

# GIS REGISTRY

## Cover Sheet

March, 2010  
(RR 5367)

### Source Property Information

BRRTS #:

02-05-535845

ACTIVITY NAME:

Pioneer Metal Finishing

PROPERTY ADDRESS:

486 Globe Ave

MUNICIPALITY:

Green Bay

PARCEL ID #:

VA-154-12

CLOSURE DATE: Sep 1, 2010

FID #:

405023520

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X: 674846

Y: 446590

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

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

#### Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action)*

#### Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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

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

BRRTS #:  PARCEL ID #:   
ACTIVITY NAME:  WTM COORDINATES: X:  Y:

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

**SOURCE LEGAL DOCUMENTS**

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

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

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
**Note:** Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.  
**Figure #: 2**                      **Title: Site Location Map**
  - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 3**                      **Title: Well & Boring Locations**
  - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #:**                      **Title:**

BRRTS #: 02-05-535845

ACTIVITY NAME: Pioneer Metal Finishing

**MAPS (continued)**

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

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

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

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

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

**Figure #: 4**                      **Title: Extent of Groundwater Contamination**

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

**Figure #: 5**                      **Title: Groundwater Flow Map June 20, 2005**

**Figure #: 6**                      **Title: Groundwater Flow Map May 31, 2007**

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

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

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

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

**Table #: 1**                      **Title: Groundwater Analytical Results**

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

**Table #: 2**                      **Title: Summary of Groundwater Elevation Data**

**IMPROPERLY ABANDONED MONITORING WELLS**

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

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

- Not Applicable**

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

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

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

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

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

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

BRRTS #: 02-05-535845

ACTIVITY NAME: Pioneer Metal Finishing

## NOTIFICATIONS

### Source Property

**Not Applicable**

**Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

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

**Not Applicable**

**Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

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

**Number of "Off-Source" Letters:**

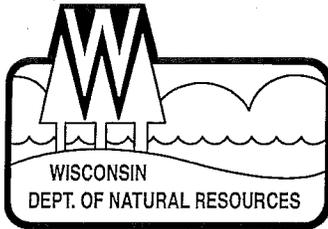
**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

**Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
2984 Shawano Ave.  
Green Bay, Wisconsin 54313-6727  
Telephone 920-662-5100  
FAX 920-662-5413  
TTY Access via relay - 711

September 1, 2010

Mr. James Raisleger  
Pioneer Metal Finishing  
P.O. Box 28440  
Green Bay, Wisconsin 54324-0440

Subject: Final Case Closure with Continuing Obligations, Pioneer Metal Finishing, 486 Globe Avenue, Ashwaubenon, Wisconsin WDNR BRRTS Activity #: 02-05-535845

Dear Mr. Raisleger:

On December 11, 2007, the Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On January 4, 2008, you were notified that the Closure Committee had granted conditional closure to this case.

On June 10, 2010, the Department received information indicating that you have complied with the requirements for final closure. On that date, the Department received confirmation that all of the monitoring wells had been properly abandoned.

The Department reviewed the case closure request regarding the nickel and chromium contamination in the groundwater at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Pavement or an engineered cover must be maintained over the source area and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of

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

#### Closure Conditions

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

#### Cover or Barrier

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

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

#### Prohibited Activities

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

Mr. James Raisleger  
September 1, 2010  
Page 3

### Residual Groundwater Contamination

Groundwater impacted by Nickel and Chromium contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

### Dewatering Permits

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/ww/>

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Alan Nass in Green Bay at 920-662-5161.

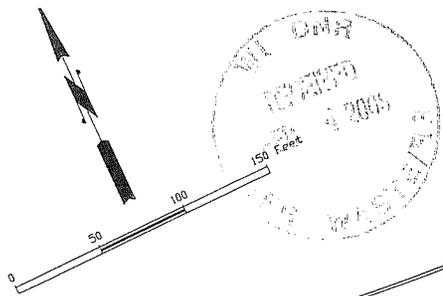
Yours truly,



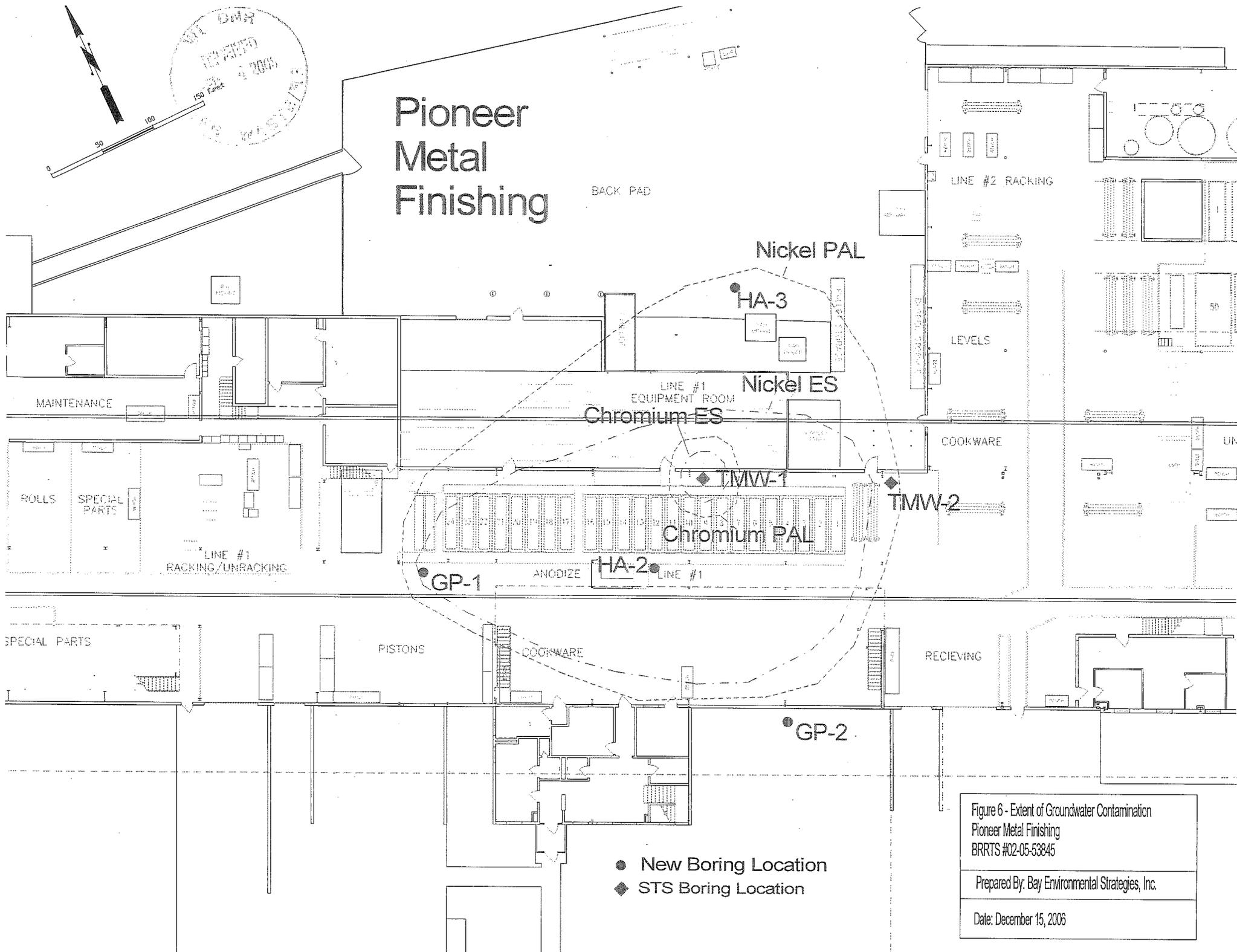
Bruce Urban, Team Supervisor  
Northeast Region Remediation & Redevelopment Program

