GIS REGISTRY
Cover Sheet

May, 2009
(RR 5367)

Source Property Information

CLOSURE DATE: Feb 24, 2010

BRRTS #: **02-36-550001**

FID #: 436081800

ACTIVITY NAME: H G Weber & Co. Inc - PLT

DATCP #:

PROPERTY ADDRESS: 725 Fremont St

COMM #:

MUNICIPALITY: City of Kiel

PARCEL ID #: Manitowoc 051-690-013-001.00, 051-690-019-000.07, Calumet 18190

***WTM COORDINATES:**

X: **677268** Y: **384002**

** 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:

- [x] Groundwater Contamination > ES *(236)*
  - [x] Contamination in ROW
  - [ ] Off-Source Contamination

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

- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [x] Contamination in ROW
  - [ ] Off-Source Contamination

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

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)*
- [x] Cover or Barrier *(222)*

  (***note:*** *maintenance plan for groundwater or direct contact)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  (***note:*** *local government or economic development corporation)*

Monitoring Wells:

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

( ) Yes (●) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

GIS Registry Checklist

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 #: 02-36-550001 PARCEL ID #: 051-690-013-001.00 , 51-690-019,000.07, Calumet 18190

ACTIVITY NAME: H G Weber & Co. Inc - PLT WTM COORDINATES: X: 677268 Y: 384002

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

- [x] **Closure Letter**
- [x] **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)
- [x] **Conditional Closure Letter**
- [x] **Certificate of Completion (COC)** for VPLE sites **(2 COC's)**

SOURCE LEGAL DOCUMENTS

- [x] **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.*
- [x] **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 #: Sheet 1 of 1 Title: Alta Survey of H G Weber Company, Steinbrecher & Meneau, Inc. 7-30-07
- [x] **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 8.5 x 14 inches unless the map is submitted electronically.

- [x] **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
- [x] **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 #: 4 Title: Soil Boring & Monitoring Well Location Map
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, <u>this map is to show the location of all contaminated soil and a single contour</u> 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 #: 19 Title: GIS Registry Soil Quality Map

BRRTS #: 02-36-550001 ACTIVITY NAME: H G Weber & Co. Inc - PLT

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: Cross Section Location Map**

Figure #: 7 & 8 **Title: Cross Section A-A', Cross Section B-B'**

☒ **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 #: 15 **Title: Groundwater Quality Map**

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

Figure #: 12 **Title: Groundwater Contour Map (November 11, 2008)**

Figure #: **Title:**

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

Tables must be no larger than 8.5 x 14 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 **Title: GIS Registry Packet - Summary of Residual Soil Analytical 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 #: 6 & 11 **Title: Summary of Groundwater PAH results / Summary of Groundwater VOC 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 #: 4 **Title: Summary of Groundwater Elevations**

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 #: 4 **Title: Soil Boring and Monitoring Well Location Map (wells MW09 and MW01 in eighth St. ROW)**

☒ **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 #: 02-36-550001 ACTIVITY NAME: H G Weber & Co. Inc - PLT

NOTIFICATIONS

Source Property

☐ **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.

☐ **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: 0

☐ **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: 2

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. 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

February 24, 2010

John Schmitt, CFP
H. G. Weber & Co., Inc.
725 Fremont St.
Kiel, WI 53042

SUBJECT: Final Case Closure with Continuing Obligations
HG Weber # Co, Inc, 725 Fremont Street, Kiel Wisconsin
BRRTS Activity # 02-36-550001 HG Weber & Co, Inc Plant
VPLE Activity # 06-36-550940 HG Weber Property

Dear Mr. Schmitt:

On November 4, and December 18, 2009, 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 December 21, 2009, you were notified that the Closure Committee had granted conditional closure to this case.

The Department has received information or documentation indicating that you have complied with the requirements for final closure. On December 23, 2009, your Consultant, Timothy Welch of Shaw environmental provided the abandonment forms and on December 23, 2009, you provided the VPLE groundwater insurance fee.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code for industrial land use. The Department considers this case closed and no further investigation or remediation is required at this time based on industrial land use. However, you and future property owners must comply with certain continuing obligations that apply to whomever is the owner of the property, as explained in this letter.

Clarification of Properties and Parcels

BRRTS activity 02-36-550001 consisted of work at two properties:

Parcels 1 and 3 are one property on one deed in two counties (Manitowoc and Calumet). They are comprised predominately of the building facility and paved or concrete surfaces. At the time of closure, a stable groundwater plume of chlorinated solvents exceeding ch. NR 140 Wis. Adm. Code enforcement standards (ES) underlies Parcels 1 and 3,and vapors were detected in the subslab of the HG Weber building on Parcels 1 and 3. The attached Maintenance Plan pertains to Parcels 1 and 3.

Parcel 2 is one property on one deed in Manitowoc County. It is a 0.3 acre vacant and gravel-covered lot to the south of the HG Weber facility separated from Parcels 1 and 3 by Washington Street, a Right of Way owned by the City of Kiel. The groundwater plume from parcels 1 and 3 extends slightly onto the Parcel 2 property and the concentrations of chlorinated solvent exceed the NR 140 Wis. Adm. Code preventive action limit (PAL) but not the ES. The attached Maintenance Plan does not pertain to Parcel 2.

GIS Registry

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

- Residual soil contamination exists on Parcel 1 and 3 that must be properly managed should it be excavated or removed. In particular this includes soil at these boring locations: FS-1 for perchloroethylene (PCE), FS-2 (PCE), PZ-3 for benzo(a)pyrene, and TW-4 for arsenic.
- Vapors were detected beneath the subslab of the building on Parcel 1 and 3.
- Pavement and the facility building and foundation on Parcels 1 and 3 must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards. In particular these locations include wells TW-1, TW-2, TW-3, TW-4, TW-5, MW-8, MW-9, MW-10, the sump and the off-site MW-09 well.
- Off-site monitoring wells MW-09 and MW-01 located within the Eighth Street Right of Way were not located and must be properly abandoned by the City of Kiel if found.
- This site has been determined to be closed by the Department and to be protective of public health, safety, welfare and the environment assuming an industrial land use.

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 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, Stats., and the ch. NR 700 rule series, compliance with the requirements of this letter is a responsibility of whoever is the owner of the property. The Department strongly encourages the owner of this property(ies) to pass on the information about these continuing obligations and other conditions about these properties to subsequent owners. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter are maintained.

Cover or Barrier

Direct contact and infiltration

Pursuant to s. 292.12(2)(a), Wis. Stats., the engineering controls at Parcels 1 and 3 (pavement, facility building and foundation and other impervious barrier) that currently exist in the location shown on the attached map (Figure 18) shall be maintained in compliance with the **attached maintenance plan** in

order to minimize the infiltration of water; prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code; and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The approved engineering control at Parcels 1 and 3 is based on industrial land use. In the event that the building and paved surfaces that currently exist were removed, the replacement barrier must be equally protective and impervious. In addition, in the event that there is a proposed land use change at the Parcel 1 and 3, the existing cover would need to be evaluated to determine whether it is protective of those proposed future uses. Prior to that change in land use occurring, given the site-specific conditions at this site, the Department shall be notified, and an evaluation of the conditions at the site would be necessary to determine the next steps. A site investigation and clean up may be necessary to ensure that Parcel 1 and 3, when put to that intended future land use, would be protective of public, health, safety, welfare and the environment. If this property is issued a Certificate of Completion pursuant to s. 292.15, Stats., a new investigation, remedial action and Certificate of Completion may be necessary given the change in land use.

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 soils will need to be managed as a solid or hazardous waste in accordance with state and federal law. 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 note, the inspection log should only be submitted to the Department upon request.

Vapor Migration

The current concrete floor of the facility building on Parcels 1 and 3 is acting as a barrier to vapor migration, and the case was granted closure based on industrial land use conditions. There are vapors in the sub slab of the building on Parcels 1 and 3. However; the concentrations meet the vapor screening levels the Department is currently using at similar industrial facilities. Furthermore, as provided in the September 10, 2009 Status Report prepared by Shaw Environmental, concentrations of volatile organic compounds in the indoor air are below EPA's Risk Screening Level for industrial facilities. In the event that the facility concrete flooring that currently exists is removed, the replacement barrier must be equally protective and impervious and continue to be a barrier to vapor migration.

In the event that there is a proposed land use change from industrial to another type of land use at Parcels 1 and 3, the vapor migration pathway must be evaluated to determine whether it is protective of any future uses. A vapor pathway evaluation plan would need to be prepared and submitted to the Department for approval and a mitigation plan may be required to be submitted and approved.

Depending on site-specific conditions, construction, redevelopment and or remodeling of structures over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines regardless of the type of land use. The potential for vapor inhalation and means of mitigation shall be evaluated when planning any future new construction or redevelopment of the existing structure, and measures may be needed to ensure the continued protection of public health, safety, welfare and the environment at Parcels 1 and 3.

Prohibited Activities

The following activities are prohibited on any portion of Parcel 1 and 3 where the pavement and the facility building foundation is required to be maintained 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; (7) a change from industrial land use to any other type of land use.

Residual Groundwater Contamination

Groundwater impacted by contamination exceeding enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on Parcels 1, 2 and 3 and in the right-of-ways of Fremont Street, 8th Street, and Washington Street. The City of Kiel and the Department of Transportation have been notified of the presence of groundwater contamination. 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.

Monitoring Wells that could not be properly abandoned

On November 18, 2009, and December 29, 2009, your consultant Timothy Welch of Shaw Environmental notified the Department that monitoring wells MW-09 and MW-01 located in the right-of-way of Eighth Street as depicted on the attached map (see Figure 4) could not be properly abandoned because they were missing due to being paved over, covered or removed during road reconstruction activities. Reasonable efforts were made to locate the wells and to determine whether they were properly abandoned but those efforts were unsuccessful. If in the future the groundwater monitoring wells are found, the City of Kiel will be required to notify the Department, to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department. Because the monitoring wells were not properly abandoned, their presence will be listed on the DNR Remediation and Redevelopment GIS Registry.

Chapter NR 140, Wis. Adm. Code Exemption for off-source PAL exceedances

Recent groundwater monitoring data at this site indicates that for 1,2 dichloropropane at monitoring well PZ-1, contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.

2. Compliance with the PAL is either not technically or economically feasible.

3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that these criteria have been or will be met Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for 1,2 dichloropropane at monitoring well PZ-1. Please keep this letter, because it serves as your exemption.

Post-Closure Notification Requirements

Given the industrial land use closure conditions and the residual levels of contamination remaining on Parcel 1 and 3, the Department will require any owner of this property to notify the Department before making changes that affect or relate to the conditions of closure as stated in this letter. For this case, changed conditions requiring prior notification include, but are not limited to:

- Development, construction or other changes, including zoning changes, that change the land use from industrial to any other type of land use;
- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil
- One or more monitoring wells that were not located is found and properly abandoned

Please send written notifications in accordance with the above requirements to the Northeast Region Headquarters Office to the attention of Diane Hansen, Environmental Program Associate. 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 Annette Weissbach at 920-662-5165.

Sincerely,

Bruce Urben, Team Supervisor
NER Remediation & Redevelopment Program

Attach: Pavement Cover and Barrier Maintenance Plan
Figure 18: Barrier Maintenance Plan Map
Figure 4: locations of improperly abandoned monitoring wells MW-09 and MW-01

e-cc: Timothy Shaw –Shaw Environmental, timothy.welch@shawgrp.com
Jody Arndt, Attorney - Liebmann, Conway, Olejniczak & Jerry S.C., JLA@lcojlaw.com

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

February 24, 2010

Property Location:
H.G. Weber & Company
725 Fremont Street
Kiel, WI

WDNR BRRTS No. # 02-36-550001

PARCEL NO: #51-690-013-001.00 Manitowoc County
#241-0123-020040A-000-0-172025-00-4100 Calumet County
Also known as Parcels 1 and 3 of the H.G. Weber Company
See Exhibit A for legal descriptions

Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing, H.G. Weber building and other paved surfaces occupying the area over the dissolved phase chlorinated hydrocarbon groundwater contaminant plume and two specific areas of contaminated soil on-site. **This Maintenance Plan is specific to Parcels 1 and 3 and does not pertain to Parcel 2 of the H.G. Weber Property.**

Description of Contamination

Soil contamination by the chlorinated hydrocarbon tetrachloroethene (PCE) is present at a depth of 6 feet below ground surface (bgs) near the loading dock area on the eastern exterior of the building, and the polycyclic hydrocarbon benzo (a) pyrene at a depth of 3-4 feet in an isolated area (near location PZ-3) near the southeastern exterior building corner.

Groundwater contamination by PCE is located at a depth of 6-7 feet bgs. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the extent of residually impacted soil and the dissolved phase groundwater contaminant plume are identified in Exhibit B (*Figure 18: GIS Registry - Barrier Maintenance Plan Map*).

Cover and Building Barrier Purpose

1). The paved surfaces and the building foundation over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health.

2). The building, building slab and asphaltic pavement also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code.

3). The current concrete floor of the building on Parcels 1 and 3 is acting as a barrier to chlorinated solvent vapors measured in the sub slab of the building.

Based on the current industrial use of the property, the barriers described above should function as intended unless disturbed. The existing pavement should remain in place in the areas around the concrete dock loading area on the eastern exterior side of the building, and in the area near the southeast exterior side of the building. The current concrete flooring should remain in place.

Annual Inspection

The paved surfaces, building foundation, and building concrete flooring overlying the contaminated groundwater plume and associated vapors in the sub slab, and contaminated soil areas as depicted in Exhibit B (Figure 18: *GIS Registry - Barrier Maintenance Plan Map*) will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause potential vapor migration, infiltration of water into or exposure to underlying soils. The inspection will be performed by the property owner or designated representative. The inspections will be performed to evaluate damage due to cracking, settling, 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. Any major cracks/holes in the building concrete flooring will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit C, *Barrier Inspection Log*. The log will include recommendations for necessary repair of any cracked flooring, areas where underlying soils are exposed, and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept on-Site.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs 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 owner must 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 must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building and its concrete flooring overlying the contaminated groundwater plume and associated vapors or contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building and concrete flooring, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notifications of DNR Prior to Actions Affecting a barrier

The following activities are prohibited on any portion of the property where the building foundation and pavement 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; or, 6) construction or placement of a building or other structure, 7) , change in land use, from industrial to any other type of land use.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information, February 2010

Site Owner:	H.G. Weber & Company Mr. John Schmitt 725 Fremont Street Kiel, WI 53042 920-894-2221
Consultant:	Shaw Environmental & Infrastructure, Inc. 111 West Pleasant Street Milwaukee, Wisconsin 53212 414-291-2350
WDNR:	Ms. Annette Weissbach Remediation and Redevelopment Program WNDR Northeast Region 2984 Shawano Avenue Green Bay, WI 54313 920-662-5165

DOC # 1074826

Document Number

QUIT CLAIM DEED
Title of Document

VOL 2518 PG 434

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00)

STATE OF WI - MTWC CO
PRESTON JONES REG/DEEDS
RECEIVED FOR RECORD
11/25/2009 9:56:13 AM

Recording Area 13 ck

Name and Return Address
Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
231 S. Adams Street
P.O. Box 23200
Green Bay, WI 54305-3200

Tax Parcel # 51-690-013-001.00 W-3
Parcel Identification Number (PIN)

This conveyance reforms the following documents: Vol. 183, Pg 580 as Doc. #235931, Vol. 183, Pg 563 as Doc. #235765, Vol. 180 Pg 582 as Doc. #237353, Vol. 180 Pg 581 as Doc. #237352, Vol. 213, Pg 505 as Doc. #272595, and Vol. 216 Pg 539 as Doc. #276025 Manitowoc County Records; and Document Nos. 68672, 122478 and 189668 Calumet County Records, and is exempt from fee per Section 77.25(3), Wis. Stats.

Exhibit A
Legal description: Parcel 1 + 3
Manitowoc County

INFO-PRO (800)655-2021 www.infoproforms.com

VOL 2518 PG 435

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number | Document Name

THIS DEED, made between H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantor," whether one or more), and H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00) AND

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof. AND

Part of Lot Seven (7), Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Lot Seven (7) and the point of beginning; thence North 149.04 feet along the East line of said Lot Seven (7) to the Northeast corner thereof; thence South 64°00'15" West, 50.15 feet along the Northerly line of said Lot Seven (7) to the Northwest corner thereof; thence South 2.00 feet; thence North 64°00'15" East, 36.15 feet; thence South 05°06'12" East 141.46 feet to the point of beginning. Also including that part of vacated alley immediately South of Lot Five (5) and North of Lot Six (6), Block Two (2), of the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin adopted by the Common Council of the City of Kiel by Ordinance No. 329 dated January 8, 1985. (Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)

Recording Area

Name and Return Address

Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
P.O. Box 23200
Green Bay, WI 54305-3200

Parcel Identification Number (PIN)

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

Dated: Nov. 13, 2009.

H. G. WEBER AND COMPANY, INC.

(SEAL) (SEAL)

* JOHN J. SCHMITT

AUTHENTICATION

Signature(s)

authenticated on

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney Jodi L. Arndt

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Man COUNTY)

Personally came before me on 11/13/09, the above-named John J. Schitt, CFO to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Michelle Grabe
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/14/10)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

Exhibit A
Legal description: Parcel 1 + 3
Manitowoc County

Document #: 448068

Document Number

QUIT CLAIM DEED
Title of Document

Register of Deeds
Calumet County, WI

Received for Record
Date: 11/20/09 10:05
Tr Fee: .00 Code: 3
Shirley Gregory

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof.

AND

Part of Lot Seven (7), Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Lot Seven (7) and the point of beginning; thence North 149.04 feet along the East line of said Lot Seven (7) to the Northeast corner thereof; thence South 64°00'15" West, 50.15 feet along the Northerly line of said Lot Seven (7) to the Northwest corner thereof; thence South 2.00 feet; thence North 64°00'15" East, 36.15 feet; thence South 05°06'12" East 141.46 feet to the point of beginning. Also including that part of vacated alley immediately South of Lot Five (5) and North of Lot Six (6), Block Two (2), of the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin adopted by the Common Council of the City of Kiel by Ordinance No. 329 dated January 8, 1985. (Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)

Recording Area

Name and Return Address
Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
231 S. Adams Street
P.O. Box 23200
Green Bay, WI 54305-3200

Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)
Parcel Identification Number (PIN)

This conveyance reforms the following documents: Document Nos. 68672, 122478 and 189668 Calumet County Records, and Document Nos. 235931, 235765, 237353, 237352, 272595, and 276025 Manitowoc County Records, and is exempt from fee per Section 77.25(3), Wis. Stats.

Exhibit A
Legal description: Parcel 1 + 3
Calumet County

Document #: 448068

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number | Document Name

THIS DEED, made between H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantor," whether one or more), and H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantee," whether one or more). Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00) AND

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Recording Area

Name and Return Address

Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
P.O. Box 23200
Green Bay, WI 54305-3200

Parcel Identification Number (PIN)

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

Dated: Nov. 13, 2009.

H. G. WEBER AND COMPANY, INC.

(SEAL) * (SEAL)
JOHN J. SCHMITT

AUTHENTICATION

Signature(s)

authenticated on .

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney Jodi L. Arndt

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Manitowoc COUNTY) ~~3/24/10~~ 11/13/09

Personally came before me on John J Schmitt, the above-named CFO,

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Michelle Kabe
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/14/10)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

Exhibit A
Legal description: Parcel 1 + 3
Calumet County

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	02/23/10	TJH	BEB	TPW		130464_3

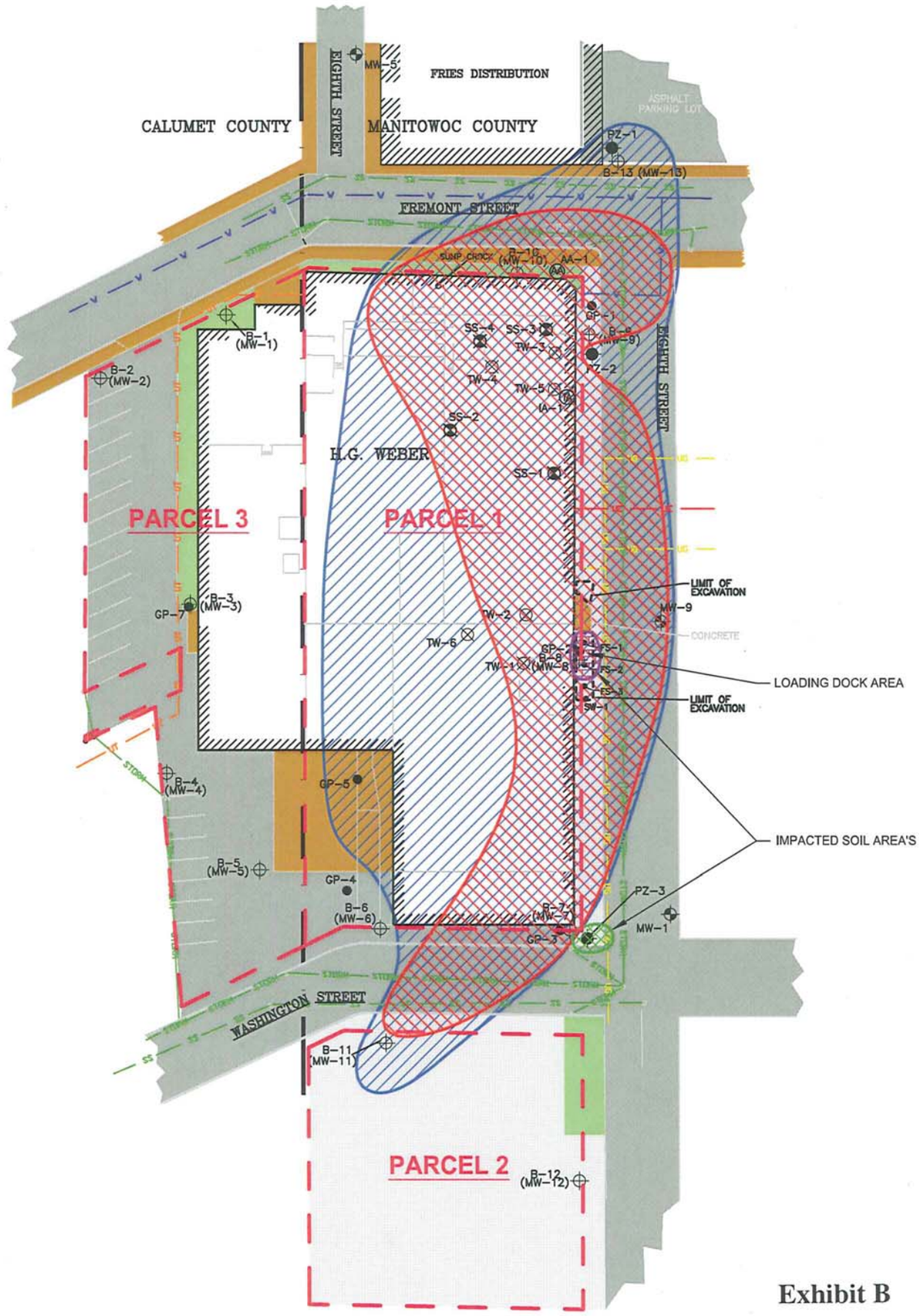

Exhibit B

LEGEND

- PARCEL / PROPERTY BOUNDARY
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- COUNTY LINE
- POTENTIAL FORMER UST LOCATION
- BUILDING FOOTPRINT
- CONCRETE
- ASPHALT
- LANDSCAPE FEATURES
- GRAVEL
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINANT PLUME GREATER THAN NR 140 ES
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINANT PLUME GREATER THAN NR 140 PAL
- ESTIMATED EXTENT OF PCE IMPACTED SOIL ABOVE EPA GENERIC SOIL SCREENING LEVEL (GROUNDWATER PATHWAY 20 DAF) (LOADING DOCK)
- ESTIMATED EXTENT OF BENZO (a) PYRENE IMPACTED SOIL ABOVE WDNR GENERIC INDUSTRIAL DIRECT CONTACT STANDARD (PZ-3)
- GEOPROBE BORING LOCATION
- BORING/GROUNDWATER MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL LOCATION
- OFF-SITE MONITORING WELL LOCATION
- PIEZOMETER LOCATION
- EXCAVATION SAMPLE LOCATION

SCALE: 0' 50'

NOTES:

MAP DERIVED FROM H.G.W. FACILITIES SQ. FOOTAGE DATED JULY 24, 1991 AS PREPARED BY DON WRIEDT OF H.G. WEBER AND ALTA SURVEY OF H.G. WEBER COMPANY DATED JULY 30, 2007 PREPARED BY STEINBRECHER & MENEAU, INC.

Shaw Environmental, Inc.

H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 18
GIS REGISTRY - BARRIER MAINTENANCE PLAN MAP (PARCELS 1 & 3)
H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN

File: C:\Documents and Settings\bruce.benoit\My Documents\130464_3.dwg Layout: FIG18 User: bruce.benoit Feb 23, 2010 - 4:42pm

Exhibit C
Cap Inspection Log

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. 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

December 21, 2009

John Schmitt, CFP
H. G. Weber & Co., Inc.
725 Fremont St.
Kiel, WI 53042

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure and Issuance of a Certificate of Completion under Wisconsin's Voluntary Party Liability Exemption process (VPLE)

HG Weber # Co, Inc, 725 Fremont Street, Kiel Wisconsin
BRRTS Activity # 02-36-550001 HG Weber & Co, Inc Plant
VPLE Activity # 06-36-550940 HG Weber Property

Dear Mr. Schmitt:

On November 4, 2009, and December 18, 2009, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The Closure 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 chlorinated solvents (primarily perchloroethylene) contamination on the site appears to have been investigated and remediated to the extent practicable under site conditions and in accordance with s. NR 726.05, Wis. Adm. Code. There are vapors in the sub slab of your building; however, concentrations of perchloroethylene in the indoor air are below EPA's Risk Screening Level for industrial facilities.

Your case will be closed and the Department will start preparing the VPLE Certificate of Completion (COC) if the following conditions are satisfied:

Monitoring Well and Borehole Abandonment
The permanent and temporary monitoring wells and any other boreholes constructed for vapor sampling at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well and borehole abandonment must be submitted to me on Form 3300-005 found at http://dnr.wi.gov/org/water/dwg/gw/ or provided by the Department of Natural Resources.

Please submit the well abandonment forms to me as soon as the abandonment work is completed.

Cap Maintenance
You will be required to maintain a cap (paved surfaces and facility building) on the property in accordance with s. NR 724.13(2) and annual inspections will need to be performed. The cap is intended to protect from contact with contaminated soil and to prevent infiltration which may alter the contaminant plume beneath the building and cause it to spread.

GIS Registry Listing
Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites due to groundwater and soil impacts. The site will be closed with several monitoring wells exhibiting chlorinated solvent contamination above NR 140 Wisconsin Administrative Code enforcement standards. However, NR 726 allows closure in these circumstances if it has been shown that the groundwater contaminant plume is either stable or receding and natural attenuation is assumed to further remediate the contamination to state standards within a reasonable amount of time.

Environmental Insurance Fee
Because you are relying on natural attenuation to restore groundwater quality, and you want to receive a COC prior to achieving compliance with groundwater enforcement standards, you are required to pay an environmental insurance fee as required by s. 292.15(2)(ae)3m, Wis. Stats., and NR 754, Wis. Adm. Code. This insurance fee is in addition to the required VPLE application and oversight fees and is calculated on a yearly basis. The state has entered into a master insurance policy to provide security for Wisconsin when issuing a Certificate of Completion for sites relying on natural attenuation. If the site needs to be re-opened due to the failure of natural attenuation, the insurance will cover certain state cleanup and investigation costs, if those are incurred at the site. Please complete the attached VPLE Environmental Insurance Application form in accordance with the instructions and submit it with the appropriate fee and all required attachments.

Please note that a final "Statement for Voluntary Party Liability Exemption Expenses" will be sent to you and the Department will need to receive a final payment prior to issuance of the COC.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-662-5165.

Sincerely,

Annette Weissbach

Annette Weissbach, Hydrogeologist
Remediation & Redevelopment Program

Attach: Form 4400-224 VPLE Environmental Insurance Application

e-cc: Timothy Shaw – Shaw Environmental, timothy.welch@shawgrp.com
Jody Arndt - Liebmann, Conway, Olejniczak & Jerry S.C., JLA@lcojlaw.com

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. 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

March 31, 2010

John Schmitt, CFP
H. G. Weber & Co., Inc.
725 Fremont Street
Kiel, WI 53042

SUBJECT: **Certificates of Completion**
HG Weber & Co, Inc, 725 Fremont Street, Kiel Wisconsin
BRRTS Activity # 02-36-550001 HG Weber & Co, Inc Plant
Parcels 1 & 3: VPLE Activity # 06-36-550940
Parcel 2: VPLE Activity # 06-36-554749

Dear Mr. Schmitt:

The Department of Natural Resources ("the Department") has received your request for issuance of *Certificates of Completion* for the environmental investigation and remediation of the properties described above. You have requested that the Department determine whether H G Weber & Co, Inc. has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a Certificate of Completion for its properties.

