The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
  g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	**0336000507**
Comm # (no dashes):	54220610731
County:	Manitowoc
Region:	Northeast
Site name:	Fleischmann's Vinegar
Street Address:	1931 S 14th St
City:	Manitowoc
Final Closure Date	2002-06-26
Closure Conditions:	met
Off-source property contamination?	Yes
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	No
Contaminated media:	Groundwater

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):	707011.000000000
Northing (Y):	402891.000000000
Collection Method:	DNR Web Site
Scale or Resolution:	1:1,153
(1:24,000 scale or finer)	("**1:**" and comma is default)
Prepared by:	Robert Klauk
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☒ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☒ Statement signed by RP certifying correctness of legal descriptions
- ☒ Updated Database

Geolocations and notification letters for off-source properties w/ GW > NR 140 ES

Off Source Property #1:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X): 707017

Northing (Y): 402932

☒ Off source property notification letter attached

☒ Copy of the most recent deed

Off Source Property #2:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):

Northing (Y):

☐ Off source property notification letter attached

☐ Copy of the most recent deed

Off Source Property #3:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):

Northing (Y):

☐ Off source property notification letter attached

☐ Copy of the most recent deed

Off Source Property #4:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):

Northing (Y):

☐ Off source property notification letter attached

☐ Copy of the most recent deed

Off Source Property #5:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):

Northing (Y):

☐ Off source property notification letter attached

☐ Copy of the most recent deed

Attach additional pages if necessary

ENVIRONMENTAL & REGULATORY SERVICES
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin
Department of Commerce

June 26, 2002

Mr. David Billings
Burns Philip Food Inc.
14722 Anson Avenue
Sante Fe Springs, CA 90670

RE: **Final Closure**

Commerce # 54220-6107-31 WDNR BRRTS # 03-36-000507
Fleischmanns Vinegar, 1931 S. 14th Street, Manitowoc

One 10,000-gallon gasoline AST
One 10,000-gallon diesel fuel AST
One 10,000-gallon kerosene AST
Three USTs of unknown size and contents

Dear Mr. Billings:

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce's (Commerce) PECFA Site Review Section November 9, 2001 conditional closure letter. On February 27, 2002, Commerce received the monitoring well abandonment forms for all monitoring wells and the sump.

This site is now listed as "closed" on the Commerce database and has been included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination above NR 140 Wisconsin Administrative Code enforcement standards. It is in your best interest to keep all documentation related to the investigation and remediation of your site.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

Robert H. Klauk,PG
Hydrogeologist
Site Review Section

cc: Mark S. McColloch - URS Corporation
Case File

DOCUMENT NO.

643765

468

WARRANTY DEED
STATE OF WISCONSIN—FORM 10

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD
VOL. 842 PAGE 468
1988 JUN 14 PM 4:12
MANITOWOC CO., WIS.
ROBERT B. GRANDL
REGISTER OF DEEDS

RETURN TO Atty Peter Deschler
201 E Waldo - Mtwoc
W-7

1248.00 deed + 4.70 ea

THIS INDENTURE, Made by Richter Vinegar Corporation

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor, of Manitowoc County, Wisconsin, hereby conveys and warrants to Fleischmann's Yeast, Inc., a California Corporation, grantee, of ~~County, Wisconsin~~, for the sum of Four Hundred Sixteen Thousand ($416,000.00) Dollars the following tract of land in Manitowoc County, State of Wisconsin:

PARCEL 1: All of Blocks Number One (1), Two (2) and Five (5) of Pitz and Pankratz's Subdivision in the City of Manitowoc, according to the Recorded Plat of said Subdivision.

TOGETHER WITH that part of vacated South 8th Street, lying between said Blocks 1 and 2; AND vacated Grand Avenue, lying between said Blocks 2 and 5.

PARCEL 2: The South One Hundred Sixty-five (165) feet of the North One Hundred Eighty-five (185) feet of Lot Number Fourteen (14) of Hinckley's Subdivision in the City of Manitowoc, according to the Recorded Plat of said Subdivision.

PARCEL 3: Lots Number Five (5) and Six (6) of Block Number Two (2) of Richards Subdivision to the City of Manitowoc, according to the Recorded Plat of said Subdivision.

TOGETHER WITH that part of vacated South 8th Street lying adjacent thereto.

PARCEL 4: The East Three-fourths (E3/4ths) of Lot Number Fourteen (14) of Hinckley's Subdivision in the City of Manitowoc, according to the Recorded Plat of said Subdivision.

EXCEPTING therefrom parcel conveyed to the Manitowoc Oil Company by Deed recorded in Volume 139 of Deeds, page 438.

TRANSFER
$ 1248.00
FEE

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor has caused these presents to be signed by William I. Richter, its President, and countersigned by Suzanne R. Sterling, its Secretary, at Manitowoc, Wisconsin, and its corporate seal to be hereunto affixed this 10th day of June, A. D., 19 88.

SIGNED AND SEALED IN PRESENCE OF

RICHTER VINEGAR CORPORATION
Corporate Name

x William I. Richter
President

William I. Richter

COUNTERSIGNED:

x Suzanne R. Sterling
Secretary

Suzanne R. Sterling

STATE OF WISCONSIN
Manitowoc County. } ss.

