



Appendix B

Historical Site Investigation Reports

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Executive Summary

RJN Environmental Services, LLC (“RJN”) was retained by Madison Kipp Corporation (“MKC”) to complete a Phase I Environmental Site Assessment (“ESA”) at the MKC facility located at 201 Waubesa Street, Madison, Wisconsin (“Subject Property”).

The utilization of this property as a foundry and manufacturing facility for over 100 years result in the potential for the release of contaminants. Site investigations have shown that contaminants have been released at the Subject Property, and knowledge of historical activities indicate the potential for releases that have not been discovered (PCB).

Regardless, the housekeeping practices at the facility are very good, and the only RECs observed relate to historical operations and one off-site facility, as follows:

- Groundwater contamination from historical releases of tetrachloroethene, currently being remediated.
- Potential presence of PCBs beneath the pavement in the north parking area.
- Potential asbestos-containing materials (“ACMs”) and lead paint.
- Former filling station in the southeast parking lot (northwest corner of Atwood Avenue and Marquette Street).
- Former Clark gasoline station, immediately south of the Subject Property.

1 Introduction

RJN was retained by MKC to complete a Phase I ESA at their metal casting facility located at 201 Waubesa Street, Madison, Wisconsin (see Site Location, Figure 1). This ESA was completed in accordance with the standards in American Society of Testing and Materials (“ASTM”) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E 1527-05.

1.1 Objective

The objective of conducting this ESA is to determine if historical use on or adjacent to the Subject Property may have resulted in significant contamination by hazardous materials or wastes. Such findings will be referred to in this report as Recognized Environmental Conditions (“RECs”). ASTM defines an REC as:

“The presence of likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.”

2.2 Scope of Work

The scope of work for this ESA is generally in compliance with ASTM Standard E 1527-05. Deviations from that standard relate to the age of the property and duration of current ownership. As a result, tasks such as interviews of former owners and title search were not completed.

2.3 Limiting Conditions

The site reconnaissance was limited to spaces readily accessible, and spaces reported to be representative of larger areas (e.g., office space). Adjacent properties were observed from public right-of-ways and from the Subject Property.

2 Site Description

Information pertaining to the Subject Property was obtained during a site visit conducted by Robert Nauta of RJN on May 24, 2010. Mr. Nauta was accompanied on the site inspection by Mr. James Lenz of MKC. Mr. Lenz also provided responses to the questionnaire submitted to MKC.

2.1 Location

The Subject Property is in the southwest quarter of Section 5, Township 7 North, Range 10 East, as shown on Figure 1. The Subject Property is approximately 7.5 acres in size, developed with a one-story building, and partial second story and basement. The single story portion is approximately 130,000 square feet in size; the second story and basement are each approximately 25,000 square feet. The building is constructed of a mixture of metal and masonry.

The property description, as is filed with the City of Madison, is:

EAST SIDE LAND CO ADDITION TO FAIR OAKS LOTS 1 THRU 8 AND 19 & 20, BLOCK 21, & 2ND ADD TO FAIR OAKS, LOTS 1, 2, & 3, BLOCK 23, & UNPLATTED LANDS IN SEC 5, T7N R10E, BEG ON N LN OF ATWOOD AVE AT SE COR OF BLK 21 FAIR OAKS, TH N ALG E LN OF SD BLK TO R/W OF C M ST P & P RR, TH NE ALG SD R/W TO W LN OF BLK 23, TH S TO N LN OF ATWOOD AVE, TH W ALG SD AVE TO BEG, LOT 28 & THAT PRT OF LOT 27, BLK 23, 2ND ADD TO FAIR OAKS DESC AS FOL, BEG AT THE NW COR OF LOT 27, TH E ALG N LN OF LOT, 30 FT, TH SWLY IN A ST LN TO A PT ON W LN OF SD LOT, TH 25 FT TO POB. ASSESSED BY THE STATE OF WISCONSIN.

The City of Madison's Assessor has the property zoned M-1, its property class is industrial and its use is manufacturing. The current use as a metals casting facility is in compliance with the City's classification and zoning.

Potable water is supplied by the City of Madison, and sanitary sewer service is provided by the Madison Metropolitan Sewerage District; however, most sanitary sewer discharge is from restrooms. All process water is passed through an on-site distillation system. Distilled water is re-used and the waste stream from this process is trucked to Advanced Waste in Milwaukee for treatment and disposal. Natural gas and electrical service is provided by Madison Gas & Electric.

A site map is provided on Figure 2, and site photos are presented in Appendix A.

2.2 Environmental Setting

The Subject Property is located at the northeast end of the Madison isthmus, approximately 1,500 feet north of Lake Monona. The property ranges in elevation from about 870 to 880 feet above mean sea level.

The Dane County Soil Survey indicates that the site is underlain by silt loam soils. On site studies have found fill to a thickness of approximately 1 foot, overlying a layer of clay, ranging in thickness from 4 to 8 feet. The clay is underlain by sand of comparable thickness. Beneath the sand is the St. Peter Sandstone, which is the water supply aquifer for the City of Madison.

The depth to groundwater at the Subject Property is approximately 20 feet; however, it varies from north to south, due to the topography. Shallow groundwater flow is generally in a southerly direction. Variations in groundwater flow direction occur with depth and seasons.

The Subject Property is within the Yahara River basin, which drains into the Rock River, and then the Mississippi River.

3 Site and Area History

Historical information related to the Subject Property was obtained by means of a site tour, interviews, and a database search, which includes environmental information, as well as historical aerial photos and topographic maps. Information pertaining to the Subject Property vicinity was obtained from the database search.

3.1 Property Ownership

The Subject Property is owned by Madison Kipp Corporation. Based on information from MKC, RJN understands that MKC purchased the northern portion of the Subject Property in 1898, and completed the transaction for the Atwood Avenue portion (southern portion) in 1917.

3.2 Aerial Photos

Aerial photos are available of the Subject Property area for ten time periods, ranging from 1937 to 2005. Copies of aerial photos are included in Appendix B, and observations are listed below.

YEAR	SUBJECT PROPERTY	SURROUNDING PROPERTIES
1937	Consists of two separate buildings, one at the north end of the property, and a long building immediately north of Atwood Avenue.	Former steel fabricating facility is present on the property northwest of the Subject Property. Remaining properties surrounding the Subject Property appear to be developed.
1949	Additional construction has occurred on the Subject Property; however, the two buildings are not yet connected.	Additional construction is present on the steel fabricating facility northwest of the Subject Property. The former Madison Brass Works is evident immediately west of the northern building.
1955	The two separate buildings are now connected.	Buildings are appearing on a property approximately 250 feet northeast of the Subject Property, which is the former Madison Bus Barn property.
1962	A small building is present on what is now the southeast parking lot for the Subject Property (northwest corner of Atwood Avenue and Marquette Street). No other changes are observed.	A large building is now present across Waubesa Street from the steel fabricating facility on the property northwest of the Subject Property. Clearing for commercial development is apparent on the south side of Atwood Avenue, south of the Subject Property.
1968	No changes are observed.	Commercial development is apparent on the south side of Atwood Avenue.
1976	No apparent changes.	No apparent changes.
1980	Very poor quality – no changes observed.	Very poor quality – no changes observed.
1986	Very poor quality – no changes observed.	Very poor quality – no changes observed.
1993	Very poor quality – no changes observed.	Very poor quality – no changes observed.
2005	No changes on Subject Property (cloud cover obscures some of it).	Former Madison Bus Barn property is fully developed. No other changes observed.

Based on the review of the ten aerial photos described above, no RECs are identified on the Subject Property or surrounding properties.

3.3 Topographic Maps

Six United States Geological Survey topographic maps were reviewed, spanning the time from 1906 to 1983. Copies of the topographic maps are included in Appendix C.

YEAR	SCALE	SUBJECT PROPERTY	SURROUNDING AREA
1906	1:62500	Subject Property is near the northeast extent of Madison Development. Railroad track is in place at north end of property. One small building is shown at the northwest corner of the Subject Property.	Existing streets are in place to the south, east and west, but wetlands dominate the area to the north, northeast and northwest. The city bus barn is shown on the property currently at 166 South Fair Oaks Avenue.
1959	1:62500	Although it is known that buildings were present on Subject Property, none are shown.	Development has expanded to the west, north and east.
1959	1:24000	No additional information.	Increase in development on city bus barn property.
1969	1:24000	No additional information.	No additional information.
1974	1:24000	No additional information.	Additional development on and around city bus barn property.
1983	1:24000	No additional information.	No additional information.

The information presented on topographic maps for the subject property is very restricted, mainly just showing the railroad track to the north, and a spur (no longer present) onto the east side of the Subject Property from the north. Surrounding properties do not present any clear RECs.

3.4 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were reviewed from 1908, 1942, 1950 and 1986. Copies of these maps are included in Appendix D.

YEAR	SUBJECT PROPERTY	SURROUNDING AREA
1908	Small development at north end, listed as Madison Kipp Lubricator Co. Other notes not legible.	Madison Brass Works is present west of Madison Kipp, and Steinle Turret Machine Co. is to the north.
1942	Much of the Subject Property is developed; however, the two original buildings are not yet connected. Automatic sprinkler systems are shown, and an oil warehouse is present.	Madison Brass Works is now listed as a foundry. The property to the north has expanded southward, to a point across the railroad tracks from Subject Property, and is now listed as the Theo. Kupfer Foundry Iron Works. A filling station is shown in the southeast parking lot.

1950	No identifiable changes.	The Madison Brass Works property now includes Ace Builders, Inc. and Surf, Inc. The filling station is still present in the southeast parking lot.
1986	The two buildings are now shown as connected, but little else is changed from 1950, including the presence of an oil warehouse.	A building is still shown in the southeast parking lot, but it is no longer labeled as a filling station.

The former presence of a filling station on what is now MKC property qualifies as an REC. The oil warehouse, located near where the trucker check-in booth is now located, could constitute a recognized environmental condition. However, significant soil and groundwater sampling has been conducted in this area which has not yielded any petroleum products. Consequently, this is not noted herein as an REC.

Although other industrial facilities are located on adjacent properties, no products are noted that would result in identifying RECs on those properties.

4 Facility Inspection

Robert Nauta from RJN inspected the facility on May 24, 2010, along with Mr. Jim Lenz of MKC. Property uses in the surrounding area were also observed, and photographs were taken, which are provided in Appendix A.

4.1 Facility Operations

The facility operates as a metals casting industry, on a total floor space of approximately 180,000 square feet. The building was constructed in phases, spanning from 1898 to 1994, and consists of masonry and steel frame. Utilities serving the facility include:

- Electricity: Madison Gas and Electric (“MG&E”)
- Natural gas: MG&E
- Potable water: City of Madison
- Waste stream: Sanitary waste (e.g., from rest rooms) is discharged to the Madison Metropolitan Sewerage District (“MMSD”). Process water is treated on site (filtered and reverse osmosis), and the sludge from this process is collected by Advanced Waste Services of Milwaukee. Waste from water-based parts cleaning solutions is discharged to the MMDS after solids are settled out.
- Diesel fuel is stored in a 4,000-gallon above ground storage tank to power the backup electrical generator.

Natural gas is used for the purpose of heating water, heating the facility, and fueling the furnaces for metals casting. Although the database report indicates that transformers are housed on-site that have PCB-containing oils, MG&E indicates that no PCBs are in their transformers (personal communications, Michael Ricciardi, MG&E).

Within the facility, natural gas-fired furnaces are used for melting metals which are then cast into various parts. Limited post-casting processing is done.

4.2 Site Tour

4.2.1 Observations

Products used in the facility include chlorine, hydraulic oils, caustic solutions and solvents (Stoddard). Containment pans are positioned beneath equipment that has the potential to release liquids. Most liquids are handled in small volumes, and transported and stored in 55-gallon drums or smaller vessels. Very limited liquids were observed on the building floors, which have no floor drains. Additionally, housekeeping practices appeared very good. No free liquids, staining or stressed vegetation was observed outside the building.

4.2.2 Liquid Storage

The Subject Property contains no underground storage tanks. Several above ground storage tanks are present, including:

TANK SIZE (gallons)	DATE INSTALLED	STRUCTURE	LEAK PREVENTION	CONTENTS
Two 10,000	1994	Polyethylene	Secondary concrete containment	Wastewater.
One 4,000	1994	Polyethylene	Secondary concrete containment	Distilled water.
One 500	1998	Polyethylene	None	Surge tank for reverse osmosis treatment.
One 5,000	1991	Stainless steel	None	Cooling water.
Two 2,000	2001	Steel	None	Diethylene glycol
One 4,000	2001	Double-walled steel	Leak detection	Diesel fuel.
One 250	2001	Steel	None	Hydraulic fluid.
One 250	1982	Steel	None	Fuel oil.
Two 2,000	Unknown	Steel	None	Liquid propane
1,350	Unknown	Steel	Located in sealed room with scrubber	Chlorine.
One 2,000	1990	Polyethylene	Secondary concrete containment; separate room	Sodium hydroxide.
36,000 pounds	1991	Double-walled steel	None	Liquid nitrogen.
10,800	2009	Polyethylene	None	Recycled water

Numerous smaller containers are used, as well, typically for temporary storage or task-based transport. These include 55-gallon drums and totes.

4.2.3 Polychlorinated Biphenols (PCBs)

MKC uses no equipment that utilize oils containing PCBs. As indicated above, the database report cites the presence of PCB-containing transformers. However, MG&E has indicated that none of the transformers located on the site contain PCBs.

No PCB-containing light ballasts are used at the facility. However, it is suspected that prior to paving the north parking area, oils were occasionally spread to control dust. These oils may have contained PCBs. No testing has confirmed this, but the potential presence of PCBs in the sub-pavement constitute an REC.

4.2.4 Waste Stream

The waste stream at MKC includes numerous solid wastes, as well as wastewater and sludge. Office paper, break room waste and restroom waste paper are compacted and taken by Waste Management to its disposal facility in Sun Prairie, Wisconsin.

Drosses are generated. These are waste materials from furnaces and crucibles. The aluminum that is present in the drosses is recycled; the remainder is landfilled, as are the refractories from furnace repairs.

Steel shot is used to smooth castings. The used shot is collected in a baghouse, and landfilled as a special waste.

Wood pallets and cardboard are recycled. Plastic packing materials are landfilled at Waste Management's Sun Prairie facility. Scrap steel is recycled.

Sludge is produced by the in-house wastewater treatment process. It is dewatered and hauled by Advanced Waste to their Milwaukee disposal facility.

Sanitary wastewater from restrooms and break rooms is discharged directly to the MMSD system (an MMSD-permitted process). Similarly, water-based parts wash water is discharged to the MMSD system, after solids have been filtered or settled out.

Process water, utilized at numerous locations throughout the facility, is pre-treated on site, by means of distillation and reverse osmosis. The water is re-used for process purposes, and the sludge is removed by Advanced Waste.

4.2.5 Storm Water

Storm water is partially controlled by means of on-site storm water drains. Overland flow also directs much of the storm water to street drains. These discharge to Starkweather Creek, located east of the Subject Property. MKC has a stormwater pollution prevention plan in place.

4.2.6 Wells

Fourteen 2-inch groundwater monitoring wells are present on the property. These wells are utilized for monitoring the progress of the groundwater remediation system. Additionally, one 4-inch test well is present. This well is not currently utilized for any purpose.

Five ozone injection wells are also present. These wells are located in the approach to the east loading dock area, and are used as part of the current groundwater remediation efforts.

Four soil vapor monitoring wells are located along the east property line of the Subject Property, near the north parking lot. These wells are used for the collection of soil vapor samples.

4.2.7 Surface Water

No surface waters are present on the Subject Property.

4.2.8 Wetlands

The Wisconsin Department of Natural Resource wetlands inventory shows no wetlands present on the Subject Property, and none were observed.

4.2.9 Asbestos and Lead-Based Paint

No testing was done for either asbestos or lead-based paint. However, given the age of the buildings, it is likely that both are present. Many painted surfaces were observed in both the manufacturing facility and office area. However, no surfaces were observed to have chipping.

