



July 20, 2018

Mr. Paul Grittner, Contaminated Material Management Specialist  
Wisconsin Department of Natural Resources  
Remediation and Development  
PO Box 7921  
Madison, WI 53707-7921

RE: Amended Soil Management Plan  
Rock River Sediment Removal Project  
Janesville, Wisconsin  
BRRTS Activity # 02-54-577951

Dear Mr. Grittner:

On behalf of Jaines, LLC., EnviroAnalytics Group, LLC (EAG) is submitting the attached Amended Soil Management Plan for the Rock River Sediment Removal Project. This SMP has been amended to address the comments presented in your letter dated July 16, 2018.

Please note that all references to “clean” soil have been removed from the SMP. Soil samples will be characterized as one of four categories based on the analytical results. These categories are as follows:

- Offsite disposal
- Waste managed in the truck bay fill areas (complete with a cap)
- Waste stockpile for later reuse onsite (limit of 2,500 cubic yards)
- Waste to be reused as unconsolidated fill (Parking lot north of tire building)

A decision flow diagram has been included in the SMP for managing the dry sediment and the other waste generated by this project. All waste piles will be covered unless they are being managed. Efforts will be made to continuously characterize and reuse or dispose of material as it is being generated. EAG notes that only 2,500 cubic yards of material may be stockpiled onsite at a given time.

Preliminary estimates are that 9,600 cubic yards of material will be managed in the truck bay fill areas, another 2,500 cubic yards of material will be managed in the stockpile for later reuse once demolition of the plant is complete, and 2,500 cubic yards of material will be managed in the parking lot north of the tire building as unconsolidated fill material. The truck bay areas will be capped with a concrete slab to match the existing slab once filled.

The decision-making diagrams details the required procedure for ensuring that the management of solid waste on the former General Motors Assembly Plant is protective of human health and the environment. This process will compare the analytical results to the necessary exposure



criteria for several pathways and the final reuse location will be selected to ensure that current and future receptors are not exposed to residual contaminants.

EAG will submit weekly reports that will include the laboratory reports, comparison tables of the results to exposure criteria, waste volumes to be managed, and selected final reuse locations.

The site will be maintained as non-residential and inspections and maintenance of the concrete slab will be done on a regular basis.

If you have any questions, please contact me at 314-835-2814 or by email at [ddunn@enviroanalyticsgroup.com](mailto:ddunn@enviroanalyticsgroup.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel M. Dunn", is written over a light blue circular background.

Daniel M. Dunn  
Director of Remediation  
EnviroAnalytics Group, LLC  
1515 Des Peres Rd, Suite 300  
St. Louis, MO 63131

Attachment: Amended Soil Management Plan

cc: Bill Fitzpatrick, PE, PG  
James Killian

**AMENDED SOIL MANAGEMENT PLAN**  
**ROCK RIVER SEDIMENT REMOVAL PROJECT**  
**JANESVILLE, WISCONSIN**  
**BRRTS Activity # 02-54-577951**

**Prepared For:**

JAINES, LLC  
1650 DesPeres Rd., Suite 303  
St. Louis, MO 63131

**Prepared By:**



1650 Des Peres Rd, Suite 230  
St. Louis, MO 63131  
(314)835-1515

**July 2018**

## BACKGROUND

The Former General Motors (GM) Assembly Plant (the Site) located in Janesville (Rock County), Wisconsin has been assigned WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) Number (#) 02-54-577951. The property is currently zoned as M2 – Commercial. The Site contains sediments impacted by contaminants of potential ecological concern (COPECs), including polycyclic aromatic hydrocarbons (PAHs), lead, mercury, and polychlorinated biphenyls (PCBs), that were identified near the Adjacent Outfall where storm water from the former GM plant discharged to the Rock River north of the substation along Delavan Drive in Janesville. Information regarding the sedimentation in this reach of the Rock River was initially reported in studies completed for the City as part of the Monterey Dam demolition planning (Inter-Fluve, Inc., 2015). Multiple site investigations and evaluations were subsequently conducted by GM as documented in the *Sediment Investigation Report* (GHD Report No. 21, May 2016), the *Rock River Site Investigation Report* (GHD Report No. 30, May 2017), and the *Remedial Action Options Report* (GHD Report No. 32, May 2017). Multiple lines of evidence from comprehensive studies of sediment quality impacts on local biological receptors were evaluated utilizing statistical methods and consensus-based guidance to assess potential ecological and human health exposure risks.

Sediments near the Adjacent Outfall are impacted by contaminants of potential ecological concern (COPECs), including PAHs, lead, mercury, and PCBs. Storm water from the former GM plant discharged to the Rock River via this outfall north of the substation along Delavan Drive. This RADR proposes to mitigate impacts near the outfall based upon the evaluation of potential risks to sediment-dwelling benthic invertebrates. It should be noted that GM reported no records of releases to stormwater and the contaminants identified near the outfall may have originated from other sources and not solely from historical GM operations. This documents the Soil Management Plan for the sediments that are to be removed during the dredging activities.

This RADR presents the project approach and objectives for removal of approximately 15,000 cubic yards of impacted sediment from a designated remedial action area covering approximately two acres within the Rock River in the pool upstream from the Monterey Dam. All sediment within the remedial action area shall be removed to refusal and a certified clean fill sand blanket placed upon completion of the project.

The project layout depicted on **Figure 3** proposes hydraulically dredging the impacted sediment using a shrouded Toyo 150B dredge pump and conveyance of the sediment / river water slurry to the former GM plant for dewatering and treatment. The slurry will be conveyed through a floating hose to temporary piping installed through the box culvert at the outfall leading back to the diversion chamber located south of Delevan Drive at the former GM Site. The granular solids within the slurry will be removed by settling in a concentrator tank and across a drying bed. The fluids containing fine-grained particles (concentrator supernatant) will be pumped into the large steel tank (#1) for additional solids removal by settling that may include polymerization. The water fraction will be pumped into the return water tank (#2). A fraction of the settled solids containing fine particles and organic matter will be filtered through geotextile tubes, with the ellutriant captured and recirculated to the settling tank.



Once removed from the drying bed, solids will be placed into segregated stockpiles located on concrete or asphalt and monitored using the paint-filter liquids test (PFLT) by ASTM 9095B, slump test, and/or field moisture content by the microwave method using paper cups. Once dewatered, dried sediments will be characterized for proper re-use onsite or final disposal offsite, in accordance with the Sampling and Analyses Plan and the Soil Management Plan described below. Five-point composite samples will be collected from each stockpile. Samples will be submitted to the laboratory and analyzed for the total concentrations of PAHs, PCBs, and metals. In addition, the water leach extraction procedure (ASTM Method 3987) will be followed and leachate analyzed for PAHs, PCBs, and metals. Initially, analytical results will be requested on a Rush turnaround time, typically 3-5 days (versus normal TAT of 10 days). The results will be compared to the industrial RCLs and transmitted to DNR upon receipt along with EAG's management path for the material.

Attached is the TCLP data that was provided in the General Motors Site Investigation that is adequate for screening for the hazardous categorization of the sediment. Also attached is a summary of the analytical results of the sediment samples obtained during the General Motors Site Investigation. The laboratory reports for these samples, including the chains of custody, were previously submitted to the WDNR.

The dredging activities are anticipated to start July 15, 2018 and take approximately 90 days to complete.

#### **MANAGEMENT OF CONTAMINATED SOIL OR SOLID WASTES EXCAVATED DURING RESPONSE ACTIONS**

It is requested that an exemption be granted in order to store and manage the dry sediment generated from this response action at the site which is not an operating licensed landfill (NR718.15). The Wisconsin DNR recommended format for exemption request is attached to this document. The information requested in Sections 3, 4, 5, 6, 8, 9, and 10 are included in this Soil Waste Management Plan.

#### **STORAGE OF EXCAVATED CONTAMINATED SOIL**

Once removed from the drying bed, the dried sediment will be stored within the sand stockpile dividers and characterized. Based on the results of laboratory analyses soils will either be segregated to a temporary storage area for transportation and disposal offsite (complete with an impervious liner), transported to the truck bay fill areas to be used as fill material that will eventually be capped with concrete to match the existing slab at the completion of these activities, stockpiled in an area located west of the operations for beneficial reuse onsite, or used as unconsolidated fill material to the east of the operations (parking lot north of the tire building). The final reuse locations are detailed on Figures 4 and 5. A decision diagram is included as Figure 6. Efforts will be made to continuously characterize and reuse or dispose of material as it is being generated per the decision diagram.

In accordance with NR 718.05 (2), none of the stockpile or final reuse locations are within a flood plain. These locations are more than 100-feet from a wetland, 300-feet from a navigable river, stream, lake, pond, or flowage, and more than 300-feet from any water supply well. All stockpile and final reuse locations are more than 400-feet from the Rock River. Signs will be posted in the areas around the drying beds that will include the name, address, and phone number of the owner or operation, the types

of hazardous substances on the property, the WDNR issued site ID number, and the anticipated removal date.

The dried sediment will be placed in the sand stockpile dividers on an impervious base (concrete pavement). The slope of the pavement beneath the sand stockpile dividers drains to an existing stormwater inlet manhole that will be plugged to serve as a sump and pumped back into treatment Tank #1 to control surface water runoff. These soil piles will be covered at the end of each day.

Samples of the dried sediment within the sand stockpile dividers (500 cubic yard piles) will be collected and analyzed per the Sampling and Analyses Plan. Samples will be analyzed for the COPEC identified during the Rock River sediment investigation and compared to the industrial land use RSLs. The final reuse location for each stockpile will be determined based on the total elemental concentrations and the concentrations in the water leach test procedure. A decision diagram is included with this Soil Waste Management Plan as Figure 6.

Soil piles with concentrations of COPEC are greater than the vapor intrusion industrial land use RSLs will be placed on plastic sheeting in the waste piles, solidified, permitted as non-hazardous waste, and offsite transportation to an appropriate disposal facility arranged. Manifests for the transportation and disposal of this material will be maintained by EAG and copies submitted to the WDNR with each weekly report.

All analytical results will be reported to the WDNR with each weekly report. It is expected that approximately 30 to 40 samples will be collected as part of this scope of work. The attached form for sample results notification will be used.

The only storage pile that is anticipated to remain for more than 30 days is the stockpile to the west of the operations. This stockpile will be continuously covered, unless the waste is being managed, and inspected every week for erosion and storm water controls. WDNR will also be notified if a soil stockpile will remain on site for more than 90 days.

No transportation or treatment, other than transporting impacted soils to an appropriate offsite facility or to the designated final reuse locations onsite is anticipated.

Soils at the receiving site are generally fill material on top of silty-clay or clayey-silt. Based on boreholes advanced at the Site in September 2014, the uppermost material beneath the top soil, gravel fill, or concrete, consisted of alternating clay and silty, clayey, and/or gravelly sands. Clay was encountered at thicknesses ranging from 1 to 4.5 feet. Groundwater was encountered at depths ranging from 4.5 to 7 feet bgs in various soil types (sand, clay, or gravel). The depth to water is observed at approximately 9-10 feet below ground surface. Groundwater flow is to the north-northwest toward the Rock River, which follows the general Site topography. These observations were recorded during previous site investigations across the receiving site and environmental investigations are still ongoing.

Any continuing obligations will be determined in the future based on the results of the analyses of the dry sediment samples. A copy of the property deed is attached to this document.

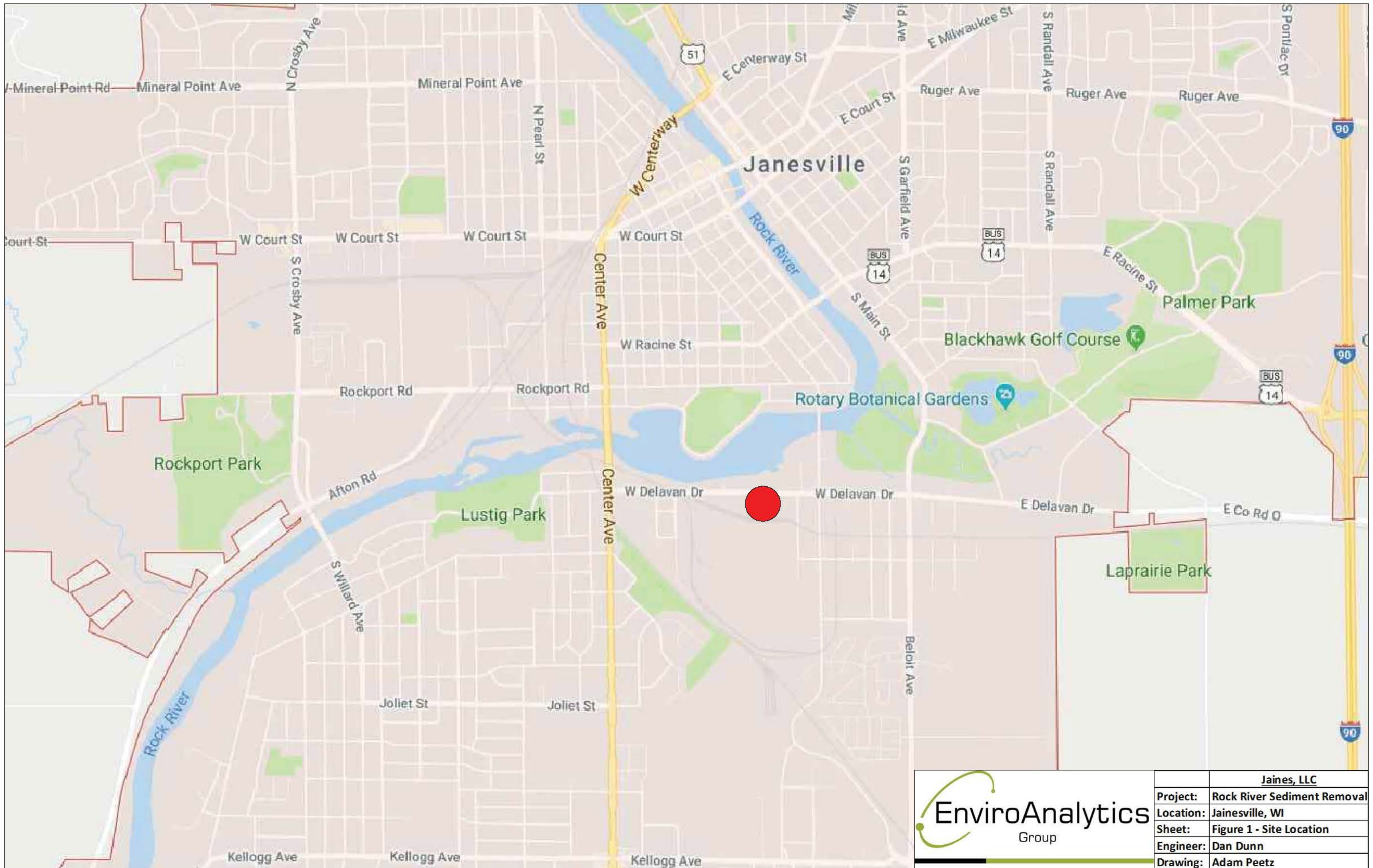
## **REPORTING**

A report will be submitted to the WDNR on a weekly basis. This report will detail the volume of material recovered, the laboratory results for the samples, a comparison of results to the non-residential

standards including vapor intrusion, dermal contact, soil-to-groundwater, and the groundwater standard (water leach test procedure). This report will also detail the final reuse location for each stockpile based on the analytical results, comparisons to non-residential standards, and the decision diagram included as Figure 6 in the Soil Waste Management Plan.

### **CONTINUING OBLIGATIONS**

The site zoning will be maintained as industrial and the concrete cap that will be installed above the material placed in the truck bay fill areas will be inspected regularly and repaired as needed to ensure the integrity of the concrete.



