

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Hwy 55 Auto Sales (Former)			<b>FID #</b>	
<b>BRRTS #:</b>	03-08-544191			(if appropriate):	
<b>COMMERCE #:</b>	54130-8721-78-A				
<b>CLOSURE DATE:</b>	March 13, 2007				
<b>STREET ADDRESS:</b>	N9378 State Highway 55				
<b>CITY:</b>	Harrison Tn				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	657162	<b>Y =</b>	418972	
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>		Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	<b>X =</b>		<b>Y =</b>		
<b>OFF-SOURCE SOIL CONTAMINATION &gt;Generic or Site-Specific RCL (SSRCL):</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	<b>X =</b>		<b>Y =</b>		
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued or denial letter issued					<b>X</b>
Copy of any maintenance plan referenced in the final closure letter					<b>NA</b>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					<b>NA</b>
Copy of most recent deed, including legal description, for all affected properties					<b>X</b>
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties					<b>NA</b>
County Parcel ID number, <i>if used for county</i> , for all affected properties					<b>X</b>
<b>Location Map</b> that outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<b>X</b>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<b>X</b>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<b>X</b>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<b>X</b>
<b>Isoconcentration map(s), if required for site investigation (SI).</b> The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<b>NA</b>
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>					<b>X</b>
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>					<b>X</b>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>					<b>X</b>
<b>Geologic cross-sections, if required for SI</b>					<b>X</b>
<b>RP certified statement that legal descriptions are complete and accurate</b>					<b>X</b>
Copies of off-source notification letters (if applicable)					<b>NA</b>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					<b>NA</b>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
Jim Doyle, Governor  
Mary P. Burke, Secretary

March 13, 2007

Mr. Don Halbach  
1716 Main Avenue  
Kaukauna, WI 54130

RE: **Final Closure**

**Commerce # 54130-8721-78-A**      DNR BRRTS # 03-08-544191  
Highway 55 Auto Sales (Former), N9378 State Highway 55, Kaukauna

Dear Mr. Halbach:

The Wisconsin Department of Commerce (Commerce) has received all items required as the condition for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

A handwritten signature in black ink that reads "Beth A. Erdman". The signature is written in a cursive, flowing style.

Beth A. Erdman  
Senior Hydrogeologist  
Site Review Section

cc: Dave Fries-OMNNI Associates, Inc.



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
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2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
Jim Doyle, Governor  
Mary P. Burke, Secretary

February 26, 2007

Mr. Don Halbach  
1716 Main Avenue  
Kaukauna, WI 54130

RE: **Conditional Case Closure**

**Commerce # 54130-8721-78-A** DNR BRRTS # 03-08-544191  
Hwy 55 Auto Sales (Former), N9378 State Highway 55, Kaukauna

Dear Mr. Halbach:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, OMNNI Associates, Inc., for the site referenced above. It is understood that residual soil contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

**The following condition must be satisfied to obtain final closure:**

- Documentation (WDNR Abandonment Form 3300-5B) of abandonment of monitoring wells MW1 through MW4.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

A handwritten signature in black ink that reads "Beth A. Erdman". The signature is written in a cursive, flowing style.

Beth A. Erdman  
Senior Hydrogeologist  
Site Review Section

cc: Dave Fries-OMNNI Associates, Inc.

State Bar of Wisconsin Form 1-2003  
**WARRANTY DEED**

Document Number

Document Name

**THIS DEED, made between Donald J. Halbach, a/k/a Donald Halbach and Ethel Halbach, husband and wife**

("Grantor," whether one or more), and **Michael W. Keller and Sandra A. Keller, husband and wife as survivorship marital property**

("Grantee," whether one or more).

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

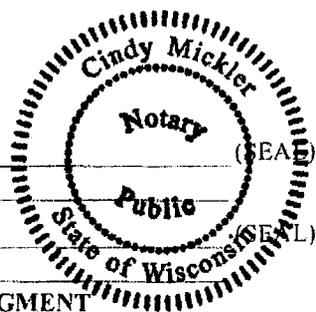
**Part of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 20 North, Range 19 East, Town of Harrison, Calumet County, Wisconsin, described as follows: Commencing at the east right-of-way line of State Highway 55 at the southwest corner of the central 1/3 of the Southwest 1/4 of Section Six (6), Township Twenty (20) North, Range Nineteen (19) East; thence running East Four Hundred Twenty-five (425) feet; thence due North parallel with said Highway 55 right-of-way line a distance of Six (6) rods, which is the point of beginning of the parcel hereby conveyed; thence continuing North a distance of Nine (9) rods; thence due west parallel with the south line of the central 1/3 of the Southwest Quarter (SW 1/4) of said Section Six (6) to the east right-of-way line of said Highway 55; thence south along said right-of-way line Nine (9) rods; thence East Four Hundred Twenty-five (425) feet to the point of beginning.**