Many potential asbestos-containing materials are present, including ceiling tile, floor tile and mastic, siding and roofing.

4.2.10 Radon

No radon sampling was conducted as part of this study.

4.2.11 Other Potential Contaminant Indicators

Madison Kipp Corporation appears to be very careful in its dealings with potential contaminant sources. Housekeeping practices are very good, and all equipment that could release liquids appeared to have secondary containment.

The entire property, outside the structure, was inspected for stains or stressed vegetation. None were noted.

4.3 Adjoining Properties

Adjoining property uses include industrial and commercial, as well as residential. General land use is shown on Figure 3.

North:

The property to the north is the Goodman Community Center. This is the former Theo. Kupfer Foundry Iron Works, later called Duraline Scale.

East:

All properties to the east of the Subject Property are residential, with the exception of the properties east of the southeast parking lot. These properties include a coin laundry and a pizza service.

South:

Properties to the south are commercial, including a bakery and a BP gasoline station. This was formerly a Clark station.

West:

Property use west of the Subject Property is primarily residential. However, west of the southwest parking lot is a vacant lot, which is adjacent to a retail business. Properties west of the northern portion of the Subject Property include a parking lot and the former Madison Brass Works.

Historically, contaminants have been found at the former Duraline Scale facility and Madison Brass Works. Both sites were investigated and remediated, and are no longer considered active by the Wisconsin Department of Natural Resources.

5 Database Review

A database study was obtained from Environmental Data Resources, Inc. (EDR). The database study included a review of local, state and federal records. EDR queries various government databases, and provides the information as reported on those databases. Pre-specified radiuses are searched, based on ASTM 1527-05 guidelines. The complete database report is provided in Appendix E. Due to its length, it is provided on a compact disk in Adobe Reader format. Databases that were searched include:

- National Priority List (“NPL”)
- Proposed NPL
- Delisted NPL
- Comprehensive Environmental Response, Compensation and Liability (Superfund) Information System (“CERCLIS”) and Federal Facility Site Information listing
- CERCLIS – No Further Remedial Action Planned (“NFRAP”)
- Corrective Action Reports (“CORRACTS”)
- Resource Conservation and Recovery Act Treatment, Storage and Disposal facilities (“RCRA-TSD”)
- RCRA Large Quantity Generators list (“RCRA-LQG”)
- RCRA Small Quantity Generators list (“RCRA-SQG”)
- RCRA Conditionally Exempt Small Quantity Generators list (“RCRA-CESQG”)
- Federal Institutional Controls/Engineering Controls list
- Federal Emergency Response Notification System (“ERNS”)
- State- and tribal-equivalent CERCLIS
- State and tribal landfill and/or solid waste disposal sites (“SWF/LF”)
- State and tribal leaking tanks
- State and tribal storage tank lists
- State and tribal institutional control/engineering control registries
- State and tribal voluntary cleanup lists
- State and tribal Brownfields sites
- Wisconsin Emergency Response Program (“ERP”)

5.1 National Priorities List

EDR completed a search within 1 mile of the Subject Property for NPL sites, and found none. The government update of this database was March 31, 2010.

5.2 Proposed NPL

A search was also conducted over a 1-mile radius for proposed NPL sites, and none were identified. The government update of this database was March 31, 2010.

5.3 Delisted NPL

No delisted NPL sites were found within 1 mile of the Subject Property. The government update of this database was March 31, 2010.

5.4 Federal CERCLIS List

No CERCLIS sites were found within 0.5 mile of the Subject Property, and no Federal Facilities were found within 1 mile. The CERCLIS database was updated on January 29, 2010; the Federal Facilities list was updated on June 23, 2009.

5.5 CERCLIS – NFRAP

The MKC site is on the CERCLIS – NFRAP list; however, no information is provided other than that the discovery was on June 1, 1981, and no further action is necessary. This database was updated on June 23, 2009.

5.6 CORRACTS

The CORRACTS list was updated on December 11, 2009. No sites are listed within 1 mile of the Subject Property.

5.7 RCRA-TSD

This database was updated on February 17, 2010. No sites are listed within 0.5 mile of the Subject Property.

5.8 RCRA-LQG

Based on the February 17, 2010 list, there are no RCRA large quantity generators within 0.25 mile of the Subject Property.

5.9 RCRA-SQG

This database was also updated on February 17, 2010. Two small quantity generators are located within 0.25 mile of the Subject Property, as follows:

<u>FACILITY</u>	<u>ADDRESS</u>	<u>DISTANCE/DIRECTION FROM SUBJECT PROPERTY</u>	<u>STATUS</u>
Clark Oil Station	2801 Atwood Avenue	South 0 – 1/8 mile	Listed for generating small quantities of benzene.
Bongo Videos	2733 Atwood Avenue	Southwest 0 – 1/8 mile	Also listed for generating small quantities of benzene.

Although the two facilities listed above are very close to the Subject Property, they are not considered as RECs. In terms of groundwater flow, these sites are downgradient from the Subject Property. In terms of the potential for overland flow, they are on the opposite side of a curbed- and guttered-street, and therefore the risk of impacts are considered low.

5.10 RCRA-CESQG

The conditionally exempt small quantity generators list was last updated on February 17, 2010. These are entities that produce less than 100 kg of hazardous waste per month. Two properties, including the Subject Property are located within 0.25 mile of the Subject Property:

<u>FACILITY</u>	<u>ADDRESS</u>	<u>DISTANCE/DIRECTION FROM SUBJECT PROPERTY</u>	<u>STATUS</u>
Madison Kipp Corp.	201 Atwood Avenue	Subject Property	No violations.
Wisconsin Bell	152 Dixon Street	East 1/8 – 1/4 mile	No violations.

Because these are small quantity generators, and no violations are listed, they are not considered to be RECs.

5.11 Federal Institutional Controls/Engineering Controls

These are sites where institutional or engineered controls are in place to address contaminant conditions. Institutional controls would include such conditions as restricted access to impacted areas; engineered controls would include such conditions as an impermeable cap over contaminated soil. These lists were updated on December 20, 2009, and no sites were located within 0.5 mile of the Subject Property.

5.12 Federal ERNS List

The database for the Emergency Response Notification System was updated on December 20, 2009. Only the Subject Property was considered, and was not on the list.

5.13 State- and Tribal-Equivalent CERCLIS

This database was last updated on November 30, 1994. No sites are listed within 1 mile of the Subject Property.

5.14 State and Tribal Landfills and Solid Waste Disposal Sites

These databases include licensed landfills (SWF/LF - updated January 11, 2010), a registry of sites where waste has been deposited (WDF - December 16, 2009), and a listing of sites that are regulated by the waste management program (SCHWIMS – January 6, 2010).

No solid waste landfills are located within 0.5 mile of the Subject Property. One waste disposal site is within 0.5 mile. The Garver Supply site is located at 3244 Atwood Avenue, ¼ to ½ mile

south-southeast of the Subject Property. The EDR report provides no additional information on this site; however, given its location, it is not considered to be an REC for the Subject Property.

The Subject Property is listed as a SCHWIMS site. However, appearance on this list is not an indicator of a release to the environment, and therefore does not qualify as an REC.

5.15 Leaking Storage Tanks

These lists include underground storage tanks (“LUSTs”) and above ground storage tanks (“LASTs”). The LUST inventory was last updated on January 26, 2010, and 30 sites were located within 0.5 mile of the Subject Property.

<u>FACILITY</u>	<u>ADDRESS</u>	<u>DISTANCE/DIRECTION FROM SUBJECT PROPERTY</u>	<u>STATUS</u>
Madison Brass Works	214 Waubesa Street	West 0 – 1/8 mile	Closed.
Clark Oil Station	2801 Atwood Avenue	South 0 – 1/8 mile	Petroleum products – open.
A & S Scales	2313 Atwood Avenue	Southwest 1/4 – 1/2 mile	Closed.
Garver Feed & Supply	3244 Atwood Avenue	Southeast 1/4 – 1/2 mile	Property has two LUST sites – one closed and one open. First was closed in August 1997. Open site is for petroleum release.
Four Lakes Paving	3030 Gateway Place	East-northeast 1/8 – 1/4 mile	Closed.
Madison Metro Bus Barn	166 South Fair Oaks Avenue	East 1/4 – 1/2 mile	Closed.
Kessenichs LTD	131 South Fair Oaks Avenue	East 1/4 – 1/2 mile	Closed.
Marathon Station	2601 East Washington Avenue	Northwest 1/4 – 1/2 mile	Closed.
Rayovac Corporation	2317 Winnebago Street	West-northwest 1/4 – 1/2 mile	Closed.
Klein Property	3029 Milwaukee Street	Northeast 1/4 – 1/2 mile	Closed.
Badger Radiator Property	2305 Winnebago Street	West-northwest 1/4 – 1/2 mile	Closed.
2526 East Washington Avenue	2526 East Washington Avenue	Northwest 1/4 – 1/2 mile	Closed.
Headley Home Care Medical Supply	3030 Milwaukee Avenue	Northeast 1/4 – 1/2 mile	Closed.
Amoco Oil Co.	2602 East Washington Avenue	Northwest 1/4 – 1/2 mile	Closed.
Brookins Management Co.	2617 East Washington Avenue	Northwest 1/4 – 1/2 mile	Closed.
Madison Farm Structures	2348 Atwood Avenue	Southeast 1/4 – 1/2 mile	Closed.
Tom’s Auto Clinic	2652 East Washington Avenue	Northwest 1/4 – 1/2 mile	Open – petroleum products.
M&M Real Estate	2132 Atwood Avenue	West-southwest 1/4 – 1/2 mile	Closed.
3156 Milwaukee Street	3156 Milwaukee Street	Northeast 1/4 – 1/2 mile	Closed.

Marathon #266	2702 East Washington Avenue	North-northwest 1/4 – 1/2 mile	Closed.
Super D Pharmacy	2722 East Washington Avenue	North-northwest 1/4 – 1/2 mile	Closed.
Madison East Shopping Center	2817 East Washington Avenue	North 1/4 – 1/2 mile	Open – petroleum products.
Walk-In Medical Clinic	2810 East Washington Avenue	North-northwest 1/4 – 1/2 mile	Closed.
3200 Milwaukee Street	3200 Milwaukee Street	East-northeast 1/4 – 1/2 mile	Closed.
Wisconsin Bell	215 Kedzie Street	North-northwest 1/4 – 1/2 mile	Closed.
Walgreen Corp.	2909 East Washington Avenue	North 1/4 – 1/2 mile	Closed.
2900 East Washington Avenue	2900 East Washington Avenue	North 1/4 – 1/2 mile	Open – petroleum products.
Clark Oil #03	2910 East Washington Avenue	North 1/4 – 1/2 mile	Closed.
Barrymore Theatre	2090 Atwood Avenue	West-southwest 1/4 – 1/2 mile	Closed.
Krupp Construction	2089 Atwood Avenue	West-southwest 1/4 – 1/2 mile	Closed.

Sites are closed by the WDNR because they are no longer considered to pose a threat to the environment. Consequently, all closed sites are eliminated as potential RECs for the Subject Property.

Due to the short half-lives of most petroleum products, the distance from the Subject Property eliminate most of the open sites as RECs. However, due to the proximity of the former Clark Station at 2801 Atwood Avenue, and the extensive nature of the releases at that site, it is considered to be an REC.

Four leaking aboveground storage tank (“LAST”) sites were located within 0.5 mile of the Subject Property.

<u>FACILITY</u>	<u>ADDRESS</u>	<u>DISTANCE/DIRECTION FROM SUBJECT PROPERTY</u>	<u>STATUS</u>
Madison Metro bus barn	166 South Fair Oaks Avenue	East 1/4 – 1/2 mile	Closed.
Madison Farm Structures	3248 Atwood Avenue	Southeast 1/4 – 1/2 mile	Closed.
3156 Milwaukee Street	3156 Milwaukee Street	Northeast 1/4 – 1/2 mile	Closed.
Capital Water Softener	2096 Helena Street	Southwest 1/4 – 1/2 mile	Closed.

Because all four of the LAST sites have been closed, they are not considered to be RECs.

5.16 Registered Storage Tanks

The listing of registered storage tanks was updated on March 19, 2010. Six underground tanks and one aboveground tank were identified within 0.25 mile of the Subject Property:

<u>FACILITY</u>	<u>ADDRESS</u>	<u>DISTANCE/DIRECTION FROM SUBJECT PROPERTY</u>	<u>STATUS</u>
<i>Underground tanks:</i>			
214 Waubesa Street	214 Waubesa Street	South-southeast 0 - 1/8 mile	Fuel oil tank.
BP Station	2801 Atwood Avenue	South 1/8 – 1/4 mile	Two gasoline tanks – retail.
2733 Atwood Avenue	2733 Atwood Avenue	South-southwest 1/8 – 1/4 mile	Four gasoline tanks – removed.
152 Dixon Street	152 Dixon Street	East 1/8 – 1/4 mile	Gasoline tank – closed in place.
149 Waubesa Street	149 Waubesa Street	Northwest 0 – 1/8 mile	Nine tanks, including gasoline, diesel fuel and fuel oil – all closed.
Four Lakes Paving	3030 Gateway Place	East-northeast 1/8 – 1/4 mile	One diesel fuel tanks – closed.
<i>Aboveground tanks:</i>			
Theo Kupfer Iron Works	149 Waubesa Street	North 0 – 1/8 mile	One fuel oil tank – closed.
Four Lakes Paving	3030 Gateway Place	East-northeast 1/8 – 1/4 mile	Four tanks containing diesel fuel and waste motor oil – all closed.

5.17 Institutional Control/Engineering Control Sites

This is a database of sites that were remediated utilizing either institutional or engineering control measures. The registry was last updated on February 24, 2010, and includes 20 sites within 0.5 mile of the Subject Property:

<u>FACILITY</u>	<u>ADDRESS</u>	<u>DISTANCE/DIRECTION FROM SUBJECT PROPERTY</u>	<u>STATUS</u>
A&S Sales	2313 Atwood Avenue	Southwest 1/4 – 1/2 mile	Petroleum contaminants – closed.
Theo Kupfer Iron Works	149 Waubesa Street	Northwest 0 – 1/8 mile	Closure with engineered cap.
Four Lakes Paving	3030 Gateway Place	East-northeast 1/8 – 1/4 mile	Petroleum products – closed with no impact to groundwater.
Madison Metro Bus Barn	166 South Fair Oaks Avenue	East 1/4 – 1/2 mile	Closed with residual petroleum impacts to soil.
Kessenichs, Ltd.	131 South Fair Oaks Avenue	East 1/4 – 1/2 mile	Closed with residual petroleum impacts to soil.

Marathon Station	2601 East Washington Avenue	Northwest 1/4 – 1/2 mile	Closed with residual petroleum impacts to soil, and groundwater use restriction.
Rayovac Corporation	2317 Winnebago Street	West-northwest 1/4 – 1/2 mile	Closed with soil and groundwater use restrictions; later closed through Voluntary Party Liability Exemption program.
Klein Property	3029 Milwaukee Street	Northeast 1/4 – 1/2 mile	Closed with residual petroleum impacts to soil.
Badger Radiator	2305 Winnebago Street	West-northwest 1/4 – 1/2 mile	Closed with residual petroleum impacts to soil.
Headley Home Care Medical Supply	3030 Milwaukee Street	Northeast 1/4 – 1/2 mile	Closed with residual petroleum impacts to soil.
Amoco Oil Co.	2602 East Washington Avenue	Northwest 1/4 – 1/2 mile	Closed with site-specific residual soil levels and with groundwater use restrictions.
Speedy Muffler	2450 East Washington Avenue	West-northwest 1/4 – 1/2 mile	Closed with residual petroleum impacts to soil.
Tom's Auto Clinic	2652 East Washington Avenue	Northwest 1/4 – 1/2 mile	Residual soil contamination remains in place.
M&M Real Estate	2132 Atwood Avenue	West-southwest 1/4 – 1/2 mile	Petroleum site – closed with residual contaminants in soil and groundwater, with groundwater use restriction.
Marathon #266	2702 East Washington Avenue	North-northwest 1/4 – 1/2 mile	Petroleum site – closed with residual contaminants in soil and groundwater, with groundwater use restriction.
Super D Pharmacy	2722 East Washington Avenue	North-northwest 1/4 – 1/2 mile	Petroleum site – closed with residual contaminants in soil and groundwater, with groundwater use restriction.
Walk-In Medical Clinic	2810 East Washington Avenue	North-northwest 1/4 – 1/2 mile	Petroleum site – closed with placement on GIS database.
3200 Milwaukee Street	3200 Milwaukee Street	East-northeast 1/4 – 1/2 mile	Petroleum site – closed with residual contaminants in soil and groundwater, with groundwater use restriction.

