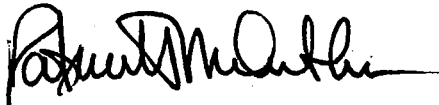
Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building foundation and/or soil cover that currently exists in the location shown on the attached map shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that 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. 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 pavement, a building foundation or soil cover 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.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact Michael Schmoller at 608-275-3303.

Sincerely,



Patrick McCutcheon  
South Central Region Remediation & Redevelopment Team Supervisor

Cc: Eric Oelkers, BT2, 2830 Dairy Drive, Madison, WI 53718



**Contaminated Soil Cap Maintenance Plan  
Goodman Community Center  
149 Waubesa Street  
Madison, Wisconsin**

**October 2008**

**Prepared For:**

**Goodman Community Center  
149 Waubesa Street  
Madison, Wisconsin 53704**

**Prepared By:**

**BT², Inc.  
2830 Dairy Drive  
Madison, Wisconsin 53718**

**BT² Project #3320**

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Goodman Community Center .....1

**FIGURE**

G-1 Site Map With Soil Cap

**APPENDICES**

A Barrier Inspection Log



## 1.0 INTRODUCTION

Property Location: 149 Waubesa Street  
Madison, Wisconsin

FID #: 113123560

WDNR BRRTS/Activity #: 02-13-262205

Property Description: Certified Survey Map No. 12316 as recorded in Dane County Register of Deeds in Volume 76 Page 200 of Certified Surveys Lot 1.

Tax #: 071005305018

This document is the Maintenance Plan for a pavement and landscape cover and 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 slab on grade buildings, paved surfaces, and landscaped areas occupying the area over the contaminated soil on site. The contaminated soil is impacted by metals and polynuclear aromatic hydrocarbons (PAHs). The location of the paved surfaces, landscaped areas, and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil, are identified on the attached map (**Figure G-1**).

## 2.0 COVER AND BUILDING BARRIER PURPOSE

The paved surfaces, landscaped areas, and the building foundations over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

## 3.0 ANNUAL INSPECTION

The paved surfaces, landscaped areas, and building foundation overlying the contaminated soil and as depicted on **Figure G-1** will be inspected once a year, normally in the spring after all snow and ice are gone, for deterioration, cracks, erosion, and other potential problems that can cause exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, uprooted trees, and other factors. Any area where subsurface 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**, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where subsurface 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.

#### **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 or planting activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard. The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains or assume the soil is contaminated and manage it accordingly. Contaminated soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the paved surfaces, clean soil and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be of an equivalent thickness. 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 paved surfaces, landscaped areas and/or 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

September 2008

Site Owner and Operator: Ms. Becky Steinhoff  
149 Waubesa Street  
Madison, WI 53704  
Phone: 608-241-1574

Consultant: BT<sup>2</sup>, Inc.  
2830 Dairy Drive  
Madison, WI 53718  
Phone: (608) 224-2830

WDNR: Mr. Michael Schmoller  
Wisconsin Department of Natural Resources  
3911 Fish Hatchery Road  
Fitchburg, WI 53711  
Phone: 608-275-3303

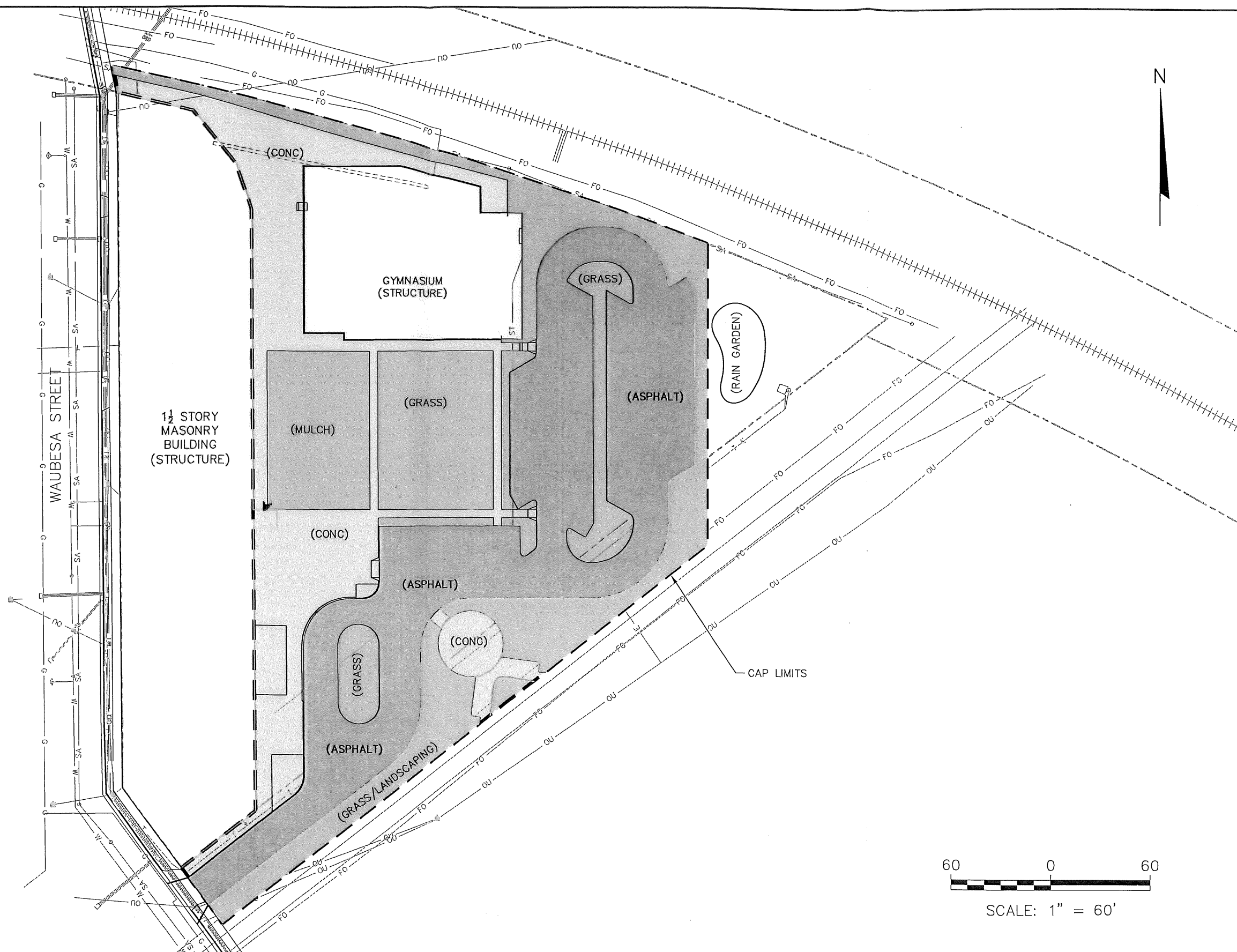
I:\3320\2008 closure\Cap Maint Plan.doc

Goodman Community Center  
149 Waubesa Street  
Madison, WI 53704  
BRRTS #02-13-262205

Barrier Inspection Log

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

LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	RAILROAD TRACKS
	ELECTRIC
	FIBER OPTIC
	GAS MAIN
	OVERHEAD UTILITY
	SANITARY SEWER
	STORM SEWER
	TELEPHONE
	WATER MAIN



PROJECT NO. 3320	DRAWN BY: KRG/KP		2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839	CLIENT GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN 53704 PHONE: (608) 241-1574	SITE GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN	POST-DEVELOPMENT SITE MAP WITH CAP	FIGURE
DRAWN: 09/15/08	CHECKED BY: EN/EO						G-1
REVISED: 10/07/08	APPROVED BY:						

I:\3320\Drawings-General\CLOSURE\SITE-CAP.dwg, 10/9/2008 10:08:17 AM

DOCUMENT # 4257393

11/28/2006 07:49AM

Trans. Fee: Exempt #:

Rec. Fee: 19.00 Pages: 5

001153

Document Number

AFFIDAVIT OF CORRECTION

(TYPE OR PRINT CLEARLY IN BLACK OR RED INK)

AFFIANT, Peder Moren, the President of Schenk's Atwood Revitalization Corporation, which is the Managing Member of Kupfer Center, LLC, hereby swears or affirms that a certain document which is titled as follows: Warranty Deed, dated as of December 30, 2005, and which was recorded on the 5th day of January, 2006 as Document No. 4150162 in the office of the Register of Deeds of Dane County, State of Wisconsin, contained the following error in the legal description of Exhibit A:

The first call of Parcel Two after the point of commencement should have a bearing of "South 36° 02 minutes 06 seconds East". Exhibit A of said Warranty Deed incorrectly stated the bearing to be "South 36° 04 minutes 05 seconds West".

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows:

Exhibit A is hereby deleted from the Warranty Deed referenced above and is replaced with the Corrected Exhibit A attached hereto.

Kupfer Center, LLC is the grantee named in the Warranty Deed referenced above and is the current owner of the property described therein.

Recording Area

Drafted by and after recording, return to: Atty. Timothy J. Radelet, Foley & Lardner LLP, P. O. Box 1497, Madison, WI 53701-1497

251/0710-053-0501-8

Parcel Identification Number (PIN)

A copy of the original document (in part or whole) [X] is [ ] is not (check one) attached to this Affidavit (if original document is not attached, please attached legal description and names of grantors and grantees).

Dated: as of December 30, 2005.

Signed: [Signature] Peder Moren, as President, Schenk's Atwood Revitalization Corporation, Managing Member of Kupfer Center, LLC

State of Wisconsin ) County of Dane ) ss.

AFFIANT is the (check one):

- [ ] Drafter of the document being corrected. [X] Owner of the property described in the document being corrected. [ ] Other (explain):

Subscribed and sworn to before me this 22nd day of November, 2006.

[Signature] Notary Public, State of Wisconsin My Commission (expired)(is): permanent

THIS INSTRUMENT WAS DRAFTED BY: Timothy J. Radelet of Foley & Lardner LLP

THIS FORM IS INTENDED TO CORRECT SCRIVENER'S ERRORS AND NOT FOR THE CONVEYANCE OF REAL PROPERTY.

\*Names of persons signing in any capacity must be typed or printed below their signature.

5/10

## CORRECTED EXHIBIT A

**PARCEL ONE:** Outlot Three (3), Fair Oaks, in the City of Madison, Dane County, Wisconsin. Together with vacated East Street adjoining said lot.

**AND** Outlot D, Clyde A. Gallagher's Subdivision of parts of Outlots 106, 107, and 108 Farwell's Addition, in the City of Madison, Dane County, Wisconsin.

**AND** Part of the West 1/2 of Section 5, Township 7 North, Range 10 East, including All of Block Nineteen (19) and Lots One (1) through Thirteen (13), Block Twenty (20), Fair Oaks, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the Northwest corner of Block 20, Fair Oaks, thence 416.7 feet South along the Easterly line of Waubesa Street to the South corner of Block 19, Fair Oaks; thence Southeasterly perpendicular to the right of way of the former Chicago, Milwaukee, St. Paul and Pacific Railway Company 60 feet to the Northwesterly line of said right of way; thence 254.1 feet Northeasterly along said Northwesterly line to the center line of vacated East Street; thence 244.9 feet North along said center line to the Southwesterly line of the right of way of the former Chicago and North Western Railway Company; thence 246 feet Northwesterly along said Southwesterly line to the point of beginning.

**PARCEL TWO:** Part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Five (5), Township 7 North, Range 10 East, City of Madison Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of Block 19, Fair Oaks, recorded as Document Number 243077; thence South 36° 02 minutes 6 seconds East, 60.03 feet to the Southeasterly right-of-way line of vacated St. Paul Avenue; thence North 52° 13 minutes 24 seconds East, 517.20 feet to the point of beginning; thence North 68° 29 minutes 36 seconds West, 203.33 feet to a point of curvature; thence 267.75 feet along a curve to the left said curve having a radius of 2292.01 feet and having a chord direction of North 73° 58 minutes 37 seconds West and a chord length of 267.60 feet; thence North 00° 18 minutes 42 seconds West, 0.02 feet to a point of curvature on the southerly line of the Union Pacific Railroad Company, formerly being the Chicago and North Western railroad right-of-way, thence 474.21 feet along a curve to the right and along the Southerly line of said right-of-way, said curve having a radius of 2504.00 feet and having a chord direction of South 72° 09 minutes 41 seconds East and a chord length of 473.50 feet; thence South 52° 13 minutes 24 seconds West, 5.51 feet to the point of beginning.

Tax Parcel No. 251/0710-053-0501-8

**PARCEL THREE:** Leasehold Estate established by Lease recorded October 7, 2003 as Document No. 3824226, by and between the City of Madison, Lessor, and Ironworks Development, LLC, Lessee, demising certain premises contained within part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Five (5), Township 7 North, Range 10 East, City of Madison Dane County, Wisconsin, described as follows: Beginning at the intersection of the southeasterly right-of-way line of vacated St. Paul Avenue and the northeasterly right-of-way line of Waubesa Street; thence North 52° 13 minutes 24 seconds East along the southeasterly right-of-way line of said vacated St. Paul Avenue, 192.00 feet (said southeasterly right-of-way line being coterminous with the northwesterly right-of-way line of the City-of-Madison-owned former railroad corridor); thence South 00° 18 minutes 42 seconds West, 40.10 feet; thence South 52° 13 minutes 24 seconds West, 168.22 feet to the northeasterly right-of-way line of said Waubesa Street; thence North 36° 02 minutes 06 seconds West along said right-of-way line, 31.57 feet to the point of beginning.

Tax Parcel No. 251/0710-053-0503-4 Includes additional land (part of bike path parcel).



State Bar of Wisconsin Form 1 - 2003

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Ironworks Development, LLC, a Wisconsin limited liability company ("Grantor," whether one or more), and Kupfer Center, LLC, a Wisconsin limited liability company ("Grantee," whether one or more).

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

See Exhibit A attached

DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 4150162

01/05/2006 04:11PM

Trans. Fee: 2700.00 Exempt #:

Rec. Fee: 15.00 Pages: 3

001155

001553

Recording Area

Name and Return Address

Timothy J. Radelet, Foley & Lardner, 150 East Gilman Street, P.O. Box 1497, Madison, Wisconsin 53701-1497

251-0710-053-0501-8

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 except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes for 2005, and matters on Exhibit B attached.

Dated December 30, 2005

Ironworks Development, LLC

Signature lines with (SEAL) and asterisks for authentication and acknowledgment.

AUTHENTICATION

Signature(s) Milton C. Griep

authenticated on December 29, 2005

\* Kent L. Schlienger

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

THIS INSTRUMENT DRAFTED BY:

Kent L. Schlienger, Neider & Boucher, S.C., Madison, WI

ACKNOWLEDGMENT

STATE OF WISCONSIN ) ) 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 Wisconsin My Commission (is permanent) (expires: )

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. STATE BAR OF WISCONSIN

WARRANTY DEED

FORM No. 1-2003

\*Type name below signatures.

Neider & Boucher, S.C. 440 Science Dr Ste 300 Madison, WI 53711 Kent Schlienger

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

Phone: (608) 661 - 4500

Fax: (608) 661 - 4510

Ironworks Deve

159787

3/15



## Exhibit A

~~001551~~

PARCEL ONE: Outlot Three (3), Fair Oaks, in the City of Madison, Dane County, Wisconsin. Together with vacated East Street adjoining said lot.

AND Outlot D, Clyde A. Gallagher's Subdivision of parts of Outlots 106, 107, and 108 Farwell's Addition, in the City of Madison, Dane County, Wisconsin.

AND Part of the West 1/2 of Section 5, Township 7 North, Range 10 East, including All of Block Nineteen (19) and Lots One (1) through Thirteen (13), Block Twenty (20), Fair Oaks, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the Northwest corner of Block 20, Fair Oaks, thence 416.7 feet South along the Easterly line of Waubesa Street to the South corner of Block 19, Fair Oaks; thence Southeasterly perpendicular to the right of way of the former Chicago, Milwaukee, St. Paul and Pacific Railway Company 60 feet to the Northwesterly line of said right of way; thence 254.1 feet Northeasterly along said Northwesterly line to the center line of vacated East Street; thence 244.9 feet North along said center line to the Southwesterly line of the right of way of the former Chicago and North Western Railway Company; thence 246 feet Northwesterly along said Southwesterly line to the point of beginning.

PARCEL TWO: Part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Five (5), Township 7 North, Range 10 East, City of Madison Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of Block 19, Fair Oaks, recorded as Document Number 243077; thence South 36° 04 minutes 5 seconds West, 60.03 feet to the Southeasterly right-of-way line of vacated St. Paul Avenue; thence North 52° 13 minutes 24 seconds East, 517.20 feet to the point of beginning; thence North 68° 29 minutes 36 seconds West, 203.33 feet to a point of curvature; thence 267.75 feet along a curve to the left said curve having a radius of 2292.01 feet and having a chord direction of North 73° 58 minutes 37 seconds West and a chord length of 267.60 feet; thence North 00° 18 minutes 42 seconds West, 0.02 feet to a point of curvature on the southerly line of the Union Pacific Railroad Company, formerly being the Chicago and North Western railroad right-of-way, thence 474.21 feet along a curve to the right and along the Southerly line of said right-of-way, said curve having a radius of 2504.00 feet and having a chord direction of South 72° 09 minutes 41 seconds East and a chord length of 473.50 feet; thence South 52° 13 minutes 24 seconds West, 5.51 feet to the point of beginning.

Tax Parcel No. 251/0710-053-0501-8

001157

~~001555~~

**Exhibit B**

Additional Exceptions to Warranty of Title

1. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes.
2. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.
3. Easements and rights incidental thereto in connection with the continued use and right of entrance, maintenance, construction and repair of municipal or utility facilities as may exist underground or overground in or on that portion of the subject premises which were formerly a part of LaFollette Ave., St. Paul Ave., and East Street now vacated (discontinued).
4. Building encroachment onto Waubesa Street right-of-way as disclosed in instrument recorded: February 23, 1987, as Document No.: 1998837.
5. Terms and conditions of a lease recorded: February 23, 1987, as Document No.: 1998837. Assignment and conditions set forth in instrument recorded: April 27, 1990, as Document No.: 2196089.
6. Encroachment Agreement recorded: February 8, 2002 as Document No. 3443936.
7. Memorandum of Lease between Ironworks Development, LLC as Landlord and Madison Cellular Telephone Company as Tenant recorded March 23, 2004 as Document No. 3886943.
8. Right-of-way Grant to Madison Gas and Electric Company recorded: August 3, 2004 as Document No. 3949869.
9. Matters revealed by survey dated March 19, 2001 by Michelle L. Burse, Registered Land Surveyor:
  - Encroachment on Waubesa Street by building and gutter overhang, as shown by plat of survey.
  - Encroachment on property adjoining on the Southeast by the fence and concrete block building located on the land as shown by plat of survey.
  - Driveway approach is across the City of Madison Isthmus Bike Path over a gravel access area and bituminous driveway entering land from said bike path, not from Waubesa Street.



\* 4 3 2 7 6 1 5 6 \*

DANE COUNTY

REGISTER OF DEEDS

DOCUMENT #

**4327615**

06/27/2007 09:13AM

Trans. Fee: 92.70

Exempt #:

Rec. Fee: 21.00

Pages: 6

Document Number

QUITCLAIM DEED

COVER SHEET  
FOR  
RECORDATION  
OF  
QUITCLAIM DEED  
FROM  
UNION PACIFIC RAILROAD COMPANY  
TO  
KUPFER CENTER, LLC

Recording Area

Name and Return Address:

Foley & Lardner LLP  
Attn: Timothy J. Radelet  
P.O. Box 1497  
Madison, WI 53701-1497

251/0710-053-0504-2

Parcel Identification Number (PIN)  
(When applicable)

297414

6/21

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation (successor in interest by merger to Union Pacific Railroad Company, a Utah corporation, successor to Chicago and North Western Railway Company), Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto KUPFER CENTER, LLC, a Wisconsin limited liability company, Grantee, whose address is 211 South Paterson Street, Madison, WI 53703 and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in Dane County, State of Wisconsin, as more particularly described in **Exhibit A**, hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantee, its successors and assigns.