Section 292.15, Wis. Stats., authorizes the Department to issue a *Certificate of Completion* to a voluntary party that conducts an approved environmental investigation of a property and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the property. Based on the information received by the department, the Department has determined that the investigation, remediation and recording of continuing obligations associated with the properties has been completed and that all the conditions in s. 292.15(2), Wis. Stats., have been met. **Attached are the two *Certificates of Completion* for your properties.**

The Department appreciates the environmental work undertaken by H G Weber & Co, Inc., in regard to the properties. The exemptions provided by these *Certificates of Completion* apply to any successor or assignee of H G Weber & Co, Inc., if the successor or assignee complies with the appropriate conditions and continuing obligations pursuant to s. 292.15(3), Wis. Adm. Code. If you have any questions or concerns regarding this letter or these *Certificate of Completions*, please call me at 920-662-5165.

Sincerely,

Annette Weissbach

Annette Weissbach
Hydrogeologist, Remediation & Redevelopment Program

e-cc: Michael Prager – RR/5
Timothy Shaw –Shaw Environmental, timothy.welch@shawgrp.com
Jody Arndt, Attorney - Liebmann, Conway, Olejniczak & Jerry S.C., JLA@lcojlaw.com

State of Wisconsin
Department of Natural Resources

CERTIFICATE OF COMPLETION OF RESPONSE ACTIONS UNDER SECTION 292.15(2)(ae), WIS. STATS.

Whereas, **H G Weber & Company, Inc.** has applied for an exemption from liability under s. 292.15, Wis. Stats., for the **Parcel 1 & 3 Property** located at 725 Fremont Street, Kiel, Wisconsin, further described in the legal descriptions found on Attachment A, filed at the Register of Deeds Office for Manitowoc and Calumet Counties ("the Property");

Whereas, an environmental investigation of the Parcel 1 & 3 Property (along with Parcel 2 of the H.G Weber & Company, Inc) has been conducted and has determined that contamination exists at the Property;

Whereas, **H G Weber & Company, Inc.** has submitted to the Wisconsin Department of Natural Resources ("WDNR") investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(ae), Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Parcel 1 & 3 Property, along with the Parcel 2 property, and WDNR has approved of the remedial action plan for the Property;

Whereas, **H G Weber & Company, Inc.** has paid to WDNR the appropriate insurance fee and has submitted a complete insurance application form to obtain coverage under the state's master insurance contract in accordance with s. 292.15(2)(ae)3m., Wis. Stats., and ch. NR 754, Wis. Adm. Code, based on their desire to use natural attenuation to remediate groundwater contamination that exceeds ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards;

Whereas, the Property with soil contamination that exceeds EPA generic soil screening levels (direct contact pathway), and groundwater contamination that exceeds a groundwater quality enforcement standard under ch. NR 140, Wis. Adm. Code, will be included on the WDNR's Geographical Information System Registry of Closed Remediation Sites ("the GIS Registry") pursuant to s. 292.12(3), Wis. Stats. **H G Weber & Company, Inc.** has submitted to the WDNR all the information necessary to be included on the Registry pursuant to ch. 292.12, Stats., s. NR 726.05(2)(a)3. and s. NR 726.05(3)(a)4., Wis. Adm. Code, including copies of letters to the City of Kiel and the Wisconsin Department of Transportation regarding city-owned Right-of-Ways (Eighth Street, Washington Street, and Fremont Street) that have been impacted by groundwater contamination that exceeds a groundwater quality enforcement standard under ch. NR 140, Wis. Adm. Code, and are not owned by **H G Weber & Company, Inc.**, and including copies of letters to the City of Kiel regarding two improperly abandoned monitoring wells in the Right-of-Way (Eighth Street) that appear to have been destroyed during 2008 road construction activities;

Whereas, on **February 24, 2010**, the WDNR issued a case closure letter for the Parcel 1 & 3 Property as well as the Parcel 2 property (Attachment C), based on an industrial land use classification. The owner of this Property shall adhere to, abide by, and maintain the land use controls and other requirements that are specified in the attached state case closure letter. The closure letter specifies and state law requires maintenance of an engineering control in order to minimize infiltration of water, prevent direct contact with residual soil contamination, and to prevent potential vapor migration into any buildings on the Property.

In the event that the building, landscaped areas, asphalt and concrete parking areas that currently exist are removed, the replacement barrier must be equally protective and impervious for an industrial land use. In the event that there is a proposed land use change at the Parcel 1 & 3 Property the existing cover would need to be evaluated to determine whether it is protective of public health, safety, welfare and the environment, given that future use, and additional actions taken if it is determined that it will not be protective.

In addition, because of chemical vapors below the Parcel 1 & 3 Property, the closure letter includes the requirement to evaluate the potential for vapor inhalation and migration when planning constructing, redeveloping, remodeling of structures, and/or changing land use classification at the Property. Depending on the results of that evaluation, other measures, may be needed to ensure the continued protection of public health, safety, welfare and the environment at the site;

Whereas, the WDNR determination that the response action is

complete with regard to the inhalation pathway for vapor intrusion is based on the exposure assumption that the Parcel 1 & 3 Property will continue to be used for industrial land use. If the exposure assumptions change as a result of a different use of the existing building, construction of any new buildings on the Property or any other changes in or uses of the Property that would change the exposure assumptions, the Property owner shall notify the WDNR in writing, submit an evaluation of the vapor intrusion pathway to the WDNR, and submit a response action plan to the WDNR and receive WDNR approval before undertaking such changes to the Property or its use;

Whereas, if the requirements of this Certificate, case closure, and maintenance plan are not followed, or if the land use changes from an industrial land use classification, the WDNR may take actions under ss. 292.11 or 292.12, Wis. Stats., to ensure compliance with the specified requirements and the person who owns or controls the Property may no longer qualify for the liability protections under s. 292.15, Wis. Stats. If the land use classification changes, and additional investigation and remedial actions are necessary due to that change, a new closure letter and Certificate of Completion shall be issued for the Property; and

Whereas, on **February 24, 2010**, the WDNR determined that response actions necessary to restore the environment to the extent practicable with respect to the discharges and minimize the harmful effects from the discharges to air, land, and waters of the state were completed, except with respect to groundwater contaminated with **tetrachloroethylene, trichloroethylene, 1,2 dichloropropane, vinyl chloride, and arsenic** above the ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standard that the WDNR has determined will be brought into compliance through natural attenuation, in accordance with administrative rules promulgated by the WDNR.

Therefore, based upon the information that has been submitted to the WDNR, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Property and any other necessary response actions have been completed, based on industrial land use, except with respect to tetrachloroethylene, trichloroethylene, 1,2 dichloropropane, vinyl chloride, and arsenic contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards that WDNR has determined will be brought into compliance through natural attenuation, in accordance with rules promulgated by WDNR.

Upon issuance of this Certificate, **H G Weber & Company, Inc.**, and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the department approved the environmental investigation required under s. 292.15(2)(ae)1., Wis. Stats. However, **H G Weber & Company, Inc.**, and a person otherwise qualified for protection under s. 292.15(3), Wis. Stats., who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Parcel 1 & 3 Property as required by the conditions in this Certificate, the February 24, 2010 case closure letter and barrier maintenance plan [Attachment B], s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any releases of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that release and any person who caused the release.

If natural attenuation fails, the insurance coverage which **H G Weber & Company, Inc.**, obtained under s. 292.15(2)(ae)3m., Wis. Stats., may be used by the WDNR to cover the costs of complying with s. 292.11(2), Wis. Stats., with respect to contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards. The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by the knowing failure to disclose material information or under circumstances in which **H G Weber & Company, Inc.**, knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any discharge or threatened discharge of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 22 day of March, 2010.

Matthew Frank, Secretary
Wisconsin Department of Natural Resources

ATTACHMENT A
Legal Description
H G Weber & Company, Inc.

See attached deed and survey map.

DOC # 1074826

Document Number

QUIT CLAIM DEED
Title of Document

VOL 2518 PG 434

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00)

STATE OF WI - MTWC CO
PRESTON JONES REG/DEEDS
RECEIVED FOR RECORD
11/25/2009 9:56:13 AM

Recording Area 13 ck

Name and Return Address
Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
231 S. Adams Street
P.O. Box 23200
Green Bay, WI 54305-3200

Tax Parcel # 51-690-013-001.00 W-3
Parcel Identification Number (PIN)

This conveyance reforms the following documents: Vol. 183, Pg 580 as Doc. #235931, Vol. 183, Pg 563 as Doc. #235765, Vol. 180 Pg 582 as Doc. #237353, Vol. 180 Pg 581 as Doc. #237352, Vol. 213, Pg 505 as Doc. #272595, and Vol. 216 Pg 539 as Doc. #276025 Manitowoc County Records; and Document Nos. 68672, 122478 and 189668 Calumet County Records, and is exempt from fee per Section 77.25(3), Wis. Stats.

Exhibit A
Legal description: Parcel 1 + 3
Manitowoc County

VOL 2518 PG 435

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number | Document Name

THIS DEED, made between H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantor," whether one or more), and H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00) AND

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof. AND

Part of Lot Seven (7), Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Lot Seven (7) and the point of beginning; thence North 149.04 feet along the East line of said Lot Seven (7) to the Northeast corner thereof; thence South 64°00'15" West, 50.15 feet along the Northerly line of said Lot Seven (7) to the Northwest corner thereof; thence South 2.00 feet; thence North 64°00'15" East, 36.15 feet; thence South 05°06'12" East 141.46 feet to the point of beginning. Also including that part of vacated alley immediately South of Lot Five (5) and North of Lot Six (6), Block Two (2), of the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin adopted by the Common Council of the City of Kiel by Ordinance No. 329 dated January 8, 1985. (Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)

Recording Area

Name and Return Address

Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
P.O. Box 23200
Green Bay, WI 54305-3200

Parcel Identification Number (PIN)

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

Dated: Nov. 13, 2009.

H. G. WEBER AND COMPANY, INC.

(SEAL) (SEAL)

* JOHN J. SCHMITT

AUTHENTICATION

Signature(s)

authenticated on

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney Jodi L. Arndt

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Man COUNTY)

Personally came before me on 11/13/09, the above-named John J. Schitt, CFO to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Michelle Gabel
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/14/10)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

Exhibit A
Legal description: Parcel 1 + 3
Manitowoc County

Document #: 448068

Document Number

QUIT CLAIM DEED
Title of Document

Register of Deeds
Calumet County, WI

Received for Record
Date: 11/20/09 10:05
Tr Fee: .00 Code: 3
Shirley Gregory

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof.

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Liebmann, Conway, Olejniczak & Jerry, S.C.
231 S. Adams Street
P.O. Box 23200
Green Bay, WI 54305-3200

Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)
Parcel Identification Number (PIN)

This conveyance reforms the following documents: Document Nos. 68672, 122478 and 189668 Calumet County Records, and Document Nos. 235931, 235765, 237353, 237352, 272595, and 276025 Manitowoc County Records, and is exempt from fee per Section 77.25(3), Wis. Stats.

Exhibit A
Legal description: Parcel 1 + 3
Calumet County

Document #: 448068

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number | Document Name

THIS DEED, made between H. G. WEBER AND COMPANY, INC., a Wisconsin corporation

("Grantor," whether one or more), and H. G. WEBER AND COMPANY, INC., a Wisconsin corporation

("Grantee," whether one or more). Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00) AND

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Recording Area

Name and Return Address

Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
P.O. Box 23200
Green Bay, WI 54305-3200

Parcel Identification Number (PIN)

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

Dated: Nov. 13, 2009.

H. G. WEBER AND COMPANY, INC.

(SEAL) (SEAL)

* JOHN J. SCHMITT

AUTHENTICATION

Signature(s)

authenticated on

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney Jodi L. Arndt

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Manitowoc COUNTY) ~~3/14/10~~ 11/13/09

Personally came before me on John J Schmitt, the above-named CFO,

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Michelle Kabe
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/14/10)

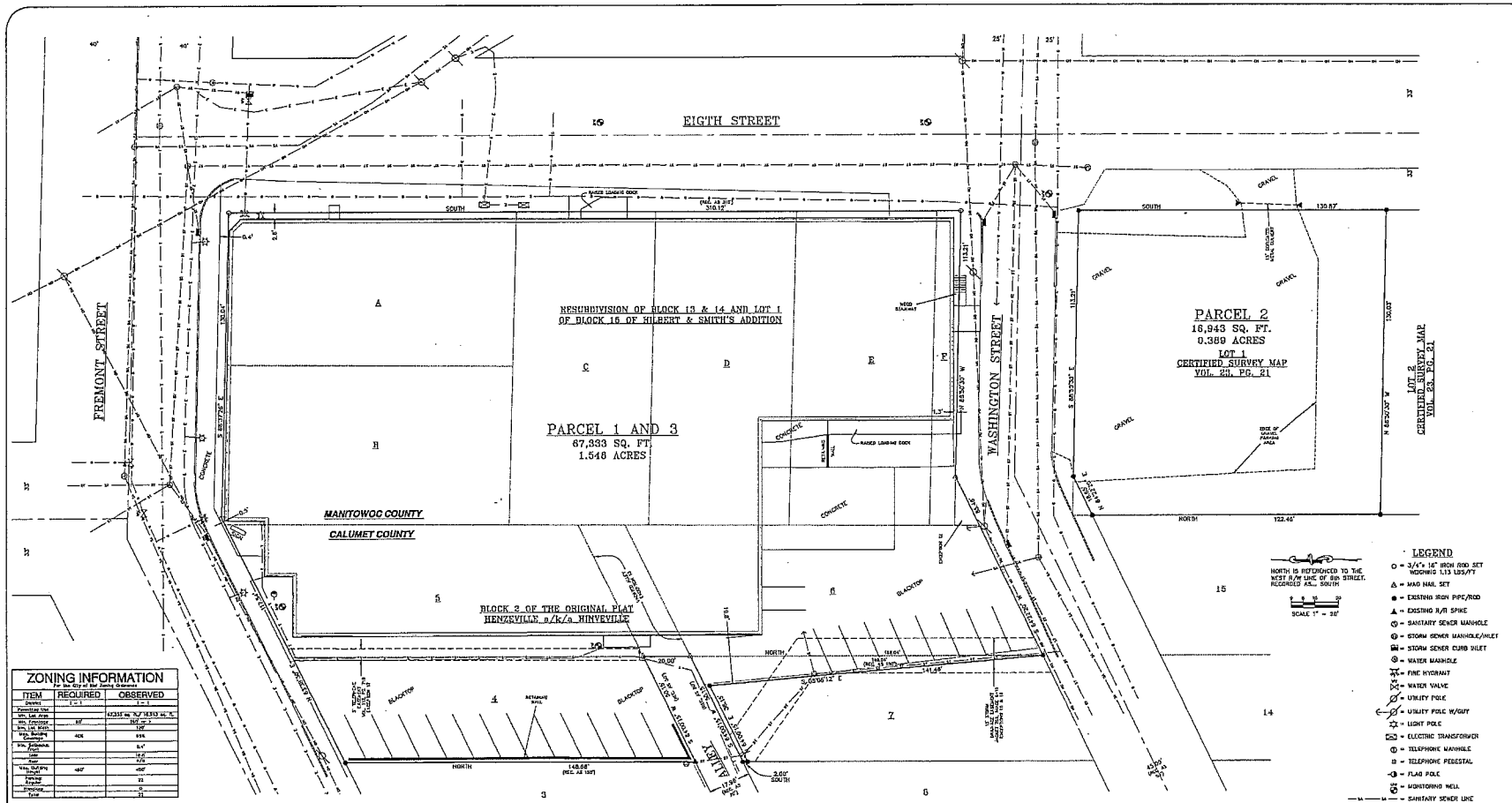
(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

Exhibit A
Legal description: Parcel 1 + 3
Calumet County



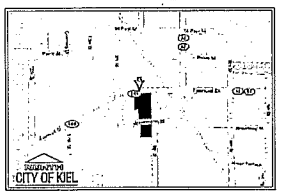
ZONING INFORMATION

For the City of Kiel Zoning Ordinance

ITEM	REQUIRED	OBSERVED
Zoning	I - 1	
Permitted Use		67,333 sq. ft./1.546 ac. ±
Min. Lot Area		
Min. Lot Width	50'	150' or ±
Min. Lot Depth		150'
Max. Building Coverage	40%	55%
Min. Setback Front		5.4'
Side		15.0'
Rear		n/a
Max. Bldg Height	45'	45'
Parking Stalls		21
Loading Stalls		2
Total		21

LEGEND

- 3/4" x 18" IRON ROD SET WEIGHING 1.13 LBS/FT
- MAG NAIL SET
- EXISTING IRON PIPE/ROD
- EXISTING R/R SPIKE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE/INLET
- STORM SEWER CURB INLET
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- UTILITY POLE W/GUY
- LIGHT POLE
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FLAG POLE
- MONITORING WELL
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATERMAIN
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE



DESCRIPTIONS:

PARCEL 1: (Tax Key #51-690-013-001.00)

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin.

TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, #772342.

PARCEL 2: (Tax Key #51-690-019-000.07)

Lot Numbered One (1) of a Certified Survey in Block 19 of Hilbert & Smith's Addition in the City of Kiel, being a Resurvey of Tract 1 of a Certified Survey recorded in Volume 8, page 857, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 23 of Certified Survey Maps, page 21, #937576.

PARCEL 3: (Tax Key #241-0123-020040A-000-0-172025-00-4100) (Location ID 18196)

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville, (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof.

AND

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TITLE COMMITMENT STATEMENT (USED TO PREPARE SURVEY)
LYCANS RELI COMPANIES
COMMITMENT NUMBER: 1692202 – COMMITMENT DATE: JULY 12, 2007 AT 7:00 A.M.

SCHEDULE B – SECTION II (EXCEPTIONS)

EXCEPTIONS 1, 2, 3, 12 AND 13 ARE LOCATABLE AND ARE GRAPHICALLY DEPICTED BUT ARE NOT NOTED ON THE SURVEY .

EXCEPTIONS 15, 16 AND 17 ARE LOCATABLE AND ARE GRAPHICALLY DEPICTED AND NOTED ON THE SURVEY.

EXCEPTIONS 4, 5, 6, 7, 8, 9, 10, AND 11 ARE UNLOCATABLE, BUT NEVERTHELESS MAY AFFECT THE SUBJECT PROPERTY.

EXCEPTION 14 IS LOCATABLE, BUT IS NOT SHOWN AND DOES NOT AFFECT THE SUBJECT PROPERTY.

(THE BOUNDARY OF PARCELS 1 & 3 IS BASED ON A RETRACEMENT OF A SURVEY FILED IN THE PROPERTY USERS OFFICE AT THE MANITOWOC COUNTY COURT HOUSE AND PREPARED BY: AERO-METRIC ENGINEERING, Inc. DATED 7/28/86.)

FLOOD PLAIN CERTIFICATION:

NO PORTION OF THE HEREON DESCRIBED PARCELS LIE WITHIN ANY FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 55073C0001B, EFFECTIVE DATE: JANUARY 3, 1983.

ALTA CERTIFICATE

To First American Title Insurance Company and H.G. Weber and Company, inc., a Wisconsin corporation, a/k/a H.G. Weber & Co., Inc., a/k/a H.G. Weber & Company, Inc., a/k/a H.G. Weber Company, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 16, and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the maximum Relative Positional Accuracy is 1:10000 feet.

DATE Jeffrey A. DeZeeuw, RLS #2394

REVISIONS		
NO.	DATE	BY

ALTA SURVEY OF H. G. WEBER COMPANY

LOCATED IN THE CITY OF KIEL, CALUMET COUNTY AND MANITOWOC COUNTY, WISCONSIN

STEINBRECHER & MENEAU INC.
ENGINEERS & SURVEYORS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
PHONE 684-5563 FAX 684-5594

DRAWING:

CLIENT: BUCK BOUMA PC
1751 S. NAPERVILLE ROAD STE 200
WHEATON, IL 60187

DATE: 7-30-07
DRAWN BY: JAD
APPROVED BY:
JOB NO.: 07357ALT
CAD FILE: DWG/CITY/HG_07357ALT.DWG
SCALE: 1" = 20'
SHEET: 1 OF 1

C:\PROJECTS\07357A.dwg, SAR 1, 7/14/2008 8:36:36 AM, 1:20

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
H G Weber & Company, Inc.*

2007

HG Weber reports, Phase I environmental site assessment, May 2, 2007

2008

Phase II Environmental Site Assessment, February 5, 2008

Site Investigation Workplan, February 8, 2008

Site Investigation Workplan, Revision #1, April 1, 2008

Request for letter of Concurrence for PCE Impacted Soil Management, July 21, 2008

Status Update report, July 24, 2008

Site Investigation and Remediation Documentation Report, September 30, 2008

2009

Status Update Report and Case Closure Documentation, January 14, 2009

Status Update Report, Revised GIS registry packet, June 22, 2009

Vapor intrusion sampling workplan, August 10, 2009

Status Update Report – Sub slab vapor intrusion sampling & evaluation, September 10, 2009

Revised GIS registry documents: December 10, 2009, January 13, 2010, February 23, 2010

**all reports prepared by Shaw Environmental, Inc*

ATTACHMENT C

Closure Letter & Pavement Cover and Building Barrier Maintenance Plan

H G Weber & Company, Inc.

See Attached February 24, 2010 Case Closure Letter and Barrier Maintenance Plan

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

February 24, 2010

John Schmitt, CFP
H. G. Weber & Co., Inc.
725 Fremont St.
Kiel, WI 53042

SUBJECT: Final Case Closure with Continuing Obligations
HG Weber # Co, Inc, 725 Fremont Street, Kiel Wisconsin
BRRTS Activity # 02-36-550001 HG Weber & Co, Inc Plant
VPLE Activity # 06-36-550940 HG Weber Property

Dear Mr. Schmitt:

On November 4, and December 18, 2009, 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 December 21, 2009, you were notified that the Closure Committee had granted conditional closure to this case.

The Department has received information or documentation indicating that you have complied with the requirements for final closure. On December 23, 2009, your Consultant, Timothy Welch of Shaw environmental provided the abandonment forms and on December 23, 2009, you provided the VPLE groundwater insurance fee.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code for industrial land use. The Department considers this case closed and no further investigation or remediation is required at this time based on industrial land use. However, you and future property owners must comply with certain continuing obligations that apply to whomever is the owner of the property, as explained in this letter.

Clarification of Properties and Parcels

BRRTS activity 02-36-550001 consisted of work at two properties:

Parcels 1 and 3 are one property on one deed in two counties (Manitowoc and Calumet). They are comprised predominately of the building facility and paved or concrete surfaces. At the time of closure, a stable groundwater plume of chlorinated solvents exceeding ch. NR 140 Wis. Adm. Code enforcement standards (ES) underlies Parcels 1 and 3,and vapors were detected in the subslab of the HG Weber building on Parcels 1 and 3. The attached Maintenance Plan pertains to Parcels 1 and 3.

Parcel 2 is one property on one deed in Manitowoc County. It is a 0.3 acre vacant and gravel-covered lot to the south of the HG Weber facility separated from Parcels 1 and 3 by Washington Street, a Right of Way owned by the City of Kiel. The groundwater plume from parcels 1 and 3 extends slightly onto the Parcel 2 property and the concentrations of chlorinated solvent exceed the NR 140 Wis. Adm. Code preventive action limit (PAL) but not the ES. The attached Maintenance Plan does not pertain to Parcel 2.

GIS Registry

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

- Residual soil contamination exists on Parcel 1 and 3 that must be properly managed should it be excavated or removed. In particular this includes soil at these boring locations: FS-1 for perchloroethylene (PCE), FS-2 (PCE), PZ-3 for benzo(a)pyrene, and TW-4 for arsenic.
- Vapors were detected beneath the subslab of the building on Parcel 1 and 3.
- Pavement and the facility building and foundation on Parcels 1 and 3 must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards. In particular these locations include wells TW-1, TW-2, TW-3, TW-4, TW-5, MW-8, MW-9, MW-10, the sump and the off-site MW-09 well.
- Off-site monitoring wells MW-09 and MW-01 located within the Eighth Street Right of Way were not located and must be properly abandoned by the City of Kiel if found.
- This site has been determined to be closed by the Department and to be protective of public health, safety, welfare and the environment assuming an industrial land use.

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 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, Stats., and the ch. NR 700 rule series, compliance with the requirements of this letter is a responsibility of whoever is the owner of the property. The Department strongly encourages the owner of this property(ies) to pass on the information about these continuing obligations and other conditions about these properties to subsequent owners. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter are maintained.

Cover or Barrier

Direct contact and infiltration

Pursuant to s. 292.12(2)(a), Wis. Stats., the engineering controls at Parcels 1 and 3 (pavement, facility building and foundation and other impervious barrier) that currently exist in the location shown on the attached map (Figure 18) shall be maintained in compliance with the **attached maintenance plan** in

order to minimize the infiltration of water; prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code; and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The approved engineering control at Parcels 1 and 3 is based on industrial land use. In the event that the building and paved surfaces that currently exist were removed, the replacement barrier must be equally protective and impervious. In addition, in the event that there is a proposed land use change at the Parcel 1 and 3, the existing cover would need to be evaluated to determine whether it is protective of those proposed future uses. Prior to that change in land use occurring, given the site-specific conditions at this site, the Department shall be notified, and an evaluation of the conditions at the site would be necessary to determine the next steps. A site investigation and clean up may be necessary to ensure that Parcel 1 and 3, when put to that intended future land use, would be protective of public, health, safety, welfare and the environment. If this property is issued a Certificate of Completion pursuant to s. 292.15, Stats., a new investigation, remedial action and Certificate of Completion may be necessary given the change in land use.

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 soils will need to be managed as a solid or hazardous waste in accordance with state and federal law. 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 note, the inspection log should only be submitted to the Department upon request.

Vapor Migration

The current concrete floor of the facility building on Parcels 1 and 3 is acting as a barrier to vapor migration, and the case was granted closure based on industrial land use conditions. There are vapors in the sub slab of the building on Parcels 1 and 3. However; the concentrations meet the vapor screening levels the Department is currently using at similar industrial facilities. Furthermore, as provided in the September 10, 2009 Status Report prepared by Shaw Environmental, concentrations of volatile organic compounds in the indoor air are below EPA's Risk Screening Level for industrial facilities. In the event that the facility concrete flooring that currently exists is removed, the replacement barrier must be equally protective and impervious and continue to be a barrier to vapor migration.

In the event that there is a proposed land use change from industrial to another type of land use at Parcels 1 and 3, the vapor migration pathway must be evaluated to determine whether it is protective of any future uses. A vapor pathway evaluation plan would need to be prepared and submitted to the Department for approval and a mitigation plan may be required to be submitted and approved.

Depending on site-specific conditions, construction, redevelopment and or remodeling of structures over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines regardless of the type of land use. The potential for vapor inhalation and means of mitigation shall be evaluated when planning any future new construction or redevelopment of the existing structure, and measures may be needed to ensure the continued protection of public health, safety, welfare and the environment at Parcels 1 and 3.

Prohibited Activities

The following activities are prohibited on any portion of Parcel 1 and 3 where the pavement and the facility building foundation is required to be maintained 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; (7) a change from industrial land use to any other type of land use.

Residual Groundwater Contamination

Groundwater impacted by contamination exceeding enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on Parcels 1, 2 and 3 and in the right-of-ways of Fremont Street, 8th Street, and Washington Street. The City of Kiel and the Department of Transportation have been notified of the presence of groundwater contamination. 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.

Monitoring Wells that could not be properly abandoned

On November 18, 2009, and December 29, 2009, your consultant Timothy Welch of Shaw Environmental notified the Department that monitoring wells MW-09 and MW-01 located in the right-of-way of Eighth Street as depicted on the attached map (see Figure 4) could not be properly abandoned because they were missing due to being paved over, covered or removed during road reconstruction activities. Reasonable efforts were made to locate the wells and to determine whether they were properly abandoned but those efforts were unsuccessful. If in the future the groundwater monitoring wells are found, the City of Kiel will be required to notify the Department, to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department. Because the monitoring wells were not properly abandoned, their presence will be listed on the DNR Remediation and Redevelopment GIS Registry.

Chapter NR 140, Wis. Adm. Code Exemption for off-source PAL exceedances

Recent groundwater monitoring data at this site indicates that for 1,2 dichloropropane at monitoring well PZ-1, contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.

2. Compliance with the PAL is either not technically or economically feasible.

3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that these criteria have been or will be met Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for 1,2 dichloropropane at monitoring well PZ-1. Please keep this letter, because it serves as your exemption.