	Jaines, LLC
Project:	Rock River Sediment Removal
Location:	Janesville, WI
Sheet:	Figure 1 - Site Location
Engineer:	Dan Dunn
Drawing:	Adam Peetz

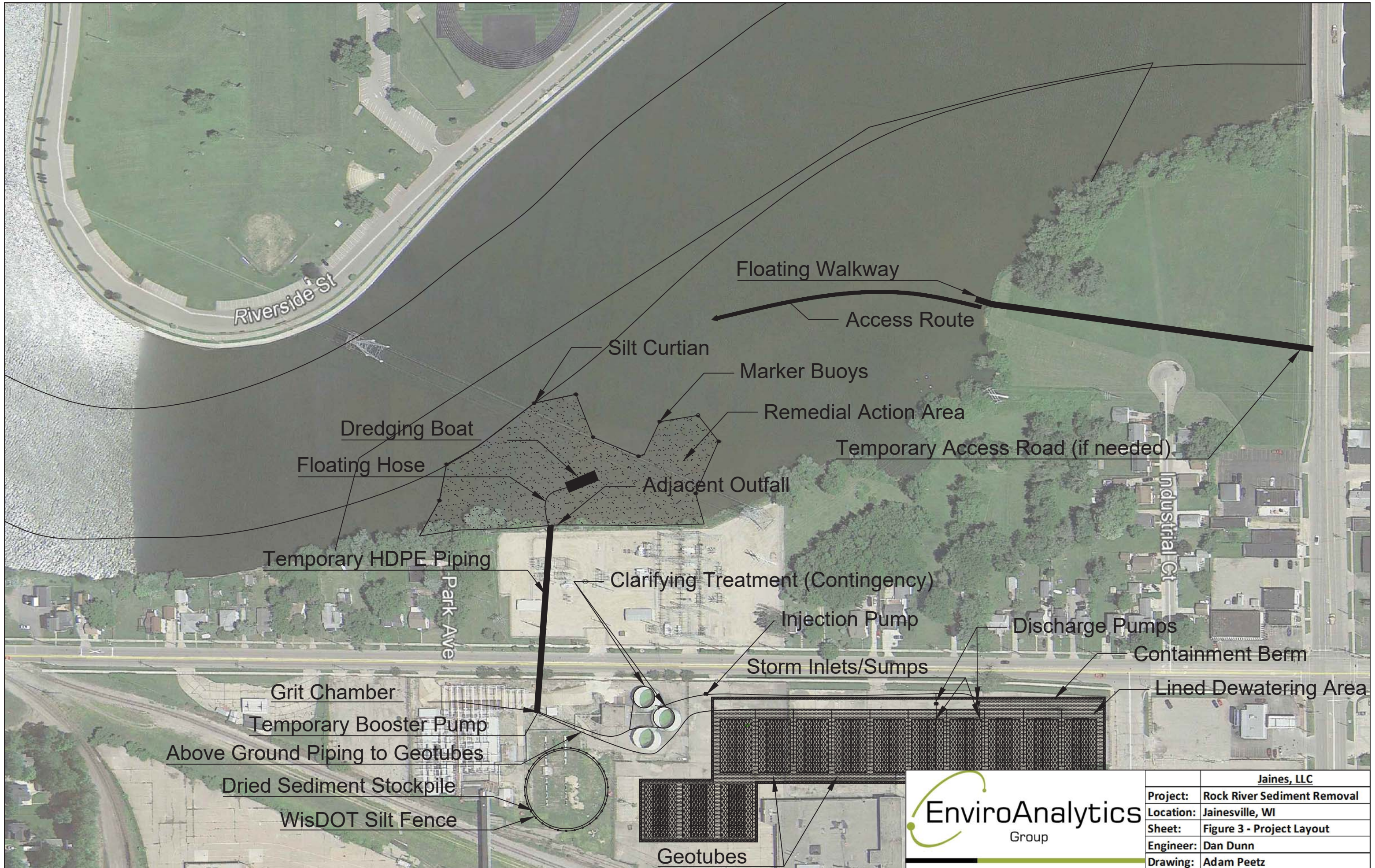




**EnviroAnalytics**  
Group

	<b>Jaines, LLC</b>
<b>Project:</b>	Rock River Sediment Removal
<b>Location:</b>	Jainesville, WI
<b>Sheet:</b>	Figure 2 - Site Aerial
<b>Engineer:</b>	Dan Dunn
<b>Drawing:</b>	Adam Peetz



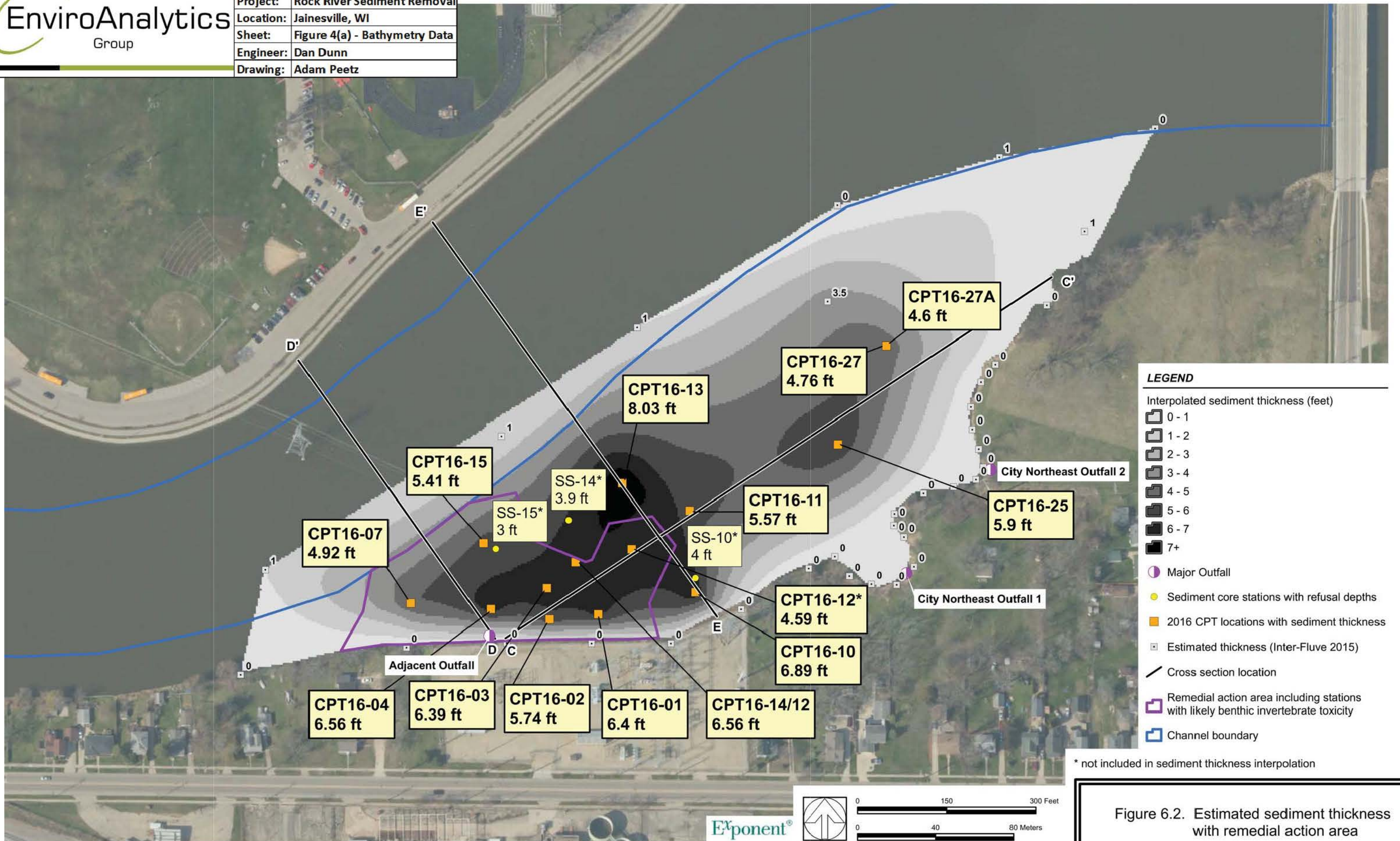


Riverside St  
 Floating Walkway  
 Access Route  
 Silt Curtian  
 Marker Buoys  
 Remedial Action Area  
 Temporary Access Road (if needed)  
 Dredging Boat  
 Floating Hose  
 Adjacent Outfall  
 Temporary HDPE Piping  
 Clarifying Treatment (Contingency)  
 Injection Pump  
 Discharge Pumps  
 Containment Berm  
 Lined Dewatering Area  
 Storm Inlets/Sumps  
 Park Ave  
 Grit Chamber  
 Temporary Booster Pump  
 Above Ground Piping to Geotubes  
 Dried Sediment Stockpile  
 WisDOT Silt Fence  
 Geotubes



	Jaines, LLC
Project:	Rock River Sediment Removal
Location:	Jainesville, WI
Sheet:	Figure 3 - Project Layout
Engineer:	Dan Dunn
Drawing:	Adam Peetz





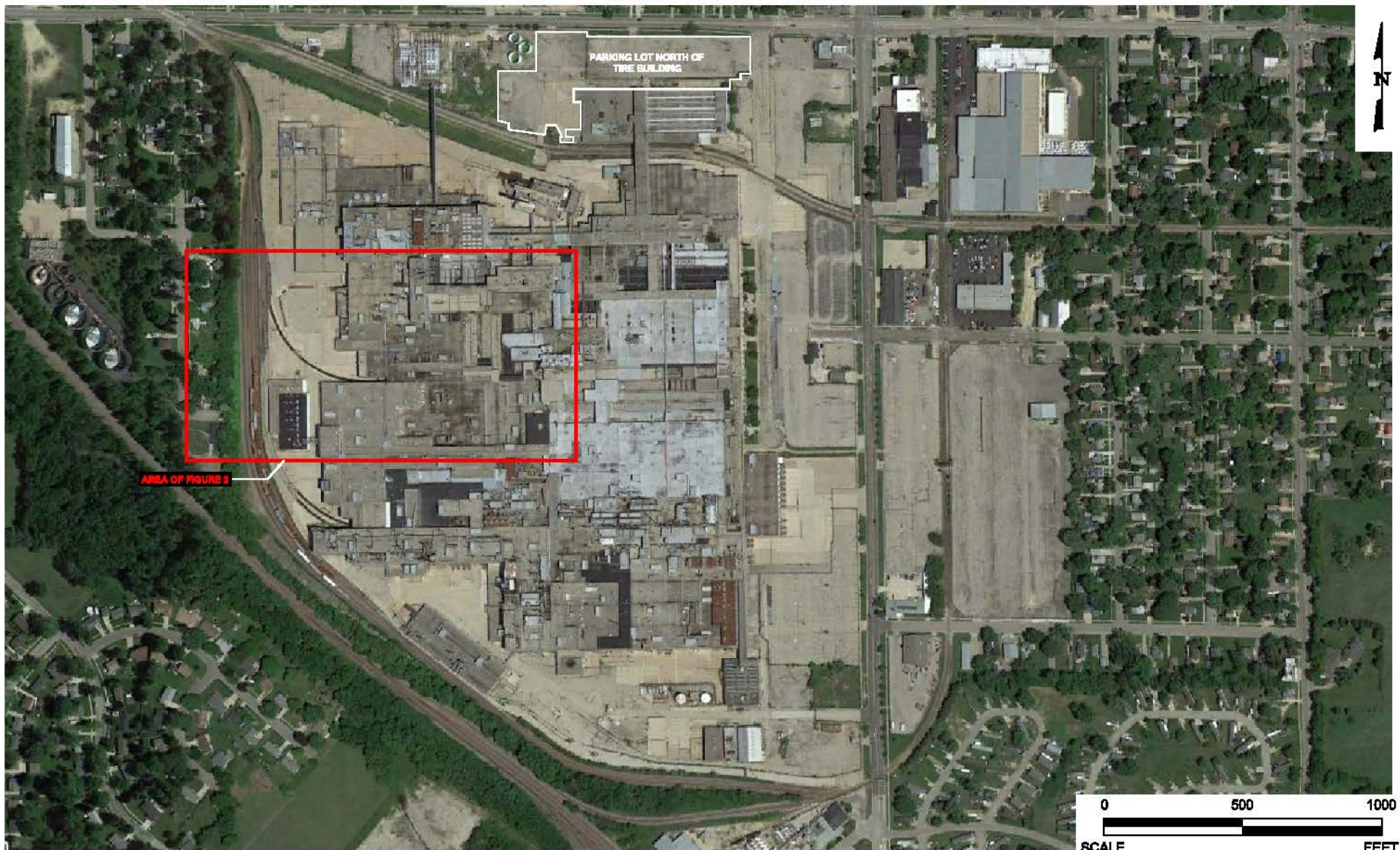
**LEGEND**

- Interpolated sediment thickness (feet)
- 0 - 1
- 1 - 2
- 2 - 3
- 3 - 4
- 4 - 5
- 5 - 6
- 6 - 7
- 7+
- Major Outfall
- Sediment core stations with refusal depths
- 2016 CPT locations with sediment thickness
- Estimated thickness (Inter-Fluve 2015)
- Cross section location
- Remedial action area including stations with likely benthic invertebrate toxicity
- Channel boundary

\* not included in sediment thickness interpolation

Figure 6.2. Estimated sediment thickness with remedial action area

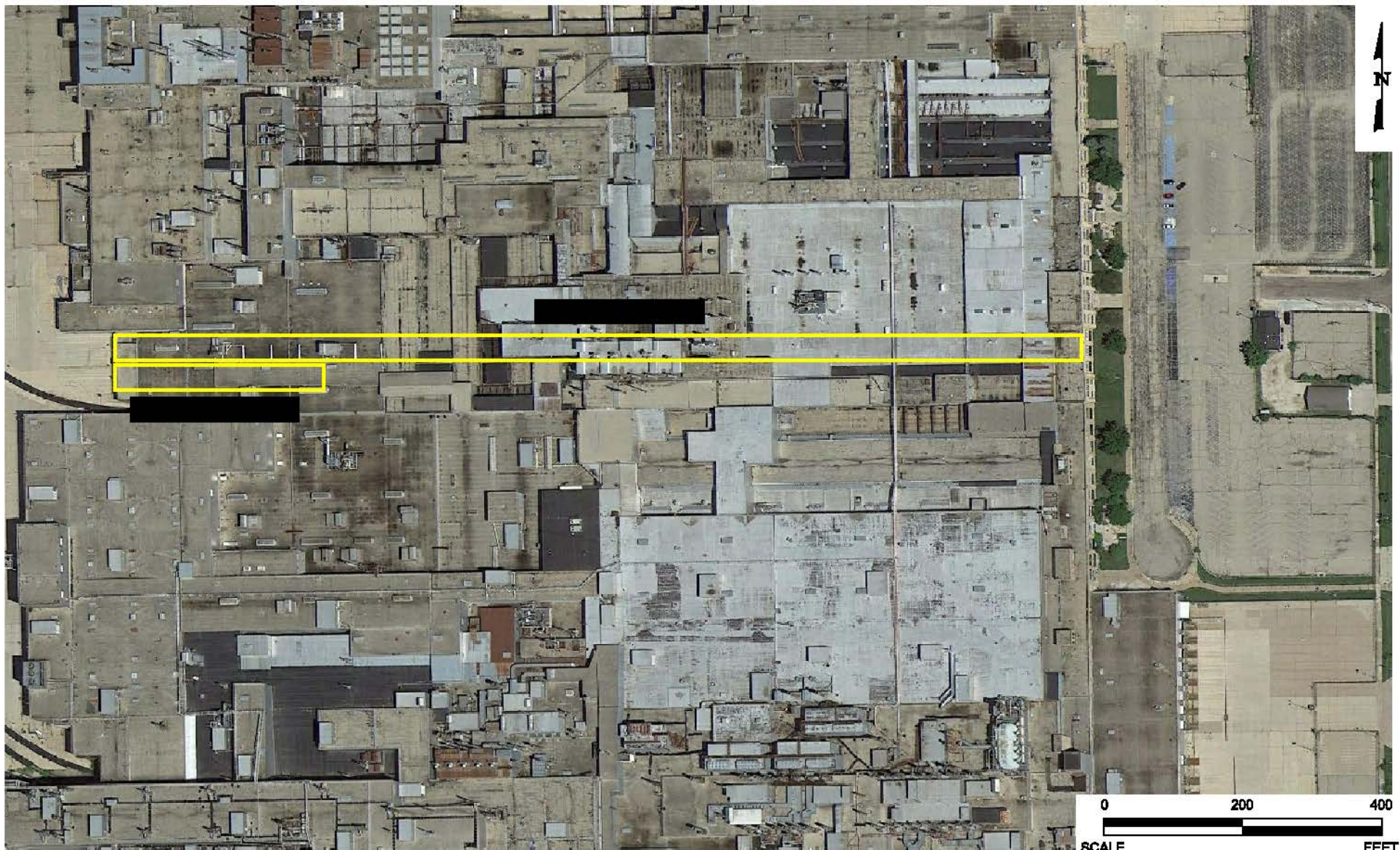




DESIGN: PK	DRAWN: lmc	CHKD.: PK
DATE: 07/19/18	SCALE: As Shown	REV.:
DRAWING NAME: EAG 2018JANESVILLE PLANTFIGURE 4 AREA MAP		