Attachment    Site Map Showing Cover  
                         Maintenance Plan  
                         Publication RR 819

cc:    James Rabideau, Bay Environmental Strategies, Inc., 529 S. Jefferson Street, Suite 10, Green Bay, Wisconsin 54301

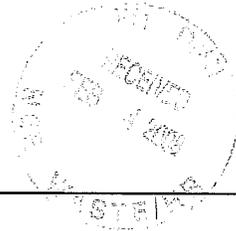


# Pioneer Metal Finishing



- New Boring Location
- ◆ STS Boring Location

Figure 6 - Extent of Groundwater Contamination  
 Pioneer Metal Finishing  
 BRRTS #02-05-53845  
 Prepared By: Bay Environmental Strategies, Inc.  
 Date: December 15, 2006



**Introduction**

The purpose of this document is to present a Barrier Maintenance Plan for an existing concrete floor associated with the Pioneer Metal Finishing facility, per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing impermeable surfaces, slab on grade and covered with a building, occupying the area over the contaminated soil exceeding the ch. NR 720 generic residual contaminant levels (GRCLs) on-site. The contaminated soil is impacted with trivalent chromium and nickel. The groundwater plume is impacted by trivalent chromium and nickel. The location of the impervious surfaces to be maintained in accordance with this Barrier Maintenance Plan may be seen on the enclosed Figure 6.

**Property Location**

Pioneer Metal Finishing is located at 486 Globe Avenue within the Village of Ashwaubenon, Brown County, Wisconsin.

**Legal Description**

The subject site is located within parcel # VA-154-12, in part of Private Claim 22, west side of the Fox River.

**Barrier Cap Purpose**

These impervious surfaces located over the contaminated soil and groundwater plume serve as an infiltration barrier to inhibit and prevent future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. It is imperative that the barrier remain intact in order to prevent water from infiltrating through contaminated soils and contaminating the groundwater. The impervious surfaces also serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. **In order to function properly, the barrier must remain intact even though soil cannot be observed or encountered.** Based on the current and future use of the property, the barrier should function as intended unless disturbed.

**Annual Inspection**

The impervious surface and buildings overlying the contaminated soil as depicted in Figure 6 will be inspected once a year for cracks and other potential exposures to underlying soils. The inspections will be performed to evaluate damage to the floor due to exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owners and is included as Exhibit A, *Annual Cap Inspection Log*. The log will include

recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained onsite and made available to the Wisconsin Department of Natural Resources as requested.

**Maintenance Activities**

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

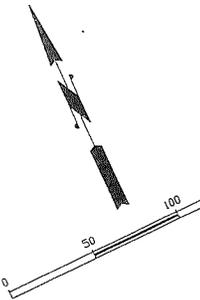
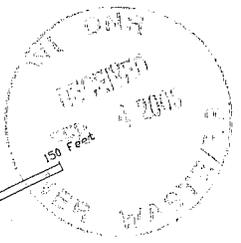
In the event the impervious surface overlying the contaminated groundwater plume and soil are removed or replaced, the replacement barrier will be at a minimum equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Barrier Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources (WDNR) or its successor.