Capital Water Softener	2096 Helena Street	Southwest 1/4 – 1/2 mile	Petroleum site – closed with residual contaminants in soil and groundwater, with groundwater use restriction.
Clark Oil #03	2910 East Washington Avenue	North 1/4 – 1/2 mile	Petroleum site – closed with residual contaminants in soil and groundwater, with groundwater use restriction.

The properties listed above are, by definition, closed, and therefore are not considered to be RECs.

5.18 Voluntary Cleanup Sites

The Voluntary Cleanup Liability Exemption program allows responsible parties to investigate and remediate a property to the extent at which the WDNR is willing to allow a liability exemption, should contaminants be discovered in the future. EDR last updated their records on April 29, 2010, and found one site within 0.5 mile of the Subject Property. The former Rayovac Corporation facility at 2317 Winnebago Street, 1/4 to 1/2 mile west-northwest of the Subject Property was awarded a liability exemption closure on March 24, 2006. Because this is a closed site, it is not considered to be an REC with respect to the Subject Property.

5.19 Brownfields Sites

Brownfields are properties that are vacant or underutilized, due to the presence of contamination. The government Brownfields database was last updated on January 26, 2010, and one site was found within 0.5 mile of the Subject Property. The Garver Feed and Supply property, at 3244 Atwood Avenue is located 1/4 to 1/2 mile southeast of the Subject Property. This location places it a considerable distance and downgradient from the Subject Property, and it is therefore not considered to be an REC.

5.20 Wisconsin Emergency Response Program

This is a State program, and includes non-LUST sites where recent or historical releases to the environment are known to have occurred. This database was last updated on January 26, 2010, and seven properties were found within 0.5 mile of the Subject Property:

<u>FACILITY</u>	<u>ADDRESS</u>	<u>DISTANCE/DIRECTION FROM SUBJECT PROPERTY</u>	<u>STATUS</u>
Theo Kupfer Iron Works	149 Waubesa Street	Northwest 0 – 1/8 mile	Report of soil contamination – closed.

Consolidated Paving Co.	Gateway Street	East 1/4 – 1/2 mile	Minor release, closed in 2003.
Rayovac Corporation	2317 Winnebago Street	West-northwest 1/4 – 1/2 mile	Release of medium risk, closed in 1996.
Speedy Muffler	2450 East Washington Avenue	West-northwest 1/4 – 1/2 mile	Closed in 2007.
McCormick Lumber	3156 Milwaukee Street	Northeast 1/4 – 1/2 mile	Originally classified as high risk – closed in 1998.
Madison East Shopping Center	2817 East Washington Avenue	North 1/4 – 1/2 mile	Release of dry cleaning solvent – open.
Capital Water Softener	2096 Helena Street	Southwest 1/4 -1/2 mile	Aboveground storage tank release, closed in 2005.

All sites except for Madison East Shopping Center have been closed. The shopping center is far enough from the Subject Property that it is not considered to present an environmental threat.

5.21 Other Sites

An additional 20 sites are listed in the EDR report that could not be mapped. Based on a review of the location information provided, it does not appear that any of those sites are within a radius of the Subject Property to be of concern.

6 Additional Contacts

RJN contacted the office of the City of Madison Fire Marshal, and reviewed the records at the Madison Department of Zoning and Planning. No violations are on record at either agency.

7 Conclusions and Recommendations

This Phase I ESA of the Madison Kipp Corporation property at 201 Waubesa Street, Madison, Wisconsin, was completed in general conformance with the ASTM 1527-05 standards. Given the history of the site and the manufacturing process, the potential for environmental releases is high. However, MKC makes a strong effort to control the materials that they utilize, and as a result, the facility appears very clean.

Based on the observations and database study, RJN has identified the following Recognized Environmental Conditions:

- Existing groundwater remediation: Impacts to groundwater from historical releases of tetrachloroethene are known to be present. However, MKC has completed remediation of impacted soil, and is currently operating an active ozone injection system for the remediation of impacted groundwater.
- Sub-pavement PCBs: Although no testing has been completed to demonstrate the presence of PCBs beneath the pavement, it is known that oils were spread in the north parking lot to control dust in the years prior to paving the area. Because these were waste oils from facility operations, and because PCB-containing oils were utilized in the past, it is considered possible that PCBs are present beneath the paving. However, the paving itself is an engineered cap, and therefore the PCBs would not be considered mobile.
- Potential ACMs and lead-based paint: Due to the age of the building, it is assumed that some asbestos containing materials and lead-based paint are present.
- Former on-site filling station: The 1942 and 1950 Sanborn maps show a filling station on the property that is currently the southeast parking lot of the Subject Property (northwest corner of Atwood Avenue and Marquette Street).
- Former Clark station: The former Clark station, located at 2801 Atwood Avenue is an active remediation site, and is located directly across Atwood Avenue from the Subject Property. Although the station is downgradient with respect to shallow groundwater flow, flow at depth is variable, and the potential is present for contaminants released at the Clark station to have migrated onto MKC property, in the groundwater.

8 References

The following documents and contacts were utilized in the completion of this report:

American Society for Testing and Materials, Standard 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Environmental Data Resources, Inc., Radius Map Report with GeoCheck, May 21, 2010.

United States Geological Survey 7.5 minute topographical quadrangle, Madison East, Wisconsin, 1983.

United States Department of Agriculture Soil Conservation Service, *Soil Survey of Dane County, Wisconsin*, 1978.

Federal Emergency Management Agency, Flood Insurance Map, Panel 17 of 30, Madison, Wisconsin.

Wisconsin Department of Natural Resources, www.dnr.wi.gov, Surface Water Data Viewer – Wetlands and Wetland Indicators.

Ms. Jeanne Burns-Frank, Madison Gas & Electric.

Mr. James Lenz, Madison Kipp Corporation.

FIGURES



MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, MADISON EAST, WISCONSIN.

WISCONSIN
QUADRANGLE LOCATION

NORTH

SCALE IN FEET
0 1000 2000

MADISON-KIPP CORPORATION
MADISON, WISCONSIN
SITE LOCATION MAP - 201 WAUBESA ST

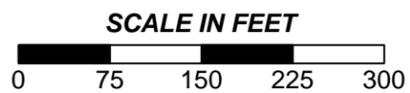
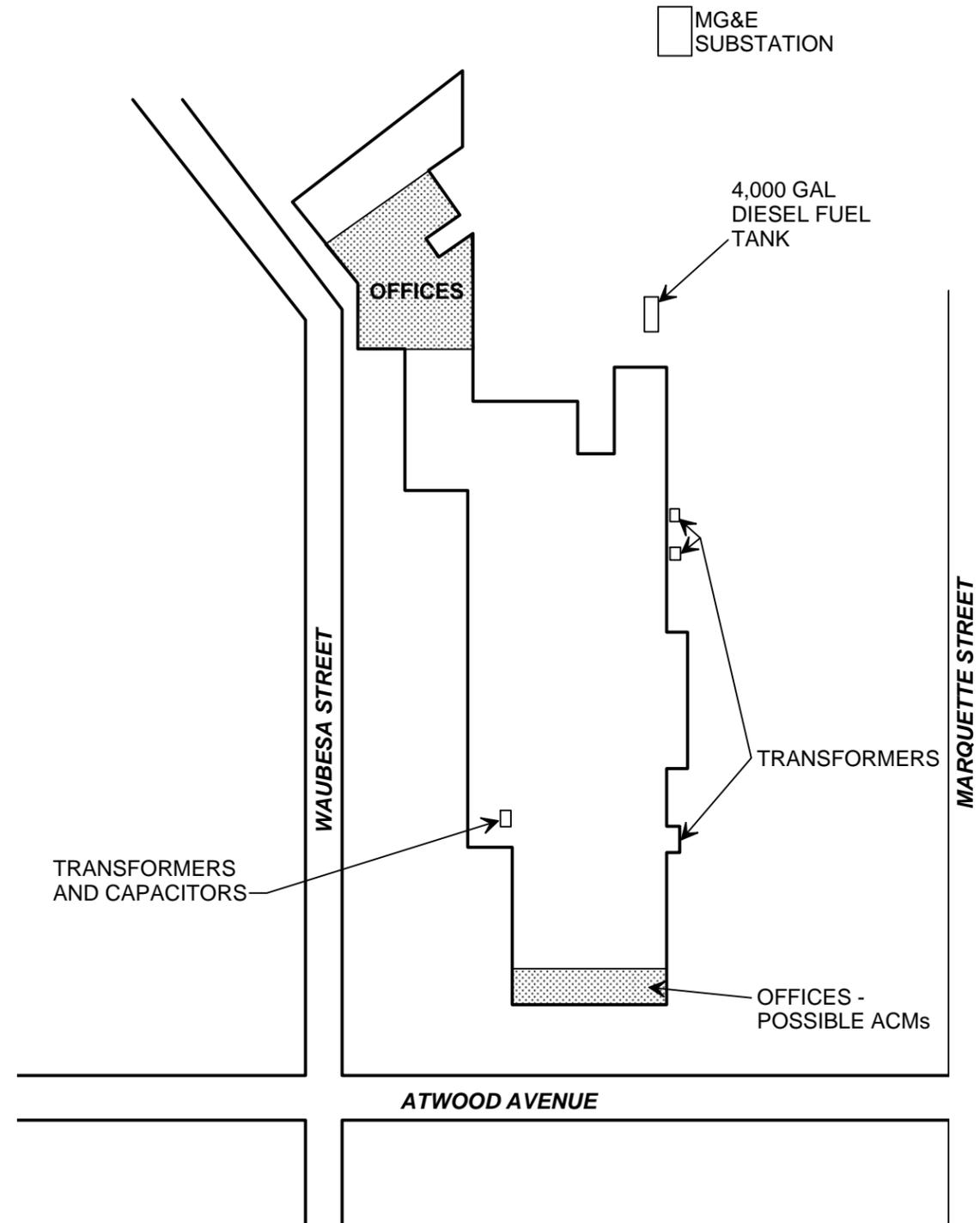
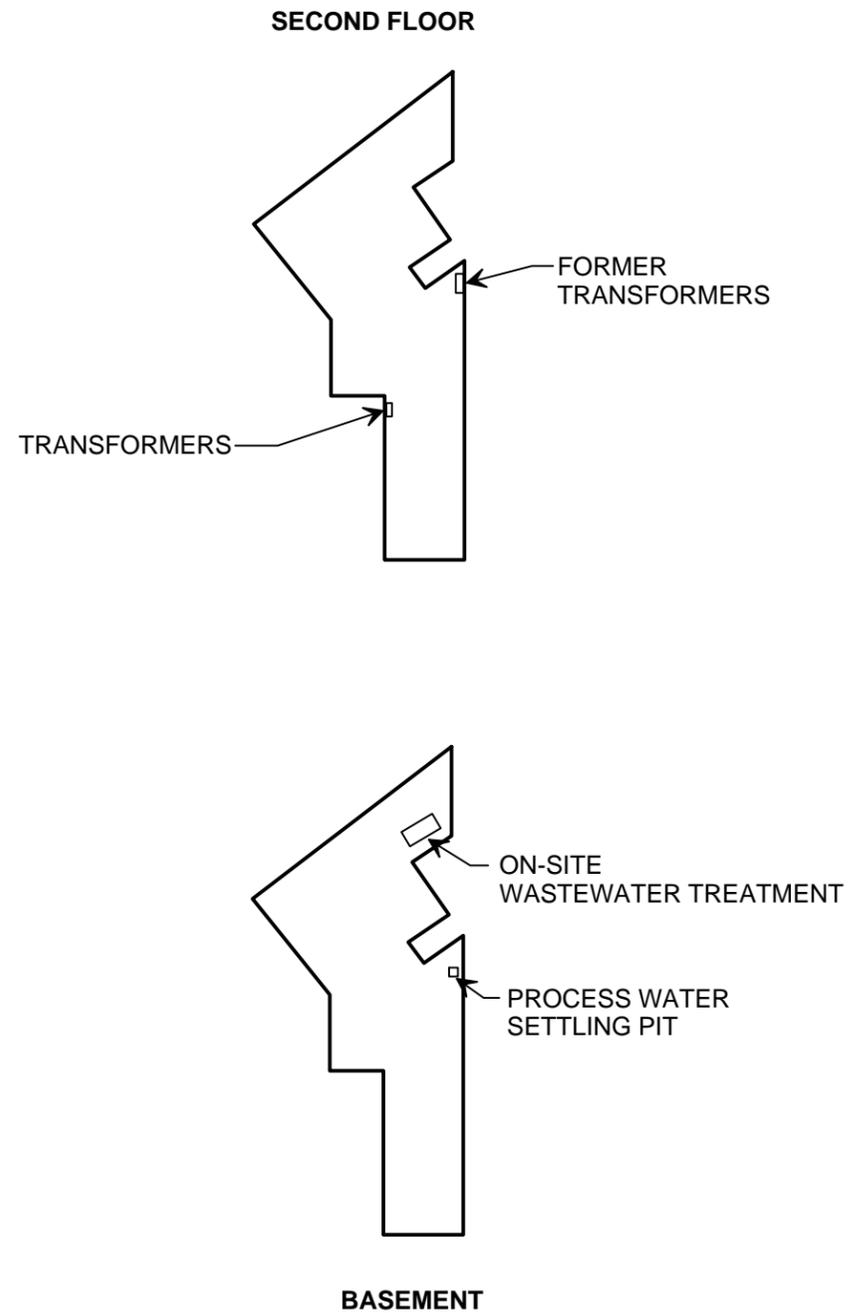
FIGURE
1

DRAWN BY	PROJ. No.	DATE	FILE NAME
RN	10-205	20 MAY 10	SITE LOC

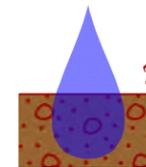
R/N Environmental Services, LLC

Surface Water Studies
Groundwater Studies
Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001



Note: Some data taken from URS, 2002.