**FIGURE 4  
AREA MAP  
GM Janesville Assembly Plant  
1000 General Motors Drive  
Janesville, Wisconsin**

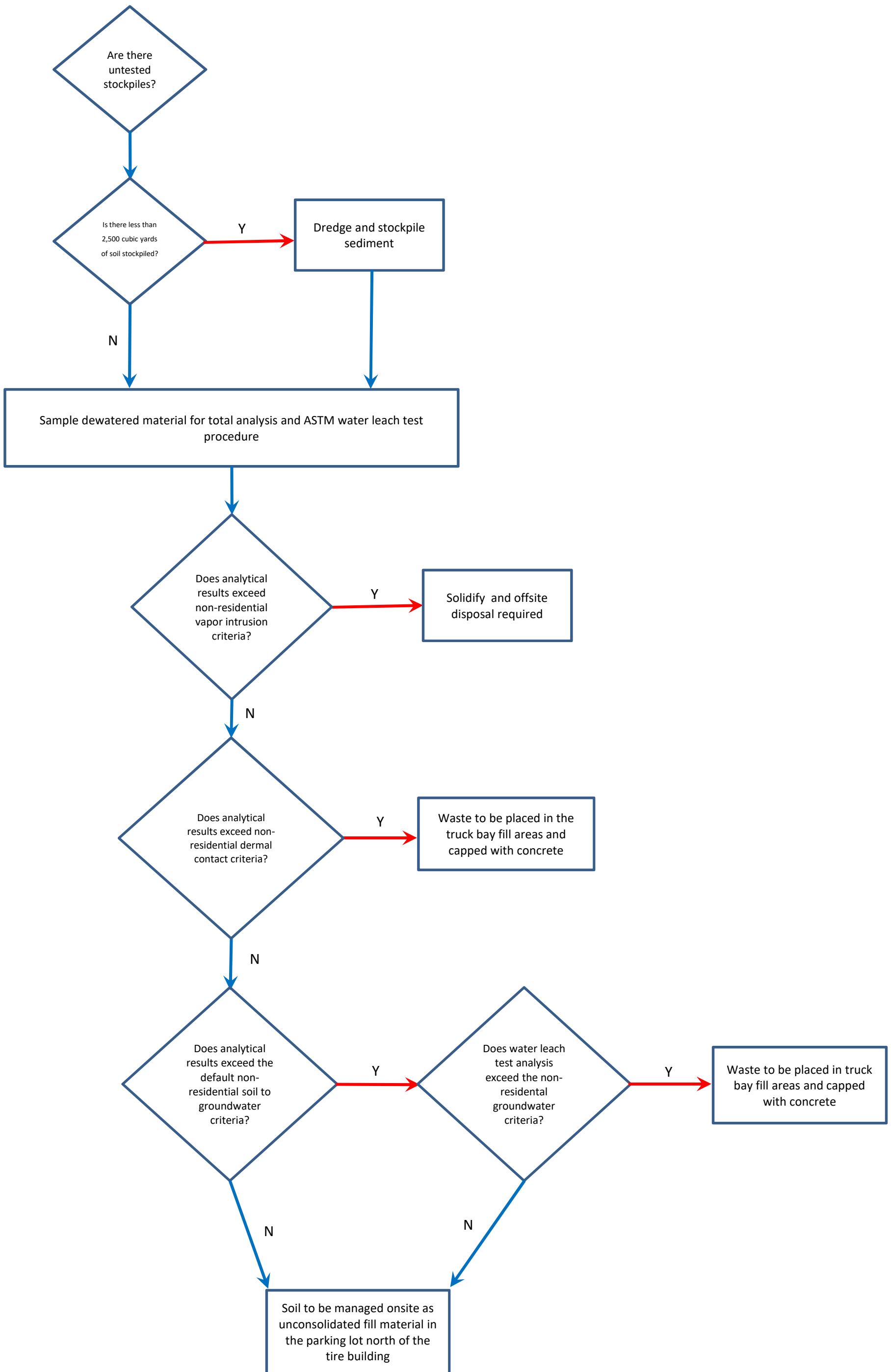




**FIGURE 5**  
**BENEFICIAL REUSE LOCATIONS - TRUCK BAY FILL AREAS**  
**GM Janesville Assembly Plant**  
**1000 General Motors Drive**  
**Janesville, Wisconsin**

DESIGN: PK	DRAWN: lmc	CHKD.: PK
DATE: 07/19/18	SCALE: As Shown	REV.:
DRAWING NAME: EAG 2018JANESVILLEFIG 5 BENEFICIAL REUSE LOC.		

FIGURE 6  
SOIL WASTEMANAGEMENT PLAN - DECISION DIAGRAM  
1000 GENERAL MOTORS DRIVE  
JANESVILLE, WISCONSIN



**Table 2.8A**  
**Summary of Sediment Analytical Results**  
**Rock River (RM 178.5 to 180.5) Investigation Report**  
**GM Janesville Assembly Plant**  
**Janesville, WI**

Sample Location:	SS-1	SS-1	SS-1	SS-2	SS-2	SS-2	SS-2	SS-3	SS-3	SS-3	
Sample Identification:	SE-031016-JN-021	SE-031016-JN-023	SE-031016-JN-022	SE-031016-JN-014	SE-031016-JN-016	SE-031016-JN-017	SE-031016-JN-015	SE-031016-JN-018	SE-031016-JN-020	SE-031016-JN-019	
Sample Date:	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	
Sample Depth:	0-0.5 ft BGS	0-3.5 ft BGS	0.5-2 ft BGS	0-0.5 ft BGS	0-2 ft BGS	0-2 ft BGS	0.5-2 ft BGS	0-0.5 ft BGS	0-3.67 ft BGS	0.5-2 ft BGS	
Sample Type:	Shallow	Composite	Deep	Shallow	Composite	Duplicate	Deep	Shallow	Composite	Deep	
Photoionization Detector (PID) Reading (ppm) <sup>(1)</sup>	0	0	0	28	28	28	0	150	150	7	
<b>Parameters</b>		<b>Units</b>									
<b>TCLP Metals</b>											
Arsenic	mg/L	--	0.0076 J	--	--	0.030 J	0.025 J	--	--	0.036 J	--
Barium	mg/L	--	0.75 J	--	--	1.2 J	1.1 J	--	--	1.2 J	--
Cadmium	mg/L	--	0.00061 J	--	--	0.0031 J	0.0033 J	--	--	0.0049 J	--
Chromium	mg/L	--	0.0035 J	--	--	0.0044 J	0.0046 J	--	--	0.0060 J	--
Lead	mg/L	--	0.0019 U	--	--	0.078 J	0.046 J	--	--	0.18 J	--
Mercury	mg/L	--	0.000090 U	--	--	0.000090 U	0.000090 U	--	--	0.000090 U	--
Selenium	mg/L	--	0.0040 U	--	--	0.0040 U	0.0040 U	--	--	0.0040 U	--
Silver	mg/L	--	0.00092 U	--	--	0.0010 J	0.0015 J	--	--	0.0014 J	--

**Table 2.8A**  
**Summary of Sediment Analytical Results**  
**Rock River (RM 178.5 to 180.5) Investigation Report**  
**GM Janesville Assembly Plant**  
**Janesville, WI**

Sample Location:	SS-4	SS-4	SS-4	SS-4	SS-5	SS-5	SS-5	SS-6	SS-6	SS-6	
Sample Identification:	SE-030916-JN-007	SE-030916-JN-010	SE-030916-JN-008	SE-030916-JN-009	SE-031016-JN-011	SE-031016-JN-013	SE-031016-JN-012	SE-030916-JN-001	SE-030916-JN-003	SE-030916-JN-002	
Sample Date:	3/9/2016	3/9/2016	3/9/2016	3/9/2016	3/10/2016	3/10/2016	3/10/2016	3/9/2016	3/9/2016	3/9/2016	
Sample Depth:	0-0.5 ft BGS	0-4.08 ft BGS	0.5-2 ft BGS	0.5-2 ft BGS	0-0.5 ft BGS	0-2 ft BGS	0.5-2 ft BGS	0-0.5 ft BGS	0-2 ft BGS	0.5-2 ft BGS	
Sample Type:	Shallow	Composite	Deep	Duplicate	Shallow	Composite	Deep	Shallow	Composite	Deep	
Photoionization Detector (PID) Reading (ppm) <sup>(1)</sup>	88	162	162	162	18	28	28	16	22	22	
<b>Parameters</b>		<b>Units</b>									
<b>TCLP Metals</b>											
Arsenic	mg/L	--	0.067 J	--	--	--	0.027 J	--	--	0.028 J	--
Barium	mg/L	--	1.2 J	--	--	--	0.17 J	--	--	0.61 JB	--
Cadmium	mg/L	--	0.011 J	--	--	--	0.0016 J	--	--	0.00070 J	--
Chromium	mg/L	--	0.0054 J	--	--	--	0.013 J	--	--	0.00055 JB	--
Lead	mg/L	--	1.2	--	--	--	0.19 J	--	--	0.11 J	--
Mercury	mg/L	--	0.00013 J	--	--	--	0.000090 U	--	--	0.000090 U	--
Selenium	mg/L	--	0.0040 U	--	--	--	0.0040 U	--	--	0.0040 U	--
Silver	mg/L	--	0.00092 U	--	--	--	0.0013 J	--	--	0.0019 J	--

**Table 2.8A**  
**Summary of Sediment Analytical Results**  
**Rock River (RM 178.5 to 180.5) Investigation Report**  
**GM Janesville Assembly Plant**  
**Janesville, WI**

Sample Location:	SS-7	SS-7	SS-7	SS-9	SS-9	SS-9	SS-9
Sample Identification:	SE-030916-JN-004	SE-030916-JN-006	SE-030916-JN-005	SE-031016-JN-024	SE-031016-JN-027	SE-031016-JN-025	SE-031016-JN-026
Sample Date:	3/9/2016	3/9/2016	3/9/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016
Sample Depth:	0-0.5 ft BGS	0-3 ft BGS	0.5-2 ft BGS	0-0.5 ft BGS	0-1.5 ft BGS	0.5-1.5 ft BGS	0.5-1.5 ft BGS
Sample Type:	Shallow	Composite	Deep	Shallow	Composite	Deep	Duplicate
Photoionization Detector (PID) Reading (ppm) <sup>(1)</sup>	0	0	0	0	0	0	0
<b>Parameters</b>		<b>Units</b>					
<b>TCLP Metals</b>							
Arsenic	mg/L	--	0.025 JB	--	--	0.012 J	--
Barium	mg/L	--	0.87 JB	--	--	0.86 J	--
Cadmium	mg/L	--	0.00015 J	--	--	0.00016 J	--
Chromium	mg/L	--	0.00055 JB	--	--	0.0038 J	--
Lead	mg/L	--	0.052 J	--	--	0.055 J	--
Mercury	mg/L	--	0.000090 U	--	--	0.000090 U	--
Selenium	mg/L	--	0.0040 U	--	--	0.0040 U	--
Silver	mg/L	--	0.00092 U	--	--	0.00092 U	--



Table 2.BB
Summary of Sediment Analytical Results
Rock River (RM 178.5 to 180.5) Investigation Report
GM Janesville Assembly Plant
Janesville, WI

Table with columns: Sample Location, Sample Identification, Sample Date, Sample Depth, Sample Type, Photoionization Detector (PID) Reading (ppm), Units, Parameters, and various chemical analytes including PAHs, PCBs, Metals, and SEM.

Table 2.8B

Summary of Sediment Analytical Results  
Rock River (RM 178.5 to 180.5) Investigation Report  
GM Janesville Assembly Plant  
Janesville, WI

Table with columns for Sample Location, Sample Identification, Sample Date, Sample Depth, Sample Type, Photoionization Detector (PID) Reading (ppm)%, Parameters, and various chemical analytes (e.g., Semi-Volatile Organic Compounds (SVOCs), Polychlorinated Biphenyls (PCBs), Metals). The table contains multiple rows for different parameters and chemical groups, with data values for 26 different sample locations (SS-21 to SS-31) across three sample dates (10/18/2016, 10/19/2016, 10/20/2016).

Table 2.BB

Summary of Sediment Analytical Results
Rock River (RM 178.5 to 180.5) Investigation Report
GM Janesville Assembly Plant
Janesville, WI

Table with columns for Sample Location, Sample Identification, Sample Date, Sample Depth, Sample Type, Photoionization Detector (PID) Reading (ppm)%, Parameters, Units, and various chemical compounds including Semi-Volatile Organic Compounds (SVOCs), Alkylated PAHs, Polychlorinated Biphenyls (PCBs), Metals, and Simultaneously Extracted Metals (SEM).





Table 2.8B  
 Summary of Sediment Analytical Results  
 Rock River (RM 178.5 to 180.5) Investigation Report  
 GM Janesville Assembly Plant  
 Janesville, WI

