

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Feet & Seat Center/Classic Video		
<b>BRRTS #:</b>	03-36-000293		<b>FID #</b>
<b>COMMERCE #:</b>	53042-1317-10		(if appropriate):
<b>CLOSURE DATE:</b>	December 16, 2003		
<b>STREET ADDRESS:</b>	410 Fremont St		
<b>CITY:</b>	Kiel		

**SOURCE PROPERTY GPS COORDINATES** (meters in WTM91 projection): X = 677816 Y = 384049

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:** Yes  No

• **STREET ADDRESS:** 328 Fremont Street

• **GPS COORDINATES** (meters in WTM91 projection): X = 677857 Y = 384071

• **STREET ADDRESS:** 329 Fremont Street

• **GPS COORDINATES** (meters in WTM91 projection): X = 677857 Y = 384017

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):** Yes  No

**CONTAMINATION IN RIGHT OF WAY:** Yes  No

### DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	X
County Parcel ID number, if used for county, for all affected properties	X
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
<b>Tables of Latest Groundwater Analytical Results</b> (no shading or cross-hatching)	X
<b>Tables of Latest Soil Analytical Results</b> (no shading or cross-hatching)	X
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	X
<b>GW: Table of water level elevations</b> , with sampling dates, and free product noted if present	X
<b>GW: Latest groundwater flow direction/monitoring well location map</b> (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs</b> , with one contour	X
<b>Geologic cross-sections, if required for SI.</b> (8.5x14" if paper copy)	X
<b>RP certified statement that legal descriptions are complete and accurate</b>	X
<b>Copies of off-source notification letters</b> (if applicable)	X
<b>Letter informing ROW owner of residual contamination</b> (if applicable)(public, highway or railroad ROW)	X
<b>Copy of (soil or land use) deed restriction(s) or deed notice</b> if any required as a condition of closure	X



December 16, 2003

Mr. Don Winkler  
Winkler Oil Company, Inc.  
P.O. Box 70  
Chilton, WI 53014

RE: **Final Closure**

**Commerce # 53042-1317-10**      WDNR BRRTS # 03-36-000293  
Feet & Seat Center/Classic Video, 410 Fremont Street, Kiel

Dear Mr. Winkler:

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

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

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. M. Michalets', with a long horizontal flourish extending to the right.

Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Ms. Victoria Flowers, Environmental Assessments, Inc.  
Case File



October 14, 2003

Mr. Don Winkler  
Winkler Oil Company, Inc.  
P.O. Box 70  
Chilton, WI 53014

RE: **Conditional Case Closure**

**Commerce # 53042-1317-10**      **WDNR BRRTS # 03-36-000293**  
Feet & Seat Center/Classic Video, 410 Fremont Street, Kiel

One waste oil and three gasoline underground storage tanks removed in 1989

Dear Mr. Winkler:

The Wisconsin Department of Commerce (Commerce) has reviewed the site referenced above for closure based upon information submitted by your consultant, Environmental Assessments, Inc. It is understood that residual soil and groundwater contamination remains on this property and that the groundwater contaminant plume extends off the property to the southeast. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

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

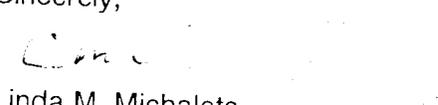
- The sump and 18 monitoring wells must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

Any remaining remedial system components should also be properly abandoned as soon as possible.

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

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

  
Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Ms. Victoria Flowers, Environmental Assessments, Inc.  
Case File

667518

RECEIVED FOR RECORD  
APR 25 1990  
3:08 PM

REGISTER OF DEEDS  
PRESTON JONES

This Deed, made between Winkler Oil Co. Inc.,  
a Wisconsin Corporation,

Grantor,  
and Daniel C. Halbach and Karen J. Halbach,  
husband and wife, as survivorship marital  
property

Witnesseth, That the said Grantor, for a valuable consideration  
One (\$1.00) Dollar & other good & valuable consideration  
conveys to Grantee the following described real estate in Manistowish  
County, State of Wisconsin:

The West One Hundred (100) feet of Lot Numbered  
Six (6) of Block Numbered Seven (7) of Greve's  
Addition to the City of Kiel, according to the  
Recorded Plat of said Addition.

RETURN TO  
St. Pann of Kiel

Tax Parcel No: W-7

PLAT

TRANSFER  
\$ 112.50  
FEE

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Winkler Oil Co., Inc.  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal  
and zoning ordinances and recorded easements for public utilities; recorded  
building restrictions and any other easements and/or restrictions of public  
record  
and will warrant and defend the same.

Dated this 23rd day of April, 1990.

WINKLER OIL CO., INC.

By: Jane Winkler (SEAL)  
Jane Winkler, President  
Don L. Winkler, Secretary (SEAL)

AUTHENTICATION

Signature(s) Jane Winkler, Pres. and  
Don L. Winkler, Secy. of Winkler  
Oil Co., Inc.  
authenticated this 23rd day of April, 1990

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

THIS INSTRUMENT WAS DRAFTED BY

George W. Twohig, Atty.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County } ss.  
Personally came before me this day of  
19 the above named

to me known to be the person who executed the  
foregoing instrument and acknowledge the same.

Notary Public County, Wis.  
My Commission is permanent. (If not, state expiration  
date: 19)

\*Names of persons signing in any capacity should be typed or printed below their signatures.

429118

RECEIVED FOR RECORD

MARCH 9 1957

Robert B. Brandt  
REGISTER OF DEEDS

THIS INSTRUMENT Made this 11th day of March A.D. 1957  
between Henrietta Herriges

part Y of the first part, and  
C. J. Meiselwitz Furniture, Inc., a Wisconsin  
Corporation

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 and other good and valuable  
consideration

to her in hand paid by the said party of the second part, the receipt  
whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remise, released, aliened, conveyed  
and confirmed, and by these presents do es give, grant, bargain, sell, remise, release, alien, convey and confirm unto  
the said party of the second part its heirs and assigns forever, the following described  
real estate, situated in the County of Manitowoc and State of Wisconsin, to-wit:

Lots Numbered Seven (7) and Eight (8) except the East  
Forty (40) feet of Lot Number Eight (8) in Block  
Number One (1) of Stoll's Addition in the City of Kiel,  
according to the recorded plat thereof.

This deed satisfies Land Contract dated June 24, 1952,  
from C. J. Meiselwitz Co., Inc. to C. J. Meiselwitz Furniture,  
Inc. recorded in Vol. 304 of Deeds, page 137 and assigned by  
C. J. Meiselwitz Co., Inc. to Henrietta Herriges recorded in  
Vol. 318 of Deeds, page 660, all recorded in Registrar of Deeds

Together with all and singular the hereditaments and appurtenances thereto belonging in law and  
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 party of the second part, and to its heirs and assigns FOREVER.

And the said Henrietta Herriges

for her heirs, executors and administrators, does covenant, grant, bargain, and agree  
to and with the said party of the second part, its heirs and assigns, that at the time of the executing  
and delivery of these presents, she is well seized of the premises above described, as of a good, true,  
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 party of the second  
part, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part  
thereof, she will forever WARRANT AND DEFEND.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal  
this 11th day of March A.D. 1957

SIGNED AND SEALED IN PRESENCE OF  
David A. Dillon  
Reah L. Christel



State of Wisconsin,  
Manitowoc County, Personally came before me, this 11th day of March A.D. 1957  
the above named Henrietta Herriges

to me known to be the person who executed the foregoing instrument and acknowledged the

THIS INSTRUMENT WAS DRAFTED BY  
David A. Dillon

(NOTARY SEAL)

David A. Dillon  
Notary Public, State of Wisconsin  
My commission expires 12/31/58

385

905306

STATE BAR OF WISCONSIN FORM 2 - 1998  
WARRANTY DEED



1650 174

Document Number

This Deed, made between Conrad G. Rausch, a single  
man :

RECEIPT# 4785

\$11 00 DEED

STATE OF WISCONSIN  
MANITOWOC COUNTY  
PRESTON JONES  
REGISTER OF DEEDS  
RECEIVED FOR RECORD

APR 23 9 57 48 AM

and Eugene Rausch and Marjorie Rausch, husband and  
wife, as survivorship marital property

Grantor.

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following  
described real estate in Manitowoc County, State of Wisconsin

Lot Numbered One (1) of a Certified Survey  
in Lot Numbered Six (6) of Block Numbered Five  
(5) of Manequa Addition in the City of Kiel, as  
recorded in the Office of the Register of Deeds  
for Manitowoc County, Wisconsin, in Volume 14 of  
Certified Survey maps, page 213, #726780.

Name and Return Address  
Conrad G. Rausch  
329 Fremont Street  
Kiel, WI 53042

*H. Rausch*

Rental Weatherization Exclusion: W-3.  
Transfer Tax Exemption: \$77.25(8).

51-750-005-006.01  
Parcel Identification Number (PIN)

This is homestead property  
(is) (is not)

Excepting and retaining a life estate in grantor under the terms of  
which grantor shall be permitted the full enjoyment and use of the subject  
premises, without rental charge, during his lifetime.

Exceptions to warranties: Easements, rights-of-way, covenants and restrictions  
of record.

