

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

Source Property Information

CLOSURE DATE: 09/28/2001

BRRTS #: 03-31-000290

ACTIVITY NAME: STODOLAS GARAGE

FID #:

PROPERTY ADDRESS: N3687 CTH AB

DATCP #:

MUNICIPALITY: MONTPELIER

PECFA#: 54217999987A

PARCEL ID #: 31 014 22.012

*WTM COORDINATES:

X: 704212 Y: 445278

** 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)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

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

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Site Specific Obligations:

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)

Direct Contact

Soil to GW Pathway

Vapor Mitigation (226)

Maintain Liability Exemption (230)

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

Monitoring Wells:

Deed Restriction: Soil/GW

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 #:	03-31-000290	(No Dashes)	PARCEL ID #:	31 014 22.012		
ACTIVITY NAME:	STODOLAS GARAGE		WTM COORDINATES: X:	704212	Y:	445278

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 #: 1 **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 #: 2 **Title: Site Plot Map**
 - 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 #: 3 **Title: Extent of Excavation**

BRRTS #: 03-31-000290

ACTIVITY NAME: STODOLAS GARAGE

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 #: 6 **Title: Vertical Extent of Contamination**

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 #: **Title:**

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

Figure #: 4 **Title: Water Table Map**

Figure #: **Title:**

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 #: 2, 1 **Title: Pre-Remedial Soil Analytical Results, Soil PID Results, Post Remediation Soil Results**

- 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 #: 8 **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 #: **Title:**

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 #: 03-31-000290

ACTIVITY NAME: STODOLAS GARAGE

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.

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:

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: 1



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 920-492-5912

October 3, 2001

Mr. Michael Stodola
N2270 Sleepy Hollow Road
Kewaunee, WI 54216

SUBJECT: Final Case Closure By Closure Committee with conditions met for Stodola's Garage, N3687 STH 163, Luxemburg, WI
WDNR BRRTS # 03-31-000290

Dear Mr. Stodola:

On May 7, 2001, your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 9, 2001, you were notified that the Closure Committee had granted conditional closure to this case.

On September 28, 2001, the Department received correspondence indicating that you have complied with the conditions of closure. A deed restriction has been filed at the Register of Deeds Office and proof of monitoring well abandonment has been received as well as other requirements outlined in letter dated May 9, 2001. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed on September 28, 2001, and no further investigation, remediation or other action is required at this time.

State Statute 101.143 requires that owners seeking reimbursement of interest costs from the PECFA Program submit a final reimbursement claim within 120 days after they receive a closure letter on their site. If you are eligible for the PECFA Program, and anticipate filing a PECFA reimbursement claim that includes interest costs, you must file a final reimbursement claim to the Department of Commerce within 120 days from receipt of this letter. If you fail to file a claim within that 120-day period, subsequent interest costs will not be eligible for reimbursement by PECFA.

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 the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me in Green Bay at (920) 492-5921.

Sincerely,

A handwritten signature in cursive script that reads "Keld Lauridsen". The signature is written in black ink and has a long, sweeping horizontal line extending to the right.

Keld B. Lauridsen
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Jim Rabideau, ECCI,
P.O. Box 11417, Green Bay, WI 54307-1417

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

If contaminated soil that remains on the property is excavated in the future, it will have to be sampled and analyzed and the treatment or disposal of the soil as a solid or hazardous waste may be necessary.

The following activities are prohibited on that portion of the property described above where a cap or cover has been placed (a map of the property and capped areas is provided in Figure 1), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a plan prepared and submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1997).

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person

or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owners of the property have executed this Declaration of Restrictions, this 10th day of September, 2001.

Signature: Michael E. Stodola Signature: Joan Stodola
Printed Name: Michael E. Stodola Printed Name: Joan Stodola

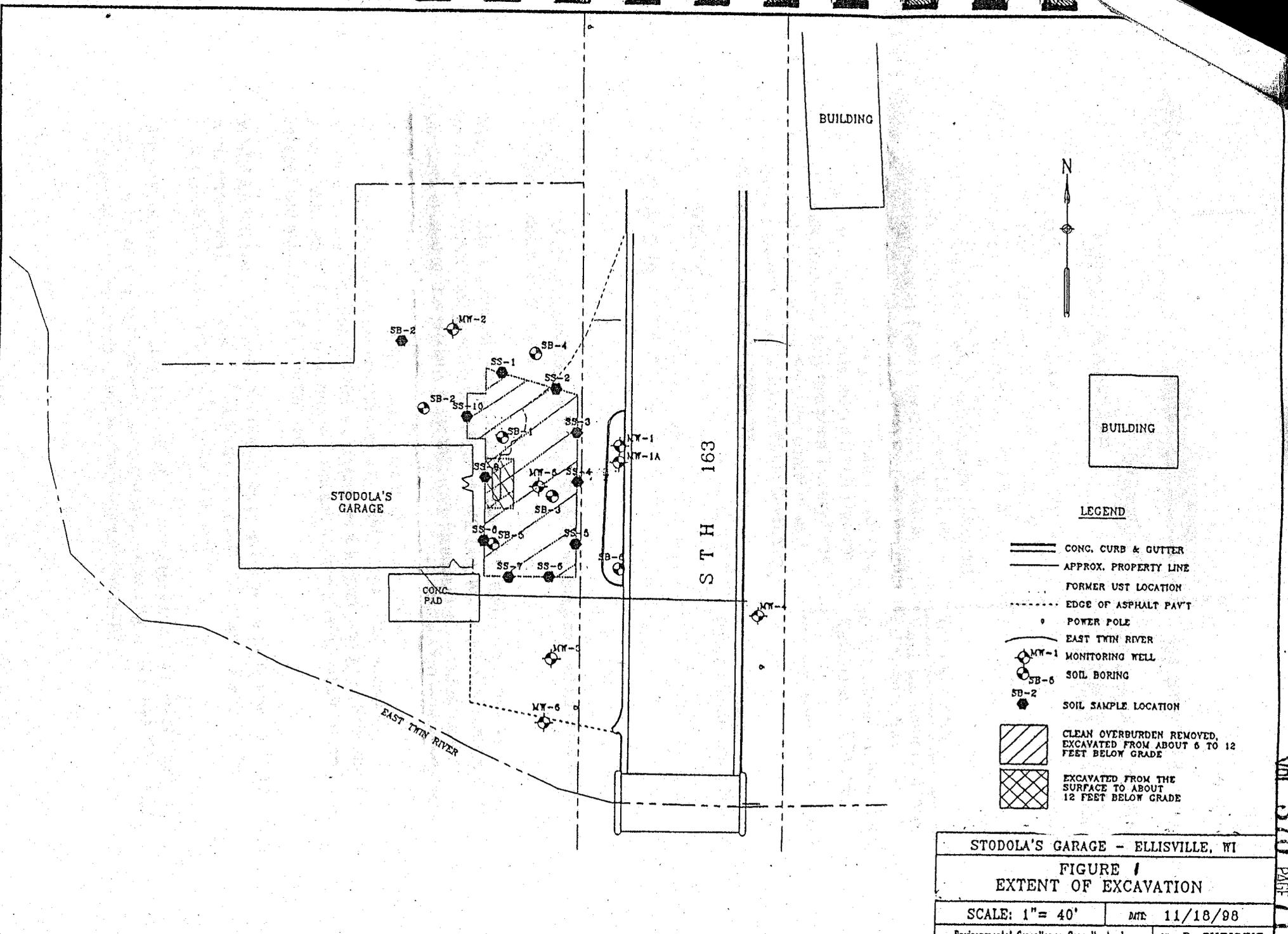


Subscribed and sworn to before me this 10th day of September, 2001.

Shanna R. Krog
Notary Public, State of Wisconsin
My commission May 2nd 2004

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by ECCI.