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: **easements and restrictions of record.**

Dated Jan. 31, 2006

(SEAL) Donald J. Halbach  
\* \_\_\_\_\_  
(SEAL) Ethel L. Halbach  
\* \_\_\_\_\_

(SEAL) Donald J. Halbach  
\* \_\_\_\_\_  
(SEAL) Ethel L. Halbach  
\* \_\_\_\_\_



**AUTHENTICATION**  
Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

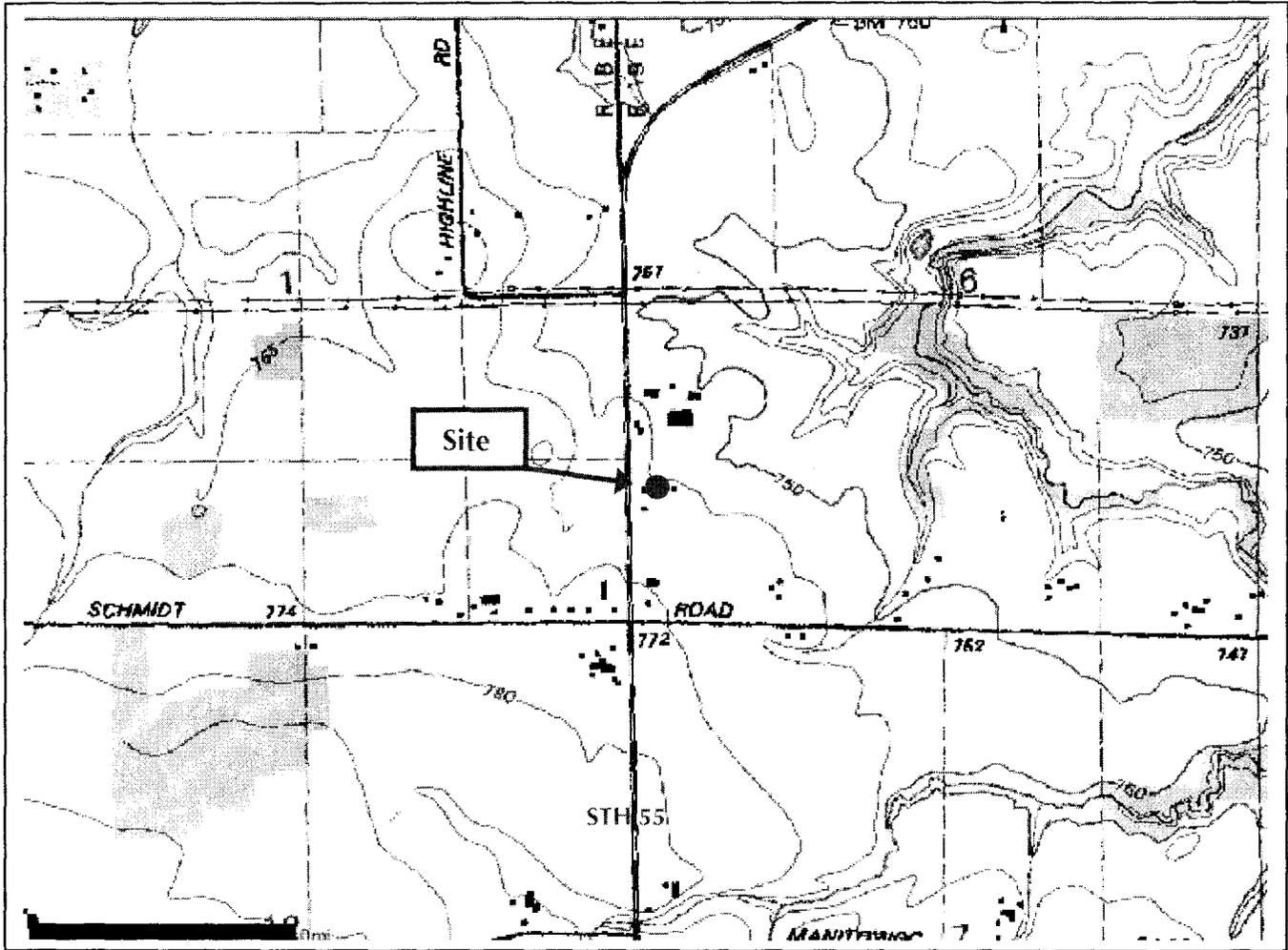
**ACKNOWLEDGMENT**  
STATE OF Wisconsin )  
 ) ss.  
 \_\_\_\_\_ COUNTY )