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

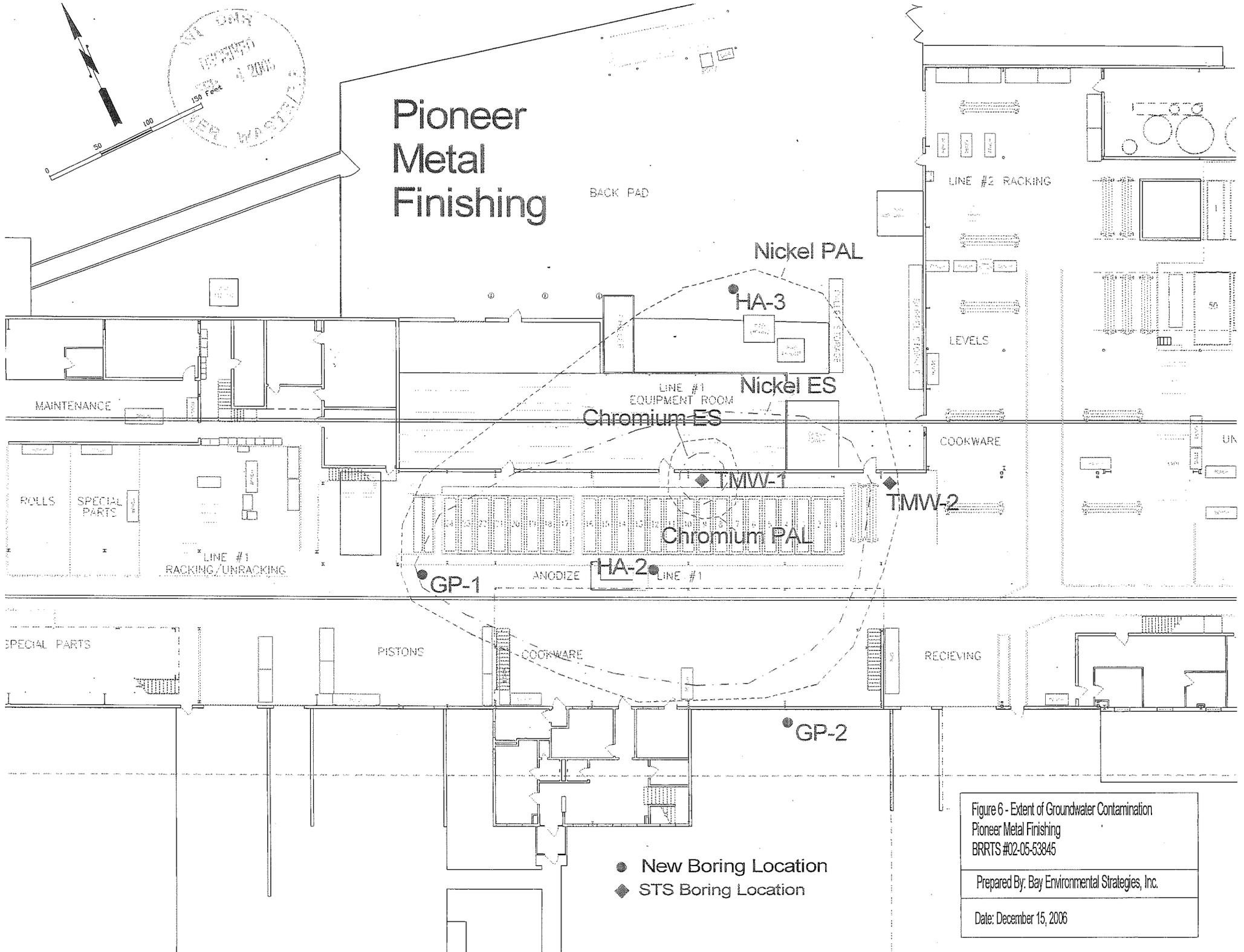
**Amendment or Withdrawal of Maintenance Plan**

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

Site Owner and Operator: Ted Verhaagh, Operations Manager  
Pioneer Metal Finishing  
PO Box 28440  
Green Bay, Wisconsin 54324  
(920) 499-6996



# Pioneer Metal Finishing



- New Boring Location
- ◆ STS Boring Location

Figure 6 - Extent of Groundwater Contamination  
 Pioneer Metal Finishing  
 BRRTS #02-05-53845  
 Prepared By: Bay Environmental Strategies, Inc.  
 Date: December 15, 2006

**Barrier Maintenance Plan  
Pioneer Metal Finishing**

**January 2008  
BRRTS # 02-05-535845**

**EXHIBIT A**

***ANNUAL CAP INSPECTION LOG***

Pioneer Metal Finishing, 486 Globe Avenue, Ashwaubenon, Wisconsin  
WDNR BRRTS #02-05-535845

Inspection Date	Inspector	Condition of Cap	Recommendations	Have recommendations from previous inspection been implemented?

Maintain annual cap inspection log on premises to be available to Wisconsin Department of Natural Resources as requested.



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
2984 Shawano Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-662-5100  
FAX 920-662-5413  
TTY Access via relay - 711

January 4, 2008

Mr. James Raisleger  
Pioneer Metal Finishing  
P.O. Box 28440  
Green Bay, Wisconsin 54324-0440

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure, Pioneer Metal Finishing, 486 Globe Avenue, Ashwaubenon, Wisconsin  
WDNR BRRTS Activity # 02-05-535845

Dear Mr. Raisleger:

The Department of Natural Resources Northeast Region Closure Committee has reviewed your request for closure of the case described above. The committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the committee has determined that the acid, volatile organic compounds and metals contamination on the site below the Anodizing Line Number 1 appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

### **Monitoring Well Abandonment**

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Alan Nass on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources. **Please note that you may want to delay the abandonment of these wells** pending the Department's decision on what action if any it may require of Pioneer Metal Finishing (PMF) regarding the hazardous materials alleged to have been buried on the PMF property. On January 2, 2008, I returned a telephone call to Mr. Ted Verhaagh (PMF) and confirmed his inquiry that the Department was investigating a complaint that hazardous materials had been buried on the PMF property in the past. Such investigation is being handled by another part of the Department and is separate from the above case. However some of the existing monitoring wells could prove to be useful to PMF if the Department were to require an environmental investigation of the complaint. The decision to abandon or keep the monitoring wells is up to PMF. If you would like to temporarily keep the wells, you should request such in writing stating that the wells are needed / may be needed for future site investigation and that the wells would be abandoned as soon as such investigation is completed or when the wells are no longer needed.

Mr. James Raisleger  
January 4, 2008  
Page 2

### **Purge Water, Waste And Soil Removal**

Any remaining purge water, waste and/or soil generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

### **GIS Registry**

Due to the contamination associated with this case that remains on the PMF property, this site will need to be listed on the Remediation and Redevelopment Program's GIS Registry. The Groundwater GIS Registry is required because of the groundwater contamination that remains at TMW-1, TMW-2, GP1, and HA2. The Soil GIS Registry is required because the concrete floor of the PMF building is providing groundwater protection by providing an impervious cap (performance standard) for the contamination that remains under the building. If this impervious cap were to be removed, the contamination plume under the building would be expected to expand due to precipitation infiltration. The existing cap needs to be maintained. The two GIS packets and two appropriate GIS fees need to be submitted.

### **Cap Maintenance Plan**

A cap maintenance plan needs to be submitted. The existing impervious floor of the PMF building is acting as a performance standard that needs to be maintained. The Department must approve any changes to this barrier.