Dated this 9 day of April 2002

(SEAL)

*Conrad G. Rausch*

(SEAL)

Conrad G. Rausch

(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

State of Wisconsin,

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

Calumet County }  
Personally came before me this 9TH day of  
April 2002 the above named  
Conrad G. Rausch

TITLE MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)

\_\_\_\_\_ to  
me known to be the person \_\_\_\_\_ who executed the foregoing  
instrument and acknowledge the same

THIS INSTRUMENT WAS DRAFTED BY

Attorney John I. Laun

*John I. Laun*  
JOHN I. LAUN

Notary Public, State of Wisconsin  
My commission is permanent (If not, state expiration date)

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

\* Names of persons signing in any capacity must be typed or printed below their signature

51-650

TOWN 17

SECTION 30

RANGE

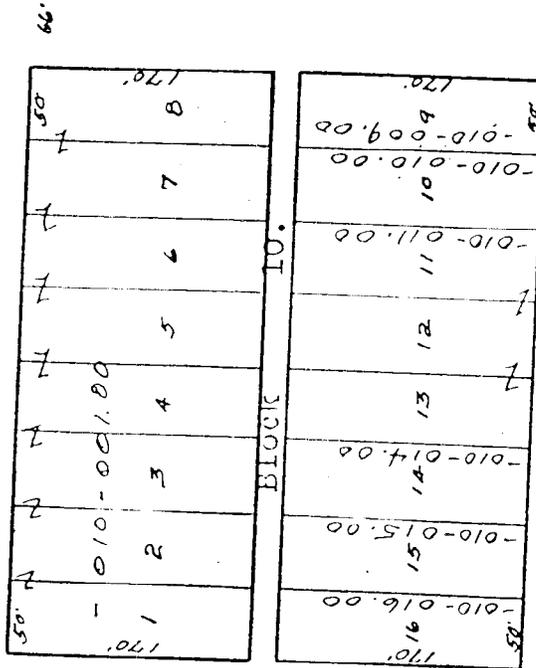
Second Ward.