Post-Closure Notification Requirements

Given the industrial land use closure conditions and the residual levels of contamination remaining on Parcel 1 and 3, the Department will require any owner of this property to notify the Department before making changes that affect or relate to the conditions of closure as stated in this letter. For this case, changed conditions requiring prior notification include, but are not limited to:

- Development, construction or other changes, including zoning changes, that change the land use from industrial to any other type of land use;
- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil
- One or more monitoring wells that were not located is found and properly abandoned

Please send written notifications in accordance with the above requirements to the Northeast Region Headquarters Office to the attention of Diane Hansen, Environmental Program Associate. 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 Annette Weissbach at 920-662-5165.

Sincerely,

Bruce Urben, Team Supervisor
NER Remediation & Redevelopment Program

Attach: Pavement Cover and Barrier Maintenance Plan
Figure 18: Barrier Maintenance Plan Map
Figure 4: locations of improperly abandoned monitoring wells MW-09 and MW-01

e-cc: Timothy Shaw –Shaw Environmental, timothy.welch@shawgrp.com
Jody Arndt, Attorney - Liebmann, Conway, Olejniczak & Jerry S.C., JLA@lcojlaw.com

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

February 24, 2010

Property Location:
H.G. Weber & Company
725 Fremont Street
Kiel, WI

WDNR BRRTS No. # 02-36-550001

PARCEL NO: #51-690-013-001.00 Manitowoc County
#241-0123-020040A-000-0-172025-00-4100 Calumet County
Also known as Parcels 1 and 3 of the H.G. Weber Company
See Exhibit A for legal descriptions

Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing, H.G. Weber building and other paved surfaces occupying the area over the dissolved phase chlorinated hydrocarbon groundwater contaminant plume and two specific areas of contaminated soil on-site. **This Maintenance Plan is specific to Parcels 1 and 3 and does not pertain to Parcel 2 of the H.G. Weber Property.**

Description of Contamination

Soil contamination by the chlorinated hydrocarbon tetrachloroethene (PCE) is present at a depth of 6 feet below ground surface (bgs) near the loading dock area on the eastern exterior of the building, and the polycyclic hydrocarbon benzo (a) pyrene at a depth of 3-4 feet in an isolated area (near location PZ-3) near the southeastern exterior building corner.

Groundwater contamination by PCE is located at a depth of 6-7 feet bgs. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the extent of residually impacted soil and the dissolved phase groundwater contaminant plume are identified in Exhibit B (*Figure 18: GIS Registry - Barrier Maintenance Plan Map*).

Cover and Building Barrier Purpose

1). The paved surfaces and the building foundation over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health.

2). The building, building slab and asphaltic pavement also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code.

3). The current concrete floor of the building on Parcels 1 and 3 is acting as a barrier to chlorinated solvent vapors measured in the sub slab of the building.

Based on the current industrial use of the property, the barriers described above should function as intended unless disturbed. The existing pavement should remain in place in the areas around the concrete dock loading area on the eastern exterior side of the building, and in the area near the southeast exterior side of the building. The current concrete flooring should remain in place.

Annual Inspection

The paved surfaces, building foundation, and building concrete flooring overlying the contaminated groundwater plume and associated vapors in the sub slab, and contaminated soil areas as depicted in Exhibit B (Figure 18: *GIS Registry - Barrier Maintenance Plan Map*) will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause potential vapor migration, infiltration of water into or exposure to underlying soils. The inspection will be performed by the property owner or designated representative. The inspections will be performed to evaluate damage due to cracking, settling, 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. Any major cracks/holes in the building concrete flooring will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit C, *Barrier Inspection Log*. The log will include recommendations for necessary repair of any cracked flooring, areas where underlying soils are exposed, and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept on-Site.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs 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 owner must 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 must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building and its concrete flooring overlying the contaminated groundwater plume and associated vapors or contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building and concrete flooring, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notifications of DNR Prior to Actions Affecting a barrier

The following activities are prohibited on any portion of the property where the building foundation and pavement 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; or, 6) construction or placement of a building or other structure, 7) , change in land use, from industrial to any other type of land use.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information, February 2010

Site Owner:	H.G. Weber & Company Mr. John Schmitt 725 Fremont Street Kiel, WI 53042 920-894-2221
Consultant:	Shaw Environmental & Infrastructure, Inc. 111 West Pleasant Street Milwaukee, Wisconsin 53212 414-291-2350
WDNR:	Ms. Annette Weissbach Remediation and Redevelopment Program WNDR Northeast Region 2984 Shawano Avenue Green Bay, WI 54313 920-662-5165

DOC # 1074826

Document Number

QUIT CLAIM DEED
Title of Document

VOL 2518 PG 434

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00)

STATE OF WI - MTWC CO
PRESTON JONES REG/DEEDS
RECEIVED FOR RECORD
11/25/2009 9:56:13 AM

Recording Area 13 ck

Name and Return Address
Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
231 S. Adams Street
P.O. Box 23200
Green Bay, WI 54305-3200

Tax Parcel # 51-690-013-001.00 W-3
Parcel Identification Number (PIN)

This conveyance reforms the following documents: Vol. 183, Pg 580 as Doc. #235931, Vol. 183, Pg 563 as Doc. #235765, Vol. 180 Pg 582 as Doc. #237353, Vol. 180 Pg 581 as Doc. #237352, Vol. 213, Pg 505 as Doc. #272595, and Vol. 216 Pg 539 as Doc. #276025 Manitowoc County Records; and Document Nos. 68672, 122478 and 189668 Calumet County Records, and is exempt from fee per Section 77.25(3), Wis. Stats.

Exhibit A
Legal description: Parcel 1 + 3
Manitowoc County

INFO-PRO (800)655-2021 www.infoproforms.com

VOL 2518 PG 435

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number | Document Name

THIS DEED, made between H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantor," whether one or more), and H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00) AND

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof. AND

Part of Lot Seven (7), Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Lot Seven (7) and the point of beginning; thence North 149.04 feet along the East line of said Lot Seven (7) to the Northeast corner thereof; thence South 64°00'15" West, 50.15 feet along the Northerly line of said Lot Seven (7) to the Northwest corner thereof; thence South 2.00 feet; thence North 64°00'15" East, 36.15 feet; thence South 05°06'12" East 141.46 feet to the point of beginning. Also including that part of vacated alley immediately South of Lot Five (5) and North of Lot Six (6), Block Two (2), of the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin adopted by the Common Council of the City of Kiel by Ordinance No. 329 dated January 8, 1985. (Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)

Recording Area

Name and Return Address

Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
P.O. Box 23200
Green Bay, WI 54305-3200

Parcel Identification Number (PIN)

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

Dated: Nov. 13, 2009.

H. G. WEBER AND COMPANY, INC.

(SEAL) (SEAL)

* JOHN J. SCHMITT

AUTHENTICATION

Signature(s)

authenticated on

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney Jodi L. Arndt

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Man COUNTY)

Personally came before me on 11/13/09, the above-named John J. Schitt, CFO to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Michelle Grabe
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/14/10)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

Exhibit A
Legal description: Parcel 1 + 3
Manitowoc County

Document #: 448068

Document Number

QUIT CLAIM DEED
Title of Document

Register of Deeds
Calumet County, WI

Received for Record
Date: 11/20/09 10:05
Tr Fee: .00 Code: 3
Shirley Gregory

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof.

AND

Part of Lot Seven (7), Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Lot Seven (7) and the point of beginning; thence North 149.04 feet along the East line of said Lot Seven (7) to the Northeast corner thereof; thence South 64°00'15" West, 50.15 feet along the Northerly line of said Lot Seven (7) to the Northwest corner thereof; thence South 2.00 feet; thence North 64°00'15" East, 36.15 feet; thence South 05°06'12" East 141.46 feet to the point of beginning. Also including that part of vacated alley immediately South of Lot Five (5) and North of Lot Six (6), Block Two (2), of the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin adopted by the Common Council of the City of Kiel by Ordinance No. 329 dated January 8, 1985. (Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)

Recording Area

Name and Return Address
Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
231 S. Adams Street
P.O. Box 23200
Green Bay, WI 54305-3200

Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)
Parcel Identification Number (PIN)

This conveyance reforms the following documents: Document Nos. 68672, 122478 and 189668 Calumet County Records, and Document Nos. 235931, 235765, 237353, 237352, 272595, and 276025 Manitowoc County Records, and is exempt from fee per Section 77.25(3), Wis. Stats.

Exhibit A
Legal description: Parcel 1 + 3
Calumet County

Document #: 448068

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number | Document Name

THIS DEED, made between H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantor," whether one or more), and H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantee," whether one or more). Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00) AND

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof. AND

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Recording Area

Name and Return Address

Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
P.O. Box 23200
Green Bay, WI 54305-3200

Parcel Identification Number (PIN)

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

Dated: Nov. 13, 2009.

H. G. WEBER AND COMPANY, INC.

(SEAL) * (SEAL)
JOHN J. SCHMITT

AUTHENTICATION

Signature(s)

authenticated on .

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney Jodi L. Arndt

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Manitowoc COUNTY) ~~3/24/10~~ 11/13/09

Personally came before me on John J Schmitt, the above-named CFO,

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Michelle Kabe
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/14/10)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

Exhibit A
Legal description: Parcel 1 + 3
Calumet County

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	02/23/10	TJH	BEB	TPW		130464_3

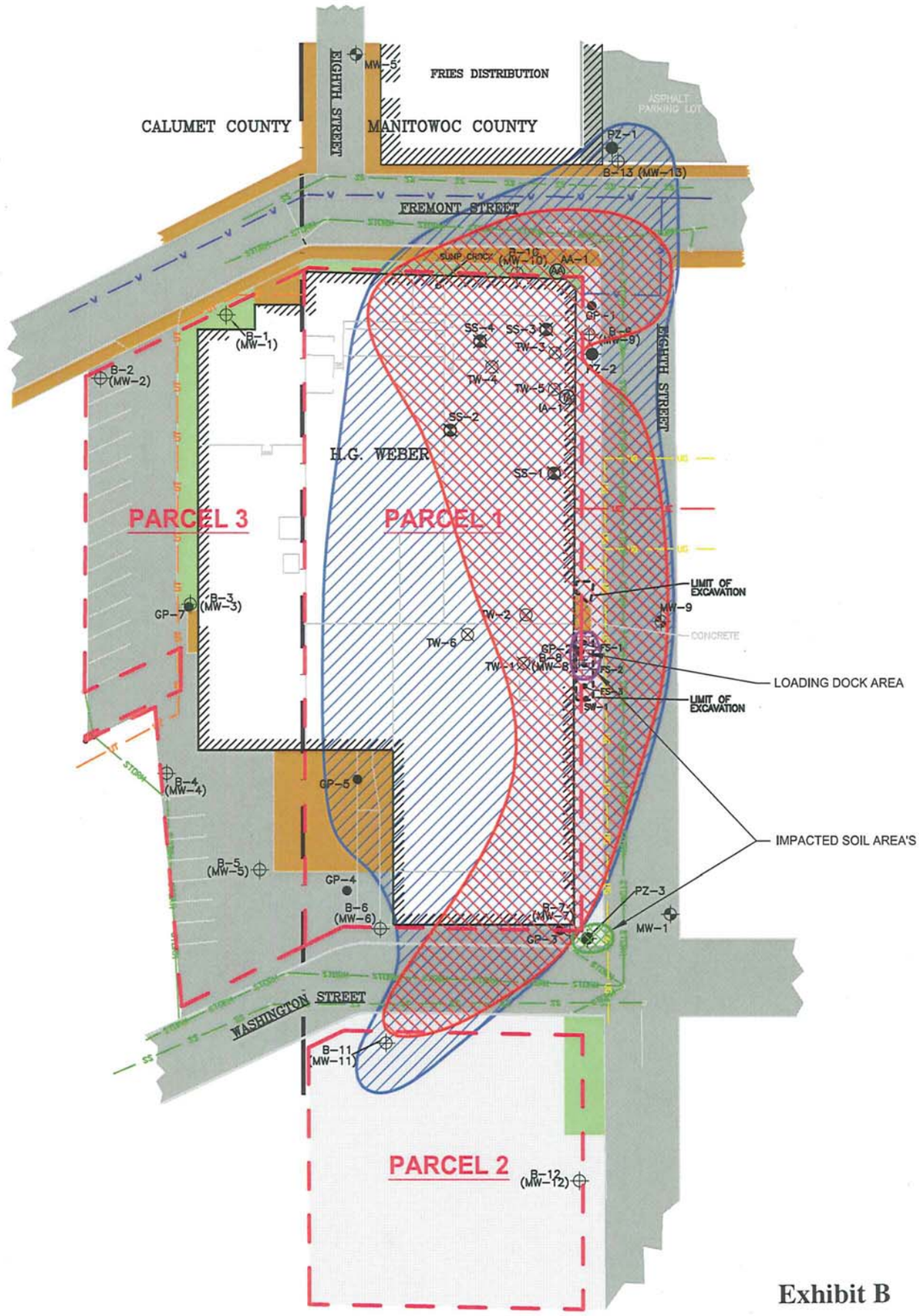


Exhibit B

LEGEND

- PARCEL / PROPERTY BOUNDARY
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- COUNTY LINE
- POTENTIAL FORMER UST LOCATION
- BUILDING FOOTPRINT
- CONCRETE
- ASPHALT
- LANDSCAPE FEATURES
- GRAVEL
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINANT PLUME GREATER THAN NR 140 ES
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINANT PLUME GREATER THAN NR 140 PAL
- ESTIMATED EXTENT OF PCE IMPACTED SOIL ABOVE EPA GENERIC SOIL SCREENING LEVEL (GROUNDWATER PATHWAY 20 DAF) (LOADING DOCK)
- ESTIMATED EXTENT OF BENZO (a) PYRENE IMPACTED SOIL ABOVE WDNR GENERIC INDUSTRIAL DIRECT CONTACT STANDARD (PZ-3)
- GEOPROBE BORING LOCATION
- BORING/GROUNDWATER MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL LOCATION
- OFF-SITE MONITORING WELL LOCATION
- PIEZOMETER LOCATION
- EXCAVATION SAMPLE LOCATION

SCALE: 0' 50'

NOTES:

MAP DERIVED FROM H.G.W. FACILITIES SQ. FOOTAGE DATED JULY 24, 1991 AS PREPARED BY DON WRIEDT OF H.G. WEBER AND ALTA SURVEY OF H.G. WEBER COMPANY DATED JULY 30, 2007 PREPARED BY STEINBRECHER & MENEAU, INC.

Shaw Environmental, Inc.

H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 18
GIS REGISTRY - BARRIER MAINTENANCE PLAN MAP (PARCELS 1 & 3)
H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN

File: C:\Documents and Settings\bruce.benoit\My Documents\130464_3.dwg Layout: FIG18 User: bruce.benoit Feb 23, 2010 - 4:42pm

Exhibit C
Barrier Inspection Log

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. 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

March 31, 2010

John Schmitt, CFP
H. G. Weber & Co., Inc.
725 Fremont Street
Kiel, WI 53042

SUBJECT: **Certificates of Completion**
HG Weber & Co, Inc, 725 Fremont Street, Kiel Wisconsin
BRRTS Activity # 02-36-550001 HG Weber & Co, Inc Plant
Parcels 1 & 3: VPLE Activity # 06-36-550940
Parcel 2: VPLE Activity # 06-36-554749

Dear Mr. Schmitt:

The Department of Natural Resources ("the Department") has received your request for issuance of *Certificates of Completion* for the environmental investigation and remediation of the properties described above. You have requested that the Department determine whether H G Weber & Co, Inc. has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a Certificate of Completion for its properties.

Section 292.15, Wis. Stats., authorizes the Department to issue a *Certificate of Completion* to a voluntary party that conducts an approved environmental investigation of a property and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the property. Based on the information received by the department, the Department has determined that the investigation, remediation and recording of continuing obligations associated with the properties has been completed and that all the conditions in s. 292.15(2), Wis. Stats., have been met. **Attached are the two *Certificates of Completion* for your properties.**

The Department appreciates the environmental work undertaken by H G Weber & Co, Inc., in regard to the properties. The exemptions provided by these *Certificates of Completion* apply to any successor or assignee of H G Weber & Co, Inc., if the successor or assignee complies with the appropriate conditions and continuing obligations pursuant to s. 292.15(3), Wis. Adm. Code. If you have any questions or concerns regarding this letter or these *Certificate of Completions*, please call me at 920-662-5165.

Sincerely,

Annette Weissbach

Annette Weissbach
Hydrogeologist, Remediation & Redevelopment Program

e-cc: Michael Prager – RR/5
Timothy Shaw –Shaw Environmental, timothy.welch@shawgrp.com
Jody Arndt, Attorney - Liebmann, Conway, Olejniczak & Jerry S.C., JLA@lcojlaw.com

State of Wisconsin
Department of Natural Resources

CERTIFICATE OF COMPLETION OF RESPONSE ACTIONS UNDER SECTION 292.15(2)(a), WIS. STATS.

Whereas, **H G Weber & Company, Inc.** has applied for an exemption from liability under s. 292.15, Wis. Stats., for the **Parcel 2 Property** located at 725 Fremont Street, Kiel, Wisconsin, further described in the legal description found on Attachment A, filed at the Register of Deeds Office for Manitowoc and Calumet Counties ("the Parcel 2 Property");

Whereas, an environmental investigation of the Parcel 2 Property, along with Parcel 1 & 3 property of the H G Weber & Company, Inc has been conducted and Wisconsin Department of Natural Resources ("WDNR") has determined that residual groundwater contamination exists at the Parcel 2 Property associated with residual groundwater contamination remaining at parcels 1 & 3;

Whereas, **H G Weber & Company, Inc.** has submitted to the WDNR environmental investigation reports and a remedial action plan for the Parcel 2 Property, along with the Parcel 1 & 3 property, which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(a), Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Parcel 2 Property;

Whereas, the Parcel 2 Property with groundwater contamination that exceeds a preventive action limit established in ch. NR 140, Wis. Adm. Code, along with the Parcel 1 & 3 property of the H G Weber & Company Inc., will be included on the WDNR's Geographical Information System Registry ("the GIS Registry") pursuant to s. 292.12(3), Wis. Stats. **H G Weber & Company, Inc.** has submitted to the WDNR all the information necessary to be included on the

Registry pursuant to s. NR 726.05(2)(a)3. and s. NR 726.05(3)(a)4., Wis. Adm. Code, including copies of letters to the City of Kiel and the Wisconsin Department of Transportation regarding Right-of-Ways (Eighth Street, Washington Street, and Fremont Street) that have been impacted by groundwater contamination that exceeds a groundwater quality enforcement standard under ch. NR 140, Wis. Adm. Code, and are not owned by **H G Weber & Company, Inc.**, and including copies of letters to the City of Kiel regarding two improperly abandoned monitoring wells in the city-owned Right-of-Way (Eighth Street) that appear to have been destroyed during 2008 road construction activities; and,

Whereas, on **February 24, 2010**, the WDNR issued a single case closure letter addressing the case closure obligations for the HG Weber & Company, Inc. for Parcels 1 and 3, and Parcel 2 – two separate properties - at 725 Fremont Street, Kiel (Attachment C), based on an industrial land use classification. The closure letter specifies and state law requires maintenance of an engineering control on the Parcel 1 & 3 Property in order to minimize infiltration of water, prevent direct contact with residual soil contamination, and to prevent potential vapor migration into the building on the Parcel 1 & 3 property. The owner of Parcels 1 and 3 and Parcel 2 properties shall adhere to, abide by and maintain the land use controls and other requirements that are specified in the attached state case closure letter. The engineering control requirements do not apply to the Parcel 2 Property; and

Whereas, on **February 24. 2010**, the WDNR determined that response actions necessary to restore the environment at the Parcel 2 Property to the extent practicable with respect to the discharges and minimize the harmful effects from the discharges to air, land, and waters of the state were completed in accordance with administrative rules promulgated by the WDNR.

Therefore, based upon the information that has been submitted to the WDNR, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Parcel 2 Property and any other necessary response actions have been completed, based on industrial land use, except with respect to tetrachloroethylene contaminated groundwater above ch. NR 140, Wis. Adm. Code, preventive action limit that WDNR has determined will be brought into compliance through natural attenuation, in accordance with rules promulgated by WDNR.

Upon issuance of this Certificate, **H G Weber & Company, Inc.**, and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67,

291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Parcel 2 Property, the release of which occurred prior to the date the department approved the environmental investigation required under s. 292.15(2)(a)1., Wis. Stats. However, **H G Weber & Company, Inc.**, and a person otherwise qualified for protection under s. 292.15(3), Wis. Stats., who owns or controls the Parcel 2 Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Parcel 2 Property as required by the conditions in this Certificate, the February 24, 2010 case closure letter and maintenance plan [Attachment B], s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any releases of a hazardous substance to or from the Parcel 2 Property that occur after the date that the environmental investigation was approved will be the responsibility of the person who possesses or controls that release and any person who caused the release.

The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by the knowing failure to disclose material information or under circumstances in which **H G Weber & Company, Inc.**, knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any discharge or threatened discharge of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 29th day of March, 2010.

Matthew Frank, Secretary
Wisconsin Department of Natural Resources

ATTACHMENT A

Legal Descriptions

H G Weber & Company, Inc.

Tract No. 1 of Certified Survey Map recorded in Volume 6 of Certified Survey Maps, page 667, Document No. 513960. Being part of Block 19 of Hilbert & Smiths Subdivision, City of Kiel, Manitowoc County, Wis. described in Warranty Deed document Number 515428 Recorded with Manitowoc County Register of Deeds Office on October 29, 1976.

Not Including:

The South 360.00 feet of Tract One (1) of Certified Survey Map in Volume 6 of Certified Survey Maps, Page 667 as Document No. 513960; located in part of Block Nineteen (19) of Hilbert & Smiths Subdivision; located in the West Half (W ½) of the Southwest Quarter (SW ¼), Section Thirty (30), Township Seventeen (17) North, Range Twenty-one (21) East, City of Kiel, Manitowoc County, Wisconsin, which was sold by H.G. Weber & Co., Inc. in 2003 to Eric O. Schlieter and Christel A. Schlieter.

Also described as Lot 1 on the attached March 12, 2003 Survey Map Prepared by Aero-Metric.

See attached deeds and survey map.

Document Number

WARRANTY DEED

H. G. Weber & Co., Inc., a Wisconsin corporation , conveys and warrants to **Eric O. Schlieter and Christel A. Schlieter, husband and wife, as survivorship marital property,** the following described real estate in Manitowoc County, State of Wisconsin:

The South 360.00 feet of Tract One (1) of Certified Survey Map in Volume 6 of Certified Survey Maps, Page 667 as Document No. 513960; located in part of Block Nineteen (19) of Hilbert & Smith's Subdivision; located in the West Half (W 1/2) of the Southwest Quarter (SW 1/4), Section Thirty (30), Township Seventeen (17) North, Range Twenty-one (21) East, City of Kiel, Manitowoc County, Wisconsin.

This Space Reserved for Recording Data

Return To:

51-690-019-000.07 (Part of)

Tax Parcel Number

Grantor warrants good title to the above described property, free and clear of all liens and encumbrances except municipal and zoning ordinances and agreements entered under them, and all easements, covenants and restrictions of record.

Dated this _____ day of _____, 2003.

H. G. WEBER & CO., INC.

BY: _____
JOHN J. SCHMITT, Treasurer

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 2003, the above named, John J. Schmitt, Treasurer of H. G. Weber & Co., Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, _____ County, WI
My Commission Expires _____

This Instrument was Drafted by
Attorney Derek McDermott

DOCUMENT NO.
515428

WARRANTY DEED
STATE OF WISCONSIN · FORM 3

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD
1976 OCT 29 AM 9 07
Robert J. Prandl
Register of Deeds

This indenture, Made this 2 5th day of September A. D., 19 76, between FRED PRITCHARD and SON, INCORPORATED, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Kiel, Wisconsin, party of the first part, and H. G. WEBER & CO., INC.

part y of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to it paid by the said part y of the second part, the receipt whereof is hereby confessed acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto the said part y of the second part its heirs and assigns forever, the following described real estate, situated in the County of Manitowoc, State of Wisconsin, to-wit.

RETURN TO

Tract No. 1 of Certified Survey Map recorded in Volume 6 of Certified Survey Maps, page 667, Document No. 513960.

Being part of Block 19 of Hilbert & Smiths Subdivision, City of Kiel, Manitowoc County, Wis.

TRANSFER $ 4.90 FEE

This is not homestead property.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said part y of the second part, and to its heirs and assigns FOREVER.

And the said Fred Pritchard and Son, Incorporated party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part y of the second part, its heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises bove described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part y of the second part, its heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

This conveyance is made pursuant to a vote of a majority of the stock of said corporation, grantor, given at a meeting duly called and held for the purpose of authorizing the same.

In Witness Whereof, the said Fred Pritchard and Son, Incorporated party of the first part, has caused these presents to be signed by its President, and countersigned by its Secretary, at Wisconsin, and its corporate seal to be hereunto affixed, this 5th day of October, A. D., 19 76

SIGNED AND SEALED IN PRESENCE OF

FRED PRITCHARD and SON, INCORPORATED
Corporate Name

Robert M. Pritchard
Robert M. Pritchard
President

COUNTERSIGNED:

Joanne Pritchard
Joanne Pritchard
Secretary

STATE OF WISCONSIN
Manitowoc County } ss.

Personally came before me, this 5th day of October, A. D., 19 76, Robert M. Pritchard, President, and Joanne Pritchard, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

William Jens
William Jens
Notary Public, Sheboygan County, Wis.
My commission (expires) (is) April 23, 1978

THIS INSTRUMENT WAS DRAFTED BY

Fred H. Hazlewood, Atty.

379

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED — By Corporation
With Authorization Clause

STATE OF WISCONSIN
FORM No. 3

Wisconsin Legal Blank Company
Milwaukee, Wis. (Job 31876)

515428

Fred Pritchard & Son, Inc.

to

H. G. Weber & Co., Inc.

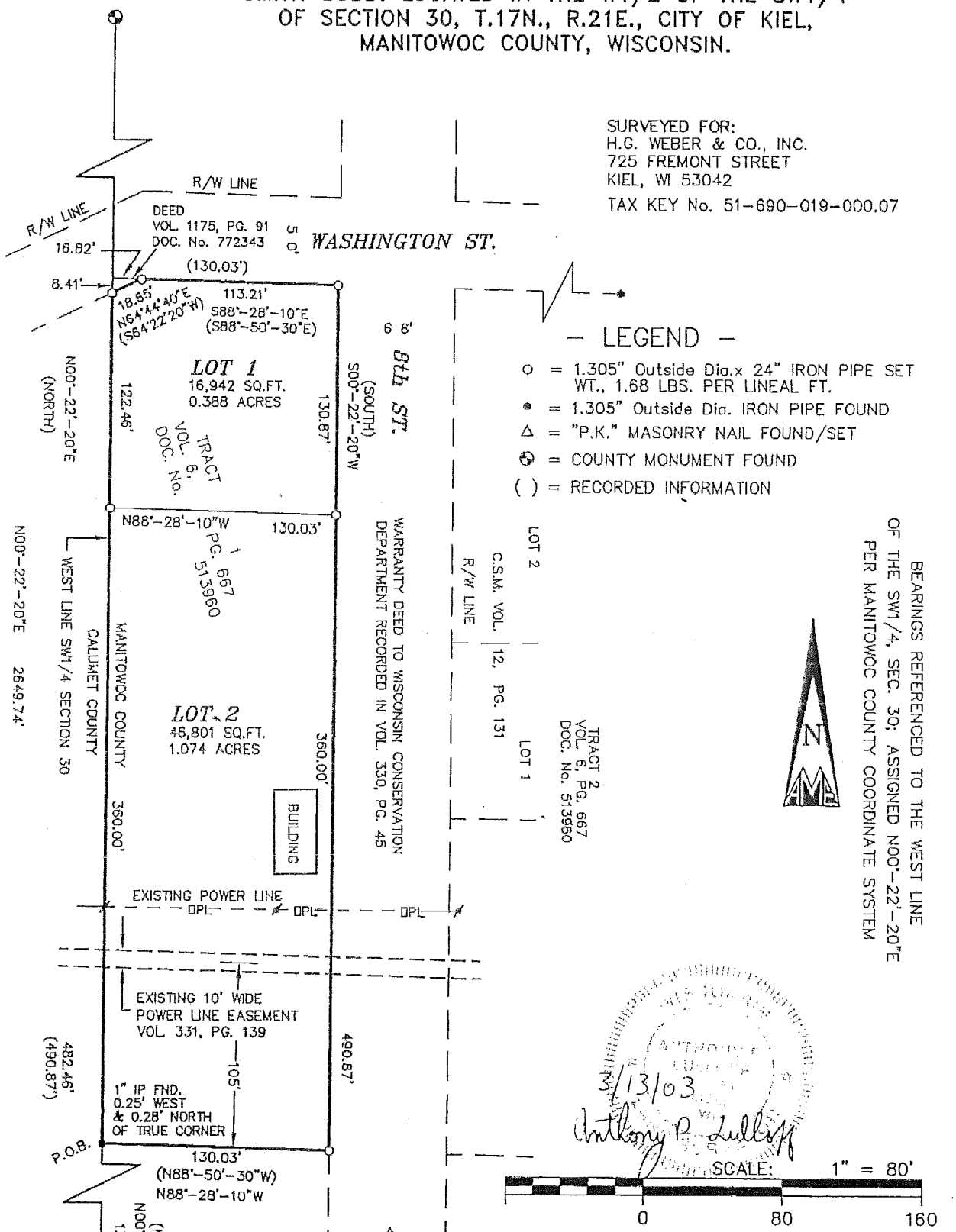
1976 OCT 29 AM 9 17

566 Records 379

H. G. WEBER & CO., INC.
KIEL, WISCONSIN 53042

Pd 2+ 4.90
ck

PART OF TRACT 1 OF C.S.M., VOL. 6, PAGE 667, ALSO BEING PART OF BLOCK 19 OF HILBERT & SMITH SUBD. LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 30, T.17N., R.21E., CITY OF KIEL, MANITOWOC COUNTY, WISCONSIN.