Personally came before me, this 10th day of June A. D. 19 88 William I. Richter, President, and Suzanne R. Sterling, 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.

Peter W. Deschler

THIS INSTRUMENT WAS DRAFTED BY

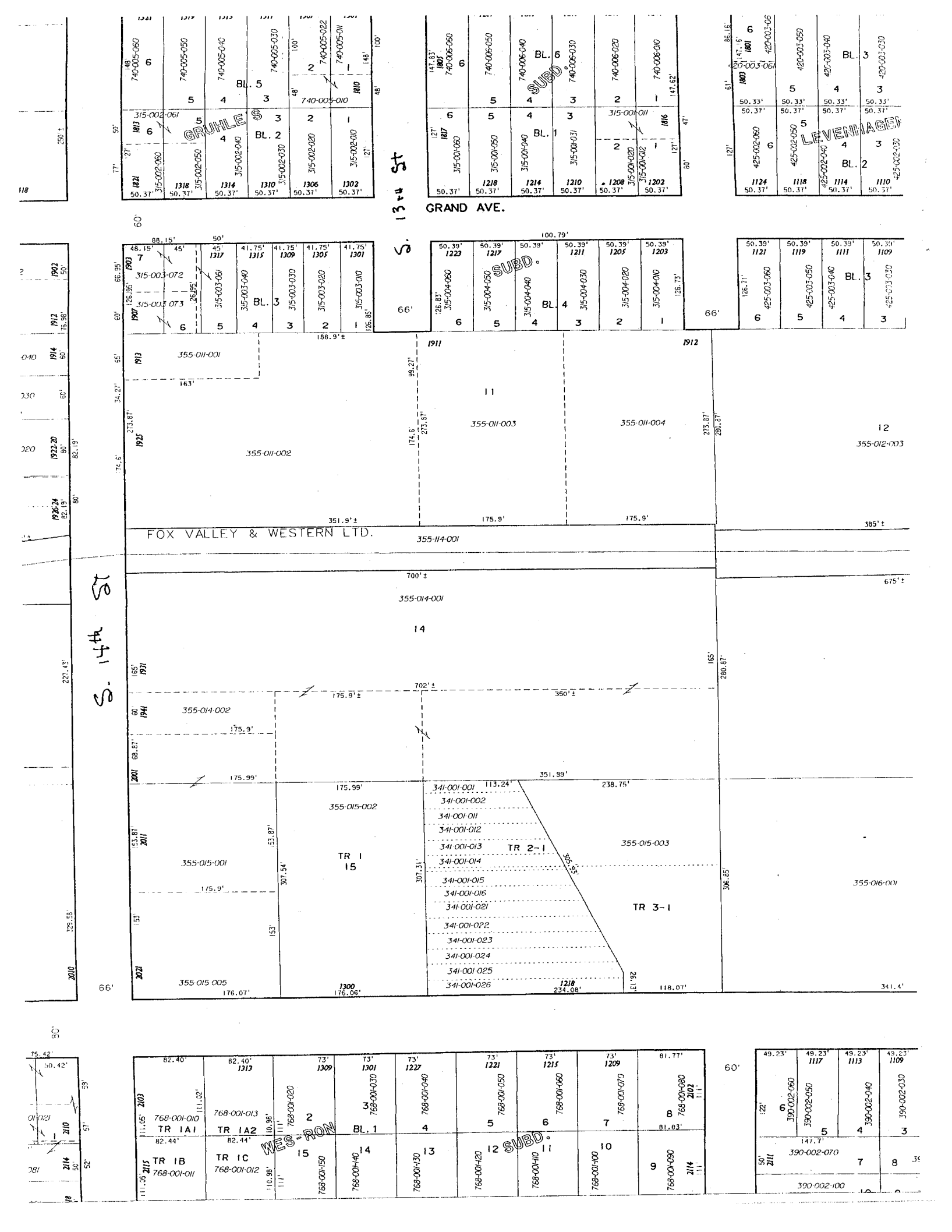
ATTY. PETER W. DESCHLER

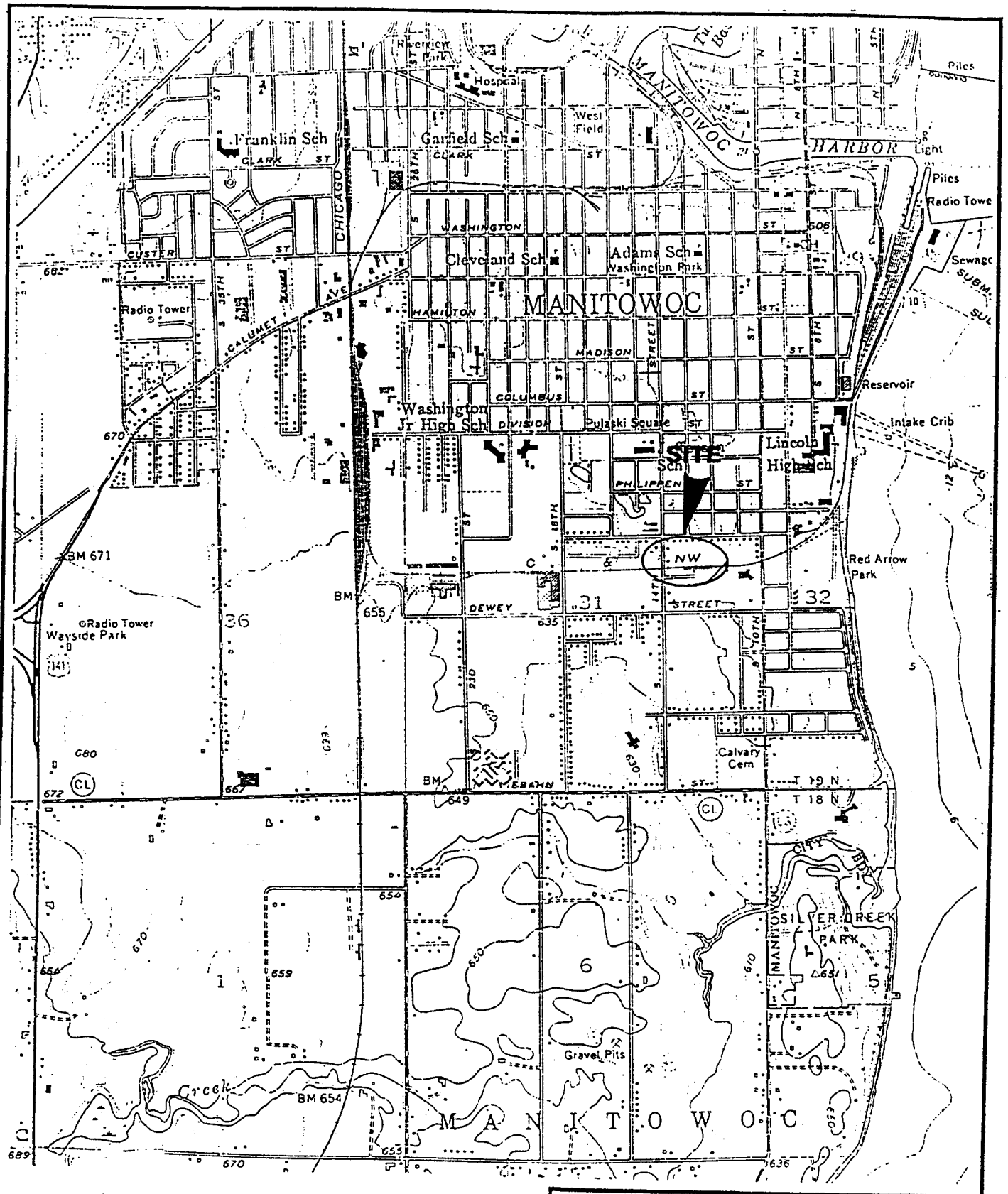
NOTARY SEAL

Notary Public, Manitowoc County, Wis.
My commission ~~(expires)~~ (is) permanent

(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 STATE OF WISCONSIN Wisconsin Legal Blank Company


GRUHLE
BL. 5
BL. 2
SUBD.
BL. 6
BL. 1
LEVENHAGEN
BL. 3
BL. 2
13th St
GRAND AVE.
SUBD.
BL. 4
BL. 3
355-011-001
355-011-002
355-011-003
355-011-004
355-012-003
FOX VALLEY & WESTERN LTD.
355-114-001
355-014-001
355-014-002
355-015-001
355-015-002
355-015-003
355-015-005
355-016-001
TR 1
TR 2-1
TR 3-1
341-001-001
341-001-002
341-001-011
341-001-012
341-001-013
341-001-014
341-001-015
341-001-016
341-001-021
341-001-022
341-001-023
341-001-024
341-001-025
341-001-026
S. 4th St
WEST-RON
SUBD.
768-001-010
TR 1A1
768-001-013
TR 1A2
TR 1B
768-001-011
TR 1C
768-001-012
390-002-050
390-002-040
390-002-030
390-002-070
390-002-100