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

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

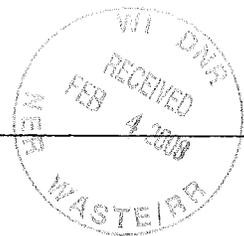
We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-662-5161.

Yours truly,



Alan Thomas Nass, P.G., P.S.S.  
Hydrogeologist  
Bureau for Remediation & Redevelopment

cc: James Rabideau, Bay Environmental Strategies, Inc., 529 S. Jefferson Street, Suite 10, Green Bay, Wisconsin 54301



1572717  
DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 2 - 1982  
WARRANTY DEED

REGISTER OF DEEDS  
BROWN COUNTY  
97 SEP 29 PM 3:41  
CATHY WILLIQUETTE  
REGISTER OF DEEDS

Safeguard Scientifics, Inc., a corporation organized under the laws of the Commonwealth of Pennsylvania,  
Grantor

conveys and warrants to PMF Acquisition Co., Inc., a corporation organized under the laws of the State of Wisconsin,  
Grantee, for the sum of \$1.00 and other good and valuable consideration receipt of which is hereby acknowledged.

the following described real estate in Brown County, State of Wisconsin:

See attached Schedule A

THIS SPACE RESERVED FOR RECORDING DATA  
NAME AND RETURN ADDRESS  
Bay Title  
TI - 34691 1200

VA-154-1; VA-154-8; VA-154-12;  
VA-154-13  
PARCEL IDENTIFICATION NUMBER

TRANSFER  
\$ 4,006.80  
FEE

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

Exception to warranties:  
Permitted liens as defined in the Purchase Agreement dated July 1, 1997 between the parties.

Dated 26<sup>th</sup> day of July, A.D., 19 97

[Signature] (SEAL)  
\* Gerald M. Wilk, Senior Vice President (SEAL)  
\* \_\_\_\_\_ (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Gerald M. Wilk, Senior Vice President State of Wisconsin, \_\_\_\_\_ County, } ss.  
authenticated this 26<sup>th</sup> day of SEPT, 1997 Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the above named

\* Adrian T. Ulatowski  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by §706.06, Wis. Stats.)  
to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY Adrian T. Ulatowski  
Schober & Ulatowski, S.C.  
Notary Public, \_\_\_\_\_ County, Wis.  
(Signatures may be authenticated or acknowledged. Both are not necessary.) My commission is permanent. (If not, state expiration date: \_\_\_\_\_, 19\_\_\_\_.)

1572717



A parcel of land located in part of Private Claim Twenty-two (22), West side of the Fox River, Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Commencing at the intersection of the easterly right of way of South Broadway Street and the North line of Private Claim 22, West side of Fox River; thence South 32 deg. 32 min. 00 sec. West along the Easterly right of way of South Broadway Street, 249.19 feet (previously recorded as 249.00 feet) to the point of beginning of herein described parcel; thence South 64 deg. 30 min. 00 sec. East along the Northerly line of lands described in Jacket 15204 Records, Image 08, 194.00 feet; thence South 32 deg. 32 min. 00 sec. West along the Easterly line of lands described in said Jacket 15204 Records, Image 08, 129.00 feet to the Northerly right of way of Globe Avenue; said point is also the Southwesterly corner of lands described in Vol. 1092 Records, Page 79; thence South 64 deg. 30 min. 00 sec. East along said Northerly right of way, 84.00 feet to the Southeasterly corner of lands described in Vol. 1092 Records, Page 79; thence South 64 deg. 30 min. 00 sec. East along said Northerly right of way, 1.66 feet to the Southwesterly corner of lands described in Jacket 3569 Records, Image 21; thence South 64 deg. 30 min. 00 sec. East along said Northerly right of way, 100.86 feet to the Southeasterly corner of lands described in Jacket 3569 Records, Image 21; thence South 64 deg. 30 min. 00 sec. East along said Northerly right of way, 719.22 feet to the Northeasterly corner of Globe Avenue; thence South 32 deg. 19 min. 12 sec. West along the Easterly line of Globe Avenue, 70.50 feet to the Southeasterly corner of Globe Avenue; thence North 64 deg. 30 min. 00 sec. West along the Southerly right of way of Globe Avenue, 629.23 feet to the Northwesterly corner of lands described in Jacket 17022 Records, Image 13; thence South 25 deg. 37 min. 00 sec. West along the Westerly line of lands in said Jacket 17022 Records, Image 13, 241.95 feet to the South line of Private Claim 22, West side of Fox River; thence South 64 deg. 23 min. 00 sec. East along the South line of Private Claim 22, 545.00 feet to a meander corner along the waters of the Fox River (said meander corner is North 64 deg. 23 min. 00 sec. West, 98 feet  $\pm$  from the waters edge of the Fox River); thence North 52 deg. 45 min. 22 sec. East along a meander line along the waters of the Fox River, 774.18 feet to a meander corner (said meander corner is North 64 deg. 30 min. 00 sec. West, 61 feet  $\pm$  from the waters edge of the Fox River, and is located on the North line of Private Claim 22, West side of Fox River, and is on the Southerly right of way of S.T.H. "172"); thence North 64 deg. 30 min. 00 sec. West along the North line of Private Claim 22, West side of Fox River, (also along said Southerly right of way), 100.00 feet; thence North 78 deg. 30 min. 00 sec. West along said Southerly right of way, 327.80 feet; thence North 69 deg. 41 min. 41 sec. West along said Southerly right of way 163.31 feet; thence 492.24 feet along the arc of a 23,058.31 foot radius curve to the right (long chord which bears North 77 deg. 52 min. 54 sec. West, 492.23 feet) along said Southerly right of way to the Northwesterly corner of lands described in Jacket 3569 Records, Image 21; thence South 32 deg. 59 min. 06 sec. West along the Westerly line of lands described in Jacket 3569 Records, Image 21 (and along said Southerly right of way), 9.43 feet; thence North 64 deg. 30 min. 00 sec. West, along said Southerly right of way, 2.92 feet to the Northeasterly corner of lands described in Vol. 1092 Records, Page 79; thence North 64 deg. 30 min. 00 sec. West along the Northerly line of lands described in Vol. 1092 Records, Page 79, and along said Southerly right of way, 84.00 feet to the Northwesterly corner of lands described in Vol. 1092 Records, Page 79; thence North 64 deg. 30 min. 00 sec. West along the Northerly line of lands described in Vol. 1092 Records, Page 79, and along said Southerly right of way, 84.00 feet to the Northwesterly corner of lands described in Vol. 1092 Records, Page 79; thence North 73 deg. 03 min. 57 sec. West along said Southerly right of way, 199.90 feet to the point of beginning of herein described parcel.