The Property is quitclaimed by Grantor subject to the following covenants, conditions and restrictions, which Grantee by the acceptance of this Deed covenants for itself, its successors and assigns, faithfully to keep, observe and perform:

1. Fence Covenant. Grantee, at its sole cost and expense, shall install, within ninety (90) days after the date of delivery of this Deed, and thereafter maintain fencing or other barriers to prevent access to or encroachment on the railroad right-of-way of Grantor adjacent to the northern boundary of the Property. The fencing or barrier must be of a design and type satisfactory to Grantor, and in compliance with applicable building codes. Grantee shall submit the plans for the fencing or barrier construction to:

Vice President-Engineering Management  
Union Pacific Railroad Company  
1400 Douglas Street, Mail Stop 0910  
Omaha, Nebraska 68179

with copy of transmittal to:

Assistant Vice President - Real Estate  
Union Pacific Railroad Company  
1400 Douglas Street, Mail Stop 1690  
Omaha, Nebraska 68179

for review and approval. Grantor shall complete such review and make appropriate response to Grantee within twenty (20) days after receipt of such plans by Grantor. Grantor shall not unreasonably withhold its approval of such plans. Such approval does not constitute a guarantee or warranty that such plans comply with applicable governmental laws, rules, regulations or ordinances, or that the fence as constructed will be structurally sound.

2. Railroad Proximity Covenant.

(a) Grantee acknowledges that the property abutting the northern boundary line of the Property is dedicated and used for railroad purposes, that railroad operations may create noise, vibrations, emissions, fumes and odors twenty-four (24) hours a day, and that the amount, nature and intensity of railroad operations may increase or change (collectively, the "Permitted Effects"). Grantee accepts the Property subject to the existence of the Permitted Effects. By acceptance of the Property, Grantee agrees that, at Grantee's sole cost and expense, as part of the development of the Property, Grantee shall design and install and/or construct and thereafter maintain improvements to reduce or limit the Permitted Effects and to comply with all governmental requirements, if any, which may be imposed as a condition to the development and use of the Property because of the Permitted Effects.

(b) Grantee shall not, and hereby waives all rights to, (i) institute legal proceedings against Grantor to reduce or lessen the Permitted Effects, and (ii) directly or indirectly participate in petition drives, lobbying efforts or other activities seeking the enactment of federal, state or local laws or ordinances to reduce or lessen the Permitted Effects. Any party breaching such covenant shall reimburse Grantor for all costs incurred by Grantor to comply with any such orders, laws or ordinances, including, without limitation, attorney fees and court costs.

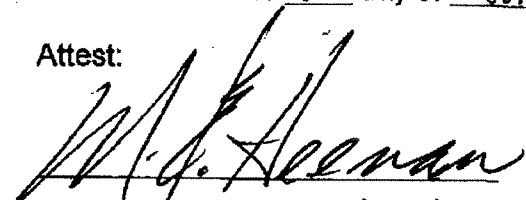
(c) If Grantee sells or leases all or any portion of the Property, Grantee shall require all purchasers and tenants to acknowledge the location of the railroad operations abutting the Property and the existence of the Permitted Effects, and to agree in writing, for the benefit of Grantor, to comply with the above covenants.

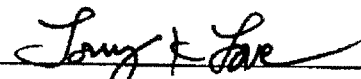
The foregoing covenants, conditions and restrictions will run with the Property. A breach of the foregoing covenants, conditions and restrictions, or the continuance thereof, may, at the option of Grantor, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 20<sup>th</sup> day of June, 2007.

Attest:

UNION PACIFIC RAILROAD COMPANY

  
Printed Name: M.E. Heenan

By   
Printed Name: TONY K. LOVE

Title: Assistant Secretary

Title: Assistant Vice President - Real Estate

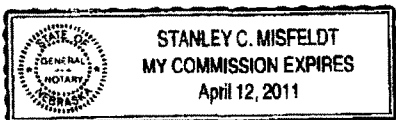
(Seal)

ACKNOWLEDGMENT

STATE OF NEBRASKA )  
                                      ) ss.  
COUNTY OF DOUGLAS )

On this 20<sup>th</sup> day of June, 2007, before me, STANLEY C MISFELDT  
Notary Public in and for said County and State, personally appeared Tony K. Love  
and M.E. Heenan who are the Assistant Vice President Real Estate  
and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware  
corporation, and who are personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the persons whose names are subscribed to in the within  
instrument, and acknowledged to me that they executed the same in their authorized  
capacities, and that by their signatures on the instrument the persons, or the entity upon  
behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



  
Notary Public

(Seal)

This instrument was prepared by: Tony K. Love

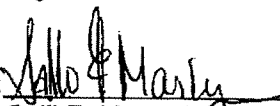
Union Pacific Railroad Company  
Law Department  
1400 Douglas Street, Stop 1580  
Omaha, Nebraska 68179

Grantee hereby accepts this Deed and agrees for itself, its successors and assigns, to be bound by the covenants set forth herein.

Dated this 15<sup>th</sup> day of June, 2007.

**KUPFER CENTER, LLC**

By Forward Community Investments, Inc.,  
Manager

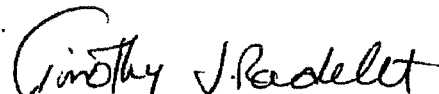
By:   
Salli F. Martyniak

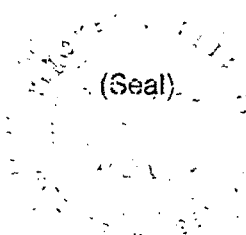
Its: President

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

On this 15<sup>th</sup> day of June, 2007, before me, Timothy J. Radelet, Notary Public in and for said County and State, personally appeared Salli F. Martyniak who is the President of Forward Community Investments, Inc., the Manager of Kupfer Center, LLC, a Wisconsin limited liability company, and who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to in the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Timothy J. Radelet, Notary Public  
Dane County, Wisconsin  
My commission is permanent.



**UNION PACIFIC RAILROAD COMPANY**  
**Madison, Dane County, Wisconsin**  
**EXHIBIT "A"**

Part of the Northwest Quarter of the Southwest Quarter of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the southwest corner of Block 19, FAIR OAKS, recorded as Document - Number 243077; thence North 01 degree 22 minutes 49 seconds East along the easterly right-of-way line of Waubesa Street, 416.72 feet to the southerly right-of-way line of the Union Pacific Railroad, being the Point of Beginning; thence along said railroad right-of-way, 474.21 feet on the arc of a curve to the right through a central angle of 10 degrees 51 minutes 02 seconds having a radius of 2504.00 feet and a chord bearing South 70 degrees 28 minutes 10 seconds East, 473.50 feet, to the Northwesterly right-of-way line of the former railroad right-of-way that is currently the City of Madison Isthmus Bike Path; thence North 53 degrees 54 minutes 55 seconds East along said northwesterly right-of-way, 17.13 feet to a point of non-tangential curvature; thence 492.30 feet along the arc of a curve to the left through a central angle of 11 degrees 11 minutes 51 seconds having a radius of 2519.00 feet to the easterly right-of-way line of Waubesa Street; thence South 10 degrees 47 minutes 30 seconds East, 16.53 feet along the easterly right-of-way line of said Waubesa Street to the Point of Beginning;

Contains an area of 0.1664 Acres more or less.

OFFICE OF REAL ESTATE  
OMAHA, NEBRASKA  
June 11, 2007  
242636.leg





\* 4 4 3 4 0 8 9 1 \*

DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
**4434089**

05/23/2008 12:02PM

Trans. Fee: 4788.30  
Exempt #:

Rec. Fee: 11.00  
Pages: 1

**WARRANTY DEED**

Document Number

Document Name

**THIS DEED**, made between Kupfer Center, LLC, a Wisconsin limited liability company  
\_\_\_\_\_  
("Grantor," whether one or more),  
and Irwin A. and Robert D. Goodman Community Center, Inc., a Wisconsin nonstock corporation  
\_\_\_\_\_  
("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 Dane County, State of Wisconsin ("Property"):

Lot 2 of Certified Survey Map No. 12316, recorded in the office of the Dane County, Wisconsin Register of Deeds on November 14, 2007 in Volume 76 of Certified Surveys at Pages 200 - 207 as Document No. 4374068, in City of Madison, Dane County, Wisconsin.

Recording Area

Name and Return Address  
Timothy J. Radelet  
Foley & Lardner LLP  
150 E. Gilman Street  
Post Office Box 1497  
Madison, Wisconsin 53701-1497

251/0710-053-0506-8

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: those as set forth in Schedule B Section Two of First American Title Insurance Company Commitment No. NCS-331906-MAD.

Dated as of March 31, 2008.

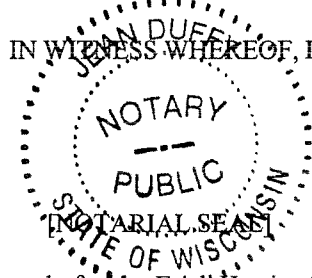
**KUPFER CENTER, LLC**,  
a Wisconsin limited liability company

By: Forward Community Investments, Inc.,  
a Wisconsin nonstock corporation, its Manager

By: Salli F. Martyniak  
Salli F. Martyniak, President

STATE OF WISCONSIN )  
) SS.  
COUNTY OF DANE )

On this 2<sup>nd</sup> day of May, 2008, before me, a Notary Public, personally appeared Salli F. Martyniak, to me personally known, who being by me duly sworn, did say that she is the President of Forward Community Investments, Inc., the Manager of Kupfer Center, LLC, a Wisconsin limited liability company, and that this instrument was signed and sealed on behalf of such limited liability company, and that she, as the President of Forward Community Investments, Inc., being authorized so to do, executed this instrument as the free act and deed of such limited liability company.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jean Duffy  
Name: Jean Duffy Jean Duffy  
Notary Public, County of Dane, State of Wisconsin  
My Commission 7-27-2011

This instrument was drafted by Erick Harris of Foley & Lardner LLP. 331906  
Erick

1/11



## City of Madison - Assessor's Office

### Legal Description

---

(Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property)

**Parcel Number:** 071005305034 **Address:** 176 S Fair Oaks Ave

**Lot Number:** 0

**Block Number:** 0

T7N R10E, SEC 5, PRT SW 1/4, DESC AS FOL FORMER CMSTP&P RAILROAD RIGHT OF WAY RUNNING NELY FROM WAUBESA STREET TO A PT 117 FT NELY OF SOUTHWEST COR S MARQUETTE ST. ALSO NELY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF WAUBESA ST RUNNING SELY TO NW LINE OF FORMER CMSTP&P RAILROAD ROW LINE. ALSO SWLY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF SE LINE OF FORMER CMSTP&P RAILROAD ROW LINE AND RUNNING SELY TO NORTH LN S FAIR OAKS AVE. NOW USED AS BIKE PATH & THAT PART AS DESC IN DOC 4323945.



Stock No. 26273



# CERTIFIED SURVEY MAP No. 12316

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST STREET; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**GRID NORTH**  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM, DANE  
 ZONE, NAD83(91) DATUM  
 PER CITY OF MADISON

Found monument stem (cap broken off) at Meander corner for West 1/4-Corner Section 05, T07N R10E



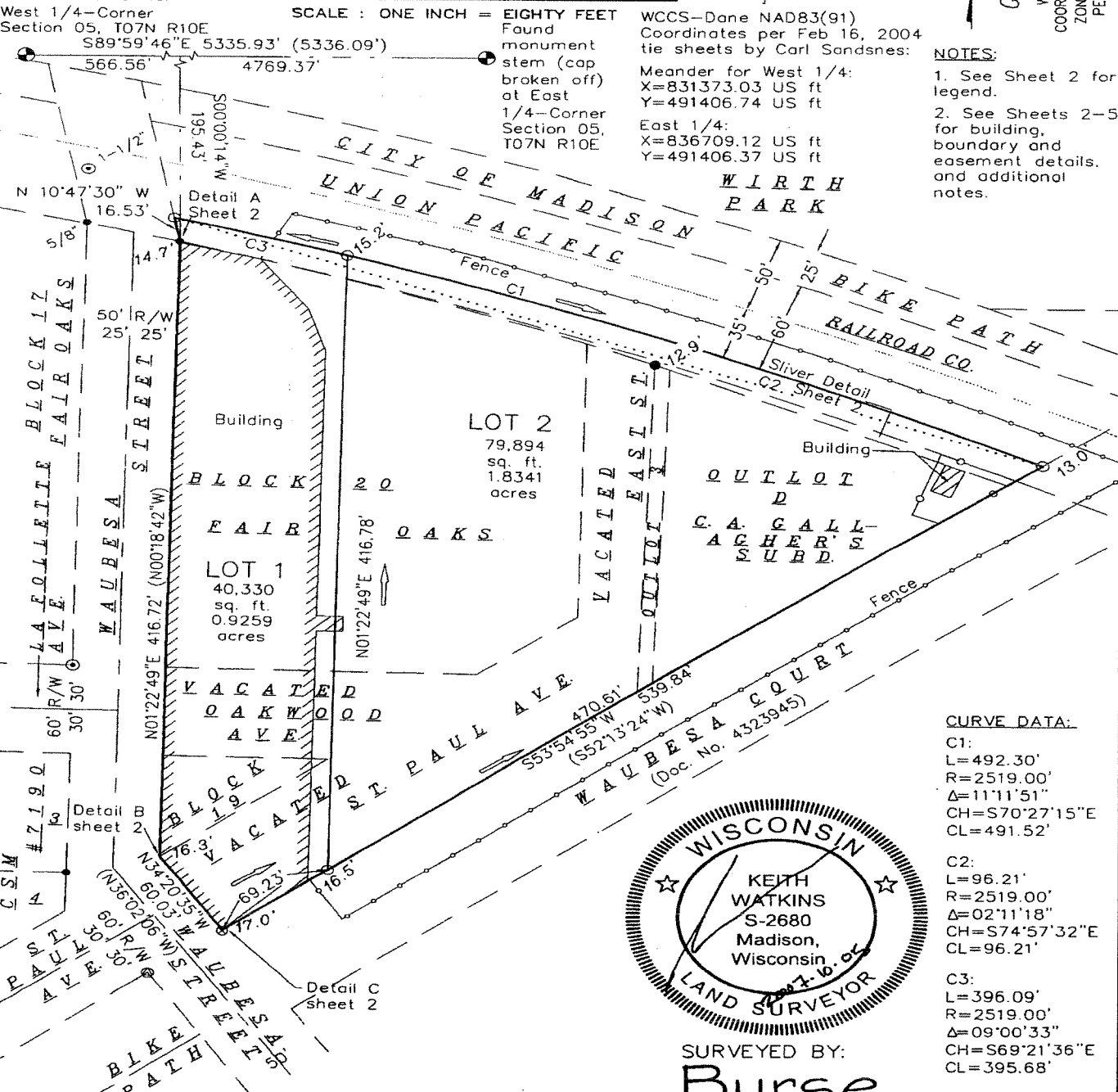
SCALE : ONE INCH = EIGHTY FEET

WCCS-Dane NAD83(91)  
 Found monument stem (cap broken off) at East 1/4-Corner Section 05, T07N R10E  
 Found monument stem (cap broken off) at East 1/4-Corner Section 05, T07N R10E  
 Coordinates per Feb 16, 2004 tie sheets by Carl Sandnes:

Meander for West 1/4:  
 X=831373.03 US ft  
 Y=491406.74 US ft  
 East 1/4:  
 X=836709.12 US ft  
 Y=491406.37 US ft

**NOTES:**

1. See Sheet 2 for legend.
2. See Sheets 2-5 for building, boundary and easement details, and additional notes.



**CURVE DATA:**

C1:  
 L=492.30'  
 R=2519.00'  
 Δ=11°11'51"  
 CH=S70°27'15"E  
 CL=491.52'

C2:  
 L=96.21'  
 R=2519.00'  
 Δ=02°11'18"  
 CH=S74°57'32"E  
 CL=96.21'

C3:  
 L=396.09'  
 R=2519.00'  
 Δ=09°00'33"  
 CH=S69°21'36"E  
 CL=395.68'



SURVEYED BY:

**Burse**

surveying & engineering inc.

1400 E. Washington Ave, Suite 158  
 Madison, WI 53703 608.250.9263  
 Fax: 608.250.9266  
 email: burse@chorus.net  
 www.bursesurveyengr.com

SHEET 1 OF 8

MAP NO. 12316  
 DOCUMENT NO. 4374068  
 VOLUME 76 PAGES 200-207  
 Date: October 5, 2007  
 Plot View: Sht1  
 \PROJECTS\BSE924\CSM\CSBSE924.DWG

SURVEYED FOR:  
 Kupfer Center, LLC  
 211 Paterson St., Suite 160  
 Madison, WI 53703

09/25



Stock No. 26273

# CERTIFIED SURVEY MAP No. 12316

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST STREET; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

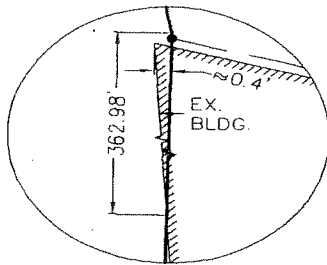


GRID NORTH

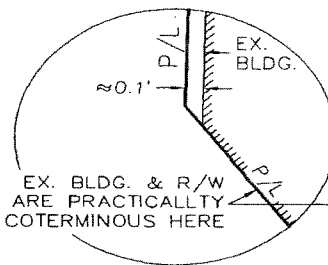
WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE  
ZONE, NAD83(91) DATUM  
PER CITY OF MADISON

## BOUNDARY CORNER DETAILS (NOT TO SCALE)

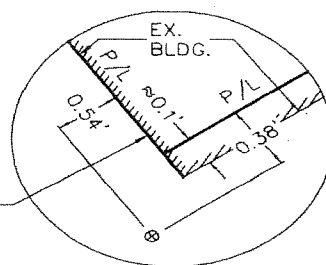
DETAIL A



DETAIL B

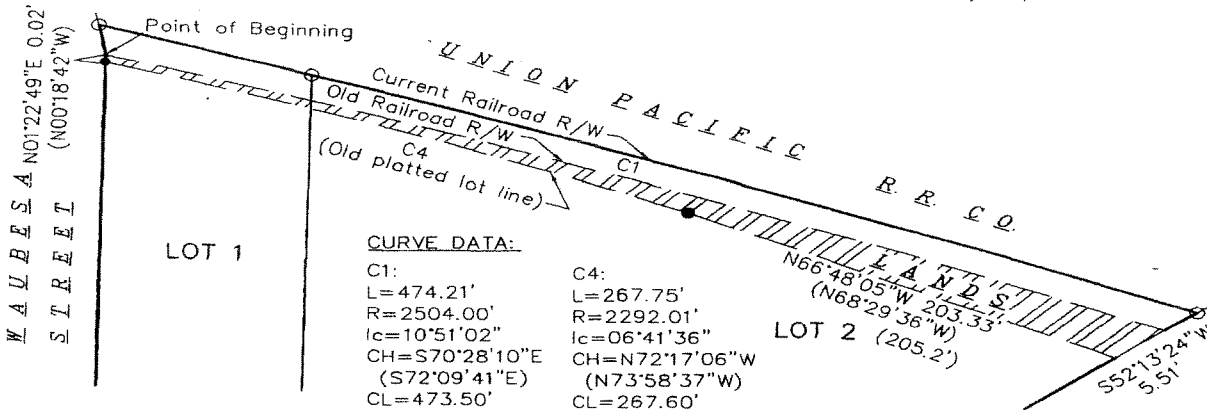


DETAIL C



## RAILROAD SLIVER DETAIL (NOT TO SCALE)

This sliver of land (shown with double-hatching) is included in this Certified Survey Map.