Sample Location:	SS-59	SS-59	SS-60	SS-60	
Sample Identification:	SE-102716-JL-118	SE-102716-JL-119	SE-102716-JL-116	SE-102716-JL-117	
Sample Date:	10/27/2016	10/27/2016	10/27/2016	10/27/2016	
Sample Depth:	0-0.5 ft BGS	0.5-2 ft BGS	0-0.5 ft BGS	0.5-2 ft BGS	
Sample Type:					
Photoionization Detector (PID) Reading (ppm) <sup>1</sup> :	0	0	0	0	
Parameters	Units				
<b>Semi-Volatile Organic Compounds (SVOCs)</b>					
Polycyclic Aromatic Hydrocarbons (PAHs)					
Acenaphthene	mg/kg	0.035 J	0.03 J	0.032 U	0.027 U
Acenaphthylene	mg/kg	0.092 J	0.038 U	0.052 U	0.045 U
Anthracene	mg/kg	0.069 J	0.05 J	0.052 U	0.047 J
Benzo(a)anthracene	mg/kg	0.38 J	0.25 J	0.1 J	0.19 J
Benzo(a)pyrene	mg/kg	0.38 J	0.27 J	0.12 J	0.21 J
Benzo(b)fluoranthene	mg/kg	0.73 J	0.48 J	0.16 J	0.27 J
Benzo(e)pyrene	mg/kg	0.34 J	0.25 J	0.082 J	0.15 J
Benzo(g,h,i)perylene	mg/kg	0.27 J	0.19 J	0.049 U	0.12 J
Benzo(k)fluoranthene	mg/kg	0.27 J	0.19 J	0.12 U	0.1 J
Chrysene	mg/kg	0.76 J	0.47 J	0.12 J	0.25 J
Dibenz(a,h)anthracene	mg/kg	0.053 U	0.042 U	0.056 U	0.05 U
Fluoranthene	mg/kg	1.7	0.64 J	0.2 J	0.52 J
Fluorene	mg/kg	0.051 U	0.04 U	0.055 U	0.047 U
Indeno(1,2,3-cd)pyrene	mg/kg	0.4 J	0.3 J	0.21 J	0.24 J
Naphthalene	mg/kg	0.087 U	0.069 U	0.095 U	0.081 U
Perylene	mg/kg	0.24 U	0.19 U	0.26 U	0.22 U
Phenanthrene	mg/kg	0.4 J	0.38 J	0.1 J	0.47 J
Pyrene	mg/kg	1.4	0.62 J	0.22 J	0.51 J
<b>Alkylated PAHs</b>					
1-Methylnaphthalene	ng/g	35 U	--	19 U	--
2-Methylnaphthalene	ng/g	77 U	--	43 U	--
C1-Benzo(a)anthracenes/chrysenes	ng/g	660 J	--	490 J	--
C1-Dibenzothiophenes	ng/g	64 J	--	72 J	--
C1-Fluoranthenes/Pyrenes	ng/g	900 J	--	630 J	--
C1-Fluorenes	ng/g	44 J	--	44 J	--
C1-Phenanthrenes/Anthracenes	ng/g	210 J	--	180 J	--
C2-Benzo(a)anthracenes/chrysenes	ng/g	580 J	--	350 J	--
C2-Dibenzothiophenes	ng/g	74 J	--	70 J	--
C2-Fluorenes	ng/g	50 J	--	42 J	--
C2-Naphthalenes	ng/g	95 J	--	43 J	--
C2-Phenanthrenes/Anthracenes	ng/g	240 J	--	190 J	--
C3-Benzo(a)anthracenes/chrysenes	ng/g	840 J	--	500 J	--
C3-Dibenzothiophenes	ng/g	61 J	--	43 J	--
C3-Fluorenes	ng/g	40 J	--	31 J	--
C3-Naphthalenes	ng/g	58 J	--	54 J	--
C3-Phenanthrenes/Anthracenes	ng/g	130 J	--	86 J	--
C4-Benzo(a)anthracenes/chrysenes	ng/g	360 J	--	190 J	--
C4-Dibenzothiophenes	ng/g	31 J	--	16 J	--
C4-Naphthalenes	ng/g	67 J	--	36 J	--
C4-Phenanthrenes/Anthracenes	ng/g	61 J	--	29 J	--
Dibenzothiopene	ng/g	52	--	40	--
<b>Polychlorinated Biphenyls (PCBs)</b>					
Aroclor-1016 (PCB-1016)	mg/kg	0.068 U	0.056 U	0.079 U	0.064 U
Aroclor-1221 (PCB-1221)	mg/kg	0.065 U	0.054 U	0.076 U	0.061 U
Aroclor-1232 (PCB-1232)	mg/kg	0.045 U	0.038 U	0.053 U	0.043 U
Aroclor-1242 (PCB-1242)	mg/kg	0.056 U	0.047 U	0.066 U	0.053 U
Aroclor-1248 (PCB-1248)	mg/kg	0.048 U	0.04 U	0.056 U	0.045 U
Aroclor-1254 (PCB-1254)	mg/kg	0.036 U	0.033 U	0.046 U	0.037 U
Aroclor-1260 (PCB-1260)	mg/kg	0.051 U	0.042 U	0.059 U	0.048 U
Aroclor-1262 (PCB-1262)	mg/kg	0.023 U	0.019 U	0.026 U	0.021 U
Aroclor-1268 (PCB-1268)	mg/kg	0.056 U	0.047 U	0.066 U	0.053 U
Total PCBs	mg/kg	ND	ND	ND	ND
<b>Metals</b>					
Antimony	mg/kg	0.29 J	0.11 J	1.2 U	0.99 U
Arsenic	mg/kg	3.8	3.3	3.7	3.3
Barium	mg/kg	121	108	155	126
Beryllium	mg/kg	0.51 U	0.37 U	0.60 U	0.49 U
Cadmium	mg/kg	0.68	0.52 U	0.60 U	0.49 U
Chromium	mg/kg	18.3	15.4	18.2	14.9
Chromium VI (hexavalent)	mg/kg	4.0	--	0.99 U	--
Cobalt	mg/kg	4.8	4.2	4.9	4.3
Copper	mg/kg	20.8	17.0	23.2	23.5
Lead	mg/kg	38.1	35.5	27.5	20.6
Manganese	mg/kg	691	668	1010	875
Mercury	mg/kg	0.16 J	0.14 J	0.16 J	0.20 J
Methyl mercury	mg/kg	--	--	--	--
Nickel	mg/kg	12.8	11.3	13.2	11.3
Selenium	mg/kg	1.6 J	1.3 J	3.0 U	2.5 U
Silver	mg/kg	0.0033 U	0.0025 U	0.60 U	0.49 U
Thallium	mg/kg	0.16 J	0.10 J	0.13 J	0.11 J
Vanadium	mg/kg	13.2	10.9	16.5	13.5
Zinc	mg/kg	94.9	84.2	92.6	84.3
<b>Simultaneously Extracted Metals (SEM)</b>					
Cadmium	µmol/g	--	--	--	--
Copper	µmol/g	--	--	--	--
Lead	µmol/g	--	--	--	--
Nickel	µmol/g	--	--	--	--
Silver	µmol/g	--	--	--	--
Zinc	µmol/g	--	--	--	--
AVS/SEM <sup>(2)</sup>	none	--	--	--	--
<b>General Chemistry</b>					
Sulfide (acid soluble)	µmol/g	--	--	--	--
Black carbon	mg/kg	--	--	--	--
Total organic carbon (TOC)	mg/kg	65800	52100	63200	54500



**Remediation and Redevelopment Program** **April 2017**

**NR 718.12 Sample Results Notification**

**Purpose**  
 The purpose of this document is to comply with the requirements of Wis. Admin. Code § NR 718.12 (1)(e)(4).

**Introduction**

This document may be used to comply with the requirements of Wis. Admin. Code § NR 718.12 (1)(e)(4). The rule requires that responsible parties report to the Department of Natural Resources (DNR) analytical results for samples collected to characterize soil that will be managed under a Wis. Admin. Code § NR 718.12 exemption. Analytical results must be reported to the DNR in writing within 10 business days after receiving the sampling results.

**Document Instructions**

Complete and submit this form, along with laboratory data, to the appropriate DNR project manager. If you do not know who the project manager is, this documentation can be sent to the Environmental Program Associate in the appropriate region. A list of DNR EPAs can be found here: <http://dnr.wi.gov/topic/Brownfields/Contact.html>.

Site Information Where Material Is Proposed to be Excavated			
<b>Site Name</b>	<b>FID #</b>	<b>BRRTS #</b>	
<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP Code</b>

Responsible Party Information			
<b>Responsible Party Company Name and/or Contact Person</b>			
<b>Email address</b>	<b>Phone Number (with area code)</b>		
<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>ZIP Code</b>

Property Owner			
<b>Property Owner – Company Name and/or Contact Person</b>			
<b>Email address</b>	<b>Phone Number (with area code)</b>		
<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP Code</b>

Sample Collector			
<b>Submitted By – Company Name and Contact Person</b>			
<b>Email address</b>	<b>Phone Number (with area code)</b>		
<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP Code</b>



2096011

**SPECIAL WARRANTY DEED**

DOCUMENT NO.

SANDY DISRUD  
REGISTER OF DEEDS  
ROCK COUNTY, WI  
RECORDED ON  
01/22/2018 10:28:49AM  
REC FEE: 30.00  
TRANSFER FEE: 28710.00  
EXEMPT #:  
EXCLUSION CODE:  
PAGES: 23

**THIS SPACE RESERVED FOR RECORDING DATA**

**NAME AND RETURN ADDRESS**  
~~JAINES LLC  
1650 Des Peres Road, Suite 303  
St. Louis, Missouri 63131  
Attn: Thomas Pike, General Counsel~~

**When Recorded Return to:**  
Title Source, Inc. -  
Commercial Team  
662 Woodward Avenue  
Detroit, MI 48226  
TSI#: 63657108

E

**PARCEL IDENTIFICATION NUMBERS:**  
0401300001, 241 0401300001, 0401100003, 241 0401100003, 0401100409, 241  
0401100409, 0401300002, 241 0401300002, 0401300106, 241 0401300106, 0401300200, 241  
0401300200, 0412100149, 241 0412100149

JBC  
241  
23  
30<sup>00</sup>

THAT GENERAL MOTORS LLC, a Delaware limited liability company corporation (“Grantor”), for and in consideration of the sum of One AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, effective as of December 21, 2017, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm, unto JAINES LLC, a Missouri limited liability company, whose address is 1650 Des Peres Road., Suite 303, St. Louis, Missouri 63131 Attention: Becky Lydon, COO, the real property located in the County of Rock, State of Wisconsin, and more particularly described on “Exhibit A” attached hereto (“Property”).

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

This is not homestead property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

This Deed is executed, delivered and accepted subject only to those matters of record set forth on Exhibit B attached hereto.

*[Signature Page Follows]*

Executed this the 18<sup>th</sup> day of December, 2017.

GENERAL MOTORS LLC, a Delaware limited liability company

Execution Recommended  
Real Estate;  
By: SK

By: Debra H. Hoge  
Name: \_\_\_\_\_  
Title: Debra Homic Hoge  
Global Director  
Real Estate

STATE OF MICHIGAN )  
 )ss.  
COUNTY OF WAYNE )

Personally came before me this 18<sup>th</sup> day of December, 2017, the above named Debra H. Hoge as the Director of General Motors LLC, a Delaware limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kathleen M. Rentenbach  
Notary Public  
Acting in the County of Wayne, Michigan  
My commission expires: \_\_\_\_\_

KATHLEEN M. RENTENBACH  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Sep 22, 2021  
ACTING IN COUNTY OF Wayne



THIS INSTRUMENT WAS DRAFTED BY:

Heather A. McKee, Esq.  
Lowe, Fell & Skogg, LLC  
1099 18<sup>th</sup> Street, Suite 2950  
Denver, Colorado 80202



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Tax Id Number(s): 0401300001, 241 0401300001, 0401100003, 241 0401100003, 0401100409, 241 0401100409, 0401300002, 241 0401300002, 0401300106, 241 0401300106, 0401300200, 241 0401300200, 0412100149, 241 0412100149

Land situated in the City of Janesville in the County of Rock in the State of WI

HAULA WAY CENTER

Parcel 1: The North 10 acres of the East 1/2 of the NW 1/4 of Section 12, T.2N., R.12E.

Parcel 2: A parcel of land containing 2 acres more or less, in the NW 1/4 of the NE 1/4 of Section 12, T.2N., R.12E., which is bounded as follows: Bounded on the East and South by property presently owned by JATCO; bounded on the North by the North line of Section 12, T.2N., R.12E.; bounded on the West by the West line of the East 1/2 of Section 12, T.2N., R.12E.

Parcel 3: A parcel of land in the SW 1/4 of the SE 1/4 of Section 1, T.2N., R.12E., containing 3 acres more or less, and bounded as follows: on the East by the property owned by JATCO which is used as a route to drive cars from the Chevrolet plant to the JATCO parking lot; on the North by the right-of-way of the Chicago & Northwestern Railway; on the West by the West line of the East 1/2 of Section 1, T.2N., R.12E.; and bounded on the South by the South boundary of Section 1, T.2N., R.12E.

Parcel 4: All that part of the East 1/2 of the SW 1/4 of Section 1, T.2N., R.12E, lying South of the railroad tracks and not including those portions thereof subdivided into Second Marquette Park Subdivision.

Parcel 5: A small triangular parcel of land in the West 1/2 of the SW 1/4 of Section 1, T.2N., R.12E., which is bounded on the NW by the Easterly boundary of Second Marquette Park Subdivision as presently platted; and bounded on the East by the East boundary of the West 1/2 of said SW 1/4 of said Section 1; and bounded on the South by the South line of Chartier Street extended to the East.

NOTE: The property owned by JATCO as referred to in the description in Parcels 2 and 3 described herein is the property conveyed to Janesville Auto Transport Company by a Warranty Deed dated February 13, 1962 and recorded June 26, 1962 in the office of the Register of Deeds for Rock County, Wisconsin in Volume 50 of Records on Page 137 as Document No. 647774 and by Quit Claim Deed dated April 9, 1962 and recorded June 26, 1962 in the office of the Register of Deeds for Rock County, Wisconsin in Volume 50 of Records on Page 142 as Document No. 647776.

Parcel A: A parcel of land in the SE 1/4 of Section 1, T.2N., R.12E.; Beginning at a point on the South line of said Section 1, which point is S.88 54'45" E. 331.03 feet from the South 1/4 corner of said Section 1, and running thence N.0 35'46" W. 160.34 feet to a point of curve; thence 139.87 feet along a circular arc to the right to a point on the Southwesterly right-of-way line of the Chicago and on the Southwesterly right-of-way line of the Chicago and Northwestern Railway Company, said arc having a radius of 178.52 feet and a main chord of 136.32 feet, bearing N.28 59'45" E. said arc not being tangent to the first course; thence S.38 33'30" E. along the Southwesterly right-of-way of said railway 371.30 feet to its point of intersection with the Northwesterly line of South Jackson Street; thence S.51 26'30" W. along the Northwesterly line of said South Jackson Street 180.35 feet, more or less, to an angle in said street line; thence N.88 54'45" W. along the Northerly line of Joliet Street, now vacated, 153.67 feet, more or less; thence N.0 35'45" W. 120.05 feet to the place of beginning.

Parcel B: A triangular parcel of land in the NE 1/4 of Section 12, T.2N., R.12E.; bounded on the North by the Southerly line of said Joliet Street, now vacated; on the Easterly side by the Westerly line of said South Jackson Street and on the West by the lands of the grantee, said triangular parcel being specifically described as follows: Commencing at the North 1/4 corner of said Section 12 and running thence S.88



**LEGAL DESCRIPTION continued.**

54'45" E. along the North line of said Section 12, 331.03 feet; thence S.0 35'45" E. 200.08 feet to a point on the Southerly line of said Joliet Street, now vacated, to the place of beginning for this description: Thence S.88 54'45" E. along the Southerly line of said Joliet Street, now vacated, 118.87 feet, more or less, to a point on the Westerly line of said proposed South Jackson Street; thence S.10 07'30" W. along the Westerly line of said South Jackson Street 641.00 feet, more or less; thence N.0 35'45" W. 633.54 feet, more or less, to the place of beginning.

Parcel C: A parcel of land in the NE 1/4 of Section 12, T. 2N., R.12E.; Beginning at a point on the North-South center line of said Section 12, which point is S.0 22'45" E. 1358.20 feet from the North 1/4 corner of said Section 12, and running thence S.88 51'15" E. 256.00 feet to a point on the West line of South Jackson Street, as said South Jackson Street was dedicated by deed North of Kellogg Avenue; thence Southerly along the West line of said South Jackson Street and said West line extended Southerly to its point of intersection with the East-West center line of said Section 12, thence Westerly along the East-West center line of said Section 12, which line is the center of said Kellogg Avenue, 256.00 feet, more or less, the center of said Section 12, thence N.0 22'45" W. along the North-South center line of said Section 12, 1284.54 feet to the place of beginning;

AND

The East 1/2 of the NW 1/4 of Section 12, T.2N., R.12E., of the 4th P.M., excepting the North 10 acres thereof, all in the Town of Rock, Rock County, Wisconsin, now City of Janesville, more particularly described as follows: Beginning at an iron pipe monument at the Southeast corner of the said East 1/2; running thence North along the East line of said East 1/2, 2323.4 feet to an iron pipe monument, 329 feet South of the stone monument at the Northeast corner of said 10 acres; thence West and parallel with the North line of said East 1/2, 1324.6 feet to an iron pipe monument on the West line of said East 1/2 and 329 feet South of the stone monument at the Northwest corner of said East 1/2; thence Southerly along the West line of said East 1/2, 2322.6 feet to an iron pipe monument at the Southwest corner of said East 1/2; thence East along the South line of said East 1/2, 1322.3 feet to the place of beginning; ALSO, those parts of the SW 1/4 of the SE 1/4 of Section 1 and of the West 1/4 of the NE 1/4 of Section 12, T.2N., R.12E., situated in the City of Janesville, Rock County, Wisconsin, described as follows:

1) A parcel of land 6 acres in area described as follows: Beginning at an iron pipe monument on the North and South quarter line of said Section 12, 330 feet South of the North 1/4 corner of said section; running thence South along the said quarter line 1029 feet to an iron pipe monument; thence S.88 31' E. 256 feet to an iron pipe monument on the West line of the former interurban right-of-way; thence N.0 13' W. 1029 feet to an iron pipe monument; thence N.88 31' W. 251.9 feet to the place of beginning;

2) A strip of land 80 feet wide as described as follows: Beginning at an iron pipe monument on the North line of said Section 12, 331 feet East of the North quarter corner of said section; running thence S.0 13' E. along the East line of said 80 foot strip, 1359 feet to an iron pipe monument; thence S.88.31' W. 80 feet to the iron pipe monument at the Southeast corner of the above described 6 acres. thence N.0 13' E. along the East line of said 6 acres, extended 1359 feet to an iron pipe monument on the North line of said Section 12; thence continuing N.0 13' W. into the SW 1/4 of SE 1/4 of said Section 1, 160 feet to an iron pipe monument; thence Northeasterly on a curve to the right with a 233 foot radius, 197 feet to an iron pipe monument on the Southwesterly line of the Chicago Northwestern Railway; thence S.41 37' E. along the said railroad right-of-way line, 80 feet to an iron pipe monument; thence Southwesterly on a curve with a 152 foot radius, 129 feet to an iron pipe monument; thence S.0 13' E. 160 feet to the place of beginning.