NET SW 1/4

51-650

Greve's

Addition



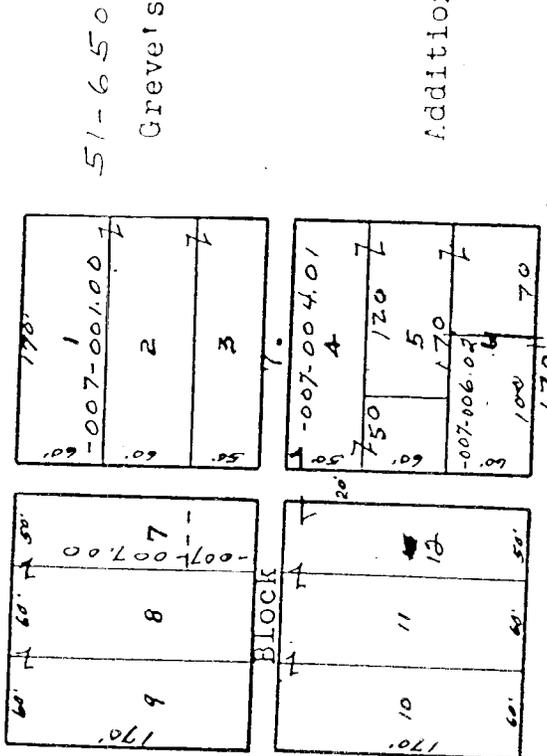
51-690

Hilber's

and

Smith's

Addition

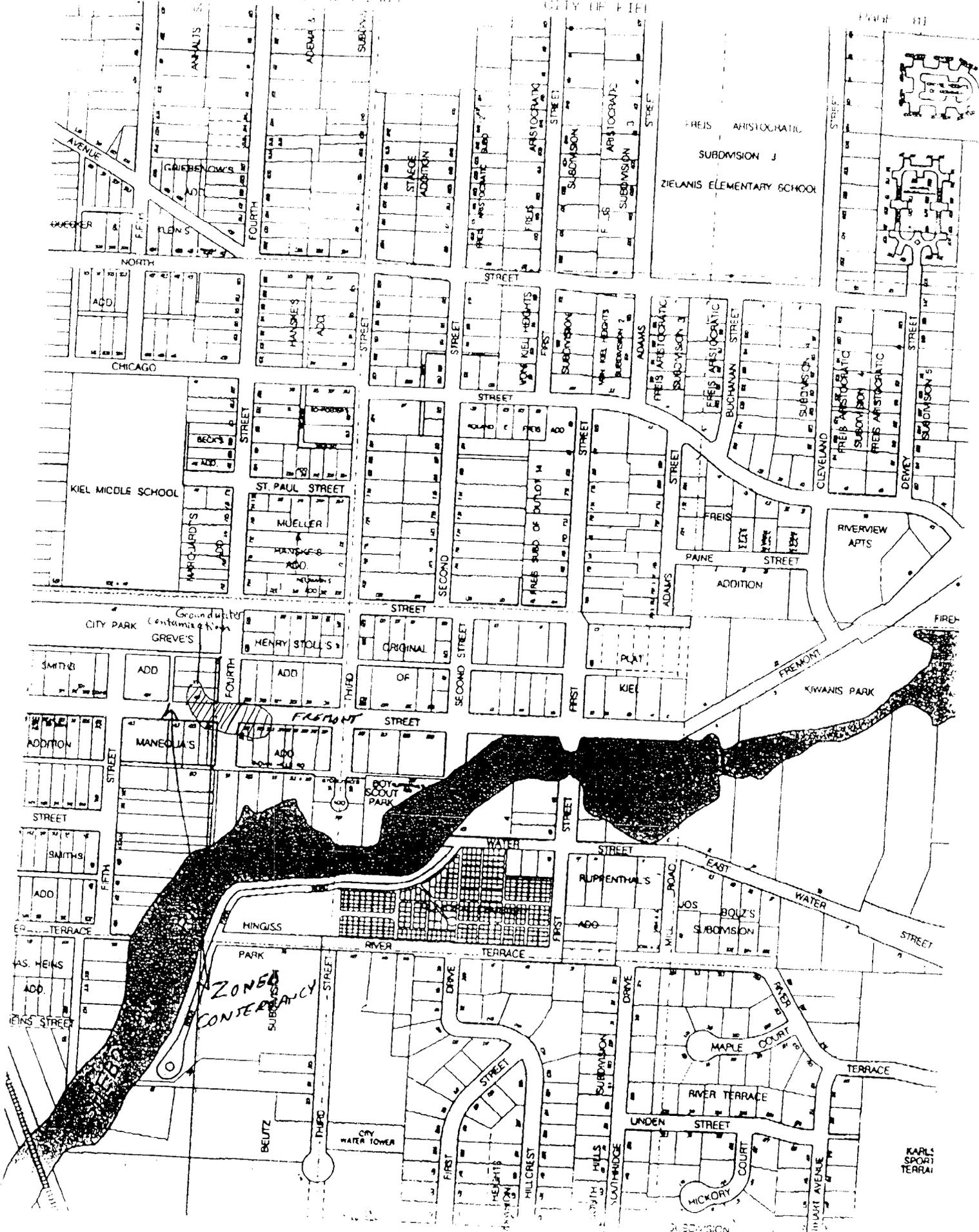


51-650

Greve's

Addition

51-650  
51-690



ZONED CONSERVANCY

PREIS ARISTOCRATIC  
SUBDIVISION J  
ZIELANIS ELEMENTARY SCHOOL

RIVERVIEW APTS

KIWANIS PARK

KARL SPORT TERRAI

AVENUE

NORTH

CHICAGO

KIEL MIDDLE SCHOOL

ST PAUL STREET

CITY PARK  
Greve's

MENRY STOLL'S

ORIGINAL

OF

FREMONT STREET

MANEGLIA'S

ADD

BOY SCOUT PARK

RUPPENTHAL'S

JOS BOLZ'S SUBDIVISION

MINGISS PARK

RIVER TERRACE

MAPLE COURT

RIVER TERRACE

UNDEN STREET

HICKORY COURT

CITY WATER TOWER

FIRST STREET

HILL CREST

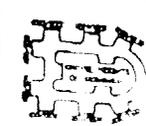
HILLS

SOUTHBRIDGE DRIVE

TERRACE

AVENUE

SUBDIVISION



## **GIS Registry Information**

### **Site**

410 Fremont Street  
Kiel, WI

Parcel ID: 051 650 007 006 .02

GIS Coordinates: 677816,384049

Property Owner: Mr. Daniel Halbach

### **Affected Neighboring Properties**

328 Fremont Street  
Kiel, WI

Parcel ID: 051 860 001 007 .00

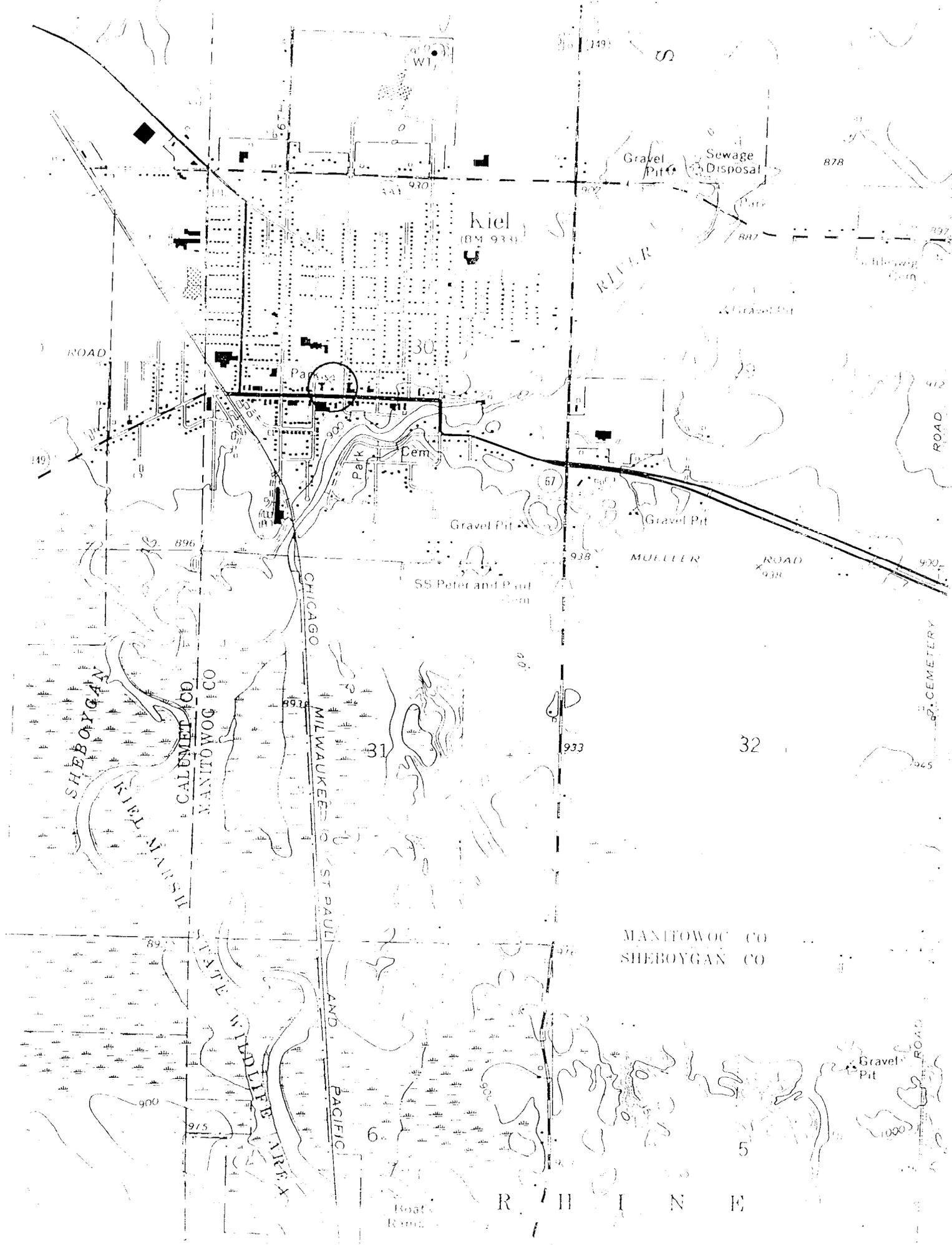
GIS Coordinates: 677857, 384071

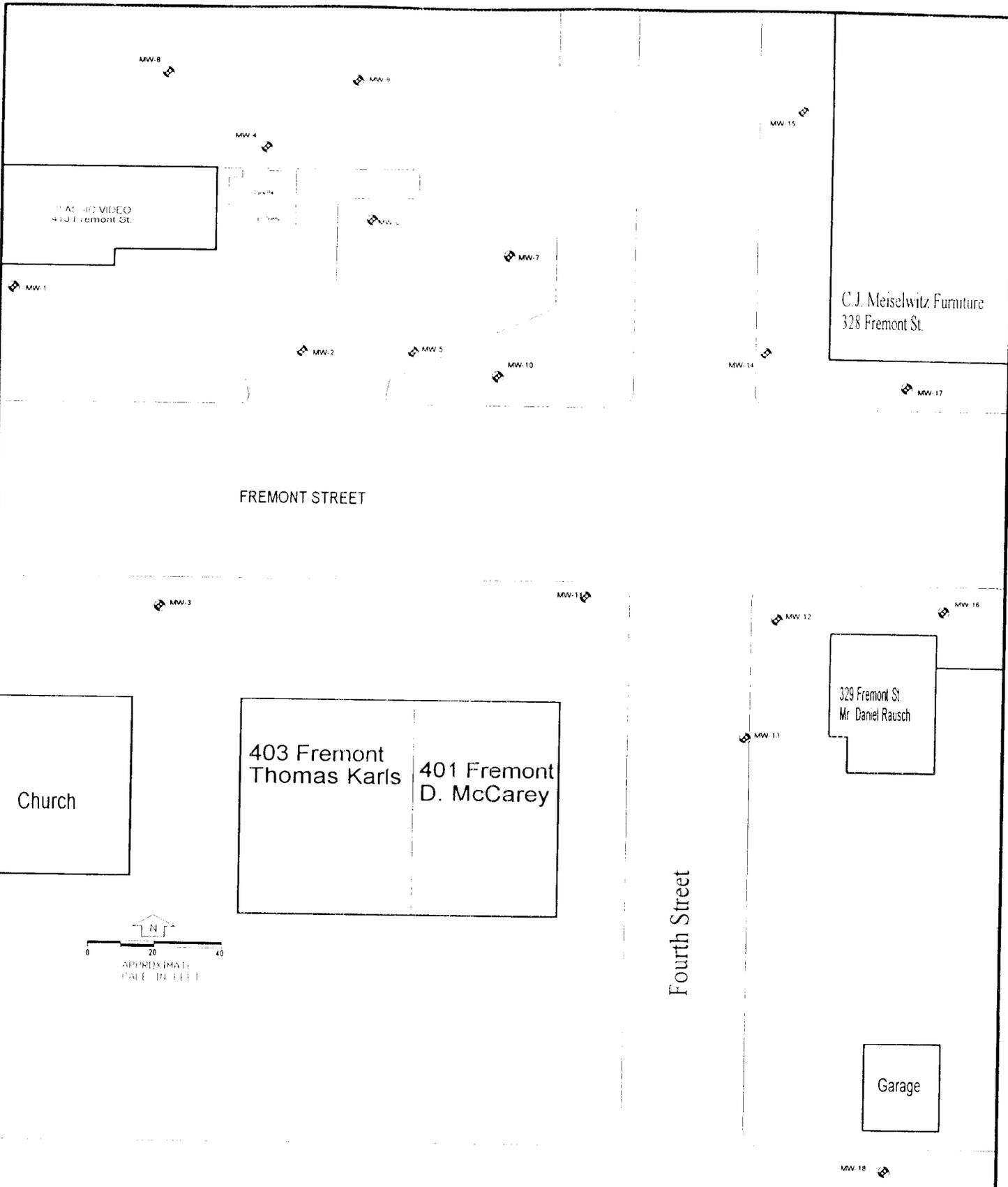
Property Owner: C.J. Meiselwitz Furniture, Inc.