SURVEYED FOR:
H.G. WEBER & CO., INC.
725 FREMONT STREET
KIEL, WI 53042

TAX KEY No. 51-690-019-000.07

— LEGEND —

- ○ = 1.305" Outside Dia.x 24" IRON PIPE SET WT., 1.68 LBS. PER LINEAL FT.
- ● = 1.305" Outside Dia. IRON PIPE FOUND
- △ = "P.K." MASONRY NAIL FOUND/SET
- ⊕ = COUNTY MONUMENT FOUND
- ( ) = RECORDED INFORMATION

AERO-METRIC
Aero-Metric, Incorporated
Land Planning & Design Division
920-849-7708 800-472-5313 FAX (849-7709)
539 NORTH MADISON STREET CHILTON, WISCONSIN 53014

PROJECT FILE: 2030320
DWG. FILE: GH-WEBER
DRAFTED BY: T.R.K.
DATE: 03-12-03
NOTEBOOK: P-274 *PAGE:* 1-2

SHEET 1 OF 2 *L-* 12541

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
H G Weber & Company, Inc.*

2007

HG Weber reports, Phase I environmental site assessment, May 2, 2007

2008

Phase II Environmental Site Assessment, February 5, 2008

Site Investigation Workplan, February 8, 2008

Site Investigation Workplan, Revision #1, April 1, 2008

Request for letter of Concurrence for PCE Impacted Soil Management, July 21, 2008

Status Update report, July 24, 2008

Site Investigation and Remediation Documentation Report, September 30, 2008

2009

Status Update Report and Case Closure Documentation, January 14, 2009

Status Update Report, Revised GIS registry packet, June 22, 2009

Vapor intrusion sampling workplan, August 10, 2009

Status Update Report – Sub slab vapor intrusion sampling & evaluation, September 10, 2009

Revised GIS registry documents, December 10, 2009, January 13, 2010, February 23, 2010

**all reports prepared by Shaw Environmental, Inc*

ATTACHMENT C

Closure Letter & Pavement Cover and Building Barrier Maintenance Plan

H G Weber & Company, Inc., Parcels 1, 2, and 3

See attached February 24, 2010 Case Closure Letter.

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

February 24, 2010

John Schmitt, CFP
H. G. Weber & Co., Inc.
725 Fremont St.
Kiel, WI 53042

SUBJECT: Final Case Closure with Continuing Obligations
HG Weber # Co, Inc, 725 Fremont Street, Kiel Wisconsin
BRRTS Activity # 02-36-550001 HG Weber & Co, Inc Plant
VPLE Activity # 06-36-550940 HG Weber Property

Dear Mr. Schmitt:

On November 4, and December 18, 2009, 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 December 21, 2009, you were notified that the Closure Committee had granted conditional closure to this case.

The Department has received information or documentation indicating that you have complied with the requirements for final closure. On December 23, 2009, your Consultant, Timothy Welch of Shaw environmental provided the abandonment forms and on December 23, 2009, you provided the VPLE groundwater insurance fee.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code for industrial land use. The Department considers this case closed and no further investigation or remediation is required at this time based on industrial land use. However, you and future property owners must comply with certain continuing obligations that apply to whomever is the owner of the property, as explained in this letter.

Clarification of Properties and Parcels

BRRTS activity 02-36-550001 consisted of work at two properties:

Parcels 1 and 3 are one property on one deed in two counties (Manitowoc and Calumet). They are comprised predominately of the building facility and paved or concrete surfaces. At the time of closure, a stable groundwater plume of chlorinated solvents exceeding ch. NR 140 Wis. Adm. Code enforcement standards (ES) underlies Parcels 1 and 3,and vapors were detected in the subslab of the HG Weber building on Parcels 1 and 3. The attached Maintenance Plan pertains to Parcels 1 and 3.

Parcel 2 is one property on one deed in Manitowoc County. It is a 0.3 acre vacant and gravel-covered lot to the south of the HG Weber facility separated from Parcels 1 and 3 by Washington Street, a Right of Way owned by the City of Kiel. The groundwater plume from parcels 1 and 3 extends slightly onto the Parcel 2 property and the concentrations of chlorinated solvent exceed the NR 140 Wis. Adm. Code preventive action limit (PAL) but not the ES. The attached Maintenance Plan does not pertain to Parcel 2.

GIS Registry

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

- Residual soil contamination exists on Parcel 1 and 3 that must be properly managed should it be excavated or removed. In particular this includes soil at these boring locations: FS-1 for perchloroethylene (PCE), FS-2 (PCE), PZ-3 for benzo(a)pyrene, and TW-4 for arsenic.
- Vapors were detected beneath the subslab of the building on Parcel 1 and 3.
- Pavement and the facility building and foundation on Parcels 1 and 3 must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards. In particular these locations include wells TW-1, TW-2, TW-3, TW-4, TW-5, MW-8, MW-9, MW-10, the sump and the off-site MW-09 well.
- Off-site monitoring wells MW-09 and MW-01 located within the Eighth Street Right of Way were not located and must be properly abandoned by the City of Kiel if found.
- This site has been determined to be closed by the Department and to be protective of public health, safety, welfare and the environment assuming an industrial land use.

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 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, Stats., and the ch. NR 700 rule series, compliance with the requirements of this letter is a responsibility of whoever is the owner of the property. The Department strongly encourages the owner of this property(ies) to pass on the information about these continuing obligations and other conditions about these properties to subsequent owners. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter are maintained.

Cover or Barrier

Direct contact and infiltration

Pursuant to s. 292.12(2)(a), Wis. Stats., the engineering controls at Parcels 1 and 3 (pavement, facility building and foundation and other impervious barrier) that currently exist in the location shown on the attached map (Figure 18) shall be maintained in compliance with the **attached maintenance plan** in

order to minimize the infiltration of water; prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code; and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The approved engineering control at Parcels 1 and 3 is based on industrial land use. In the event that the building and paved surfaces that currently exist were removed, the replacement barrier must be equally protective and impervious. In addition, in the event that there is a proposed land use change at the Parcel 1 and 3, the existing cover would need to be evaluated to determine whether it is protective of those proposed future uses. Prior to that change in land use occurring, given the site-specific conditions at this site, the Department shall be notified, and an evaluation of the conditions at the site would be necessary to determine the next steps. A site investigation and clean up may be necessary to ensure that Parcel 1 and 3, when put to that intended future land use, would be protective of public, health, safety, welfare and the environment. If this property is issued a Certificate of Completion pursuant to s. 292.15, Stats., a new investigation, remedial action and Certificate of Completion may be necessary given the change in land use.

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 soils will need to be managed as a solid or hazardous waste in accordance with state and federal law. 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 note, the inspection log should only be submitted to the Department upon request.

Vapor Migration

The current concrete floor of the facility building on Parcels 1 and 3 is acting as a barrier to vapor migration, and the case was granted closure based on industrial land use conditions. There are vapors in the sub slab of the building on Parcels 1 and 3. However; the concentrations meet the vapor screening levels the Department is currently using at similar industrial facilities. Furthermore, as provided in the September 10, 2009 Status Report prepared by Shaw Environmental, concentrations of volatile organic compounds in the indoor air are below EPA's Risk Screening Level for industrial facilities. In the event that the facility concrete flooring that currently exists is removed, the replacement barrier must be equally protective and impervious and continue to be a barrier to vapor migration.

In the event that there is a proposed land use change from industrial to another type of land use at Parcels 1 and 3, the vapor migration pathway must be evaluated to determine whether it is protective of any future uses. A vapor pathway evaluation plan would need to be prepared and submitted to the Department for approval and a mitigation plan may be required to be submitted and approved.

Depending on site-specific conditions, construction, redevelopment and or remodeling of structures over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines regardless of the type of land use. The potential for vapor inhalation and means of mitigation shall be evaluated when planning any future new construction or redevelopment of the existing structure, and measures may be needed to ensure the continued protection of public health, safety, welfare and the environment at Parcels 1 and 3.

Prohibited Activities

The following activities are prohibited on any portion of Parcel 1 and 3 where the pavement and the facility building foundation is required to be maintained 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; (7) a change from industrial land use to any other type of land use.

Residual Groundwater Contamination

Groundwater impacted by contamination exceeding enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on Parcels 1, 2 and 3 and in the right-of-ways of Fremont Street, 8th Street, and Washington Street. The City of Kiel and the Department of Transportation have been notified of the presence of groundwater contamination. 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.

Monitoring Wells that could not be properly abandoned

On November 18, 2009, and December 29, 2009, your consultant Timothy Welch of Shaw Environmental notified the Department that monitoring wells MW-09 and MW-01 located in the right-of-way of Eighth Street as depicted on the attached map (see Figure 4) could not be properly abandoned because they were missing due to being paved over, covered or removed during road reconstruction activities. Reasonable efforts were made to locate the wells and to determine whether they were properly abandoned but those efforts were unsuccessful. If in the future the groundwater monitoring wells are found, the City of Kiel will be required to notify the Department, to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department. Because the monitoring wells were not properly abandoned, their presence will be listed on the DNR Remediation and Redevelopment GIS Registry.

Chapter NR 140, Wis. Adm. Code Exemption for off-source PAL exceedances

Recent groundwater monitoring data at this site indicates that for 1,2 dichloropropane at monitoring well PZ-1, contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.

2. Compliance with the PAL is either not technically or economically feasible.

3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that these criteria have been or will be met Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for 1,2 dichloropropane at monitoring well PZ-1. Please keep this letter, because it serves as your exemption.

Post-Closure Notification Requirements

Given the industrial land use closure conditions and the residual levels of contamination remaining on Parcel 1 and 3, the Department will require any owner of this property to notify the Department before making changes that affect or relate to the conditions of closure as stated in this letter. For this case, changed conditions requiring prior notification include, but are not limited to:

- Development, construction or other changes, including zoning changes, that change the land use from industrial to any other type of land use;
- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil
- One or more monitoring wells that were not located is found and properly abandoned

Please send written notifications in accordance with the above requirements to the Northeast Region Headquarters Office to the attention of Diane Hansen, Environmental Program Associate. 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 Annette Weissbach at 920-662-5165.

Sincerely,

Bruce Urben, Team Supervisor
NER Remediation & Redevelopment Program

Attach: Pavement Cover and Barrier Maintenance Plan
Figure 18: Barrier Maintenance Plan Map
Figure 4: locations of improperly abandoned monitoring wells MW-09 and MW-01

e-cc: Timothy Shaw –Shaw Environmental, timothy.welch@shawgrp.com
Jody Arndt, Attorney - Liebmann, Conway, Olejniczak & Jerry S.C., JLA@lcojlaw.com

DOC # 1074826

Document Number

QUIT CLAIM DEED
Title of Document

VOL 2518 PG 434

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00)

STATE OF WI - MTWC CO
PRESTON JONES REG/DEEDS
RECEIVED FOR RECORD
11/25/2009 9:56:13 AM

Recording Area 13 ck

Name and Return Address
Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
231 S. Adams Street
P.O. Box 23200
Green Bay, WI 54305-3200

Tax Parcel # 51-690-013-001.00 W-3
Parcel Identification Number (PIN)

This conveyance reforms the following documents: Vol. 183, Pg 580 as Doc. #235931, Vol. 183, Pg 563 as Doc. #235765, Vol. 180 Pg 582 as Doc. #237353, Vol. 180 Pg 581 as Doc. #237352, Vol. 213, Pg 505 as Doc. #272595, and Vol. 216 Pg 539 as Doc. #276025 Manitowoc County Records; and Document Nos. 68672, 122478 and 189668 Calumet County Records, and is exempt from fee per Section 77.25(3), Wis. Stats.

State Bar of Wisconsin Form 3-2003

QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantor," whether one or more), and H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00) AND

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof. AND

Part of Lot Seven (7), Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Lot Seven (7) and the point of beginning; thence North 149.04 feet along the East line of said Lot Seven (7) to the Northeast corner thereof; thence South 64°00'15" West, 50.15 feet along the Northerly line of said Lot Seven (7) to the Northwest corner thereof; thence South 2.00 feet; thence North 64°00'15" East, 36.15 feet; thence South 05°06'12" East 141.46 feet to the point of beginning. Also including that part of vacated alley immediately South of Lot Five (5) and North of Lot Six (6), Block Two (2), of the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin adopted by the Common Council of the City of Kiel by Ordinance No. 329 dated January 8, 1985. (Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)

Recording Area

Name and Return Address

Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
P.O. Box 23200
Green Bay, WI 54305-3200

Parcel Identification Number (PIN)

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

Dated: Nov. 13, 2009.

H. G. WEBER AND COMPANY, INC.

(SEAL) * JOHN J. SCHMITT (SEAL)

AUTHENTICATION

Signature(s)

authenticated on

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney Jodi L. Arndt

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Man COUNTY)

Personally came before me on 11/13/09, the above-named John J. Schitt, CFO to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Michelle Graber
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/14/10)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

Document #: 448068

Document Number

QUIT CLAIM DEED
Title of Document

Register of Deeds
Calumet County, WI

Received for Record
Date: 11/20/09 10:05
Tr Fee: .00 Code: 3
Shirley Gregory

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof.

AND

Part of Lot Seven (7), Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Lot Seven (7) and the point of beginning; thence North 149.04 feet along the East line of said Lot Seven (7) to the Northeast corner thereof; thence South 64°00'15" West, 50.15 feet along the Northerly line of said Lot Seven (7) to the Northwest corner thereof; thence South 2.00 feet; thence North 64°00'15" East, 36.15 feet; thence South 05°06'12" East 141.46 feet to the point of beginning. Also including that part of vacated alley immediately South of Lot Five (5) and North of Lot Six (6), Block Two (2), of the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin adopted by the Common Council of the City of Kiel by Ordinance No. 329 dated January 8, 1985. (Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)

Recording Area

Name and Return Address
Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
231 S. Adams Street
P.O. Box 23200
Green Bay, WI 54305-3200

Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)
Parcel Identification Number (PIN)

This conveyance reforms the following documents: Document Nos. 68672, 122478 and 189668 Calumet County Records, and Document Nos. 235931, 235765, 237353, 237352, 272595, and 276025 Manitowoc County Records, and is exempt from fee per Section 77.25(3), Wis. Stats.

INFO-PRO (800)635-2021 www.infoproforms.com

Document #: 448068

State Bar of Wisconsin Form 3-2003

QUIT CLAIM DEED

Document Number | Document Name

THIS DEED, made between H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantor," whether one or more), and H. G. WEBER AND COMPANY, INC., a Wisconsin corporation ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin. TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, # 772342. (Tax Parcel # 51-690-013-001.00) AND

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof. AND

Part of Lot Seven (7), Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Lot Seven (7) and the point of beginning; thence North 149.04 feet along the East line of said Lot Seven (7) to the Northeast corner thereof; thence South 64°00'15" West, 50.15 feet along the Northerly line of said Lot Seven (7) to the Northwest corner thereof; thence South 2.00 feet; thence North 64°00'15" East, 36.15 feet; thence South 05°06'12" East 141.46 feet to the point of beginning. Also including that part of vacated alley immediately South of Lot Five (5) and North of Lot Six (6), Block Two (2), of the Original Plat of Henzeville a/k/a Hinzeville (now City of Kiel), Calumet County, Wisconsin adopted by the Common Council of the City of Kiel by Ordinance No. 329 dated January 8, 1985. (Tax Parcel # 241-0123-020040A-000-0-172025-00-4100)

Recording Area

Name and Return Address

Attorney Jodi L. Arndt
Liebmann, Conway, Olejniczak & Jerry, S.C.
P.O. Box 23200
Green Bay, WI 54305-3200

Parcel Identification Number (PIN)

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

Dated: Nov. 13, 2009.

H. G. WEBER AND COMPANY, INC.

(SEAL) (SEAL)

* JOHN J. SCHMITT

AUTHENTICATION

Signature(s)

authenticated on

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney Jodi L. Arndt

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Manitowoc COUNTY) ~~3/14/10~~ 11/13/09

Personally came before me on John J Schmitt, the above-named CFO,

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Michelle Kabe
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/14/10)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

DOCUMENT NO.
515428

WARRANTY DEED
STATE OF WISCONSIN · FORM 3

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD
1976 OCT 29 AM 9 07
Robert J. Prandl
Register of Deeds

This indenture, Made this 2 5th day of September A. D., 19 76, between FRED PRITCHARD and SON, INCORPORATED, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Kiel, Wisconsin, party of the first part, and H. G. WEBER & CO., INC.

part y of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to it paid by the said part y of the second part, the receipt whereof is hereby confessed acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto the said part y of the second part its heirs and assigns forever, the following described real estate, situated in the County of Manitowoc, State of Wisconsin, to-wit.

RETURN TO

Tract No. 1 of Certified Survey Map recorded in Volume 6 of Certified Survey Maps, page 667, Document No. 513960.

Being part of Block 19 of Hilbert & Smiths Subdivision, City of Kiel, Manitowoc County, Wis.

TRANSFER $ 4.90 FEE

This is not homestead property.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said part y of the second part, and to its heirs and assigns FOREVER.

And the said Fred Pritchard and Son, Incorporated party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part y of the second part, its heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises bove described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part y of the second part, its heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

This conveyance is made pursuant to a vote of a majority of the stock of said corporation, grantor, given at a meeting duly called and held for the purpose of authorizing the same.

In Witness Whereof, the said Fred Pritchard and Son, Incorporated party of the first part, has caused these presents to be signed by its President, and countersigned by its Secretary, at Wisconsin, and its corporate seal to be hereunto affixed, this 5th day of October, A. D., 19 76

SIGNED AND SEALED IN PRESENCE OF

FRED PRITCHARD and SON, INCORPORATED
Corporate Name

Robert M. Pritchard
Robert M. Pritchard
President

COUNTERSIGNED:

Joanne Pritchard
Joanne Pritchard
Secretary

STATE OF WISCONSIN
Manitowoc County } ss.

Personally came before me, this 5th day of October, A. D., 19 76, Robert M. Pritchard, President, and Joanne Pritchard, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

William Jens
William Jens
Notary Public, Sheboygan County, Wis.
My commission (expires) (is) April 23, 1978

THIS INSTRUMENT WAS DRAFTED BY

Fred H. Hazlewood, Atty.

379

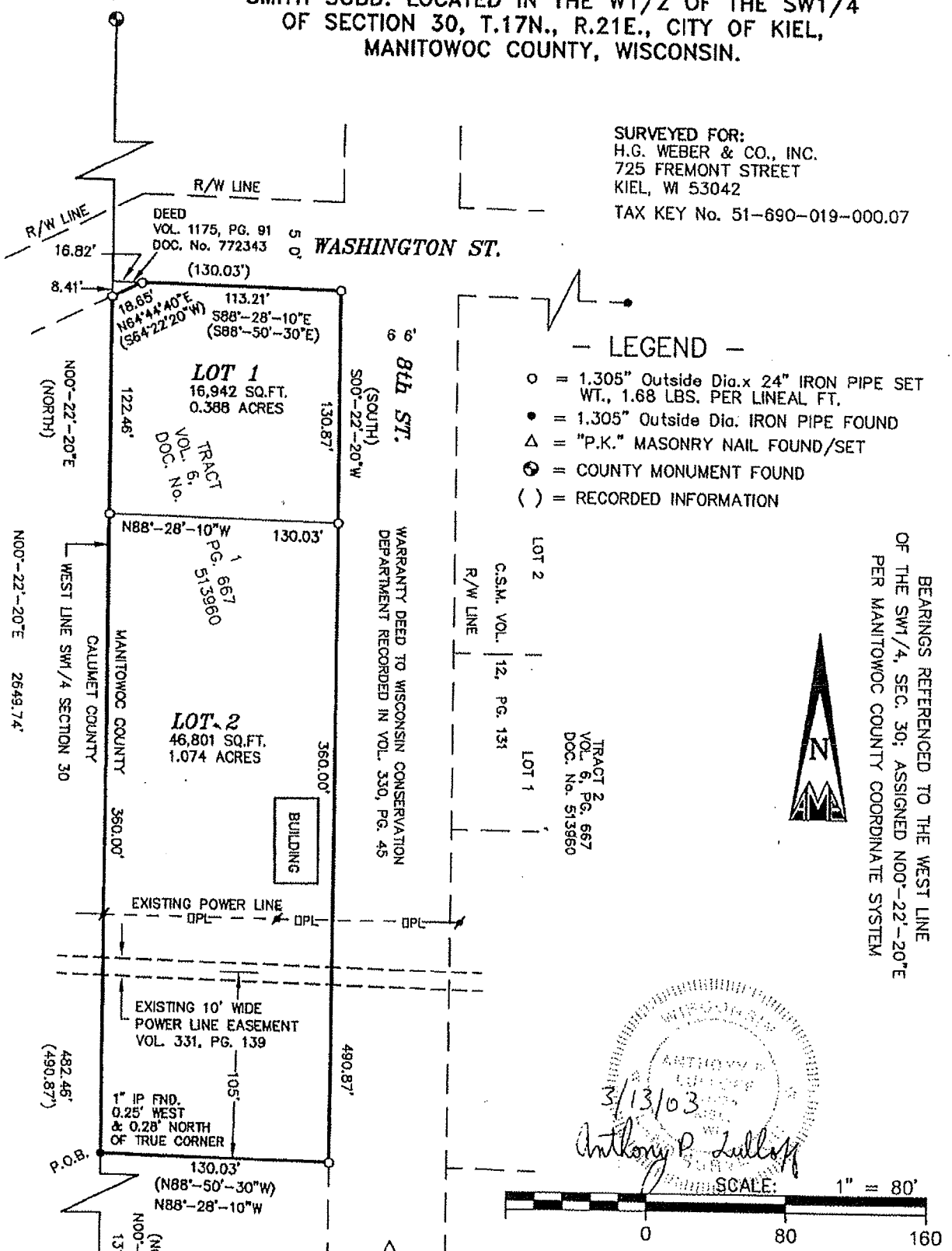
(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED — By Corporation
With Authorization Clause

STATE OF WISCONSIN
FORM No. 3

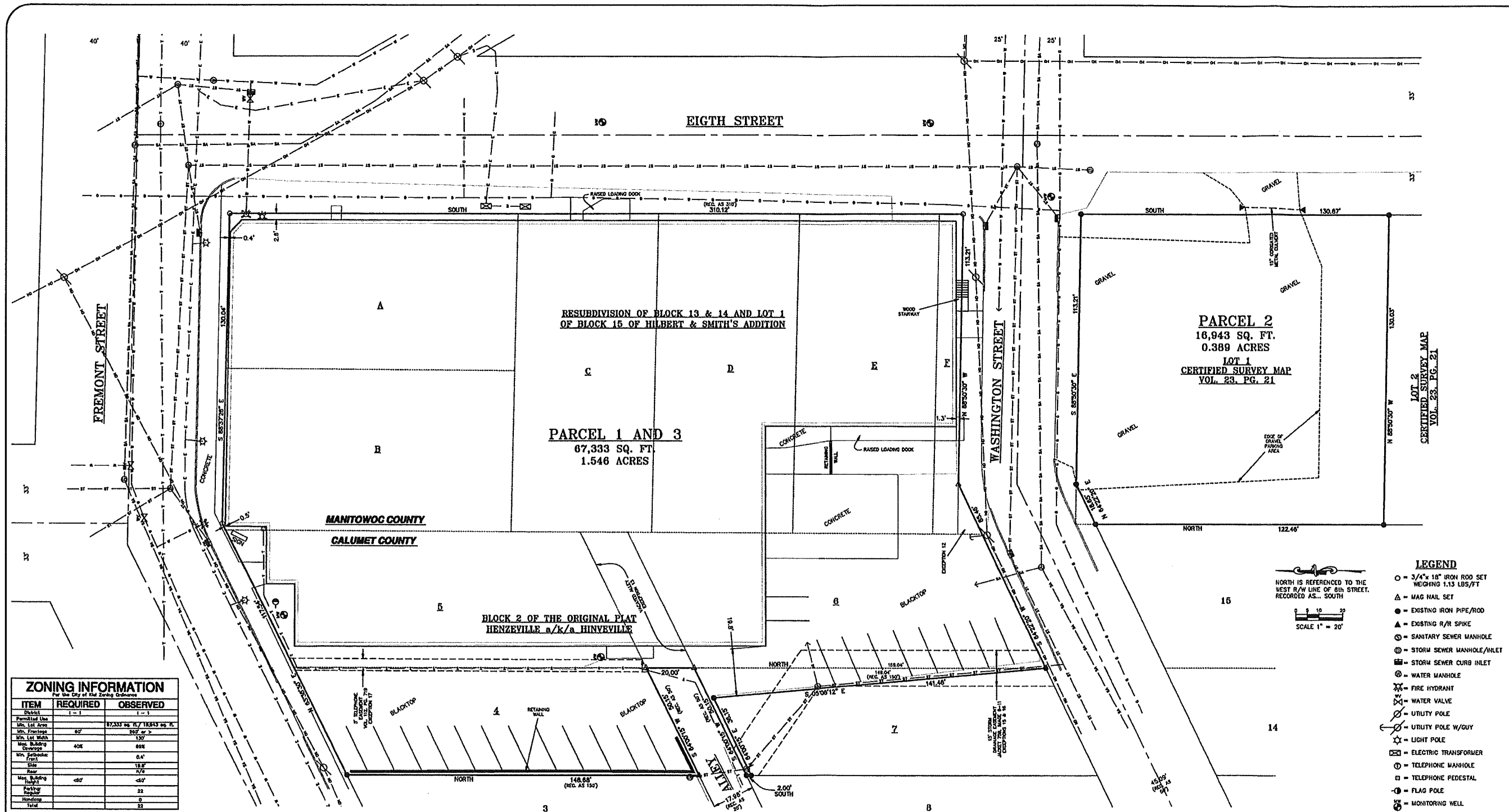
Wisconsin Legal Blank Company
Milwaukee, Wis. (Job 31876)

PART OF TRACT 1 OF C.S.M., VOL. 6, PAGE 667, ALSO BEING PART OF BLOCK 19 OF HILBERT & SMITH SUBD. LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 30, T.17N., R.21E., CITY OF KIEL, MANITOWOC COUNTY, WISCONSIN.



AERO-METRIC
Aero-Metric, Incorporated
Land Planning & Design Division
920-849-7708 800-472-5313 FAX (849-7709)
539 NORTH MADISON STREET CHILTON, WISCONSIN 53014

PROJECT FILE: 2030320
DWG. FILE: GH-WEBER
DRAFTED BY: T.R.K.
DATE: 03-12-03
NOTEBOOK: P-274 *PAGE:* 1-2
SHEET 1 OF 2 *L-* 12541



NORTH IS REFERENCED TO THE WEST R/W LINE OF 8th STREET. RECORDED AS... SOUTH

SCALE 1" = 20'

LEGEND

- ○ = 3/4"x 18" IRON ROD SET WEIGHING 1.13 LBS/FT
- △ = MAG NAIL SET
- ● = EXISTING IRON PIPE/ROD
- ▲ = EXISTING R/R SPIKE
- Ⓢ = SANITARY SEWER MANHOLE
- Ⓓ = STORM SEWER MANHOLE/INLET
- = STORM SEWER CURB INLET
- Ⓦ = WATER MANHOLE
- = FIRE HYDRANT
- = WATER VALVE
- = UTILITY POLE
- = UTILITY POLE W/GUY
- = LIGHT POLE
- = ELECTRIC TRANSFORMER
- Ⓣ = TELEPHONE MANHOLE
- = TELEPHONE PEDESTAL
- = FLAG POLE
- = MONITORING WELL
- —SA— = SANITARY SEWER LINE
- —ST— = STORM SEWER LINE
- —W— = WATERMAIN
- —OH— = OVERHEAD UTILITY LINE
- —E— = UNDERGROUND ELECTRIC
- —T— = UNDERGROUND TELEPHONE LINE
- —G— = UNDERGROUND GAS LINE

ZONING INFORMATION

For the City of Kiel Zoning Ordinance

ITEM	REQUIRED	OBSERVED
District	I - 1	
Permitted Use		
Min. Lot Area		67,333 sq. ft./ 16,943 sq. ft.
Min. Frontage	60'	360' +/-
Min. Lot Width		130'
Max. Building Coverage	40%	69%
Min. Setbacks: Front		0.4'
Side		113.2'
Rear		n/a
Max. Building Height	<60'	<60'
Parking: Regular		22
Handicap		0
Total		22

DESCRIPTIONS:

PARCEL 1: (Tax Key #51-690-013-001.00)

Lots A, B, C, D, E and the North 10 feet of Lot F, Block 13, Resubdivision of Blocks 13 and 14 and of Lot 1, Block 15 of Hilbert & Smith's Addition, according to the recorded plat thereof, City of Kiel, Manitowoc County, Wisconsin.