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

Personally came before me on Jan 31, 2006  
the above-named Donald J. Halbach and Ethel Halbach  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
**Attorney Larry Liebrecht**  
**Appleton, Wisconsin 54911**

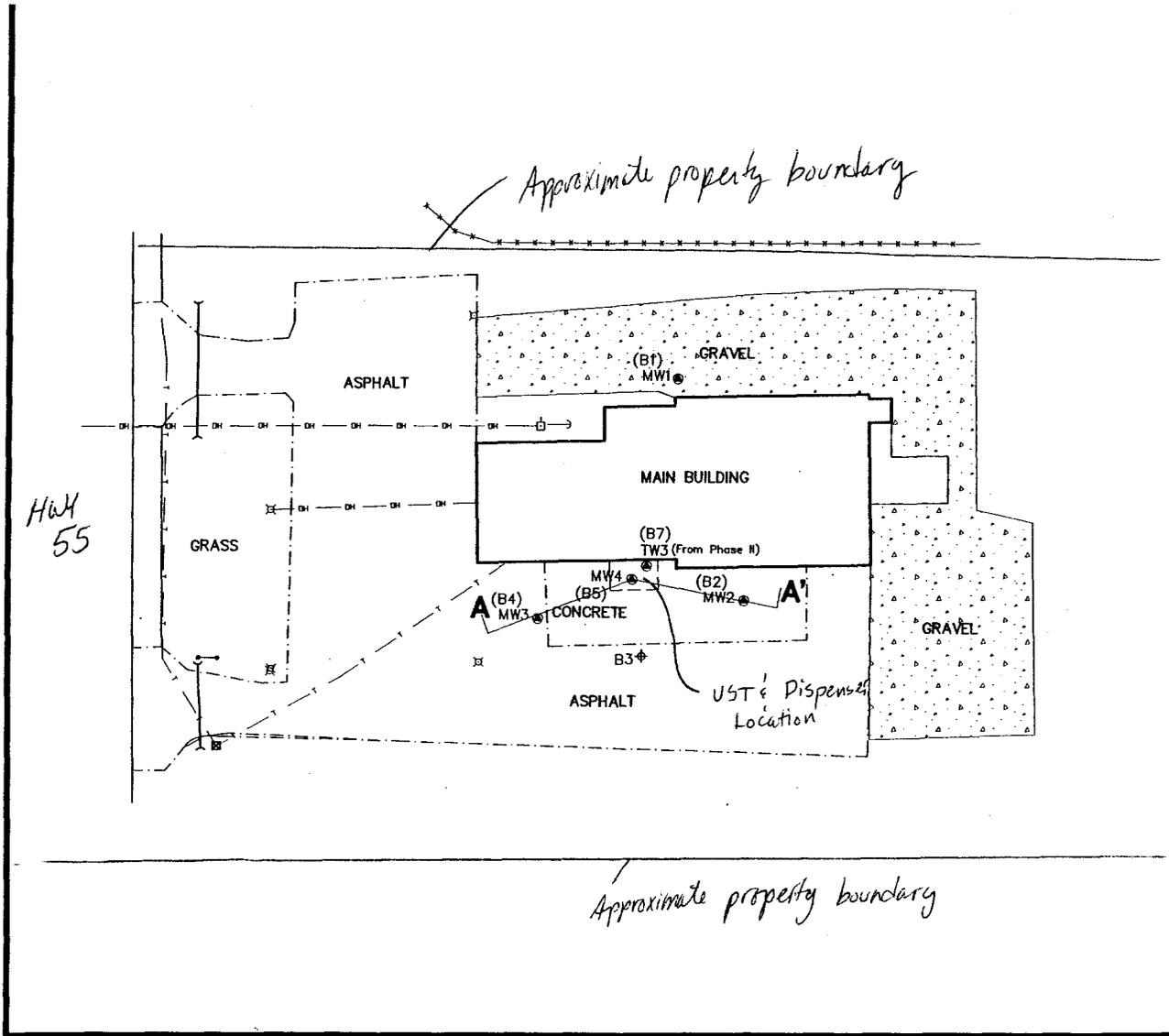
\* Cindy Mickler  
Notary Public, State of **Wisconsin**  
My commission (is permanent) (expires: 9-13-09)