### LEGEND

- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER 1" OR AS NOTED)
  - SOLID IRON ROD FOUND (O.D. 3/4" OR AS NOTED)
  - SOLID IRON ROD FOUND (O.D. 1-1/4")
  - ⊙ FOUND RAILROAD SPIKE
  - ⊙ FOUND CHISELED CROSS
  - SET 3/4"x18" SOLID IRON BAR, WEIGHT 1.5 LB/FT., WITH RED PLASTIC BURSE CAP
  - ↖ DRAINAGE ARROW (NOTE 4, SHEET 5)
  - 15.2' GROUND ELEVATION AT LOT CORNER (NOTE 4, SHEET 5)
  - ( ) INDICATES RECORDED AS
- DISTANCES MEASURED TO THE NEAREST 0.01 FOOT.



# Burse

surveying & engineering INC.

1400 E. Washington Ave. Suite 158  
Madison, WI 53703 608.250.9263

Fax: 608.250.9266

email: burse@chorus.net

www.bursesurveyengr.com SHEET 2 OF 8

MAP NO. 12316

DOCUMENT NO. 4374068

VOLUME 76 PAGES 200-207

Date: October 5, 2007

Plot View: Sht2

PROJECTS\BSE924\CSM\CSBSE924.DWG



Stock No. 26273

# CERTIFIED SURVEY MAP No. 12316

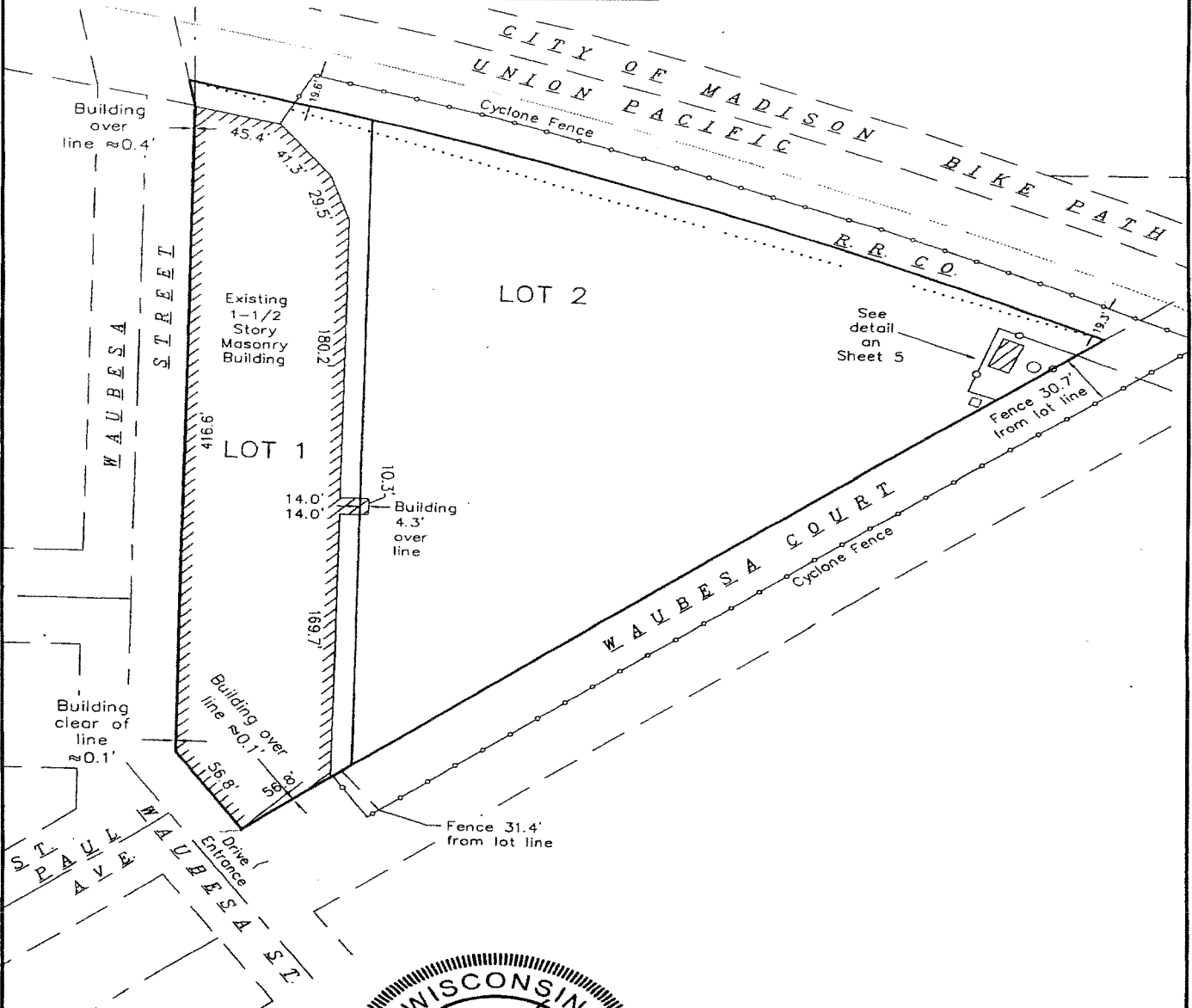
BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST STREET; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = EIGHTY FEET

## IMPROVEMENTS DETAIL

GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE  
ZONE, NAD83(91) DATUM  
PER CITY OF MADISON



MAP NO. 12316  
DOCUMENT NO. 4374068  
VOLUME 26 PAGES 200-207

Date: October 5, 2007  
Plot View: Sht3  
PROJECTS\BSE924\CSM\CSBSE924.DWG

**Burse**  
surveying & engineering Inc.  
1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.bursesurveyengr.com SHEET 3 OF 8



Stock No. 26273

# CERTIFIED SURVEY MAP No. 12316

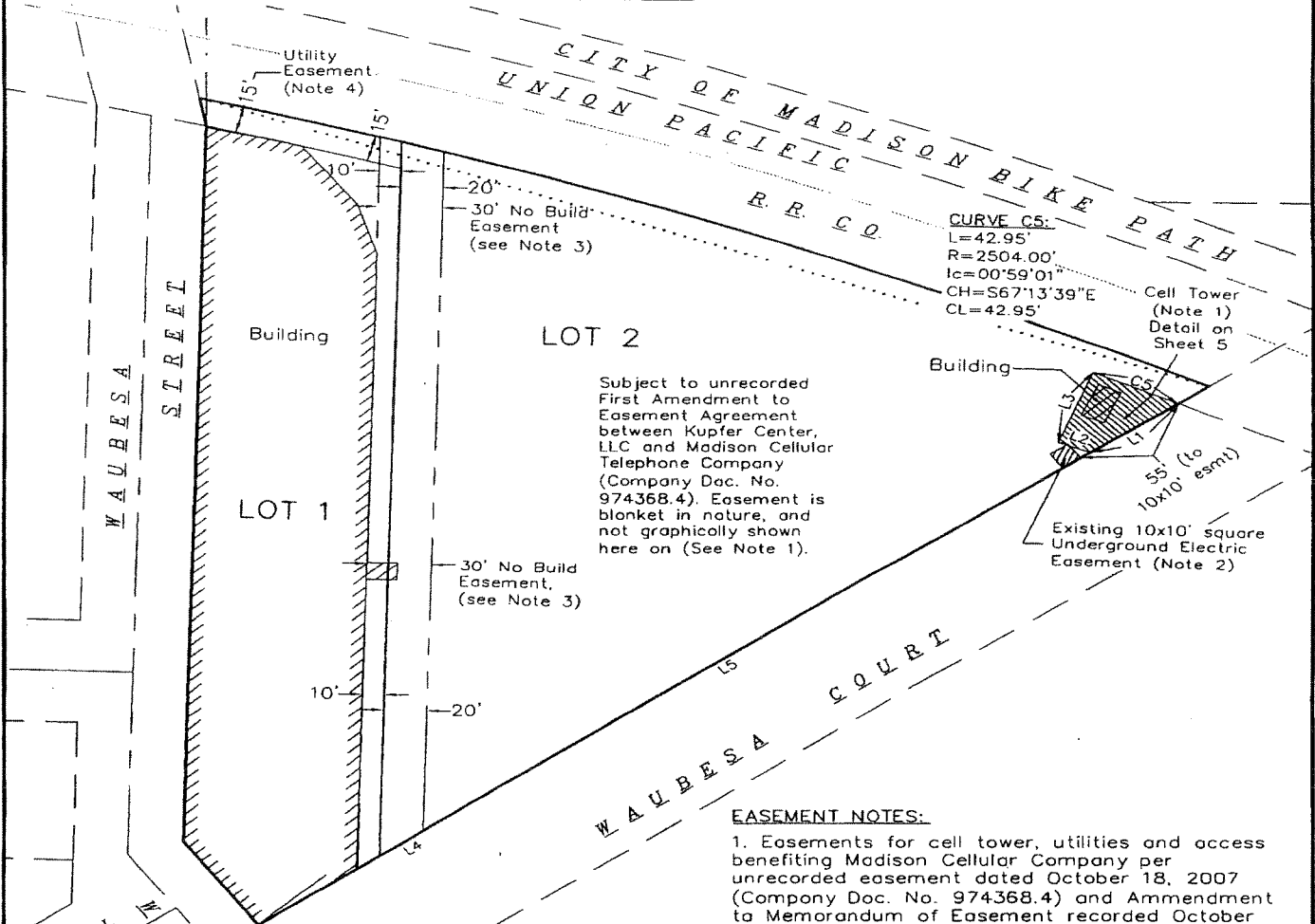
BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST STREET; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = EIGHTY FEET

## EASEMENT DETAIL

GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE  
ZONE, NAD83(91) DATUM  
PER CITY OF MADISON



Subject to unrecorded First Amendment to Easement Agreement between Kupfer Center, LLC and Madison Cellular Telephone Company (Company Doc. No. 974368.4). Easement is blanket in nature, and not graphically shown here on (See Note 1).

### EASEMENT NOTES:

1. Easements for cell tower, utilities and access benefiting Madison Cellular Company per unrecorded easement dated October 18, 2007 (Company Doc. No. 974368.4) and Amendment to Memorandum of Easement recorded October 18, 2007 as Doc. No. 4367066.
2. Underground Electric Easement benefiting Madison Gas & Electric Co. recorded August 3, 2004 as Doc. No. 3949869. Recorded location is described as "approximate."
3. No Build Area, set forth in Easement Agreement (recorded on 09/10/2007 as Doc. No. 4356046.
4. Easement for buried utilities serving Lot 2, as set forth in Easement Agreement (recorded on 09/10/2007 as Doc. No. 4356046.
5. See sheet 5 for additional easement details, dimensions and notes. Any utility Easements herein set forth are for the use of public bodies and private public utilities having the right to serve the area.



MAP NO. 12316  
DOCUMENT NO. 4374069  
VOLUME 76 PAGES 200-207

Date: October 5, 2007  
Plot View: Sht4  
PROJECTS\BSE924\CSM\CSBSE924.DWG



Stock No. 26273

# CERTIFIED SURVEY MAP No. 12316

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST STREET; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

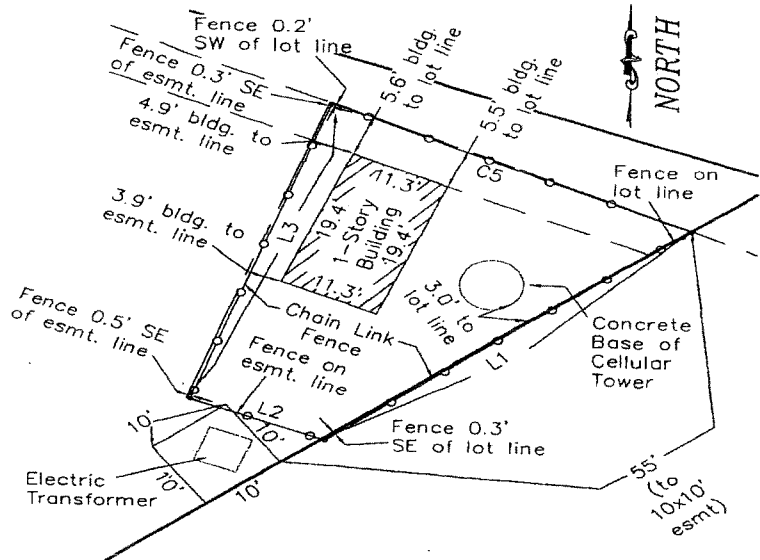
**ADDITIONAL NOTES:**

1. Date of Survey: December 18, 2006
2. Oakwood Avenue was vacated by Vol. 25 Misc., Pg. 510, Doc. No. 297068, recorded Sept. 17, 1909. East Street was vacated by Vol. 25 Misc., Pg. 512, Doc. No. 297069, recorded Sept. 17, 1909. St. Paul Avenue was vacated by Vol. 25 Misc., Pg. 514, Doc. No. 297070, recorded Sept. 17, 1909.
3. Utility easements may exist within the vacated street area.
4. Arrows (see sheet 1) indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given (see sheet 1) are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is City of Madison Datum, the top nut of the fire hydrant at the Southwest corner of La Fallette Avenue and Waubesa Street having an elevation of 18.17 feet.
5. The public easements for drainage purposes normally required by the City of Madison between lots are not required for this Certified Survey Map due to a maintenance agreement between all lot owners which encompasses drainage issues (Easement Agreement recorded on 09/10/2007 as Document No. 4356046).

**EASEMENT LINE TABLE**  
(see sheet 4)

No.	Bearing	Recorded As	Distance
L1	S53°54'55"W	(S52°13'24"W)	49.49'
L2	N68°28'57"W	(N70°10'28"W)	15.78'
L3	N20°44'04"E	(N19°02'33"E)	44.00'

**CELLULAR TOWER AREA DETAIL (not to scale):**  
Also see easement detail on sheet 4.



MAP NO. 12316  
DOCUMENT NO. 4374068  
VOLUME 76 PAGES 200-207

Date: October 5, 2007  
Plot View: Sht5  
PROJECTS\BSE924\CSM\CSBSE924.DWG

**Burse**

surveying & engineering Inc.

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Madison, WI 53703 608.250.9263  
Fax: 608.250.9266

email: burse@chorus.net  
www.bursesurveyengr.com SHEET 5 OF 8



Stock No. 26273

# CERTIFIED SURVEY MAP No. 12316

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST STREET; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION:

Blocks 19 and 20 and Outlot 3, Fair Oaks, recorded in Volume 2 of Plats, Page 37, as Document No. 243077, Dane County Registry; and Outlot D, Clyde A. Gallagher's Subdivision of Part of Outlots 106, 107 and 108, Farwell's Addition to Madison, recorded in Volume 2 of Plats, Page 12A, as Document No. 441152, Dane County Registry; also vacated St. Paul Avenue, vacated Oakwood Avenue and vacated East Street, vacated per Volume 25 of Miscellaneous, Pages 510-515, Document Nos. 297068-297070, Dane County Registry; and Part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at a Meander Corner for the West 1/4 Corner of said Section 5, per Monument Record dated February 16, 2004 by Carl Sandsnes on file with the City of Madison Engineering Division; thence South 89 degrees 59 minutes 46 seconds East along a straight line between said Meander Corner and the East 1/4 Corner of said Section 5, 566.56 feet; thence South 00 degrees 00 minutes 14 seconds West, 195.43 feet to the intersection of the former southerly right-of-way of the Union Pacific Railroad and the easterly right-of-way of Waubesa Street, being the point of beginning; thence along said easterly right-of-way, North 10 degrees 47 minutes 30 seconds West, 16.53 feet to the current southerly right-of-way of the Union Pacific Railroad; thence along said southerly railroad right-of-way, 492.30 feet on the arc of a curve to the right through a central angle of 11 degrees 11 minutes 51 seconds having a radius of 2519.00 feet and a chord bearing South 70 degrees 27 minutes 15 seconds East, 491.52 feet, to the northwesterly right-of-way of Waubesa Court; thence South 53 degrees 54 minutes 55 seconds West along said northwesterly right-of-way, 539.84 feet to the easterly right-of-way of Waubesa Street; thence North 34 degrees 20 minutes 35 seconds West along said easterly right-of-way, 60.03 feet; thence North 01 degrees 22 minutes 49 seconds East along said Easterly right-of-way, 416.72 feet to the point of beginning; This description contains 120,224 square feet or 2.7600 acres, more or less. Bearings are based on the Wisconsin County Coordinate System, Dane Zone, NAD83(91) Datum, per City of Madison.

SURVEYOR'S CERTIFICATE:

I, Keith Watkins, Registered Land Surveyor No. 2680, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Kupfer Center, LLC, owner of said land. I further certify that the maps and details on sheets one and two are a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 5th day of October, 2007.

Signed: Keith Watkins  
Keith Watkins, RLS-2680

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison, Wisconsin, hereby approved by Enactment No. RES-07-01079, File I.D. No: 07801, adopted on the 5th day of November, 2007, reapproved by Enactment No. Res-07-01079, File I.D. No: 07801, adopted on the 14th day of November, 2007, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this 14th day of November, 2007.

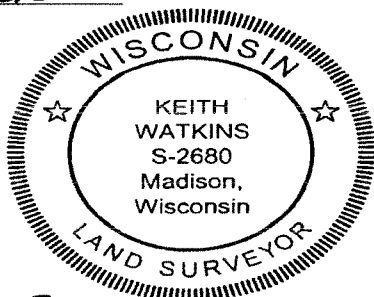
Maribeth Witzel-Behl  
Maribeth Witzel-Behl, City Clerk,  
City of Madison, Dane County,  
Wisconsin

CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

Dated this 12<sup>th</sup> day of NOVEMBER, 2007.

Mork Olinger  
Mork Olinger,  
Secretary Plan Commission.



MAP NO. 12316  
DOCUMENT NO. 4374068  
VOLUME 76 PAGES 200-207

Date: October 5, 2007  
Plot View: Sht6  
\\PROJECTS\BSE924\CSM\CSBSE924.DWG

## Burse

surveying & engineering <sup>LLC</sup>  
1400 E. Washington Ave. Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.bursesurveyengr.com SHEET 6 OF 8





Stock No. 26273

# CERTIFIED SURVEY MAP No. 12316

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST STREET; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### OWNER'S CERTIFICATE

Kupfer Center, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Kupfer Center, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or objection: City of Madison.

IN WITNESS WHEREOF, the said Kupfer Center, LLC has caused these presents to be signed by Salli F. Martyniak, its manager, on this 19<sup>th</sup> day of October, 2007.

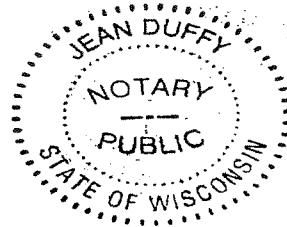
KUPFER CENTER, LLC  
By Forward Community Investments, Inc., Manager

By: Salli F. Martyniak  
Salli F. Martyniak, President

STATE OF WISCONSIN)  
County of Done )ss

Personally came before me this 18 day of Oct, 2007, Salli F. Martyniak, president of the above named Forward Community Investments, Inc., manager for Kupfer Center, LLC; to me known to be the person who executed the foregoing instrument, and to me known to be such president and manager, and acknowledged that she executed the foregoing instrument as such officer and the deed of said corporation, by its authority.