Property Address: Globe Avenue, Green Bay, WI

Tax Parcel Numbers: VA-154-1; VA-154-8; VA-154-12; VA-154-13

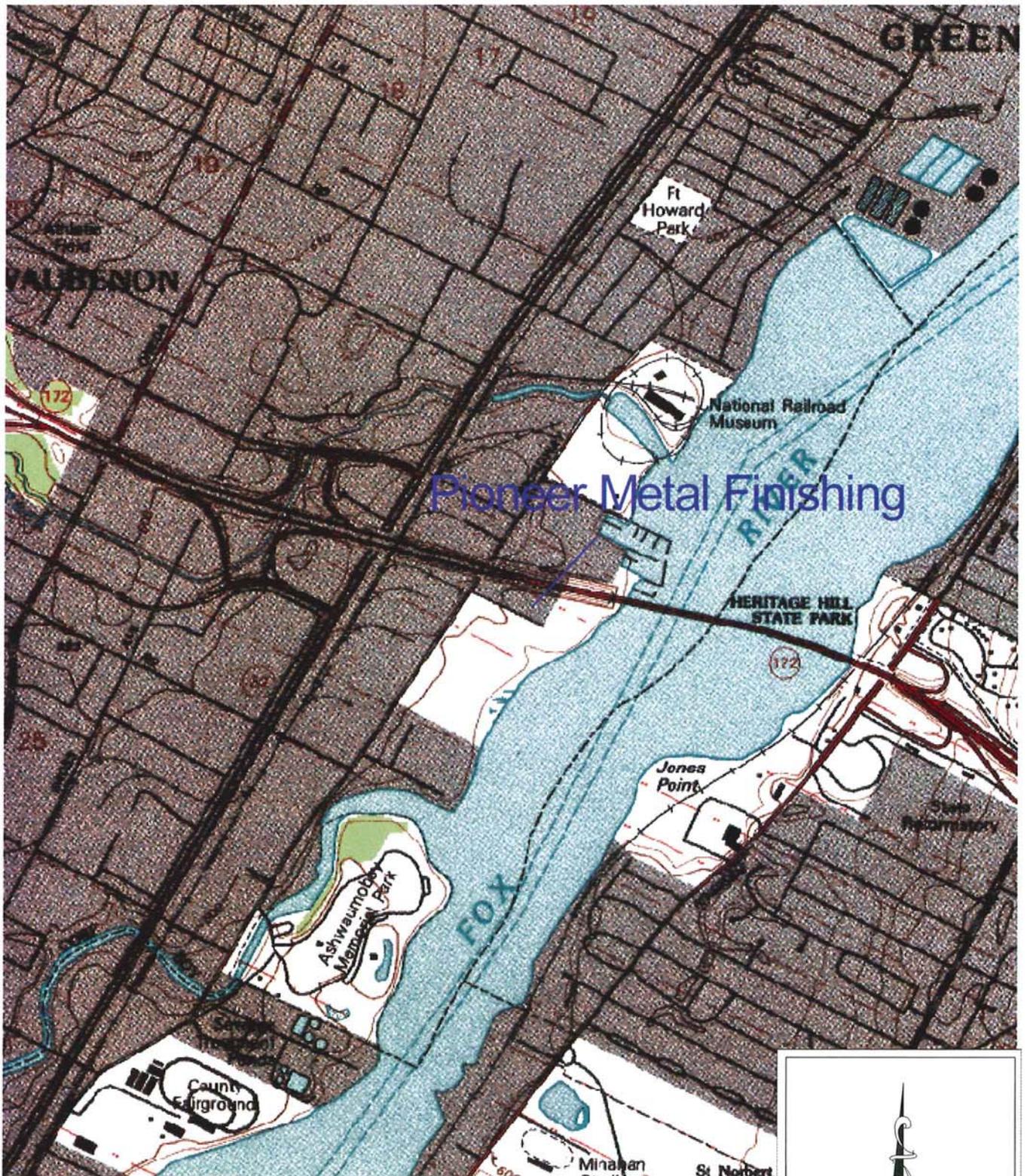




"I, Ted Verhaagh, Operations Manager for Pioneer Metal Finishing, believe that the enclosed legal description is for the Pioneer Metal Finishing Environmental Repair Program site located at 486 Globe Avenue, Village of Ashwaubenon, Wisconsin."

  
Ted Verhaagh, Operations Manager

1/21/08  
Date



SCALE BAR

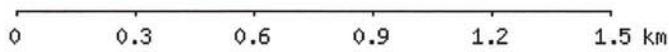


FIGURE 2  
Site Location Map

Pioneer Metal Finishing  
Ashwaubenon, Wisconsin

Scale: See Scale Bar Date: April 2005

Formatted By: Bay Environmental Strategies, Inc.