AND

A quadrilateral tract of land in the NE 1/4 of Section 12, T.2N., R.12E. of the 4th P.M., in the City of Janesville, Rock County, Wisconsin, to wit: Commencing at the North 1/4 corner of said Section and running thence S.88 54'45" E. along the North line of said Section 251.00 feet to a point; thence S.0 35'45"



**LEGAL DESCRIPTION continued.**

E. 120.05 feet to a point for the place of beginning of this description; thence S.88 54'45" E. and parallel to the North line of said section 213.97 feet to a point; thence S.10 07'30" W. 81.00 feet to a point; thence N.88 54'45" W. and parallel to the North line of said section 198.90 feet to a point; thence N.0 35'45" W. 80.03 feet to the place of beginning.

EXCEPTING THEREFROM the following parcel from the entire description set out above:

That part of the NE 1/4 of Section 12, and the SE 1/4 of Section 1, Township 2 North, Range 12 East, City of Janesville, Rock County, Wisconsin, described as follows: Commencing at the North 1/4 corner of said Section 12; thence S.88°55'59" East, 623.00 feet along the North line of said Section 12 to the Southwest right-of-way of the Union Pacific Railroad and the point of beginning; thence South 38°28'42" East 6.40 feet along said right-of-way to the Northwest right-of-way of South Jackson Street; thence South 51° 33'18" West, 209.53 feet along said right-of-way; thence North 39°58'21" East, 124.51 feet; thence North 51°33'18" East 87.55 feet to the Southwest right-of-way of said railroad; thence South 38°26'42" East, 18.60 feet along said right-of-way to the point of beginning.

FURTHER EXCEPTING:

Part of the SE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 12, T.2N., R.12E., of the 4th P.M., City of Janesville, Rock County, Wisconsin, described as follows: Commencing at the West 1/4 corner of said Section 12; thence N 88°56'14" E. along the East-West centerline of said Section, 2643.70 feet to the center of said Section; thence N.0°21'36" W. along the North-South centerline of said Section 33.01 feet to the North line of Kellogg Avenue, being at the place of beginning for the land to be herein described: thence N.88°55'27" W. along the North line, 17.90 feet; thence N.0°25'29" W. 1191.14 feet; thence N.69°38'34" E. 107.34 feet; thence N.0°31'37" W. 376.74 feet; thence N.89°46'38" E. 136.60 feet; thence S.2°37'30" W. 245.07 feet; thence S.0°25'18" E. 479.46 feet; thence N.89°36'14" E. 50.00 feet to the West line of South Jackson Street; thence S.0°25'28" E. along said West line, 886.66 feet to said North line; thence N.88°59'18" W, along said North line, 255.97 feet to the place of beginning.

The above description is more fully described as follows:

Part of the SW 1/4 of the SE 1/4 and part of the NW 1/4 of the SE 1/4 and all of the NE 1/4 of the NW 1/4 and all of the SE 1/4 of the NW 1/4, of Section 12, and part of the SW 1/4 of the SW 1/4 and part of the SE 1/4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Section 1, all in T.2N., R.12E., of the 4th P.M., City of Janesville, Rock County, Wisconsin, described as follows:

Commencing at the found aluminum monument marking the North quarter corner of Section 12 aforesaid; thence North 88°59'24" West 1323.82 feet along the North line of Section 12 aforesaid to the found concrete monument marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 12 aforesaid being also the place of beginning; thence North 0°51'51" West 880.86 feet along the West line of the Southeast quarter of the Southwest quarter of Section 1 aforesaid, to a found rebar, said quarter-quarter line being also the East line of Lafayette Park First Addition; thence North 49° 34'34" West 87.53 feet along said Subdivision to a found iron pipe at the Southern end of Chartier Street as platted in Second Marquette Park; thence North 40°04'38" East 190.24 feet along said Subdivision to a found iron pipe; thence South 49°55'48" East 202.41 feet along said Subdivision to a set rebar; thence North 40°10'15" East 476.43 feet along said Subdivision to the Southerly right-of-way of the Union Pacific Railroad marked with a set rebar; thence South 52°38'11" East 47.67 feet along said railroad to a set rebar; thence South 53°19'06" East 534.01 feet along said railroad to a curve to the right marked with a rebar set this survey; thence along said railroad curve having a radius of 4162.86 feet and a chord that bears South 46°42'41" East 957.98 feet to a found pipe; thence South 38°43'33" East 426.16 feet along said railroad to the Northerly and Westerly line of South Jackson Street marked with a set rebar; thence along South Jackson Street as follows: South 51°33'19" West 87.46 feet to a set rebar; thence South 39°58'22" West 101.89 feet to a set rebar; thence North 88°55'47" West 11.39 feet to a set rebar; thence South 10°08'49"



**LEGAL DESCRIPTION continued.**

West 117.82 feet to a set rebar; thence South 10°08'54" West 1028.23 feet to a set rebar, thence South 0° 37'52" East 106.23 feet to a set drill hole in concrete; thence South 0°25'21" East 373.58 feet to a found rebar along South Jackson Street aforesaid; thence South 89°36'14" West 50.00 feet to a found rebar; thence North 00°25'28" West 479.46 feet to a set rebar; thence North 02°37'30" East 245.07 feet to a set rebar; thence South 89°46'38" West 136.60 feet to a found MAG nail; thence South 00°31'37" East 376.74 feet to a found rebar; thence South 69°38'34" West 107.34 feet to a found rebar; thence South 00°25'29" East 1191.14 feet to a found rebar in the North line of Kellogg Avenue; thence South 88°55'27" East 17.90 feet along said North line of Kellogg Avenue to a found rebar; thence South 88°59'18" East 255.97 feet along the said North line of Kellogg Avenue to a found rebar in the West line of South Jackson Street aforesaid; thence South 00°22'18" East 33.02 feet to the South line of the Northeast Quarter of Section 12 aforesaid marked with a set railroad spike; thence North 88°59'18" West 256.00 feet along said South line to the center of Section 12, aforesaid marked with a found MAG nail; thence North 88°58'14" West 1322.01 feet along the South line of the Northwest quarter of Section 12 aforesaid to the West line of the Southeast quarter of the Northwest quarter of Section 12 aforesaid marked with a set railroad spike; thence North 0°26'39" West 2652.06 feet along said West line to the place of beginning.

**MAIN PARCEL**

**Parcel 1:**

(Warranty Deed recorded October 19, 1918 as Document No. 280465)

Lots Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15) of Conger's Addition, in the City of Janesville, County of Rock and State of Wisconsin.

Also all that part of Lot three hundred thirty (330) of Spring Brook Addition to the City of Janesville, Wis., in the City of Janesville, County of Rock and State of Wisconsin, lying Northerly and Westerly of the right-of-way of the branch or switch track of the Chicago & Northwestern Railway Company.

Lots 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, in Spring Brook Addition to the City of Janesville;

Also that part of Lot 329 in Spring Brook Addition to said City, acquired by Elsie B. Davis by deed from Alfred Bahr, dated May 18, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 6th day of June, 1918 at 2:30 o'clock P.M., in Vol. 203 of Deeds on Page 313, and in said deed described as the West 11 rods of that part of Lot 329 that lies North of the switch track right-of-way of the Chicago & Northwestern Railway Company.

Also all that part of Lot Three Hundred Twenty-nine (329) of Spring Brook Addition to the City of Janesville, acquired by Elsie B. Davis by deed from George O. Sutherland and wife, dated May 28, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 6th day of June, 1918 at 2:30 P.M., in Vol. 203 of Deeds on Page 288, and in said deed described as all that part of Lot Three Hundred Twenty-nine (329) of Spring Brook Addition to the City of Janesville, which lies North of the right-of-way of the side or switch track of the Chicago & Northwestern Railway Company running through said lot; except a strip Eleven (11) rods wide off the West side of said lot and a strip Twenty-four (24) rods wide off the East side of said lot; and excepting and reserving from this conveyance that part of said Lot Three Hundred Twenty-nine (329) conveyed by Elsie B. Davis to The Caloric Company by deed dated the 19th day of August, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 5th day of October, 1918 at 10:55 o'clock A.M., in Vol. 203 of Deeds on Page 635, and which land hereby excepted is described in said last mentioned deed as follows:

"That part of Lot Three Hundred and Twenty-nine (329) of Spring Brook Addition to Janesville, Wisconsin, bounded as follows:



**LEGAL DESCRIPTION continued.**

(The North line of Lot 329 is herein mentioned as Line No. 1. A line Twenty-four (24) rods West of and parallel with the East line of said Lot is herein mentioned as Line No. 2. The North line of the right-of-way of the Chicago and Northwestern Railway Company crossing said lot is herein mentioned as Line No. 3.)"

"Commencing at the point of intersection of Line No. 1 and 2; running thence South on Line No. 2 to a point Sixty-five (65) feet North of Line No. 3; thence West Forty-five degrees North to a point Twenty-five (25) feet West of Line No. 2; thence North on a line Twenty-five feet West of and parallel with Line No. 2 to Line No. 1; thence East on Line No. 1 Twenty-five (25) feet to the place of beginning."

Also hereby conveying that part of Lot Three Hundred Twenty-nine (329) in Spring Brook Addition to said City of Janesville, acquired by Elsie B. Davis, by deed from George O. Sutherland and wife and The Caloric Company, which deed is dated the 19th day of August, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 20th day of August, 1918 at 4:50 o'clock P.M., in Vol. 203 of Deeds on Page 516, and which said part of said lot is described in said last mentioned deed as follows:

"That part of Lot Three Hundred Twenty-Nine (329) of Spring Brook Addition to Janesville, Wisconsin, and bounded as follows:

(Line No. 1 herein mentioned is a line Twenty-four (24) rods West of and parallel with the East line of said Lot Three Hundred Twenty-nine (329). Line No. 2 herein mentioned is the Northerly line of the right-of-way of the Chicago and Northwestern Railway Company across said Lot).

"Commencing at a point on Line No. 1, Sixty-five (65) feet North of the point of intersection of lines No. 1 and No. 2; thence East at right angles to line No. 1. One Hundred (100) feet; thence East Forty-five (45) degrees South to Line No. 2; thence Westerly along line No. 2 to the point of intersection of lines No. 1 and No. 2; thence North along said line No. 1, Sixty-five (65) feet to the place of beginning."

Also hereby conveying the lands acquired by Elsie B. Davis from Lawrence J. Cronin and wife, which deed is dated the 7th day of June, 1918, and was recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 10th day of June, 1918 at 3:10 o'clock P.M., in Vol. 203 of Deeds on Page 334, and which land are described in said last mentioned deed as follows:

"That part of the West half of the Southeast Quarter of Section One (1), Township Two (2) North, Range Twelve (12) East, Fourth (4th) P.M., in the City of Janesville, Rock County, Wisconsin, bounded by the following described lines: Commencing at a point in the East and West quarter line of Section One (1), Twelve (12) chains East of the center of said Section; thence running West on said Quarter line, Eleven and Twenty One-hundredths (11.20) chains; thence South parallel with the North and South Quarter line Eight (8) chains; thence East parallel with the East and West Quarter line, Eleven and Twenty One-hundredths (11.20) chains; thence North, Eight (8) chains to the place of beginning.

"Also part of Lot Four (4) of Section One (1), Township Two (2) North, Range Twelve (12) East, Fourth (4th) P.M., bounded by the following described lines: Beginning at a point in the East and West Quarter line of said Section, Ninety-five and Five-tenths (95.5) links East of the center of said Section; running thence East on said line Eleven and Twenty One-hundredths (11.20) chains; thence North about Eighty and Seven One-hundredths (80.07) feet to the Southeast corner of Lot Fifteen (15) of Conger's Addition in said City of Janesville; thence West about Two Hundred Forty-nine and Sixty-seven One-hundredths (249.67) feet to the Southwest corner of the lands heretofore owned by Bridget Viney; running thence North about Thirty-seven and Eleven One-hundredths (37.11) feet to the Southeast corner of the land heretofore owned by Michael Quirk; thence West to a point about Sixteen and One-half (16 1/2) links East of the East margin of Alphonso Place; thence South about one Hundred Seventeen and Eighteen One-hundredths (117.18) feet to the place of beginning;

"Also all lands owned by the grantors in said Section lying South of Eastern Avenue; intending to convey



**LEGAL DESCRIPTION continued.**

hereby a tract of land containing Eleven (11) acres, more or less, owned by the grantors, bounded on the North by the land known as the Michael Quirk land, the Bridget Viney land, Viney Street, and Lot Fifteen (15) of Conger's Addition to said City; on the East and South by platted lots of the Spring Brook Addition to the said City of Janesville; on the West by the lands heretofore owned by James J. Hall and Albert R. Bingham lying East of Alphonso Place."

Also hereby conveying those lands acquired by Elsie B. Davis from Bridget Viney, by deed dated May 22, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 6th day of June, 1918 at 2:30 o'clock P.M., in Vol. 203 of Deeds on Page 280, and which lands are described in said last mentioned deed as follows:

"That part of the following described real estate lying South of the right-of-way of the Chicago, Milwaukee & St. Paul Railway:

"Part of Lot Four (4), in Section number One (1) in Town Two (2) North, Range 12 East, 4th P.M., commencing at a point in center line of Eastern Ave., which is 8.58 1/4 chains East of the North and South Quarter Section line; running thence East Seventy-five (75) feet; thence South 14.80 chains; thence East Seventy-five (75) feet to Michael Quirk's East line; thence North along said line to the place of beginning."

Also hereby conveying those lands acquired by Elsie B. Davis from Bridget Viney, by deed dated September 13, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 13th day of September, 1918 at 2:50 o'clock P.M., in Vol. 203 of Deeds on Page 564, and which said lands are described in said last mentioned deed as follows:

"Lands located in fractional Lot Four (4), Section One (1), Town Two (2), Range Twelve 12 East, described as follows, to wit:

"Commencing at the point of intersection of the Southerly line of Eastern Avenue and the Westerly line of Viney Street as now platted; thence West on the Southerly line of Eastern Avenue, Forty-nine and one-half (49 1/2) feet, more or less, to the West line of the property now owned by Bridget Viney; thence South on a line parallel with the Western margin of Viney Street to the right-of-way of the Chicago, Milwaukee & St. Paul Railway Company; thence Easterly along the Northerly margin of the right-of-way of said Railway Company to the Western margin of Viney Street; thence North along the Westerly margin of Viney Street to the place of beginning; intending to and hereby conveying all of the lands owned by the grantor adjacent to Viney Street."

Also hereby conveying all those lands acquired by Elsie B. Davis from Edward J. Quirk and wife, James E. Quirk and wife, Mary E. Buob and Thomas Quirk, by deed dated May 20, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 6th day of June, 1918 at 2:30 o'clock P.M., in Vol. 203 of Deeds on Page 278, and which lands are described in said last mentioned deed as follows:

"Lands located in fractional Lot Four (4), Section One (1) in the Town of Rock, Rock County, and State of Wisconsin, and described as follows, to wit:

"Commencing at a point in the center of the highway running from the Janesville & Beloit Road to Second Street in Monterey Addition to Janesville, 8.58 3/4 chains East of the North and South Quarter line of said Section; running thence West along the center of said highway, 7.78 3/4 chains; thence South and parallel to said Quarter line to a point 1.78-2/3 chains North of the East and West quarter line of said Section; thence East and parallel to said last mentioned Quarter line, 7.78 3/4 chains and thence North to the place of beginning, containing 12 acres. Excepted therefrom the land deeded to the Chicago, Milwaukee & St. Paul R.R. Co., for a right-of-way.