RJN Environmental Services, LLC
**Surface Water Studies
 Groundwater Studies
 Site Investigations**

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MADISON-KIPP CORPORATION
 MADISON, WISCONSIN
 SITE MAP - 201 WAUBESA STREET

DRAWN BY	PROJ. No.	DATE	FILE NAME
RN	10-205	01 JUN 10	SITE MAP

**FIGURE
2**

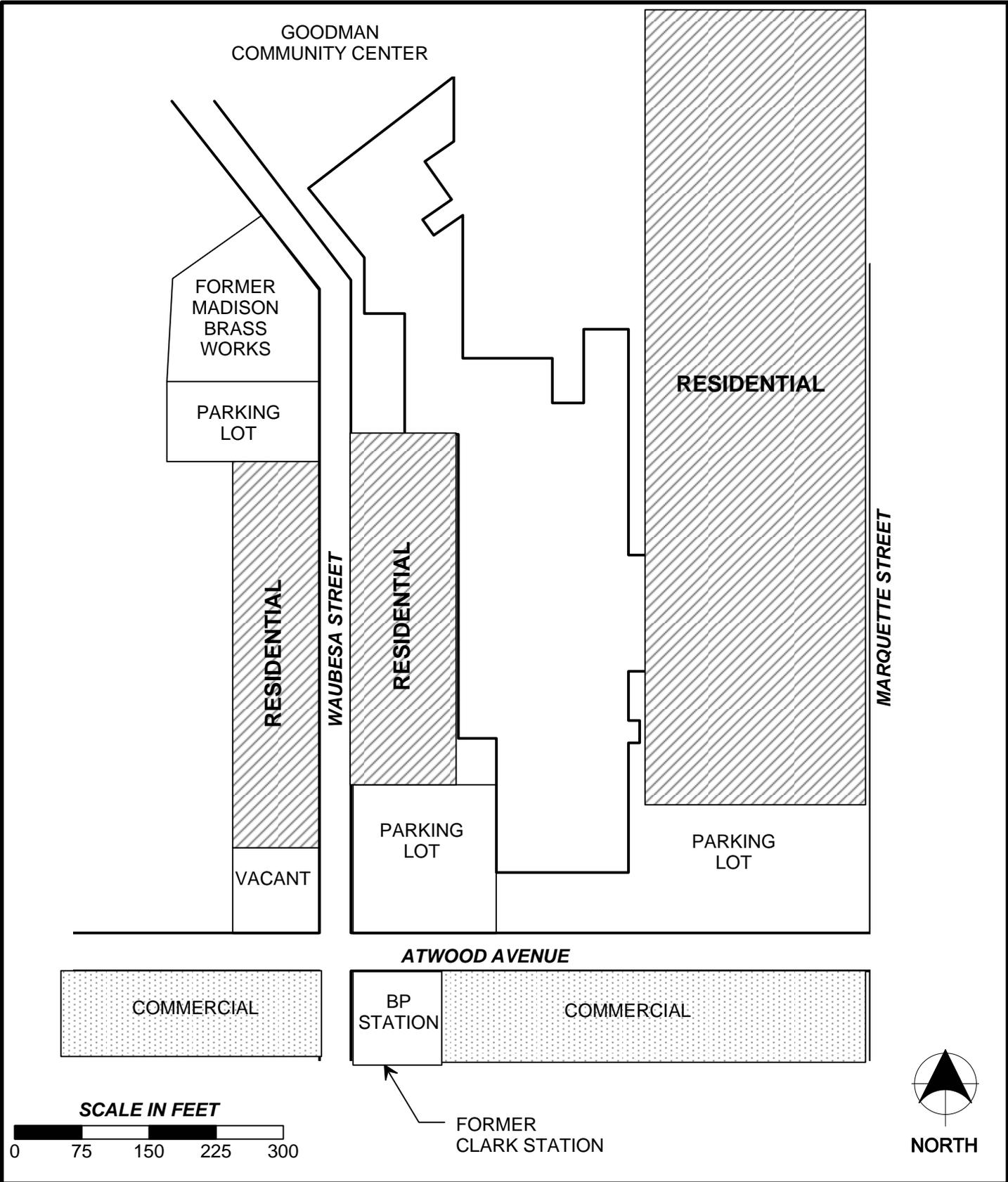


FIGURE 3

MADISON-KIPP CORPORATION
MADISON, WISCONSIN
LAND USE - WAUBESA STREET AREA



4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

DRAWN BY	PROJ. No.	DATE	FILE NAME
RN	10-205	27 MAY 10	WAU LND USE

APPENDIX A
SITE PHOTOS

 <p><i>RIN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	CLIENT: Madison Kipp Corporation	PROJ. NO: 10-205	DATE: May 2010
PHOTO: 1	PROJECT: Phase I Environmental Site Assessment		
DESCRIPTION: View of southeast corner of the facility.			

PHOTO: 2			
DESCRIPTION: Properties off southeast corner of Subject Property.			

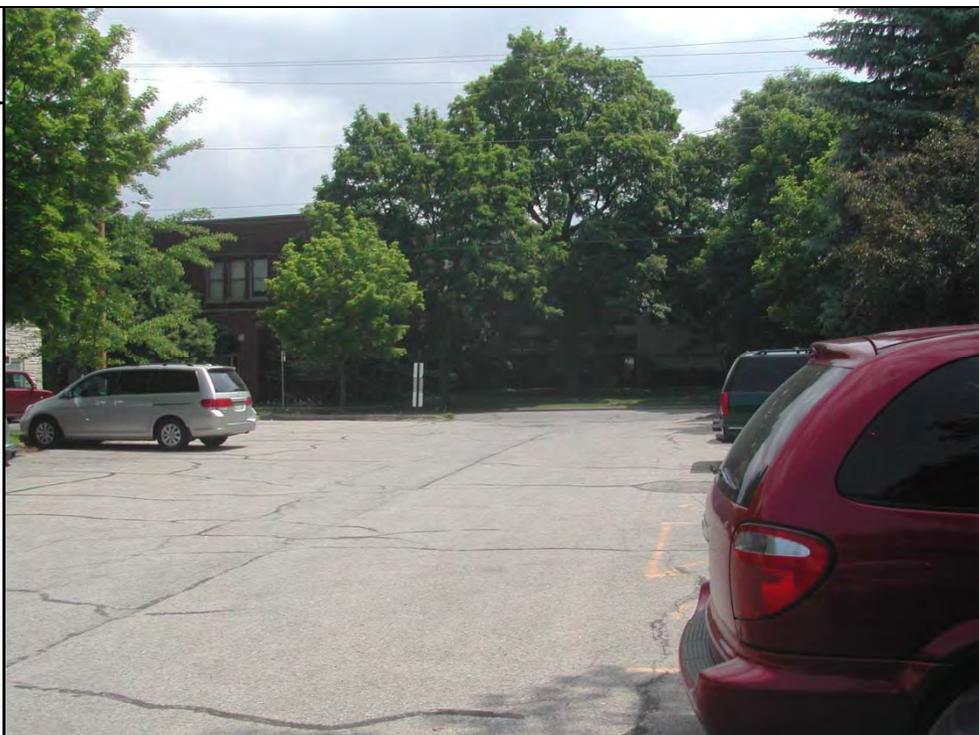
 <p><i>RIN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	<p>CLIENT: Madison Kipp Corporation</p>	<p>PROJ. NO: 10-205</p>	<p>DATE: May 2010</p>
<p>PHOTO: 2</p>	<p>PROJECT: Phase I Environmental Site Assessment</p> <p>LOCATION: 201 Waubesa Street Madison, Wisconsin</p>		
<p>DESCRIPTION: View along Marquette Street, east of Subject Property.</p>			

<p>PHOTO: 4</p>			
<p>DESCRIPTION: View along Atwood Avenue, on southern boundary of Subject Property.</p>			

 <p><i>RIN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p>	<p>CLIENT: Madison Kipp Corporation</p>	<p>PROJ. NO: 10-205</p>	<p>DATE: May 2010</p>
<p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	<p>PROJECT: Phase I Environmental Site Assessment</p>	<p>LOCATION: 201 Waubesa Street Madison, Wisconsin</p>	
<p>PHOTO: 5</p>			
<p>DESCRIPTION: BP station across Atwood Avenue from Subject Property.</p>			

<p>PHOTO: 6</p>			
<p>DESCRIPTION: Properties off southwest corner of Subject Property.</p>			

 <p><i>RIN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	CLIENT: Madison Kipp Corporation	PROJ. NO.: 10-205	DATE: May 2010
PHOTO: 7	PROJECT: Phase I Environmental Site Assessment		
DESCRIPTION: Entrance to southwest corner of facility.			

PHOTO: 8			
DESCRIPTION: View of Subject Property, looking from the west.			

 <p><i>R9N Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	<p>CLIENT: Madison Kipp Corporation</p>	<p>PROJ. NO: 10-205</p>	<p>DATE: May 2010</p>
	<p>PROJECT: Phase I Environmental Site Assessment</p>	<p>LOCATION: 201 Waubesa Street Madison, Wisconsin</p>	
<p>PHOTO: 9</p>			
<p>DESCRIPTION: Former Madison Brass Works facility, located across Waubesa Street (west) from the Subject Property.</p>			

<p>PHOTO: 10</p>	
<p>DESCRIPTION: Renovated steel fabrication facility, north of Subject Property.</p>	

 <p><i>RIN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	CLIENT: Madison Kipp Corporation	PROJ. NO: 10-205	DATE: May 2010
PHOTO: 11	PROJECT: Phase I Environmental Site Assessment		
DESCRIPTION: Renovated steel fabrication property, north of Subject Property.			

PHOTO: 12			
DESCRIPTION: Waste wood products and small storage building at northeast corner of Subject Property.			

 <p><i>RIN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	CLIENT: Madison Kipp Corporation	PROJ. NO: 10-205	DATE: May 2010
PHOTO: 13	PROJECT: Phase I Environmental Site Assessment		
DESCRIPTION: Electrical substation at northeast corner of Subject Property.			

PHOTO: 14			
DESCRIPTION: View of northeast side of Subject Property.			

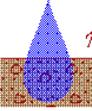
 <p><i>R9N Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	CLIENT: Madison Kipp Corporation	PROJ. NO: 10-205	DATE: May 2010
	PROJECT: Phase I Environmental Site Assessment	LOCATION: 201 Waubesa Street Madison, Wisconsin	
PHOTO: 15			
DESCRIPTION: Transformers along eastern loading dock drive on Subject Property.			

PHOTO: 16	
DESCRIPTION: Diesel fuel storage for emergency power generator on Subject Property.	

 <p><i>RIN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	<p>CLIENT: Madison Kipp Corporation</p>	<p>PROJ. NO: 10-205</p>	<p>DATE: May 2010</p>
<p>PHOTO: 17</p>	<p>PROJECT: Phase I Environmental Site Assessment</p> <p>LOCATION: 201 Waubesa Street Madison, Wisconsin</p>		
<p>DESCRIPTION: View of interior of Subject Property.</p>			

<p>PHOTO: 18</p>			
<p>DESCRIPTION: Material storage in Subject Property.</p>			

 <p><i>RIN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	<p>CLIENT: Madison Kipp Corporation</p>	<p>PROJ. NO: 10-205</p>	<p>DATE: May 2010</p>
	<p>PROJECT: Phase I Environmental Site Assessment</p>	<p>LOCATION: 201 Waubesa Street Madison, Wisconsin</p>	
<p>PHOTO: 19</p>			
<p>DESCRIPTION: Typical casting operations in Subject Property.</p>			

<p>PHOTO: 20</p>	
<p>DESCRIPTION: Rinse water and caustic solution basins.</p>	

 <p><i>RIN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p> <p>4631 County Road A Oregon, Wisconsin 53575 608.576.3001</p>	<p>CLIENT: Madison Kipp Corporation</p>	<p>PROJ. NO: 10-205</p>	<p>DATE: May 2010</p>
<p>PHOTO: 21</p>	<p>PROJECT: Phase I Environmental Site Assessment</p> <p>LOCATION: 201 Waubesa Street Madison, Wisconsin</p>		
<p>DESCRIPTION: Machining room.</p>			

<p>PHOTO: 22</p>			
<p>DESCRIPTION: Glycol solution storage.</p>			

APPENDIX B
AERIAL PHOTOS



Madison Kipp Corp

201 Waubesa Street
Madison, WI 53704

Inquiry Number: 2774917.5

May 21, 2010

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:

Aerial Photography May 21, 2010

Target Property:

201 Waubesa Street

Madison, WI 53704

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1937	Aerial Photograph. Scale: 1"=500'	Panel #: 43089-A3, Madison East, WI;/Flight Date: July 06, 1937	EDR
1949	Aerial Photograph. Scale: 1"=500'	Panel #: 43089-A3, Madison East, WI;/Flight Date: September 25, 1949	EDR
1955	Aerial Photograph. Scale: 1"=750'	Panel #: 43089-A3, Madison East, WI;/Flight Date: September 05, 1955	EDR
1962	Aerial Photograph. Scale: 1"=750'	Panel #: 43089-A3, Madison East, WI;/Flight Date: September 07, 1962	EDR
1968	Aerial Photograph. Scale: 1"=500'	Panel #: 43089-A3, Madison East, WI;/Flight Date: May 08, 1968	EDR
1976	Aerial Photograph. Scale: 1"=750'	Panel #: 43089-A3, Madison East, WI;/Flight Date: September 12, 1976	EDR
1980	Aerial Photograph. Scale: 1"=1000'	Panel #: 43089-A3, Madison East, WI;/Flight Date: November 21, 1980	EDR
1986	Aerial Photograph. Scale: 1"=1000'	Panel #: 43089-A3, Madison East, WI;/Flight Date: June 02, 1986	EDR
1993	Aerial Photograph. Scale: 1"=750'	Panel #: 43089-A3, Madison East, WI;/Flight Date: May 06, 1993	EDR
2005	Aerial Photograph. Scale: 1"=604'	Panel #: 43089-A3, Madison East, WI;/Flight Date: January 01, 2005	EDR



INQUIRY #: 2774917.5

YEAR: 1937

| = 500'





INQUIRY #: 2774917.5

YEAR: 1949

| = 500'





INQUIRY #: 2774917.5

YEAR: 1955

| = 750'



LAKE
MONONA



INQUIRY #: 2774917.5

YEAR: 1962

| = 750'



LAKE
PIONNER 8



INQUIRY #: 2774917.5

YEAR: 1968

| = 500'





INQUIRY #: 2774917.5

YEAR: 1976

 = 750'





INQUIRY #: 2774917.5

YEAR: 1980

 = 1000'





INQUIRY #: 2774917.5

YEAR: 1986

 = 1000'





INQUIRY #: 2774917.5

YEAR: 1993

| = 750'





INQUIRY #: 2774917.5

YEAR: 2005

 = 604'



APPENDIX C
TOPOGRAPHIC MAPS



Madison Kipp Corp

201 Waubesa Street
Madison, WI 53704

Inquiry Number: 2774917.4

May 21, 2010

The EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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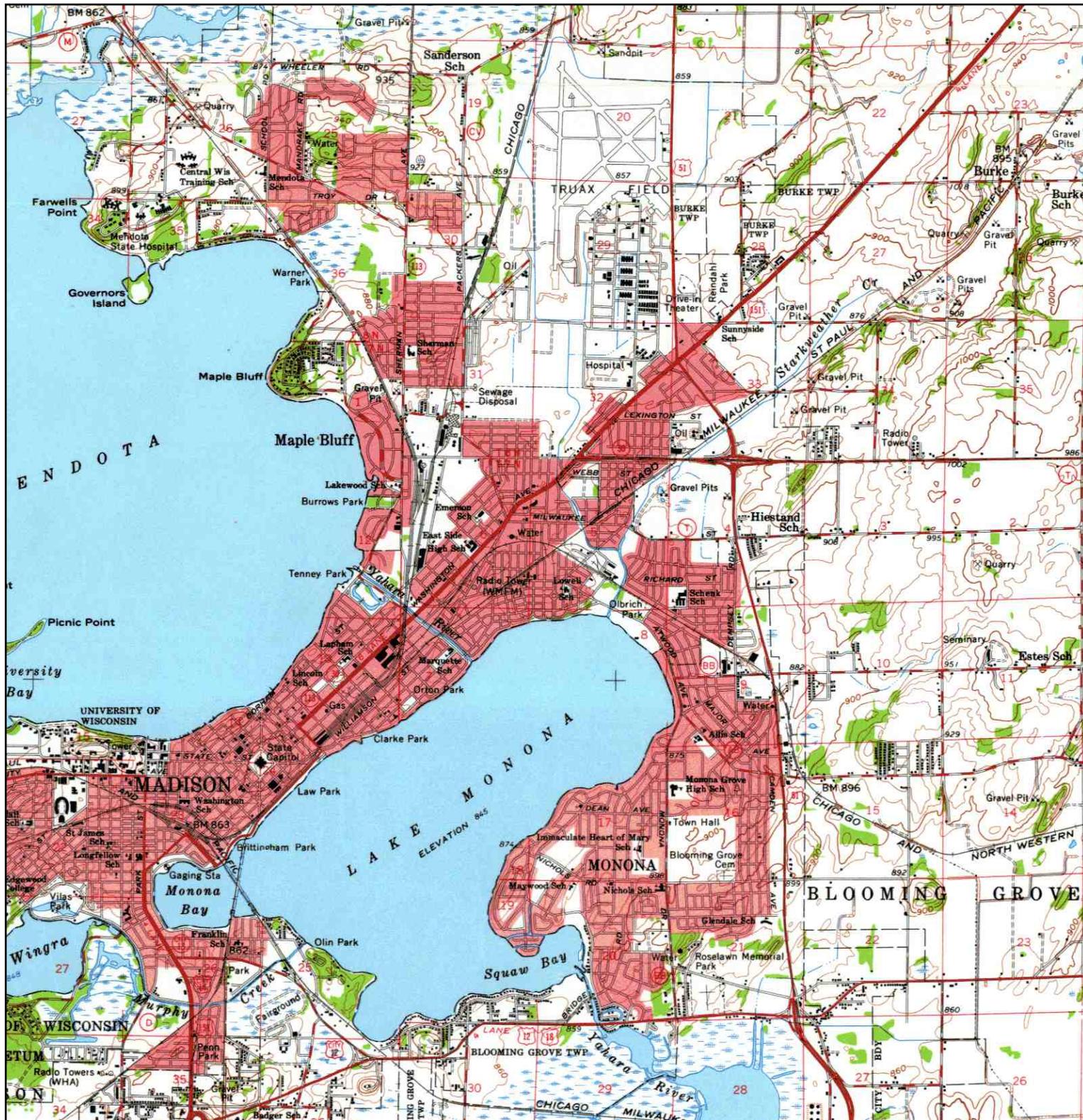
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Historical Topographic Map