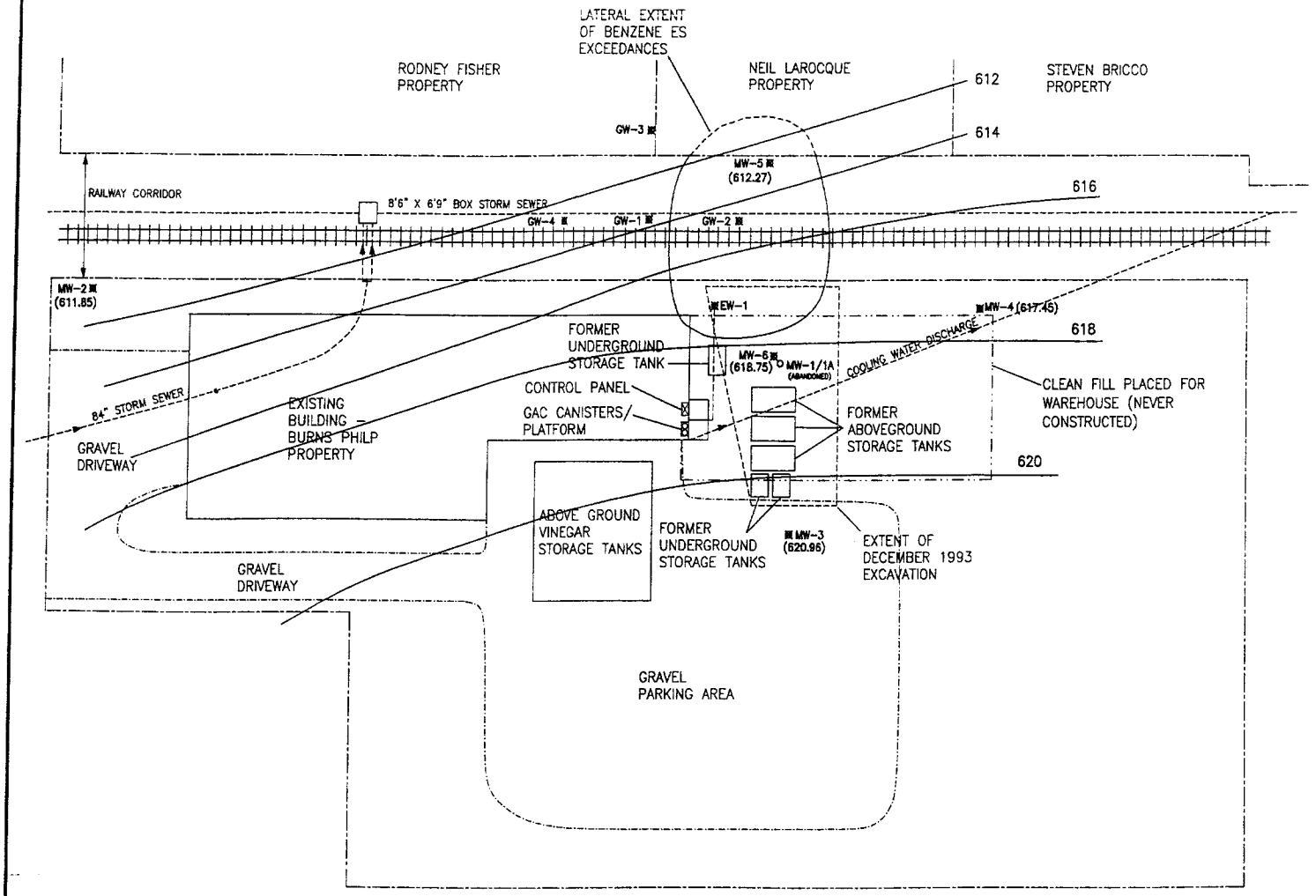
BASE SOURCE: U.S.G.S 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, MANITOWOC, WISCONSIN

FLEISCHMANN'S VINEGAR
MANITOWOC, WISCONSIN

FIGURE 1
SITE LOCATION

DRN. BY I.V	PROJ. NO. 21928-003
DATE APRIL 1995	DAMES & MOORE

FILE: C:\DWG\FLEISCHM\21928003\FIGURE1



LEGEND:

- o ABANDONED MONITORING WELL
- ▪ MONITORING WELL LOCATION
- BOUNDARY OF GRAVEL/LAWN
- EXTENT OF EXCAVATION (12/93)
- ⊠ CONTROL PANEL LOCATION
- STORM SEWER
- PROPERTY LINE
- *825.10* GROUNDWATER ELEVATION IN FEET ABOVE MSL (SEPTEMBER 27, 2001)

NOTE: THIS SITE MAP DEVELOPED FROM SITE HISTORY MAP PREPARED BY BREY, STUEWE, AND BRAUN INC. DATED NOVEMBER 8, 1991.