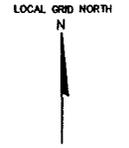
Source: Wisconsin DNR WebView, 2005



<p>Figure 1 Site Location Map WTM 657162, 418972</p>	
<p>Highway 55 Auto Sales N9378 STH 55, Kaukauna, Calumet County, Wisconsin</p>	
	<p>Project Number: N1909A05</p>
	<p>Date: February 13, 2006</p>
<p>One Systems Drive, Appleton, Wisconsin 54914-1654 Phone: (920) 735-6900 Fax: (920) 830-6100</p>	



0' 15' 30'  
SCALE: 1" = 30'



**LEGEND:**

- MW1 ● Well Location and I.D. No.
  - B1 ◆ Soil Boring Location and I.D. No.
  - Building Face
  - - - Former Tank Location
  - · - Edge of Asphalt
  - Power Pole
  - ⌘ Light Post
  - Business Sign
  - Telephone Pedestal
  - OH - Overhead Utility
  - T - Telephone Line
  - · - Fence
  - - - Cross-Section
- A A'**

FIGURE 2  
SITE DETAIL MAP

FORMER HWY 55 AUTO SALES  
N9378 STH 55  
KAUKAUNA, WI

**OMNI ASSOCIATES**  
ONE SYSTEMS DRIVE  
APPLETON, WI 54914  
PHONE (920) 735-6900  
FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO:	N1909A06
PROJECT ENGINEER:	CAD FILE NO:	SITE
DRAWN BY:	DLD	SCALE: 1" = 30'
REVIEWED BY:	DATE:	5/17/2008

**TABLE 1**  
**SUMMARY OF LABORATORY ANALYSIS**  
**SOIL BORING SAMPLES**

OCTOBER 7, 2005 and MARCH 3, 2006 SAMPLING EVENTS

PARAMETER	STANDARD	B1-3	B2-2	B3-3	B4-2	B7-3/B5-2	
SAMPLE DEPTH		5.0 - 7.0	2.5 - 4.5	5.0 - 7.0	2.5 - 4.5	4.0 - 6.0	10.0 - 12.0
SAMPLE DATE		3/3/06				10/7/05	3/3/06
GASOLINE RANGE ORGANICS (mg/kg)	250*	<2.9	15	<3.0	<2.9	580	<2.9
DETECTED PVOCS (µg/kg)							
BENZENE	5.5	<25	<25	<25	<25	1,500	64
ETHYLBENZENE	2900	<25	<25	<25	<25	3,500	<25
TOLUENE	1500	<25	<25	<25	<25	1,500	51
1,2,4-TRIMETHYLBENZENE	-	<25	260	<25	<25	40,000	49
1,3,5-TRIMETHYLBENZENE	-	<25	310	<25	<25	14,000	<25
XYLENES	4100	<50	72	<50	<50	18,000	158

34 = detected over the standard

NA = not analyzed

"J" = detected between the limit of detection and the limit of quantitation.

\* A permeability test was not run on these samples. The DNR standard for less permeable soil has been used because these samples are silty clay soils.

N1909A05  
FORMER HIGHWAY 55 AUTO SALES

**TABLE 1**  
**SUMMARY OF LABORATORY ANALYSIS**  
**GROUNDWATER SAMPLES - HISTORICAL**

PARAMETER (µg/L)	ES	PAL	PW1	MW1		MW2	
SAMPLE DATE			9/15/06	3/29/06	7/6/06	3/29/06	7/6/06
DETECTED PVOCs/VOCs (ug/L)							
ETHYLBENZENE	700	140	<1	<0.40	<1	<0.40	<1
TOLUENE	1000	200	<0.78	<0.36	<0.78	<0.36	0.83"J"
1,2,4-TRIMETHYLBENZENE	480	96	<0.85	<0.39	<0.85	<0.39	<0.85
1,3,5-TRIMETHYLBENZENE	(combined)	(combined)	<1.1	<0.40	<1.1	<0.40	<1.1
XYLENES	10,000	1000	<0.84	<0.74	<2	<0.74	<2

Temporary wells are not constructed in a manner to be used as a point of enforcement.

"J" = Results detected between the limit of detection and the limit of quantification

ES = enforcement standard

PAL = preventive action limit

**170 = enforcement standard exceedance**

*180 = preventive action limit exceedance*

N1909A05  
FORMER HIGHWAY 55 AUTO SALES

**TABLE 1**  
**SUMMARY OF LABORATORY ANALYSIS**  
**GROUNDWATER SAMPLES - HISTORICAL**

PARAMETER (µg/L)	ES	PAL	MW3		TW3/MW4		
SAMPLE DATE			3/29/06	7/6/06	10/13/05	3/29/06	7/6/06
DETECTED PVOCs/VOCs (ug/L)							
ETHYLBENZENE	700	140	<0.40	<1	99	<0.54	<1
TOLUENE	1000	200	<0.36	<0.78	31	<0.67	<0.78
1,2,4-TRIMETHYLBENZENE	480	96	<0.39	<0.85	<b>870</b>	<0.97	<0.85
1,3,5-TRIMETHYLBENZENE	(combined)	(combined)	<0.40	<1.1	<b>280</b>	<0.83	<1.1
XYLENES	10,000	1000	<0.74	<2	710	<1.8	<2

Temporary wells are not constructed in a manner to be used as a point of enforcement.