Located in the NE¹/₄ of the NE¹/₄, Sec. 22, T23 N
R23 E
31 014 22.012



BUILDING

LEGEND

-  CONG. CURB & GUTTER
-  APPROX. PROPERTY LINE
-  FORMER UST LOCATION
-  EDGE OF ASPHALT PAV'T
-  POWER POLE
-  EAST TWIN RIVER
-  MONITORING WELL
-  SOIL BORING
-  SOIL SAMPLE LOCATION
-  CLEAN OVERBURDEN REMOVED, EXCAVATED FROM ABOUT 6 TO 12 FEET BELOW GRADE
-  EXCAVATED FROM THE SURFACE TO ABOUT 12 FEET BELOW GRADE

STODOLA'S GARAGE - ELLISVILLE, WI	
FIGURE 1 EXTENT OF EXCAVATION	
SCALE: 1" = 40'	DATE: 11/18/98
Environmental Compliance Consultants, Inc.	BY: D CHRISTIE

VIN 370 PAGE 7/18



ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

P.O. Box 11417 • GREEN BAY, WI 54307-1417 • 920-434-6380 (VOICE) • 920-434-6381 (FAX)

July 24, 2001



Mr. Keld Lauridsen
Wisconsin Department of Natural Resources
P.O. Box 10448
Green Bay, Wisconsin 54307

Re: Barrier Maintenance Plan — Stodola's Garage
N3697 CTH AB, Luxemburg, Wisconsin
WDNR ID #03-31-000290

Dear Mr. Lauridsen:

On behalf of Mr. Michael Stodola, Environmental Compliance Consultants, Inc. (ECCI) is submitting a barrier maintenance plan as part of the case closure requirement for Stodola's Garage, Luxemburg, Wisconsin (the Site).

Maintenance Plan

The barrier will be inspected on a quarterly basis by the Site owner. Paved areas will be examined for evidence of cracking, settling, potholes, erosion, and other damage. Landscaped areas will be examined for evidence of erosion, settlement, burrowing, and other damage. Damaged areas will be repaired within 30 days of discovery. A report describing the nature and extent of any damage to the barrier and subsequent repairs will be submitted to the Wisconsin Department of Natural Resources upon completion of these activities. Completed copies of written inspections will be maintained on site. An example of the inspection form is attached.

If you have any questions please feel free to call me at (920) 434-5035.

Sincerely,

Environmental Compliance Consultants, Inc.


James M. Rabideau, P.G., P.S.
Project Manager

Enclosure(s)

cc: Michael Stodola, site owner

Quarterly Impermeable Barrier Inspection Report
Stodola's Garage
Luxemburg, Wisconsin

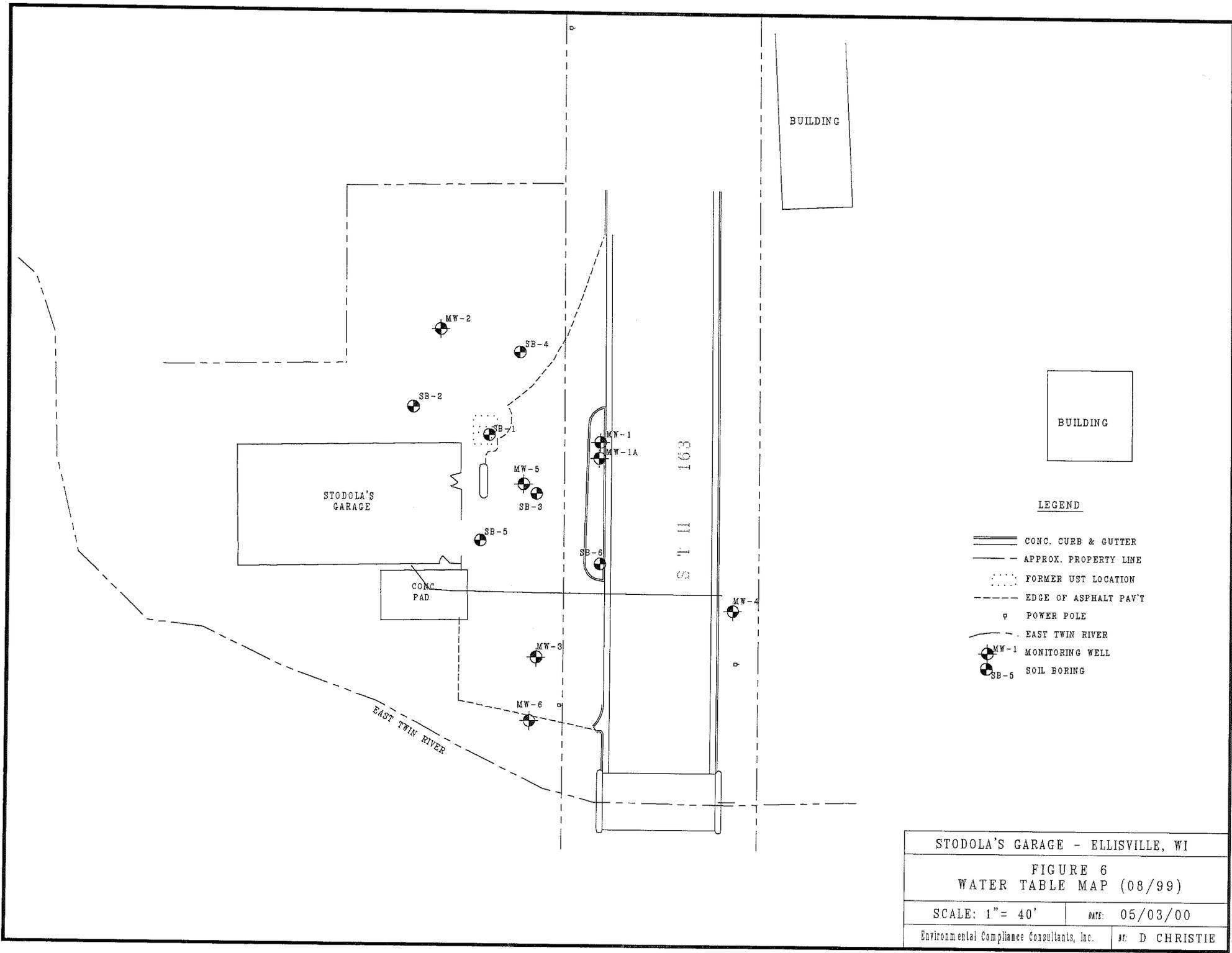
Date: _____ Weather: _____

Inspected By: _____

Observations of paved areas: _____

Observations of landscaped areas: _____

Signature: _____



BUILDING

LEGEND

- ==== CONC. CURB & GUTTER
- - - - - APPROX. PROPERTY LINE
- ○ ○ ○ ○ FORMER UST LOCATION
- - - - - EDGE OF ASPHALT PAV'T
- ⊕ POWER POLE
- - - - - EAST TWIN RIVER
- ⊕ MW-1 MONITORING WELL
- ⊕ SB-5 SOIL BORING

STODOLA'S GARAGE - ELLISVILLE, WI	
FIGURE 6 WATER TABLE MAP (08/99)	
SCALE: 1" = 40'	DATE: 05/03/00
Environmental Compliance Consultants, Inc.	BY: D CHRISTIE



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 920-492-5912

May 9, 2001

Mr. Michael Stodola
N2270 Sleepy Hollow Road
Kewaunee, WI 54216

SUBJECT: Case Closure with a Groundwater Use and Soil Deed Restriction & Soil Performance Standard (Impermeable Cap) for Stodola's Garage, N3687 STH 163, Luxemburg, Wisconsin
WDNR BRRTS # 03-31-000290

Dear Mr. Stodola:

On May 7, 2001, the Bureau for Remediation and Redevelopment's Northeast Region Closure Committee met to discuss the above referenced site. The committee has agreed to close this site pending the completion and filing of a soil and groundwater use deed restriction and maintaining the existing impermeable cap at your site. In addition, notification should be provided to the owner of STH 163 that petroleum contaminated soil and groundwater may exist adjacent to this site. The soil and groundwater use deed restriction will state that petroleum soil and groundwater contamination remains on the property and additional remedial action is not feasible at this time. It will also state that the existing impermeable cap must be maintained to minimize contaminant infiltration to groundwater and direct contact concerns. You should be aware that the cap is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code.

In accordance with ss. NR 714.07(5) and 722.0992(a)2, Wis. Adm. Code, you are required to provide a Class 1 public notice under ch. 985, Stats., concerning the impermeable cap you propose to place on your property. Please refer to s. NR 714.07(5), Wis. Adm. Code, for details on the required content of the public notice. An example of a Class 1 public notice for your use has been provided with this letter. Also enclosed is a list of newspapers in which the public notice can be published. The Department requires that you submit proof (a photocopy) of the published notice.