NORTH

0 60 120

SCALE IN FEET

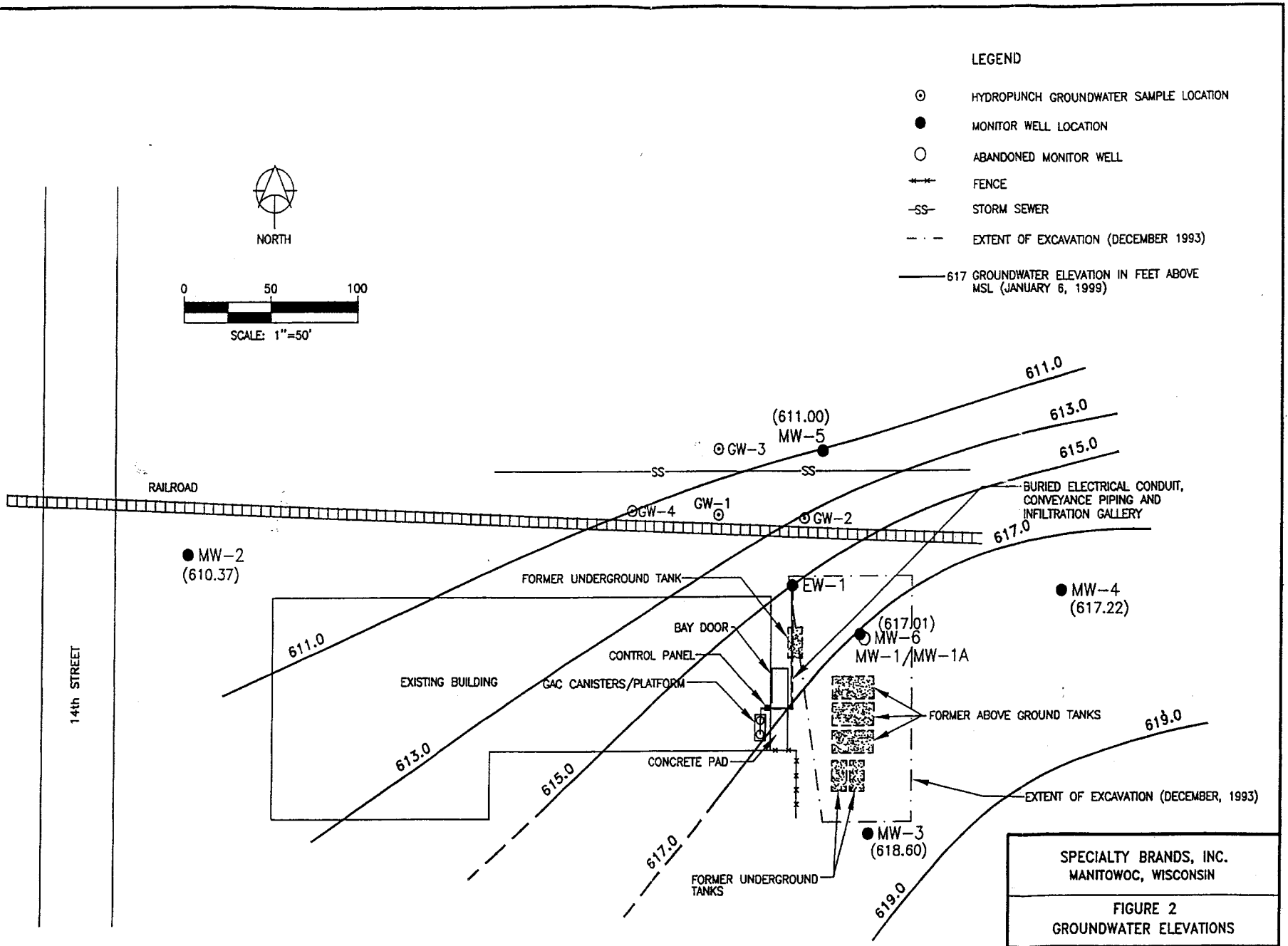
BURNS PHILP, INC.
MANITOWOC, WISCONSIN

FIGURE 2
SITE MAP

DRN. BY AMS
PROJ. NO. 21928.008
DATE 16OCT01

URS

S:\CADFILES\BURNSPHI\21928.008\1001fig2.dwg



C:\DWG\SPECBRAN\FLEISHMA\21928005\0499F102

Table 6 (Page 1 of 5)
MW-1, MW-1A, and MW-2 Historic Groundwater Monitoring Results

Parameter	Units	MW-1			MW-1A			MW-2				PAL	ES
		Jan. 1991 (1)	Feb. 1991 (1)	July 1991	Jan. 1991 (1)	Feb. 1991 (1)	July 1991	Jan. 1991 (1)	Feb. 1991 (1)	July 1991	Sep. 2001		
Petroleum Volatile Organic Compounds													
MTBE	µg/L	--	--	<2.0	--	--	<2.0	--	--	<2.0	<1.2	12	60
Benzene	µg/L	***25***	***9.1***	***18.3***	<1	<1	**4.5**	<1	<1	<0.5	<1.1	0.5	5
Toluene	µg/L	**32**	**14**	**16.5**	<1	<1	<0.5	<1	<1	<0.5	<1.2	200	1,000
Ethylbenzene	µg/L	**130**	**110**	**270**	<1	<1	**2.8**	<1	<1	<0.5	<1.2	140	700
m/p-Xylene	µg/L	--	--	**230**	--	--	**3.2**	--	--	<2.0	<2.6	1,000	10,000
o-Xylene	µg/L	--	--	**4.7**	--	--	<2.0	--	--	<2.0	<1.1		
Total Xylene	µg/L	**1,100**	**420**	**234.7**	**15**	**1.4**	**3.2**	<1	<1	<2.0	<1.1		
1,3,5-Trimethylbenzene	µg/L	--	--	**1.8**	--	--	<1.0	--	--	<1.0	<1.2	96	480
1,2,4-Trimethylbenzene	µg/L	--	--	**70**	--	--	**1.3**	--	--	<1.0	<1.1		
Total Trimethylbenzene	µg/L	--	--	**71.8**	--	--	**1.3**	--	--	<1.0	<1.1		
Naphthalene	µg/L	--	--	--	--	--	--	--	--	--	<0.93	8	40
TPH -Gasoline	mg/L	**10**	**2.1**	**1.3**	<0.5	<0.5	**0.1**	<0.5	<0.5	<0.1	--	--	--
Inorganics													
Lead, total	µg/L	**2**	<5	**6.0**	--	***23***	**7.0**	***24***	**9**	**6.0**	--	1.5	15

Concentration exceeding the Enforcement Standard are in italics.

(1) Analyzed for full VOC scan.

< Not detected above Limit of Detection (LOD)

<> Detected above the LOD, but below the Limit of Quantitation (LOQ).