329 Fremont Street  
Kiel, WI

Parcel ID: 051 750 005 006 .01

GIS Coordinates: 677857, 384017

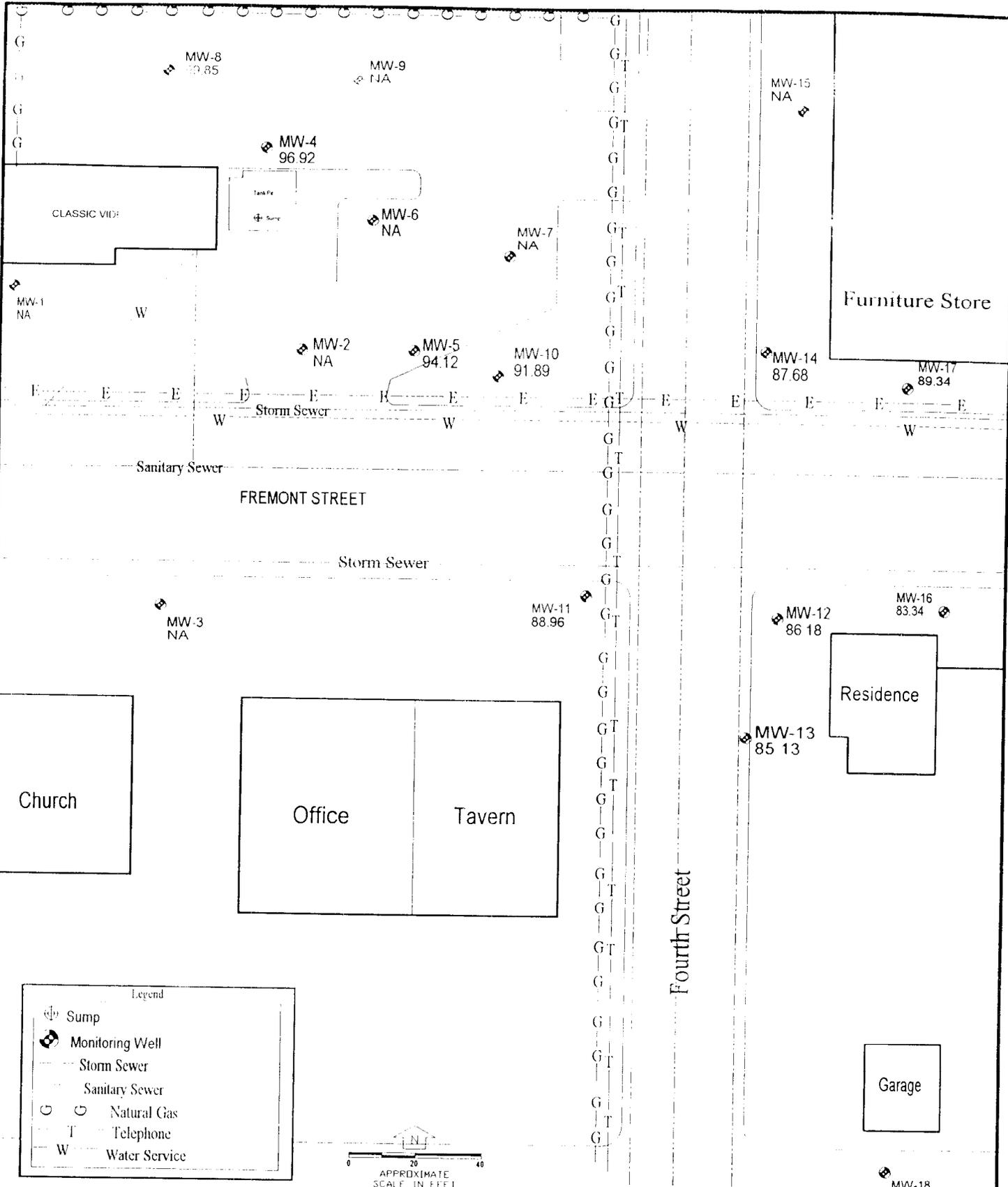




ENVIRONMENTAL  
ASSESSMENTS, INC.  
APPLETON, WISCONSIN

PROJECT/CLIENT  
CLASSIC VIDEO  
TITLE Site Layout Map

Drawn by  
AMT  
Scale  
1 inch = 40 feet  
Figure No



ENVIRONMENTAL  
ASSESSMENTS, INC.  
APPLETON, WISCONSIN

PROJECT/CLIENT  
CLASSIC VIDEO  
TITLE  
Site Layout Utility Location  
& Groundwater Elevations

Drawn by  
AMT  
Scale  
1 inch = 40 feet  
Figure No  
1

### Summary of Groundwater Sampling Results

Sample Date	Top of Well Screen 87.79			Length of Screen 10 ft.				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
11/11/91	<1	<1	<1		<1	<1	<3	
05/05/92								
10/07/93	<1	<1	<1		<1	<1	<3	
08/03/95	<0.5	<0.6	<2.7	<1	<0.6	<1.7	<1.7	93.3
05/30/96	<0.5	<0.6	<2.7		<0.6	<1.7	<1.7	94.58
04/14/00	<0.32	<0.34	<0.31		<0.35	<0.64	<1	93.44
06/07/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	94.26
09/27/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	94.39
12/11/01								93.83

Sample Date	Top of Well Screen 78.53			Length of Screen 10 ft.				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
11/11/91	<1	<1	13		<1	<1	<3	
05/05/92	69	<1	12		1	<1	<3	
10/07/93	310	<5	82		<5	<5	<15	
08/03/95	177	<6	155	<10	<6	<17	<17	92.57
05/30/96	26	<0.6	104		<0.6	<1.7	<1.7	91.23
04/14/00	190	9.4	100		0.89	0.47	1.1	92.3
06/07/01	660	15	150		<4.1	4.7	<6.9	92.89
09/27/01	500	22	130		<4.1	5.1	10	92.72
12/11/01	7.5	<0.22	100		<0.41	<0.34	<0.43	92.4

Sample Date	Top of Well Screen 85.68			Length of Screen 10 ft.				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
11/11/91								
10/07/93	<1	<5	<1		<1	<1	<3	
08/03/95	<0.5	<0.6	<2.7	<1	<0.6	<1.7	<1.7	90.14
05/30/96	<0.5	<0.6	<2.7	<1	<0.6	<1.7	<1.7	91.66
04/14/00	<0.31		<0.35	<1	0.6	<0.64	<1	91.2
06/07/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	91.41
09/27/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	90.86
12/11/01								90.74

Sample Date	Top of Well Screen 94.04			Length of Screen 10 ft.				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
05/30/96	3970	748	<135	<50	2880	359	2624	98.11
01/06/00	7000	1000	30		3000	630	4200	96.37
04/14/00	310	350	<94	<110	210	160	1520	97.58
06/07/01	5800	770	<23		620	520	3200	98.54
09/27/01	6900	1300	<9.2		1200	820	5600	98.86
12/11/01	10,000	1000	<92		940	650	5800	95.87
04/10/03	5100	580	<29	82	390	379	2630	96.92

Sample Date	Top of Well Screen 89.58			Length of Screen 10 ft.				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
05/30/96	20,100	1710	1330	215	6490	1323	6660	95.11
04/14/00	12,000	1500	290	320	3700	1430	6500	94.25
06/07/01	7800	1600	230		2300	1590	5900	94.15
09/27/01	9000	1700	240	440	800	1610	6600	94.54
12/11/01	10,000	1500	180		3100	1360	6700	94.12
04/10/03	5900	1200	170	310	1700	1130	4600	92.38

Sample Date	Top of Well Screen 96.51			Length of Screen 10 ft				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
05/30/96	1740	1360	<135	125	1660		4340	96.05
04/14/00	2700	1200	100	260	630	1250	3720	96.15
06/07/01	2700	1300	<46		620	1360	3500	96.7
09/27/01	3100	1300	<46	370	350	1490	3400	96.28
12/11/01	2900	1100	<46		390	1140	3610	93.82

Sample Date	Top of Well Screen 95.79			Length of Screen 10 ft				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
05/30/96	<0.5	<0.6	<2.7	<1	<0.6	<1.7	<1.7	95.66
04/14/00	0.62	<0.4	0.56		<0.37	<0.63	<0.79	95.63
06/07/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	95.88
09/27/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	95.6
12/11/01								95.23

Sample Date	Top of Well Screen 96.50			Length of Screen 10 ft				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
09/18/98	<0.1	<0.19	<0.73	<0.54	<0.11	<0.35	<0.39	98.18
01/06/00	<0.32	<0.34	<0.31		<0.35	<0.64	<1	97.79
04/14/00	<0.32	<0.34	<0.31		<0.35	<0.64	<1	98.58
06/07/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	100.02
09/27/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	99.82
12/11/01								98.76
04/10/03	<0.32	<0.60	<0.58	0.14	<0.58	<0.66	<1.2	99.85

Sample Date	Top of Well Screen 94.14			Length of Screen 10 ft				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
09/18/98	<0.1	<0.19	<0.73	<0.54	<0.11	<0.35	<0.39	93.13
04/14/00	<0.32	<0.34	<0.31		<0.35	<0.64	<1	96.83
06/07/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	97.54
09/27/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	96.92
12/11/01								96.54

Sample Date	Top of Well Screen 91.25			Length of Screen 10 ft				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
09/18/98	1660	1170	<36.6	498	482	2092	4007	91.35
01/06/00	1800	940	61		640	1820	2600	89.83
04/14/00	1200	680	71	270	320	1860	2050	91.35
06/07/01	1400	830	<23		570	2260	2400	90.79
09/27/01	1200	1000	23		720	2200	3100	90.37
12/11/01	1500	870	<23		1100	1980	3710	90.82
04/10/03	940	600	43	160	560	1560	2110	91.89

Sample Date	Top of Well Screen 88.78			Length of Screen 10 ft				Ground-water Elevation
	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
09/18/98	<1.88	<1.94	265	<5.38	<1.1	<4.64	<3.92	88.93
04/14/00	240	0.59	120		<0.37	<0.63	1.3	89.13
06/07/01	<0.21	<0.22	5.2		<0.41	<0.34	<0.69	89.41
09/27/01	0.39	<0.22	8.3		<0.41	<0.34	<0.69	89.3
12/11/01	<0.21	<0.22	7.4		<0.41	<0.34	<0.43	88.96
04/10/03	<0.30	<0.60	6.7	0.2	<0.58	<0.66	<1.2	89.29

MW12 Sample Date	Top of Well Screen			Length of Screen				Ground- water Elevation
	Benzene	Ethyl- benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
08/18/99	2800	1700	23	340	290	1210	4330	86.16
04/14/00	5200	1500	57	250	910	1170	3850	86.25
06/07/01	3100	1800	<23		650	1430	4400	86.77
09/27/01	2000	1900	<46	410	270	1580	4100	86.27
12/11/01	2200	1600	<46		2000	1040	3020	85.95
04/10/03	1900	1600	33	200	250	1027	2299	86.18