Notary Public: Jean Duffy  
My Commission expires / is permanent: 2-27-2011



### CORPORATE MORTGAGEE CERTIFICATE (1 OF 2):

USBCDE SUB-CDE II, LLC, a limited liability company duly organized and existing under and by virtue of the State of Delaware, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this C.S.M., and does hereby consent to the above certificate of Kupfer Center, LLC, owner.

IN WITNESS WHEREOF, the said USBCDE SUB-CDE II, LLC, has caused these presents to be signed by Matthew Badler, its project manager, at St. Louis, Missouri, this 9<sup>th</sup> day of October, 2007.

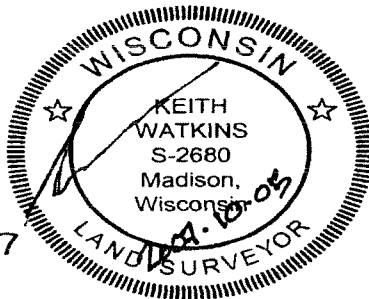
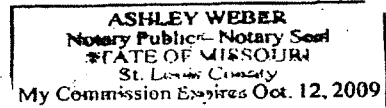
USBCDE SUB-CDE II, LLC  
By USBCDE LLC, Managing Member  
By U.S. Bancorp Community Development Corporation, Managing Member

By: Matthew Badler  
Matthew Badler, Project Manager

State of Missouri)  
County of St. Louis )ss

Personally came before me this 9 day of October, 2007, the above named Matthew Badler, to me known to be the person who executed the foregoing instrument and ocknowledged the same.

Notary Public: Ashley Weber  
My commission expires/is permanent: 10/12/2009



MAP NO. 12316  
DOCUMENT NO. 4374068  
VOLUME 76 PAGES 200-207

Date: October 5, 2007  
Plot View: Sht7  
PROJECTS\BSE924\CSM\CSBSE924.DWG

**Burse**  
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Stock No. 26273

# CERTIFIED SURVEY MAP No. 12316

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST STREET; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### CORPORATE MORTGAGEE CERTIFICATE (2 OF 2):

Irwin A. and Robert D. Goodman Community Center, Inc., a nonstock corporation duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this C.S.M., and does hereby consent to the above certificate of Kupfer Center, LLC, owner.

IN WITNESS WHEREOF, the said Irwin A. and Robert D. Goodman Community Center, Inc., has caused these presents to be signed by Michael A. Goodman, its president, at Madison, Wisconsin, this 18<sup>th</sup> day of October, 2007.

IRWIN A. AND ROBERT D. GOODMAN COMMUNITY CENTER, INC.

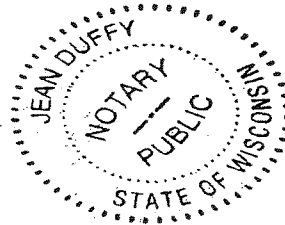
By: [Signature]  
Michael A. Goodman, President

State of Wisconsin )  
County of Dane )ss

Personally came before me this 18 day of Oct, 2007, he above named Michael A. Goodman, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: [Signature]

My commission expires/is permanent: 2-27-2011



Office of the Register of Deeds  
Dane County, Wisconsin  
Received for Record  
Nov. 14<sup>th</sup>, 2007 at  
11:45 o'clock A.M. as  
Document No. 4374068  
in Certified Survey Maps  
Vol 76 pgs 200-207  
Kristi Chlebowski  
Kristi Chlebowski  
by Carolyn Schroeder  
Register of Deeds deputy



MAP NO. 12316  
DOCUMENT NO. 4374068  
VOLUME 76 PAGES 200-207

Date: October 5, 2007  
Plot View: Sht8  
\\PROJECTS\BSE924\CSM\CSBSE924.DWG

## Burse

surveying & engineering <sup>LLC</sup>  
1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
[www.bursesurveyengr.com](http://www.bursesurveyengr.com) SHEET 8 OF 8

September 26, 2008

To: Wisconsin Department of Natural Resources

Subject: Statement that All Legal Descriptions of Properties Within The Contaminated Site Boundaries Have Been Included  
Goodman Community Center  
149 Waubesa Street, Madison, Wisconsin  
BRRTS # 02-13-262205  
BT<sup>2</sup> Project #3320

To Whom it May Concern:

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

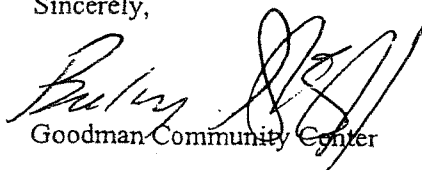
The contaminated site boundary includes all of parcels 251/0710-053-0501-8 (149 Waubesa Street), 251/0710-053-0506-8 (2 Waubesa Court), 251/0710-053-0504-2 (109 Waubesa Street/former Union Pacific Railroad right of way) and a portion of parcel 251/0710/053-0503-4 (176 South Fair Oaks Avenue). The parcels at 149 Waubesa Street and 2 Waubesa Court are lots 1 and 2, respectively of a subdivision of the original Kupfer Ironworks property plus the land acquired from the Union Pacific Railroad. Parcel 251/0710/053-0503-4 is owned by the City of Madison as "walkways and bike paths" and includes the portion of the bike path adjacent to the original Ironwork property.

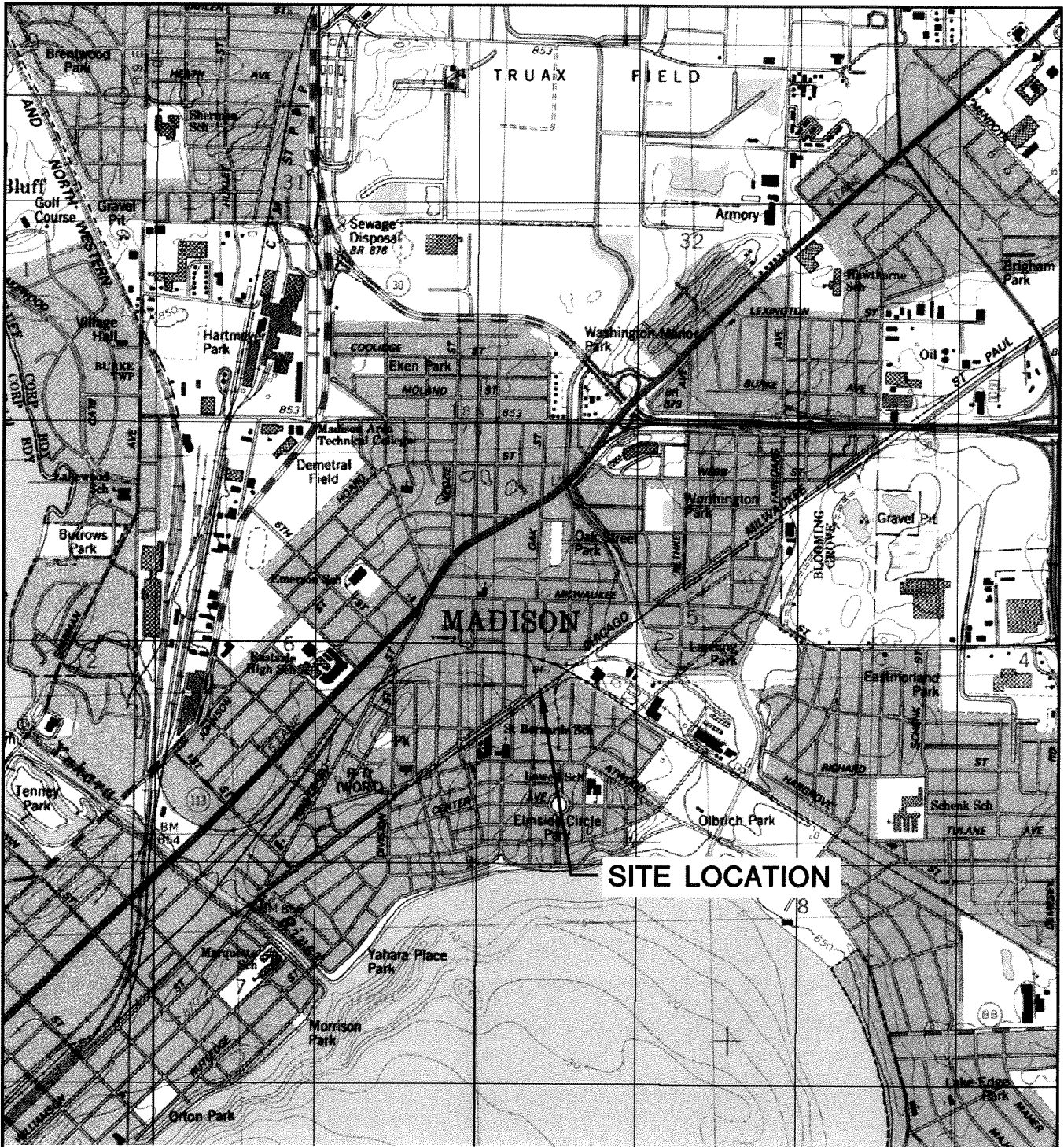
The attached deed information includes the following documents:

- Certified Survey Map No. 12316, document #4374068, volume 76 pages 200 through 207; drawn October 5, 2007 and recorded November 14, 2007.
- Affidavit or Correction and Warranty Deed, document 4257383, recorded 11/28/2006. This is the original deed and an amended property description "Corrected Exhibit A" for the purchase of the Ironworks property by the Kupfer Center LLC.
- Quit Claim Deed, document 4327615, recorded June 27, 2007. This deed includes the transfer of a strip the Union pacific Railroad right of way at the north side of the former Ironworks to the Kupfer Center, LLC.
- Warranty Deed, document 44344089, recorded on May 23, 2008, transferring ownership of lot 2 from Kupfer Center, LLC to the Goodman Community Center.
- A legal description from the City of Madison assessors web site for the city-owned property that includes the portion of the bike path adjacent to the former Ironworks property.

If you need additional information, please contact my environmental consultant, Mr. Eric Oelkers, of BT<sup>2</sup>, Inc. at (608) 216-7341.


Sincerely,

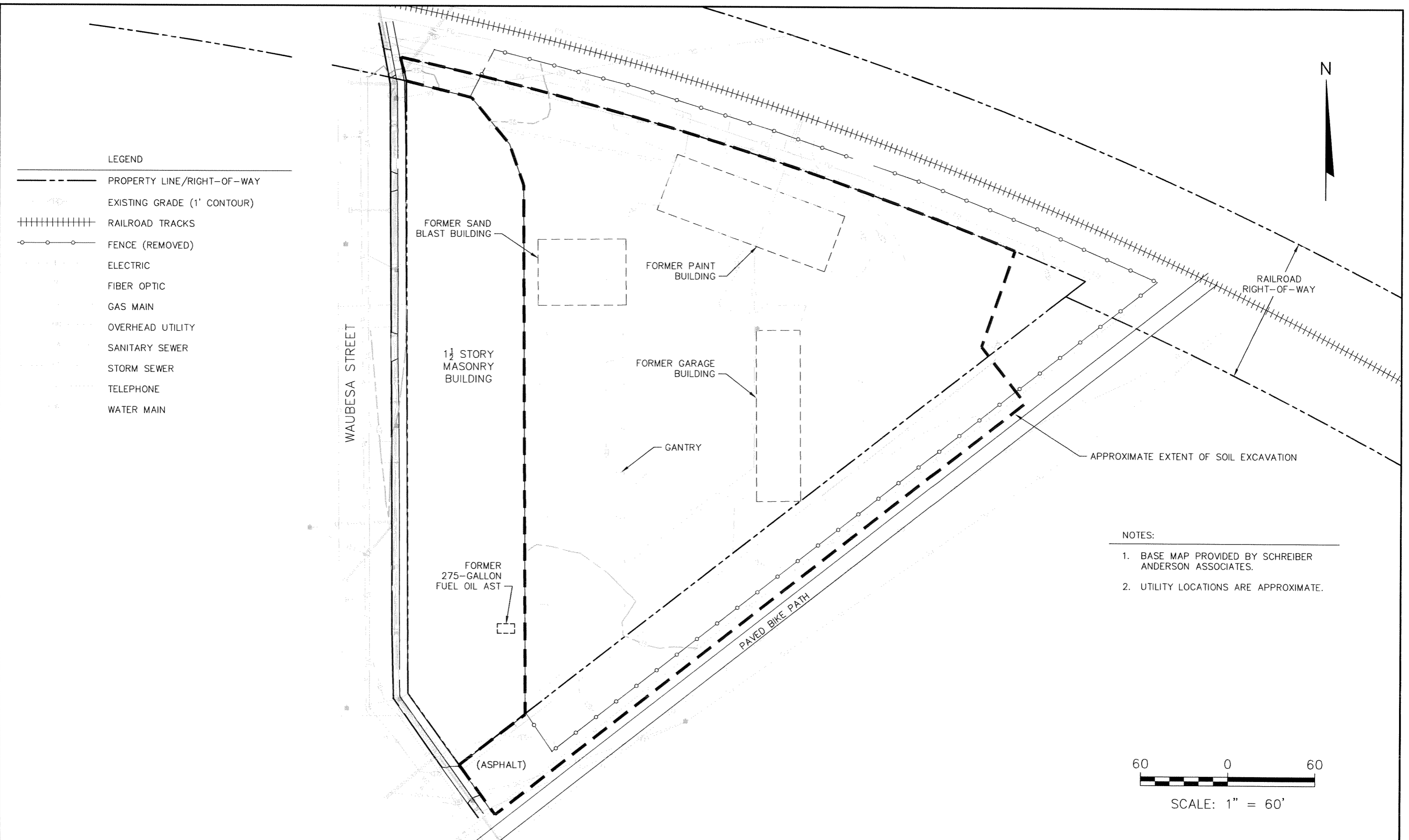
  
Eric Oelkers  
Goodman Community Center



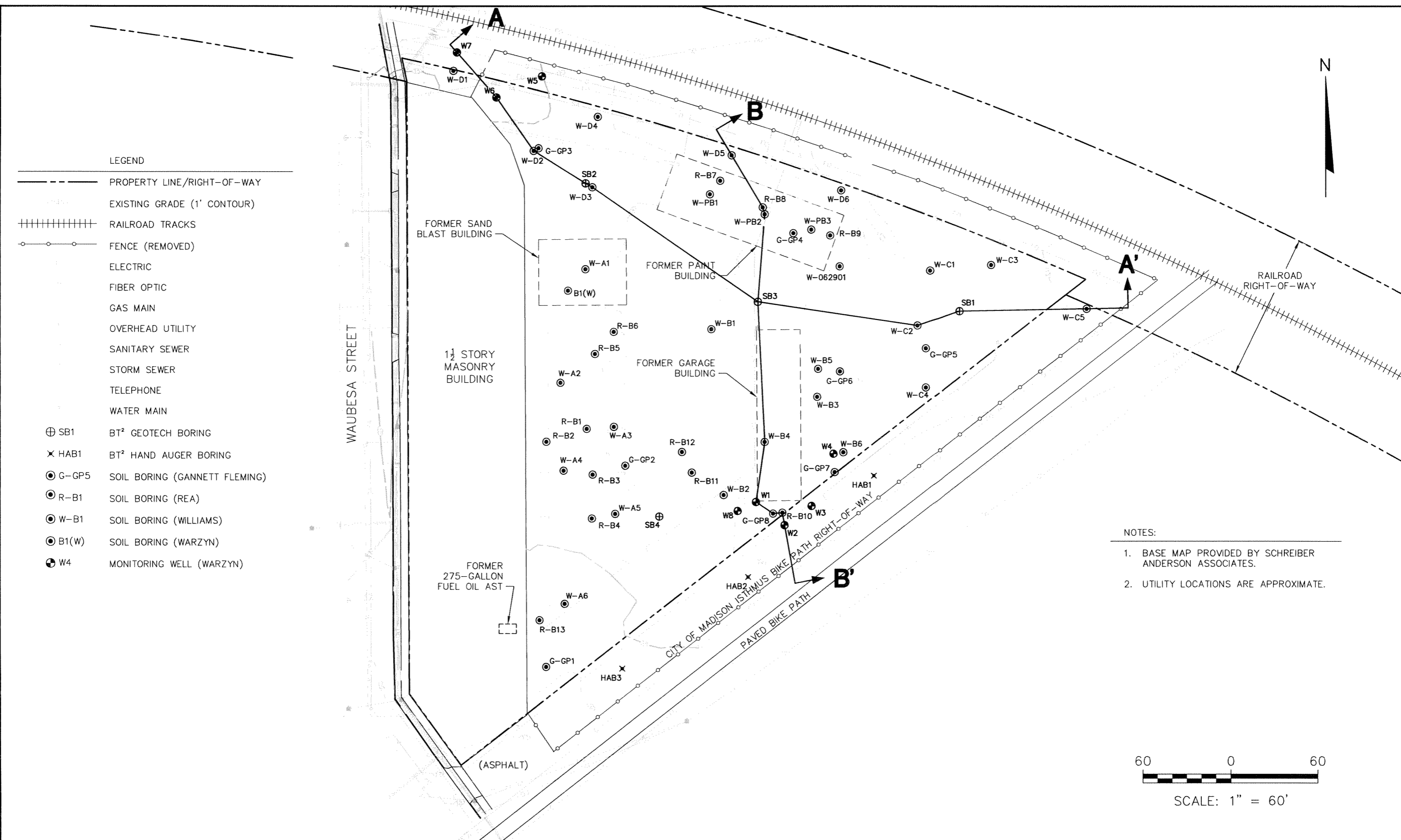
MADISON EAST QUADRANGLE  
 WISCONSIN-DANE CO.  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 SE/4 MADISON 15' QUADRANGLE  
 1983  
 SCALE: 1" = 2,000'



CLIENT	GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN 53704 PHONE: (608) 241-1574		SITE	GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN		ENGINEER		2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839	FIGURE A-2	
	PROJECT NO.	3320		DRAWN BY:	KP					SITE LOCATION MAP
	DRAWN:	05/25/07		CHECKED BY:	EN					
REVISED:	09/11/08	APPROVED BY:								



PROJECT NO. 3320	DRAWN BY: KRG/KP		2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839	CLIENT GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN 53704 PHONE: (608) 241-1574	SITE GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN	EXTENT OF SOIL EXCAVATION	FIGURE
DRAWN: 05/18/07	CHECKED BY: EN						D-1
REVISED: 10/07/08	APPROVED BY:						

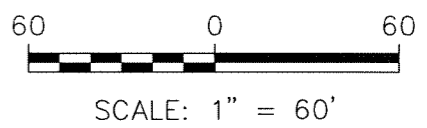


LEGEND

	PROPERTY LINE/RIGHT-OF-WAY
	EXISTING GRADE (1' CONTOUR)
	RAILROAD TRACKS
	FENCE (REMOVED)
	ELECTRIC
	FIBER OPTIC
	GAS MAIN
	OVERHEAD UTILITY
	SANITARY SEWER
	STORM SEWER
	TELEPHONE
	WATER MAIN
	BT <sup>2</sup> GEOTECH BORING
	BT <sup>2</sup> HAND AUGER BORING
	G-GP5 SOIL BORING (GANNETT FLEMING)
	R-B1 SOIL BORING (REA)
	W-B1 SOIL BORING (WILLIAMS)
	B1(W) SOIL BORING (WARZYN)
	W4 MONITORING WELL (WARZYN)

NOTES:

1. BASE MAP PROVIDED BY SCHREIBER ANDERSON ASSOCIATES.
2. UTILITY LOCATIONS ARE APPROXIMATE.

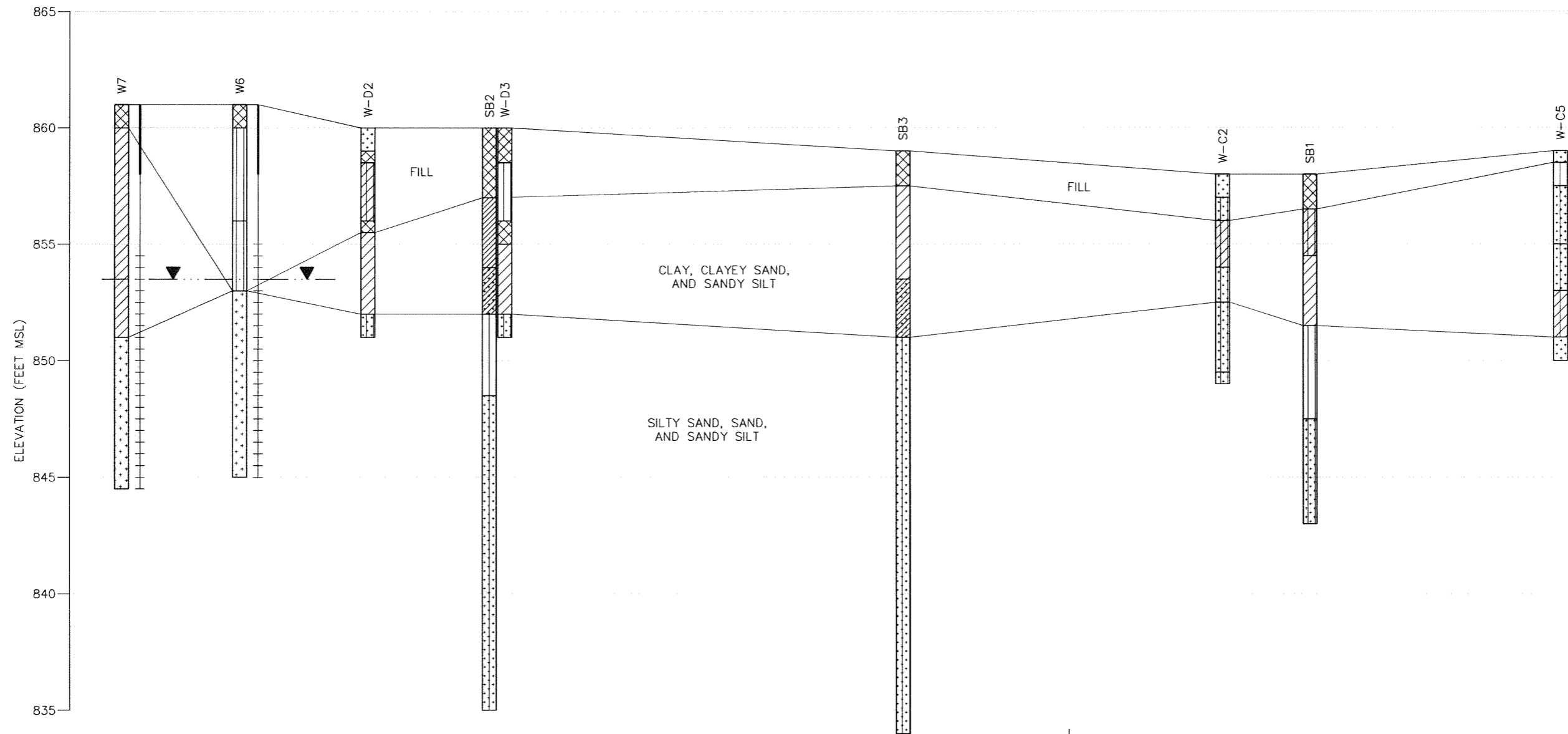


PROJECT NO. 3320	DRAWN BY: KRG/KP		2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839	CLIENT GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN 53704 PHONE: (608) 241-1574	SITE GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN	PRE-REMEDIAL SOIL SAMPLE LOCATIONS	FIGURE
DRAWN: 05/18/07	CHECKED BY: EN						C-2
REVISED: 10/07/08	APPROVED BY:						

I:\3320\Drawings-General\CLOSURE\SITE.dwg, 10/8/2008 10:04:08 AM

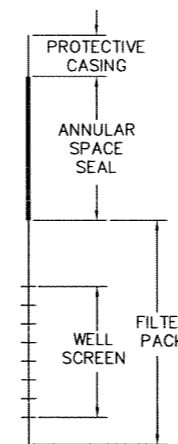
A  
(WEST)

A'  
(EAST)



LEGEND

- |  |   |  |                                     |
|--|---|--|-------------------------------------|
|  | NON-GEOLOGIC MATERIAL<br>(CINDERS, ETC.)        |  | FAT CLAY (CH)                       |
|  | SAND, WELL GRADED,<br>LITTLE OR NO FINES (SW)   |  | SILTY SAND (SM)                     |
|  | SAND, POORLY GRADED,<br>LITTLE OR NO FINES (SP) |  | SILTY, CLAYEY SAND<br>(SC-SM)       |
|  | SILT (ML)                                       |  | SILTY CLAY (CL-ML)                  |
|  | LEAN CLAY (CL)                                  |  | WATER LEVEL MEASURED<br>ON 05/18/87 |

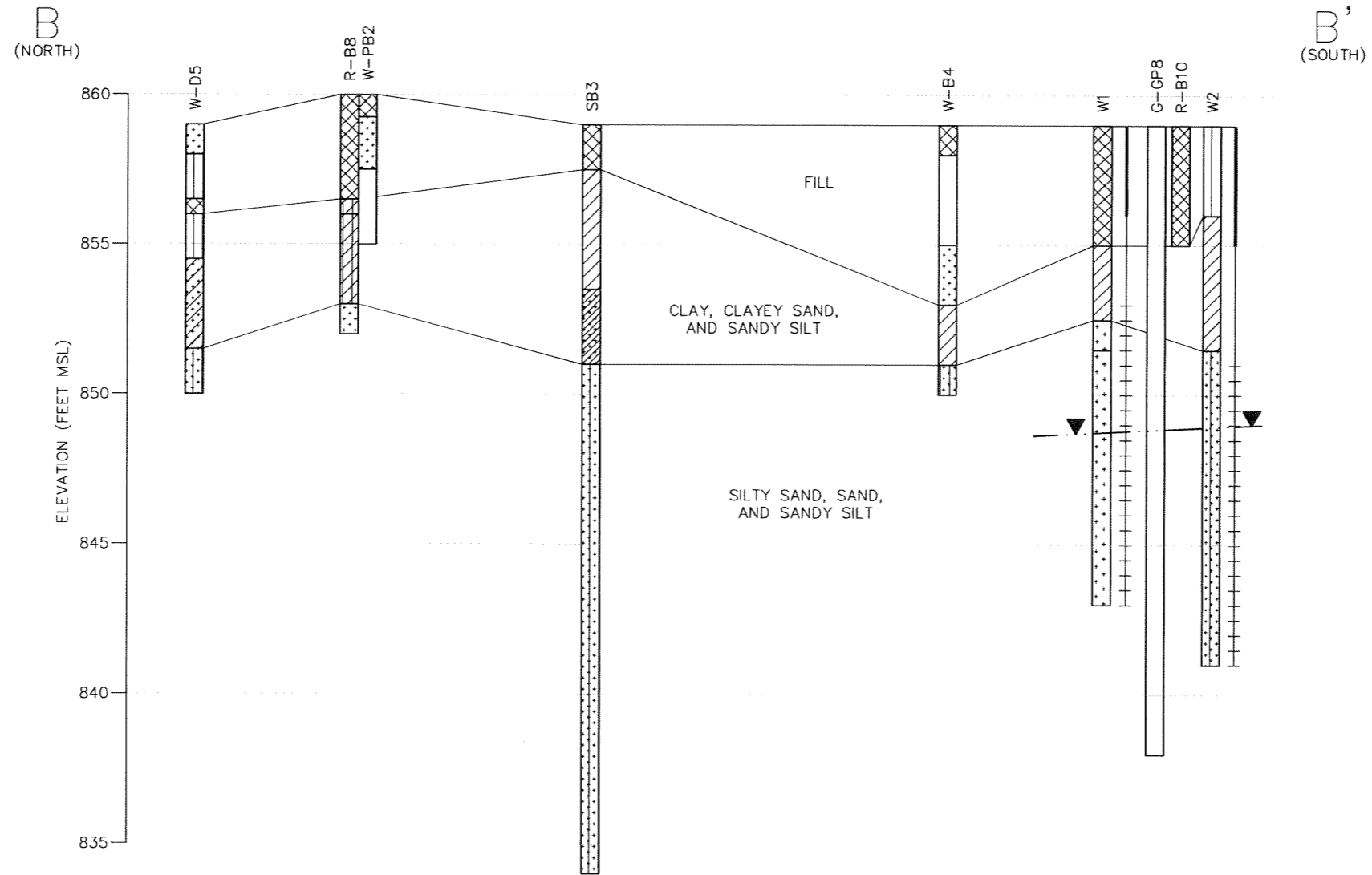


WELL DETAIL













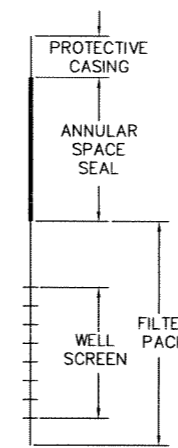
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 5'  
VERTICAL EXAGGERATION = 8X

PROJECT NO. 3320	DRAWN BY: KRG/KP	 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839	CLIENT: GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN 53704 PHONE: (608) 241-1574	SITE: GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN	FIGURE C-3
DRAWN: 05/18/07	CHECKED BY: EO				PRE-REMEDIAL CROSS SECTION A-A'
REVISED: 10/07/08	APPROVED BY:				



LEGEND

- |  |  |
|--|--|
|  NON-GEOLOGIC MATERIAL (CINDERS, ETC.)        |  FAT CLAY (CH)                    |
|  SAND, WELL GRADED, LITTLE OR NO FINES (SW)   |  SILTY SAND (SM)                  |
|  SAND, POORLY GRADED, LITTLE OR NO FINES (SP) |  SILTY, CLAYEY SAND (SC-SM)       |
|  SILT (ML)                                    |  SILTY CLAY (CL-ML)               |
|  LEAN CLAY (CL)                               |  WATER LEVEL MEASURED ON 10/31/86 |



WELL DETAIL



HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 5'  
 VERTICAL EXAGGERATION = 8X


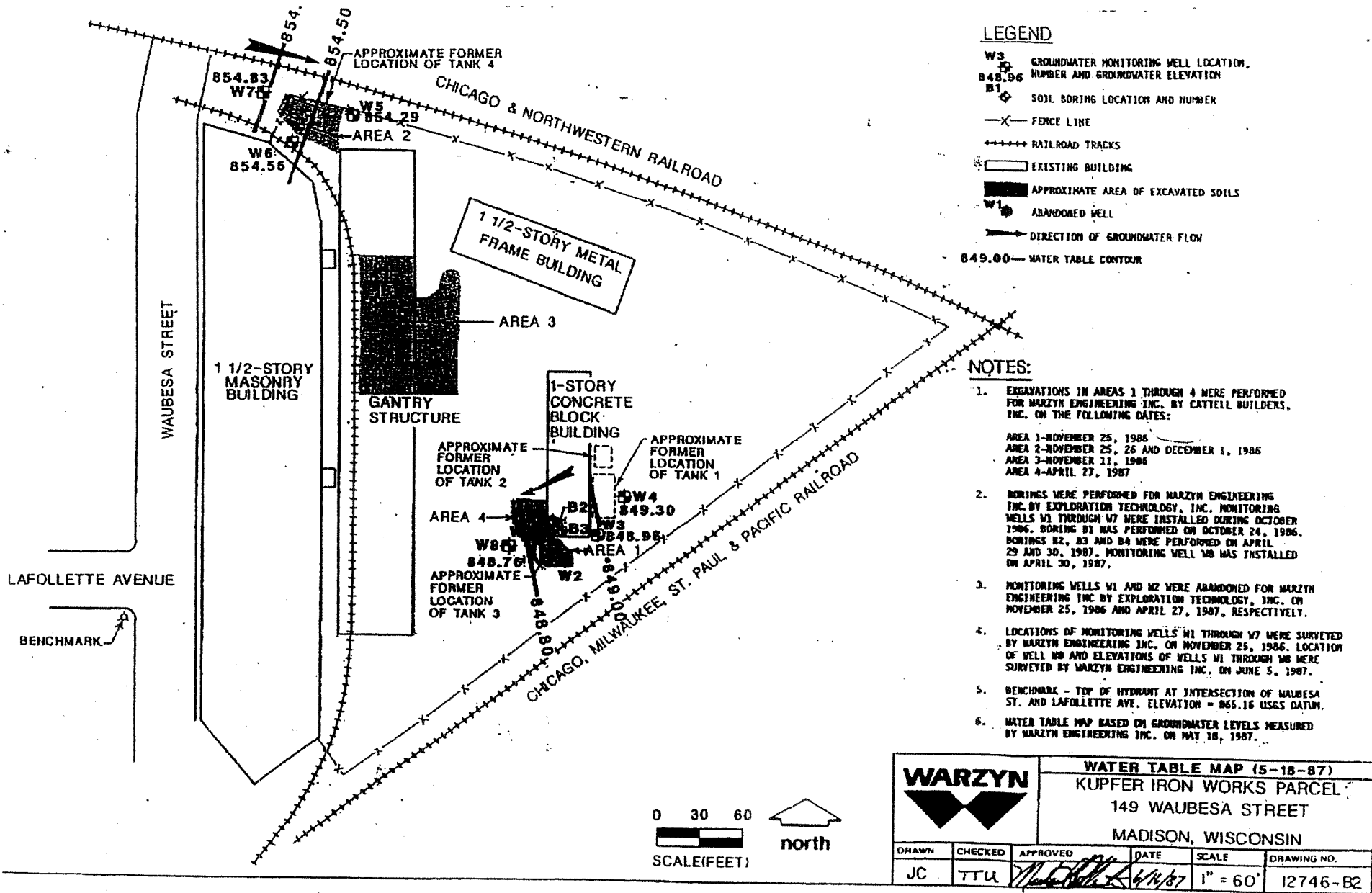
PROJECT NO. 3320	DRAWN BY: KRG/KP		2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839	CLIENT GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN 53704 PHONE: (608) 241-1574	SITE GOODMAN COMMUNITY CENTER 149 WAUBESA STREET MADISON, WISCONSIN	PRE-REMEDIAL CROSS SECTION B-B'	FIGURE
DRAWN: 05/18/07	CHECKED BY: EO						C-4
REVISED: 10/07/08	APPROVED BY:						



Figure E-3



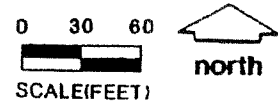
**LEGEND**

- W3 848.96 GROUNDWATER MONITORING WELL LOCATION, NUMBER AND GROUNDWATER ELEVATION
- B1 SOIL BORING LOCATION AND NUMBER
- FENCE LINE
- RAILROAD TRACKS
- EXISTING BUILDING
- APPROXIMATE AREA OF EXCAVATED SOILS
- W1 ABANDONED WELL
- DIRECTION OF GROUNDWATER FLOW
- 849.00 WATER TABLE CONTOUR

**NOTES:**

1. EXCAVATIONS IN AREAS 1 THROUGH 4 WERE PERFORMED FOR WARZYN ENGINEERING INC. BY CATTELL BUILDERS, INC. ON THE FOLLOWING DATES:  
 AREA 1-NOVEMBER 25, 1986  
 AREA 2-NOVEMBER 25, 26 AND DECEMBER 1, 1986  
 AREA 3-NOVEMBER 11, 1986  
 AREA 4-APRIL 27, 1987
2. BORINGS WERE PERFORMED FOR WARZYN ENGINEERING INC. BY EXPLORATION TECHNOLOGY, INC. MONITORING WELLS W1 THROUGH W7 WERE INSTALLED DURING OCTOBER 1986. BORING B1 WAS PERFORMED ON OCTOBER 24, 1986. BORINGS B2, B3 AND B4 WERE PERFORMED ON APRIL 29 AND 30, 1987. MONITORING WELL W8 WAS INSTALLED ON APRIL 30, 1987.
3. MONITORING WELLS W1 AND W2 WERE ABANDONED FOR WARZYN ENGINEERING INC BY EXPLORATION TECHNOLOGY, INC. ON NOVEMBER 25, 1986 AND APRIL 27, 1987, RESPECTIVELY.
4. LOCATIONS OF MONITORING WELLS W1 THROUGH W7 WERE SURVEYED BY WARZYN ENGINEERING INC. ON NOVEMBER 25, 1986. LOCATION OF WELL W8 AND ELEVATIONS OF WELLS W1 THROUGH W8 WERE SURVEYED BY WARZYN ENGINEERING INC. ON JUNE 5, 1987.
5. BENCHMARK - TOP OF HYDRANT AT INTERSECTION OF WAUBESA ST. AND LAFOLLETTE AVE. ELEVATION = 865.16 USGS DATUM.
6. WATER TABLE MAP BASED ON GROUNDWATER LEVELS MEASURED BY WARZYN ENGINEERING INC. ON MAY 18, 1987.