Only when the soil and groundwater use deed restriction has been finalized and filed with Kewaunee County and proof of the filing of the deed restriction and the public notice are received by the Department, can this site be closed. To expedite the completion of the restriction and closure process, the Department requests that you submit the following:

- A complete, legible and unabbreviated legal description of the property

- A legible copy of the most recent deed for your property
- Available maps, such as a survey map, showing the property boundaries, building outlines and monitoring well/piezometer locations

If you do not have these documents they can be obtained from the Kewaunee County Register of Deeds. Once this information is received, the Department will send you a draft copy of the soil and groundwater use deed restriction containing language regarding the remaining petroleum contamination and the impermeable cap covering it. If the draft deed restriction is accurate and acceptable, please sign it, file it with the Register of Deeds office and return a copy of the signed and filed restriction along with proof of filing of the Class 1 public notice to the Department for our records. The Department must also receive documentation of proper abandonment of any and all monitoring wells, extraction wells, sumps, piezometers and soil venting systems if you do not intend to perform long term monitoring at your site. Once all this information has been received, this case will be conditionally closed.

This soil and groundwater use deed restriction and the placement of the impermeable cap are options that the Department can offer in order to conditionally close this site. If you choose not to accept these options, you will need to perform additional investigation and cleanup of the remaining contamination. Within 14 days of receipt of this notice, please submit a letter to the Department documenting your intentions.

If you have any additional relevant information concerning this matter that has not been formerly provided to the Department, you should submit this information to the Department for reevaluation.

The Department appreciates the actions you and your environmental consultant have undertaken to restore the environment at this site. If you have any questions, please contact me in Green Bay at (920) 492-5921.

Sincerely,



Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

Enclosure: Newspapers for Public Notices
Example Public Notice

cc: James Rabideau, ECCI,
P.O. Box 11471, Green Bay, WI 54307-1417

DOCUMENT NO.
266356

RECORDS
VOL 176 PAGE 583

STATE BAR OF WISCONSIN—FORM 2
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD
1978 AUG 8 PM 3:45
1978 AUG -8 PM 3:45

Mrs. Ann M. Liberty
REGISTER OF DEEDS
KEWAUNEE COUNTY, WIS.

H. W. Last and Malinda Last, his wife,

conveys and warrants to Michael E. Stodola and
Joan A. Stodola, his wife

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

RETURN TO
Mrs. Michael E. Stodola
Route 2
Kewaunee, Wis. 54216

Ad. 200

Tax Key No. _____

Commencing Six (6) rods South from the
Northeast corner of Section Number Twenty-
two (22), in Township Number Twenty-three (23) North, of Range Number
Twenty-three (23) East, and run from thence West Six (6) rods, thence
South Six (6) rods, thence West Nine (9) rods, thence South Thirteen
(13) rods, thence Easterly to a point Twenty-three (23) rods South of
said Northeast corner of said Section Twenty-two (22), thence North
Seventeen (17) rods to the place of beginning.

This deed is given in performance of a Land Contract dated July 30, 1971
and recorded August 3, 1971 in Volume 138 of Records, page 95, as docu-
ment number 223760.

Transfer Fee Exempt 77.25(10)

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

Exception to warranties:

Dated this 3rd day of August, 1978.

_____(SEAL)

H. W. Last _____(SEAL)
H. W. Last

_____(SEAL)

Malinda Last _____(SEAL)
Malinda Last

AUTHENTICATION

Signatures authenticated this _____ day of _____, 19____.

ACKNOWLEDGMENT

STATE OF WISCONSIN }
Kewaunee County, } ss.
Personally came before me, this 2ND day of

August, 1978, the above named H. W.
Last and Malinda Last

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

This instrument was drafted by
Slatky & Wolske, Attys.

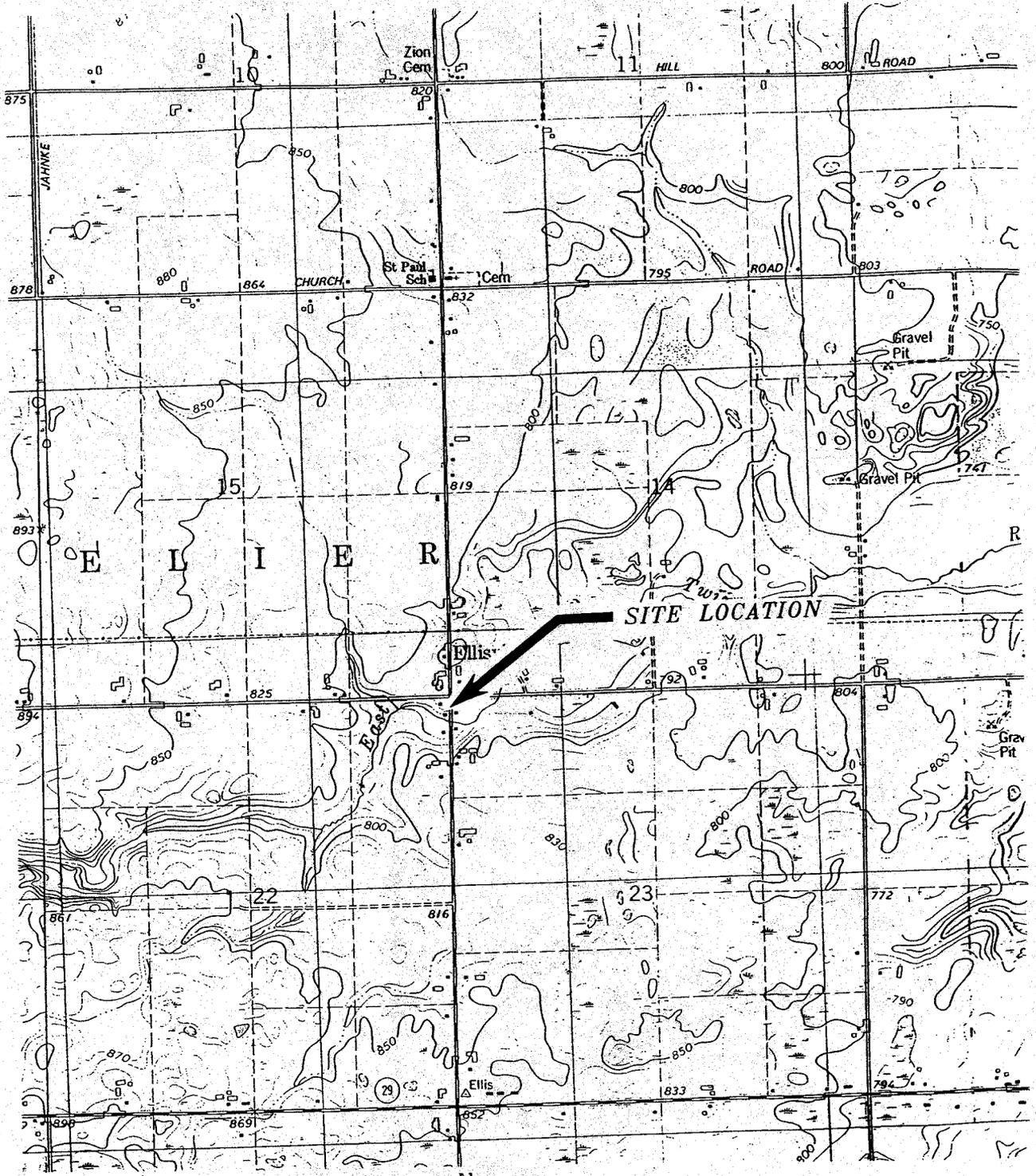


known to be the person _____ who executed the fore-
going instrument and acknowledged the same.

M. J. Wolske
Notary Public Kewaunee, _____ County, Wis.
My Commission is permanent. (If not, state expiration
date: _____, 19____.)

(Signatures may be authenticated or acknowledged if Both
are not necessary.)