TOGETHER WITH that portion of vacated Washington Street described in Quit Claim Deed recorded in Volume 1175 of Records, page 90, #772342.

PARCEL 2: (Tax Key #51-690-019-000.07)

Lot Numbered One (1) of a Certified Survey in Block 19 of Hilbert & Smith's Addition in the City of Kiel, being a Resurvey of Tract 1 of a Certified Survey recorded in Volume 6, page 857, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 23 of Certified Survey Maps, page 21, #937578.

PARCEL 3: (Tax Key #241-0123-020040A-000-0-172025-00-4100) (Location ID 18190)

Lots Four (4), Five (5) and Six (6) in Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville, (now City of Kiel), Calumet County, Wisconsin, according to the recorded plat thereof.

AND

Part of Lot Seven (7), Block Two (2), in the Original Plat of Henzeville a/k/a Hinzeville, (now City of Kiel), Calumet County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Lot Seven (7) and the point of beginning; thence North 149.04 feet along the East line of said Lot Seven (7) to the Northeast corner thereof; thence South 64° 00' 15" West, 50.15 feet along the Northerly line of said Lot Seven (7) to the Northwest corner thereof; thence South 2.00 feet; thence North 64° 00' 15" East, 36.15 feet; thence South 05° 00' 12" East, 141.46 feet to the point of beginning.

Also including that part of vacated alley immediately South of Lot Five (5) and North of Lot Six (6), Block Two (2), of the Original Plat of Henzeville a/k/a Hinzeville, (now City of Kiel), Calumet County, Wisconsin adopted by the Common Council of the City of Kiel by Ordinance No. 329 dated January 8, 1985.

TITLE COMMITMENT STATEMENT (USED TO PREPARE SURVEY)

EVANS TITLE COMPANIES
COMMITMENT NUMBER: 1692202 – COMMITMENT DATE: JULY 13, 2007 AT 7:00 A.M.

SCHEDULE B – SECTION II (EXCEPTIONS)

EXCEPTIONS 1, 2, 3, 12 AND 13 ARE LOCATABLE AND ARE GRAPHICALLY DEPICTED BUT ARE NOT NOTED ON THE SURVEY .

EXCEPTIONS 15, 16 AND 17 ARE LOCATABLE AND ARE GRAPHICALLY DEPICTED AND NOTED ON THE SURVEY.

EXCEPTIONS 4, 5, 6, 7, 8, 9, 10, AND 11 ARE UNLOCATABLE, BUT NEVERTHELESS MAY AFFECT THE SUBJECT PROPERTY.

EXCEPTION 14 IS LOCATABLE, BUT IS NOT SHOWN AND DOES NOT AFFECT THE SUBJECT PROPERTY.

(THE BOUNDARY OF PARCELS 1 & 3 IS BASED ON A RETRACEMENT OF A SURVEY FILED IN THE PROPERTY LISTERS OFFICE AT THE MANITOWOC COUNTY COURT HOUSE AND PREPARED BY: AERO-METRIC ENGINEERING, Inc. DATED 7/28/66.)

FLOOD PLAIN CERTIFICATION:

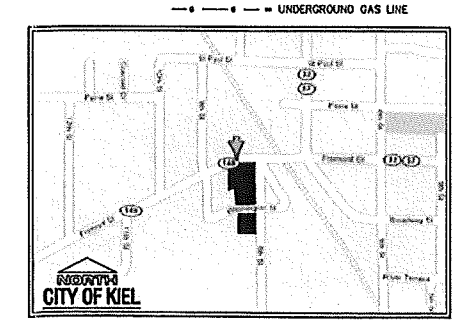
NO PORTION OF THE HEREON DESCRIBED PARCELS LIE WITHIN ANY FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 55023900001B, EFFECTIVE DATE: JANUARY 3, 1985.

ALTA CERTIFICATE

To First American Title Insurance Company and H.G. Weber and Company, Inc., a Wisconsin corporation, a/k/a H.G. Weber & Co., Inc., a/k/a H.G. Weber & Company, Inc., a/k/a H.G. Weber Company, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 1(7b), 8, 9, 10, and b(11) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the maximum Relative Positional Accuracy is 1:3000 feet.

DATE Jeffrey A. DeZeeuw, RLS #2294



REVISIONS

NO.	DATE	BY

STEINBRECHER & MENEAU, INC.
ENGINEERS & SURVEYORS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
PHONE 684-5583 FAX 684-5584

ALTA SURVEY OF H. G. WEBER COMPANY

LOCATED IN THE CITY OF KIEL, CALUMET COUNTY AND MANITOWOC COUNTY, WISCONSIN

HUCK BOUMA PC
1751 S. NAPERVILLE ROAD STE 200
WHEATON, IL 60187

DRAWING:

CLIENT:

DATE: 7-30-07
DRAWN BY: JAD
APPROVED BY:
JOB NO.: 07357AL
CAD FILE: DWG/CITY/KIEL/07357AL(.B)
SCALE: 1" = 20'
SHEET: 1 OF 1

C:\HKA\CITY\KIEL\07357A.dwg, SHEET 1, 7/14/2008 8:38:58 AM, 1:20

SIGNED STATEMENT / CERTIFICATION

The purpose of this certification is to verify that the provided legal description for each of the contaminated properties has been submitted. The signatory is not required to attest to the accuracy of the attached legal description.

I JOHN J. SCHMITT, Agent of or Responsible Party (RP) for the site investigation and remediation at the H G Weber & Co Inc property located at 725 Fremont Street in Kiel , Wisconsin (WDNR BRRTS No. 02-36-550001, do hereby certify that to the best of my knowledge the legal description has been attached for each property that is within, or partially within, the contaminant site boundary.

Signature of RP or Agent TREASURER/CFO

Date 1/12/09

Source: USGS *Kiel, Wisconsin* 7.5-minute Series (topographic) Quadrangle Map
Scale: 1:24,000
Contour Interval: 10 feet

PLSS: MANITOWOC COUNTY - NW1/4 SW1/4 Sec 3 T17N R21E
CALUMET COUNTY - NE1/4 SE1/4 Sec 25 T17N R20E

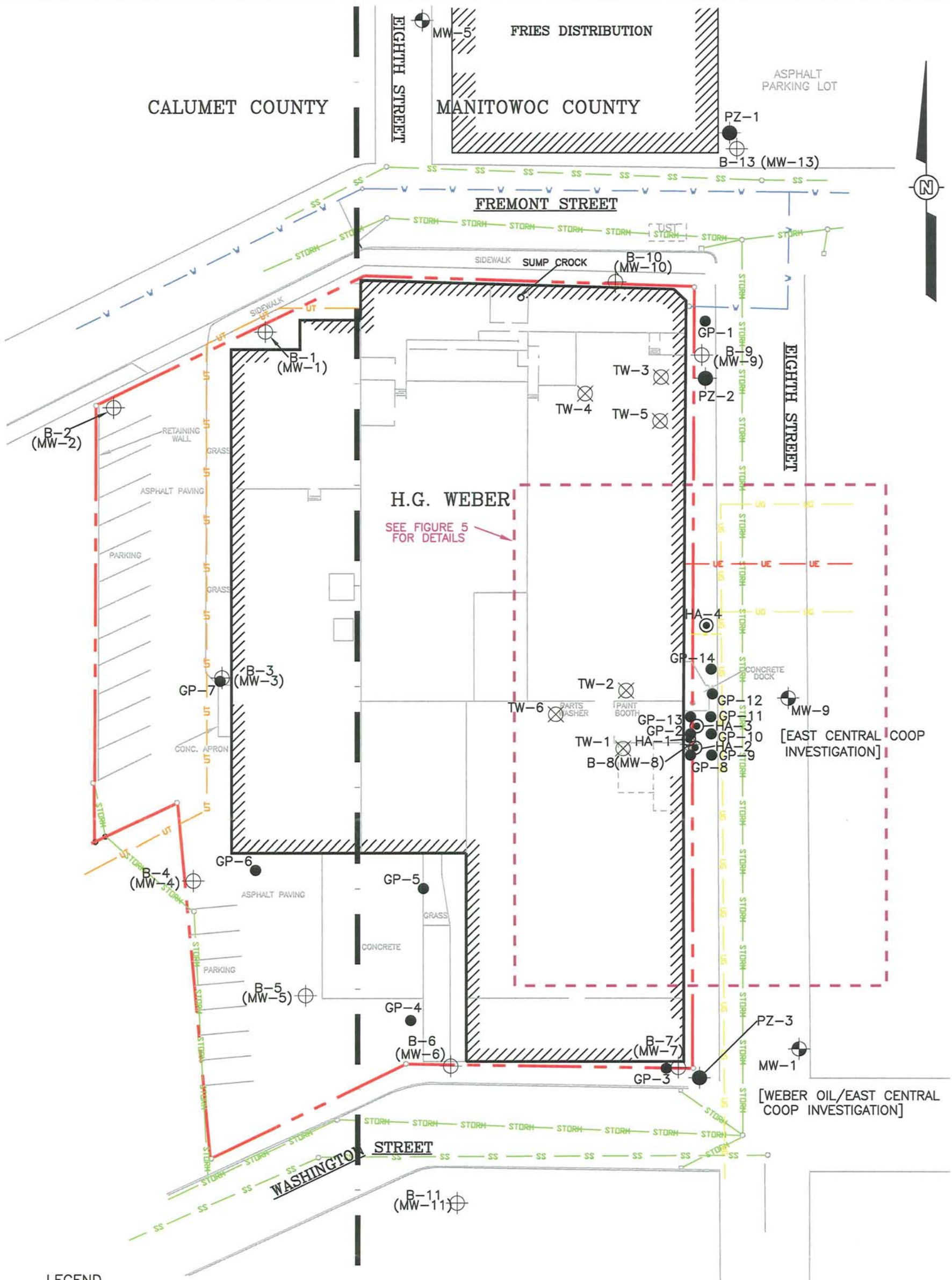
Shaw

Project No. 130464

H.G. Weber & Company, Inc.
725 Fremont Street
Kiel, Wisconsin

Figure 1
Site Location Map

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	03/27/08	HAW/TJH	JRD			130464



LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- COUNTY LINE
- POTENTIAL FORMER UST LOCATION
- GEOPROBE BORING
- BORING/GROUNDWATER MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL
- OFF-SITE MONITORING WELL
- PIEZOMETER/GROUNDWATER MONITORING WELL

NOTES: PER WDNR 3/18/08 VPLE WORK PLAN CONDITIONAL APPROVAL, SOIL AND/OR GROUNDWATER FROM PROPOSED SOIL BORINGS, PROPOSED GROUNDWATER MONITORING WELLS, PROPOSED PIEZOMETERS AND EXISTING ON-SITE MONITORING WELLS WILL BE SUBJECT TO VOC, PAH AND METALS LABORATORY ANALYSES.

MAP DERIVED FROM H.G.W. FACILITIES SQ. FOOTAGE DATED JULY 24, 1991 AS PREPARED BY DON WRIEDT OF H.G. WEBER

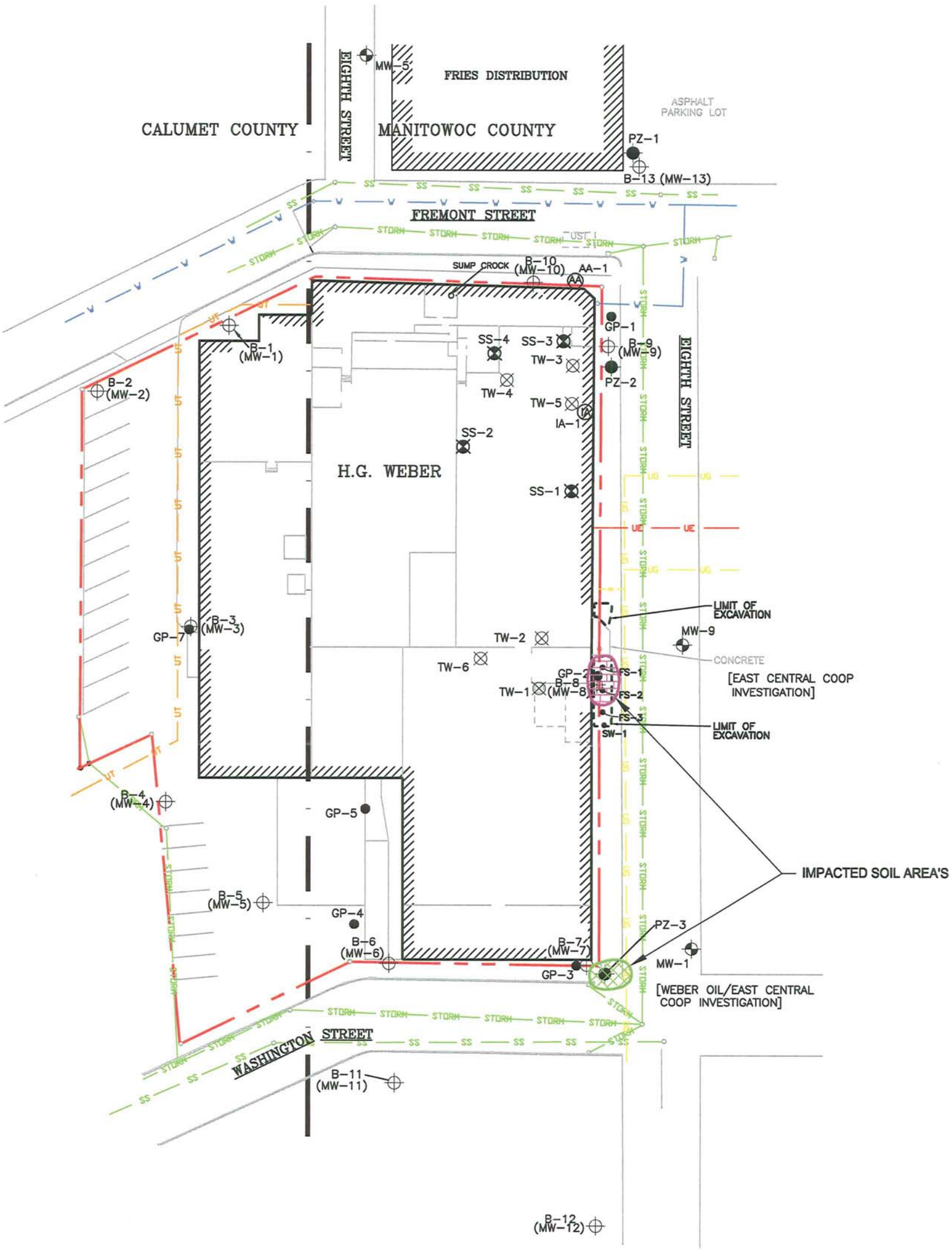
SCALE: 0' 40'

Shaw Environmental, Inc.

H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 4
SOIL BORING AND MONITORING WELL LOCATION MAP

H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN



LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- COUNTY LINE
- POTENTIAL FORMER UST LOCATION
- ESTIMATED EXTENT OF PCE IMPACTED SOIL ABOVE EPA GENERIC SOIL SCREENING LEVEL (GROUNDWATER PATHWAY 20 DAF)
- ESTIMATED EXTENT OF BENZO (a) PYRENE IMPACTED SOIL ABOVE WDNR GENERIC INDUSTRIAL DIRECT CONTACT STANDARD
- GEOPROBE BORING LOCATION
- BORING/GROUNDWATER MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL LOCATION
- OFF-SITE MONITORING WELL LOCATION
- PIEZOMETER LOCATION
- EXCAVATION SAMPLE LOCATION

NOTES:

MAP DERIVED FROM H.G.W. FACILITIES SQ. FOOTAGE DATED JULY 24, 1991 AS PREPARED BY DON WRIEDT OF H.G. WEBER

Shaw Environmental, Inc.

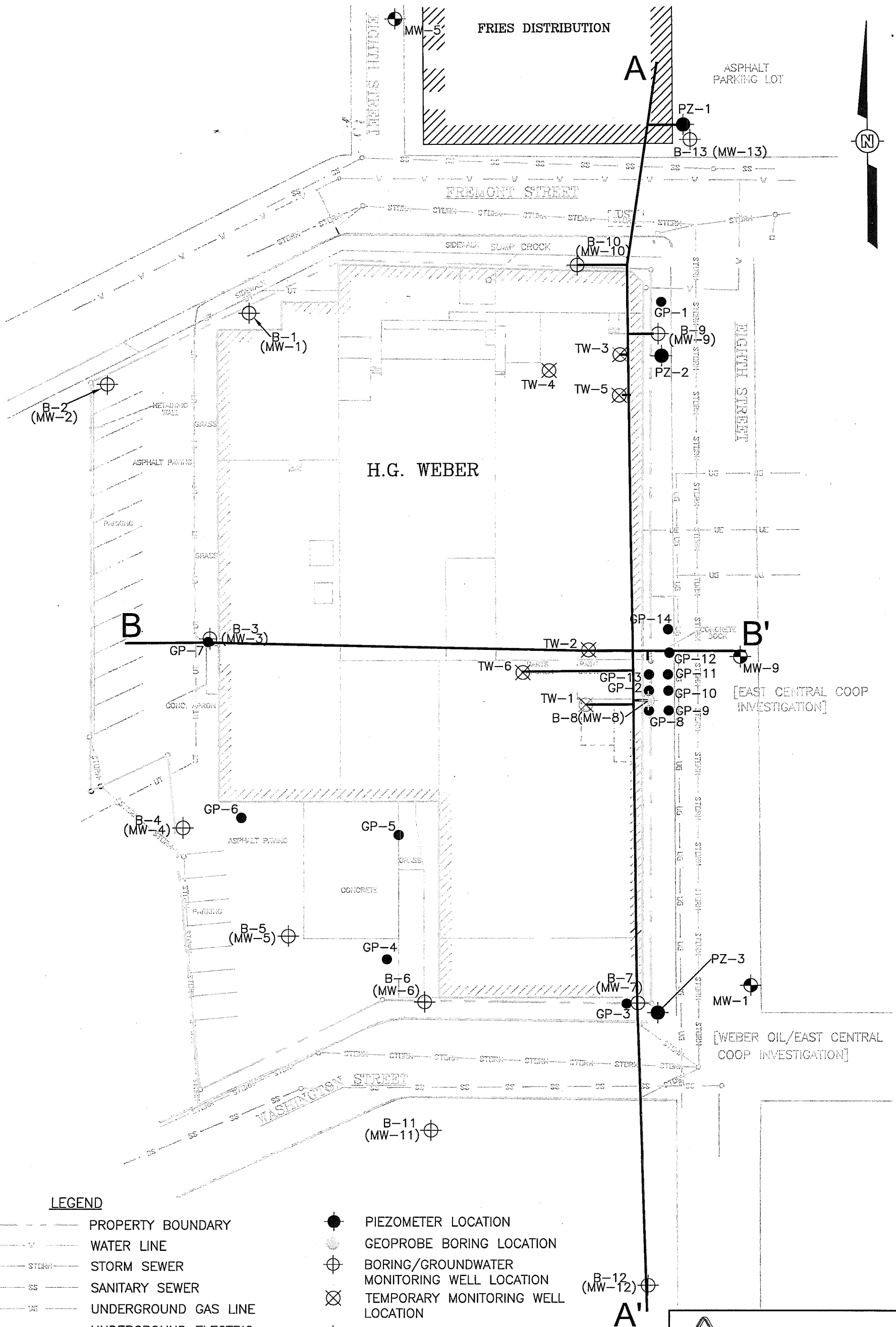
H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 19
GIS REGISTRY -
SOIL QUALITY MAP
H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	01/04/10	TPW	BEB			130464_2

File: Q:\Projects\100000\130464 - HG Weber\CAD\130464_2.dwg Layout: FIG18 User: bruce.benoit Jan 04, 2010 - 9:25am

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	09/17/08	HAW/TJH	BEB			130464



LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- PIEZOMETER LOCATION
- GEOPROBE BORING LOCATION
- BORING/GROUNDWATER MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL LOCATION
- OFF-SITE MONITORING WELL LOCATION
- POTENTIAL FORMER UST LOCATION
- A-A' CROSS-SECTION TRANSECT LINES

MAP DERIVED FROM H.G.W. FACILITIES SQ. FOOTAGE DATED JULY 24, 1991 AS PREPARED BY DON WRIEDT OF H.G. WEBER

SCALE: 0' 40'

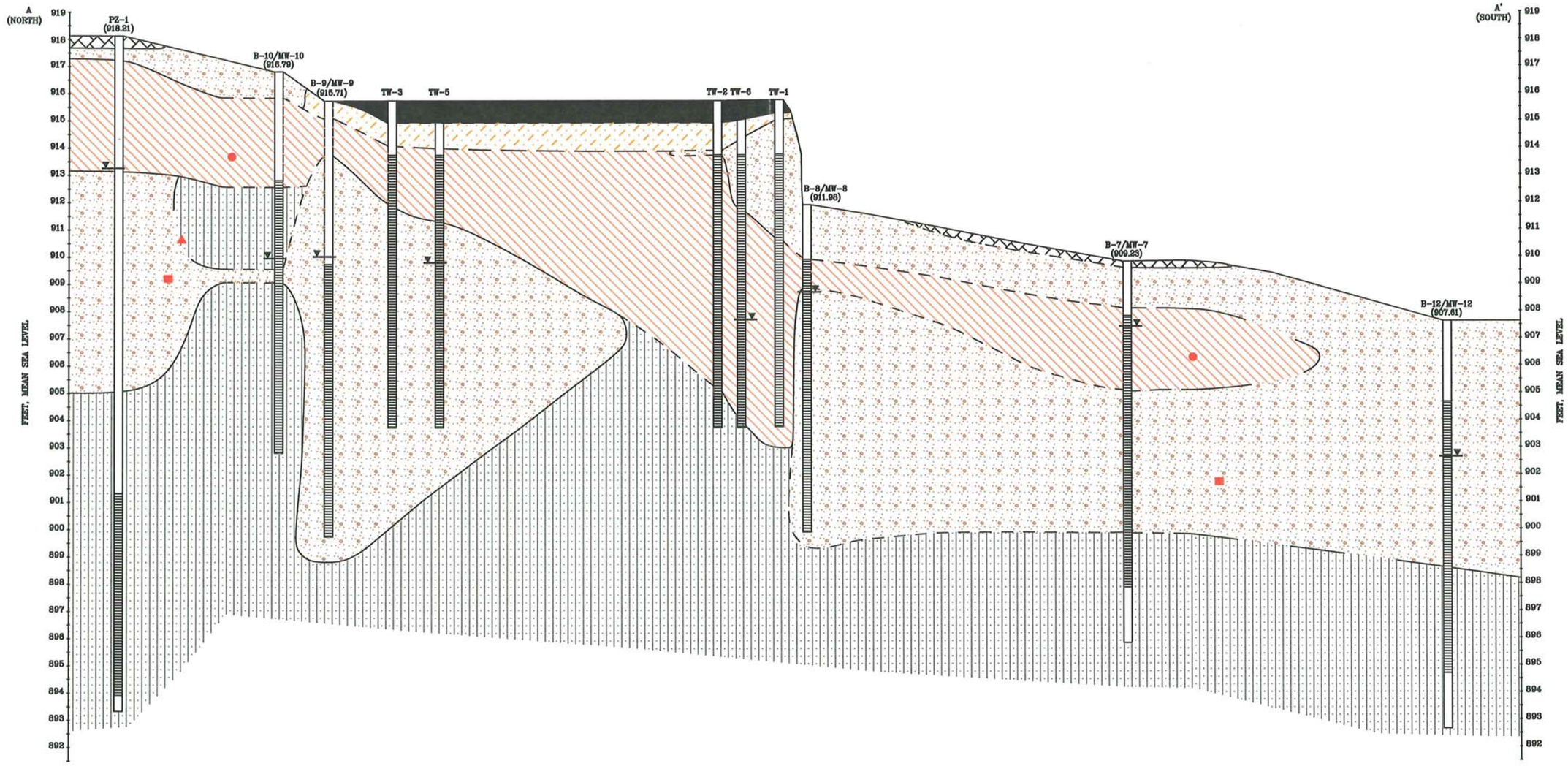
Shaw Environmental, Inc.

H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 6
CROSS-SECTION LOCATION MAP

H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN

File: Q:\Projects\100000\130464 - HG Weber\CAD\130464.dwg Layout: FIG6 User: bruce.benoit Sep 24, 2008 - 7:46am



EXPLANATION:

- STATIC GROUNDWATER LEVEL MEASURED 8/27/07
- SOIL CONTACT – DASHED WHERE INFERRED
- SCREENED INTERVAL
- SANITARY SEWER
- STORM SEWER
- WATER LINE

SURFACE/SOIL UNITS

- CONCRETE FLOOR SLAB OF STRUCTURE
- ASPHALT/CONCRETE
- SAND
- GRAVEL
- SILTY CLAY
- SILT

NOTES

INTERIOR SOIL BORINGS TW-1, TW-2, AND TW-3 ARE +\- 6" HIGHER THAN NEARBY EXTERIOR GROUND SURFACE

VERTICAL SCALE: 0 – 2.5'

HORIZONTAL SCALE: 0 – 40'

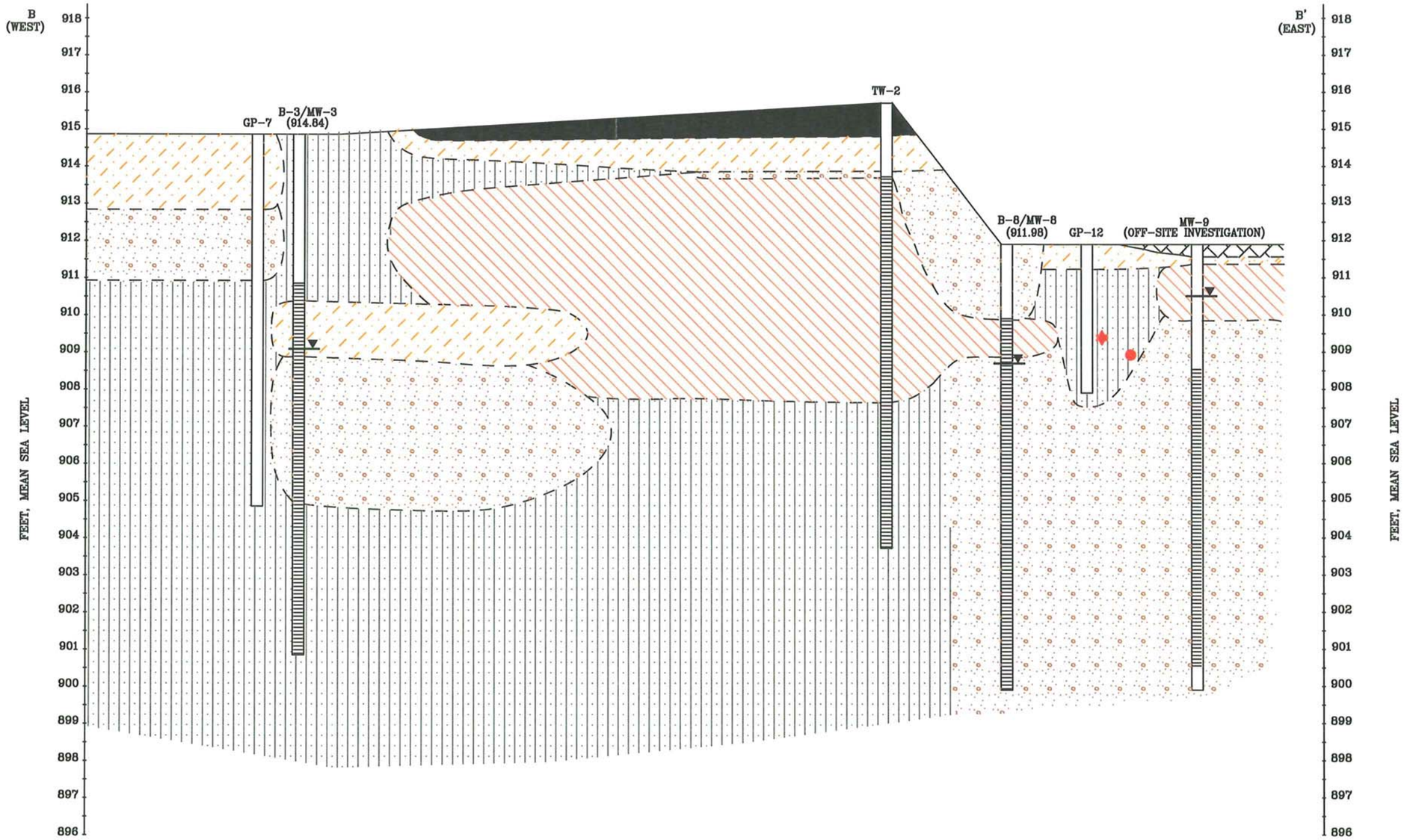
Shaw Environmental, Inc.