"Also the following described land, to wit: Commencing in the center of the highway running East and West through lot number Four (4), formerly a part of Section One (1), Town 2 North, Range 12 East, at a



**LEGAL DESCRIPTION continued.**

point Forty-five and one-third (45-1/3) rods from the East line of said Lot No. Four (4); and running thence due North, Thirty rods; thence Westerly along the margin of the river to the center of a Ravine, being the East line of the land heretofore deeded by Spencer Dayton and wife to one C. O'Neil; thence Southerly along the center of said Ravine and on the East line of said O'Neil's land to the center of aforementioned highway; thence East along the center of said highway to the place of beginning, containing three acres of land, more or less."

Excepting and reserving from said last described lands the lands conveyed by Elsie B. Davis to Bridget Viney, by deed from Bridget Viney, by deed dated the 13th day of September, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 13th day of September, 1918 at 2:05 o'clock P.M., in Vol. 203 of Deeds on Page 565, and which excepted lands are described in said last mentioned deed as follows:

"Lands located in fractional Lot Four (4), Section One (1), Town Two (2) North, Range 12 (12) East, bounded as follows: Commencing at a point in the Northerly margin of Eastern Avenue Forty-five and one-third (45 1/3) rods from the East line of said Lot Four (4); running thence North Four Hundred Sixty-two (462) feet, more or less, to the North line of property now owned by the grantor; thence West on a line parallel with the Northerly line of Eastern Avenue, Seventy-five (75) feet; thence South Four Hundred Sixty-two (462) feet, more or less, to the Northerly margin of Eastern Avenue; thence East along the Easterly margin of Eastern Avenue, Seventy-five (75) feet to the place of beginning; intending to and hereby conveying a strip of land Seventy-five (75) feet wide fronting on Eastern Avenue and Four Hundred Sixty-two (462) feet deep, more or less, to the North of Eastern Avenue, and being a strip of land Seventy-five (75) feet wide West of and adjacent to lands now owned by Lawrence Cronin to the North line of the said property as owned by the grantor herein."

And excepting the lands conveyed by Elsie B. Davis to Eliza Willhelmy, Cora M. Willhelmy, Levi J. Willhelmy, Ines Hoover and Mary C. Main, by deed dated the 13th day of September, 1918 and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 20th day of September, 1918 at 4:20 o'clock P.M., in Vol. 203 of Deeds on Page 591, and which lands hereby excepted are described in said last mentioned deed as follows:

A piece of land Four (4) rods wide East and West and Twelve (12) rods deep north and south, located in Fractional Lot Four (4), Section One (1), Town Two (2), Range Twelve (12) East, described as a piece of land Four (4) rods wide fronting on Eastern Avenue and Twelve (12) rods deep west of and adjacent to the lands conveyed by the grantor herein to Bridget Viney, by deed dated September 13th, 1918, said lands hereby conveyed are bounded by the following described lines, to wit: Commencing at a point in the Northerly margin of Eastern Avenue, Seventy-five (75) feet west of a point Forty-five and one-third (45-1/3) rods from the West line of said Lot four (4); running thence North along the line of the lands conveyed by the grantor herein to Bridget Viney by said last mentioned deed Twelve (12) rods; thence West on a line parallel with the Northern Margin of Eastern Avenue, Four (4) rods; thence South Twelve (12) rods to the North Margin of Eastern Avenue; thence East Four (4) rods to the place of beginning."

Also hereby conveying the lands acquired by Elsie B. Davis by deed from James J. Hall and Albert E. Bingham and his wife, dated May 18, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 6th day of June, 1918 at 2:30 o'clock P.M., in Vol. 203 of Deeds on Page 279, and which lands are described in said last mentioned deed as follows:

"A strip of land beginning at the Northwest corner of Lot number One Hundred and thirty-six (136) in Spring Brook Addition to Janesville, extending North along the East line of Alphonso Place to the South line of Eastern Avenue; thence East, Sixteen and one-half (16 1/2) links; thence South along the Westerly line of lands of M. Quirk and L Cronin to the North lines of Spring Brook Lot numbered One Hundred and thirty-six (136); thence West Sixteen and one-half (16 1/2) links to the point of beginning."

Also hereby conveying the lands acquired by Elsie B. Davis by deed from Sarah Matilda Baily, dated the



**LEGAL DESCRIPTION continued.**

6th day of May, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 21st day of June, 1918 at 10:37 o'clock A.M., in Vol. 203 of Deeds on Page 368, and which said lands are described in said last mentioned deed as follows:

"All that part of Section One (1), Township Two (2) North, of Range Twelve (12) East, described as follows:

"Commencing at a point in the center of the highway known as Eastern Avenue running East and West through said Section One (1) at a point where the North and South center lines of said Section One (1) intersects said center line of said highway; thence running South on said center line of Section One (1) to the right-of-way of the Chicago & Northwestern Railway Company; thence Northwesterly along the said right-of-way to a point three (3) chains and Ninety-eight (98) links West of said center line; thence North and parallel to said center line and three (3) chains and Ninety-eight (98) links distant therefrom to the center of said highway; thence East along the center of said highway, Three (3) chains and Ninety-eight (98) links to a place of beginning, except that part thereof containing one-fifth (1/5) of an acre, described in a deed executed by the grantor to Edwin Manz, which deed is dated March 22, 1913, and recorded in the office of the Register of Deeds in Vol. 189 of Deeds on Page 108, and also except the right-of-way of the Chicago, Milwaukee & St. Paul Railway Company. Said lands containing Sixteen and Forty-eight one-hundredths (16.48) acres, less right-of-way of said Chicago, Milwaukee & St. Paul Railway Company.

"Also all that certain parcel of land described in a deed executed by Albert W. Bailey to Nathan P. Bailey, et. al., dated October 31, 1884, and recorded in the office of the Register of Deeds in Vol. 110 of Deeds on Page 33, which said land is described in said deed as being Twenty-five (25) acres of land off the East side of the following described piece of land lying and being in the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of Section One (1), Township Two (2) North, of Range Twelve (12) East, bounded on the North by Eastern Avenue; on the East by land owned by the grantor and above described; on the Southerly side by the right-of-way of the Chicago & Northwestern Railway Company; and on the West by land owned by Miltimore; said land being a strip of land of uniform width extending from Eastern Avenue to the right-of-way of the Chicago & Northwestern Railway Company, except the right-of-way of the Chicago, Milwaukee & St. Paul Railway Company. Said last described lands containing Twenty-five (25) acres, less that conveyed to the Chicago, Milwaukee & St. Paul Railway Company as a right-of-way. Intending and conveying hereby all lands owned by said first party situate in said Section One (1) in said City of Janesville."

Also hereby conveying the lands acquired by Elsie B. Davis by deed from Albert W. Bailey and wife, dated the 7th day of May, 1918, and recorded in the office of the Register of Deeds for Rock County, Wisconsin, on the 21st day of June, 1918 at 10:37 o'clock A.M., in Vol. 203 of Deeds on Page 369, which said lands are described in said last mentioned deed as follows:

"All that part of Section One (1), Township Two (2) North, Range Twelve (12) East and described as follows, to wit: Commencing at a point in the center of the highway known as Eastern Avenue, running East and West through said Section One (1) at a point Nine and Four Hundred Sixty-five One-thousandths (9.465) chains East of the West line of Lot Five (5) in said Section One (1); and running thence South and parallel to said West line of said Lot Five (5) and continuation thereof; Thirty-five and Eight Hundred and Eleven One-thousandths (35.811) chains to the Northerly line of the right-of-way of the Chicago & Northwestern Railway Company; thence Northwesterly along said line of said right-of-way to the West line of the East half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section One (1); thence North along said line and the West line of said Lot Five (5) to the center line of Eastern Avenue; thence East to place of beginning, being the same premises described in a deed executed by Nathan P. Bailey, et. al., to the grantor herein, dated October 31, 1884, and recorded in Volume 110 of Deeds, on Page 32; except therefrom Five Hundred Twenty-seven one-thousandths (.527) acres of land described in a deed executed by the grantor herein to Emil Kath, recorded in Volume 173 of Deeds, on Page 523. Also except the right-of-way of the Chicago, Milwaukee & St. Paul Railway Company. Meaning and intending to describe and convey herein all lands and premises owned by the grantor and situated in said Section One (1).



**LEGAL DESCRIPTION continued.**

"Also all those portions of Lots Twenty-one (21) and Twenty-two (22), in Miltimore's New Addition to the City of Janesville, lying Southerly of a line drawn across said lots parallel to and Fifty (50) feet distant measured Southerly at right angles from the center line of the Janesville & Southeastern Railway Company as now located over and across said Lots, subject to the reservations contained in a deed dated August 15, 1900, executed by the Janesville & Southeastern Railway Company to the grantor herein and recorded in Volume 151 of Deed, on Page 528."

**EXCEPTING FROM SAID PARCEL 1 THE FOLLOWING DESCRIBED FOUR PARCELS:**

1) A parcel of land located in the SE 1/4 and the SW 1/4 of Section 1, T.2N., R.12E., City of Janesville, Rock County, Wisconsin, to-wit: Commencing at the Northwest corner of Lot 21, Miltimore's New Addition, City of Janesville, Rock County, Wisconsin; thence S 01°07'00" E 39.66 feet; thence S 54°57'48" E 163.73 feet; thence S 01°12'34" E. 917.40 feet; thence S 00°51'49" E. 737.32 feet; thence South 52°23'21" E. 865.50 feet to the point of beginning; thence N 37°36'39" E. 63.73 feet; thence South 52°35'03" E. 271.75 feet; thence N 37°24'57" E. 15.35 feet; thence S 52°23'21" E. 280.64 feet to a point of curve; thence Southeasterly on a curve to the left which has a radius of 448.54 feet and a chord which bears S 69°29'51" E. 263.90 feet; thence S 86°36'21" E., 411.06 feet; thence S 79°05'51" E. 209.90 feet; thence S 45°55'33" E. 17.00 feet; thence S 83°33'23" W. 176.17 feet; thence S 83°42'23" W. 329.18 feet to a point of curve; thence Northwesterly on a curve to the right which has a radius of 446.00 feet and a chord which bears N 82°31'30" W. 212.32 feet to a point of compound curve; thence Northwesterly on a curve to the right which has a radius of 588.53 feet and a chord which bears N 60°34'16" W. 167.52 feet; thence N 52°23'21" W. 635.64 feet to the point of beginning.

2) Beginning at the point of intersection of the West right-of-way line of Industrial Avenue with the South right-of-way line of West Delavan Drive (formerly Eastern Avenue); thence S 0°55'45" E. along the West right-of-way line of Industrial Avenue 8.00 feet; thence N 86°45'15" W 180.41 feet to the South right-of-way line of West Delavan Drive; thence S 89°17'45" E. along said right-of-way line 180.00 feet to the place of beginning.

3) All that part of Section 1, T.2N., R.12E., described as follows: Commencing at a point on the Southerly line of the highway known as Eastern Avenue, running East and West through said Section 1, at a point where the Northerly right-of-way line of the Chicago, Milwaukee & St. Paul Railway Company intersects said South line of Eastern Avenue; thence East along said South line about 455.36 feet to the West line of a .527 acre tract conveyed by Elsie B. Davis to Emil Kath, recorded in the Register of Deeds office for Rock County, Wisconsin, in Vol. 173 of Deeds page 523; thence South along said West line about 179.33 feet to the said Northerly right-of-way line of said Railway Company; thence Northwesterly along said Northerly right-of-way line about 495.05 feet to the point of beginning together with all right, title and interest of the grantor in and to that portion of the South 1/2 of said Eastern Avenue lying adjacent to the premises hereby granted.

4) All that part of the East 1/2 of the SW 1/4 of Section 1, T.2N., R.12E., described as follows: Commencing at a point in the West line of said East 1/2 of the SW 1/4 44 feet Northeasterly from the center line of the original main track of the Wisconsin Division of the Chicago and Northwestern Railway Company, measured at right angles thereto; thence Southeasterly parallel with said Railway center line 665.1 feet; thence at right angles Northeasterly 30 feet; Southeasterly parallel with said Railway center line and distance 74 feet Northeasterly therefrom 627.5 feet thence Southeasterly 48.1 feet to a point 84.25 feet Northeasterly from said Railway center line measured at right angles thereto; thence Northwesterly in a straight line 1338 feet more or less to the place of beginning.

Parcel 2: (Quit Claim Deed recorded November 9, 1918 in Volume 201 of Deeds, Page 635)

All that part of Fractional Lot Four (4), Section One (1), Township Two (2) North, Range Twelve (12) East, in the City of Janesville, County of Rock and State of Wisconsin, described as follows, to-wit:



### LEGAL DESCRIPTION continued.

Commencing at the point of intersection of the Southerly line of Eastern Avenue and the Westerly line of Viney Street, as now platted thence West on the Southerly line of Eastern Avenue, Forty-nine and one half (49 1/2) feet, more or less, to the West line of the property formerly owned by Bridget Viney; thence South on a line parallel with the Western margin of Viney Street, about Fourteen and eighty-hundredths (14.80) chains to lands formerly owned by Lawrence Cronin; thence Easterly along said Cronin's Land, forty-nine and one-half (49 1/2) feet, more or less, to the Western margin of Viney Street; thence North along the Westerly margin of Viney Street to the place of beginning.

Parcel 3: (Warranty Deed recorded September 28, 1918 in Volume 203 of Deeds, Page 616 as Document Number 280371)

Lots Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8) of Conger's Addition, in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 4: (Warranty Deed recorded October 17, 1918 in Volume 204 of Deeds, Page 20 as Document Number 280560)

Lot Thirty-two (32), Miltimore's 2nd New Addition (sometimes described as Miltimore's Second New Addition), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 5: (Quit Claim Deed recorded in Volume 210 of Deeds, Page 45 as Document Number 280917)

Lot Nine (9) of Conger's Addition, in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 6: (Quit Claim Deed recorded in Volume 225 of Deeds, Page 256 as Document Number 297504)

All that part of the Southwest quarter of Section One (1) in Township two (2) North, Range Twelve (12) East, described as follows; to-wit:

Commencing at a point in the East line of said Southwest quarter of Section One (1), which point is one hundred and fifty-five (155) feet North of a point in said East line forty-four (44) feet Northeasterly from the center line of the original main track of the Wisconsin Division of the Chicago and North Western Railway Company, measured at right angles thereto; thence Northwesterly a distance of three hundred and one and nine-tenths (301.9) feet to a point eighty-four and twenty-five one-hundredths (84.25) feet Northeasterly from said Railway center line measured at right angles thereto; thence Southeasterly at an angle of thirteen degrees and forty-seven minutes (13°47') with the last described course one hundred thirty-four and eight-tenths (134.8) feet; thence Southeasterly on a curved line convex to the South and having a radius of Six Hundred forty-eight and seventy-nine one hundredths (648.79) feet a distance of One hundred ninety-six (196) feet to said East line of the Southwest quarter; thence North along said East line fifty-four and four-tenths (54.4) feet more or less to the place of beginning, containing fourteen one-hundredths (.14) of an acre, more or less.

ALSO, all that part of lot three hundred twenty-nine (329) in Spring Brook Addition to Janesville, described as follows:

Commencing at a point in the Northerly right-of-way line of the Janesville Belt Line of the Chicago and North Western Railway Company, which line is sixty (60) feet Northerly from and parallel with the center line of the main track of said Belt Line two hundred thirteen and eighty-six one-hundredths (213.86) feet Easterly from the West line of the Southeast quarter of Section One (1) in Township Two (2) North, Range Twelve (12) East, measured along said right-of-way line; thence Easterly along the right-of-way line three hundred twenty-nine and twenty-six one-hundredths (329.26) feet; thence Southerly nineteen and seventy-four one hundredths (19.74) feet to a point three hundred twenty-seven and ninety one-hundredths (327.90) feet Easterly from the place of beginning; thence Westerly three hundred twenty-

**LEGAL DESCRIPTION continued.**

seven and ninety one-hundredths (327.90) feet to the place of beginning.