MW13 Sample Date	Top of Well Screen			Length of Screen				Ground- water Elevation
	Benzene	Ethyl- benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
08/18/99	2100	330	12	100	1700	440	1820	85.95
04/14/00	2900	650	<47	140	2900	1050	3430	85.92
06/07/01	1900	560	<9.2		1800	620	2400	86.73
09/27/01	2400	550	<23	160	2100	540	2300	86.27
12/11/01	4000	790	<46		2000	710	3240	85.83
04/10/03	1600	1000	21	130	250	860	3900	85.13

MW14 Sample Date	Top of Well Screen			Length of Screen				Ground- water Elevation
	Benzene	Ethyl- benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
08/18/99	100	160	10	31	27	103	440	86.24
04/14/00	<0.32	<0.34	<0.31	<0.53	<0.35	0.52	<1	86.9
06/07/01	42	65	<0.46		4.5	37.6	110	87.45
09/27/01	24	68	16		7.8	37.8	200	86.86
12/11/01	37	120	2.7		6.2	46.9	163	86.79
04/10/03	17	70	3.4	7.9	6.8	48.1	194	87.68

MW15 Sample Date	Top of Well Screen			Length of Screen				Ground- water Elevation
	Benzene	Ethyl- benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
01/06/00	<0.32	<0.34	<0.31	<0.88	<0.35	<0.64	<1	89
04/14/00	<0.32	<0.34	<0.31		<0.35	<0.64	<1	90.19
06/07/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	90.73
09/27/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	90.35
12/11/01								90.3

MW16 Sample Date	Top of Well Screen			Length of Screen				Ground- water Elevation
	Benzene	Ethyl- benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
01/06/00	<0.32	<0.34	4	<0.88	<0.35	<0.64	<1	82.4
04/14/00	31	64	4.1		15	33.5	169	84
06/07/01	<0.21	<0.22	0.94		<0.41	<0.34	<0.69	84.78
09/27/01	<0.21	<0.22	2.6		<0.41	<0.34	<0.69	84.18
12/11/01	<0.21	<0.22	2.7		<0.41	<0.34	<0.43	83.8
04/10/03	2.5	7.6	3.9	0.24	1.9	2.9	24	83.34

MW17 Sample Date	Top of Well Screen			Length of Screen				Ground- water Elevation
	Benzene	Ethyl- benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
01/06/00	<0.32	<0.34	<0.31	<0.88	<0.35	<0.64	<1	88.93
04/14/00	<0.32	<0.34	<0.31		<0.35	<0.64	<1	89.41
06/07/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	89.03
09/27/01	15	6.8	<4.6		4.1	3.5	25	88.94
12/11/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.43	88.72
04/10/03	<0.3	<0.6	<0.58	0.04	<0.58	0.66	<1.2	89.34

MW18 Sample Date	Top of Well Screen 78.08			Length of Screen 10 ft.				Ground- water Elevation
	Benzene	Ethyl- benzene	MTBE	Naphthalene	Toluene	TMB	Xylenes	
01/06/00	<0.32	<0.34	<0.31	<0.88	<0.35	<0.64	<1	75.23
04/14/00	<0.32	<0.34	<0.31		<0.35	<0.64	<1	76.65
06/07/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.69	75.55
09/27/01	<b>29</b>	9.1	<0.46		6.5	5.6	34	75.48
12/11/01	<0.21	<0.22	<0.46		<0.41	<0.34	<0.43	75.4
04/10/03	<0.3	<0.6	<0.58	<0.024	<0.58	<0.66	<1.2	75.4

NR 140 PAL	0.5	140	12	8	200	96	1000
NR 140 ES	5	700	60	40	1000	480	10000

**Notes:**

All results are in parts per billion (ppb)

MTBE = Methyl-tert-butyl-ether

TMB = Sum of 1,2,4- and 1,3,5- Trimethylbenzenes

NR 140 PAL = Wisconsin Administrative Code NR 140 Preventative Action Limit

NR 140 ES = Wisconsin Administrative Code NR 140 Enforcement Standard

*Italic values indicate NR 140 PAL.*

**Bold values indicate NR 140 ES**

**Feet & Seat/Classic Video Store, 410 Fremont Street, Kiel**

**Soil Sampling Results**

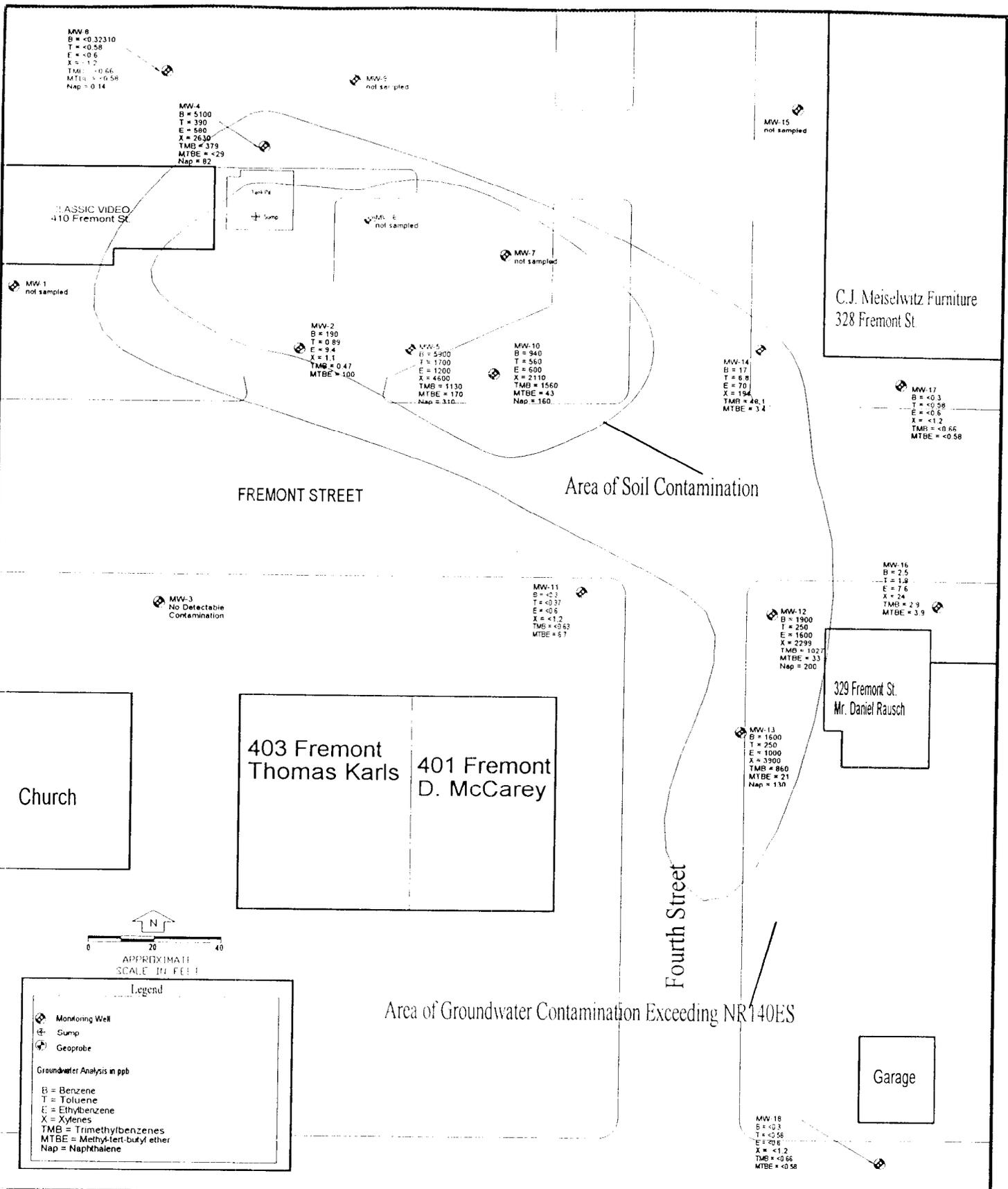
Sample ID	Date	Depth Interval	Gasoline Range Organics (ppm)	Benzene	Ethylbenzene	Toluene	Trimethylbenzenes	Total Xylenes	Methyl-tert-butyl-ether
GP1	02/29/96	4	1,360	2,830	2,710	3,200		7,630	<223
GP2	02/29/96	4	<0.9	126	<25	<25	<25	<25	<25
GP3	02/29/96	4	<0.9	<25	<25	<25	<25	<25	<25
GP4	02/29/96	4	<0.9	<25	<25	<25	<25	<25	<25
GP5	02/29/96	4	3.8	295	143	61		2,598	<112
GP6	02/02/96	4	192	582	2,290	<25	<25	10,020	145
GP7	02/29/96	4	12	1,870	177	181		393	<149
SB4	05/06/96	7	<0.9	<25	<25	150		82	<25
SB5	05/06/96	4	415	8,500	41,700	29,100		2,250	<220
SB6	05/06/96	4	125	593	2,170	161		5,086	<110
SB7	05/06/96	5	<0.9	<25	<25	28	<25	<50	<25
SB8	08/25/98	8	<0.65	<25	<25	<25	<25	<25	<25
SB9	08/25/98	3	<0.65	<25	<25	<25	<25	<25	<25
SB10	08/25/98	3	26	117	449	18		1,200	<25
SB11	08/25/98	4	<0.65	<25	13	<25	<25	<25	<25
SB12	07/27/99	5	<10	200	210	27		577	<25
SB13	07/27/99	3	43	2,900	15,000	23,000		69,000	<250
SB14	07/27/99	5	<10	30	61	<25	<25	<75	<25
SB15	11/30/99	4	<10	<25	<25	<25	<25	<75	<25
SB16	11/30/99	3	<10	<25	<25	<25	<25	<75	<25
SB17	11/30/99	3	<10	<25	<25	<25	<25	<75	<25
SB18	11/30/99	3	79	<250	1,600	<250	<250	5,570	<250
SB19	11/30/99	3	<10	<25	<25	<25	<25	<75	<25