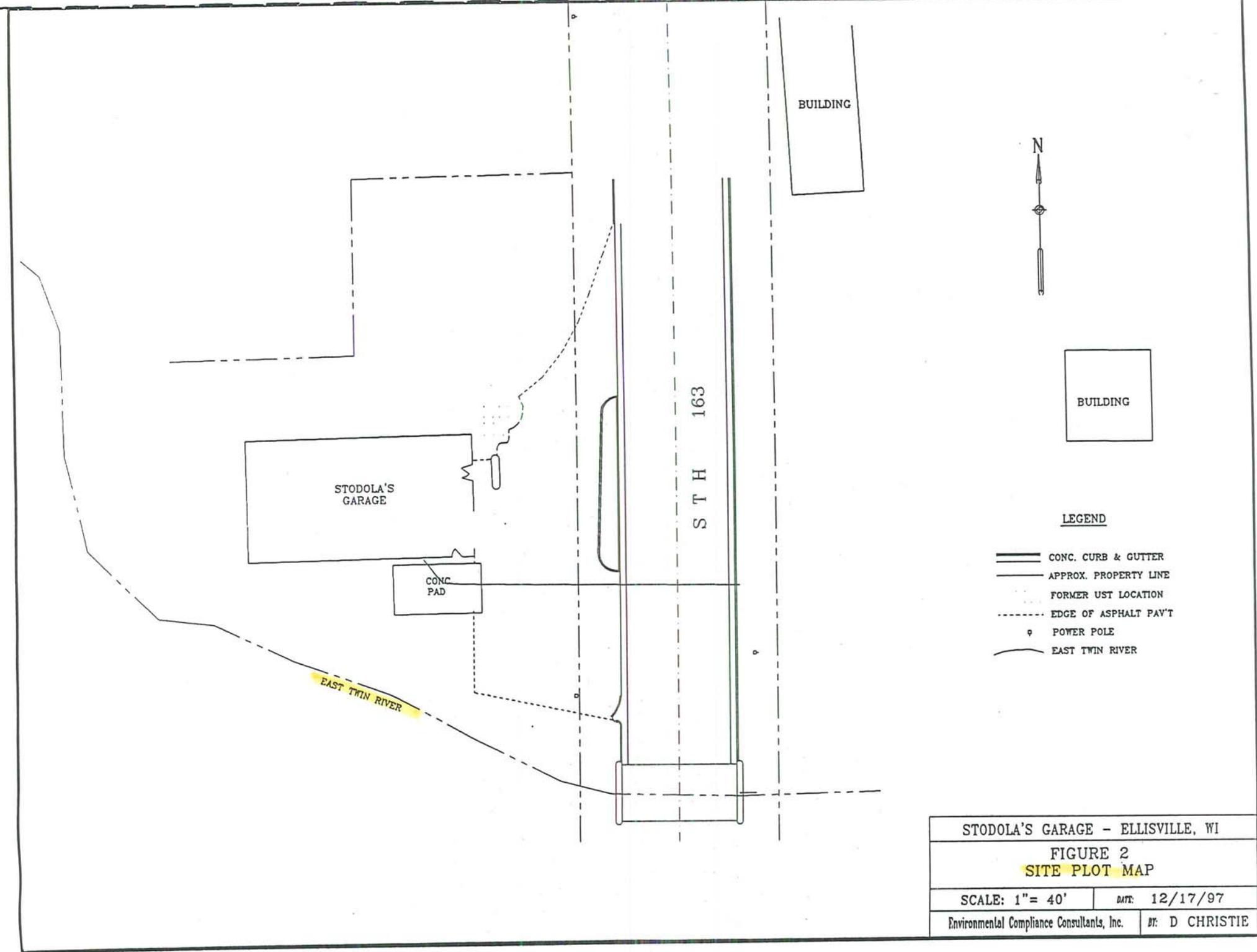
This document has been microphotographed in accordance with standards established by Section 889.30(3)(b) Wisconsin Statutes and with established procedures. *Mrs. M. Liberty* (Mrs. Alice M. Liberty, Kewaunee County Register of Deeds, Kewaunee, Wis.)



NOTE: Taken from the
Stangelville, Wis 7.5
Topographic Map (1978)



Stodola's Garage - Ellisville, WI	
FIGURE 1	
SITE LOCATION MAP	
SCALE: 1" = 2000'	DATE: 02/10/98
Environmental Compliance Consultants, Inc.	BY: J. RABIDEAU



STODOLA'S GARAGE

CONC PAD

BUILDING

BUILDING

S T H 163

EAST TWIN RIVER



LEGEND

-  CONC. CURB & GUTTER
-  APPROX. PROPERTY LINE
-  FORMER UST LOCATION
-  EDGE OF ASPHALT PAV'T
-  POWER POLE
-  EAST TWIN RIVER

STODOLA'S GARAGE - ELLISVILLE, WI

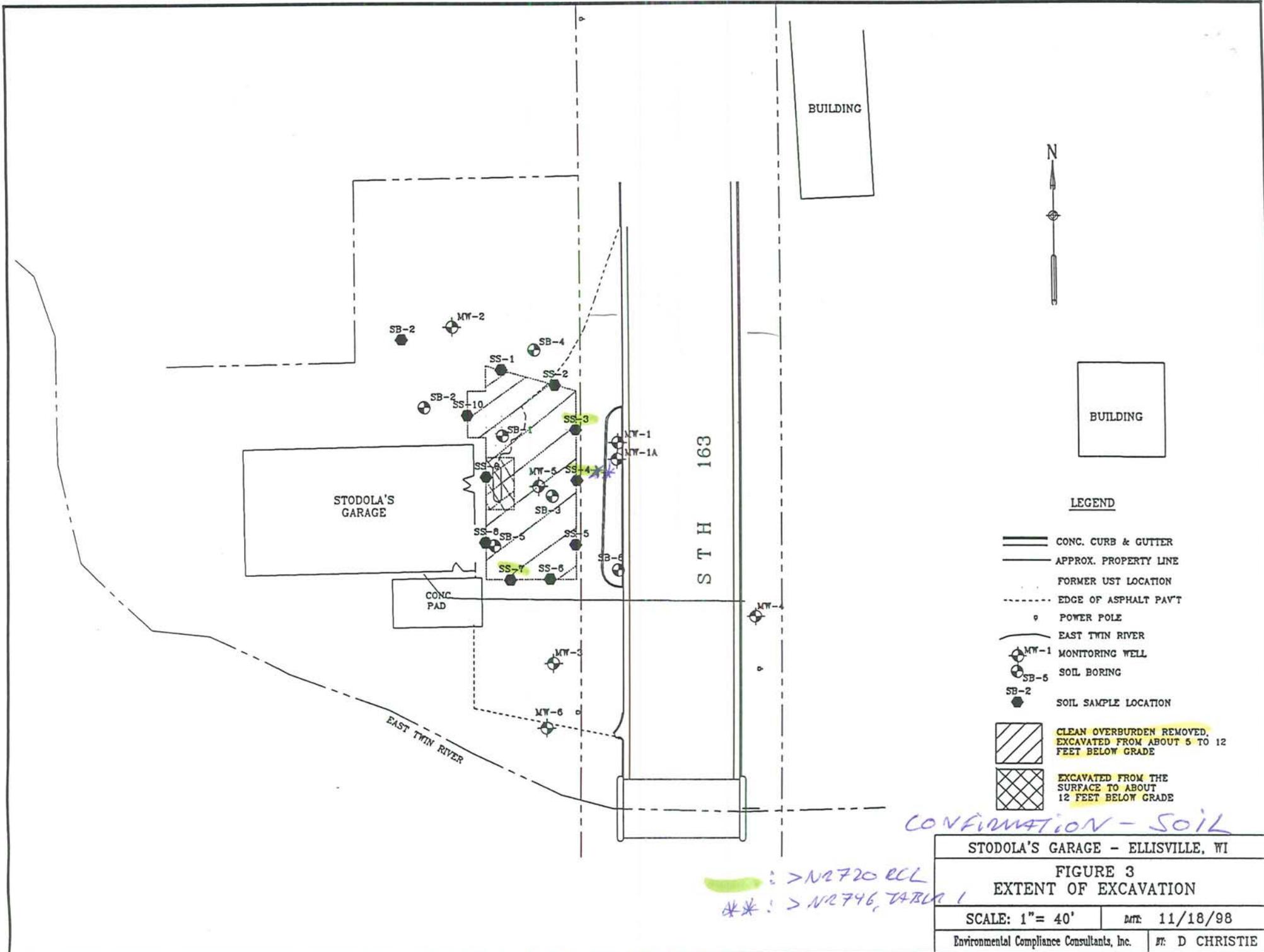
FIGURE 2
SITE PLOT MAP

SCALE: 1" = 40'

DATE: 12/17/97

Environmental Compliance Consultants, Inc.