"J" = Results detected between the limit of detection and the limit of quantification

ES = enforcement standard

PAL = preventive action limit

**170 = enforcement standard exceedance**

*180 = preventive action limit exceedance*

## Well Specific Field Sheet (WSFS) - Monitoring Wells

Fill out one column of this form for each monitoring well which is sampled on each sampling date.

Date: 7/6/06

Facility Name: Former Highway 55 Auto Sales

License or Permit # :

Weather: Sun, 75 - 80 F

Person(s) Sampling: Dave Fries

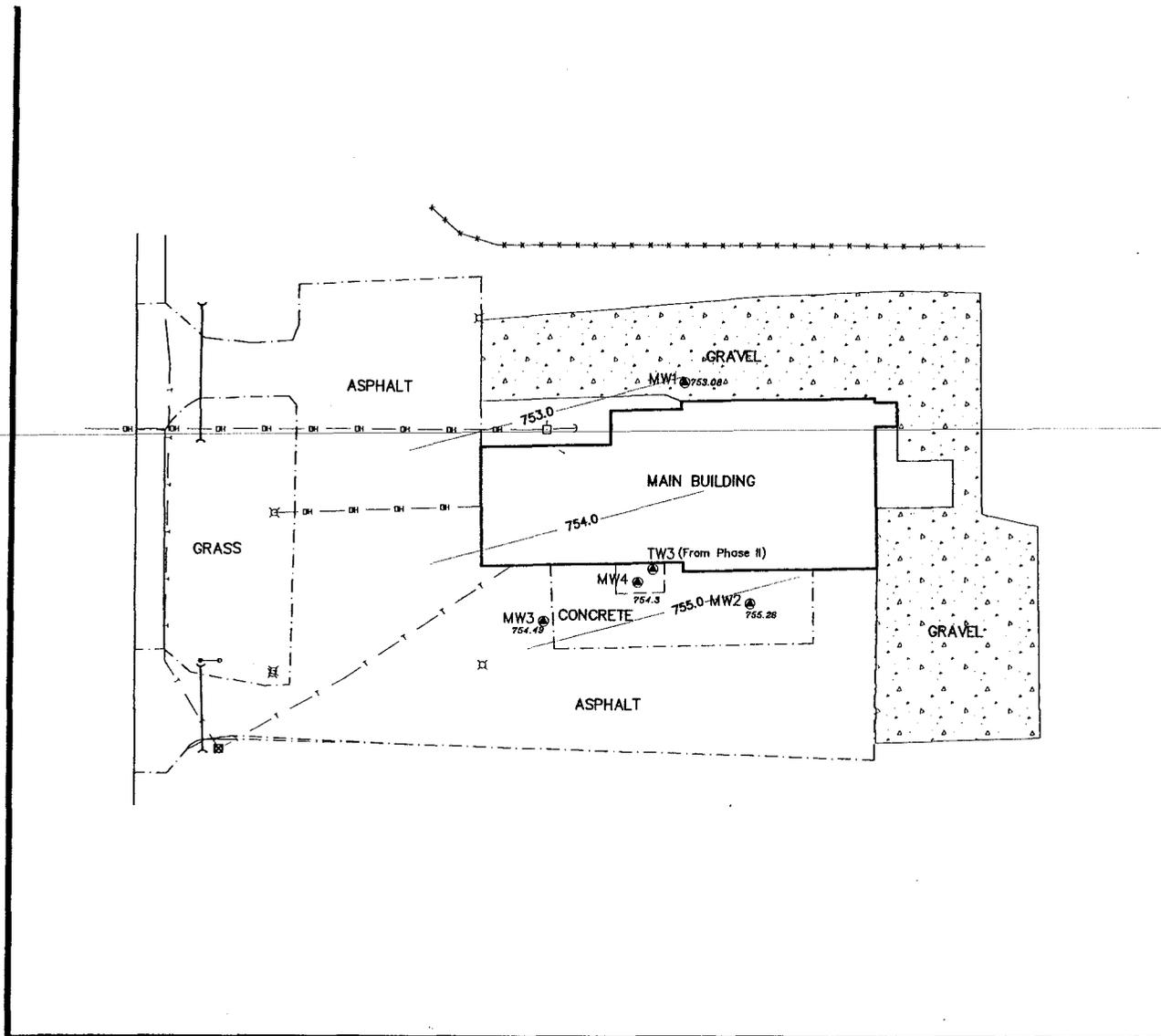
Sampling Equipment (for measuring water level, sampling, and filtering. (Include model if appropriate.):

Solonist 101 water level meter, Enviroline disposable bailers, YSI 600 XL multi-probe with 610-D field display unit ES-60 purge pump.