H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 7
CROSS-SECTION A-A'

H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	07/03/08	HAW	JRD			130464_xsec



EXPLANATION:

- STATIC GROUNDWATER LEVEL MEASURED 8/27/07
- SOIL CONTACT – DASHED WHERE INFERRED
- SCREENED INTERVAL
- STORM SEWER
- GAS LINE

SURFACE/SOIL UNITS

- CONCRETE FLOOR SLAB OF STRUCTURE
- ASPHALT/CONCRETE
- SAND
- GRAVEL/FILL
- CLAY/SILTY CLAY
- SILT

NOTES

INTERIOR SOIL BORINGS TW-1, TW-2, AND TW-3 ARE +\- 6" HIGHER THAN NEARBY EXTERIOR GROUND SURFACE

LITHOLOGIC INFORMATION FOR MW-9 RETRIEVED FROM THE WTD ENVIRONMENTAL DRILLING LOG AND BOART LONGYEAR WELL CONSTRUCTION LOG

VERTICAL SCALE: 0 – 3'

HORIZONTAL SCALE: 0 – 30'

Shaw Environmental, Inc.

H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 8
CROSS-SECTION B-B'

H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	07/03/08	HAW	JRD			130464_xsec

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	12/19/09	TJH	BEB			130464_2

TW-4	04/22/2008	8/27/2008	11/11/2008
VOCs (ug/L)			
1,2-DCP	13.2	11.1	15.9
cis-1,2-DCE	6.7	6.7	9.3
MC	<0.43	<0.43	1.6
PCE	48.4	47.1	60.5
trans-1,2-DCE	<0.89	<0.89	1.6
TCE	21.5	18.7	28.6
VC	<0.18	<0.18	0.24
PAHs (ug/L)			
At	0.009J	NA	NA
Bzo(a)P	0.014J	NA	NA
Bzo(b)F	0.01J	NA	NA
Bzo(b)F	0.013J	NA	NA
Bzo(ghi)P	0.0099J	NA	NA
Bzo(k)F	0.011J	NA	NA
Chry	0.016J	NA	NA
FIA	0.043J	NA	NA
IndoPy	0.0075J	NA	NA
PhenA	0.035J	NA	NA
Py	0.037J	NA	NA
Metals (ug/L)			
As	2.7J	NA	NA
Ba	97.3	NA	NA
Pb	1.1J	NA	NA
Se	8.6J	NA	NA
Ag	2.2J	NA	NA

TW-5	04/22/2008	8/27/2008	11/11/2008
VOCs (ug/L)			
1,2-DCP	16	15.2	3.3
cis-1,2-DCE	8.8	6.6	2.5
MC	<0.43	<0.43	1.5
PCE	44.1	52.7	39.9
trans-1,2-DCE	<0.89	0.97J	<0.89
TCE	27.4	25.2	11.3
PAHs (ug/L)			
Bzo(a)P	0.005J	NA	NA
Bzo(b)F	0.0065J	NA	NA
Bzo(ghi)P	0.0069J	NA	NA
Chry	0.0075J	NA	NA
FIA	0.01J	NA	NA
PhenA	0.011J	NA	NA
Py	0.011J	NA	NA
Metals (ug/L)			
As	3.6J	NA	NA
Ba	129	NA	NA
Cd	0.14J	NA	NA
Se	7.4J	NA	NA
Ag	2.3J	NA	NA

PZ-1	04/24/2008	11/11/2008
VOCs (ug/L)		
1,2-DCP	<0.46	1.0
cis-1,2-DCE	<0.83	1.5
PAHs (ug/L)		
Bzo(b)F	0.0061J	NA
Chry	0.0073J	NA
FIA	0.012J	NA
PhenA	0.0088J	NA
Py	0.01J	NA
Metals (ug/L)		
As	4.6J	NA
Ba	74.1	NA

B-13;MW-13	4/24/2008	5/19/2008	8/27/2008	11/11/2008
VOCs (ug/L)				
1,2-DCP	0.94J	<0.46	<0.49	1.0
cis-1,2-DCE	<0.83	<0.83	<0.83	0.85
PCE	1.5	0.95J	1.3	2.2
TCE	1.4	0.77J	1.4	2.0
Metals (ug/L)				
As	1.7J	NA	NA	NA
Ba	57.2	NA	NA	NA
Cr	2.8J	NA	NA	NA

B-10;MW-10	08/02/2007	04/25/2008	8/26/2008	11/11/2008
VOCs (ug/L)	ug/L			
1,1-DCE	0.66	<0.57	1.4	0.89
1,2-DCP	4.3	0.86J	5.5	6.5
cis-1,2-DCE	6.1	<0.83	12	9.5
PCE	23	10.1	19.1	34.3
trans-1,2-DCE	<0.89	<0.89	1.4	<0.89
TCE	14	5	16.4	21.4
VC	0.33	<0.18	<0.18	1.1
Metals (ug/L)	ug/L			
As	NA	5.1J	NA	NA
Ba	NA	258	NA	NA
Cr	NA	0.74J	NA	NA

TW-3	08/02/2007	04/22/2008	11/11/2008
VOCs (ug/L)			
1,2-DCP	14	9.7	2.8
cis-1,2-DCE	8.7	5.2	2.4
PCE	48	40.1	34.0
TCE	18	15.2	10.0
PAHs (ug/L)			
FIA	NA	0.0066J	NA
PhenA	NA	0.0075J	NA
Metals (ug/L)			
As	NA	4.5J	NA
Ba	NA	124	NA
Cr	NA	0.89J	NA
Pb	NA	1.2J	NA
Se	NA	6.8J	NA
Ag	NA	4.1J	NA

SUMP	08/02/2007	04/22/2008
VOCs (ug/L)		
1,2-DCP	2.9	2.3
cis-1,2-DCE	2.3Q	1.8
PCE	14	10.3
TCE	5.8	4.9

GP-1	06/28/2007
VOCs (ug/L)	
1,2-DCP	15
cis-1,2-DCE	11
MC	<0.43
PCE	25
TCE	16

B-1;MW-1	04/25/2008	11/10/2009
PAHs (ug/L)		
Bzo(a)A	0.017J	NA
Bzo(a)P	0.015J	NA
Bzo(b)F	0.014J	NA
Bzo(ghi)P	0.011J	NA
Bzo(k)F	0.018J	NA
Chry	0.022J	<0.0035
FIA	0.043J	NA
IndoPy	0.0085J	NA
Napht	0.034J	NA
PhenA	0.018J	NA
Py	0.037J	NA
Metals (ug/L)		
As	5.4J	NA
Ba	191	NA
Se	3.7J	NA

B-9;MW-9	08/02/2007	04/24/2008	8/27/2008	11/11/2008
VOCs (ug/L)				
1,1-DCE	<0.57	<0.57	<0.57	1.0
1,2-DCP	23	<0.46	<0.49	7.4
cis-1,2-DCE	14	2.4	<0.83	9.4
PCE	45	10	0.52J	33.1
TCE	27	5.5	<0.48	15.5
Metals (ug/L)				
As	NA	4J	NA	NA
Ba	NA	63.6	NA	NA
Cr	NA	1.3J	NA	NA
Se	NA	5.5J	NA	NA

TW-2	08/02/2007	04/22/2008
VOCs (ug/L)		
1,2-DCP	15	10
cis-1,2-DCE	16	14.4
trans-1,2-DCE	1.6	1.7
PAHs (ug/L)		
PhenA	NA	0.0084J
Metals (ug/L)		
As	NA	17.6J
Ba	NA	133

PZ-2	04/24/2008	11/11/2008
VOCs (ug/L)		
1,2-DCP	0.78J	<0.49
PCE	0.93J	<0.45
TCE	0.99J	<0.48
PAHs (ug/L)		
2-MNapht	0.015J	NA
Napht	0.028J	NA
Metals		
As	2.7J	NA
Ba	53.5	NA
Cr	0.57J	NA

B-3;MW-3	04/25/2008
PAHs (ug/L)	
Bzo(a)A	0.0098J
Bzo(a)P	0.011J
Bzo(b)F	0.013J
Bzo(ghi)P	0.012J
Bzo(k)F	0.014J
Chry	0.016J
FIA	0.028J
IndoPy	0.0091J
PhenA	0.011J
Py	0.024J
Metals (ug/L)	
As	5.5J
Ba	117
Se	4.3J

B-2;MW-2	04/25/2008
PAHs (ug/L)	
FIA	0.0092J
Py	0.0073J
Metals (ug/L)	
As	5.6J
Ba	76.4
Cr	0.57J
Se	5.8J

GP-2	06/28/2007
VOCs (ug/L)	
cis-1,2-DCE	2.6
MTBE	19

MW-09;EAST CENT	08/02/2007
VOCs (ug/L)	
1,2-DCP	2.1
Bz	39
cis-1,2-DCE	1.1Q
MTBE	1.6Q
VC	1.9

GP-5	06/28/2007
VOCs (ug/L)	
Dcdfm	1.2
PCE	2.0

B-8;MW-8	08/02/2007	04/24/2008
VOCs (ug/L)		
cis-1,2-DCE	2.0Q	2.3
MTBE	1.2Q	1.5J
PCE	9.2	9
TCE	0.88	1.7
Metals (ug/L)		
As	NA	2.2J
Ba	NA	144
Pb	NA	1.7J

B-4;MW-4	08/02/2007	04/24/2008
VOCs (ug/L)		
1,2-DCA	0.44	<1.0
Metals (ug/L)		
As	NA	4.6J
Ba	NA	82.6
Ag	NA	0.47J

TW-6	04/22/2008
PAHs (ug/L)	
Chry	0.0074J
FIA	0.01J
PhenA	0.016J
Py	0.012J
Metals (ug/L)	
As	5.6J
Ba	126
Pb	1.9J

TW-1	08/02/2007	04/22/2008
VOCs (ug/L)		
1,2-DCP	8.3	7.7
cis-1,2-DCE	7.0	8.2
VC	<0.18	0.32J
Metals (ug/L)		
As	NA	13.9J
Ba	NA	208
Pb	NA	1.9J
Se	NA	2.4J

B-5;MW-5	08/02/2007	04/24/2008	8/26/2008
VOCs (ug/L)			
Dcdfm	<0.99	3.4	3.2
PAHs (ug/L)			
At	NA	0.0085J	0.0085J
Bzo(a)P	NA	0.0066J	0.0066J
Bzo(b)F	NA	0.0062J	0.0062J
Bzo(b)F	NA	0.01J	0.01J
Bzo(ghi)P	NA	0.0075J	0.0075J
Bzo(k)F	NA	0.0092J	0.0092J
Chry	NA	0.0091J	0.0091J
FIA	NA	0.021J	0.021J
IndoPy	NA	0.0059J	0.0059J
PhenA	NA	0.01J	0.01J
Py	NA	0.019J	0.019J
Metals (ug/L)			
As	NA	2.2J	NA
Ba	NA	36.1	NA
Cd	NA	0.35	NA
Cr	NA	0.98J	NA
Pb	NA	4.1	1.1J

MW-01;WEBER OIL	08/02/2007
VOCs (ug/L)	
MTBE	0.91
Tol	0.99

GP-4	06/28/2007
VOCs (ug/L)	
Dcdfm	41

PZ-3	04/24/2008	11/11/2008
PAHs (ug/L)		
FIA	0.0087J	NA
Napht	0.02J	NA
PhenA	0.01J	NA
Py	0.0073J	NA
Metals (ug/L)		
As	9.6J	NA
Ba	32.7	NA
Pb	1.4J	NA

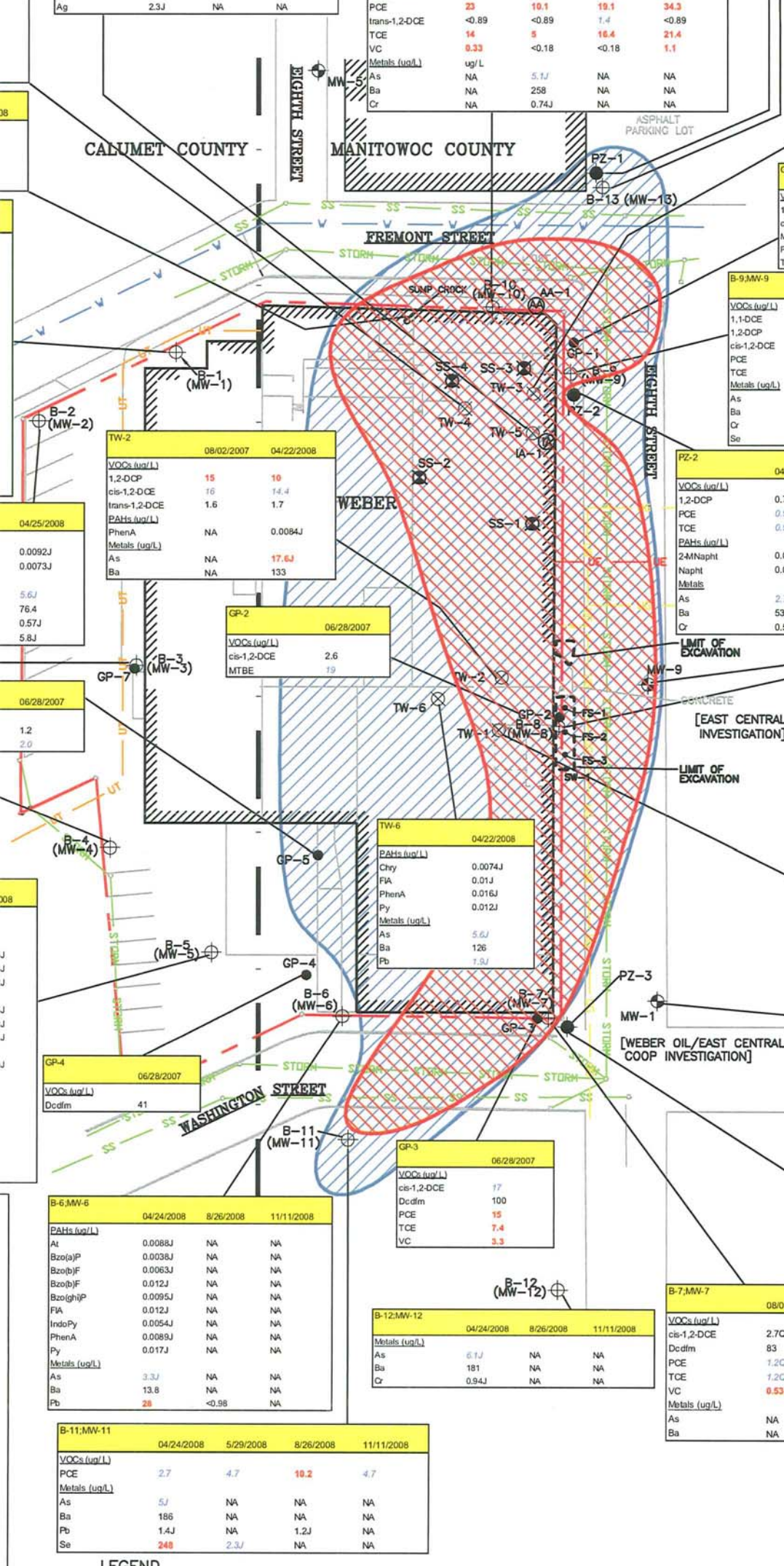
GP-3	06/28/2007
VOCs (ug/L)	
cis-1,2-DCE	17
Dcdfm	100
PCE	15
TCE	7.4
VC	3.3

B-6;MW-6	04/24/2008	8/26/2008	11/11/2008
PAHs (ug/L)			
At	0.0088J	NA	NA
Bzo(a)P	0.0038J	NA	NA
Bzo(b)F	0.0063J	NA	NA
Bzo(b)F	0.012J	NA	NA
Bzo(ghi)P	0.0095J	NA	NA
FIA	0.012J	NA	NA
IndoPy	0.0054J	NA	NA
PhenA	0.0089J	NA	NA
Py	0.017J	NA	NA
Metals (ug/L)			
As	3.3J	NA	NA
Ba	13.8	NA	NA
Pb	28	<0.98	NA

B-12;MW-12	04/24/2008	8/26/2008	11/11/2008
Metals (ug/L)			
As	6.1J	NA	NA
Ba	181	NA	NA
Cr	0.94J	NA	NA

B-7;MW-7	08/02/2007	04/24/2008	8/26/2008	11/11/2008
VOCs (ug/L)				
cis-1,2-DCE	2.7Q	<0.83	<0.83	7.8
Dcdfm	83	1	2.8	44.3
PCE	1.2Q	<0.45	<0.45	0.59
TCE	1.2Q	<0.48	<0.48	0.65
VC	0.53Q	<0.18	<0.18	0.77
Metals (ug/L)				
As	NA	2.4J	NA	NA
Ba	NA	3.2J	NA	NA

B-11;MW-11	04/24/2008	5/29/2008	8/26/2008	11/11/2008
VOCs (ug/L)				
PCE	2.7	4.7	10.2	4.7
Metals (ug/L)				
As	5J	NA	NA	NA
Ba	186	NA	NA	NA
Pb	1.4J	NA	1.2J	NA
Se	248	2.3J	NA	NA



CHEMICAL KEY	
1,1-DCE	1,1-Dichloroethene
1,2-DCA	1,2-Dichloroethane
1,2-DCP	1,2-Dichloropropane
At	Anthracene
Bzo(a)A	Benzo(a)anthracene
Bzo(a)P	Benzo(a)pyrene
Bzo(b)F	Benzo(b)fluoranthene
Bzo(ghi)P	Benzo(g,h,i)perylene
Bzo(k)F	Benzo(k)fluoranthene
Chry	Chrysene
cis-1,2-DCE	cis-1,2-Dichloroethene
Dcdfm	Dichlorodifluoromethane
FIA	Fluoranthene
IndoPy	Indeno(1,2,3-cd)pyrene
MTBE	Methyl-tert-butyl-ether
Napht	Naphthalene
PCE	Tetrachloroethene
PhenA	Phenanthrene
Py	Pyrene
TCE	Trichloroethene
VC	Vinyl Chloride

METALS KEY	
As	Arsenic
Ba	Barium
Cd	Cadmium
Cr	Chromium
Pb	Lead
Hg	Mercury
Se	Selenium
Ag	Silver

ABBREVIATIONS	
J or Q	Analyte detected between Limit of Detection (LOD) and Limit of Quantitation (LOQ)
NA	Not Analyzed
PAH	Polycyclic Aromatic Hydrocarbon
VOC	Volatile Organic Compound

GROUNDWATER COLOR KEY

Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limits (PAL) exceedence

Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standards (ES) exceedence

LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- COUNTY LINE
- POTENTIAL FORMER UST LOCATION
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINANT PLUME GREATER THAN NR 140 ES
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINANT PLUME GREATER THAN NR 140 PAL
- GEOPROBE BORING LOCATION
- BORING/GROUNDWATER MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL LOCATION
- OFF-SITE MONITORING WELL LOCATION
- PIEZOMETER LOCATION

SCALE: 0' 60'

NOTES:

MAP DERIVED FROM H.G.W. FACILITIES SQ. FOOTAGE DATED JULY 24, 1991 AS PREPARED BY DON WRIEDT OF H.G. WEBER

Shaw Environmental, Inc.

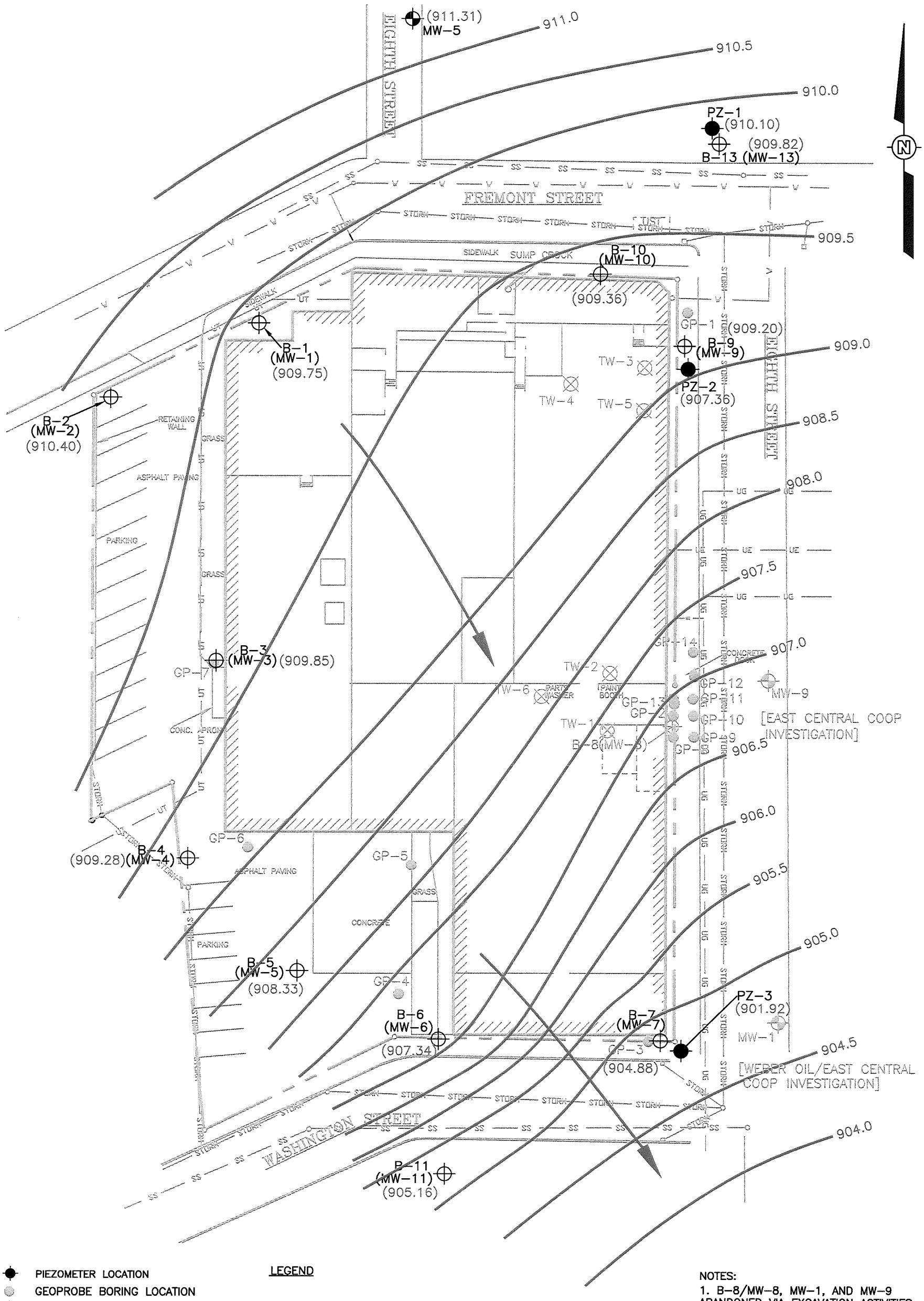
H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 15

GROUNDWATER QUALITY MAP

H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN

File: Q:\Projects\100000\130464 - HG Weber\CAD\130464_2.dwg Layout: FIG15 User: bruce.benoit Dec 17, 2009 - 3:19pm



LEGEND

- PIEZOMETER LOCATION
- GEOPROBE BORING LOCATION
- BORING/GROUNDWATER MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL LOCATION
- OFF-SITE MONITORING WELL LOCATION
- (908) GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL
- (NM) NOT MEASURED
- GROUNDWATER CONTOUR ELEVATION CONTOUR INTERVAL: 0.5'
- GROUNDWATER FLOW
- BENCHMARK=921.09 FT TOP FLANGE OF FIRE HYDRANT SOUTH SIDE OF FREMONT STREET AT INTERSECTION OF 7th AND FREMONT STREET
- PROPERTY BOUNDARY
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- POTENTIAL FORMER UST LOCATION

SCALE: 0' 40'

MAP DERIVED FROM H.G.W. FACILITIES SQ. FOOTAGE DATED JULY 24, 1991 AS PREPARED BY DON WRIEDT OF H.G. WEBER

NOTES:

1. B-8/MW-8, MW-1, AND MW-9 ABANDONED VIA EXCAVATION ACTIVITIES DURING EIGHTH STREET UTILITY UPGRADE.
2. PIEZOMETER DATA NOT USED IN CONTOURING.

Shaw Environmental, Inc.

H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 12
GROUNDWATER CONTOUR MAP
(NOVEMBER 11, 2008)
H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	09/17/08	--	BEB			130464

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Table 2

GIS Registry Packet - Summary of Residual Soil Analytical Results
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Boring/Well Number		RR-519-97 Table 1		PZ-3		HA-PZ-3	NR 720.09	EPA Generic Soil Screening Level			FS-1	FS-2	FS-3	SW-1
Sample Date		Groundwater	Direct Contact	4/15/2008		11/10/2009	Generic	Ingestion	Inhalation	Groundwater	8/20/2008	8/20/2008	8/20/2008	8/20/2008
Sample Depth	Units	Pathway	Industrial	2'-3'		2'-3'	RCLs	(Contact)	(Contact)	Path - 20 DAF	6'	6'	6'	3'
PID	ppm/v			0		0	-	-	-	-	1	1	1	1
1-Methylnaphthalene	µg/kg	*23000*	70000000	106	J	NA	-	-	-	-	NA	NA	NA	NA
2-Methylnaphthalene	µg/kg	*20000*	40000000	166	J	NA	-	-	-	-	NA	NA	NA	NA
Acenaphthene	µg/kg	*38000*	60000000	287	J	NA	-	-	-	-	NA	NA	NA	NA
Acenaphthylene	µg/kg	*700*	360000	<42.3		NA	-	-	-	-	NA	NA	NA	NA
Anthracene	µg/kg	*3000000*	300000000	355	J	NA	-	-	-	-	NA	NA	NA	NA
Benzo(a)anthracene	µg/kg	*17000*	3900	964		NA	-	-	-	-	NA	NA	NA	NA
Benzo(a)pyrene	µg/kg	*48000*	390	867		654	-	-	-	-	NA	NA	NA	NA
Benzo(b)fluoranthene	µg/kg	*360000*	3900	1110		NA	-	-	-	-	NA	NA	NA	NA
Benzo(ghi)perylene	µg/kg	*6800000*	39000	418		NA	-	-	-	-	NA	NA	NA	NA
Benzo(k)fluoranthene	µg/kg	*870000*	39000	842		NA	-	-	-	-	NA	NA	NA	NA
Chrysene	µg/kg	*37000*	390000	1130		NA	-	-	-	-	NA	NA	NA	NA
Dibenz(a,h)anthracene	µg/kg	*38000*	390	153	J	NA	-	-	-	-	NA	NA	NA	NA
Fluoranthene	µg/kg	*500000*	40000000	3540		NA	-	-	-	-	NA	NA	NA	NA
Fluorene	µg/kg	*100000*	40000000	270	J	NA	-	-	-	-	NA	NA	NA	NA
Indeno(1,2,3-cd)pyrene	µg/kg	*680000*	3900	413		NA	-	-	-	-	NA	NA	NA	NA
Naphthalene	µg/kg	*400*	110000	118	J	NA	-	-	-	-	NA	NA	NA	NA
Phenanthrene	µg/kg	*1800*	390000	2760		NA	-	-	-	-	NA	NA	NA	NA
Pyrene	µg/kg	*8700000*	30000000	2440		NA	-	-	-	-	NA	NA	NA	NA
Tetrachloroethene (PCE)	µg/kg	-	-	NA		NA	NES	12000	11000	60	73.1	80.9	<25	<25

NOTES:

PID = organic vapor meter/photoionization detector

PAH = Polycyclic Aromatic Hydrocarbons

ppm/v = parts per million per volume

µg/kg = micrograms per kilogram

NA = not analyzed

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limt.