The following described premises, also situated in said City of Janesville, Wisconsin, to-wit:

All that part of the East half of the Southwest quarter of Section One (1) in Township Two (2) North, Range Twelve (12) East described as follows:

Commencing at a point in the West line of said East half of the Southwest quarter forty-four (44) feet Northeasterly from the center line of the original main track of the Wisconsin Division of the Chicago and North Western Railway Company, measured at right angles thereto; thence Southeasterly parallel with said Railway center line six hundred sixty-five and one-tenth (665.1) feet; thence at right angles North-Easterly thirty (30) feet; thence Southeasterly parallel with said Railway center line and distant seventy-four (74) feet Northeasterly therefrom six hundred twenty-seven and five tenths (627.5) feet; thence Southeasterly forty-eight and one-tenth (48.1) feet to a point eighty-four and twenty-five one hundredths (84.25) feet northeasterly from said Railway center line measured at right angles thereto; thence Northwesterly in a straight line thirteen hundred and thirty-eight (1338) feet more or less to the place of beginning.

Parcel 7: (Warranty Deed recorded June 28, 1966 in Volume 214 of Records, Page 141 as Document Number 705134).

Lot Twenty (20) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 8: (Warranty Deed recorded June 29, 1966 in Volume 214 of Records, Page 291 as Document Number 705219).

Lot Twenty-one (21) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 9: (Warranty Deed recorded September 21, 1966 in Volume 224 of Records, Page 214 as Document Number 708665).

Lots Twenty-four (24) and Twenty-five (25) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 10: (Warranty Deed recorded September 21, 1966 in Volume 224 of Records, Page 218 as Document Number 708666).

The South 13 feet of Lot Fourteen (14) and the North 44 feet of Lot Fifteen (15) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 11: (Warranty Deed recorded September 22, 1966 in Volume 224 of Records, Page 329 as Document Number 708723).

Lot Nineteen (19) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 12: (Warranty Deed recorded December 22, 1966, in Volume 232 of Records, Page 590 as Document Number 711611).

Lots Twenty-two (22) and Twenty-three (23) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.



**LEGAL DESCRIPTION continued.**

Parcel 13: (Warranty Deed recorded February 28, 1967 in Volume 238 of Records, Page 176 as Document Number 713470).

Lots Twenty-six (26), Twenty-seven (27) and Twenty-eight (28) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 14: (Warranty Deed recorded March 9, 1967 in Volume 239 of Records, Page 143 as Document Number 713795).

The South 45 feet of Lot Seventeen (17) and also all of Lot Eighteen (18) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 15: (Warranty Deed recorded March 7, 1967 in Volume 239 of Records, Page 24 as Document Number 713375, subsequently re-recorded June 13, 1967 in Volume 249 of Records, Page 116 as Document Number 717293).

A strip of land 10 feet in width of the entire South side of Lot Fifteen (15), together with all of Lot Sixteen (16) and the North 9 feet of Lot Seventeen (17), all of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 16: (Warranty Deed recorded June 20, 1968 in Volume 289 of Records, Page 400 as Document Number 731611).

Lot Seven (7) of Motor Subd. (sometimes described as Motor Subdivision), except the West fifty (50) feet thereof, meaning to except hereby a strip of land fifty (50) feet in width along the West side of said Lot Seven (7), all in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 17: (Warranty Deed recorded August 8, 1969 in Volume 332 of Records, Page 205 as Document Number 746510).

Lot Eleven (11) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 18: (Warranty Deed recorded December 26, 1969 in Volume 345 of Records, Page 77 as Document Number 751064).

Lot One hundred two (102), Spring Brook Addition to the City of Janesville, Wisconsin, in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 19: (Warranty Deed recorded December 26, 1969 in Volume 345 of Records, Page 80 as Document Number 751065).

Lot Two (2) and the North seven (7) feet of Lot Three (3) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 20: (Warranty Deed recorded January 13, 1970 in Volume 346 of Records, Page 186 as Document Number 751477).

Lot One hundred seven (107) and the South fifty-four (54) feet of Lot One hundred six (106), Spring Brook Addition to the City of Janesville, Wis., in the City of Janesville, County of Rock and State of Wisconsin, excepting therefrom that portion of said Lot 107 as conveyed in the deed recorded December 13, 1978 in Volume 732 of Records, Page 1 as Document Number 899268.

**LEGAL DESCRIPTION continued.**

Parcel 21: (Warranty Deed recorded February 10, 1970 in Volume 348 of Records, Page 215 as Document Number 752197).

All of Lot Eight (8), except the West fifty (50) feet thereof, of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 22: (Quit Claim Deed recorded June 4, 1970 in Volume 358 of Records, Page 313 as Document Number 755802).

A parcel of land located in the Southwest One-Quarter (1/4) of the Northeast One-Quarter (1/4) of Section One (1), Township Two (2) North, Range Twelve (12) East, in the City of Janesville, County of Rock and State of Wisconsin, to-wit:

Commencing at the Northwest corner of Lot 21, Millimore's New Addition, a recorded plat in the City of Janesville; thence South 01°07' East, 28.66 feet; thence South 89°49'54" East, 2,077.11 feet; thence South 00°52'38" East, 676.07 feet to a point on a curve; thence Northwesterly on a curve to the right which has a radius of 5,779.58 feet and a chord which bears North 80°50'03" West, 65.90 feet to the point of beginning; thence continuing Northwesterly on a curve to the right which has a radius of 5,779.58 feet and a chord which bears North 80°10'26" west, 74.09 feet; thence North 89°00'22" East, 72.77 feet; thence South 00°59'38" East, 13.91 feet to the point of beginning.

Parcel 23: (Consisting of a Parcel I and a Parcel II): (Warranty Deed recorded October 1, 1973 in Volume 491 of Records, Page 61 as Document Number 805861a).

Parcel I: Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), 2nd Motor Subd. (sometimes described as Second Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel II: That part of the Northeast One-Quarter (1/4) of Section One (1), Township Two (2) North, Range Twelve (12) East, described as follows, to-wit: Beginning at an iron pipe monument set on the North line of West State Street at a point 12.5 feet West of, as measured perpendicularly from the centerline of the main track; thence North 0°01'0" West, parallel with the centerline of said track, 325.0 feet to an iron pipe monument; thence South 89°58'30" West along a line drawn perpendicular to the last described line, 48.36 feet to an iron pipe monument set at the intersection of said line with the East line of Lot 1 of Second Motor Subdivision; thence South 0°07'30" West along the East lines of Lots 1, 2, 3, 4, 5 and 6 of said Second Motor Subdivision, 323.66 feet to an iron pipe monument found on the North line of West State Street aforesaid; thence South 88°26'30" East along said North line, 49.25 feet to the place of beginning, all of the above described land situated in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 24: (Warranty Deed recorded October 9, 1973 in Volume 492 of Records, Page 113 as Document Number 806284).

Lot Ten (10) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 25: (Warranty Deed recorded June 29, 1978 in Volume 707 of Records, Page 14 as Document Number 889784).

Lot One hundred one (101) of Spring Brook Addition to the City of Janesville, Wis., in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 26: (Warranty Deed recorded August 10, 1978 in Volume 713 of Records, Page 556 as Document Number 892428).



**LEGAL DESCRIPTION continued.**

Lots Seven (7) through Fifteen (15), inclusive of 2nd Motor Subd. (sometimes described as Second Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Lots Sixteen (16) and Seventeen (17), except the West 67.5 feet thereof, of 2nd. Motor Subd. (sometimes described as Second Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 27: (Warranty Deed recorded November 13, 1978 in Volume 727 of Records, Page 625 as Document Number 897732).

Lots One hundred seventy-eight (178) through Two hundred four (204), inclusive, of Spring brook Addition to the City of Janesville, Wis., in the City of Janesville, County of Rock and State of Wisconsin.

Also, all that part of vacated Harold Street bounded as follows, to-wit: On the South by the North line of Elliott Street; on the West by the Easterly lot lines of lots 181 through 192 of said addition; on the East by the Westerly lot lines of lots 193 through 204 of said addition; and on the North by a line 792 feet North of the North line of Elliott Street.

Also, the West 1/2 of the vacated alley lying East of and adjacent to lots 193 through 204 of said addition.

Parcel 28: (Quit Claim Deed recorded December 13, 1978 in Volume 732 of Records, Page 7 as Document Number 899269)

Part of Lot 108 of Spring Brook Addition, lying in the Northeast Quarter of Section 1, Township 2 North, Range 12 East, of the Fourth Principal Meridian, City of Janesville, Rock County, Wisconsin, described as follows:

Beginning at the Northeast Corner of said Lot 108; thence South 00°54'15" East along the West line of South Jackson Street 46.28 feet; thence Northwesterly, along a curve convexed Southwesterly, 144.98 feet, having a radius of 691.78 feet and a chord bearing of North 70°39'10" West 144.72 feet; thence South 89°17'45" East 135.83 feet to the place of beginning;

AND

Lot 11 and part of Lot 10, Conger's Addition, part of Lots 108 and 109 of Spring Brook Addition, part of vacated Industrial Avenue and also part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 12 East, of the Fourth Principal Meridian, City of Janesville, Rock County, Wisconsin, described as follows:

Beginning at the Southeast Corner of said Lot 109; thence North 89°17'45" West 309.55 feet, thence North 0°54'53" West 38.16 feet, thence North 81°23'24" West 30.42 feet; thence Northwesterly, along a curve convexed Southwesterly 65.90 feet, having a radius of 5779.58 feet and a chord bearing North 80°52'03" West 65.90 feet; thence North 0°59'38" West 13.91 feet; thence South 89°00'22" West 72.24 feet to the curving Southwesterly line of Chicago, Milwaukee, St. Paul and Pacific Railroad Company property (said line being parallel to and 50.0 feet Southwesterly from the existing centerline of the main track); thence Northwesterly, along a curve convexed Southwesterly, 795.44 feet, having a radius of 5779.65 feet and a chord bearing North 75°44'04" West 794.81 feet; thence North 89°17'28" East 335.89 feet to the Northeastly line of said Chicago, Milwaukee, St. Paul and Pacific Railroad Company property; thence Southeasterly, along a curve convexed Southwesterly (said line being parallel to and 50.0 feet Northeastly from the existing centerline of the main track), 614.04 feet, having a radius of 5679.65 feet and a chord bearing South 78°05'46" East 613.74 feet; thence South 0°54'53" East 7.23 feet, thence South 89°17'45" East 63.45 feet; thence South 61°49'06" East 63.60 feet to a point of curve; thence Southeasterly, along a curve convexed southwesterly, 204.78 feet, having a radius of 741.78 feet and chord bearing South 69°43'37" East 204.13 feet to the East line of said Lot 109; thence South 00°54'15" East along said East line, 34.26 feet to the place of beginning.



**LEGAL DESCRIPTION continued.**

Parcel 29: (Quit Claim Deed recorded April 30, 1981 on Card 76, Image 113 as Document Number 938862a)

That part of the North Half of the Southeast Quarter of Section 1, Township 2 North, Range 12 East of the Fourth Principal Meridian, City of Janesville, Rock County, Wisconsin, described as follows:

Parcel A: Beginning at an iron pin monument found at the Northwest corner of Lot 178 of Spring Brook Addition, a recorded subdivision; thence South 0°14'00" East along the West line of said Spring Brook Addition, 990.17 feet to an iron pin monument found at the Southwest corner of Lot 192 of said Spring Brook Addition; thence North 88°36'00" West along the North line of Elliott Street, 21.35 feet to an iron pin monument set; thence North 0°20'25" West along a line parallel with and 15.00 feet East from the center line of the existing Chicago and North Western Transportation Company spur line, 990.17 feet to an iron pin monument set on the South line of West State Street; thence South 88°43'30" East along said South line, 23.15 feet to the place of beginning.

Parcel B: Beginning at an iron pipe monument found at the Northeast corner of Lot 7, Second Motor Subdivision, a recorded subdivision; thence South 88°43'30" East along the South line of West State Street, 46.85 feet to an iron pin monument set; thence South 0°20'25" East along a line parallel with and 15.00 feet West from the center line of the existing Chicago and North Western Transportation Company spur line, 463.67 feet to an iron pin set on the Easterly extension of the South line of Lot 15 of said Second Motor Subdivision; thence North 88°37'45" West along said line, 47.60 feet to an iron pipe monument found at the Southeast corner of said Lot 15; thence North 0°14'55" West along the East line of said Second Motor Subdivision, 463.57 feet to the place of beginning.

Parcel 30: (Warranty Deed recorded May 21, 1984 on Card 173, Image 44 as Document Number 987168a)

Land situated in Rock County, Wisconsin, to wit:

Lots 53, 55, 56, 57, 58, 59, 60, and 61, Miltimore's Second New Addition to the City of Janesville; including all that part of South Academy Street adjoining Lots 55-61 and vacated by resolution of the City Council of the City of Janesville on September 21, 1953, and the Northeast half (erroneously described in land contract hereinafter mentioned as Southwest half) of all that part of Chicago Avenue vacated by resolution of said City Council on November 2, 1953; also including and subject to an agreement between grantors and Guy McCue, dated December 3, 1953, and recorded in Vol. 452 of Deed on Page 564;

Also, all that part of fractional lot six (6) and that part of the West one half (W 1/2) of the Southwest one quarter (SW 1/4) of Section One (1), Town Two (2) North Range Twelve (12) East, being the Township of Rock, Rock County, Wisconsin described as follows: Commencing at the intersection of the center line of Eastern Avenue and South Academy Street and running thence Westerly along the center line of Eastern Avenue a distance of two hundred and eighty three (283) feet; thence in a Southerly direction and parallel to the West line of South Academy Street to the Chicago & Northwestern Railway right-of-way; thence in a Southeasterly direction along said right-of-way to the center line of South Academy Street; thence Northerly along the center line of South Academy Street to the place of beginning; EXCEPTING AND RESERVING THEREFROM the lands heretofore deeded to the Wisconsin State Armory Board described as beginning at a point in the West line of South Academy Street two hundred and sixty seven (267) feet South of the intersection of said West line of South Academy Street with the South line of Eastern Avenue; thence West at right angles to South Academy Street one hundred and twenty (120) feet; thence South and parallel with South Academy Street three hundred (300) feet; thence East one hundred and twenty (120) feet to the West line of South Academy Street; thence North along the West line of South Academy Street three hundred (300) feet to the place of beginning;



## LEGAL DESCRIPTION continued.

Now described per current survey as:

Lots, 53, 55, 56, 57, 58, 59, 60 and 61, Miltimore's Second New Addition, all that part of South Academy Street adjoining lots 55-61 and vacated by Resolution of the City Council on September 21, 1953, and the North half of all that part of Chicago Avenue vacated by resolution of said city council on November 2, 1953, also all that part of fractional lot six and that part of the West 1/2 of the SW. 1/4 of Section 1, T.2N., R.12E. of the 4th P.M., all in the City of Janesville, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Beginning at an iron pipe monument at the NE corner of Lot 61, Miltimore's Second New Addition, a recorded subdivision; thence S. 1°05'25" E. 462.10 feet to an iron pipe monument at the NW corner of lot 53 of said Addition; thence S 89°14'55" E. 132.20 feet to an iron pipe monument at the NE corner of said Lot 53; thence S 1°05'25" E. 66.05 feet to an iron pipe monument at the SE corner of said Lot 53; thence N 89°15'55" W. 132.20 feet to an iron pipe monument at the SW corner of said Lot 53; thence S 1°05'25" E. 54.79 feet to an iron pin monument at the SE corner of Lot 55 of said Addition; thence N. 43°51'10" W. along the Southwesterly line of said Lot 55, a distance of 22.10 feet to an iron pin monument; thence S. 46°08'50" W. 24.75 feet to an iron pin monument on the center line of vacated Chicago Avenue; thence N. 43°51'10" W. along said centerline, 194.11 feet to an iron pin monument on the centerline of vacated South Academy Street; thence S. 1°06'20" E. along said centerline, 36.46 feet to an iron pin monument on the Northeasterly R.O.W. line of the Chicago and Northwestern Transportation Company property; thence N. 43°51'10" W. along said Northeasterly R.O.W line, 322.84 feet to an iron pin monument at a jog in said R.O.W. line; thence S. 88°53'35" E. 5.65 feet to an iron pin monument; thence N. 43°51'10" W. continuing along said Northeasterly R.O.W. line, 101.70 feet to an iron pin monument; thence N. 1°07'35" W. 972.09 feet to an iron pin monument on the South line of West Delavan Drive; thence S. 89°17'15" E. along said South line, 250.00 feet to an iron pipe monument on the West line of South Academy Street; thence S. 10°06'20" E. along said West line, 267.00 feet to an iron pin monument at the NE corner of the Wisconsin State Armory tract; thence S. 88°53'40" W. 120.00 feet to an iron pin monument at the NW corner of said tract; thence S. 1°06'20" E. 300.00 feet to an iron pin monument at the SW corner of said tract; thence N. 88°53'40" E. 120.00 feet to a chiseled X in concrete at the SE corner of said tract; thence S. 1°06'20" E. continuing along said West line, 224.90 feet to an iron pin monument on the South line of Cedar Street; thence S. 89°15'50" E. along said South line, 198.18 feet to the place of beginning, situated in the County of Rock and State of Wisconsin.