Well Name	MW1	MW2	MW3	MW4
DNR ID No.				
Pipe top elevation (local datum)	756.40	756.92	757.12	756.73
Surface elevation	756.84	757.21	757.38	757.11
Measured depth to water (ft)	3.32	1.66	2.63	2.43
Measured depth to water (ft) from Surface	3.76	1.95	2.89	2.81
Total depth to water (ft)	-	-	-	-
Water elevation (local datum))	753.08	755.26	754.49	754.30
Depth to bottom of well (ft)	13.05	12.93	12.95	13.05
Volume of water in well (gal)	1.59	1.84	1.68	1.73
Volume to be purged (4x vol. in well)	6.34	7.35	6.73	6.92
Time purging begun	11:07	11:40	12:08	12:35
Time purging completed	11:29	11:58	12:25	12:54
Purged dry? (Y/N)	No	No	No	No
Time sample withdrawn	11:30	11:59	12:26	12:55
Field temperature (°C)	20.1	24.5	25.2	28.1
Field conductivity (uncorrected)	-	-	-	-
Field conductivity (at 25°C)	948	788	953	1.2
Time conductivity measured	11:12	11:44	12:11	12:38
Field pH (std. units)	6.87	6.43	6.58	7.21
Time pH measured	11:12	11:44	12:11	12:38
Color (Y/N)	No	No	No	brown
Odor (Y/N)	No	No	No	slight
Turbidity (Y/N)	No	No	No	turbid
Sample field filtered? (Y/N)	No	No	No	No
Time filtered	-	-	-	-
Dissolved Oxygen (mg/L)	- *	- *	- *	- *
Well cap and lock replaced? (Y/N)	Yes	Yes	Yes	Yes

F:\ENVIRON\1909A05\TABLES\WSFS1

\* = Dissolved oxygen meter is not working.



0' 6' 15' 30'  
SCALE: 1" = 30'