Table 6 (Page 2 of 5)
MW-3, GW-1, GW-2, GW-3, and GW-4 Historic Groundwater Monitoring Results

Parameter	Units	MW-3				July 1991 Hydropunch Samples				PAL	ES
		Jan. 1991 (1)	Feb. 1991 (1)	July 1991	Sep. 2001	GW-1	GW-2	GW-3	GW-4		
Petroleum Volatile Organic Compounds											
MTBE	µg/L	--	--	<2.0	<1.2	<2.0	<2.0	<2.0	<2.0	12	60
Benzene	µg/L	<1	<1	<0.5	<1.1	<0.5	***35***	**1.3**	<0.5	0.5	5
Toluene	µg/L	<1	<1	<0.5	<1.2	<0.5	<0.5	<0.5	<0.5	200	1,000
Ethylbenzene	µg/L	<1	<1	<0.5	<1.2	<0.5	**9.7**	<0.5	<0.5	140	700
m/p-Xylene	µg/L	--	--	<2.0	<2.6	<2.0	**44**	<2.0	<2.0	1,000	10,000
o-Xylene	µg/L	--	--	<2.0	<1.1	<2.0	<2.0	<2.0	<2.0		
Total Xylene	µg/L	<1	<1	<2.0	<1.1	<2.0	**44**	<2.0	<2.0		
1,3,5-Trimethylbenzene	µg/L	--	--	<1.0	<1.2	<1.0	<1.0	<1.0	<1.0	96	480
1,2,4-Trimethylbenzene	µg/L	--	--	<1.0	<1.1	<1.0	<1.0	**2.7**	<1.0		
Total Trimethylbenzene	µg/L	--	--	<1.0	<1.1	<1.0	<1.0	**2.7**	<1.0		
Naphthalene	µg/L	--	--	--	<0.93	--	--	--	--	8	40
TPH -Gasoline	mg/L	<0.5	<0.5	<0.1	--	<0.1	<0.1	<0.1	<0.1	--	--
Inorganics											
Lead, total	µg/L	**11**	**9**	**4.0**	--	**6.0**	**8.0**	***130***	***31***	1.5	15

Concentration exceeding the Enforcement Standard are in italics.

(1) Analyzed for full VOC scan.

< Not detected above Limit of Detection (LOD)

< > Detected above the LOD, but below the Limit of Quantitation (LOQ).

Table 6 (Page 3 of 5)
MW-4 Historic Groundwater Monitoring Results

Parameter	Units	January 1991(1)	February 1991	July 1991	October 1998	January 1999	April 1999	July 1999	September 2001	PAL	ES
Petroleum Volatile Organic Compounds											
MTBE	µg/L	--	--	<2.0	<0.45	<0.45	--	--	<1.2	12	60
Benzene	µg/L	<1	<1	<0.5	<0.35	<0.35	--	--	<1.1	0.5	5
Toluene	µg/L	<1	<1	<0.5	<0.36	<0.36	--	--	<1.2	200	1,000
Ethylbenzene	µg/L	<1	<1	<0.5	<0.39	<0.39	--	--	<1.2	140	700
m/p-Xylene	µg/L	--	--	<2.0	<1.1	<1.1	--	--	<2.6	1,000	10,000
o-Xylene	µg/L	--	--	<2.0	<0.47	<0.47	--	--	<1.1		
Total Xylene	µg/L	<1	<1	<2.0	<0.47	<0.47	--	--	<1.1		
1,3,5-Trimethylbenzene	µg/L	--	--	<2.0	<0.44	<0.44	--	--	<1.2	96	480
1,2,4-Trimethylbenzene	µg/L	--	--	<1.0	<0.47	<0.47	--	--	<1.1		
Total Trimethylbenzene	µg/L	--	--	<1.0	<0.44	<0.44	--	--	<1.1		
Naphthalene	µg/L	--	--	--	<0.51	<0.51	--	--	<0.93	8	40
Inorganics / Geochemical Indicator Parameters											
Lead	µg/L	*31*	6	*11.0*	--	--	--	--	--	1.5	15
Iron, dissolved	mg/L	--	--	--	*0.74*	*16*	--	--	--	0.15	0.30
Nitrogen	mg/L	--	--	--	0.16	<0.052>	--	--	--	2	10
Sulfate	mg/L	--	--	--	20	14	--	--	--	125	250
pH	pH Units	--	--	--	7.1	7.46	--	--	--	--	--
Specific Conductance	µmhos/cm	--	--	--	530	737	--	--	--	--	--
Temperature	C°	--	--	--	15.2	10.8	7.9	12.8	--	--	--
Dissolved Oxygen	mg/L	--	--	--	0.66	0.75	3.4	0.58	--	--	--
Oxidation-Reduction	mV	--	--	--	-16	72	--	--	--	--	--

Concentration exceeding the Enforcement Standard are in italics.

(1) Analyzed for full VOC scan.

< Not detected above Limit of Detection (LOD)

<> Detected above the LOD, but below the Limit of Quantitation (LOQ).