Parcel 31: (Warranty Deed recorded July 8, 1985 on Card 214, Image 150 as Document Number 1007510a).

All that part of the East One-half (1/2) of the Northwest One-quarter (1/4) of Section One (1), in Township Two (2) North, Range Twelve (12) East, of the 4th P.M., in the City of Janesville, County of Rock and State of Wisconsin, described as follows:

Beginning at a point in the centerline of Delevan Drive (formerly Eastern Avenue), at a point 625.45 (deed 9.46-1/2 chains – 624.69 feet) East of the West line of said East 1/2 of said Northwest 1/4; thence South 1° 14'35" East, 251.07 feet (deed South 3.80-3/4 chains – 251.30 feet), to the North line of the right-of-way of the Chicago, Milwaukee and St. Paul Railway Company; thence North 68°04'55" West along said right-of-way, 107.62 feet; thence North 1°14'35" West parallel with first described line, 212.12 feet (deed North 3.21-3/4 chains – 212.36 feet) to said centerline; thence South 89°17'15" East along said centerline, 99.00 feet (deed East 1.30 chains – 99.00 feet) to the place of beginning. Reserving therefrom the North 33.00 feet in equal with for street purposes.

Parcel 32: (Quit Claim Deed recorded December 14, 1993 on Card 678, Image 182 as Document Number 1218926).

Lots One (1), Four (4), Five (5), Six (6) and the Southerly 51 feet of Lot Three (3) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 33: (Warranty Deed recorded February 12, 1996 on Card 827, Image 262 as Document Number 1285016).



**LEGAL DESCRIPTION continued.**

The South 26 feet of Lot Thirteen (13) and the North 41 feet of Lot Fourteen (14) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 34: (Warranty Deed recorded January 4, 1996 on Card 820, Image 269 as Document Number 1281856).

Lot Twelve (12) and the North 28 feet of Lot Thirteen (13) of Motor Subd. (sometimes described as Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 35: (Warranty Deed recorded January 15, 1996 on Card 822, Image 453 as Document Number 1282855).

Lot One (1) of a certified survey map, recorded September 13, 1989 at 10:40 A.M. as Document No. 1098634, in Volume 14 of Certified Survey Maps, on Pages 90, 91 and 92, in the Office of the Register of Deeds for Rock County, Wisconsin; being Lot 1 of Conger's Addition, and Lots 99 and 100 of Spring Brook Addition, in the City of Janesville, County of Rock and State of Wisconsin. Excepting from said Lot 1 that portion thereof conveyed to the City of Janesville in deed by corporation recorded March 30, 2005 as Document Number 1700947.

Parcel 36: (Warranty Deed recorded January 19, 1996 on Card 823, Image 299 as Document Number 1283231).

All that part of fractional lots numbered Four (4) and Five (5) of Section One (1), Township Two (2) North, Range Twelve (12) East, lying within the limited of the City of Janesville, Rock County, Wisconsin, described as follows:

Beginning at an iron pipe monument in the Southerly line of Eastern Avenue, 33 feet West of the intersection of said Southerly line with the North and South center line of said section; thence Easterly along the Southerly line of Eastern Avenue, 180 feet to an iron pipe monument; thence Southerly and parallel with said North and South center line, 132 feet to an iron pipe monument; thence Westerly and parallel with the Southerly line of Eastern Avenue, 180 feet to an iron pipe monument; thence Northerly and parallel with the North and South center line of said section, 132 feet to the point of beginning; except the West 30 feet thereof.

Parcel 37: (Warranty Deed recorded June 3, 1996 on Card 854, Image 955 as Document Number 1296401).

Lot Eighteen (18), except the West 1/2 of the North 32 feet; lots Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22) of 2nd Motor Subd. (sometimes described as Second Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin. Subject to a perpetual easement of right-of-way across said lots for a railroad sidetrack as now existing.

Also a parcel of land on the East side of Lots 16 through 25, inclusive of Second Motor Subdivision, in the City of Janesville, Rock County, Wisconsin (and formerly part of Spring Brook Addition to said city) and described as follows: Beginning at the Northeast corner of Lot 16; thence Easterly 47.5 feet, more or less, along the Easterly extension of the North line of Lot 16 to a point 12.5 feet West of the center line of single track of the Chicago and Northwestern Railway Company; thence Southerly along a line that is parallel to and 12.5 feet West of the centerline of the above described track, 526.5 feet to the North line of Elliott Street; thence Westerly 47.5 feet, more or less, to the Southeast corner of Lot 25 of Second Motor Subdivision; thence Northerly along the East boundaries of Lot 25 through 16 to a point of beginning.

Parcel 38: (Warranty Deed recorded August 26, 1999 as Document Number 1432353).



### LEGAL DESCRIPTION continued.

Part of fractional Lot Five (5) in the Northwest One-Quarter (1/4) of Section One (1) in Township Two (2) North, Range Twelve (12) East of the 4th P.M., in the City of Janesville, County of Rock and State of Wisconsin, described as follows:

1) Beginning at a point in the South line of Eastern Avenue, 2 rods West of the point of intersection of said line with the West boundary line of Alphonso Place; thence South, parallel with said West line of Eastern Avenue, 4 rods; thence North, parallel with said West line of Alphonso Place, 8 rods to said South line of Eastern Avenue; thence East, along said South line, to the place of beginning; and

2) The West 30 feet of the following described real estate: Beginning at an iron pipe monument in the Southerly line of Eastern Avenue (Now W. Delavan Drive), 33 feet West of the intersection of said Southerly line with the North and South centerline of said Section 1; thence Easterly, along said Southerly line of Eastern Avenue, 180 feet to an iron pipe monument; thence Southerly parallel with said North and South centerline, 132 feet to an iron pipe monument; thence Westerly, parallel with said Southerly line of Eastern Avenue, 180 feet to an iron pipe monument; thence Northerly, parallel with said North and South centerline, 132 feet to the point of beginning.

Parcel 39: (Quit Claim Deed recorded September 22, 1999 as Document Number 1435380).

A strip of land lying Easterly of lots 26, 27, 28, 29 and 30 of the Second Motor Subdivision, being a part of the SE 1/4 of Section 1, Township 2 North, Range 12 East of the 4th P.M., City of Janesville, Rock County, Wisconsin, described as follows:

Beginning at the Northeast corner of said Lot 26; thence South  $88^{\circ}06'02''$  East, a distance of 41.20 feet; thence South  $00^{\circ}37'50''$  West, a distance of 17.95 feet to a point of curve; thence Southwesterly along a curve convexed Southeasterly an arc distance of 482.83 feet, having a radius of 554.60 feet, the chord bearing South  $25^{\circ}25'17''$  West, a distance of 467.73 feet to the Easterly right-of-way line of South Jackson Street; thence North  $00^{\circ}07'00''$  East, along said Easterly line, a distance of 48.52 feet to a point of curve; thence Northeasterly along a curve convexed Southeasterly, an arc distance of 413.96 feet, having a radius of 513.70 feet, the chord bearing North  $23^{\circ}20'22''$  East, a distance of 402.85 feet; thence North  $00^{\circ}14'50''$  East, a distance of 23.34 feet to the point of beginning.

Parcel 40: (Warranty Deed recorded June 1, 2000 as Document Number 1458912).

The West 67 1/2 feet of Lots Sixteen (16) and Seventeen (17) of 2nd. Motor Subd. (sometimes described as Second Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin, excepting therefrom the following described to-wit: Part of Lot 17 of Second Motor Subdivision of the City of Janesville, Rock County, Wisconsin, described as follows: Beginning at the Southwest corner of said lot; thence Easterly along the South line of said lot, 67.5 feet; thence Northerly and parallel to the West line of said lot, 1 foot; thence Westerly in a straight line to the point of beginning.

Parcel 41: (Warranty Deed recorded June 16, 2000 as Document Number 1460617).

Lot Two hundred six (206) and the West 1/2 of vacated alley lying adjacent to said lot, in Spring Brook Addition to the City of Janesville, Wis., in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 42: (Warranty Deed recorded June 16, 2000 as Document Number 1460618).

Lot Two hundred five (205) and the West 1/2 of vacated alley lying adjacent to said lot, in Spring Brook Addition to the City of Janesville, Wis., in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 43: (Warranty Deed recorded August 1, 2000 as Document Number 1464943).

Part of Lot Seventeen (17) of 2nd. Motor Subd. (sometimes described as Second Motor Subdivision), in

**LEGAL DESCRIPTION continued.**

the City of Janesville, County of Rock and State of Wisconsin, described as follows: Beginning at the Southwest corner of said lot; thence Easterly along the South line of said lot, 67.5 feet; thence Northerly and parallel to the West line of said lot, 1 foot; thence Westerly in a straight line to the point of beginning.

AND

The West 1/2 of the North 32 feet of Lot Eighteen (18) of 2nd Motor Subd. (sometimes described as Second Motor Subdivision), in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 44: (Warranty Deed recorded June 13, 2000 as Document Number 1460361)

Lots One hundred five (105) and One hundred six (106), excepting the South 54 feet of lot 106, in Spring Brook Addition to the City of Janesville, Wis., in the City of Janesville, County of Rock and State of Wisconsin.

Parcel 45:

Lot One (1) of a certified survey map recorded June 2, 1982 in Volume 11, Page 30 of Certified Survey Maps of Rock County, Wisconsin, also recorded on Card 106, Image 41 as Document Number 953620, being part of Lot 329 of Spring Brook Addition, located in the SE 1/4 Section 1, Township 2 North, Range 12 East of the 4th P.M., City of Janesville, Rock County, Wisconsin.

**EASEMENT PARCEL:**

Non-exclusive easement(s) as created, limited and defined by Grant of Easement Agreement recorded May 13, 2005 in Document No. 1706770.

Client Reference: 1000 General Motors Dr, 540 W Delavan Dr, 544 Kellogg Ave, Janesville, WI 53546



## EXHIBIT B

### Permitted Exceptions

1. Taxes for 2017, a lien not yet due and payable.
2. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
3. Sewer Right of Way in favor of the City of Janesville, Wisconsin, a municipal corporation, recorded November 10, 1947 in Volume 37 of Miscellaneous Page 200, as Document No. 483555.
4. Easement for Sanitary Sewer and Water Main in Quit Claim Deed, recorded January 8, 1952 in Volume 419 of Deeds, Page 311, as Document No. 526551.
5. Agreement in favor of Guy McCue, of Janesville, Wisconsin, recorded February 4, 1954 in Volume 452 of Deeds, Page 564, as Document No. 548877.
6. Right of Way as set forth in Quit Claim Deed, recorded June 13, 1958 in Volume 524 of Deeds, Page 286, as Document No. 559605.
7. Right of Way as set forth in Quit Claim Deed, recorded June 12, 1958 in Volume 524 of Deeds, Page 239, as Document No. 599553.
8. Easement for sewer purposes as disclosed by Agreement, recorded June 16, 1958 in Volume 524 of Deeds, Page 314, as Document No. 599653.
9. Right of Way as set forth in Quit Claim Deed, recorded June 12, 1958 in Volume 524 of Deeds, Page 241, Document No. 599554.
10. Easement for sewer purposes as disclosed by Agreement, recorded June 13, 1958 in Volume 524 of Deeds, Page 283, as Document No. 599603.
11. Perpetual easement for sewer purposes as disclosed by Agreement recorded August 3, 1962 in Volume 54 of Records, Page 421, as Document No. 649301.
12. Reservation in Deed, recorded September 27, 1966 in Volume 224 of Records, Page 598, as Document No. 708857.
13. Right of Way as set forth in Quit Claim Deed, recorded December 11, 1963 in Volume 107 of Records, Page 237, Document No. 667931.
14. Perpetual easement for sewer purposes as disclosed by Agreement recorded February 6, 1963 in Volume 72 of Records, Page 527, as Document No. 655793.
15. Easement in favor of Wisconsin Power and Light Company, a Wisconsin corporation, recorded December 15, 1967 in Volume 270 of Records, Page 37, as Document No. 724616.
16. Right of Way as set forth in Warranty Deed, recorded June 20, 1968 in Volume 289 of Deeds, Page 400, as Document No. 731611.

17. Right of Way as set forth in Warranty Deed, recorded February 10, 1970 in Volume 348 of Deeds, Page 215, as Document No. 752197.
18. Sidewalk Easement in favor of the City of Janesville, recorded May 14, 1996 in Card 850, Images 594 and 595, as Document No. 1294661.
19. Groundwater Use Restriction, recorded September 20, 1999 in Document No. 1434932.
20. Reservation in Quit Claim Deed, recorded September 22, 1999 in Document No. 1435380.
21. Groundwater Use Restriction, recorded April 8, 2003 in Document No. 1599811.
22. Permanent limited easement as disclosed in Temporary Right of Entry Easement, recorded August 28, 2003 in Document No. 1629653.
23. Easement and Rights reserved in Deed by Corporation, recorded September 5, 2003 in Document No. 1631307.
24. Overhead Electric Line Facilities in favor of Wisconsin Power and Light Company, a Wisconsin Corporation, recorded December 4, 2003 in Document No. 1644227.
25. Non-Exclusive Driveway Easement, recorded May 13, 2005 in Document No. 1706768.
26. Rights of the public and private rights of others entitled thereto in and to use of that portion of the premises that maybe within the bounds of Jatco Drive, South of railroad right of way, and Kellogg Avenue.
27. Right of Way as set forth on easements, if any, that will continue despite the vacation or partial vacation of George Street, Elliott Street, James Street, Aiphonso Place, Viney Street, Industrial Avenue, Wisconsin Statutes 80.32(4) as replaced by Section 66.1005(2)(a) of the Statutes, preserves the rights of the public and any utility, municipality, school district or person to continue and maintain any installation in the public way that has become part of the insured premises.
28. Rights of the railroad company servicing the railroad siding, if any, located on insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof.
29. All rights of first acquisition as may held by the State of Wisconsin, Department of Transportation (or its assignee) pursuant to Section 85.09 of the Wisconsin Statutes--with respect to that portion of the premises which were formerly a part of railroad right-of-way.
30. Building and Use Restrictions, as recorded in Card 76, Image 113, as Document No. 938862, and recorded in Document No. 952689, and also in Volume 95, Page 605 as Document No. 663961, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
31. Declaration of Use Restriction by General Motors LLC, a Delaware limited liability company, recorded March 22, 2017 in Document No.2074105.



**Laboratory Information**

**Company Name:**

**Wisconsin Laboratory Certification Number:**

**Attach the analytical package for all sample data. The package should include the sample results, chain of custody, sampling methods, and QA/QC data. Clearly indicate which samples were collected from the material that is proposed to be managed under the Wis. Admin. Code § NR 718.12 exemption.**

**It is recommended that a table summarizing the sample results, and meets the requirements of Wis. Admin. Code § 716.15(4)(e), be included.**

---

This document is intended solely as guidance and does not include any mandatory requirements except where requirements found in statute or administrative rule are referenced. This guidance does not establish or affect legal rights or obligations and is not finally determinative of any of the issues addressed. This guidance does not create any rights enforceable by any party in litigation with the State of Wisconsin or the Department of Natural Resources. Any regulatory decisions made by the Department of Natural Resources in any manner addressed by this guidance will be made by applying the governing statutes and administrative rules to the relevant facts.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Chief, Public Civil Rights, Office of Civil Rights, U.S. Department of the Interior, 1849 C. Street, NW, Washington, D.C. 20240.

This publication is available in alternative format (large print, Braille, etc.) upon request. Please call for more information. Note: If you need technical assistance or more information, call the Accessibility Coordinator at 608-267-7490 / TTY Access via relay - 711