BY: D CHRISTIE



BUILDING

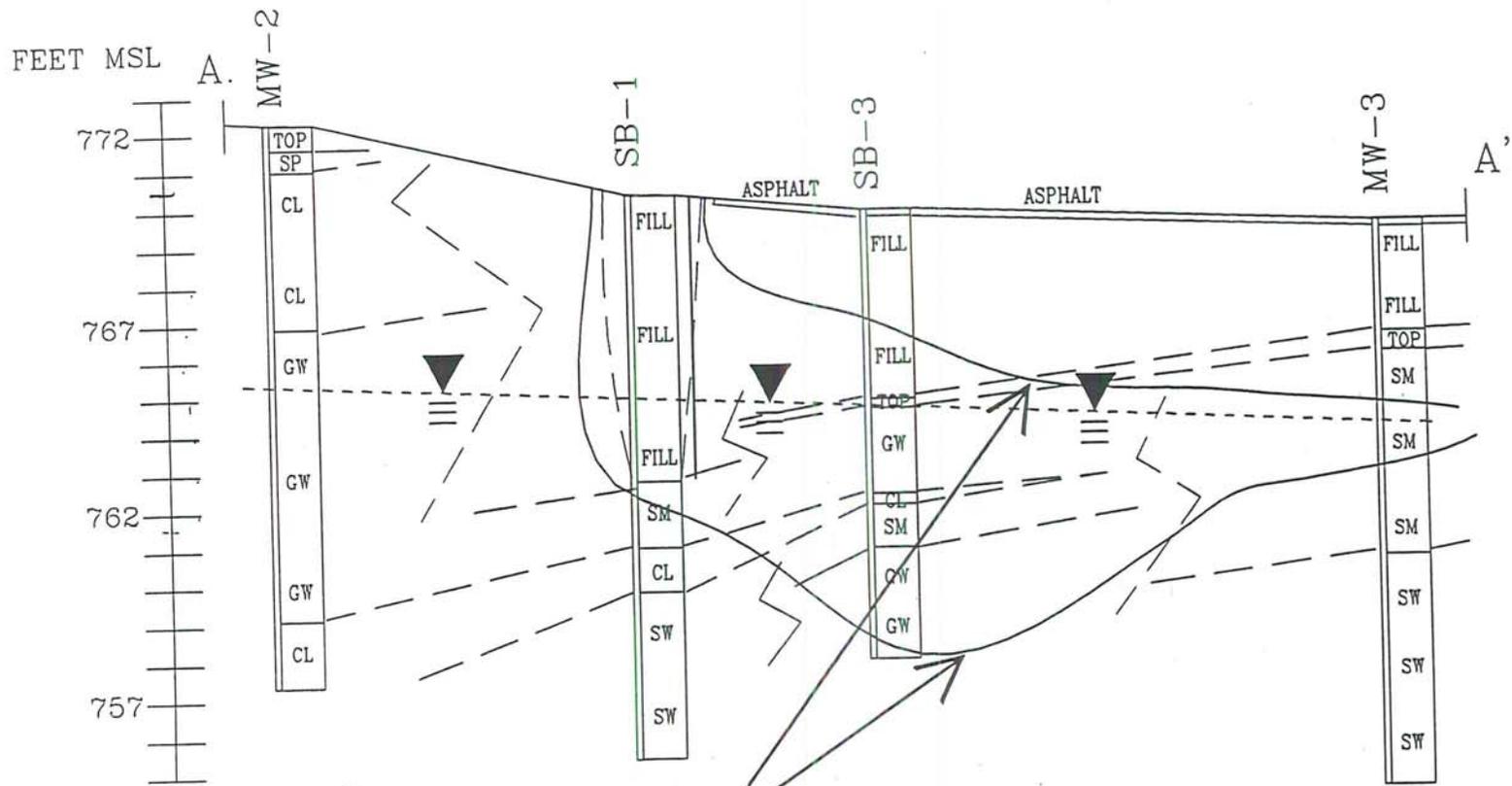
LEGEND

- CONC. CURB & GUTTER
- APPROX. PROPERTY LINE
- FORMER UST LOCATION
- EDGE OF ASPHALT PAV'T
- POWER POLE
- EAST TWIN RIVER
- MONITORING WELL
- SOIL BORING
- SOIL SAMPLE LOCATION
- CLEAN OVERBURDEN REMOVED, EXCAVATED FROM ABOUT 5 TO 12 FEET BELOW GRADE
- EXCAVATED FROM THE SURFACE TO ABOUT 12 FEET BELOW GRADE

CONFIRMATION - SOIL

STODOLA'S GARAGE - ELLISVILLE, WI	
FIGURE 3 EXTENT OF EXCAVATION	
SCALE: 1" = 40'	DATE: 11/18/98
Environmental Compliance Consultants, Inc.	BY: D CHRISTIE

> NR720 RCL
*** > NR746, TABLE 1*



ESTIMATED EXTENT OF CONTAMINATION

LEGEND

4x Vertical Exaggeration

▼ Average Depth to the Water Table

≡

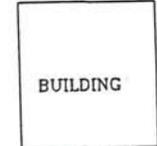
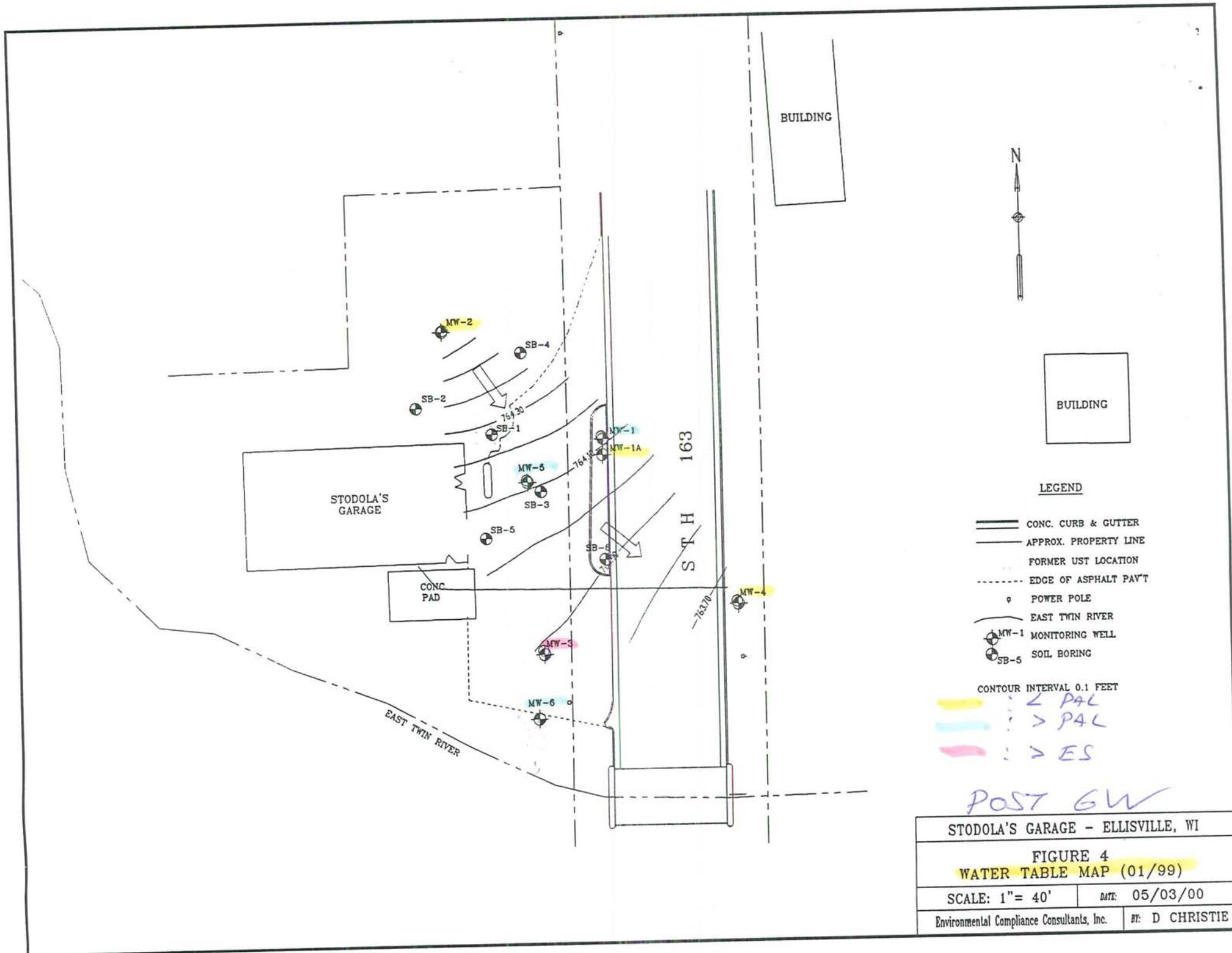