		<b>WATER TABLE MAP (5-18-87)</b> KUPFER IRON WORKS PARCEL 149 WAUBESA STREET MADISON, WISCONSIN			
		DRAWN JC	CHECKED TTU	APPROVED 	DATE 4/14/87



**Table C-1A**  
**Soil Analytical Results Summary - Metals**  
**149 Waubesa / BT<sup>2</sup> Project #3320A**  
(Results are in mg/kg)

Sample	Date	Depth (feet)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver	Zinc
B1 (Warzyn)	10/24/1986	0.5	<u>20.4</u>	4,000	3.13	1,180	<u>12,600</u>	0.111	<0.05	1.76	2,710
B1 (Warzyn)	10/24/1986	4	<u>15</u>	121	0.83	34.5	<19.8	0.052	<0.04	<0.80	43.6
B1 (Warzyn)	10/24/1986	6.5	<u>14.8</u>	192	0.56	41.5	<u>131</u>	0.049	<0.03	<0.50	61.1
B1 (REA)	11/17/2000	4	<u>4.8</u>	NA	<0.033	19	7.4	NA	NA	NA	NA
B1 (REA)	11/17/2000	8	<0.66	NA	<0.033	5.7	2.5	NA	NA	NA	NA
B2 (REA)	11/17/2000	4	<u>1.7</u>	NA	<0.043	20.5	5.9	NA	NA	NA	NA
B2 (REA)	11/17/2000	8	<u>2.2</u>	NA	<0.035	10.4	3.6	NA	NA	NA	NA
B3 (REA)	11/17/2000	4	<u>5.3</u>	NA	<0.041	20.4	9.6	NA	NA	NA	NA
B3 (REA)	11/17/2000	8	<0.63	NA	<0.032	16.5	5.5	NA	NA	NA	NA
B4 (REA)	11/17/2000	4	<u>3.7</u>	NA	<0.030	11.3	26.9	NA	NA	NA	NA
B4 (REA)	11/17/2000	8	<0.87	NA	<0.043	19.2	6.2	NA	NA	NA	NA
B5 (REA)	11/17/2000	4	<u>8.2</u>	NA	<0.037	21.7	12.6	NA	NA	NA	NA
B5 (REA)	11/17/2000	8	<0.082	NA	<0.041	15.7	4.6	NA	NA	NA	NA
B6 (REA)	11/17/2000	4	<u>4.4</u>	NA	<0.045	21	18.1	NA	NA	NA	NA
B6 (REA)	11/17/2000	8	<0.080	NA	<0.040	3	0.95	NA	NA	NA	NA
B7 (REA)	11/17/2000	4	<u>8.0</u>	NA	<0.052	21.4	19.2	NA	NA	NA	NA
B7 (REA)	11/17/2000	8	<u>2.3</u>	NA	<0.036	11.7	5.2	NA	NA	NA	NA
B8 (REA)	11/17/2000	4	<u>6.9</u>	NA	<0.032	46.8	<u>395</u>	NA	NA	NA	NA
B8 (REA)	11/17/2000	8	<u>5.4</u>	NA	<0.034	18	8.2	NA	NA	NA	NA
B9 (REA)	11/17/2000	4	<u>6.7</u>	NA	<0.033	14.8	<u>105</u>	NA	NA	NA	NA
B9 (REA)	11/17/2000	8	<u>4.5</u>	NA	<0.048	16.6	7.1	NA	NA	NA	NA

**Table C-1A**  
**Soil Analytical Results Summary - Metals**  
**149 Waubesa / BT<sup>2</sup> Project #3320A**  
(Results are in mg/kg)

Sample	Date	Depth (feet)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver	Zinc
S0629.01 (WEA)	6/29/2005	surface	<u>18.4</u>	75.2	<u>11.9</u>	522	<u>76.5</u>	0.0019	<0.25	2.1	NA
0708A.01 (WEA)	7/8/2005	0 - 0.5	<u>9.9</u>	168	2.0	47.3	<u>705</u>	0.077	<0.35	<0.21	NA
0708A.02 (WEA)	7/8/2005	4.0 - 4.5	<u>4.5</u>	125	0.39	18.8	30.8	0.03	<0.44	<b>0.45</b>	NA
0708A.03 (WEA)	7/8/2005	8.0 - 8.5	<u>2.6</u>	97.3	0.47	12.1	7.8	0.032	<0.33	<b>0.32</b>	NA
0708B.01 (WEA)	7/8/2005	0 - 0.5	<u>9.0</u>	225	1.3	21.5	<u>327</u>	0.034	<0.30	<0.18	NA
0708B.02 (WEA)	7/8/2005	4.0 - 4.5	<u>4.5</u>	129	0.61	15.6	<u>51</u>	0.032	<0.46	<b>0.84</b>	NA
0708C.01 (WEA)	7/8/2005	0 - 0.5	<u>2.4</u>	84	1.0	52.6	<u>615</u>	0.024	<0.33	<0.20	NA
0708C.02 (WEA)	7/8/2005	4.0 - 4.5	<u>2.7</u>	103	0.4	19	<u>54.1</u>	0.02	<0.32	<b>0.45</b>	NA
0708D.01 (WEA)	7/8/2005	0 - 0.5	<u>5.8</u>	130	1.3	52.1	<u>3,410</u>	0.031	<0.42	<0.25	NA
0708D.02 (WEA)	7/8/2005	4.0 - 4.5	<u>3.5</u>	86.7	0.57	16	<u>95.4</u>	0.036	<b>0.43</b>	<b>0.22</b>	NA
0708PB.01 (WEA)	7/8/2005	0 - 0.5	<u>4.8</u>	16.4	0.86	28	<u>82.2</u>	0.0099	<0.30	<0.18	NA
0708PB.02 (WEA)	7/8/2005	4.0 - 4.5	<u>2.2</u>	122	0.84	60	<u>325</u>	0.022	<0.27	<0.16	NA
SB1 (BT <sup>2</sup> )	3/19/2007	1-2.5	<u>6.9</u>	120	0.48	10	11	<0.012	<4.8	<0.13	NA
	3/19/2007	3.5-5	<u>5.7</u>	91	0.53	12	8.4	0.021	<5.0	<0.14	NA
HAB1 (BT <sup>2</sup> )	7/6/2007	0.5-1.5	<u>5.4</u>	95	0.69	12	<u>320</u>	0.94	<0.51	<0.092	NA
HAB2 (BT <sup>2</sup> )	7/6/2007	0.3-2.0	<u>4.7</u>	51	0.6	19	<u>110</u>	0.034 A	<1.0 C	<0.092	NA
HAB3 (BT <sup>2</sup> )	7/6/2007	0.3-1.7	<u>7.8</u>	100	2.0	15	<u>430</u>	0.16	<0.53	<b>0.14 Q</b>	NA
NR 720 RCLs Non-Industrial			0.039	NE	8	(a)	50	NE	NE	NE	NE
NR 720 RCLs Industrial			1.6	NE	510	(a)	500	NE	NE	NE	NE

**ABBREVIATIONS:**

mg/kg = milligrams per kilogram or parts per million (ppm)

REA = Resource Engineering Associates

-- = Not Applicable

WEA = Williams Environmental Associates

NE = No Standard Established

**Table C-1A**  
**Soil Analytical Results Summary - Metals**  
**149 Waubesa / BT<sup>2</sup> Project #3320A**

NOTES:

(a) Chromium, hexavalent non-industrial = 14 mg/kg; industrial = 200 mg/kg. Chromium, trivalent non-industrial = 16,000 mg/kg; industrial = not applicable.

**Bold+underlined** values exceed NR 720 RCLs.

NR 720 RCLs Non-Industrial = NR 720 Table 2 Residual Contaminant Levels (RCLs) Based On Human Health Risk From Direct Contact Related To Land Use for Non-Industrial.

NR 720 RCLs Industrial = NR 720 RCLs Table 2 Based On Human Health Risk From Direct Contact Related To Land Use for Industrial.

LABORATORY NOTES/QUALIFIERS:

A = Analyte is detected in the method blank at a concentration of 0.0046 mg/kg.

C = Elevated detection limit due to matrix effect. The sample has high iron.

Q = The analyte has been detected between the limit of detection (LOD) and the limit of quantitation (LOQ). The results are qualified due to the uncertainty of analyte concentrations within this range.

Created by:	<u>EO</u>	Date:	<u>8/5/2008</u>
Last revision by:	<u>TLR</u>	Date:	<u>8/6/2008</u>
Checked by:	<u>EO</u>	Date:	<u>9/8/2008</u>

I:\3320\Tables-General\Soil\_Metals1.xls]Notes

Table C-1B  
Soil Analytical Results Summary - VOCs  
149 Waubesa / BT<sup>2</sup> Project #3320A  
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	Acetone	Benzene	Bromobenzene	Bromochloromethane	Bromodichloro-methane	Bromoform	Bromomethane	2-Butanone	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Carbon Disulfide	Carbon Tetrachloride	Chlorobenzene	Chlorodibromo-methane	Chloroethane	2-Chloroethyl vinyl ether	Chloroform	Chloromethane	2-Chlorotoluene	4-Chlorotoluene	Dibromochloromethane	1,2-Dibromo-3-chloropropane	Dibromomethane	
B-1 (Warzyn)	10/24/86	6.5	NA	<10	NA	NA	<10	<20	NA	NA	NA	NA	NA	NA	<10	<10	<10	<10	<200	<10	<10	NA	NA	NA	NA	NA	
B7 (REA)	11/17/00	4	NA	<140	<300	NA	<260	NA	NA	NA	13,000	4,200	2,400	NA	<460	<240	<240	<440	NA	<500	<400	<220	<180	<240	<340	NA	
B7 (REA)	11/17/00	8	NA	<25	<25	NA	<25	NA	NA	NA	<25	<25	<25	NA	<25	<25	<25	<25	NA	<25	<25	<25	<25	<25	<25	NA	
B9 (REA)	11/17/00	4	NA	<25	<25	NA	<25	NA	NA	NA	<25	<25	<25	NA	<25	<25	<25	<25	NA	<25	<25	<25	<25	<25	<25	NA	
B10 (REA)	11/17/00	4	NA	<25	<25	NA	<25	NA	NA	NA	<25	<25	<25	NA	<25	<25	<25	<25	NA	<25	<25	<25	<25	<25	<25	NA	
B13 (REA)	11/17/00	2	NA	<25	<25	NA	<25	NA	NA	NA	<25	<25	<25	NA	<25	<25	<25	<25	NA	<25	<25	<25	<25	<25	<25	NA	
0708A.01 (WEA)	07/08/05	0 - 0.5	<350	<5.8	<15	<16	<16	<16	<25	<240	<9.2	<8.1	<9.2	<33	<10	<14	<6.9	<18	NA	<10	<13	<5.8	<12	<6.9	<16	<10	
0708A.02 (WEA)	07/08/05	4.0 - 4.5	<370	<6.1	<16	<17	<17	<17	<27	<260	<9.7	<8.5	<9.7	<35	<11	<15	<7.3	<19	NA	<11	<13	<6.1	<12	<7.3	<17	<11	
0708A.03 (WEA)	07/08/05	8.0 - 8.5	<360	<6.1	<16	<17	<17	<17	<27	<250	<9.7	<8.5	<9.7	<35	<11	<15	<7.3	<19	NA	<11	<13	<6.1	<12	<7.3	<17	<11	
0708B.01 (WEA)	07/08/05	0 - 0.5	<330	<5.5	<14	<15	<15	<15	<24	<230	<8.8	<7.7	<8.8	<32	<9.9	<13	<6.6	<18	NA	<9.9	<12	<5.5	<11	<6.6	<15	<9.9	
0708B.02 (WEA)	07/08/05	4.0 - 4.5	<360	<6.0	<16	<17	<17	<17	<27	<250	<9.7	<8.5	<9.7	<35	<11	<15	<7.3	<19	NA	<11	<13	<6.0	<12	<7.3	<17	<11	
0708C.01 (WEA)	07/08/05	0 - 0.5	<320	<5.4	<14	<15	<15	<15	<24	<220	<8.6	<7.5	<8.6	<31	<9.6	<13	<6.4	<17	NA	<9.6	<12	<5.4	<11	<6.4	<15	<9.6	
0708C.02 (WEA)	07/08/05	4.0 - 4.5	<330	<5.6	<14	<16	<16	<16	<24	<230	<8.9	<7.8	<8.9	<32	<10	<13	<6.7	<18	NA	<10	<12	<5.6	<11	<6.7	<16	<10	
0708D.01 (WEA)	07/08/05	0 - 0.5	<360	<6.0	<15	<17	<17	<17	<26	<250	20	10	<9.5	<35	<11	<14	<7.2	<19	NA	<11	<13	<6.0	<12	<7.2	<17	<11	
0708D.02 (WEA)	07/08/05	4.0 - 4.5	<350	<5.9	<15	<17	<17	<17	<26	<250	<9.4	<8.3	<9.4	<34	<11	<14	<7.1	<19	NA	<11	<13	<5.9	<12	<7.1	<17	<11	
0708PB.01 (WEA)	07/08/05	0 - 0.5	<320	<5.3	<14	<15	<15	<15	<23	<220	<8.5	<7.5	<8.5	<31	<9.6	<13	<6.4	<17	NA	<9.6	<12	<5.3	<11	<6.4	<15	<9.6	
0708PB.02 (WEA)	07/08/05	4.0 - 4.5	<320	<5.4	<14	<15	<15	<15	<24	<230	<8.6	<7.5	<8.6	<31	<9.7	<13	<6.4	<17	NA	<9.7	<12	<5.4	<11	<6.4	<15	<9.7	
SB1 (BT <sup>2</sup> )	03/19/07	1-2.5	NA	<30	<30	<42	<30	<30	<120	NA	<30	<30	<30	NA	<30	<30	<30	<59	NA	<30	<59	<59	<30	NA	<59	<30	
	03/19/07	3.5-5	NA	<31	<31	<43	<31	<31	<120	NA	<31	<31	<31	NA	<31	<31	<31	<62	NA	<31	<62	<62	<31	NA	<62	<31	
NR 720 Residual Contaminant Level (RCL)			NE	5.5	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
NR 746 Table 1			NE	8,500	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
NR 746 Table 2			NE	1,100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE

ABBREVIATIONS:

µg/kg = micrograms per kilogram or parts per billion (ppb)  
PID = Photo-Ionization Detector  
NA = Not Analyzed  
(Dup) = Duplicate

ppm = PID measured in ppm as isobutylene  
GRO = Gasoline Range Organics  
NE = Not Established

REA = Resource Engineering Associates  
WEA = Williams Environmental Associates

NOTES:

NR 720 RCL - Wisconsin Administrative Code (WAC), Chapter NR 720 Residual Contaminant Level  
NR 746 Table 1 - WAC, Chapter NR 746.06(2)(b) Table 1 - Indicators of Residual Petroleum Product in Soil Pores  
NR 746 Table 2 - WAC, Chapter NR 746.06(2)(b) Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil  
**Underlined** values exceed NR 720 RCLs

LABORATORY NOTES/QUALIFIERS:

L1 = Laboratory Control Sample and/or Laboratory Control Sample Duplicate recovery was above acceptance limits.

**Table C-1B**  
**Soil Analytical Results Summary - VOCs**  
**149 Waubesa / BT<sup>2</sup> Project #3320A**  
 (Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	1,2-Dibromomethane	1,2-Dichlorobenzene	1,3-Dichlorobenzene	1,4-Dichlorobenzene	Dichlorodifluoromethane	1,1-Dichloroethane	1,2-Dichloroethane	1,1-Dichloroethylene	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	1,2-Dichloropropane	1,3-Dichloropropane	1,1-Dichloropropene	cis-1,3-Dichloropropene	trans-1,3-Dichloropropene	2,2-Dichloropropane	Diisopropyl ether	Ethylbenzene	Hexachlorobutadiene	2-Hexanone	Isopropylbenzene	Isopropyl Ether	p-Isopropyltoluene
B-1 (Warzyn)	10/24/86	6.5	NA	<50	<50	<50	NA	<10	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA
B7 (REA)	11/17/00	4	<420	<240	<240	<240	<380	<420	<380	<300	<500	<380	<380	<440	NA	NA	NA	<420	<400	370	<400	NA	2,100	<400	4,400
B7 (REA)	11/17/00	8	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	NA	NA	<25	<25	<25	<25	NA	<25	<25	<25
B9 (REA)	11/17/00	4	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	NA	NA	<25	<25	<25	<25	NA	<25	<25	<25
B10 (REA)	11/17/00	4	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	NA	NA	<25	<25	<25	<25	NA	<25	<25	<25
B13 (REA)	11/17/00	2	<25	<25	<25	<25	<25	<25	<25	<25	38	<25	<25	<25	NA	NA	NA	<25	<25	<25	<25	NA	<25	<25	<25
0708A.01 (WEA)	07/08/05	0 - 0.5	<15	<5.8	<13	<10	<15	<15	<9.2	<15	<13	<18	<8.1	<13	<15	<17	<10	<12	<9.2	12	<15	<220	<13	NA	<15
0708A.02 (WEA)	07/08/05	4.0 - 4.5	<16	<6.1	<13	<11	<16	<16	<9.7	<16	<13	<19	<8.5	<13	<16	<18	<11	<12	<9.7	<8.5	<16	<230	<13	NA	<16
0708A.03 (WEA)	07/08/05	8.0 - 8.5	<16	<6.1	<13	<11	<16	<16	<9.7	<16	<13	<19	<8.5	<13	<16	<18	<11	<12	<9.7	<8.5	<16	<230	<13	NA	<16
0708B.01 (WEA)	07/08/05	0 - 0.5	<14	<5.5	<12	<9.9	<14	<14	<8.8	<14	<12	<18	<7.7	<12	<14	<17	<9.9	<11	<8.8	16	<14	<210	<12	NA	<14
0708B.02 (WEA)	07/08/05	4.0 - 4.5	<16	<6.0	<13	<11	<16	<16	<9.7	<16	<13	<19	<8.5	<13	<16	<18	<11	<12	<9.7	<8.5	<16	<230	<13	NA	<16
0708C.01 (WEA)	07/08/05	0 - 0.5	<14	<5.4	<12	<9.6	<14	<14	<8.6	<14	<12	<17	<7.5	<12	<14	<16	<9.6	<11	<8.6	8.2	<14	<200	<12	NA	<14
0708C.02 (WEA)	07/08/05	4.0 - 4.5	<14	<5.6	<12	<10	<14	<14	<8.9	<14	<12	<18	<7.8	<12	<14	<17	<10	<11	<8.9	<7.8	<14	<210	<12	NA	<14
0708D.01 (WEA)	07/08/05	0 - 0.5	<15	<6.0	<13	<11	<15	<15	<9.5	<15	<13	<19	<8.3	<13	<15	<18	<11	<12	<9.5	28	<15	<230	<13	NA	<15
0708D.02 (WEA)	07/08/05	4.0 - 4.5	<15	<5.9	<13	<11	<15	<15	<9.4	<15	<13	<19	<8.3	<13	<15	<18	<11	<12	<9.4	<8.3	<15	<220	<13	NA	<15
0708PB.01 (WEA)	07/08/05	0 - 0.5	<14	<5.3	<12	<9.6	<14	<14	<8.5	<14	<12	<17	<7.5	<12	<14	<16	<9.6	<11	<8.5	<7.5	<14	<200	<12	NA	<14
0708PB.02 (WEA)	07/08/05	4.0 - 4.5	<14	<5.4	<12	<9.7	<14	<14	<8.6	<14	<12	<17	<7.5	<12	<14	<16	<9.7	<11	<8.6	16	<14	<200	<12	NA	<14
SB1 (BT <sup>2</sup> )	03/19/07	1-2.5	<30	<30	<30	<30	<59 L1	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	NA	<30	<42	NA	<30	<30	<30
	03/19/07	3.5-5	<31	<31	<31	<31	<62 L1	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	NA	<31	<43	NA	<31	<31	<31
NR 720 Residual Contaminant Level (RCL)			NE	NE	NE	NE	NE	NE	4.9	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	2,900	NE	N	NE	NE	NE
NR 746 Table 1			NE	NE	NE	NE	NE	NE	600	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	4,600	NE	NE	NE	NE	NE
NR 746 Table 2			NE	NE	NE	NE	NE	NE	540	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE

**ABBREVIATIONS:**

µg/kg = micrograms per kilogram or parts per billion (ppb)  
 DRO = Diesel Range Organics  
 ND = Not Detected  
 -- = Not Applicable

mg/kg = milligrams per kilogram or parts per million (ppm)  
 GRO = Gasoline Range Organics  
 NE = Not Established

PID = Photo-Ionization Detector  
 NA = Not Analyzed  
 (Dup) = Duplicate

REA = Resource Engineering Associates  
 WEA = Williams Environmental Associates

**NOTES:**

NR 720 RCL - Wisconsin Administrative Code (WAC), Chapter NR 720 Residual Contaminant Level.  
 NR 746 Table 1 - WAC, Chapter NR 746 06(2)(b) Table 1 - Indicators of Residual Petroleum Product in Soil Pores.  
 NR 746 Table 2 - WAC, Chapter NR 746 06(2)(b) Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil.  
**Underlined** values exceed NR 720 RCLs.