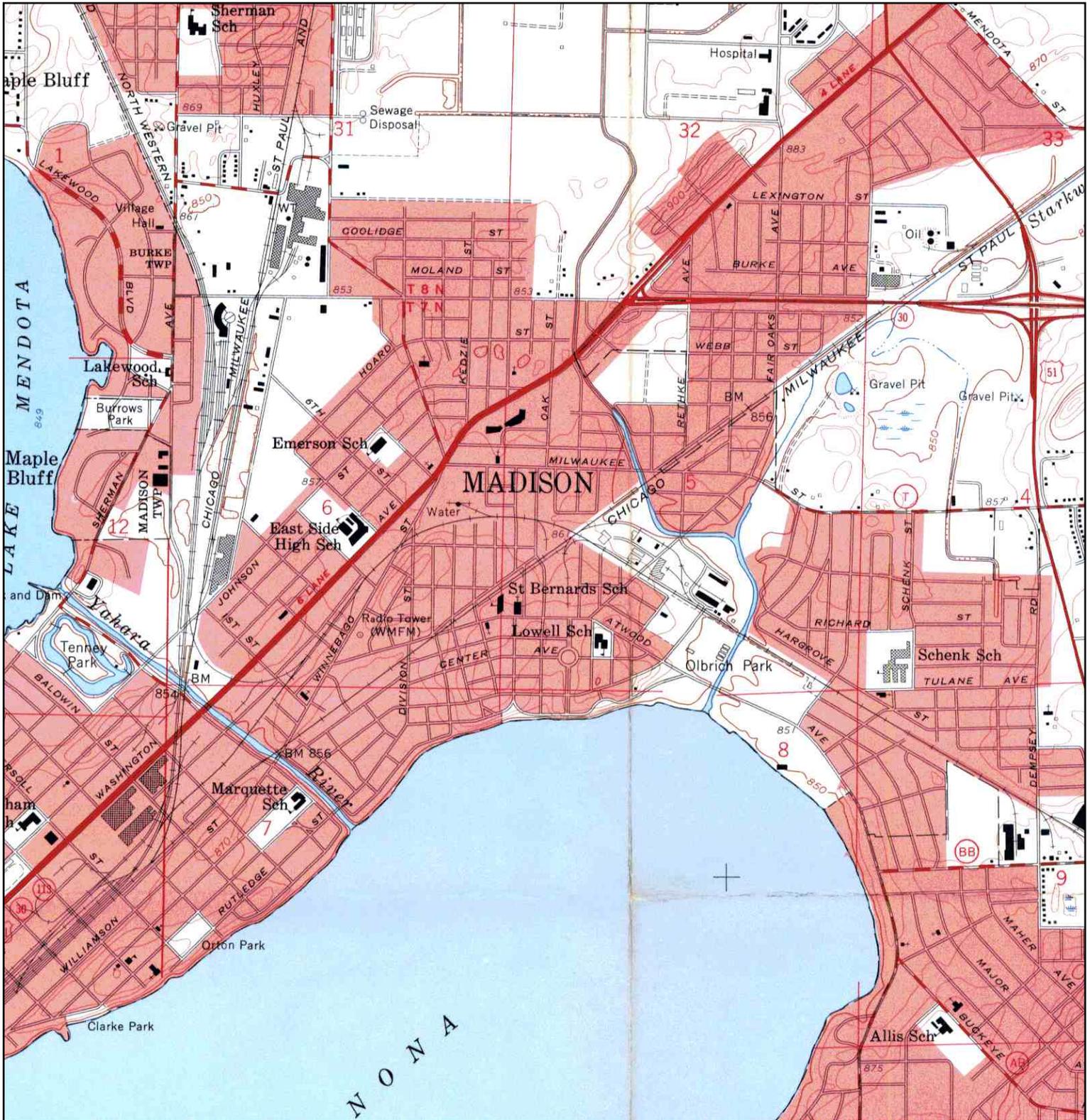
<p>N ↑</p>	<p>TARGET QUAD NAME: MADISON MAP YEAR: 1906</p>	<p>SITE NAME: Madison Kipp Corp ADDRESS: 201 Waubesa Street Madison, WI 53704 LAT/LONG: 43.0961 / 89.3436</p>	<p>CLIENT: RJN Environmental Services LLC CONTACT: Bob Nauta INQUIRY#: 2774917.4 RESEARCH DATE: 05/21/2010</p>
	<p>SERIES: 15 SCALE: 1:62500</p>		

Historical Topographic Map



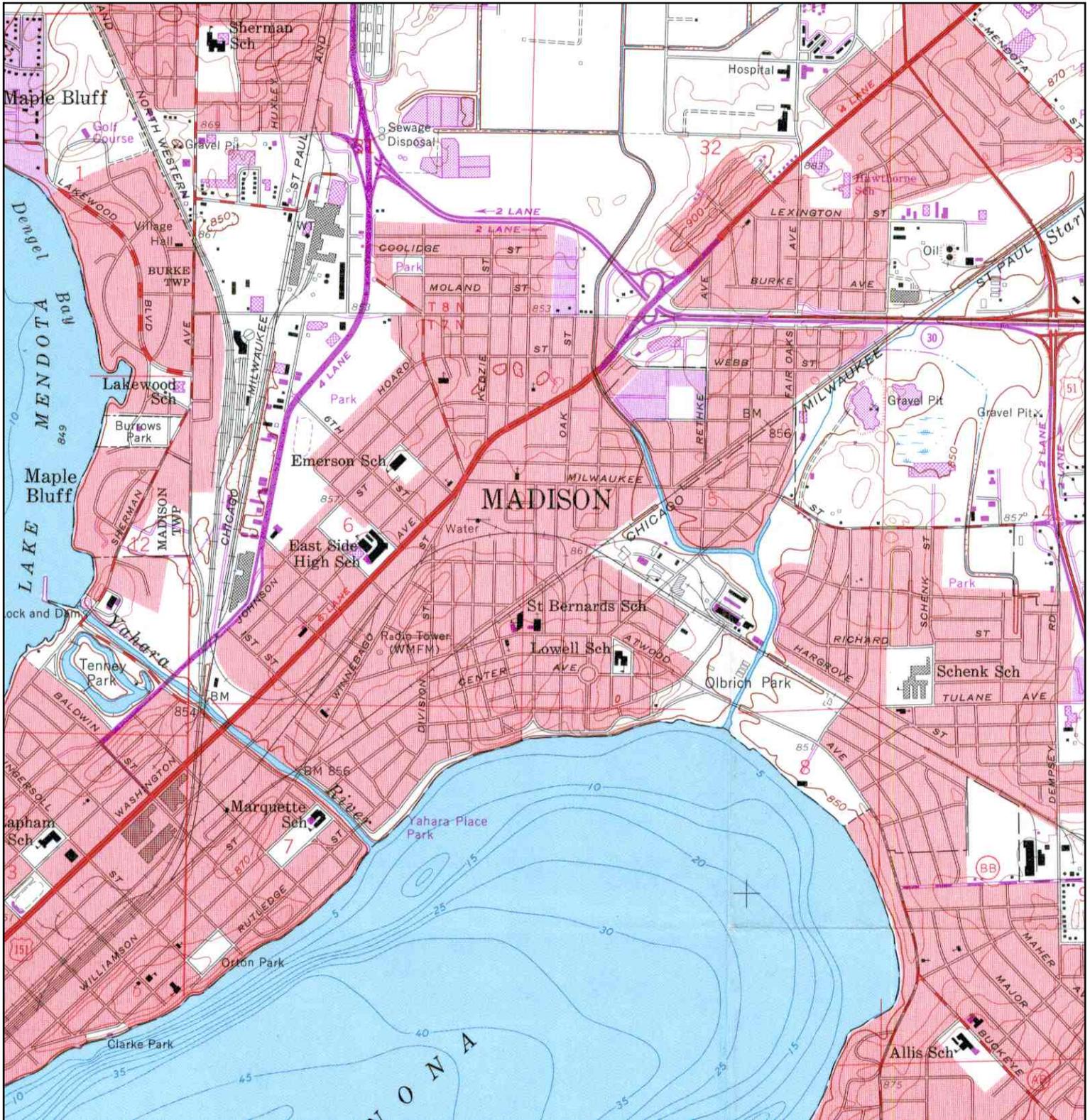
	TARGET QUAD	SITE NAME:	Madison Kipp Corp	CLIENT:	RJN Environmental Services LLC
	NAME: MADISON	ADDRESS:	201 Waubesa Street	CONTACT:	Bob Nauta
	MAP YEAR: 1959	LAT/LONG:	43.0961 / 89.3436	INQUIRY#:	2774917.4
	SERIES: 15			RESEARCH DATE:	05/21/2010
	SCALE: 1:62500				

Historical Topographic Map



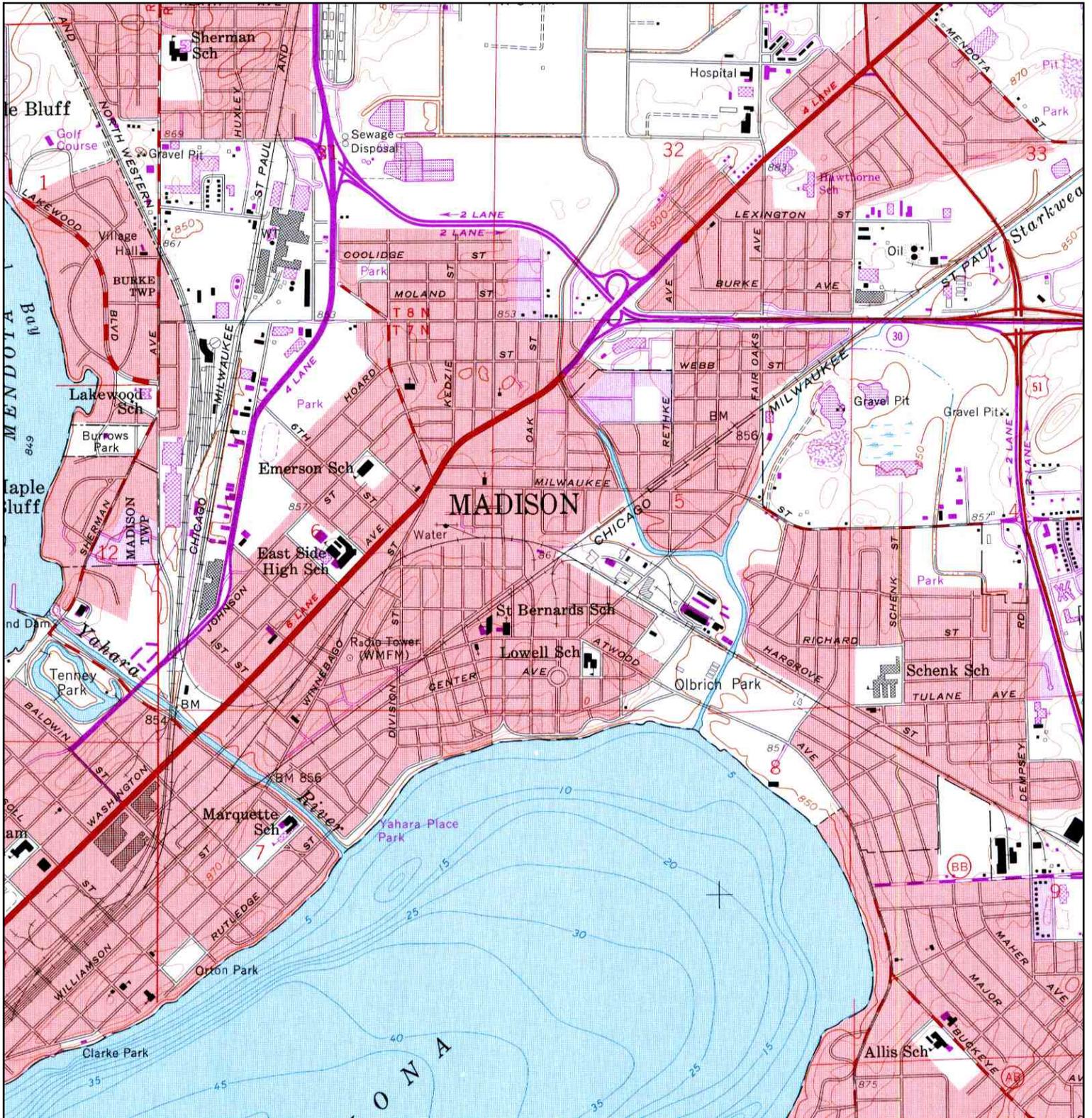
<p>N</p>	<p>TARGET QUAD NAME: MADISON EAST MAP YEAR: 1959</p>	<p>SITE NAME: Madison Kipp Corp ADDRESS: 201 Waubesa Street Madison, WI 53704 LAT/LONG: 43.0961 / 89.3436</p>	<p>CLIENT: RJN Environmental Services LLC CONTACT: Bob Nauta INQUIRY#: 2774917.4 RESEARCH DATE: 05/21/2010</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Historical Topographic Map