STODOLA'S GARAGE - ELLISVILLE, WI

FIGURE 6
VERTICAL EXTENT OF CONTAMINATION

SCALE: 1" = 20' hor / 1" = 5' ver DATE: 12/29/97

Environmental Compliance Consultants, Inc. BY: J. Rabideau



LEGEND

- ==== CONC. CURB & GUTTER
- APPROX. PROPERTY LINE
- FORMER UST LOCATION
- EDGE OF ASPHALT PAV'T
- o POWER POLE
- ~ EAST TWIN RIVER
- o MW-1 MONITORING WELL
- o SB-5 SOIL BORING

CONTOUR INTERVAL 0.1 FEET
 <math>< P_{AL}</math>
 > P_{AL}
 > ES

POST GW

STODOLA'S GARAGE - ELLISVILLE, WI	
FIGURE 4 WATER TABLE MAP (01/99)	
SCALE: 1" = 40'	DATE: 05/03/00
Environmental Compliance Consultants, Inc.	BY: D CHRISTIE

TABLE 2
PRE-REMEDIATION SOIL ANALYTICAL RESULTS - STODOLA'S GARAGE

SAMPLE #	DEPTH (FT)	PID	GRO	Pb	MTBE	Benzene	Toluene	Ethyl-benzene	M/P-Xylene	O-Xylene	Xylene	1,3,5-TMB	1,2,4-TMB	Total PVOC/VOC
SB1-3	4-6	2301	1260	36	<3.1	1.2	6.3	18.6**	84**	32.6**		26**	102**	270.7
SB1-6	10-12	40	<5.0	4.7	<.7	<.2	<.7	<.4	<.4	<.4		<.4	<.4	0
MW1-2	2-4	1062	94.2	13.7	<12	1	<1	3.9	12.9	3		1.1	3.9	25.8
MW1-4	6-8	930	10	8	<.7	<.2	<.7	<.4	<.4	<.4		<.4	0.5	0.5
MW1-12	22-24	21.1	<5.0	na	<1	<.3	<1	<.5	<.5	<.5		<.5	<.5	0
MW2-5	8-10	10.4	<5.0	2.4	<.6	<.2	<.6	<.3	<.3	<.3		<.3	<.3	0
MW2-6	10-12	7.3	<5.0	4	<.6	<.2	<.6	<.3	<.3	<.3		<.4	<.4	0
SB2-4	6-8	10.5	<5.0	3.2	<.7	<.2	<.7	<.4	<.4	<.4		<.4	<.4	0
SB2-6	10-12	16.3	<5.0	<1.6	<.8	<.2	<.81	<.4	<.4	<.4		<.4	<.4	0
SB3-3	4-6	2596	2370	17.1	<2.6	4.2	112**	84.8**	293**	130**		48.7**	184**	856.7
SB3-5	8-10	833	304	8.7	<.7	0.6	10.3	8.2**	33.2**	12.4**		5.2	21.5	91.4
SB4-4	6-8	1.4	<5.0	2.5	<.6	<.2	<.6	<.3	<.3	<.3		<.3	<.3	0
SB4-6	10-12	2	<5.0	3.3	<.6	<.2	<.6	<.3	<.3	<.3		<.3	<.3	0
MW3-4	6-8	280	12.8	3.7	<.8	<.2	<.81	0.4	1.1	0.4		<.4	0.9	2.8
MW3-6	10-12	16	<5.0	<1.6	<.7	<.2	<.7	<.4	<.4	<.4		<.4	<.4	0
SB6-3	4-6	2267	1370	19.6	<2.6	<.7	2.6	11.6**	2.6	10.7		5.2	13.1	45.8
SB6-6	10-12	115	<5.0	<1.6	<.7	<.2	<.7	<.4	<.4	<.4		<.4	<.4	0
MW4-2	4-6	0	<3.0	na	<25	<25	<25	<25	<25	<25		<25	<25	<200
MW6-3-3.5	3-3.5	na	<5.7	na	<12	<4.8	<.7	<.5			<4.9	<8.2	<8.9	<34

BELOW H₂O →
TABLES

PPB
PPB

PPM?

#Methylene Chloride detected in sample; however, it is a common laboratory solvent

*Peaks present before DRO Window

Bold text indicates exceedence of RCL

na= not analyzed for

Results given in parts per million

MW6-3-3.5 and MW4-2 Results given in parts per billion

⬤ : > NR720 RCL
 ** : > NR746, TABLES 1

TABLE 1
SOIL PID RESULTS - STODOLA'S GARAGE

BORING	SAMPLE #	DEPTH (ft)	PID Results	BORING	SAMPLE #	DEPTH (ft)	PID Results
SB1	2	2-4	10.4	SB3	1	0-2	0
	3	4-6	22.2		2	2-4	1.4
	3A	6-8	2301		3	4-6	2596
	4	8-10	922		4	6-8	1288
	5	10-12	148		5	8-10	833
		6	12-14	40	SB4	1	0-2
MW1	1	0-2	28.1	2		2-4	5.4
	2	2-4	1062	3		4-6	3.6
	3	4-6	139	4		6-8	1.4
	4	6-8	930	5		8-10	0
	5	8-10	49.7	6		10-12	2
	6	10-12	28.5	SB5	1	0-2	5.4
	7	12-14	28.3		2	2-4	13.6
		10	18-20	17.2	MW3	1	0-2
	11	20-22	20.9	2		2-4	15.6
	12	22-24	21.1	3		4-6	72.2
MW2	1	0-2	7.2	4		6-8	280
	2	2-4	6.8	5		8-10	66.6
	4	4-6	8.2	6		10-12	16
	5	6-8	10.4	SB6	1	0-2	39.5
	6	8-10	7.3		2	2-4	249
SB2	1	0-2	4.1		3	4-6	2267
	2	2-4	8		4	6-8	76.6
	3	4-6	5.4		5	8-10	76.2
	4	6-8	10.5		6	10-12	115
	5	8-10	17.3				
	6	10-12	16.3				

Results given in PID units

SIDEWALL SOIL SAMPLES COLLECTED AT 4.5'

POST REMEDIATION SOIL RESULTS - STODOLA'S GARGAE
SEPTEMBER 2, 1998

SAMPLE #	LOCATION	PID Results	GRO	MTBE	Benzene	Toluene	Ethyl-benzene	Total Xylenes	1,3,5-Trimethylbenzene	1,2,4-Trimethylbenzene	Total PVOG
SS-1	North Wall West	5	<5.0	<12	<4.8	56	27	150	170	59	462
SS-2	North Wall East	20	5.5	210	<4.8	<12	<5.0	75	110	<8.9	395
SS-3	East Wall North	15	8.9	100	95	52	370	1300	230	130	2277
SS-4	East Wall Center	300	93	29	1400	570	9400**	35000	2500	4600	53499
SS-5	East Wall South	3	<5.0	<12	<4.8	56	120	520	240	240	1176
SS-6	South Wall East	7	<5.0	57	<4.8	110	<5.0	240	62	55	524
SS-7	South Wall West	2	<5.0	44	86	270	100	700	180	200	1580
SS-8	West Wall South	60	29	970	<4.8	970	55	290	170	250	2705
SS-9	West Wall Center	17	5.6	120	<4.8	54	<5.0	130	140	37	481
SS-10	West Wall North	57	25	810	<4.8	50	<5.0	140	150	81	1231

Results for GRO given in parts per million
 PID results given in PID units
 All other results given in parts per billion
 Bold Print indicates exceedence of the RCL