Table 6 (Page 4 of 5)
MW-5 Historic Groundwater Monitoring Results

Parameter	Units	Oct. 1998	Jan. 1999	April 1999	July 1999	Oct. 1999	Jan. 2000	April 2000	July 2000	Oct. 2000	Jan. 2001	April 2001	Sep. 2001	PAL	ES
Petroleum Volatile Organic Compounds															
MTBE	µg/L	<0.45	<0.89	<0.47	<0.47	<2.4	<2.4	<1.9	<1.9	<1.0	<1.0	<10.0	<2.3	12	60
Benzene	µg/L	**61**	**56**	**120**	<5.0	**93**	**83**	**130**	**69**	**30**	**47**	**58**	**24**	0.5	5
Toluene	µg/L	<0.36	<0.71	<0.52	<0.52	<2.6	<2.6	<2.1	<2.1	<0.51	<0.51	<5.1	<2.3	200	1,000
Ethylbenzene	µg/L	<0.39	<0.78	<0.55	<0.55	<2.7	<2.7	<2.2	<2.2	<0.51	<0.51	<5.1	<2.3	140	700
m/p-Xylene	µg/L	<1.1	<2.2	**<1.8>**	**<1.3>**	**<6.4>**	<5.1	<4.1	<4.1	<1.2	**<1.4>**	<12	<5.3	1,000	10,000
o-Xylene	µg/L	<0.47	<0.93	<0.50	<0.50	<2.5	<2.5	<2.0	<2.0	<0.50	<0.50	<5.0	<2.2		
Total Xylene	µg/L	<0.47	<0.93	**<1.8>**	**<1.3>**	**<6.4>**	<2.5	<2.0	<2.0	<0.50	<0.50	<5.0	<2.2		
1,3,5-Trimethylbenzene	µg/L	<0.44	<0.87	<0.52	<0.52	<2.6	<2.6	<2.1	<2.1	<0.54	<0.54	<5.4	<2.3	96	480
1,2,4-Trimethylbenzene	µg/L	<0.47	<0.95	<0.55	<0.55	<2.8	<2.8	<2.2	<2.2	<0.52	<0.52	<5.2	<2.3		
Total Trimethylbenzene	µg/L	<0.44	<0.87	<0.52	<0.52	<2.6	<2.6	<2.1	<2.1	<0.52	<0.52	<5.2	<2.3		
Naphthalene	µg/L	<0.51	<1.0	<0.52	<0.52	<2.6	<2.6	<2.1	<2.1	--	<0.52	<5.2	<1.9	8	40
Inorganics / Geochemical Indicator Parameters															
Iron, dissolved	mg/L	<0.00	**0.27**	--	--	--	--	--	--	--	--	--	--	0.15	0.30
Nitrogen	mg/L	**1.2**	<0.06	--	--	--	--	--	--	--	--	--	--	2	10
Sulfate	mg/L	**17**	**14**	--	--	--	--	--	--	--	--	--	--	125	250
pH	pH Units	**7.4**	**8.02**	--	--	--	--	--	--	--	--	--	--	--	--
Specific Conductance	µmhos/c	**630**	**894**	--	--	--	--	--	--	--	--	--	--	--	--
Temperature	C°	**16.2**	**9.0**	**7.6**	**15.8**	--	--	--	--	--	--	--	--	--	--
Dissolved Oxygen	mg/L	**4.74**	**0.88**	**0.82**	**0.46**	--	--	--	--	--	--	--	--	--	--
Oxidation-Reduction Potential	mV	**131**	**78**	--	--	--	--	--	--	--	--	--	--	--	--

Concentration exceeding the Enforcement Standard are in italics.

< Not detected above Limit of Detection (LOD)

<> Detected above the LOD, but below the Limit of Quantitation (LOQ).