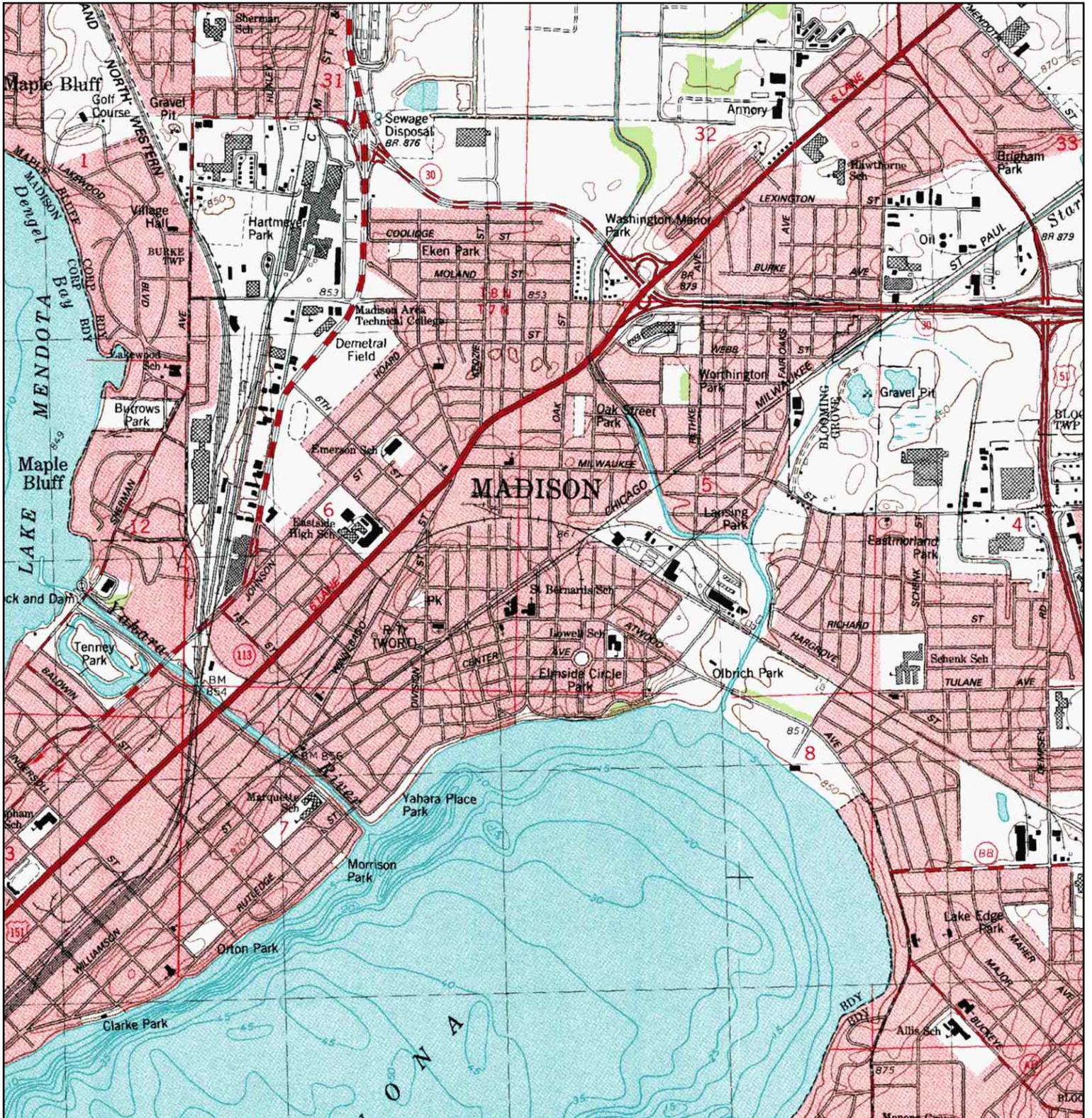
<p>N ↑</p>	TARGET QUAD	SITE NAME:	Madison Kipp Corp	CLIENT:	RJN Environmental Services LLC
	NAME: MADISON EAST	ADDRESS:	201 Waubesa Street	CONTACT:	Bob Nauta
	MAP YEAR: 1969		Madison, WI 53704	INQUIRY#:	2774917.4
	PHOTOREVISED FROM: 1959	LAT/LONG:	43.0961 / 89.3436	RESEARCH DATE:	05/21/2010
	SERIES: 7.5				
	SCALE: 1:24000				

Historical Topographic Map



<p>N</p>	TARGET QUAD	SITE NAME:	Madison Kipp Corp	CLIENT:	RJN Environmental Services LLC
	NAME: MADISON EAST	ADDRESS:	201 Waubesa Street	CONTACT:	Bob Nauta
	MAP YEAR: 1974		Madison, WI 53704	INQUIRY#:	2774917.4
	PHOTOREVISED FROM: 1959	LAT/LONG:	43.0961 / 89.3436	RESEARCH DATE:	05/21/2010
	SERIES: 7.5				
	SCALE: 1:24000				

Historical Topographic Map



<p>N</p>	TARGET QUAD	SITE NAME:	Madison Kipp Corp	CLIENT:	RJN Environmental Services LLC
	NAME: MADISON EAST	ADDRESS:	201 Waubesa Street	CONTACT:	Bob Nauta
	MAP YEAR: 1983		Madison, WI 53704	INQUIRY#:	2774917.4
	SERIES: 7.5	LAT/LONG:	43.0961 / 89.3436	RESEARCH DATE:	05/21/2010
	SCALE: 1:24000				

APPENDIX D
SANBORN FIRE INSURANCE MAPS



Madison Kipp Corp

201 Waubesa Street
Madison, WI 53704

Inquiry Number: 2774917.3

June 01, 2010

Certified Sanborn® Map Report

Certified Sanborn® Map Report

6/01/10

Site Name:

Madison Kipp Corp
201 Waubesa Street
Madison, WI 53704

Client Name:

RJN Environmental Services
4631 Hwy A
Oregon, WI 53575



EDR Inquiry # 2774917.3

Contact: Bob Nauta

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by RJN Environmental Services LLC were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Madison Kipp Corp
Address: 201 Waubesa Street
City, State, Zip: Madison, WI 53704
Cross Street:
P.O. # NA
Project: Waubesa Phase I
Certification # 8326-47B6-9C11



Sanborn® Library search results
Certification # 8326-47B6-9C11

Maps Provided:

1986
1950
1942
1908

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1986 Source Sheets



Volume 2, Sheet 209



Volume 2, Sheet 212

1950 Source Sheets



Volume 1, Sheet 210



Volume 1, Sheet 213

1942 Source Sheets



Volume 1, Sheet 209



Volume 1, Sheet 212

1908 Source Sheets



Volume 1, Sheet 69



Volume 1, Sheet 71

1986 Certified Sanborn Map



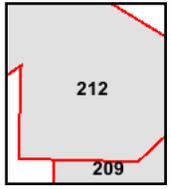
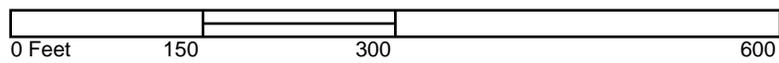
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Certification # 8326-47B6-9C11

Site Name: Madison Kipp Corp
 Address: 201 Waubesa Street
 City, ST, ZIP: Madison WI 53704
 Client: RJN Environmental Services LLC
 EDR Inquiry: 2774917.3
 Order Date: 6/1/2010 6:29:02 PM
 Certification #: 8326-47B6-9C11



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 2, Sheet 209
 Volume 2, Sheet 212



1950 Certified Sanborn Map



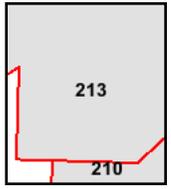
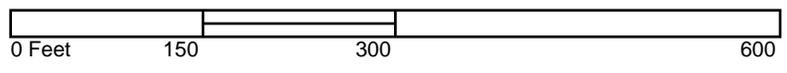
The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com and entering the certification number. Only Environmental Data Resources, Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 8326-47B6-9C11

Site Name: Madison Kipp Corp
 Address: 201 Waubesa Street
 City, ST, ZIP: Madison WI 53704
 Client: RJN Environmental Services LLC
 EDR Inquiry: 2774917.3
 Order Date: 6/1/2010 6:29:02 PM
 Certification #: 8326-47B6-9C11



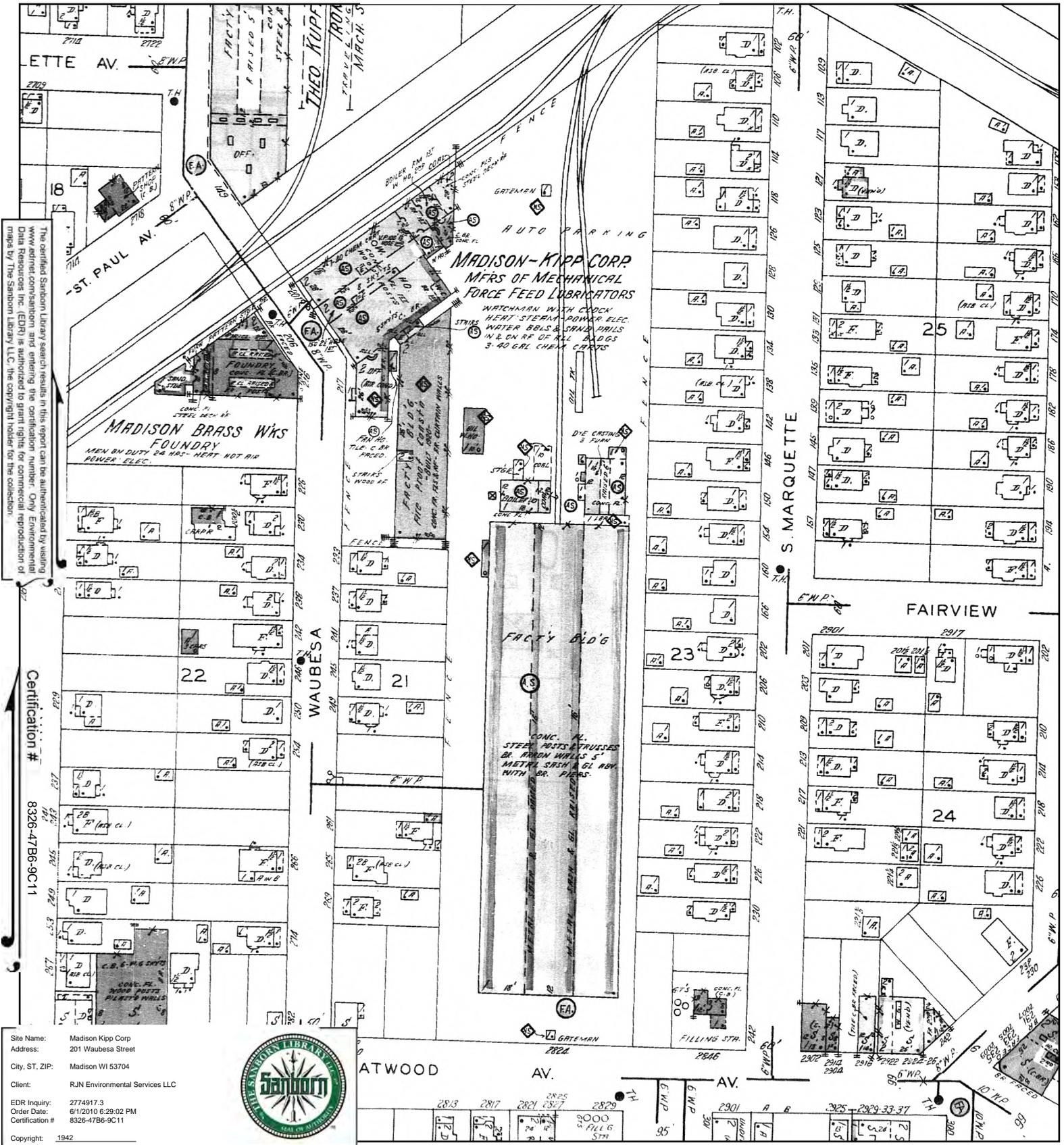
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Volume 1, Sheet 210
 Volume 1, Sheet 213



1942 Certified Sanborn Map

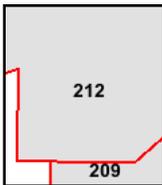
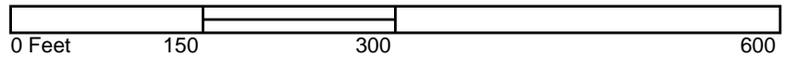


Site Name: Madison Kipp Corp
 Address: 201 Waubesa Street
 City, ST, ZIP: Madison WI 53704
 Client: RJN Environmental Services LLC
 EDR Inquiry: 2774917.3
 Order Date: 6/1/2010 8:29:02 PM
 Certification #: 8326-47B6-9C11



ATWOOD AV.

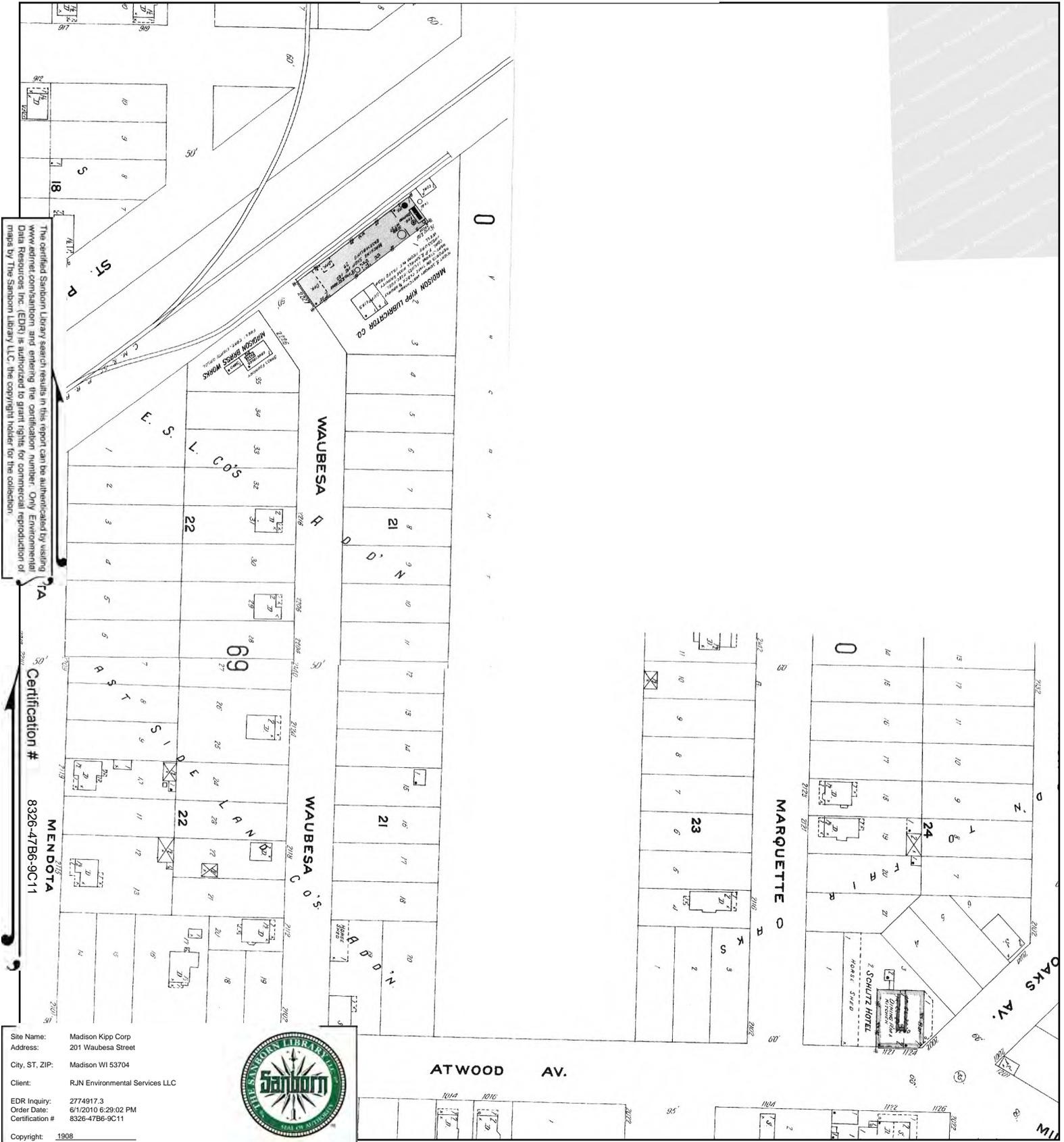
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 209
 Volume 1, Sheet 212



1908 Certified Sanborn Map



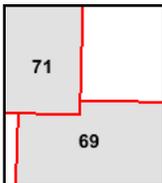
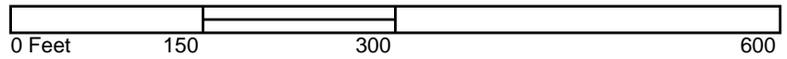
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Certification # 8326-47B6-9C11
MENDOTA

Site Name: Madison Kipp Corp
 Address: 201 Waubesa Street
 City, ST, ZIP: Madison WI 53704
 Client: RJN Environmental Services LLC
 EDR Inquiry: 2774917.3
 Order Date: 6/1/2010 6:29:02 PM
 Certification #: 8326-47B6-9C11
 Copyright: 1908



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 69
 Volume 1, Sheet 71



APPENDIX E
EDR REPORT
(In separate .pdf file)

APPENDIX F
RJN QUALIFICATIONS

ROBERT J. NAUTA, P.G.