**LEGEND:**

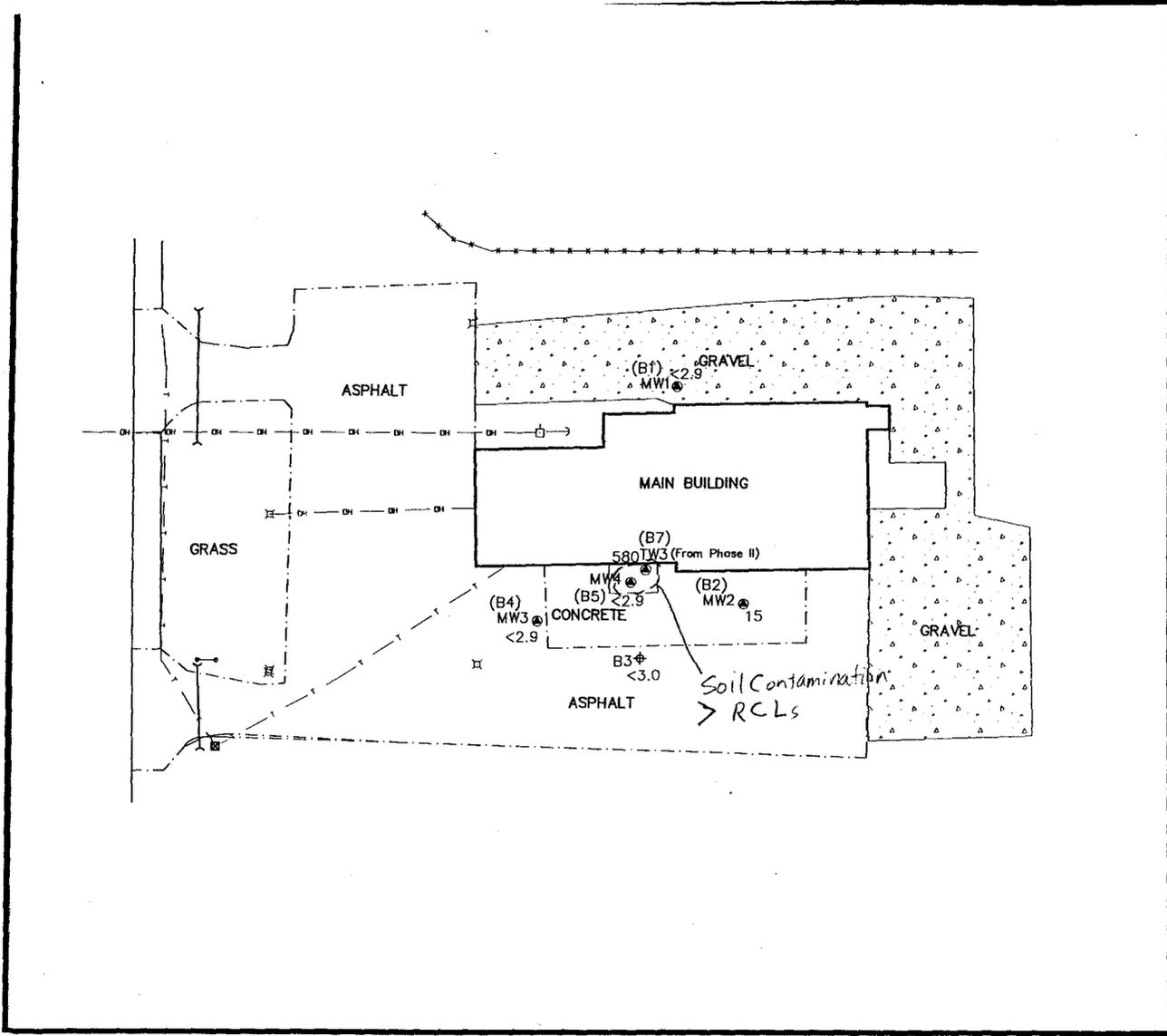
- MW1 @ Well Location and I.D. No.
- Building Face
- - - Former Tank Location
- - - Edge of Asphalt
- Power Pole
- ⊗ Light Post
- ⊙ Business Sign
- ⊠ Telephone Pedestal
- OH — Overhead Utility
- T — Telephone Line
- - - Fence
- MW1 @ 753.08 Groundwater Elevation at Well
- 755.0 — Groundwater Contour Line (.1' Contour Interval)

**FIGURE 4  
GROUNDWATER CONTOUR  
ELEVATION MAP (7/6/2006)**

FORMER HWY 55 AUTO SALES  
N9378 STH 55  
KAUKAUNA, WI

**OMNI ASSOCIATES**  
ONE SYSTEMS DRIVE  
APPLETON, WI 54914  
PHONE (920) 735-6900  
FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO:	N1909A06
PROJECT ENGINEER:	CAD FILE NO:	SITE
DRAWN BY:	DLB SCALE:	1" = 30'
REVIEWED BY:	DATE:	5/17/2006



0' 5' 15' 30'  
SCALE: 1" = 30'