Blue/Italic = RR-519-97 Table 1 (suggested groundwater pathway RCL) exceedence

Green/Underline = RR-519-97 Table 1 (suggested non-industrial direct contact pathway RCL) exceedence

VOCs = Volatile Organic Compounds

NES = no established standard

Red/Bold = Wisconsin Administrative Code NR 720.09 Generic Residual Contaminant Level (RCL) exceedence

Brown/Bold = EPA Generic Soil Screening Level (Ingestion) exceedence

Bright Green/Bold = EPA Generic Soil Screening Level (Ingestion) exceedence

Sky Blue/Bold = EPA Generic Soil Screening Level (Groundwater Path - 20 DAF) exceedence

Table 6

Summary of Groundwater PAH Results
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Well Number		NR 140.10 Table 1		TW-1	TW-2	TW-3	TW-4	TW-5	TW-6
Sample Date	Units	PAL	ES	4/22/2008	4/22/2008	4/22/2008	4/22/2008	4/22/2008	4/22/2008
1-Methylnaphthalene	µg/l	NES	NES	<0.0095	<0.0095	<0.0095	<0.0095	<0.0095	<0.0095
2-Methylnaphthalene	µg/l	NES	NES	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011
Acenaphthene	µg/l	NES	NES	<0.0078	<0.0078	<0.0078	<0.0078	<0.0078	<0.0078
Acenaphthylene	µg/l	NES	NES	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Anthracene	µg/l	*600*	**3000**	<0.0065	<0.0065	<0.0065	0.0090 J	<0.0065	<0.0065
Benzo(a)anthracene	µg/l	NES	NES	<0.006	<0.006	<0.006	0.0140 J	0.0050 J	<0.0035
Benzo(a)pyrene	µg/l	*0.02*	**0.2**	<0.0054	<0.0054	<0.0054	0.0100 J	<0.0054	<0.0054
Benzo(b)fluoranthene	µg/l	*0.02*	**0.2**	<0.0051	<0.0051	<0.0051	0.0130 J	0.0065 J	<<0.0051
Benzo(ghi)perylene	µg/l	NES	NES	<0.0062	<0.0062	<0.0062	0.0099 J	0.0069 J	<0.0062
Benzo(k)fluoranthene	µg/l	NES	NES	<0.0078	<0.0078	<0.0078	0.0110 J	<0.0078	<0.0078
Chrysene	µg/l	*0.02*	**0.2**	<0.0070	<0.0070	<0.0070	0.0160 J	0.0075 J	0.0074 J
Dibenz(a,h)anthracene	µg/l	NES	NES	<0.0043	<0.0043	<0.0043	<0.0043	<0.0043	<0.0043
Fluoranthene	µg/l	*80*	**400**	<0.0053	<0.0053	0.0066 J	0.0430 J	0.0100 J	0.0100 J
Fluorene	µg/l	*80*	**400**	<0.0063	<0.0063	<0.0063	<0.0063	<0.0063	<0.0063
Indeno(1,2,3-cd)pyrene	µg/l	NES	NES	<0.0036	<0.0036	<0.0036	0.0075 J	<0.0036	<0.0036
Naphthalene	µg/l	*8*	**40**	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016
Phenanthrene	µg/l	NES	NES	<0.0075	0.0084 J	0.0075 J	0.0350 J	0.0110 J	0.0160 J
Pyrene	µg/l	*50*	**250**	<0.0068	<0.0068	<0.0068	0.0370 J	0.0110 J	0.0120 J

NOTES
PAH = Polycyclic Aromatic Hydrocarbons
NES = no established standard
NA = not analyzed
µg/l = micrograms per liter
J = Analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence
Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence
MW-8 was abandoned during excavation on 8/20/2008
MW-9 was abandoned during sewer/road construction on 8/26/2008

Table 6

Summary of Groundwater PAH Results
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Well Number		NR 140.10 Table 1		B-1 (MW-1)	B-1 (MW-1)	B-2 (MW-2)	B-3 (MW-3)	B-4 (MW-4)	B-5 (MW-5)
Sample Date	Units	PAL	ES	4/25/2008	11/10/2009	4/25/2008	4/25/2008	4/24/2008	4/24/2008
1-Methylnaphthalene	µg/l	NES	NES	<0.0095	NA	<0.0095	<0.0095	<0.0095	<0.0095
2-Methylnaphthalene	µg/l	NES	NES	<0.011	NA	<0.011	<0.011	<0.011	<0.011
Acenaphthene	µg/l	NES	NES	<0.0078	NA	<0.0078	<0.0078	<0.0078	<0.0078
Acenaphthylene	µg/l	NES	NES	<0.0050	NA	<0.0050	<0.0050	<0.0050	<0.0050
Anthracene	µg/l	*600*	**3000**	<0.0065	NA	<0.0065	<0.0065	<0.0065	0.0085 J
Benzo(a)anthracene	µg/l	NES	NES	0.0170 J	NA	<0.0035	0.0098 J	<0.0035	0.0066 J
Benzo(a)pyrene	µg/l	*0.02*	**0.2**	0.0150 J	NA	<0.0054	0.0110 J	<0.0054	0.0062 J
Benzo(b)fluoranthene	µg/l	*0.02*	**0.2**	0.0140 J	NA	<0.0051	0.0130 J	<0.0051	0.0100 J
Benzo(ghi)perylene	µg/l	NES	NES	0.0110 J	NA	<0.0062	0.0120 J	<0.0062	0.0075 J
Benzo(k)fluoranthene	µg/l	NES	NES	0.0180 J	NA	<0.0078	0.0140 J	<0.0078	0.0092 J
Chrysene	µg/l	*0.02*	**0.2**	*0.0220 J*	<0.0035	<0.0070	0.0160 J	<0.0070	0.0091 J
Dibenz(a,h)anthracene	µg/l	NES	NES	<0.0043	NA	<0.0043	<0.0043	<0.0043	<0.0043
Fluoranthene	µg/l	*80*	**400**	0.0430 J	NA	0.0092 J	0.028J	<0.0053	0.0210 J
Fluorene	µg/l	*80*	**400**	<0.0063	NA	<0.0063	<0.0063	<0.0063	<0.0063
Indeno(1,2,3-cd)pyrene	µg/l	NES	NES	0.0085 J	NA	<0.0036	0.0091 J	<0.0036	0.0059 J
Naphthalene	µg/l	*8*	**40**	0.0340 J	NA	<0.016	<0.016	<0.016	<0.016
Phenanthrene	µg/l	NES	NES	0.0180 J	NA	<0.0075	0.0110 J	<0.0075	0.0100 J
Pyrene	µg/l	*50*	**250**	0.0370 J	NA	0.0073 J	0.0240 J	<0.0068	0.0190 J

NOTES
PAH = Polycyclic Aromatic Hydrocarbons
NES = no established standard
NA = not analyzed
µg/l = micrograms per liter
J = Analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence
Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence
MW-8 was abandoned during excavation on 8/20/2008
MW-9 was abandoned during sewer/road construction on 8/26/2008

Table 6

Summary of Groundwater PAH Results
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Well Number		NR 140.10 Table 1		B-6 (MW-6)	B-7 (MW-7)	B-8 (MW-8)	B-9 (MW-9)	B-10 (MW-10)	B-11 (MW-11)	B-12 (MW-12)
Sample Date	Units	PAL	ES	4/24/2008	4/24/2008	4/24/2008	4/24/2008	4/25/2008	4/24/2008	4/24/2008
1-Methylnaphthalene	µg/l	NES	NES	<0.0095	<0.0099	<0.0095	<0.010	<0.0095	<0.0095	<0.0095
2-Methylnaphthalene	µg/l	NES	NES	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011
Acenaphthene	µg/l	NES	NES	<0.0078	<0.0081	<0.0078	<0.0083	<0.0078	<0.0078	<0.0078
Acenaphthylene	µg/l	NES	NES	<0.0050	<0.0052	<0.0050	<0.0053	<0.0050	<0.0050	<0.0050
Anthracene	µg/l	*600*	**3000**	0.0088 J	<0.0068	<0.0065	<0.0069	<0.0065	<0.0065	<0.0065
Benzo(a)anthracene	µg/l	NES	NES	0.0038 J	<0.0036	<0.0035	<0.0037	<0.0035	<0.0035	<0.0035
Benzo(a)pyrene	µg/l	*0.02*	**0.2**	0.0063 J	<0.0056	<0.00054	<0.0057	<0.0054	<0.0054	<0.0054
Benzo(b)fluoranthene	µg/l	*0.02*	**0.2**	0.0120 J	<0.0053	<0.0051	<0.0055	<0.0051	<0.0051	<0.0051
Benzo(ghi)perylene	µg/l	NES	NES	0.0095 J	<0.0065	<0.0062	<0.0066	<0.0062	<0.0062	<0.0062
Benzo(k)fluoranthene	µg/l	NES	NES	<0.0078	<0.0081	<0.0078	<0.0082	<0.0078	<0.0078	<0.0078
Chrysene	µg/l	*0.02*	**0.2**	<0.0070	<0.0073	<0.0070	<0.0074	<0.0070	<0.0070	<0.0070
Dibenz(a,h)anthracene	µg/l	NES	NES	<0.0043	<0.0045	<0.0043	<0.0046	<0.0043	<0.0043	<0.0043
Fluoranthene	µg/l	*80*	**400**	0.0120 J	<0.0056	<0.0053	<0.0057	<0.0053	<0.0053	<0.0053
Fluorene	µg/l	*80*	**400**	<0.0063	<0.0065	<0.0063	<0.0066	<0.0063	<0.0063	<0.0063
Indeno(1,2,3-cd)pyrene	µg/l	NES	NES	0.0054 J	<0.0037	<0.0036	<0.0038	<0.0036	<0.0036	<0.0036
Naphthalene	µg/l	*8*	**40**	<0.016	<0.017	<0.016	<0.017	<0.016	<0.016	<0.016
Phenanthrene	µg/l	NES	NES	0.0089 J	<0.0078	<0.0075	<0.0079	<0.0075	<0.0075	<0.0075
Pyrene	µg/l	*50*	**250**	0.0170 J	<0.0070	<0.0068	<0.0072	<0.0068	<0.0068	<0.0068

NOTES
PAH = Polycyclic Aromatic Hydrocarbons
NES = no established standard
NA = not analyzed
µg/l = micrograms per liter
J = Analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence
Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence
MW-8 was abandoned during excavation on 8/20/2008
MW-9 was abandoned during sewer/road construction on 8/26/2008

Table 6

Summary of Groundwater PAH Results
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Well Number		NR 140.10 Table 1		B-13 (MW-13)	PZ-1	PZ-2	PZ-3
Sample Date	Units	PAL	ES	4/24/2008	4/24/2008	4/24/2008	4/24/2008
1-Methylnaphthalene	µg/l	NES	NES	<0.0095	<0.0095	<0.010	<0.0097
2-Methylnaphthalene	µg/l	NES	NES	<0.011	<0.011	0.0150 J	<0.011
Acenaphthene	µg/l	NES	NES	<0.0078	<0.0078	<0.0084	<0.0080
Acenaphthylene	µg/l	NES	NES	<0.0050	<0.0050	<0.0053	<0.0051
Anthracene	µg/l	*600*	**3000**	<0.0065	<0.0065	<0.0070	<0.0066
Benzo(a)anthracene	µg/l	NES	NES	<0.0035	<0.0035	<0.0037	<0.0035
Benzo(a)pyrene	µg/l	*0.02*	**0.2**	<0.0054	<0.0054	<0.0058	<0.0055
Benzo(b)fluoranthene	µg/l	*0.02*	**0.2**	<0.0051	0.0061 J	<0.0055	<0.0052
Benzo(ghi)perylene	µg/l	NES	NES	<0.0062	<0.0062	<0.0067	<0.0064
Benzo(k)fluoranthene	µg/l	NES	NES	<0.0078	<0.0078	<0.0083	<0.0079
Chrysene	µg/l	*0.02*	**0.2**	<0.0070	0.0073 J	<0.0075	<0.0071
Dibenz(a,h)anthracene	µg/l	NES	NES	<0.0043	<0.0043	<0.0046	<0.0044
Fluoranthene	µg/l	*80*	**400**	<0.0053	0.0120 J	<0.0057	0.0087 J
Fluorene	µg/l	*80*	**400**	<0.0063	<0.0063	<0.0067	<0.0064
Indeno(1,2,3-cd)pyrene	µg/l	NES	NES	<0.0036	<0.0036	<0.0039	<0.0037
Naphthalene	µg/l	*8*	**40**	<0.016	<0.016	0.0280 J	0.0200 J
Phenanthrene	µg/l	NES	NES	<0.0075	0.0088 J	<0.0080	0.0100 J
Pyrene	µg/l	*50*	**250**	<0.0068	0.0100 J	<0.0072	0.0073 J

NOTES
PAH = Polycyclic Aromatic Hydrocarbons
NES = no established standard
NA = not analyzed
µg/l = micrograms per liter
J = Analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence
Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence
MW-8 was abandoned during excavation on 8/20/2008
MW-9 was abandoned during sewer/road construction on 8/26/2008

Table 11

Summary of Groundwater VOC Results
(Contaminants of Concern Only)
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Well Number		NR 140.10 Table 1		GP-1	GP-2	GP-3	GP-4	GP-5	TW-1
Sample Date	Units	PAL	ES	6/28/2007	6/28/2007	6/28/2007	6/28/2007	6/28/2007	5/28/2009
1,2-Dichloropropane	µg/l	*0.5*	**5**	**15**	< 0.46	< 0.46	< 0.46	< 0.46	**11.0**
cis-1,2-Dichloroethene (DCE)	µg/l	*7*	**70**	*11*	2.6 Q	*17*	< 0.83	< 0.83	*11.0*
Tetrachloroethene (PCE)	µg/l	*0.5*	**5**	**25**	< 0.45	**15**	< 0.45	*2*	< 0.45
Trichloroethene (TCE)	µg/l	*0.5*	**5**	**16**	< 0.48	**7.4**	< 0.48	< 0.48	< 0.48
Vinyl Chloride	µg/l	*0.02*	**0.2**	< 0.18	< 0.18	**3.3**	< 0.18	< 0.18	< 0.18

Well Number		NR 140.10 Table 1		TW-2	TW-3	TW-4	TW-5	TW-6	B-1 (MW-1)
Sample Date	Units	PAL	ES	4/22/2008	11/11/2008	5/28/2009	11/11/2008	4/22/2008	4/25/2008
1,2-Dichloropropane	µg/l	*0.5*	**5**	**10**	*2.8*	**9.3**	*3.3*	< 1.00	< 0.46
cis-1,2-Dichloroethene (DCE)	µg/l	*7*	**70**	*14.4*	2.4	4.5	2.5	< 0.83	< 0.83
Tetrachloroethene (PCE)	µg/l	*0.5*	**5**	< 0.45	**34.0**	**55.4**	**39.9**	< 0.45	< 0.45
Trichloroethene (TCE)	µg/l	*0.5*	**5**	< 0.48	**10.0**	**23.3**	**11.3**	< 0.48	< 0.48
Vinyl Chloride	µg/l	*0.02*	**0.2**	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18

NOTES

µg/l = micrograms per liter

J = Estimated concentration above the adjusted method detection limit and below the adjcusted reporting limit

Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)

Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence

Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence

MW-8 abandoned during excavation on 8/20/2008
MW-9 abandoned during sewer/road construction on 8/26/2008

Approved by:_____ Checked by:___.

Shaw Shaw Environmental, Inc.

Table 11

Summary of Groundwater VOC Results
(Contaminants of Concern Only)
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Well Number		NR 140.10 Table 1		B-2 (MW-2)	B-3 (MW-3)	B-4 (MW-4)	B-5 (MW-5)	B-6 (MW-6)	B-7 (MW-7)
Sample Date	Units	PAL	ES	4/25/2008	4/25/2008	4/24/2008	8/26/2008	11/11/2008	5/28/2009
1,2-Dichloropropane	µg/l	*0.5*	**5**	< 0.46	< 0.46	< 0.46	< 0.49	< 0.49	< 0.49
cis-1,2-Dichloroethene (DCE)	µg/l	*7*	**70**	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83	2.2
Tetrachloroethene (PCE)	µg/l	*0.5*	**5**	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45
Trichloroethene (TCE)	µg/l	*0.5*	**5**	< 0.48	< 0.48	< 0.48	< 0.48	< 0.48	< 0.48
Vinyl Chloride	µg/l	*0.02*	**0.2**	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18

Well Number		NR 140.10 Table 1		B-8 (MW-8)	B-9 (MW-9)	B-10 (MW-10)	B-11 (MW-11)	B-12 (MW-12)	B-13 (MW-13)
Sample Date	Units	PAL	ES	4/24/2008	11/11/2008	5/28/2009	5/28/2009	5/28/2009	11/11/2008
1,2-Dichloropropane	µg/l	*0.5*	**5**	< 0.46	**7.4**	*0.77* J	< 0.49	< 0.49	*1.0*
cis-1,2-Dichloroethene (DCE)	µg/l	*7*	**70**	2.3	*9.4*	1.9	< 0.83	< 0.83	0.85
Tetrachloroethene (PCE)	µg/l	*0.5*	**5**	**9**	**33.1**	**10.4**	*3.7*	< 0.45	*2.2*
Trichloroethene (TCE)	µg/l	*0.5*	**5**	*1.7*	**15.5**	*3.9*	< 0.48	< 0.48	*2.0*
Vinyl Chloride	µg/l	*0.02*	**0.2**	< 0.18	< 0.18	**0.45** J	< 0.18	< 0.18	< 0.18

NOTES

µg/l = micrograms per liter

J = Estimated concentration above the adjusted method detection limit and below the adjcusted reporting limit

Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)

Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence

Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence

MW-8 abandoned during excavation on 8/20/2008
MW-9 abandoned during sewer/road construction on 8/26/2008

Approved by:_____ Checked by:___.

Table 11

Summary of Groundwater VOC Results
(Contaminants of Concern Only)
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Well Number		NR 140.10 Table 1		PZ-1	PZ-2	PZ-3	SUMP
Sample Date	Units	PAL	ES	11/11/2008	11/11/2008	11/11/2008	4/22/2008
1,2-Dichloropropane	µg/l	*0.5*	**5**	*1.0*	< 0.49	< 0.49	*2.3*
cis-1,2-Dichloroethene (DCE)	µg/l	*7*	**70**	1.5	< 0.83	< 0.83	1.8 Q
Tetrachloroethene (PCE)	µg/l	*0.5*	**5**	< 0.45	< 0.45	< 0.45	**10.3**
Trichloroethene (TCE)	µg/l	*0.5*	**5**	< 0.48	< 0.48	< 0.48	*4.9*
Vinyl Chloride	µg/l	*0.02*	**0.2**	< 0.18	< 0.18	< 0.18	< 0.18

Well Number		NR 140.10 Table 1		East Central MW-09 (Off-Site)	Weber Oil MW-01 (Off-Site)	Stoelting MW-05 (Off-Site)
Sample Date	Units	PAL	ES	8/2/2007	8/2/2007	8/2/2007
1,2-Dichloropropane	µg/l	*0.5*	**5**	*2.1*	< 0.46 M	< 0.46
cis-1,2-Dichloroethene (DCE)	µg/l	*7*	**70**	1.1 Q	< 0.83 M	< 0.83
Tetrachloroethene (PCE)	µg/l	*0.5*	**5**	< 0.45	< 0.45 M	< 0.45
Trichloroethene (TCE)	µg/l	*0.5*	**5**	< 0.48	< 0.48 M	< 0.48
Vinyl Chloride	µg/l	*0.02*	**0.2**	**1.9**	< 0.18 M	< 0.18
				Northern Env	Northern Env	Drake Env

NOTES

µg/l = micrograms per liter

J = Estimated concentration above the adjusted method detection limit and below the adjcusted reporting limit

Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)

Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence

Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence

MW-8 abandoned during excavation on 8/20/2008
MW-9 abandoned during sewer/road construction on 8/26/2008

Table 4

Summary of Groundwater Elevations
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Period: From 8/2/2007 - 5/28/2009

Well Number	Measurement Date	Top of Casing Elevation (ft msl)	Screen Interval Top (ft msl)	Screen Interval Bottom (ft msl)	Depth to Water (ft btoc)	Floating Product Thickness (ft)	Water Elevation (ft msl)	Change in Water Elevation (ft)
MW-1	8/2/2007	916.55	911.96	901.96	7.18	0	909.37	
	4/25/2008				6.10	0	910.45	1.08
	11/11/2008				6.80	0	909.75	-0.70
	2/24/2009				6.33	0	910.22	0.47
	5/28/2009				6.21	0	910.34	0.12
MW-2	8/2/2007	916.57	913.82	903.82	6.69	0	909.88	
	4/25/2008				5.28	0	911.29	1.41
	11/11/2008				6.17	0	910.40	-0.89
	2/24/2009				5.79	0	910.78	0.38
	5/28/2009				5.47	0	911.10	0.32
MW-3	8/2/2007	914.84	911.05	901.05	5.69	0	909.15	
	4/25/2008				3.44	0	911.40	2.25
	11/11/2008				4.99	0	909.85	-1.55
	2/24/2009				4.48	0	910.36	0.51
	5/28/2009				3.65	0	911.19	0.83
MW-4	8/2/2007	914.07	911.33	901.33	5.93	0	908.14	
	4/25/2008				3.68	0	910.39	2.25
	11/11/2008				4.79	0	909.28	-1.11
	2/24/2009				4.22	0	909.85	0.57
	5/28/2009				3.77	0	910.30	0.45
MW-5	8/2/2007	911.17	908.90	898.90	2.98	0	908.19	
	4/25/2008				1.72	0	909.45	1.26
	8/26/2008				2.51	0	908.66	-0.79
	11/11/2008				2.84	0	908.33	-0.33
	2/24/2009				2.60	0	908.57	0.24
	5/28/2009				1.86	0	909.31	0.74
MW-6	8/2/2007	910.62	909.18	899.18	2.81	0	907.81	
	4/25/2008				2.67	0	907.95	0.14
	8/26/2008				3.00	0	907.62	-0.33
	11/11/2008				3.28	0	907.34	-0.28
	2/24/2009				3.13	0	907.49	0.15
	5/28/2009				2.49	0	908.13	0.64
MW-7	8/2/2007	909.83	908.22	898.22	2.37	0	907.46	
	4/25/2008				2.16	0	907.67	0.21
	5/29/2008				2.41	0	907.42	-0.25
	8/26/2008				2.48	0	907.35	-0.07
	11/11/2008				4.95	0	904.88	-2.47
	2/24/2009				4.67	0	905.16	0.28
	5/28/2009				4.60	0	905.23	0.07
MW-8	8/2/2007	911.98	910.12	900.12	3.28	0	908.70	
Abandoned	4/25/2008				2.76	0	909.22	0.52
MW-9	8/2/2007	915.71	913.66	903.66	5.66	0	910.05	
	4/25/2008				5.56	0	910.15	0.10
	8/26/2008				6.85	0	908.86	-1.29
	11/11/2008				6.51	0	909.20	0.34
	2/24/2009				7.73	0	907.98	-1.22
	5/28/2009				6.07	0	909.64	1.66
MW-10	8/2/2007	916.79	913.19	903.19	6.83	0	909.96	
	4/25/2008				6.64	0	910.15	0.19
	8/26/2008				6.71	0	910.08	-0.07
	11/11/2008				7.43	0	909.36	-0.72
	2/24/2009				7.04	0	909.75	0.39
	5/28/2009				6.93	0	909.86	0.11
MW-11	4/25/2008	910.00	905.00	895.00	2.70	0	907.30	
	5/29/2008				4.34	0	905.66	1.64
	8/26/2008				4.53	0	905.47	0.19
	11/11/2008				4.84	0	905.16	0.31
	2/24/2009				4.19	0	905.81	-0.65
	5/28/2009				4.13	0	905.87	-0.06
MW-12	4/25/2008	907.61	902.61	892.61	1.75	0	905.86	
	5/29/2008				3.72	0	903.89	1.97
	8/26/2008				4.32	0	903.29	0.60
	11/11/2008				4.14	0	903.47	-0.18
	2/24/2009				2.85	0	904.76	-1.29
	5/28/2009				3.34	0	904.27	0.49
MW-13	4/25/2008	918.21	913.21	903.21	7.54	0	910.67	
	5/29/2008				7.84	0	910.37	0.30
	8/26/2008				7.75	0	910.46	-0.09
	11/11/2008				8.39	0	909.82	0.64
	2/24/2009				8.07	0	910.14	-0.32
	5/28/2009				7.81	0	910.40	-0.26

Checked by: HAW Approved by: ___

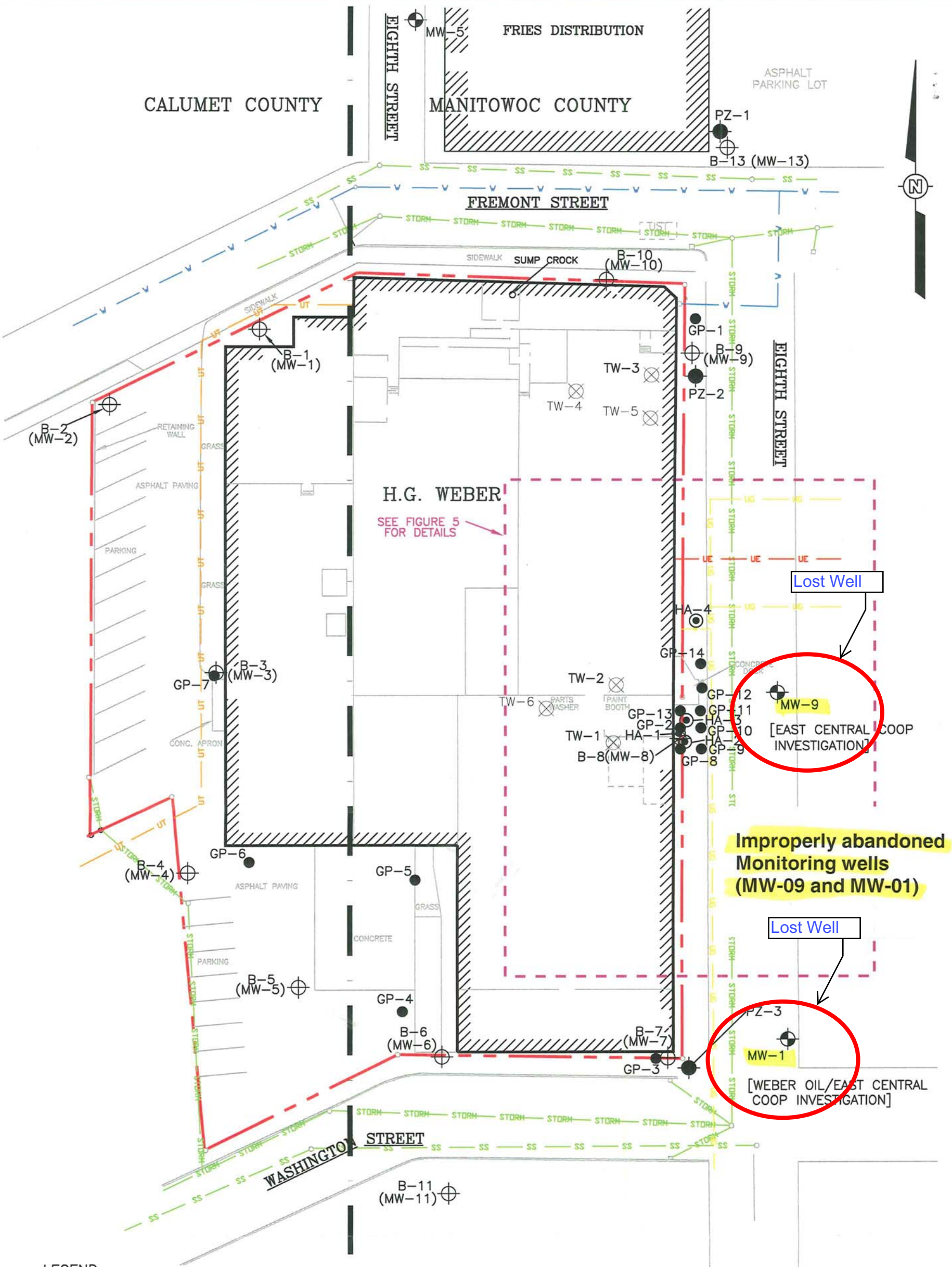
Summary of Groundwater Elevations
H.G. Weber & Company
725 Fremont Street
Kiel, Wisconsin

Period: From 8/2/2007 - 5/28/2009

Well Number	Measurement Date	Top of Casing Elevation (ft msl)	Screen Interval Top (ft msl)	Screen Interval Bottom (ft msl)	Depth to Water (ft btoc)	Floating Product Thickness (ft)	Water Elevation (ft msl)	Change in Water Elevation (ft)
PZ-1	4/25/2008	918.08	898.08	893.08	7.75	0	910.33	
	11/11/2008				7.98	0	910.10	0.23
	2/24/2009				8.60	0	909.48	0.62
	5/28/2009				8.31	0	909.77	-0.29
PZ-2	4/25/2008	915.41	895.41	890.41	14.97	0	900.44	
	11/11/2008				8.05	0	907.36	-6.92
	2/24/2009				NM	0	NM	NM
	5/28/2009				7.89	0	907.52	-0.16
PZ-3	4/25/2008	909.73	889.73	884.73	5.76	0	903.97	
	11/11/2008				7.81	0	901.92	2.05
	2/24/2009				6.60	0	903.13	-1.21
	5/28/2009				6.10	0	903.63	-0.50
MW-01*	8/2/2007	NM	NM	NM	2.32	0	NM	
Abandoned	8/26/2008				NA*	0		
MW-09**	8/2/2007	NM	NM	NM	3.22	0	NM	
Abandoned	8/26/2008				NA*	0		
MW-5[S]	8/2/2007	917.50	914.75	904.75	6.84	0	910.66	
	11/11/2008				6.19	0	911.31	-0.65

NOTES
ft bgs = feet below ground surface
ft btoc = feet below top of casing
ft msl = feet relative to mean sea level
* = Off-site monitoring well at the Weber Oil/Kiel Bulk Plant, well plugged @ 2.71 ft bgs
** = Off-Site monitoring well at the East Central Coop at 1220 W Park St, toc broken
S = Stoelting Monitoring Well
NM = not measured
Benchmark: Fire hydrant at 7th Street and Fremont Street. Flange elevation of 921.09 per the City of Kiel Department of Public Works.
MW-8 abandoned during excavation on 8/20/08
NA* = Not Available abandoned during sewer/road construction 8/26/08

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
Milwaukee, WI	03/27/08	HAW/TJH	JRD			130464



LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- COUNTY LINE
- POTENTIAL FORMER UST LOCATION
- GEOPROBE BORING LOCATION
- BORING/GROUNDWATER MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL LOCATION
- OFF-SITE MONITORING WELL LOCATION
- PIEZOMETER LOCATION

NOTES: PER WDNR 3/18/08 VPLE WORK PLAN CONDITIONAL APPROVAL, SOIL AND/OR GROUNDWATER FROM PROPOSED SOIL BORINGS, PROPOSED GROUNDWATER MONITORING WELLS, PROPOSED PIEZOMETERS AND EXISTING ON-SITE MONITORING WELLS WILL BE SUBJECT TO VOC, PAH AND METALS LABORATORY ANALYSES.