Hydrogeologist
Owner, *RJN Environmental Services, LLC*

EDUCATION

B.S. Geology, University of Wisconsin – Madison, 1985

M.S. Hydrogeology, University of Wisconsin – Madison, 1987

PROFESSIONAL AFFILIATIONS/REGISTRATIONS

Professional Geologist – Wisconsin (35)
National Water Well Association

FIELDS OF SPECIALIZATION

- Groundwater Flow and Transport Modeling
- Groundwater Resource Evaluation & Wellhead Protection
- Soil & Groundwater Remediation
- Groundwater contamination Assessment
- Surface water/groundwater interaction

PROFESSIONAL EXPERIENCE

Mr. Nauta has over 20 years of professional experience in groundwater investigations, remediation and resource development. His background ranges from classical site investigations to advanced numerical analyses. His primary expertise includes extensive use of numerical and analytical applications for groundwater flow and contaminant transport simulations for remedial purposes and groundwater resource development and protection.

KEY PROJECTS

Groundwater Resource Evaluation & High Capacity Wells

- Project Manager and principal modeler for a high capacity well for springwater for major international water bottling firm. Work included oversight of staff for wetland, aquatics and groundwater studies, as well as construction of a three-dimensional model of a spring aquifer.
- Project Hydrogeologist to complete an analytical groundwater model to obtain high capacity well permit for Wisconsin Power & Light, Company, Madison, Wisconsin.
- Project Hydrogeologist to construct a three-dimensional groundwater flow model for consumptive use permit for a 45 million gallon per day groundwater withdrawal permit for Florida Power Corporation, Polk County, Florida.
- Project Manager for the construction of a three-dimensional groundwater flow model to evaluate the feasibility of rehabilitating an out-of service municipal well. Included assessment of well with respect to the proposed Wisconsin wellhead protection plan. Work completed for the Beloit Water System, Beloit, Wisconsin.
- Senior Hydrogeologist for the construction of two groundwater flow and particle tracking models for the development of a wellhead protection program for the Water and

Rivers Commission of Western Australia.

- Project manager for wellhead protection programs for two Wisconsin cities. These projects included construction of three-dimensional groundwater flow and particle tracking models to delineate wellhead protection zones, and the development of plans and strategies for the future supply needs.
- Project Manager for the construction of a groundwater flow model of Hollywood Basin (Florida), for consumptive use permit for Broward County Office of Environmental Services. Project included saltwater intrusion and wellhead protection evaluation.
- Project Manager for the construction of a groundwater flow model for consumptive use permitting and wellhead protection of a 25 million gallon per day regional wellfield for Broward County Office of Environmental Services.
- Routine wellhead protection services for the Palm Beach County Water Utilities District, West Palm Beach, Florida.
- Associate Hydrogeologist for the completion of a groundwater resource supply study for Lee County, Florida.

Modeling Related to Contaminant Studies

- Project Hydrogeologist for the construction and calibration of a

three-dimensional flow model of an industrial facility in Marinette, Wisconsin. This model was used to evaluate options for the remediation of contaminated sediments in a boat slip and turning basin of the Menominee River, as well as impacted soil and groundwater on-shore. The model was also utilized to evaluate risks associated with various options.

- Project Hydrogeologist for completion of a groundwater model to size and locate groundwater extraction and injection wells for groundwater treatment at Superfund site, for a confidential client in Clare, Michigan.
- Project Hydrogeologist to construct a three-dimensional groundwater flow and advective transport model for design of a remediation system for TCE contaminated groundwater for a Superfund project in Buena Borough, New Jersey.
- Project Hydrogeologist for the construction of a groundwater flow and transport model to evaluate contaminant migration from a landfill in Eau Claire, Wisconsin.
- Project Manager for the construction of a groundwater flow model for the design of a groundwater remediation system for a landfill for Dane County, Wisconsin.
- Project Hydrogeologist for the construction of a groundwater flow and particle tracking model for the evaluation of contaminant migration at a landfill site in Tomah, Wisconsin.

- Groundwater modeling and expert witness testimony provided pertaining to a lawsuit involving the impact of agricultural contaminants to the City of Chippewa Falls, Wisconsin municipal wellfield.

Surface Water/Groundwater Studies

- Assist a lake management district in southeastern Wisconsin in its opposition to a shallow municipal well near the lake shore
- Assist a lake management district in eastern Wisconsin in evaluating potential environmental threats to the lake's water quantity and quality
- Preparation of lake management plans for lake management districts in southeastern and eastern Wisconsin

Miscellaneous Groundwater Studies

- Staff Hydrogeologist for completion of a Work Plan for RCRA facility investigation for extensive subsurface creosote contamination for a confidential client, Reed City, Michigan.
- Project Hydrogeologist for a hydrogeologic investigation at three facilities in Massachusetts for Abrasive Industries, Clearwater, Florida.
- Project Manager for an investigation and remediation of chromium contaminated soils for GB Electrical, Inc., Matthews, North Carolina.

- Staff Hydrogeologist for contamination investigation at former coal gasification site for Madison Gas & Electric Company, Madison, Wisconsin.
- Project Manager for a contamination assessment and remediation feasibility study at the site of a fuel oil spill for Oscar Mayer Foods Corporation, Madison, Wisconsin.
- Project Hydrogeologist for the completion of a current assessment summary of the hydrogeologic conditions and proposal to USEPA for continued hydrogeologic investigation methods for RCRA facility for a confidential client in Windsor Locks, Connecticut.
- Project Manager for the soil and groundwater investigation of TCE and TCA contamination from multiple, unknown sources. Project includes source identification, delineation from chlorinated compound plume from an adjacent site, and remediation system design. Work completed for a confidential PRP group in Edgerton, Wisconsin. Project included expert witness testimony.
- Project Manager for the evaluation of the impacts of a quartzite quarry on an adjacent wetland. Project included consideration of vertical and horizontal groundwater flow and tritium dating to identify source of water in wetland area for a confidential client, Milwaukee, Wisconsin.
- Provided expert testimony at trial for contamination caused by releases

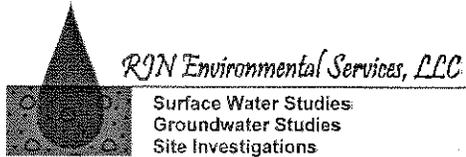
associated with agricultural activities in central Wisconsin.

- Project Manager for the investigation and remediation (as necessary) of dozens of underground storage tank projects.
- Project Manager for the completion of a mechanical integrity test of injection well for a private water utility in Venice, Florida.
- Associated Hydrogeologist for the investigation of EDB Contamination of Soils and Groundwater.
- Groundwater contamination from row crop application of EDB near small town in northern Florida. At this site, Mr. Nauta analyzed travel directions and velocities of EDB in groundwater. Mr. Nauta also reviewed and analyzed groundwater treatment options and natural degradation rates of EDB. Project also included an assessment of the potential effects on municipal wells.
- Mr. Nauta investigated soil and groundwater contamination of EDB resulting from turf application and from citrus grove application. For this project, Mr. Nauta has conducted a review of past research on EDB fate and transport in soils and groundwater, and investigation of groundwater flow and contaminant transport rates and directions, a review and critique of groundwater treatment options and of groundwater transport modeling completed for each site, the projection of future groundwater contamination levels and expert witness testimony.

Miscellaneous positions

Mr. Nauta was appointed by the President of the Wisconsin Senate to be a member of the Groundwater Advisory Committee, which developed the guidelines and strategies to implement Wisconsin Act 310, which will re-vamp Wisconsin's high capacity well regulations, as well as address issues relating to areas of extreme stress to the groundwater system in the State.

Mr. Nauta is also a member of the Board of Visitors of the University of Wisconsin-Madison Department of Geology & Geophysics. This board advises and supports faculty and students, and members are elected to the board by the faculty.



VIA ELECTRONIC MAIL

May 7, 2012

Mr. Michael Schmoller
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711

RE: Madison-Kipp Corporation Soil Sampling and Analyses
Various Marquette Street Properties

Dear Mr. Schmoller:

On behalf of Madison-Kipp Corporation and pursuant to a request by the Wisconsin Department of Natural Resources ("WDNR"), soil sampling was completed at 102, 110, 114, 118, 126, 128, 130, 134 and 142 South Marquette Street, as shown on Figure 1. Access was not granted for 106 and 138 South Marquette Street; consequently, sampling was not completed on those properties. To the extent possible, samples were collected at locations 10 feet east of the west property line, 10 feet north of the south property line, and 10 feet south of the north property line at each property. However, due to the presence of buildings, pavement, gardens and owner requests, modifications to the locations were made at some of the properties. Figures 2 through 10 show the exact locations of the sampling performed at each property. Note that only a single sample was collected at 130 South Marquette Street, due to the presence of paving on the north side of the garage. As requested by WDNR, the collected samples were analyzed for volatile organic compounds or "VOCs" (including tetrachloroethene (PCE), trichloroethene (TCE), cis- and trans-1,2-dichloroethene and vinyl chloride) and polychlorinated biphenyls ("PCBs").

Protocol

Sampling was completed consistent with an approved standard operating procedure ("SOP") using a stainless steel hand auger. The soil sampling SOP was approved by you on March 22, 2012 and is incorporated herein by reference. At each location, the auger was advanced to a depth of 9 inches. This soil was placed on a clean piece of plastic. The auger was then advanced to 12 inches; the samples were collected from the portion of the boring between 9 and 12 inches. For the analyses of VOCs, a sample of soil weighing between 25 and 30 grams

was placed in a pre-weighed, laboratory-supplied container, and preserved with methanol. For PCB analyses, a second laboratory-supplied container was packed with soil, with no preservative. Finally, a third container was filled with soil for dry weight analysis. Samples were immediately placed in sealable plastic bags, and placed in an iced cooler. The boring was then filled with native soil.

All sampling equipment was cleaned prior to each boring. Equipment was washed in a tri-sodium phosphate solution, then rinsed with distilled water. All wash and rinse water was collected in gallon jugs. After sampling was completed, the waste water was placed in the Madison-Kipp waste stream that is collected by Advanced Waste of Milwaukee.

Immediately after samples were collected, the coolers were re-filled with ice, sealed, and sent by overnight delivery to the Test America laboratory in Cedar Falls, Iowa. A completed chain of custody accompanied the samples, and a rush turnaround was requested.

Results

The laboratory report is attached. As indicated above, the samples were analyzed for VOCs and PCBs. Sample 102-2 (see Figure 2 for sampling location) yielded 2.19 mg/kg of tetrachloroethene, 0.49 mg/kg of cis-1,2-dichloroethene, and 0.445 mg/kg of trichloroethene. Other than the detections in Sample 102-2, no VOCs were detected in any of the other collected soil samples. No PCBs were detected in any of the collected soil samples.

If you have any questions, please direct them through the appropriate channels.

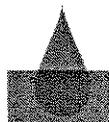
Sincerely,
RJN ENVIRONMENTAL SERVICES, LLC



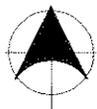
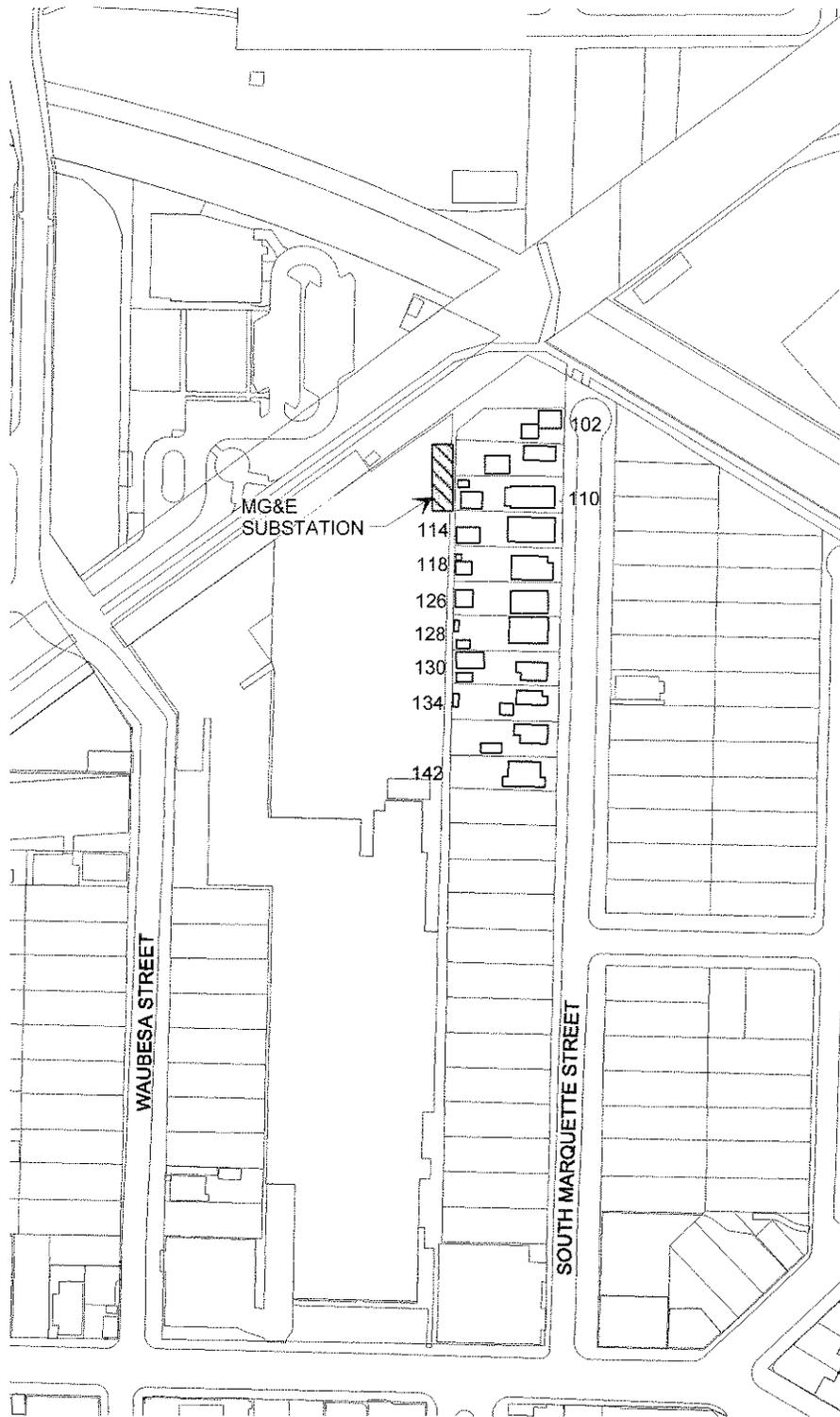
Robert J. Nauta
Hydrogeologist

Enclosures (Figures 1-10; Laboratory Report)

cc: Mark Meunier – Madison-Kipp Corporation
David Crass – Michael Best & Friedrich LLP

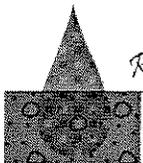
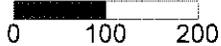