<i>NR 720 Generic RCLs</i>	100	5.5	2900	NE	1500	4100	not established
<b>NR 746.06 Table 1 values</b>	not established	<b>8,500</b>	<b>4,600</b>	<b>2,700</b>	<b>38,000</b>	<b>42,000</b>	not established
<i>NR 746.06 Table 2 values</i>		1,100					

**Notes:**

all results are in parts per billion (ppb) unless indicated

Depth Interval: Soil sample identification for every two feet, starting at two feet below ground surface. For example, samples from depth interval 3 were collected 6 to 8 feet below ground surface and samples from depth interval 4 were collected 8 to 10 feet below ground surface.



Legend

- Monitoring Well
- Sump
- Geoprobe

Groundwater Analysis in ppb

- B = Benzene
- T = Toluene
- E = Ethylbenzene
- X = Xylenes
- TMB = Trimethylbenzenes
- MTBE = Methyl-tert-butyl ether
- Nap = Naphthalene



ENVIRONMENTAL  
ASSESSMENTS, INC.  
APPLETON, WISCONSIN

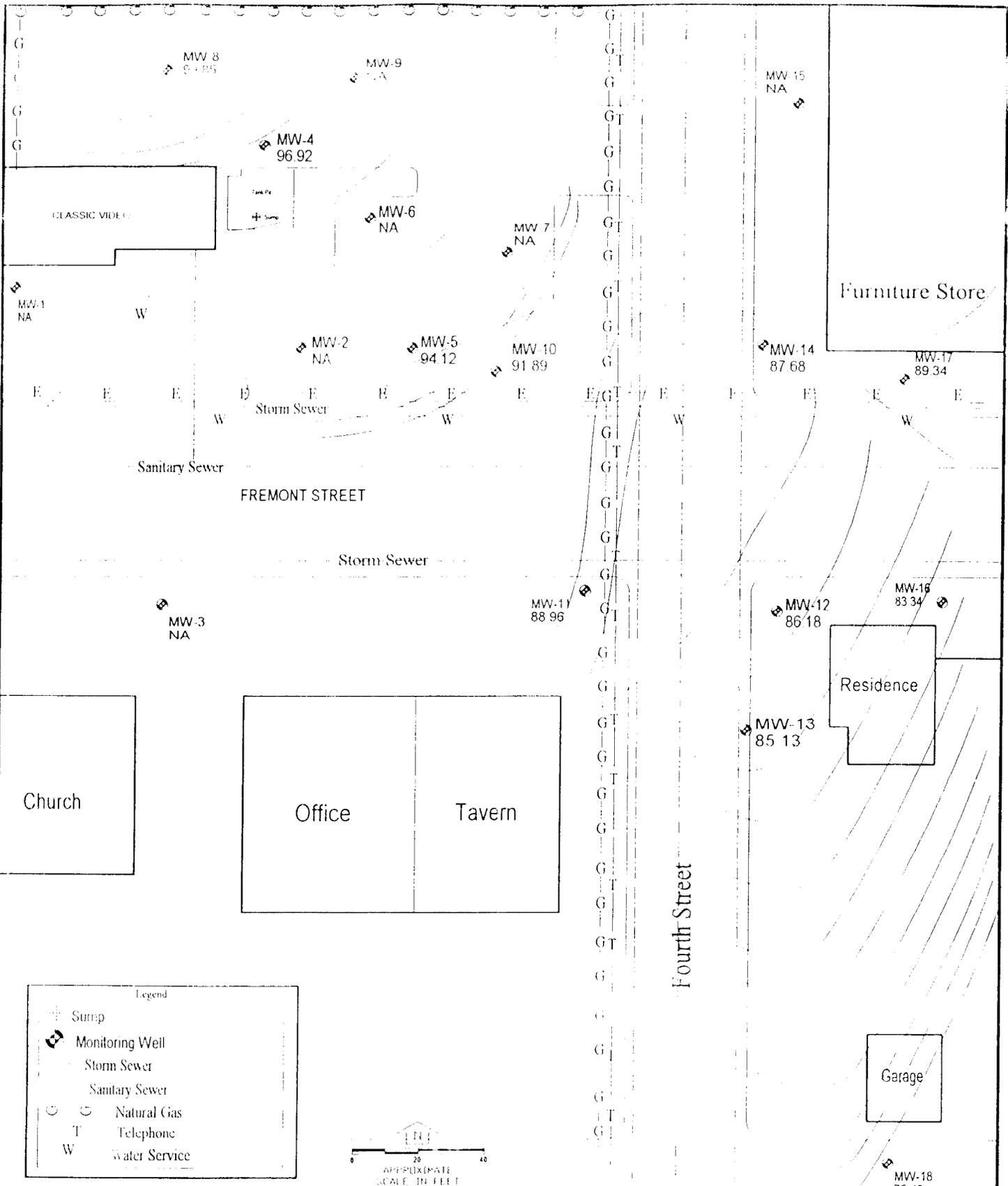
PROJECT/CLIENT  
CLASSIC VIDEO

TITLE Groundwater & Soil  
Contamination Plume Map  
and Groundwater Sampling Results

Drawn by  
AMT

Scale  
1 inch 40 feet

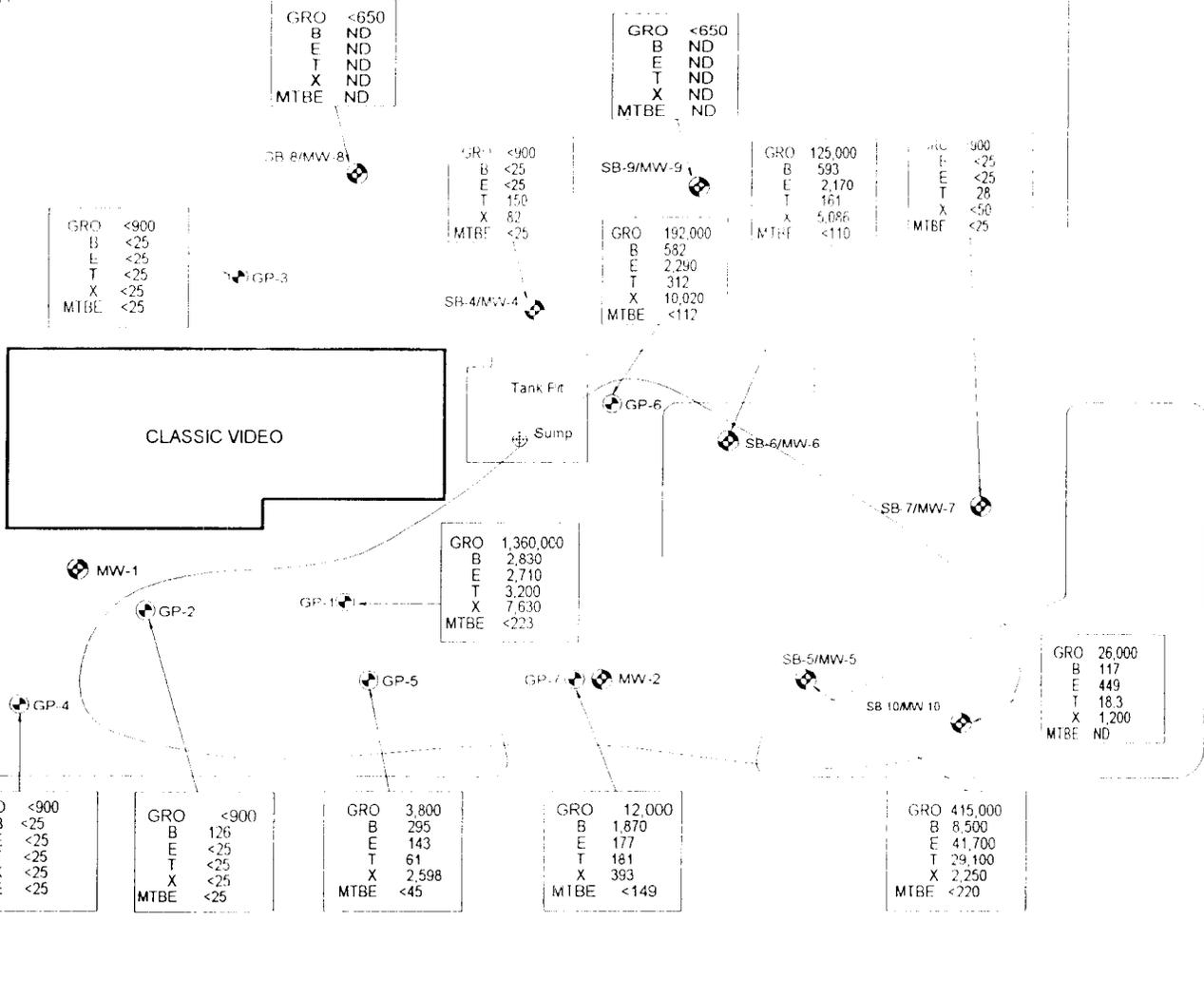
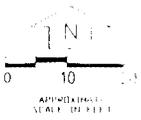
Figure No