9400 : > NR720 RCL
 ** : > NR746, TABLE 1

TABLE 2
GROUNDWATER ANALYTICAL RESULTS - STODOLA'S GARAGE

Pre-remediation | *Post*

PARAMETER	MW-1							
	16-Dec-93	10-May-96	09-Sep-97	07-Jul-98	03-Nov-98	28-Jan-99	30-Apr-99	25-Aug-99
Benzene	<0.2	420	1.1	1.1	1.4	<0.26	<0.27	0.64
Ethylbenzene	1.3	1600	3.5	1.6	2.5	<0.24	<0.32	1.8
MTBE	<2	<20	<0.2	<0.2	<0.2	<0.22	<0.32	<0.22
Toluene	<2	1800	0.72	<0.5	1.4	<0.21	<0.27	0.4
1,2,4-Trimethylbenzene	2.5	1200	3.9	1.5	4.3	<0.86	0.52	1.6
1,3,5-Trimethylbenzene	<1	310	1.8	<1	1.9	<0.54	0.41	0.63
Total TMB	2.5	1510	5.7	1.5	6.2	nd	0.93	2.23
o-Xylene	3.3	2500	4.6			<0.37	0.85	2.2
m+p-Xylene	7.3	5100	13			<0.97	3.7	7.6
Total Xylenes	10.6	7600	17.6	4.1	26	nd	4.55	9.8
1,2-Dichloroethane	<0.5	na						
n-Butylbenzene	1.7	na	na	1.5	na	na	na	na
Naphthalene	<1	na						
GRO	77.6	19000	na	na	na	na	na	na
Pb	<2	na	na	<1.5	na	na	na	na
Total VOC	16.1	12930	28.62	9.8	37.5	nd	5.48	14.87
Total BETX	11.9	11420	22.92	5.7	31.3	nd	4.55	12.64
Flashpoint (degrees F)	na	na	na	>200	na	na	na	na
D.O. Total	na	na	0.5	na	0.38	0.21	3.2	na
Temp. (degrees Celsius)	na	na	16	na	14.3	7.5	7.1	na
Iron	na	na	na	na	100	<47	na	na
ALK	na	na	na	na	150	300	na	na
Nitrate+Nitrite	na	na	na	na	6	5.2	na	na
Sulfate	na	na	na	na	48	42	na	na
pH	na	na	na	na	8.1	7.5	8	na

na= Not analyzed for

Shaded cells indicates exceedence of NR 140 Enforcement Standard

Bold indicate exceedence of NR 140 Preventive Action Limit

All results given in ppb, except temperature (C), ALK, Nitrate+Nitrite, and Sulfate (ppm)

nd=not detected above laboratory detection limits

TABLE 3
GROUNDWATER ANALYTICAL RESULTS - STODOLA'S GARAGE

PARAMETER	Pre Remediation			Post			
	16-Dec-93	10-May-96	18-Sep-97	MW-1A 03-Nov-98	28-Jan-99	30-Apr-99	25-Aug-99
Benzene	<0.2	<0.5	<.16	0.66	<0.26	<0.27	<0.26
Ethylbenzene	<1	<1	<.29	<0.5	<0.24	<0.32	<0.24
MTBE	<2	<1	<.20	<0.2	<0.22	<0.32	<0.22
Toluene	<2	<1	<.36	<0.5	<0.21	<0.27	<0.21
1,2,4-Trimethylbenzene	<1	<1	<.30	<1	<0.86	<0.22	<0.86
1,3,5-Trimethylbenzene	<1	<1	<.34	<1	<0.54	<0.27	<0.54
Total TMB	nd	nd	nd	nd	nd	nd	nd
o-Xylene	1.4	<1	<.21		<0.37	<0.24	<0.37
m+p-Xylene	<1	<1	<.94		<0.97	<0.43	<0.97
Total Xylenes	1.4	nd	nd	<0.5	nd	nd	nd
1,2-Dichloroethane	<0.5	na	na	na	na	na	na
Naphthalene	<1	na	na	na	na	na	na
GRO	<50	<50	na	na	na	na	na
Pb	<2	na	na	na	na	na	na
Total VOC	1.4	nd	nd	0.66	nd	nd	nd
Total BETX	1.4	nd	nd	0.66	nd	nd	nd
Flashpoint (degrees F)	na	na	na	na	na	na	na
D.O. Total	na	na	4.2	6.42	6.5	5.4	na
Temp. (degrees Celsius)	na	na	16	14.3	6.8	7.5	na
Iron	na	na	na	<50	<47	na	na
ALK	na	na	na	320	300	na	na
Nitrate+Nitrite	na	na	na	4.3	4.6	na	na
Sulfate	na	na	na	50	42	na	na
pH	na	na	na	8.2	7.5	8	na

na= Not analyzed for

Shaded cells Indicates exceedence of NR 140 Enforcement Standard

Bold indicate exceedence of NR 140 Preventive Action Limit

All results given in ppb, except temperature (C), ALK, Nitrate+Nitrite, and Sulfate (ppm)

nd=not detected above laboratory detection limits

TABLE 4
GROUNDWATER ANALYTICAL RESULTS - STODOLA'S GARAGE

Remediation Past.

PARAMETER	MW-2						
	16-Dec-93	10-May-96	18-Sep-97	03-Nov-98	28-Jan-99	30-Apr-99	25-Aug-99
Benzene	<0.2	<0.6	<0.16	<0.5	<0.26	<0.27	<0.26
Ethylbenzene	<1	<1	<0.29	<0.5	<0.24	<0.32	<0.24
MTBE	<2	<1	<0.20	<0.2	<0.22	<0.32	<0.22
Toluene	<2	<1	<0.36	<0.5	<0.21	<0.27	<0.21
1,2,4-Trimethylbenzene	<1	<1	<0.34	<1	<0.86	<0.22	<0.86
1,3,5-Trimethylbenzene	<1	<1	<0.34	<1	<0.54	<0.27	<0.54
Total TMB	nd						
o-Xylene	<1	<1	<0.21		<0.37	<0.24	<0.37
m+p-Xylene	<1	<1	<0.94		<0.97	<0.43	<0.97
Total Xylenes	nd						
1,2-Dichloroethane	<0.5	na	na	na	na	na	na
Naphthalene	<1	na	na	na	na	na	na
GRO	<50	<50	na	na	na	na	na
Pb	<2	na	na	na	na	na	na
Total VOC	nd						
Total BETX	nd						
Flashpoint (degrees F)	na						
D.O. Total	na	na	2.4	4.61	8	4.4	na
Temp. (degrees Celsius)	9.8	na	12.5	11.2	7.3	7.9	na
Iron	na	na	na	<50	<51	na	na
ALK	na	na	na	370	390	na	na
Nitrate+Nitrite	na	na	na	7.2	5.6	na	na
Sulfate	na	na	na	73	50	na	na
pH	na	na	na	8.0	7.5	8.1	na

na= Not analyzed for

Shaded cells Indicates exceedence of NR 140 Enforcement Standard

Bold indicate exceedence of NR 140 Preventive Action Limit

All results given in ppb, except temperature (C), ALK, Nitrate+Nitrite, and Sulfate (ppm)

nd=not detected above laboratory detection limits

TABLE 5
GROUNDWATER ANALYTICAL RESULTS - STODOLA'S GARAGE
Pre remediation | *Past*

PARAMETER	MW-3							
	16-Dec-93	10-May-96	18-Sep-97	08-Jul-98	03-Nov-98	28-Jan-99	30-Apr-99	25-Aug-99
Benzene	71.1	140	280	310	150	190	210	210
Ethylbenzene	53.3	100	330	400	180	240	280	250
MTBE	<10	<1	2	<10	<0.2	2.7	<0.64	<1.6
Toluene	<10	40	8.2	<25	4.4	6.4	29	16
1,2,4-Trimethylbenzene	54.9	51	200	260	140	160	140	210
1,3,5-Trimethylbenzene	13.3	8.2	19	<50	9.3	7.4	10	23
Total TMB	68.2	59.2	219	260	149.3	167.4	150	233
o-Xylene	40.9	110	200			110	160	260
m+p-Xylene	54.9	190	500			300	450	580
Total Xylenes	95.8	300	700	970	450	410	610	840
1,2-Dichloroethane	<2.5	na	na	<25	na	na	na	na
Naphthalene	14.7	na	na	<400	na	na	na	26
n-Butylbenzene	8.5	na	na	<25	na	na	na	na
n-Propylbenzene	6.8	na	na	<25	na	na	na	na
GRO	750	1000	na	na	na	na	na	na
Pb	13.6	na	na	<1.5	na	na	na	na
Total VOC	318.4	1639.2	1539.2	1940	933.7	1016.5	1279	1575
Total BETX	220.2	580	1318.2	1680	784.4	846.4	1100	1316
Flashpoint (degrees F)	na	na	na	>200	na	na	na	na
D.O. Total	na	na	0.5	na	0.78	0.22	0.4	na
Temp. (degrees Celsius)	7.1	na	15	na	11.8	7.6	7.1	na
Iron	na	na	na	na	6300	6200	na	na
ALK	na	na	na	na	460	510	na	na
Nitrate+Nitrite	na	na	na	na	2.7	1.1	na	na
Sulfate	na	na	na	na	32	28	na	na
pH	na	na	na	na	8	7	7.9	na