FIGURES



NORTH

SCALE IN FEET



RIN Environmental Services, LLC

Surface Water Studies
Groundwater Studies
Site Investigations

4631 COUNTY ROAD A, OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION
MADISON, WISCONSIN
SOIL SAMPLE PROPERTIES

FIGURE

1

DRAWN BY	PROJ. No.	DATE	FILE
RN	09-101	07 MAY 12	SOIL SAMPLE

PROPERTY LINE

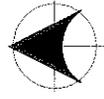
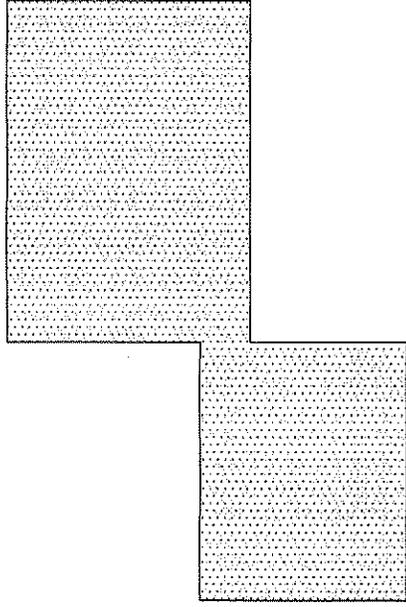
102-1

30'

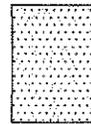
12'

102-2

6'



NORTH



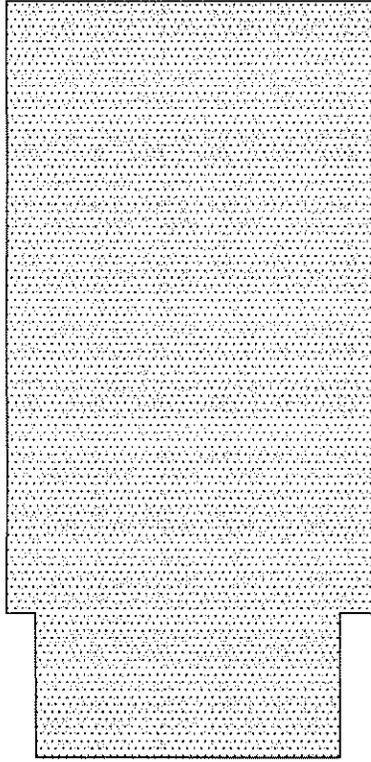
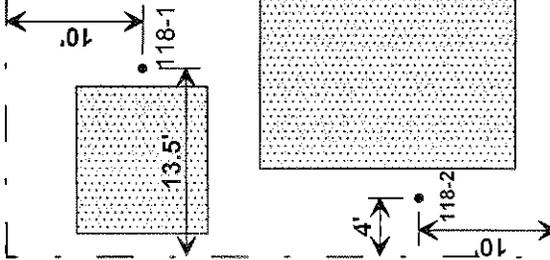
STRUCTURE

NOTE: BUILDING SIZES AND SHAPES ARE APPROXIMATE.

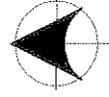

R2N Environmental Services, LLC
Surface Water Studies
Groundwater Studies
Site Investigations
4631 COUNTY ROAD A, OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION MADISON, WISCONSIN SOIL SAMPLE LOCATIONS 102 SOUTH MARQUETTE STREET		FIGURE 2
DRAWN BY RN	PROJ. No. 09-101	DATE 01 MAY 12
		FILE 102 MARQ

PROPERTY LINE



STRUCTURE

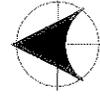
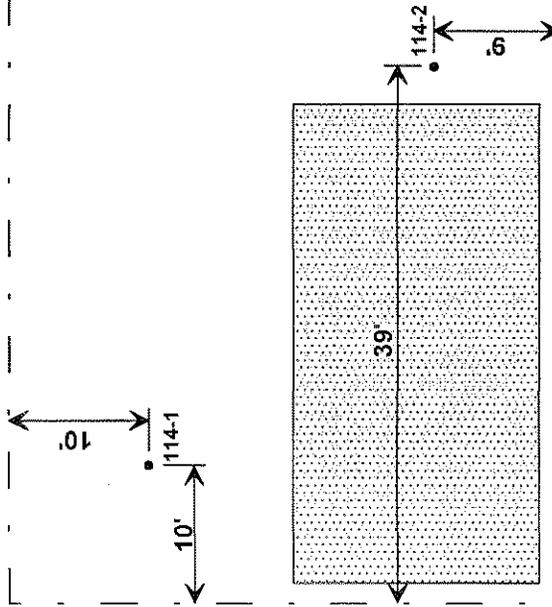


NORTH

NOTE: BUILDING SIZES AND SHAPES ARE APPROXIMATE.

 Surface Water Studies Groundwater Studies Site Investigations 4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001	MADISON-KIPP CORPORATION MADISON, WISCONSIN SOIL SAMPLE LOCATIONS 110 SOUTH MARQUETTE STREET		FIGURE 3
	DRAWN BY RN	PROJ. No. 09-101	DATE 01 MAY 12
			FILE 110 MARQ

PROPERTY LINE



NORTH



STRUCTURE

NOTE: BUILDING SIZES AND SHAPES ARE APPROXIMATE.


R/N Environmental Services, LLC
Surface Water Studies
Groundwater Studies
Site Investigations
4631 COUNTY ROAD A, OREGON, WISCONSIN 53575 (608) 576-3001

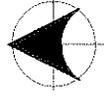
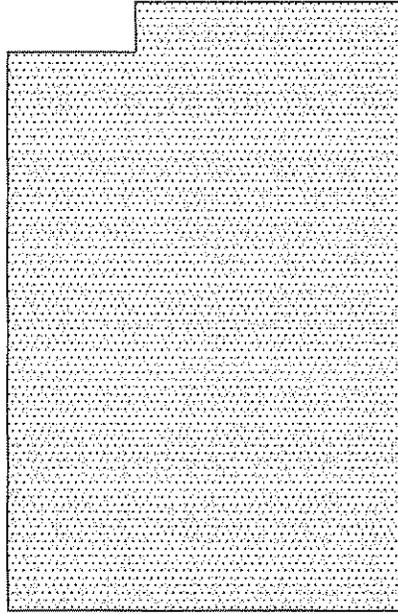
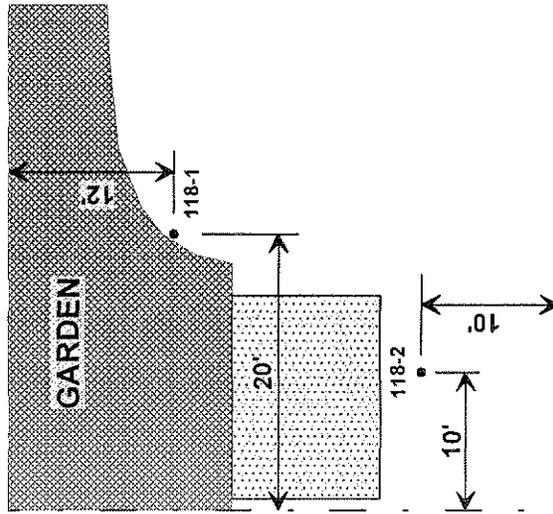
MADISON-KIPP CORPORATION
MADISON, WISCONSIN
SOIL SAMPLE LOCATIONS
114 SOUTH MARQUETTE STREET

FIGURE

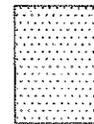
4

DRAWN BY	PROJ. No.	DATE	FILE
RN	09-101	01 MAY 12	114 MARQ

PROPERTY LINE



NORTH



STRUCTURE

NOTE: BUILDING SIZES AND SHAPES ARE APPROXIMATE.

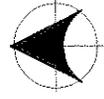
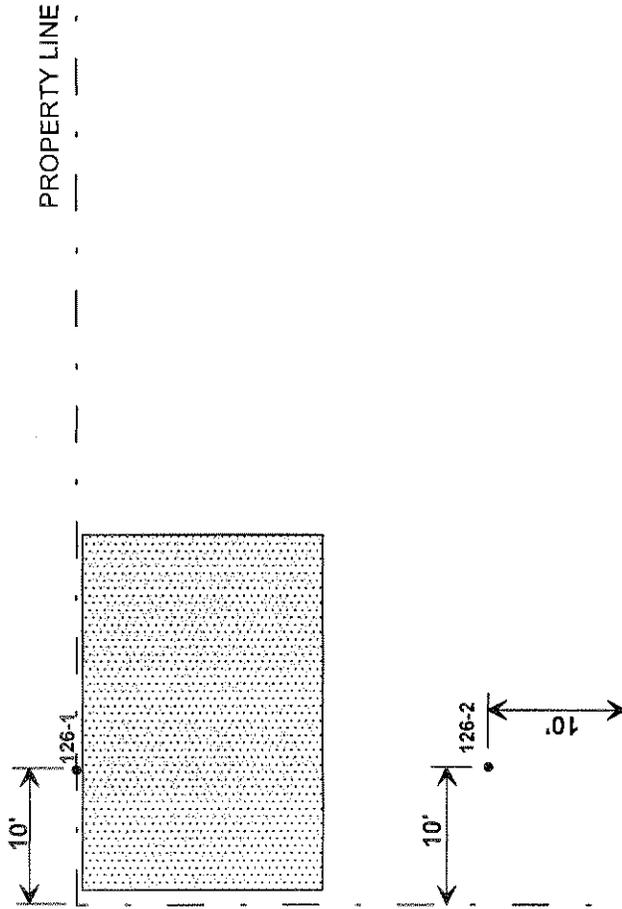


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MADISON-KIPP CORPORATION
MADISON, WISCONSIN
SOIL SAMPLE LOCATIONS
118 SOUTH MARQUETTE STREET

FIGURE
5

DRAWN BY	PROJ. No.	DATE	FILE
RN	09-101	01 MAY 12	118 MARQ



NORTH

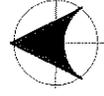
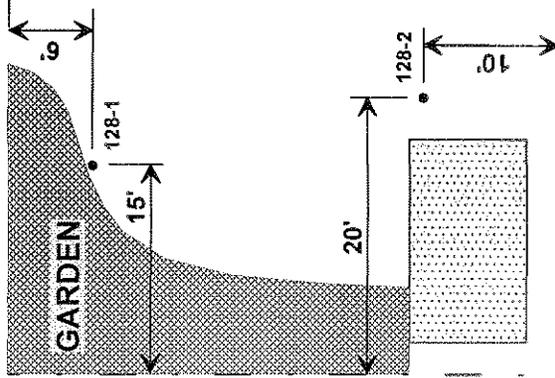


STRUCTURE

NOTE: BUILDING SIZES AND SHAPES ARE APPROXIMATE.

 RON Environmental Services, LLC Surface Water Studies Groundwater Studies Site Investigations <small>4651 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001</small>		MADISON-KIPP CORPORATION MADISON, WISCONSIN SOIL SAMPLE LOCATIONS 126 SOUTH MARQUETTE STREET	FIGURE 6
DRAWN BY RN	PROJ. No. 09-101	DATE 01 MAY 12	FILE 126 MARQ

PROPERTY LINE



NORTH

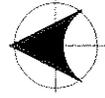
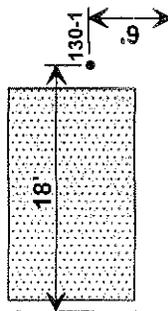
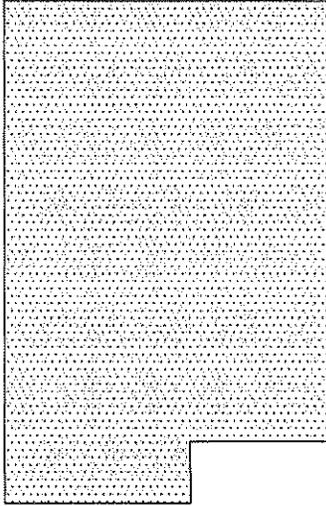
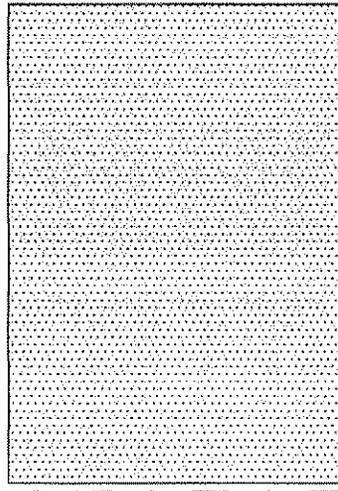


STRUCTURE

NOTE: BUILDING SIZES AND SHAPES ARE APPROXIMATE.

 RON Environmental Services, LLC Surface Water Studies Groundwater Studies Site Investigations 4531 COUNTY ROAD A, OREGON, WISCONSIN 53575 (608) 576-3001		FIGURE 7
MADISON-KIPP CORPORATION MADISON, WISCONSIN SOIL SAMPLE LOCATIONS 128 SOUTH MARQUETTE STREET		
DRAWN BY RN	PROJ. No. 09-101	DATE 01 MAY 12
		FILE 128 MARQ

PROPERTY LINE

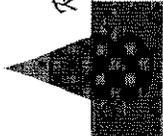


NORTH

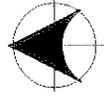
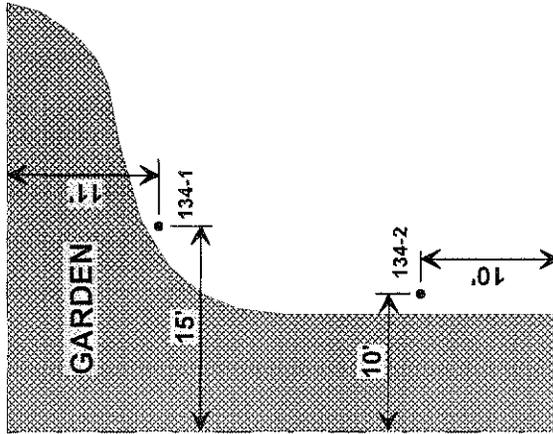


STRUCTURE

NOTE: BUILDING SIZES AND SHAPES ARE APPROXIMATE.

 RIN Environmental Services, LLC Surface Water Studies Groundwater Studies Site Investigations 4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001		MADISON-KIPP CORPORATION MADISON, WISCONSIN SOIL SAMPLE LOCATION 130 SOUTH MARQUETTE STREET		FIGURE 8
DRAWN BY RN	PROJ. No. 09-101	DATE 01 MAY 12	FILE 130 MARQ	

PROPERTY LINE



NORTH



STRUCTURE

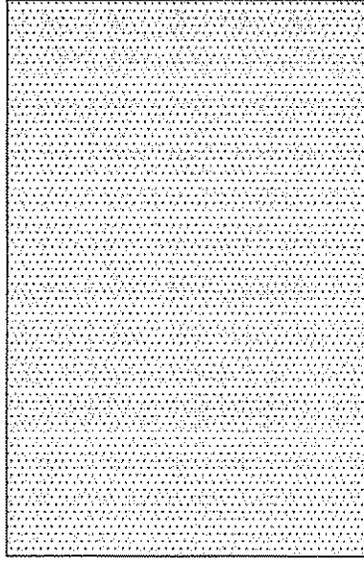
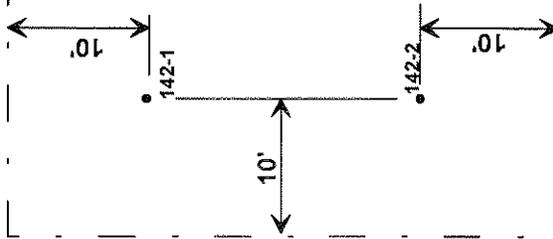
NOTE: BUILDING SIZES AND SHAPES ARE APPROXIMATE.

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MADISON-KIPP CORPORATION MADISON, WISCONSIN SOIL SAMPLE LOCATIONS 134 SOUTH MARQUETTE STREET	
DRAWN BY RN	PROJ. No. 09-101
DATE 01 MAY 12	FILE 134 MARQ

FIGURE
9

PROPERTY LINE



NORTH



STRUCTURE

NOTE: BUILDING SIZES AND SHAPES ARE APPROXIMATE.

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MADISON-KIPP CORPORATION MADISON, WISCONSIN SOIL SAMPLE LOCATIONS 142 SOUTH MARQUETTE STREET		FIGURE 10
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		FILE 142 MARC