ENVIRONMENTAL  
ASSESSMENTS, INC.  
APPLETON, WISCONSIN

PROJECT/CLIENT  
CLASSIC VIDEO  
TYPE: Layout, Utility Location,  
& Groundwater Elevation

Drawn by  
AMT  
Scale: 1 inch = 10 feet  
Figure No. 1



FREMONT STREET

- Soil Boring/Monitoring Well
- Sump
- Geoprobe

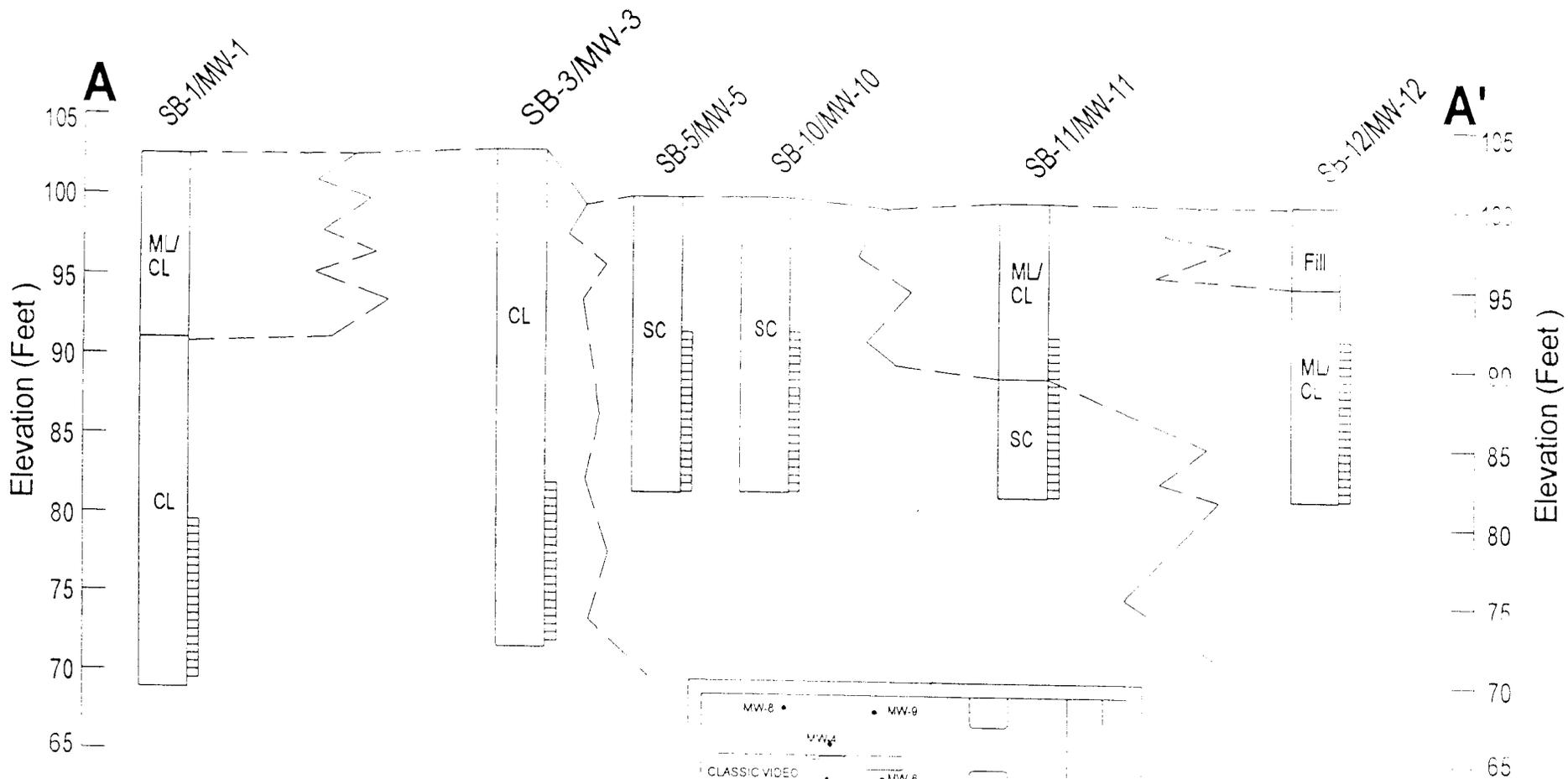
Soil Analysis in ppb	
Gasoline Range Organic (GRO)	100/250
Benzene (B)	5.5
Ethylbenzene (E)	2900
Toluene (T)	1500
Xylenes (X)	34.1
Methyl-tert-butyl ether (MTBE)	4100