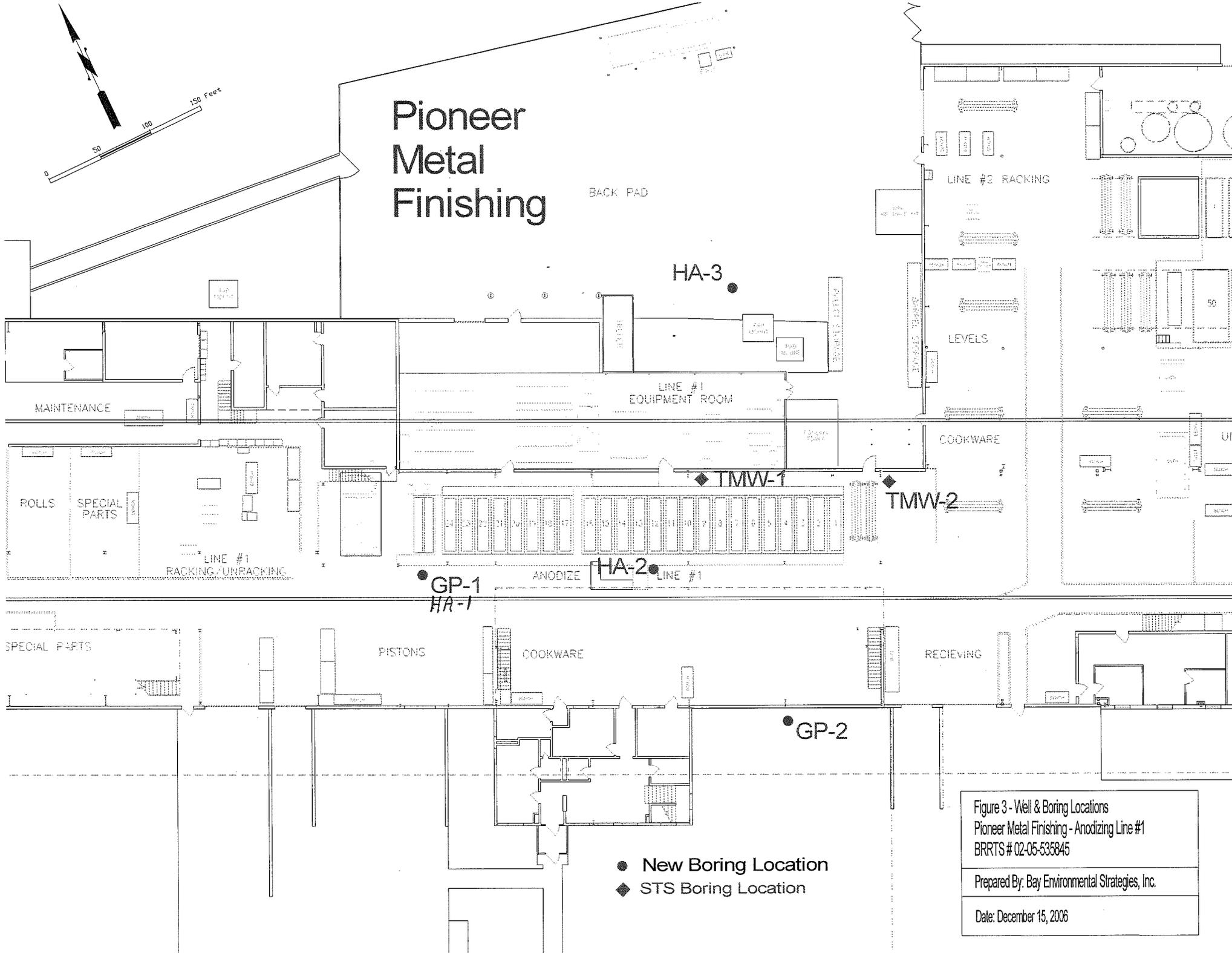
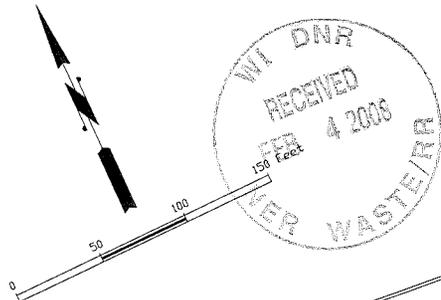
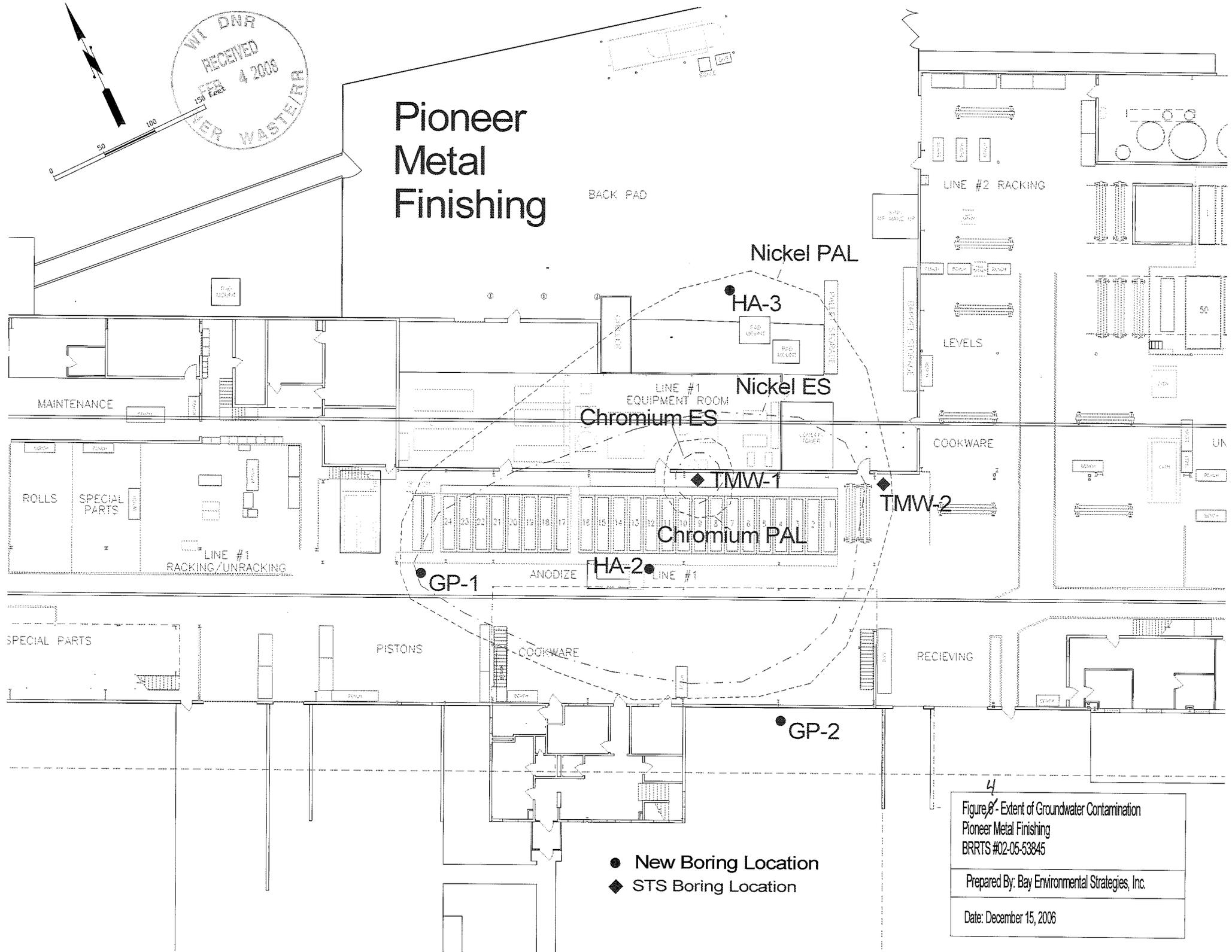