na= Not analyzed for

Shaded cells indicates exceedence of NR 140 Enforcement Standard

Bold indicate exceedence of NR 140 Preventive Action Limit

All results given in ppb, except temperature (C), ALK, Nitrate+Nitrite, and Sulfate (ppm)

nd=not detected above laboratory detection limits

TABLE 6
GROUNDWATER ANALYTICAL RESULTS - STODOLA'S GARAGE

PARAMETER	MW-4				
	18-Sep-97	03-Nov-98	28-Jan-99	30-Apr-99	25-Aug-99
Benzene	<.16	<0.5	<0.26	<0.27	<0.26
Ethylbenzene	<.29	<0.5	<0.24	<0.32	<0.24
MTBE	0.81	<0.2	0.6	1	0.28
Toluene	<.36	<0.5	<0.21	<0.27	<0.21
1,2,4-Trimethylbenzene	<.30	<1	<0.86	<0.22	<0.86
1,3,5-Trimethylbenzene	<.34	<1	<0.54	<0.27	<0.54
Total TMB	nd	nd	nd	nd	nd
o-Xylene	<.21		<0.37	<0.24	<0.37
m+p-Xylene	<0.94		<0.97	<0.43	<0.97
Total Xylenes	nd	nd	nd	nd	<1.34
1,2-Dichloroethane	na	na	na	na	na
Naphthalene	na	na	na	na	na
GRO	na	na	na	na	na
Pb	na	na	na	na	na
Total VOC	0.81	nd	0.6	1	0.28
Total BETX	nd	nd	nd	nd	nd
Flashpoint (degrees F)	na	na	na	na	na
D.O. Total	1.2	1.21	2.08	1.8	na
Temp. (degrees Celsius)	15	12.7	5.4	7.2	na
Iron	na	<50	3700	na	na
ALK	na	320	350	na	na
Nitrate+Nitrite	na	6.6	8.2	na	na
Sulfate	na	51	42	na	na
pH	na	8.4	7.5	7.8	na

na= Not analyzed for

Shaded cells indicates exceedence of NR 140 Enforcement Standard

Bold indicate exceedence of NR 140 Preventive Action Limit

All results given in ppb, except temperature (C), ALK, Nitrate+Nitrite, and Sulfate (ppm)

nd=not detected above laboratory detection limits

**TABLE 7
GROUNDWATER ANALYTICAL RESULTS - STODOLA'S GARAGE**

Past Remediation

PARAMETER	MVV-5			
	03-Nov-98	28-Jan-99	30-Apr-99	25-Aug-99
Benzene	1.4	<0.26	42	0.7
Ethylbenzene	6	<0.24	94	0.77
MTBE	1.8	0.75	3.8	3.3
Toluene	<0.5	<0.21	8.5	<0.21
1,2,4-Trimethylbenzene	12	<0.86	26	<0.86
1,3,5-Trimethylbenzene	3.8	<0.54	11	<0.54
Total TMB	15.8	nd	37	nd
o-Xylene		<0.37	24	<0.37
m+p-Xylene		<0.97	97	<0.97
Total Xylenes	29	nd	121	nd
1,2-Dichloroethane	na	na	na	na
Naphthalene	na	na	na	na
GRO	na	na	na	na
Pb	na	na	na	na
Total VOC	40.8	0.75	343.3	4.77
Total BETX	7.4	nd	265.5	1.47
Flashpoint (degrees F)	na	na	na	na
D.O., Total	0.88	2.23	0.6	na
Temp., (degrees Celsius)	11.9	6.7	7.2	na
Iron	<50	<47	na	na
ALK	360	350	na	na
Nitrate+Nitrite	6.8	7.8	na	na
Sulfate	62	46	na	na
pH	8.4	7.3	8	na

na= Not analyzed for

Shaded cells indicates exceedence of NR 140 Enforcement Standard

Bold indicate exceedence of NR 140 Preventive Action Limit

All results given in ppb, except temperature (C), ALK, Nitrate+Nitrite, and Sulfate (ppm)

nd=not detected above laboratory detection limits

TABLE 8
GROUNDWATER ANALYTICAL RESULTS - STODOLA'S GARAGE

Past remediation

PARAMETER	MW-6		
	03-Nov-98	01-Jun-99	25-Aug-99
Benzene	<0.5	0.3	1.4
Ethylbenzene	<0.5	<.32	<0.24
MTBE	<0.2	<.32	<0.22
Toluene	<0.5	<.27	<0.21
1,2,4-Trimethylbenzene	<1	<.22	<0.86
1,3,5-Trimethylbenzene	<1	<.27	<0.54
Total TMB	nd	nd	nd
o-Xylene		<.24	<0.37
m+p-Xylene		<.43	<0.97
Total Xylenes	nd	nd	nd
1,2-Dichloroethane	na	na	na
Naphthalene	na	na	na
GRO	na	na	na
Pb	na	na	na
Total VOC	nd	0.33	1.4
Total BETX	nd	0.33	1.4
Flashpoint (degrees F)	na	na	na
D.O. Total	1.05	na	na
Temp. (degrees Celsius)	10.1	na	na
Iron	<50	na	na
ALK	350	na	na
Nitrate+Nitrite	4.2	na	na
Sulfate	49	na	na
pH	8.0	na	na

na= Not analyzed for

Shaded cells indicates exceedence of NR 140 Enforcement Standard

Bold indicate exceedence of NR 140 Preventive Action Limit

All results given in ppb, except temperature (C), ALK, Nitrate+Nitrite, and Sulfate (ppm)

nd=not detected above laboratory detection limits

TABLE 9
GROUNDWATER ANALYTICAL RESULTS - STODOLA'S GARAGE

Post Remediation

PARAMETER	WELL 01/06/98
Benzene	<0.41
Ethylbenzene	<0.23
MTBE	<.53
Toluene	<0.28
1,2,4-Trimethylbenzene	<0.30
1,3,5-Trimethylbenzene	<0.25
Total TMB	nd
o-Xylene	<0.28
m+p-Xylene	<0.51
Total Xylenes	nd
1,2-Dichloroethane	<0.26
Naphthalene	<0.66
Total VOC	nd
Total BETX	nd

All results given in ppb

nd=not detected above laboratory detection limits



ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

P.O. Box 11417 • GREEN BAY, WI 54307-1417 • 920-434-6380 (VOICE) • 920-434-6381 (FAX)

July 24, 2001

COPY

Mr. Dale Jadrin, Highway Commissioner
Kewaunee County Highway Department
E4280 County Highway F
Kewaunee, Wisconsin 54216

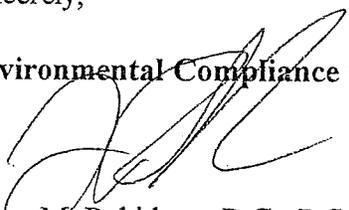
RE: Stodola's Garage — N3697 CTH AB, Luxemburg, Wisconsin

Dear Mr. Jadrin:

As part of final closure for the Stodola's Garage site, the Wisconsin Department of Natural Resources is requiring that the Kewaunee County Highway Department, control authority of County Highway AB, Ellisville, be notified that petroleum-related groundwater and soil contamination is present beneath the highway's right-of-way, per NR 724. This contamination was the result of leakage/spillage from several underground storage tank systems formerly associated with the above-mentioned property. Based on the results of long term monitoring performed by Environmental Compliance Consultants, Inc. (ECCI), it appears that natural attenuation should be able to remediate any residual contamination on the subject property and within the right-of-way.

If you have any questions or concerns about this letter, please feel free to call me at (920) 434-5035.

Sincerely,


Environmental Compliance Consultants, Inc.

James M. Rabideau, P.G., P.S.
Project Manager

cc: Michael Stodola, Property Owner
Keld Lauridsen, WDNR