**LABORATORY NOTES/QUALIFIERS:**

L1 = Laboratory Control Sample and/or Laboratory Control Sample Duplicate recovery was above acceptance limits

Table C-1B  
Soil Analytical Results Summary - VOCs  
149 Waubesa / BT<sup>2</sup> Project #3320A  
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	Methyl-tert-butyl ether	4-Methyl-2-pentanone	Methylene Chloride	Naphthalene	n-Propylbenzene	Styrene	Tetrachloroethylene	1,1,1,2-Tetrachloroethane	1,1,2,2-Tetrachloroethane	Tetrahydrofuran	Toluene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene	1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethylene	Trichloroethane	1,2,3-Trichloropropane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Xylenes	
B-1 (Warzyn)	10/24/86	6.5	NA	NA	<10	NA	NA	NA	<10	NA	NA	NA	<10	NA	NA	<10	NA	<10	NA	NA	NA	NA	<10	<10	
B7 (REA)	11/17/00	4	<380	NA	<760	<b>2,700</b>	3,400	NA	<180	NA	<260	NA	<260	<480	<320	<400	<200	<440	<440	NA	14,000	5,200	<280	930	
B7 (REA)	11/17/00	8	<0.028	NA	<0.038	<25	<25	NA	<25	NA	<25	NA	<25	<25	<25	<25	<25	<25	<25	NA	<25	<25	<25	<25	
B9 (REA)	11/17/00	4	<0.028	NA	240 <sup>B</sup>	81	<25	NA	<25	NA	<25	NA	<25	<25	<25	<25	<25	<25	<25	NA	<25	<25	<25	<25	
B10 (REA)	11/17/00	4	<0.028	NA	100 <sup>B</sup>	<25	<25	NA	<25	NA	<25	NA	<25	<25	<25	<25	<25	<25	<25	NA	<25	<25	<25	<25	
B13 (REA)	11/17/00	2	<0.028	NA	230 <sup>B</sup>	<25	<25	NA	50	NA	<25	NA	<25	<25	<25	<25	<25	<25	<25	NA	<25	<25	<25	<25	
0708A.01 (WEA)	07/08/05	0 - 0.5	<6.9	<140	<29	<b>2,200</b>	11	<9.2	<15	<14	<9.2	<180	<8.1	<15	<13	15	<14	<17	<12	<20	130	100	<13	145	
0708A.02 (WEA)	07/08/05	4.0 - 4.5	<7.3	<150	<30	<15	<6.1	<9.7	<16	<15	<9.7	<190	<8.5	<16	<13	<11	<15	<18	<12	<21	<9.7	<9.7	<13	<38	
0708A.03 (WEA)	07/08/05	8.0 - 8.5	<7.3	<150	<30	<15	<6.1	<9.7	<16	<15	<9.7	<190	<8.5	<16	<13	<11	<15	<18	<12	<21	<9.7	<9.7	<13	<38	
0708B.01 (WEA)	07/08/05	0 - 0.5	<6.6	<130	<28	<13	<5.5	<8.8	<14	<13	<8.8	<180	9.2	<14	<12	<9.9	<13	<17	<11	<19	22	<8.8	<12	70	
0708B.02 (WEA)	07/08/05	4.0 - 4.5	<7.3	<150	<30	<15	<6.0	<9.7	<16	<15	<9.7	<190	<8.5	<16	<13	<11	<15	<18	<12	<21	<9.7	<9.7	<13	<38	
0708C.01 (WEA)	07/08/05	0 - 0.5	<6.4	<130	<27	180	5.6	<8.6	<14	<13	<8.6	<170	23	<14	<12	<9.6	<13	<16	<11	<18	24	<8.6	<12	71	
0708C.02 (WEA)	07/08/05	4.0 - 4.5	<6.7	<130	<28	44	<5.6	<8.9	<14	<13	<8.9	<180	<7.8	<14	<12	<10	<13	<17	<11	<19	<8.9	<8.9	<12	<34	
0708D.01 (WEA)	07/08/05	0 - 0.5	<7.2	<140	<30	220	21	<9.5	<15	<14	<9.5	<190	23	<15	<13	<11	<14	<18	<12	<20	46	26	<13	140	
0708D.02 (WEA)	07/08/05	4.0 - 4.5	<7.1	<140	<29	84	<5.9	<9.4	<15	<14	<9.4	<190	9.6	<15	<13	<11	<14	<18	<12	<20	10	<9.4	<13	<36	
0708PB.01 (WEA)	07/08/05	0 - 0.5	<6.4	<130	<27	540	<5.3	<8.5	<14	<13	<8.5	<170	11	<14	<12	<9.6	<13	<16	<11	<18	<8.5	<8.5	<12	<33	
0708PB.02 (WEA)	07/08/05	4.0 - 4.5	<6.4	<130	<27	<13	13	<8.6	<14	<13	<8.6	<170	13	<14	<12	<9.7	<13	<16	<11	<18	33	22	<12	72	
SB1 (BT <sup>2</sup> )	03/19/07	1-2.5	<30	NA	<59	<59	<30	<30	<30	<30	<30	NA	<30	<30	<30	<30	<42	<30	<30	<59	<30	<30	<42	<100	
	03/19/07	3.5-5	<31	NA	<62	<62	<31	<31	<31	<31	<31	NA	<31	<31	<31	<31	<43	<31	<31	<62	<31	<31	<43	<110	
NR 720 Residual Contaminant Level (RCL)			NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	1,500	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	4,100	
NR 746 Table 1			NE	NE	NE	2,700	NE	NE	NE	NE	NE	NE	38,000	NE	NE	NE	NE	NE	NE	NE	NE	83,000	11,000	NE	42,000
NR 746 Table 2			NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	

**ABBREVIATIONS**

µg/kg = micrograms per kilogram or parts per billion (ppb)  
DRO = Diesel Range Organics  
ND = Not Detected  
-- = Not Applicable

mg/kg = milligrams per kilogram or parts per million (ppm)  
GRO = Gasoline Range Organics  
NE = Not Established

PID = Photo-Ionization Detector  
NA = Not Analyzed  
(Dup) = Duplicate

REA = Resource Engineering Associates  
WEA = Williams Environmental Associates

**NOTES**

NR 720 RCL - Wisconsin Administrative Code (WAC), Chapter NR 720 Residual Contaminant Level.  
NR 746 Table 1 - WAC, Chapter NR 746.06(2)(b) Table 1 - Indicators of Residual Petroleum Product in Soil Pores.  
NR 746 Table 2 - WAC, Chapter NR 746.06(2)(b) Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil.  
**Bold+underlined** values exceed NR 720 RCLs.

**LABORATORY NOTES/QUALIFIERS**

L1 = Laboratory Control Sample and/or Laboratory Control Sample Duplicate recovery was above acceptance limits

Created by: EO Date: 08/05/08  
Last revision by: TLR Date: 08/06/08  
Checked by: EO Date: 09/08/08

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**Table C-1C**  
**Soil Analytical Results Summary - PAHs**  
**Atwood Community Center / BT<sup>2</sup> Project #3320**  
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	Lab Notes	Acenaph-thene	Acenaph-thylene	Anthracene	Benzo(a) anthracene	Benzo(b) fluoranthene	Benzo(k) fluoranthene	Benzo(a) pyrene	Benzo(ghi) perylene	Chrysene	Dibenzo(a,h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd) pyrene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene
0708A.01 (WEA)	7/8/2005	0 - 0.5	(1)	55,000	<5,800	8,800 P	24,000	31,000	12,000	28,000	27,000	37,000 P	<3,500	88,000 P	8,700 P	16,000	<6,900	<6,900	<13,000	50,000	88,000
0708A.02 (WEA)	7/8/2005	4.0 - 4.5	(1)	<120	<120	<24	370	620	230	540	530	430 P	<73	840 P	<49	320	<150	<150	<270	<24	680
0708A.03 (WEA)	7/8/2005	8.0 - 8.5	(1)	<6.1	<6.1	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<3.6	3.5 P	<2.4	<1.2	<7.3	<7.3	16	<1.2	<2.4
0708B.01 (WEA)	7/8/2005	0 - 0.5	(1)	3,900 P	<1,100	900 P	2,500	2,700	1,300	3,500	2,600	3,600 P	1,800 P	12,000	920 P	2,200	<1,300	<1,300	<2,400	9,000	11,000 P
0708B.02 (WEA)	7/8/2005	4.0 - 4.5	(1)	<61	<61	<12	43	170	72	160	140	24 P	<37	320 P	<24	130	<73	<73	<130	100	170
0708C.01 (WEA)	7/8/2005	0 - 0.5	(1)	7,400	<540	<110	2,000	3,300	1,300	3,900	3,600	2,800 P	<320	7,600 P	670 P	<110	<640	<640	<1,200	3,900	6,100
0708C.02 (WEA)	7/8/2005	4.0 - 4.5	--	2,500 P	<560	<110	1,600	2,600	<110	3,200	<110	2,100 P	<330	<110	<220	<110	<670	<670	<1,200	1,700	3,900
0708D.01 (WEA)	7/8/2005	0 - 0.5	(1)	<300	<300	<60	530	730	270	830	1,100	790 P	610 P	2,200 P	<120	<60	<360	<360	<660	1,300	2,100
0708D.02 (WEA)	7/8/2005	4.0 - 4.5	(1)	<300	<300	<60	390	520	230	650	760	500 P	390 P	1,600 P	<120	<60	<360	<360	<660	780	1,400
0708PB.01 (WEA)	7/8/2005	0 - 0.5	(1)	<110	<110	<22	42	84	<22	110	430	<22	76	470 P	<43	<22	<130	<130	<240	350	260 P
0708PB.02 (WEA)	7/8/2005	4.0 - 4.5	(1)	<110	<110	<21	340 P	430	<21	300	<21	<21	<64	420 P	<43	<21	<130	<130	<240	270 P	1,100 P
SB1 (BT <sup>2</sup> )	3/19/2007	1-2.5	--	<59	<100	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<8.9	<12	<12	<5.9	<36	<30	<36	<5.9	<5.9
	3/19/2007	3.5-5	--	<62	<110	<6.2	<6.2	<6.2	<6.2	<6.2	<6.2	<6.2	<9.3	<12	<12	<6.2	<37	<31	<37	<6.2	<6.2
HAB1 (BT2)	7/6/2007	0.5-1.5	--	10 Q	7.7 Q	39	56	57	51	55	49	71	13	150	6.4 Q	27	60	72	30	190	110
HAB2 (BT2)	7/6/2007	0.3-2.0	--	6.5 Q	10 Q	51	84	83	67	81	66	110	27	160	6.8 Q	35	140	220	93	300	220
HAB3 (BT <sup>2</sup> )	7/6/2007	0.3-1.7	--	1,300	570 Q	4,900	13,000	12,000	13,000	12,000	5,400	14,000	2,200	38,000	1,400	5,200	360 Q	300 Q	630 Q	22,000	23,000

WDNR PAH Soil Generic Residual Contaminant Levels (RCLs) (Interim Guidance - April 1997)																					
Groundwater Pathway				38,000	700	3,000,000	17,000	360,000	870,000	48,000	6,800,000	37,000	38,000	500,000	100,000	680,000	23,000	20,000	400	1,800	8,700,000
Non-Industrial Direct Contact				900,000	18,000	5,000,000	88	88	880	8.8	1,800	8,800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000
Industrial Direct Contact				60,000,000	360,000	300,000,000	3,900	3,900	39,000	390	39,000	390,000	390	40,000,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000

**ABBREVIATIONS:**  
µg/kg = micrograms per kilogram or parts per billion (ppb)  
PAHs = Polynuclear Aromatic Hydrocarbons  
REA = Resource Engineering Associates  
-- = Not Applicable  
WDNR = Wisconsin Department of Natural Resources  
WEA = Williams Environmental Associates

**NOTES:**  
**Bold** results exceed generic RCLs for non-industrial direct contact.

**LABORATORY NOTES/QUALIFIERS:**  
P = Concentration of analyte differs more than 40% between primary and confirmation analysis.  
Q = The analyte has been detected between the limit of detection (LOD) and the limit of quantitation (LOQ). The results are qualified due to the uncertainty of analyte concentrations within this range.  
(1) All Analytes - Raised Quantitation or Reporting Limit due to limited sample amount or dilution for matrix background interference.

Created by: LMH Date: 4/6/2007  
Last revision by: TLR Date: 8/6/2008  
Checked by: EO Date: 9/8/2008

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**Table E-1A**  
**Groundwater Analytical Results Summary - VOCs**  
**Goodman Community Center / BT<sup>2</sup> Project #3320**  
(Results are in µg/l)

Sample	Date	DRO (mg/l)	GRO	Benzene	Bromobenzene	Bromodichloro-methane	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Carbon Tetrachloride	Chlorobenzene	Chloroethane	2-Chloroethyl vinyl ether	Chloroform	Chloromethane	2-Chlorotoluene	4-Chlorotoluene	Dibromochloro-methane	1,2-Dibromo-3-Chloropropane (DBCP)
<b>Warzyn Monitoring Wells</b>																			
W-1  Dup	10/31/86	NA	NA	<u>369</u>	NA	<1.0	NA	NA	NA	<1.0	28	<1.0	146	<1.0	<1.0	NA	NA	<1.0	NA
	03/25/87	NA	NA	<u>1220</u>	NA	<200	NA	NA	NA	<200	<200	<200	<4,000	<200	<200	NA	NA	NA	NA
	10/31/86	NA	NA	<u>379</u>	NA	<1.0	NA	NA	NA	<1.0	23	<1.0	190	<1.0	<1.0	NA	NA	<1.0	NA
W-2	10/31/86	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	NA
W-3	10/31/86	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	NA
	03/25/87	NA	NA	<u>3.4</u>	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
	05/15/87	NA	NA	<u>1.93</u>	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
W-4	10/31/86	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
W-5	10/31/86	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
	11/21/86	5.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/25/87	3.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	05/15/87	1.77	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W-6	10/31/86	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
	11/21/86	0.036 J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W-7	10/31/86	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
	11/21/86	0.018 J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W-8	05/18/87	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
<b>Gannett Fleming Geoprobe Borings</b>																			
GP-1	04/28/01	NA	NA	<0.21	<0.21	<0.24	<0.13	<0.21	<0.20	<0.24	<0.19	<0.42	NA	<0.23	<0.63	<0.28	<0.28	<0.22	<0.62
GP-2	04/28/01	NA	NA	0.22 J	<0.21	<0.24	<0.13	<0.21	<0.20	<0.24	<0.19	<0.42	NA	<0.23	<0.63	<0.28	<0.28	<0.22	<0.62
GP-3	04/28/01	NA	NA	0.35 J	<0.21	<0.24	0.31 J	0.75	<0.20	<0.24	<0.19	<0.42	NA	<0.23	<0.63	<0.28	<0.28	<0.22	<0.62
GP-4	04/28/01	NA	NA	<0.21	<0.21	<0.24	<0.13	<0.21	<0.20	<0.24	<0.19	<0.42	NA	<0.23	<0.63	<0.28	<0.28	<0.22	<0.62
GP-5	04/28/01	NA	NA	<0.21	<0.21	<0.24	<0.13	0.63 J	<0.20	<0.24	<0.19	<0.42	NA	<0.23	<0.63	<0.28	<0.28	<0.22	<0.62

**Table E-1A**  
**Groundwater Analytical Results Summary - VOCs**  
**Goodman Community Center / BT<sup>2</sup> Project #3320**  
(Results are in µg/l)

Sample	Date	DRO (mg/l)	GRO	Benzene	Bromobenzene	Bromochloro-methane	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Carbon Tetrachloride	Chlorobenzene	Chloroethane	2-Chloroethyl vinyl ether	Chloroform	Chloromethane	2-Chlorotoluene	4-Chlorotoluene	Dibromochloro-methane	1,2-Dibromo-3-Chloropropane (DBCP)
GP-6	04/28/01	NA	NA	<0.21	<0.21	<0.24	<0.13	<0.21	<0.20	<0.24	<0.19	<0.42	NA	<0.23	<0.63	<0.28	<0.28	<0.22	<0.62
GP-7	04/28/01	NA	NA	<0.21	<0.21	<0.24	<0.13	<0.21	<0.20	<0.24	<0.19	<0.42	NA	<0.23	<0.63	<0.28	<0.28	<0.22	<0.62
GP-8	04/28/01	NA	NA	<b><u>0.26</u></b>	<0.21	<0.24	<0.13	<0.21	<0.20	<0.24	<0.19	<0.42	NA	<0.23	<0.63	<0.28	<0.28	<0.22	<0.62
Rinsate Blank	10/31/86	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
Field Blank	10/31/86	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
Trip Blank	10/31/86	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
	03/25/87	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
	05/15/87	NA	NA	<1.0	NA	<1.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	NA
	04/28/01	NA	NA	<0.21	<0.21	<0.24	<0.13	<0.21	<0.20	<0.24	<0.19	<0.42	NA	<0.23	<0.63	<0.28	<0.28	<0.22	<0.62
NR 140 Enforcement Standards		NE	NE	5	NE	0.6	NE	NE	NE	5	NE	400		6	3	NE	NE	60	0.2
NR 140 Preventive Action Limits		NE	NE	0.5	NE	0.06	NE	NE	NE	0.5	NE	80		0.6	0.3	NE	NE	6	0.02

**ABBREVIATIONS:**

µg/l = micrograms per liter or parts per billion (ppb)  
TMBs = 1,2,4- and 1,3,5-trimethylbenzenes  
VOCs = Volatile Organic Compounds  
ND = Not Detected

DRO = Diesel Range Organics  
MTBE = Methyl-tert-butyl ether  
NA = Not Analyzed  
(Dup) = Duplicate

GRO = Gasoline Range Organics  
PVOCs = Petroleum Volatile Organic Compounds  
NE = No Standard Established  
-- = Not Applicable

**NOTES:**

NR 140 Enforcement Standards - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.  
NR 140 Preventive Action Limits - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

**Bold+underlined** values meet or exceed NR 140 enforcement standards.  
*Italic+underlined* values meet or exceed NR 140 preventive action limits.