Figure 3 - Well & Boring Locations  
 Pioneer Metal Finishing - Anodizing Line #1  
 BRRTS # 02-05-535845  
 Prepared By: Bay Environmental Strategies, Inc.  
 Date: December 15, 2006

- New Boring Location
- ◆ STS Boring Location



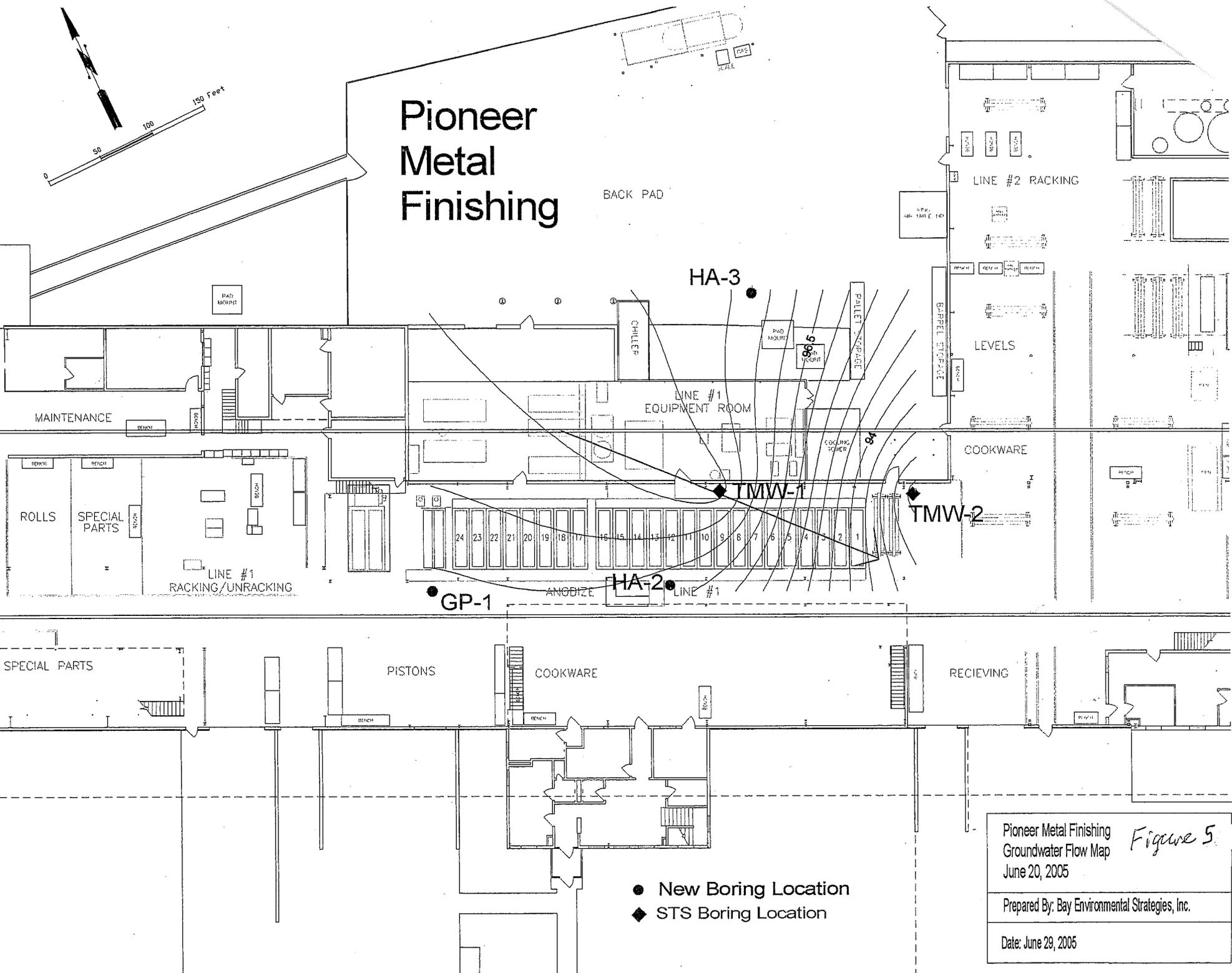
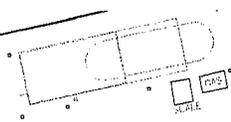
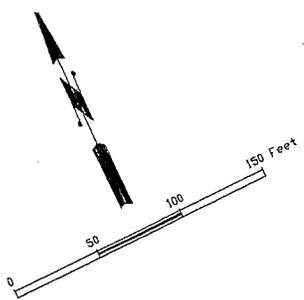
# Pioneer Metal Finishing



- New Boring Location
- ◆ STS Boring Location

4  
 Figure 4 - Extent of Groundwater Contamination  
 Pioneer Metal Finishing  
 BRRTS #02-05-53845  
 Prepared By: Bay Environmental Strategies, Inc.  
 Date: December 15, 2006