**LEGEND:**

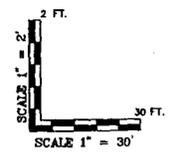
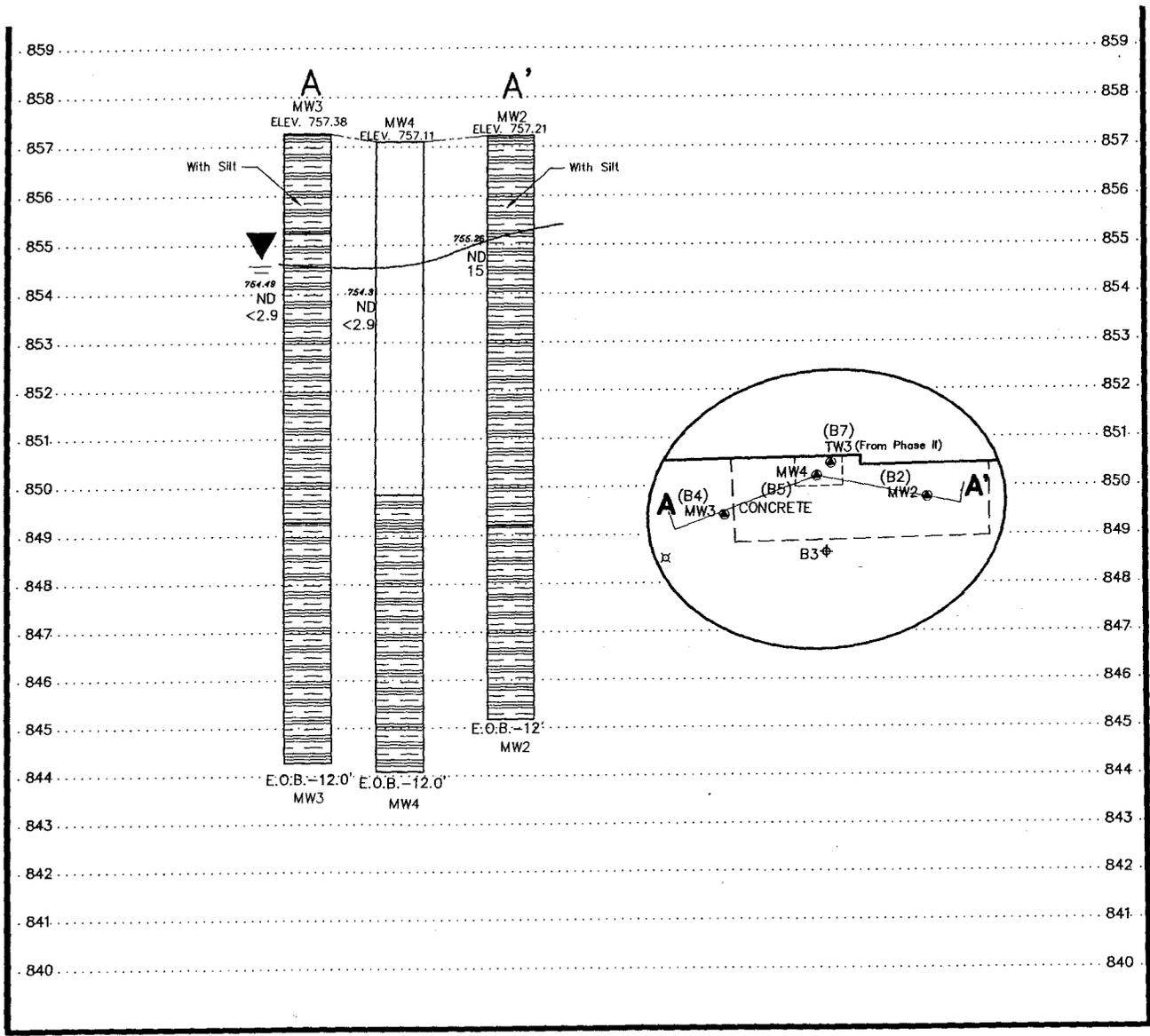
- MW1 ● Well Location and I.D. No.
- B1 ⊕ Soil Boring Location and I.D. No.
- Building Face
- - - Former Tank Location
- · - Edge of Asphalt
- Power Pole
- ⊠ Light Post
- Business Sign
- Telephone Pedestal
- OH — Overhead Utility
- - - Telephone Line
- · - Fence
- 580 GRO Concentrations in the Soil (ppm)

FIGURE 5  
GRO CONCENTRATIONS IN  
THE SOIL (ppm)

FORMER HWY 55 AUTO SALES  
N9378 STH 55  
KAUKAUNA, WI

**OMNI ASSOCIATES**  
ONE SYSTEMS DRIVE  
APPLETON, WI 54914  
PHONE (920) 735-6900  
FAX (920) 630-6100

PROJECT MANAGER:	PROJECT NO:	N1909A06
PROJECT ENGINEER:	CAD FILE NO:	SITE
DRAWN BY:	DATE:	5/17/2006
REVIEWED BY:	SCALE:	1" = 30'



**LEGEND:**

- Clay
- MW1 @ 753.08 Groundwater Elevation at Well
- 580 BTEX Concentrations in the Groundwater (ppb)
- ND Not Detected
- 580 GRO Concentrations in the Soil (ppm)
- 755.0 - Groundwater Contour Line (.1' Contour Interval)
- Water Table (7/6/2006)
- Groundwater Line
- Surface Elevation Line

**FIGURE 3**  
DIAGRAMMATIC CROSS-SECTION OF  
STRATIGRAPHY FROM A TO A'

FORMER HWY 55 AUTO SALES  
N9378 STH 55  
KAUKAUNA, WI

**OMNI ASSOCIATES**  
ONE SYSTEMS DRIVE  
APPLETON, WI 54914  
PHONE (920) 735-6900  
FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO.:	N1909A05
PROJECT ENGINEER:	CAD FILE NO.:	N1909A05_XXX.DWG
DRAWN BY:	SCALE:	
REVIEWED BY:	DLD DATE:	7/24/2006

Dave F.

RECEIVED

NOV 27 2006

OMNI ASSOCIATES

November 22, 2006

To Whom it may concern,

To the best of our knowledge the parcel number and legal descriptions on this warranty deed are complete and accurate.

Donal Halbach  
Echel S. Halbach