MAP DERIVED FROM H.G.W. FACILITIES SQ. FOOTAGE DATED JULY 24, 1991 AS PREPARED BY DON WRIEDT OF H.G. WEBER

SCALE: 0' 40'

Shaw Environmental, Inc.

H.G. WEBER & COMPANY, INC.
KIEL, WISCONSIN

FIGURE 4
SOIL BORING AND MONITORING WELL LOCATION MAP

H.G. WEBER & COMPANY, INC.
725 FREMONT STREET
KIEL, WISCONSIN

IMPROPERLY ABANDONED MONITORING WELL

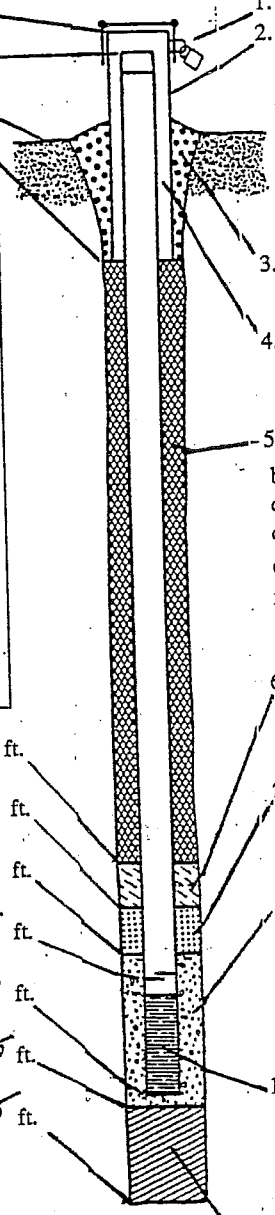
RIGHT-OF-WAY

MONITORING WELL CONSTRUCTION

Form 4400-113A Rev. 6-97

u ☐ Wastewater ☐ Waste Management ☐ Remediation/Redevelopment ☐ Other ☐ _____

Facility/Project Name: KIEL BULK PLANT	Local Grid Location of Well: _____ ft. ☐ N. ☐ S. _____ ft. ☐ E. ☐ W.	Well Name: MW-01
Facility License, Permit or Monitoring No.	Grid Origin Location (Check if estimated: ☐) Lat. ___° ___' ___.___" Long. ___° ___' ___.___" or	Wis. Unique Well No. / DNR Well ID No.
Facility ID	St. Plane _____ ft. N, _____ ft. E. S/C/N	Date Well Installed: 03/05/1997 (m m d d y y y y)
Type of Well / Well Code ___/___	Section Location of Waste/Source: NW 1/4 of SW 1/4 of Sec 30, T. 17 N, R. 21 ☒ E ☐ W	Well Installed By: (Person's Name and Firm) EDS, INC CRAIG + BRIAN
Distance Well Is From Waste/Source Boundary ft.	Location of Well Relative to Waste/Source: u ☐ Upgradient s ☐ Sidegradient d ☐ Downgradient n ☐ Not Known	



A. Protective pipe, top elevation ____ ft. MSL

B. Well casing, top elevation ____ ft. MSL

C. Land surface elevation 0.0 ft. MSL

D. Surface seal, bottom ____ ft. MSL or 0.5 ft.

E. Bentonite seal, top ____ ft. MSL or 0.5 ft.

F. Fine sand, top ____ ft. MSL or 7 ft.

G. Filter pack, top ____ ft. MSL or 3.0 ft.

H. Screen joint, top ____ ft. MSL or 3.5 ft.

I. Well bottom ____ ft. MSL or 13.5 ft.

J. Filter pack, bottom ____ ft. MSL or 14.0 ft.

K. Borehole, bottom ____ ft. MSL or 14.5 ft.

L. Borehole, diameter 8.25 in.

M. O.D. well casing 2.37 in.

N. I.D. well casing 2.07 in.

12. USCS classification of soil near screen:
GP ☐ GM ☐ GC ☐ GW ☐ SW ☐ SP ☐
SM ☐ SC ☐ ML ☐ MH ☐ CL ☐ CH ☐
Bedrock ☐

13. Sieve analysis performed? ☐ Yes ☐ No

14. Drilling method used: Rotary ☐ 50 Hollow Stem Auger ☐ 41 Other ☐ _____

15. Drilling fluid used: Water ☐ 02 Air ☐ 01 Drilling Mud ☐ 03 None ☒ 99

16. Drilling additives used? ☐ Yes ☒ No

Describe _____

17. Source of water (attach analysis): _____

1. Cap and lock? ☒ Yes ☐ No

2. Protective cover pipe:
a. Inside diameter: 9.0 in.
b. Length: 1.0 ft.
c. Material: Steel ☒ 04 Other ☐ _____
d. Additional protection? ☐ Yes ☐ No
If yes, describe: _____

3. Surface seal: Bentonite ☐ 30 Concrete ☒ 01 Other ☐ _____

4. Material between well casing and protective pipe: Bentonite ☐ 30 Other ☐ _____

5. Annular space seal: a. Granular Bentonite ☒ 33
b. ____ Lbs/gal mud weight ... Bentonite-sand slurry ☐ 35
c. ____ Lbs/gal mud weight ... Bentonite slurry ☐ 31
d. ____ % Bentonite ..... Bentonite-cement grout ☐ 50
e. ____ Ft^3 volume added for any of the above
f. How installed: Tremie ☐ 01 Tremie pumped ☐ 02 Gravity ☒ 08

6. Bentonite seal: a. Bentonite granules ☐ 33
b. ☐ 1/4 in. ☐ 3/8 in. ☐ 1/2 in. Bentonite pellets ☐ 32
c. 1 BAG Hole Plug 50lbs Other ☐ _____

7. Fine sand material: Manufacturer, product name & mesh size
a. NONE
b. Volume added _____ ft^3

8. Filter pack material: Manufacturer, product name and meshsize
a. #20/#40 Backyl
b. Volume added 4.5 Bags 50lbs ft^3

9. Well casing: Flush threaded PVC schedule 40 ☒ 23 Flush threaded PVC schedule 80 ☐ 24 Other ☐ _____

10. Screen material: SCH-40 PVC
a. Screen type: Factory cut ☒ 11 Continuous slot ☐ 01 Other ☐ _____
b. Manufacturer TIM CO.
c. Slot size: 0.010 in.
d. Slotted length: 10.0 ft.

11. Backfill material (below filter pack): None ☒ 14 Other ☐ _____

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature: Brian J. Gates

Firm: McMahon Associates, Inc

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

IMPROPERLY ABANDONED MONITORING WELL

RIGHT-OF-WAY

te ☐ Haz. Waste ☐ Wastewater ☐
air ☐ Underground Tanks ☐ Other ☐ _____

MONITORING WELL CONSTRUCTION
Form 4400-113A Rev. 4-90

Facility/Project Name: East Central Corp	Local Grid Location of Well: _____ ft. ☐N ☐S. _____ ft. ☐E. ☐W.	Well Name: MW-9
Facility License, Permit or Monitoring Number: _____	Grid Origin Location: Lat. _____ Long. _____ or	Wis. Unique Well Number / DNR Well Number
Type of Well: Water Table Observation Well ☒ 11; Piezometer ☐ 12	St. Plane _____ ft. N, _____ ft. E.	Date Well Installed: 1 / 5 / 95 (m m / d d / y y)
Distance Well Is From Waste/Source Boundary: _____ ft.	Section Location of Waste/Source: ___1/4 of ___ 1/4 of Sec. ___, T. ___ N, R. ___ ☐E. ☐W.	Well Installed By: (Person's Name and Firm) Boart Longyear
Is Well A Point of Enforcement Std. Application? ☐ Yes ☐ No	Location of Well Relative to Waste/Source: u ☐ Upgradient s ☐ Sidegradient d ☐ Downgradient n ☐ Not Known	Dan Zielazowski

A. Protective pipe, top elevation _____ ft. MSL

B. Well casing, top elevation _____ ft. MSL

C. Land surface elevation _____ ft. MSL

D. Surface seal, bottom _____ ft. MSL or 1.0 ft.

12. USCS classification of soil near screen:
GP ☐ GM ☐ GC ☐ GW ☐ SW ☐ SP ☐
SM ☐ SC ☐ ML ☐ MH ☐ CL ☐ CH ☐
Bedrock ☐

13. Sieve analysis attached? ☐ Yes ☐ No

14. Drilling method used: Rotary ☐ 50; Hollow Stem Auger ☒ 41; Other ☐ ___

15. Drilling fluid used: Water ☐ 02; Air ☐ 01; Drilling Mud ☐ 03; None ☒ 99

16. Drilling additives used? ☐ Yes ☐ No

Describe _____

17. Source of water (attach analysis):

E. Bentonite seal, top _____ ft. MSL or 1.0 ft.

F. Fine sand, top _____ ft. MSL or N/A ft.

G. Filter pack, top _____ ft. MSL or 2.0 ft.

H. Screen joint, top _____ ft. MSL or 2.0 ft.

I. Well bottom _____ ft. MSL or 12.0 ft.

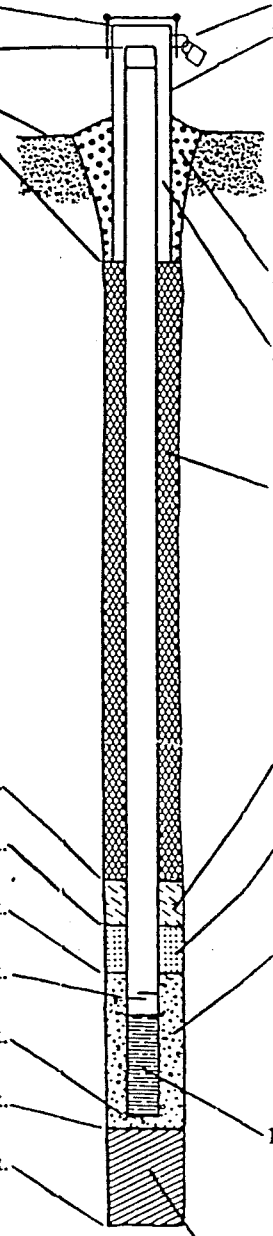
J. Filter pack, bottom _____ ft. MSL or 13.0 ft.

K. Borehole, bottom _____ ft. MSL or 13.0 ft.

L. Borehole, diameter 8.0 in.

M. O.D. well casing 2.37 in.

N. I.D. well casing 2.01 in.



1. Cap and lock? ☒ Yes ☐ No

2. Protective cover pipe:
a. Inside diameter: 8 in.
b. Length: 1.0 ft.
c. Material: Steel ☐ 04; Aluminum; Other ☒ ___
d. Additional protection? ☐ Yes ☐ No
If yes, describe: _____

3. Surface seal: Bentonite ☐ 30; Concrete ☒ 01; _____ Other ☐ ___

4. Material between well casing and protective pipe: Bentonite ☐ 30; Annular space seal ☐ ___; Badger #7; Other ☒ ___

5. Annular space seal: a. Granular Bentonite ☒ 33
b. _____ Lbs/gal mud weight . . . Bentonite-sand slurry ☐ 35
c. _____ Lbs/gal mud weight . . . . . Bentonite slurry ☐ 31
d. _____ % Bentonite . . . . . Bentonite-cement grout ☐ 50
e. _____ Ft^3 volume added for any of the above
f. How installed: Tremie ☐ 01; Tremie pumped ☐ 02; Gravity ☒ 08

6. Bentonite seal: a. Bentonite granules ☒ 33
b. ☐1/4 in. ☐3/8 in. ☐1/2 in. Bentonite pellets ☐ 32
c. _____ Other ☐ ___

7. Fine sand material: Manufacturer, product name & mesh size
a. N/A ___
b. Volume added _____ ft^3

8. Filter pack material: Manufacturer, product name and mesh size
a. American Materials #30 ___
b. Volume added _____ ft^3

9. Well casing: Flush threaded PVC schedule 40 ☒ 23; Flush threaded PVC schedule 80 ☐ 24; _____ Other ☐ ___

10. Screen material: PVC ___
a. Screen type: Factory cut ☒ 11; Continuous slot ☐ 01; _____ Other ☐ ___
b. Manufacturer Northern Air
c. Slot size: 0.010 in.
d. Slotted length: 10.0 ft.

11. Backfill material (below filter pack): None ☐ 14; #30; Other ☒ ___

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature: [signature]

Firm: Boart Longyear
101 Alderson St. - Schofield, WI 54476

Please complete both sides of this form and return to the appropriate DNR office listed at the top of this form as required by chs. 144, 147 and 160, Wis. Stats., and ch. NR 141, Wis. Ad. Code. In accordance with ch.144, Wis Stats., failure to file this form may result in a forfeiture of not less than $10, nor more than $5000 for each day of violation. In accordance with ch. 147, Wis. Stats., failure to file this form may result in a forfeiture of not more than $10,000 for each day of violation. NOTE: Shaded areas are for DNR use only. See instructions for more information including where the completed form should be sent.

IMPROPERLY ABANDONED
MONITORING WELL

RIGHT-OF-WAY

Shaw Environmental, Inc.
111 West Pleasant Street, Suite 105
Milwaukee, WI 53212-3939
Tel: 414.291.2350
Fax: 414.291.2385

Shaw™ Shaw Environmental, Inc.

November 18, 2009

Mr. Randy Neils
Director of Public Works
City of Kiel
621 Sixth Street
Kiel, WI 53042

CERTIFIED MAIL

RE: Notification of Improperly Abandoned Groundwater Monitoring Well
(East Central Cooperative Investigation
H.G. Weber & Company, Inc.
725 Fremont Street
Kiel, Wisconsin
BRRTS No. 02-36-550001
Shaw Project No. 130464

Dear Mr. Neils:

Shaw Environmental, Inc. (Shaw), on behalf of H.G. Weber, prepared this notice of an improperly abandoned groundwater monitoring well in the City of Kiel road right of way located on Eighth Street, Kiel, Wisconsin, per Wisconsin Department of Natural Resources (WDNR) requirements.

A groundwater monitoring well was installed in the City of Kiel road right of way as part of an environmental site investigation and remediation of the East Central Cooperative property. The East Central Cooperative site was granted conditional case closure by the WDNR, and responsibility for groundwater monitoring well MW-09 was transferred to H.G. Weber. Substantial grading and road construction was completed in the area, and groundwater monitoring well (MW-09) could not be located and properly abandoned. The attached *Figure 4-Soil Boring and Monitoring Well Location Map* shows the location of the groundwater monitoring well.

In accordance with the closure requirements of Chapter NR 726, Wisconsin Administrative Code (WAC), the WDNR requires this letter to notify you that one groundwater monitoring well still exists on the property, and that this property will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. GIS Registry information is available to the general public on the WDNR's internet web site at www.dnr.state.wi.us/org/at/et/geo/gwur. Please note, if the monitoring well is ever located, the well will need to be abandoned according to the requirements of Chapter NR 141.25 WAC.

A copy of this notification letter will be provided to the WDNR. If you have any questions or need additional information, you may contact me at 414-291-2350. Alternatively, you may contact Ms. Annette Weissbach of the Wisconsin Department of Natural Resources, 2984 Shawano Avenue, Green Bay, Wisconsin 54313-6727, at 920-662-5165.

Sincerely,
SHAW ENVIRONMENTAL, INC.

Timothy P. Welch, PG
Project Manager

Attachment: Figure 4 – Soil Boring and Monitoring Well Location Map

cc: Ms. Annette Weissbach WDNR

Q:\Projects\100000\130464 - HG Weber\Correspondence\Other\Abandonment Notification 11-18-09.doc

IMPROPERLY ABANDONED MONITORING WELL

RIGHT-OF-WAY

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CITY OF KIEL
ATTN MR RANDY NEILS
621 SIXTH STREET
KIEL WI 53042

COMPLETE THIS SECTION ON DELIVERY

A. Received by *(Please Print Clearly)* D Funkhouser

B. Date of Delivery 11/09/09

C. Signature

X

☒ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

621 6th St.
53042

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt ~~for Merchandise~~
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Copy from service label)* 7001 0320 0003 2636 0122

PS Form 3811, July 1999 Domestic Return Receipt 102595-00-M-0952

IMPROPERLY ABANDONED MONITORING WELL

RIGHT-OF-WAY

Shaw Environmental, Inc.
111 West Pleasant Street, Suite 105
Milwaukee, WI 53212-3939
Tel: 414.291.2350
Fax: 414.291.2385

Shaw™ Shaw Environmental, Inc.

December 23, 2009

Mr. Randy Neils
Director of Public Works
City of Kiel
621 Sixth Street
Kiel, WI 53042

CERTIFIED MAIL

RE: **Notification of Improperly Abandoned Groundwater Monitoring Well**
East Central Cooperative Investigation
H.G. Weber & Company, Inc.
725 Fremont Street
Kiel, Wisconsin
BRRTS No. 02-36-550001
Shaw Project No. 130464

Dear Mr. Neils:

Shaw Environmental, Inc. (Shaw), on behalf of H.G. Weber, prepared this notice of an improperly abandoned groundwater monitoring well in the City of Kiel road right of way located on Eighth Street, Kiel, Wisconsin, per Wisconsin Department of Natural Resources (WDNR) requirements.

As detailed in a Shaw letter dated November 18, 2009, a groundwater monitoring well was installed in the City of Kiel road right of way as part of an environmental site investigation and remediation of the East Central Cooperative property. The East Central Cooperative site was granted conditional case closure by the WDNR, and responsibility for groundwater monitoring well MW-09 was transferred to H.G. Weber. Substantial grading and road construction was completed in the area, and groundwater monitoring well (MW-09) could not be located and properly abandoned. The attached *Figure 4-Soil Boring and Monitoring Well Location Map* shows the location of the groundwater monitoring well.

A second groundwater monitoring well was installed in the City of Kiel road right of way as part of an environmental site investigation and remediation of the Weber Oil/East Central Cooperative property. The Weber Oil/East Central Cooperative site was granted conditional case closure by the WDNR, and responsibility for groundwater monitoring well MW-01 was transferred to H.G. Weber. During well abandonment activities on December 22, 2009, MW-01 could not be located and properly abandoned. Again, the well appears to have destroyed during road construction activities. The attached *Figure 4-Soil Boring and Monitoring Well Location Map* shows the location of the groundwater monitoring well.

In accordance with the closure requirements of Chapter NR 726, Wisconsin Administrative Code (WAC), the WDNR requires this letter to notify you that one groundwater monitoring well still exists on the property, and that this property will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. GIS Registry information is available to the general public on the WDNR's internet web site at www.dnr.state.wi.us/org/at/et/geo/gwur. Please note, if the monitoring well is ever located, the well will need to be abandoned according to the requirements of Chapter NR 141.25 WAC.

A copy of this notification letter will be provided to the WDNR. If you have any questions or need additional information, you may contact me at 414-291-2350. Alternatively, you may contact Ms. Annette Weissbach of the Wisconsin Department of Natural Resources, 2984 Shawano Avenue, Green Bay, Wisconsin 54313-6727, at 920-662-5165.

Sincerely,
SHAW ENVIRONMENTAL, INC.

Timothy P. Welch, PG
Project Manager

Attachment: Figure 4 – Soil Boring and Monitoring Well Location Map

cc: Ms. Annette Weissbach WDNR

Q:\Projects\100000\130464 - HG Weber\Correspondence\Other\Abandonment Notification 12-23-09.doc

IMPROPERLY ABANDONED MONITORING WELL

RIGHT-OF-WAY

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CITY OF KIEL – PUBLIC WORKS
MR RANDY NEILS - DIRECTOR
621 SIXTH STREET
KIEL WI 53042

COMPLETE THIS SECTION ON DELIVERY

A. Received by *(Please Print Clearly)* D. Funkhouser

B. Date of Delivery 12/28/09

C. Signature X

☑ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for ~~Merchandise~~
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Copy from service label)* 7001 0320 0003 2638 5675

PS Form 3811, July 1999 Domestic Return Receipt 102595-00-M-0952

Shaw® Shaw Environmental, Inc.

WI DNR RECEIVED JAN 25 2010 NER WASTE/RR

RIGHT-OF-WAY

A World of **Solutions**™

January 25, 2010

Mr. Randy Neils
City of Kiel Department of Public Works
P.O. Box 98
Kiel, Wisconsin 53042

SUBMITTED ELECTRONICALLY

Re: Notification of Chlorinated Volatile Organic Compound Contamination on City of Kiel Rights-of-Way Adjoining H.G. Weber & Company Property (Update)
725 Fremont Street, Kiel, WI
VPLE No. 06-36-550940, BRRTS No. 02-36-550001

Dear Mr. Neils:

On behalf of the H.G Weber, Shaw Environmental, Inc. (Shaw), has prepared this notification of chlorinated volatile organic compound (CVOC) impacted soils and groundwater in association with a contaminant release incident at the H.G. Weber property located at 725 Fremont Street, Kiel Wisconsin. This notification is being submitted in accordance with the requirements of Wisconsin Administrative Code, Chapter Natural Resources 726.05(2)(b)4 to facilitate the Wisconsin Department of Natural Resources (WDNR) review of an environmental case closure request associated with the above-referenced property. This notification was originally submitted to you on January 13, 2009; however, the WDNR requested that this update be provided to your office with a current map showing impact extent.

By this letter, H.G. Weber hereby notifies the City of Kiel that residual CVOC affected soil and groundwater may exist within the City of Kiel rights-of-way adjoining the H G Weber property at 725 Fremont Street, Kiel Wisconsin. The adjoining rights-of-way include Fremont Street and Eighth Street. The attached **Figure 15– Groundwater Quality Map** presents the lateral extent of the dissolved phase CVOC contaminant plume.

If you have any questions regarding this notification or require additional information regarding this Site, please contact Timothy Welch at 414.291.2359.

Sincerely,
SHAW ENVIRONMENTAL, INC.

Timothy P. Welch, P.G.
Program Manager

cc: Ms. Annette Weissbach- WDNR

Ms. Jodi Arndt – Liebman, Conway, Olejniczak & Jerry, S.C.

Mr. John Schmitt – H.G. Weber

Mr. Nick Marsico – Huck Bouma, S.C.

Attachment: Figure 15-Groundwater Quality Map

RIGHT-OF-WAY

Welch, Timothy

From: Welch, Timothy
Sent: Tuesday, January 13, 2009 11:02 AM
To: 'sharlene.tebeest@dot.state.wi.us'
Subject: FW: Notification of Contamination in ROW
Attachments: Off-Site Notification- WDOT.doc; 130464 FIG13 SQ DCO 12-30-08.pdf; 130464 FIG14 GWQ DCO 1-12-09.pdf

Sharlene
Can you please send an email acknowledgment of receipt
Thanks-Tim

Timothy P. Welch, PG
Program Manager
Shaw Environmental & Infrastructure, Inc.
111 West Pleasant Street, Suite 105
Milwaukee, Wisconsin 53212
414-291-2359
Fax: 414-291-2385

Shaw™ a world of Solutions™

From: Welch, Timothy
Sent: Tuesday, January 13, 2009 10:57 AM
To: 'sharlene.tebeest@dot.state.wi.us'
Cc: Welch, Timothy
Subject: Notification of Contamination in ROW

Sharlene
Attached please find Notification of Contamination in ROW documentation for the HG Weber Company in Kiel, WI. Please contact me with any questions.
Thank you-Tim

Timothy P. Welch, PG
Program Manager
Shaw Environmental & Infrastructure, Inc.
111 West Pleasant Street, Suite 105
Milwaukee, Wisconsin 53212
414-291-2359
Fax: 414-291-2385

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RIGHT-OF-WAY

Notification of Contamination within the Right of Way

County: Manitowoc
Highway: State Highway 149
Site Name: H G Weber Company
Site Address: 725 Fremont Street, Kiel, WI
BRRTS Number: 02-36-550001
PECFA Number:
FID Number:

Owner's Name: H G Weber Company
Owner's Address: 725 Fremont Street, Kiel, WI

Consulting Firm: Shaw Environmental, Inc.
Consultant Contact: Tim Welch
Consultant Address: 111 West Pleasant Street, Milwaukee, WI 53212
Consultant Phone, Fax and E-mail: (414) 291-2359- tele; (414) 291-2385-fax;
timothy.welch@shawgrp.com

Soil contamination? NO
Depth to contaminated soil:
Vertical extent of contaminated soil: (e.g. from _____ feet to _____ feet below ground surface)
Groundwater contamination? YES
Depth to water table: 3-7 feet bgs

Describe the type(s) of contamination present. Chlorinated Volatile Organic Compounds

Brief summary of cleanup activity: Monitored Natural Attenuation

Attach a current plume map for groundwater contamination
Attach a current plume map for soil contamination

RIGHT-OF-WAY

Welch, Timothy

From: TeBeest, Sharlene - DOT [sharlene.tebeest@dot.state.wi.us]
Sent: Tuesday, January 20, 2009 11:13 AM
To: Welch, Timothy
Subject: RE: Notification of Contamination in ROW

Thank you,

I've received the notification for the
H G Weber Company
Site Address: 725 Fremont Street, Kiel, WI
BRRTS Number: 02-36-550001

Shar

Sharlene Te Beest
Hazardous Materials Specialist
Wisconsin Department of Transportation, Bureau of Equity and Environmental Services
Phone: 608-266-1476; Fax: 608-266-7818; Cell: 608-692-4546
Address: WISDOT- BEES; PO Box 7965; Room 451 HFSTB; Madison, WI 53707-7965

-----Original Message-----
From: Welch, Timothy [mailto:timothy.welch@shawgrp.com]
Sent: Tuesday, January 13, 2009 10:57 AM
To: TeBeest, Sharlene - DOT
Cc: Welch, Timothy
Subject: Notification of Contamination in ROW

Sharlene
Attached please find Notification of Contamination in ROW documentation for the HG Weber Company in Kiel, WI.
Please contact me with any questions.
Thank you-Tim

Timothy P. Welch, PG
Program Manager
Shaw Environmental & Infrastructure, Inc.
111 West Pleasant Street, Suite 105
Milwaukee, Wisconsin 53212
414-291-2359
Fax: 414-291-2385

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