# Pioneer Metal Finishing



- New Boring Location
- ◆ STS Boring Location

Pioneer Metal Finishing  
 Groundwater Flow Map  
 June 20, 2005

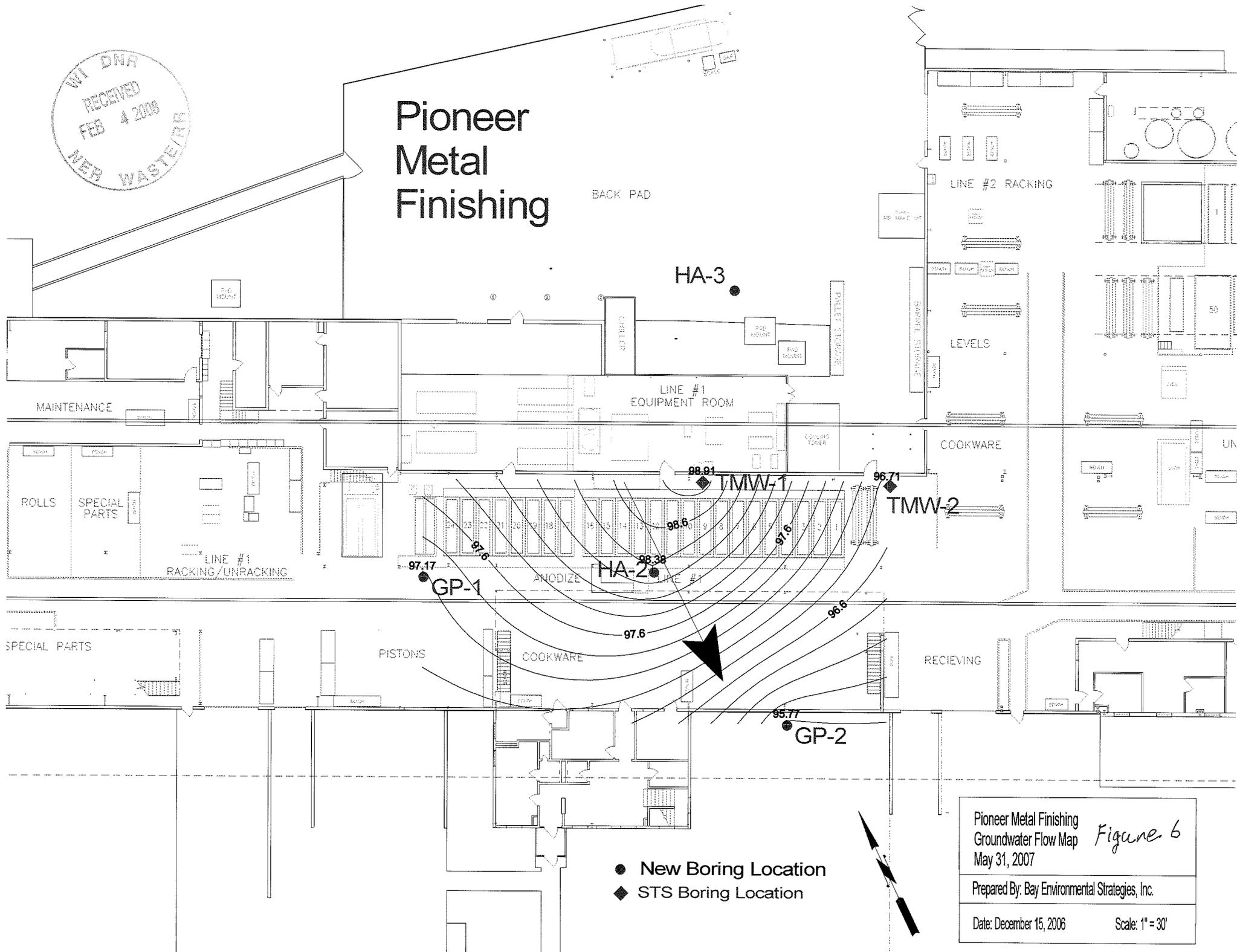
*Figure 5*

Prepared By: Bay Environmental Strategies, Inc.

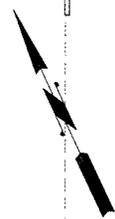
Date: June 29, 2005



# Pioneer Metal Finishing



- New Boring Location
- ◆ STS Boring Location



Pioneer Metal Finishing  
Groundwater Flow Map  
May 31, 2007  
*Figure 6*  
Prepared By: Bay Environmental Strategies, Inc.  
Date: December 15, 2006      Scale: 1" = 30'













SUMMARY OF GROUNDWATER ELEVATION DATA  
PIONEER METAL FINISHING, 486 GLOBE AVE., ASHWAUBENON, WI

WNDR BRRTS #02-05-535845



Monitoring Point	PVC (MSL)	Top of Well Screen	Field Events	Date	Field Water Level	Water Table (MSL)
TMW-1	99.90			06/20/05	1.19	98.71
				05/26/06	0.89	99.01
				08/29/06	0.87	99.03
				11/30/06	0.82	99.01
				02/23/07	0.94	98.96
				05/31/07	0.99	98.91
TMW-2	99.82			06/20/05	8.11	91.71
				05/26/06	2.51	97.31
				08/29/06	3.12	96.70
				11/30/06	2.99	96.83
				02/23/07	4.61	95.21
				05/31/07	3.11	96.71
GP-1	99.90			06/20/05	2.57	97.33
				05/26/06	2.92	96.98
				08/29/06	3.31	96.59
				11/30/06	3.09	96.81
				02/23/07	4.62	95.28
				05/31/07	2.73	97.17
GP-2	99.78			05/26/06	3.21	96.57
				08/29/06	3.23	96.55
				11/30/06	3.81	95.97
				02/23/07	4.45	95.33
				05/31/07	4.01	95.77
HA-2	99.94			06/20/05	2.71	97.23
				05/26/06	1.44	98.50
				08/29/06	1.81	98.13
				11/30/06	2.43	97.51
				02/23/07	1.67	98.27
				05/31/07	1.56	98.38
HA-3*	99.95			06/20/05	2.05	97.83
				05/26/06	0.92	98.96
				08/29/06	1.08	98.80
				11/30/06	0.96	98.99
				02/23/07	ns	ns
				05/31/07**	2.16	97.79

\* resurveyed on November 30, 2006

\*\*Well frost heaved. PVC is not at previously surveyed elevation.

ns = not sampled