Values Based on NR720 Standards

ENVIRONMENTAL  
ASSESSMENTS, INC  
APPLETON, WISCONSIN

PROJECT/CLIENT  
CLASSIC VIDEO  
TITLE  
Soil Results

Drawn by  
AMT  
Scale  
1 inch = 20 feet  
Figure No  
1

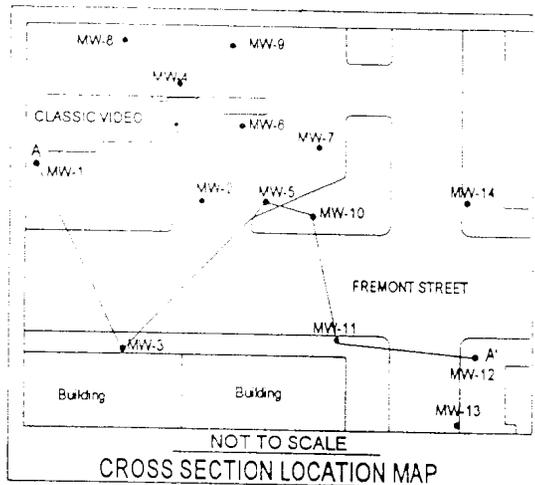


**Legend**

- SP Poorly graded Sand
- CL Clay
- SC Sandy Clay
- ML Silt



Screened Interval



Environmental Assessments, Inc.  
Appleton, Wisconsin

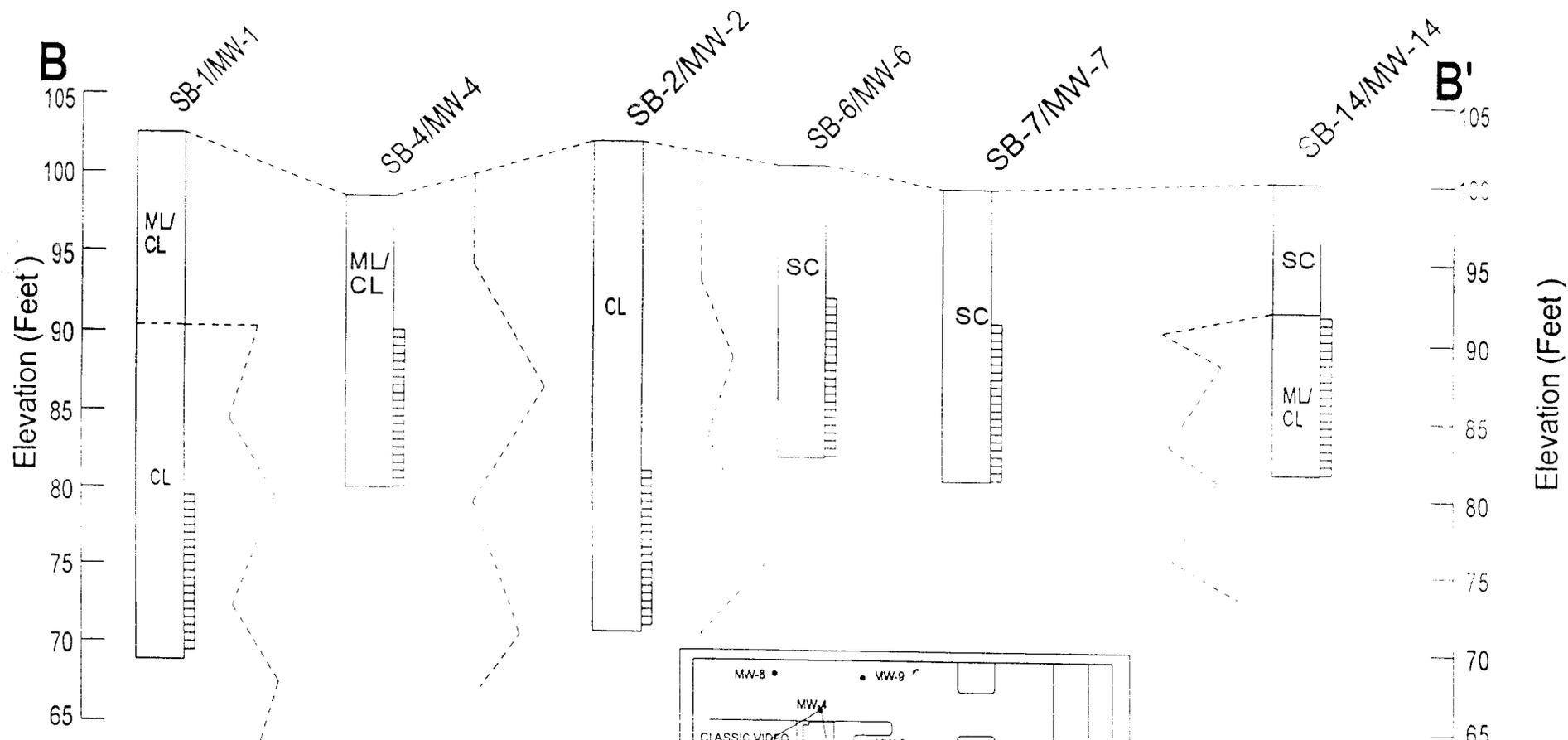
Project: Classic Video

Title: Geological Cross Section Detail

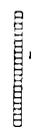
Drawn by: AMT

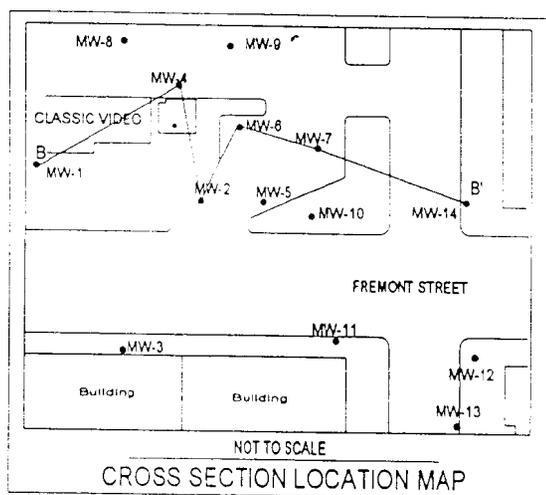
Scale: HOR. 1"=40'  
VERT. 1"=10'

Figure #



**Legend**

- SP Poorly graded Sand
- CL Clay
- SC Sandy Clay
- ML Silt
-  Screened Interval



Environmental Assessments, Inc. Appleton, Wisconsin	Project: Classic Video	Title: Geological Cross Section Detail	
		Drawn by: AMT	Scale: HOR. 1"=40' VERT. 1"=10'
			Figure #

December 16, 2003

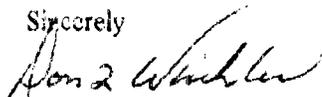
Ms. Linda Michalets  
Wisconsin Department of Commerce  
ERS Division - Bureau of DECPA  
Site Review Section  
Hydrogeologist  
101 West Pleasant Street  
Suite 100A  
Milwaukee, WI 53212-3963

RE: Verification of Accuracy of Warranty Deed

Dear Ms. Michalets:

This letter is to verify that I have reviewed the document numbered 66755518 (Warranty Deed) and it to be accurate and true to the best of my knowledge

Sincerely



Don Winkler

cc: file



ENVIRONMENTAL  
ASSESSMENTS, INC.

August 25, 2003

Mr. Dennis Dedering  
City Administrator  
621 Sixth Street  
Kiel, WI 54042

Re: Notification of contamination in road right-of-way (ROW)  
Classic Video, 410 Freemont Street, Kiel, WI

Dear Mr. Dedering;

This letter is to provide notification to the City regarding the presence of groundwater contamination in the ROW of Freemont Street and Fouth Street surrounding and extending from the above mentioned location (refer to map). The depth of the groundwater contamination has been recorded to be approximately 8 feet below surface grade. Please provide to me a separate letter indicating that this notice has been recorded by the city.

Your prompt response would be greatly appreciated. If you have any questions, please contact me at (920)749-9746.

Sincerely,

ENVIRONMENTAL ASSESSMENTS, INC.

*Victoria Flowers*

*Victoria Flowers*

*Hydrogeologist Project Manager*

cc: *file*





ENVIRONMENTAL  
ASSESSMENT, INC.

August 26, 2003

Mr. Daniel Halbach  
W1603 Foundary Road  
Kiel, WI 53042

RE: Notification of Groundwater GIS restriction for 410 Fremont Street, Kiel, WI

Dear Mr. Rausch;

This letter is a requirement for closure. Please read and contact me if you have any questions.

Groundwater contamination that appears to have originated on the property located at 410 Fremont Street, Kiel, Wisconsin. The levels of benzene, ethylbenzene, naphthalene, toluene, trimethylbenzene and xylene contamination in the groundwater at the groundwater monitoring points MW2, MW6, MW5 and MW10 on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirement for case closure that are found in chapter NR 726 and (chapter NR 746 or Comm 46) Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of the groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6067 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 1- Guidance for Dealing the Properties Affected by Off-Site Contamination.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to: Ms. Linda Michalets, Wisconsin Department of Commerce, ERS Division, Bureau of PECFA, 101 West Pleasant Street, Milwaukee, WI, 53212-3963.

If this case includes all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

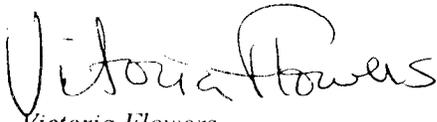
Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside the service area of a municipally owned water system. Or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/ct/gco/gwur](http://www.dnr.state.wi.us/org/at/ct/gco/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (920) 749-9746.

Sincerely,

ENVIRONMENTAL ASSESSMENTS, INC.



*Victoria Flowers*

*Hydrogeologist/Project Manager*

*attachment*

cc: file

Wisconsin Department of Commerce, 101 W. Pleasant St., Suite A, Milwaukee, WI 53212-3963



ENVIRONMENTAL  
ASSESSMENTS, INC.

August 26, 2003

Mr. William Curry  
C.J. Mieselwitz Furnishings  
328 Fremont Street  
Kiel, WI 53042

RE: Notification of Groundwater GIS restriction for 328 Fremont Street, Kiel, WI

Dear Mr. Curry;

This letter is a requirement for closure. Please read and contact me if you have any questions.

Groundwater contamination that appears to have originated on the property located at 410 Fremont Street, Kiel, Wisconsin has migrated onto your property located at 328 & 330 Fremont Street in the City of Kiel. The levels of benzene contamination in the groundwater at the groundwater monitoring point MW14, on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirement for case closure that are found in chapter NR 726 and (chapter NR 746 or Comm 46) Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of the groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6067 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 1- Guidance for Dealing the Properties Affected by Off-Site Contamination.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to: Ms. Linda Michalets, Wisconsin Department of Commerce, ERS Division, Bureau of PECFA, 101 West Pleasant Street, Milwaukee, WI, 53212-3963.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/ct/geo/gwar](http://www.dnr.state.wi.us/org/at/ct/geo/gwar). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (920) 749-9746.

Sincerely,

**ENVIRONMENTAL ASSESSMENTS, INC.**



*Victoria Flowers*  
*Hydrogeologist/Project Manager*

*attachment*

cc: file

Wisconsin Department of Commerce, 101 W. Pleasant St., Suite A, Milwaukee, WI 53212-3963



ENVIRONMENTAL  
ASSESSMENTS, INC.

August 26, 2003

Mr. Eugene Rausch  
329 Fremont Street  
Kiel, WI 53042

RE: Notification of Groundwater GIS restriction for 329 Fremont Street, Kiel, WI

Dear Mr. Rausch;

This letter is a requirement for closure. Please read and contact me if you have any questions.

Groundwater contamination that appears to have originated on the property located at 410 Fremont Street, Kiel, Wisconsin has migrated onto your property located at 401 Fremont Street in the City of Kiel. The levels of benzene, ethylbenzene, naphthalene, trimethylbenzene contamination in the groundwater at the groundwater monitoring point MW12, on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirement for case closure that are found in chapter NR 726 and (chapter NR 746 or Comm 46) Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of the groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6067 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet I: Guidance for Dealing the Properties Affected by Off-Site Contamination.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to: Ms. Linda Michalets, Wisconsin Department of Commerce, ERS Division, Bureau of PECFA, 101 West Pleasant Street, Milwaukee, WI, 53212-3963.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (920) 749-9746.

Sincerely,

**ENVIRONMENTAL ASSESSMENTS, INC.**



*Victoria Flowers*  
*Hydrogeologist/Project Manager*

*attachment*

cc: file  
Wisconsin Department of Commerce, 101 W. Pleasant St., Suite A, Milwaukee, WI 53212-3963