I:\3320\Tables-General\GW\_VOCs\_Full\_List1.xls\GW VOCs

**Table E-1A**  
**Groundwater Analytical Results Summary - VOCs**  
**Goodman Community Center / BT<sup>2</sup> Project #3320**  
(Results are in µg/l)

Sample	Date	1,2-Dibromoethane (EDB)	1,2-Dichlorobenzene	1,3-Dichlorobenzene	1,4-Dichlorobenzene	Dichlorodifluoromethane	1,1-Dichloroethane	1,2-Dichloroethane	1,1-Dichloroethylene	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	1,2-Dichloropropane	1,3-Dichloropropane	2,2-Dichloropropane	Ethylbenzene	Hexachlorobutadiene	Isopropylbenzene	Isopropyl Ether
<b>Warzyn Monitorin Wells</b>																		
W-1	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<u>2.4</u>	<1.0 J	<1.0	<1.0	<1.0	<1.0	NA	88	NA	NA	NA
	03/25/87	NA	<1,000	<1,000	<1,000	NA	<200	<200	<200	<200	<200	<200	<200	NA	<u>2,090</u>	NA	NA	NA
Dup	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<u>1.5</u>	<1.0	<1.0	<1.0	<1.0	<1.0	NA	69	NA	NA	NA
W-2	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
W-3	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<u>1.5</u>	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
	03/25/87	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0 J	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
	05/15/87	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
W-4	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
W-5	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
	11/21/86	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/25/87	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	05/15/87	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W-6	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
	11/21/86	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W-7	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
	11/21/86	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W-8	05/18/87	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0 J	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
<b>Gannett Fleming Geoprobe Borings</b>																		
GP-1	04/28/01	<0.1	<0.19	<0.2	<0.2	<0.39	<0.24	<0.23	<0.27	<0.21	<0.25	<0.24	NA	<0.34	<0.22	<0.21	<0.19	<0.2
GP-2	04/28/01	<0.1	<0.19	<0.2	<0.2	<0.39	<0.24	<0.23	<0.27	<0.21	<0.25	<0.24	NA	<0.34	<0.22	<0.21	<0.19	<0.2
GP-3	04/28/01	<0.1	<0.2	<0.2	<0.2	<0.39	<0.24	<0.23	<0.27	<0.21	<0.25	<0.24	NA	<0.34	<0.22	<0.21	<0.19	<0.2
GP-4	04/28/01	<0.1	<0.2	<0.2	<0.2	<0.39	<0.24	<0.23	<0.27	<0.21	<0.25	<0.24	NA	<0.34	<0.22	<0.21	<0.19	<0.2
GP-5	04/28/01	<0.1	<0.2	<0.2	<0.2	<0.39	<0.24	<0.23	<0.27	<0.21	<0.25	<0.24	NA	<0.34	<0.22	<0.21	<0.19	<0.2

**Table E-1A**  
**Groundwater Analytical Results Summary - VOCs**  
**Goodman Community Center / BT<sup>2</sup> Project #3320**  
(Results are in µg/l)

Sample	Date	1,2-Dibromoethane (EDB)	1,2-Dichlorobenzene	1,3-Dichlorobenzene	1,4-Dichlorobenzene	Dichlorodifluoromethane	1,1-Dichloroethane	1,2-Dichloroethane	1,1-Dichloroethylene	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	1,2-Dichloropropane	1,3-Dichloropropane	2,2-Dichloropropane	Ethylbenzene	Hexachlorobutadiene	Isopropylbenzene	Isopropyl Ether
GP-6	04/28/01	<0.1	<0.2	<0.2	<0.2	<0.39	<0.24	<0.23	<0.27	<0.21	<0.25	<0.24	NA	<0.34	<0.22	<0.21	<0.19	<0.2
GP-7	04/28/01	<0.1	<0.2	<0.2	<0.2	<0.39	<0.24	<0.23	<0.27	<0.21	<0.25	<0.24	NA	<0.34	<0.22	<0.21	<0.19	<0.2
GP-8	04/28/01	<0.1	<0.2	<0.2	<0.2	<0.39	<0.24	<0.23	<0.27	<0.21	<0.25	<0.24	NA	<0.34	<0.22	<0.21	<0.19	<0.2
Rinsate Blank	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
Field Blank	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
Trip Blank	10/31/86	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
	03/25/87	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
	05/15/87	NA	<5.0	<5.0	<5.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	NA	NA	NA
	04/28/01	<0.1	<0.2	<0.2	<0.2	<0.39	<0.24	<0.23	<0.27	<0.21	<0.25	<0.24	NA	<0.34	<0.22	<0.21	<0.19	<0.2
NR 140 Enforcement Standards		0.05	600	1,250	75	1,000	850	5	7	70	100	5	NE	NE	700	NE	NE	NE
NR 140 Preventive Action Limits		0.005	60	125	15	200	85	0.5	0.7	7	20	0.5	NE	NE	140	NE	NE	NE

**ABBREVIATIONS:**

µg/l = micrograms per liter or parts per billion (ppb)  
TMBs = 1,2,4- and 1,3,5-trimethylbenzenes  
VOCs = Volatile Organic Compounds  
ND = Not Detected

DRO = Diesel Range Organics  
MTBE = Methyl-tert-butyl ether  
NA = Not Analyzed  
(Dup) = Duplicate

GRO = Gasoline Range Organics  
PVOCs = Petroleum Volatile Organic Compounds  
NE = No Standard Established  
-- = Not Applicable

**NOTES:**

NR 140 Enforcement Standards - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

NR 140 Preventive Action Limits - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

**Bold+underlined** values meet or exceed NR 140 enforcement standards.

**Italic+underlined** values meet or exceed NR 140 preventive action limits.

I:\3320\Tables-General\GW\_VOCs\_Full\_List1.xls\GW VOCs

**Table E-1A**  
**Groundwater Analytical Results Summary - VOCs**  
**Goodman Community Center / BT<sup>2</sup> Project #3320**  
(Results are in µg/l)

Sample	Date	p-Isopropyltoluene	MTBE	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene (PCE)	1,1,2,2-Tetrachloroethane	Toluene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene	1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethylene (TCE)	Trichlorofluoromethane	TMBs	Vinyl Chloride	Xylenes
<b>Warzyn Monitorin Wells</b>																		
W-1	10/31/86	NA	NA	<20	NA	NA	<1.0 J	<1.0	<b>1,340</b>	NA	NA	<1.0 J	<1.0	<1.0	NA	NA	<1.0	<u>2,890</u>
	03/25/87	NA	NA	<4,000	NA	NA	<200	<200	<b>8,430</b>	NA	NA	NA	<200	<200	NA	NA	<200	<u>7,820</u>
	Dup 10/31/86	NA	NA	<20	NA	NA	<1.0	<1.0	<b>1,240</b>	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<u>3,070</u>
W-2	10/31/86	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
W-3	10/31/86	NA	NA	<20	NA	NA	<1.0 J	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
	03/25/87	NA	NA	<20	NA	NA	<1.0	<1.0	<b>1.8</b>	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
	05/15/87	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
W-4	10/31/86	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<u>1.6</u>	NA	NA	<1.0	<1.0
W-5	10/31/86	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
	11/21/86	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/25/87	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	05/15/87	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W-6	10/31/86	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
	11/21/86	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W-7	10/31/86	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
	11/21/86	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W-8	05/18/87	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
<b>Gannett Fleming Geoprobe Borings</b>																		
GP-1	04/28/01	<0.16	<0.46	<0.22	<0.69	<0.18	<b>14</b>	<0.25	<0.41	<0.13	<0.15	<b>0.4 J</b>	<0.22	<0.24	<0.42	<0.60	<0.25	<0.69
GP-2	04/28/01	<0.16	<0.46	<0.22	<0.69	<0.18	<0.22	<0.25	<0.41	<0.13	<0.15	<0.26	<0.22	<0.24	<0.42	<0.60	<0.25	<0.69
GP-3	04/28/01	<0.16	<0.46	<0.22	<0.69	<b>0.2 J</b>	<0.22	<0.25	<b>1.2 J</b>	<0.13	<0.15	<0.26	<0.22	<0.24	<0.42	<b>0.49 J</b>	<0.25	<b>1.88 J</b>
GP-4	04/28/01	<0.16	<0.46	<0.22	<0.69	<0.18	<0.22	<0.25	<0.41	<0.13	<0.15	<0.26	<0.22	<0.24	<0.42	<0.60	<0.25	<0.69
GP-5	04/28/01	<0.16	<0.46	<0.22	<0.69	<0.18	<u>1.4</u>	<0.25	<0.41	<0.13	<0.15	<0.26	<0.22	<u>0.55 J</u>	<0.42	<0.60	<0.25	<0.69

**Table E-1A**  
**Groundwater Analytical Results Summary - VOCs**  
**Goodman Community Center / BT<sup>2</sup> Project #3320**  
(Results are in µg/l)

Sample	Date	p-Isopropyltoluene	MTBE	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene (PCE)	1,1,2,2-Tetrachloroethane	Toluene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene	1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethylene (TCE)	Trichlorofluoromethane	TMBs	Vinyl Chloride	Xylenes
GP-6	04/28/01	<0.16	<0.46	<0.22	<0.69	<0.18	<0.22	<0.25	<0.41	<0.13	<0.15	<0.26	<0.22	<0.24	<0.42	<0.60	<0.25	<0.69
GP-7	04/28/01	<0.16	<0.46	<0.22	<0.69	<0.18	<u><b>3.8</b></u>	<0.25	<0.41	<0.13	<0.15	<0.26	<0.22	<0.24	<0.42	<0.60	<0.25	<0.69
GP-8	04/28/01	<0.16	<0.46	<0.22	<0.69	<0.18	<u><b>1.3</b></u>	<0.25	<0.41	<0.13	<0.15	<0.26	<0.22	<0.24	<0.42	<0.60	<0.25	<0.69
Rinsate Blank	10/31/86	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
Field Blank	10/31/86	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
Trip Blank	10/31/86	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
	03/25/87	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
	05/15/87	NA	NA	<20	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0
	04/28/01	<0.16	<0.46	<0.22	<0.69	<0.18	<0.22	<0.25	<0.41	<0.13	<0.15	<0.26	<0.22	<0.24	<0.42	<0.60	<0.25	<0.69
NR 140 Enforcement Standards		NE	60	5	100	NE	5	0.2	1,000	NE	70	200	5	5	3,490	480	0.2	10,000
NR 140 Preventive Action Limits		NE	12	0.5	10	NE	0.5	0.02	200	NE	14	40	0.5	0.5	698	96	0.02	1,000

**ABBREVIATIONS:**

µg/l - micrograms per liter or parts per billion (ppb)  
TMBs = 1,2,4- and 1,3,5-trimethylbenzenes  
VOCs = Volatile Organic Compounds  
ND = Not Detected

DRO = Diesel Range Organics  
MTBE = Methyl-tert-butyl ether  
NA = Not Analyzed  
(Dup) = Duplicate  
GRO = Gasoline Range Organics  
PVOCs = Petroleum Volatile Organic Compounds  
NE = No Standard Established  
-- = Not Applicable

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Last revision by: TLR Date: 09/11/08  
Checked by: EO Date: 09/08/08

I:\3320\Tables-General\GW\_VOCs\_Full\_List1.xls]GW VOCs

**NOTES:**

NR 140 Enforcement Standards - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.  
NR 140 Preventive Action Limits - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

**Bold+underlined** values meet or exceed NR 140 enforcement standards.

**Italic+underlined** values meet or exceed NR 140 preventive action limits.

**LABORATORY NOTES/QUALIFIERS:**

J = J = Results reported between the Method Detection Limit (MDL) and Limit of Quantitation (LOQ) are less certain than results at or above the LOQ.

**Table E-1B**  
**Groundwater Analytical Results Summary - Metals**  
**Atwood Community Center / BT<sup>2</sup> Project #3320**  
(Results are in µg/l)

Sample	Date	Lab Notes	Arsenic	Lead
GP-1	4/28/2001	--	2.8 J	<u>7.3</u>
GP-2	4/28/2001	--	<1	<1
GP-3	4/28/2001	--	1.7 J	<u>1.9</u> J
GP-4	4/28/2001	--	1.2 J	<u>6.4</u>
GP-5	4/28/2001	--	<1	<u>1.6</u> J
GP-6	4/28/2001	--	2.2 J	<u>13</u>
GP-7	4/28/2001	--	<1	1.4 J
GP-8	4/28/2001	--	<1	<1
NR 140.10 Enforcement Standards (ES)			10	15
NR 140.10 Preventive Action Limits (PAL)			1	1.5

**ABBREVIATIONS:**

µg/l = micrograms per liter or parts per billion (ppb)

NE = No Standard Established

-- = Not Applicable

**NOTES:**

NR 140.10 ES - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

NR 140.10 PAL - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

*Italic+underlined* values meet or exceed NR 140 preventive action limits.

Created by: EO Date: 8/4/2008  
Last revision by: EO Date: 8/4/2008  
Checked by: EO Date: 8/8/2008

I:\3320\Tables-General\GW\_Metals1.xls\GW Metals

Table E-4

TABLE 4

WATER LEVEL MEASUREMENTS  
 MONITORING WELLS W-1 THROUGH W-8  
 OCTOBER 1986 TO MAY 1987,  
 KUPFER IRON WORKS PARCEL, 149 WAUBESA STREET, MADISON, WISCONSIN

<u>Date</u>	<u>Monitoring Well No.</u>	<u>PVC Casing Elevation</u>	<u>Water Level Elevation</u>
10-24-86	W-1	863.69	852.1
10-29-86	W-1	863.69	850.84
10-31-86	W-1	863.69	850.89
10-22-86	W-2	862.68	851.9
10-23-86	W-2	862.68	851.0
10-29-86	W-2	862.68	850.96
10-31-86	W-2	862.68	850.87
10-17-86	W-3	861.91	848.9
10-29-86	W-3	861.91	851.19
10-31-86	W-3	861.91	850.98
05-18-87	W-3	861.91	848.96
10-22-86	W-4	863.11	851.6
10-23-86	W-4	863.11	851.4
10-29-86	W-4	863.11	852.40
10-31-86	W-4	863.11	851.19
05-18-87	W-4	863.11	849.30
10-23-86	W-5	864.21	852.7
10-29-86	W-5	864.21	855.00
10-31-86	W-5	864.21	854.95
11-21-86	W-5	864.21	853.72
05-18-87	W-5	864.21	854.29
10-23-86	W-6	864.27	853.3
10-29-86	W-6	864.27	855.00
10-31-86	W-6	864.27	854.91
11-21-86	W-6	864.27	853.69
05-18-87	W-6	864.27	854.56
10-23-86	W-7	864.59	852.8
10-29-86	W-7	864.59	855.41
10-31-86	W-7	864.59	855.36
11-21-86	W-7	864.59	855.25
05-18-87	W-7	864.59	854.83
05-18-87	W-8	863.41	848.76

NOTES

Elevations given in tenths of a foot were measured in open borehole from ground surface.

Monitoring Wells W-1 and W-2 were abandoned prior to May 18, 1987 water level monitoring (see text).

Monitoring Well W-8 was installed on April 30, 1987.

[jap-400-28c]





# FILE COPY

Madison, WI | Lake Delton, WI | Chicago, IL

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September 23, 2008

Ms. Salli Martyniak  
Kupfer Center, LLC  
c/o Forward Community Investments  
211 South Patterson Street #160  
Madison, WI 53703

**SUBJECT: Request for Closure of Department of Natural Resources Case File  
Goodman Community Center (former Kupfer Ironworks)  
149 Waubesa Street, Madison  
WDNR BRRTS #02-13-262205  
BT² Project #3320**

Dear Ms. Martyniak:

The Goodman Community Center is requesting closure of the Department of Natural Resources (DNR) case file for the former Kupfer Ironworks site at 149 Waubesa Street. As part of the closure process, DNR requires that property owners be notified of closure requests when such requests are made by parties other than the property owner. Deed documents indicate that Kupfer Center, LLC is the owner of Lot 1, parcel 071005305018, a portion of the property that is now the location of the Goodman Community Center.

The results of previous environmental investigations indicate that concentrations of some contaminants greater than ch. NR 720 residual contaminant levels remain in soil at the site. If this case is closed, all properties within the site boundaries where soil contamination exceeds chapter NR 720 RCLs will be listed on the DNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination above chapter NR 720 RCLs was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

A likely condition of case closure will be the maintenance of a barrier or cap on the site to prevent direct contact with the residual soil contamination. The cap consists of buildings, asphalt and concrete pavement, and 2 feet of clean soil in landscaped areas.

Once the DNR makes a decision on the closure request, it will be documented in a letter. If the DNR grants closure, you may obtain a copy of this letter requesting a copy from me, by writing to the DNR or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at [www.dnr.wi.gov/org/aw/rr/gis/index.htm](http://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.

Ms. Salli Martyniak  
September 23, 2008  
Page 2

If you need more information, you may contact me at 216-7341 or you may contact Mr. Michael Schmoller of the DNR at 3911 Fish Hatchery Road, Fitchburg, Wisconsin 53711, phone number (608) 275-3303.

Sincerely,  
BT<sup>2</sup>, Inc.



Eric Oelkers, P.G.  
Project Manager

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#3270  
Corr

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sally Martyniak  
 Kupfer Center LLC  
 40 Forward Community Investments  
 211 So. Patterson St #160  
 Madison WI 53703

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) | B. Date of Delivery

Juanita Anthony | 9-26-08

C. Signature

*Juanita Anthony*  Agent  
 Addressee

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below  No

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Copy from service label)

7002 0510 0000 1686 1427



October 3, 2008

Mr. Garry Malmberg  
Sr. Manager - Real Estate  
Union Pacific Railroad  
1400 Douglas St. STOP 1690  
Omaha NE 68179-1690

**SUBJECT: Notification of Potential Soil Contamination in Right-of-Way  
Union Pacific Railroad adjacent to 149 Waubesa Street  
Madison, Wisconsin  
WDNR BRRTS #02-13-262205  
BT² Project #3320A**

Dear Mr. Malmberg:

On behalf of the Goodman Community Center, BT², Inc., is providing you with notification of potential soil contamination in the Union Pacific Railroad (UPRR) right-of-way (ROW). This letter is being sent as a requirement of site closure under Wis. Admin. Code NR 726.05(2)(a)(4).

The Wisconsin Department of Natural Resources (WDNR) will be reviewing the former Theo Kupfer Ironworks case to determine if it can be closed. The Kupfer site is now owned by the Goodman Community Center and has been redeveloped for use as a community center. A condition of case closure is that the site will be added to the WDNR geographical information system (GIS) Registry of Closed Remediation Sites.

The soil on the former Kupfer property is contaminated with concentrations of polycyclic aromatic hydrocarbons (PAHs) and lead greater than WDNR generic residual contaminant levels for non-industrial sites. Soil samples collected adjacent to the southern edge of the UPRR ROW indicate that the same contaminants are likely present within the railroad ROW at depths ranging from the ground surface to more than 4 feet. The soil contamination appears to be at least partly related to historical fill materials located on both the former Kupfer property and the railroad property.

After the site is closed, a summary of the soil sample results will be available on the WDNR GIS website at <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>. If you need more information, please contact me at (608) 216-7341.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Oelkers', written in a cursive style.

Eric Oelkers, P.G.  
Project Hydrogeologist

cc: Ms. Becky Steinhoff, Goodman Community Center

EO/SMS

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October 3, 2008

Mr. Larry Nelson  
City Engineer  
City of Madison Engineering Division  
210 Martin Luther King, Jr. Boulevard, Room 115  
Madison, WI 53710

**SUBJECT: Notification of Soil Contamination in Right-of-Way  
City of Madison Bike Path/Waubesa Court  
Adjacent To 149 Waubesa Street, Madison Wisconsin  
WDNR BRRTS #02-13-262205  
BT<sup>2</sup> Project #3320A**

Dear Mr. Nelson:

On behalf of the Goodman Community Center, BT<sup>2</sup>, Inc., is providing you with notification of residual soil contamination in the City of Madison Bike Path/Waubesa Court right-of-way. This letter is being sent as a requirement of site closure under Wis. Admin. Code NR 726.05(2)(a)(4).

The Wisconsin Department of Natural Resources (WDNR) will be reviewing the former Theo Kupfer Ironworks case to determine if it can be closed. The Kupfer site is now owned by the Goodman Community Center and has been redeveloped for use as a community center. A condition of case closure is that the site will be added to the WDNR geographical information system (GIS) Registry of Closed Remediation Sites.

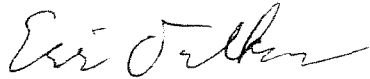
The soil on the former Kupfer property is contaminated with concentrations of polycyclic aromatic hydrocarbons (PAHs) and lead greater than WDNR generic residual contaminant levels (RCLs) for non-industrial sites. The same soil contaminants have also been detected in the former railroad corridor adjacent to south side of the former Kupfer property. The former railroad corridor is now owned by the city of Madison and is used as a bicycle path. The contamination appears to be at least partly related to historical fill materials located on both the former Kupfer property and the city property.

During the redevelopment of the Kupfer site, the Goodman Community center removed the uppermost layer of soil on both the former Kupfer property and the portion of city-owned land between the south Kupfer property line and the north edge of the bike path pavement. This area has now been capped with pavement or 2 feet of clean soil to prevent direct contact with residual soil contamination. It is likely that some soil contamination greater than RCLs remains in place on the city-owned property below the bike path pavement or below the clean soil cap.

Mr. Larry Nelson  
October 3, 2008  
Page 2

We will send you a complete copy of the closure request when we submit the request to WDNR. After the site is closed, a summary of the soil sample results will be available on the WDNR geographical information system website at <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brts2>. If you need more information, please contact me at (608) 216-7341.

Sincerely,



Eric Oelkers, P.G.  
Project Hydrogeologist

cc: Ms. Becky Steinhoff, Goodman Community Center

EO/SMS

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