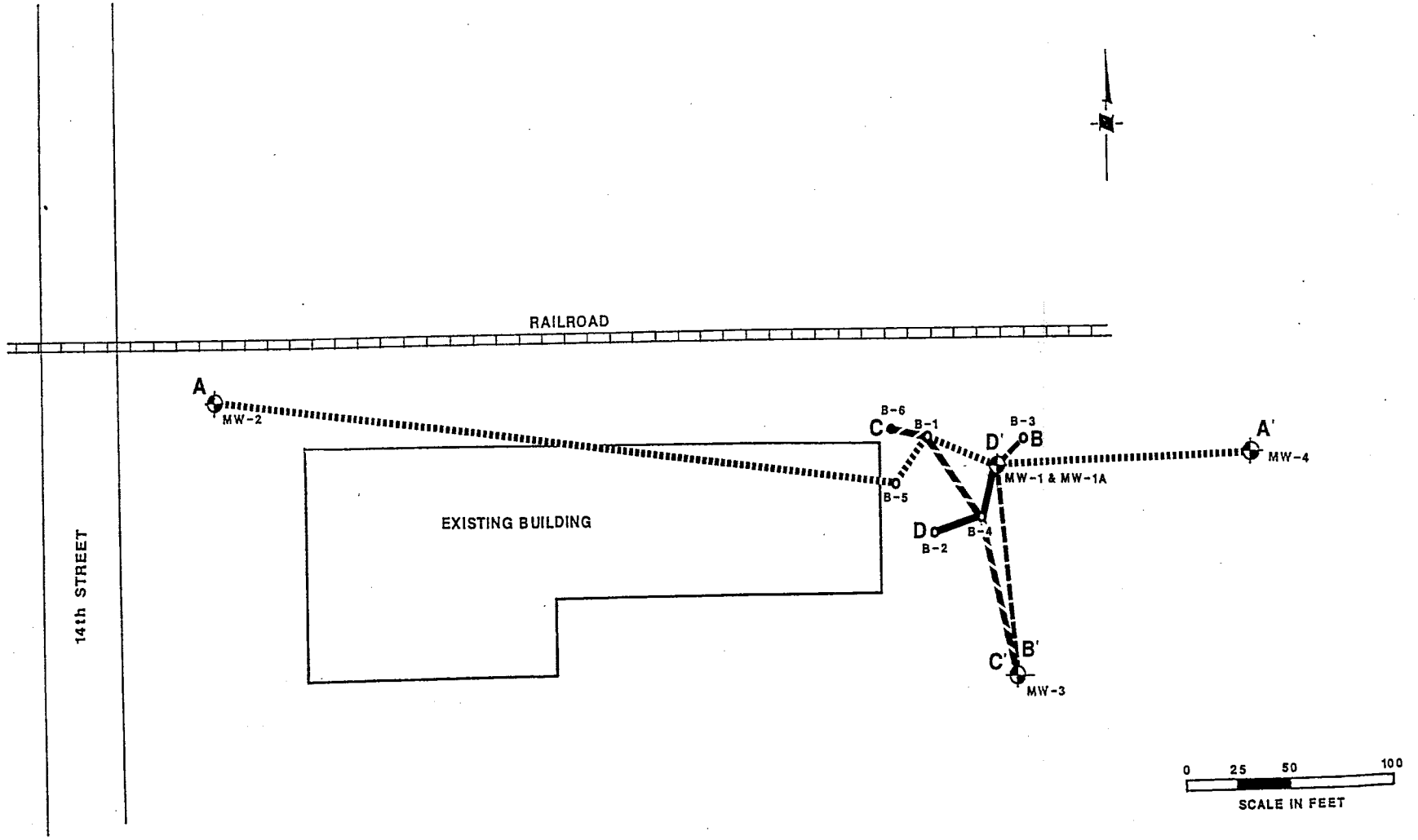
Table 6 (Page 5 of 5)
MW-6 Historic Groundwater Monitoring Results

Parameter	Units	October 1998	January 1999	April 1999	July 1999	October 1999	January 2000	April 2000	September 2001	PAL	ES
Petroleum Volatile Organic Compounds											
MTBE	µg/L	<2.2	<0.45	<0.47	<0.47	<0.47	<0.47	<0.47	<1.2	12	60
Benzene	µg/L	*35*	**1.4**	**<1.0>**	<0.50	<0.50	<0.50	<0.50	<1.1	0.5	5
Toluene	µg/L	**<4.3>**	**<0.54>**	<0.52	<0.52	<0.52	<0.52	<0.52	<1.2	200	1,000
Ethylbenzene	µg/L	**340**	**7.0**	<0.55	<0.55	**<1.3>**	<0.55	<0.55	<1.2	140	700
m/p-Xylene	µg/L	**680**	**4.2**	<1.0	<1.0	**<1.6>**	<1.0	<1.0	<2.6	1,000	10,000
o-Xylene	µg/L	**86**	**<0.88>**	<0.50	<0.50	<0.50	<0.50	<0.50	<1.1		
Total Xylene	µg/L	**766**	**5.08**	<0.50	<0.50	<1.6>	<0.50	<0.50	<1.1		
1,3,5-Trimethylbenzene	µg/L	**14**	<0.47	<0.52	<0.52	<0.52	<0.52	<0.52	<1.2	96	480
1,2,4-Trimethylbenzene	µg/L	**60**	**<1.1>**	<0.55	<0.55	<0.55	<0.55	<0.55	<1.1		
Total Trimethylbenzene	µg/L	**74**	**<1.1>**	<0.52	<0.52	<0.52	<0.52	<0.52	<1.1		
Naphthalene	µg/L	**<7.3>**	<0.51	<0.52	<0.52	<0.52	<0.52	<0.52	<0.93	8	40
Inorganics / Geochemical Indicator Parameters											
Iron, dissolved	mg/L	**0.037**	*1.9*	--	--	--	--	--	--	0.15	0.30
Nitrogen	mg/L	**<0.083>**	**<0.080>**	--	--	--	--	--	--	2	10
Sulfate	mg/L	**20**	**18**	--	--	--	--	--	--	125	250
pH	pH Units	**7.1**	**7.71**	--	--	--	--	--	--	--	--
Specific Conductance	µmhos/c	**800**	**861**	--	--	--	--	--	--	--	--
Temperature	C°	**15.6**	**10.8**	**7.6**	12.8	--	--	--	--	--	--
Dissolved Oxygen	mg/L	**5.45**	**0.43**	**0.82**	2.67	--	--	--	--	--	--
Oxidation-Reduction Potential	mV	**122**	**89**	--	--	--	--	--	--	--	--

Concentration exceeding the Enforcement Standard are in italics.

< Not detected above Limit of Detection (LOD)

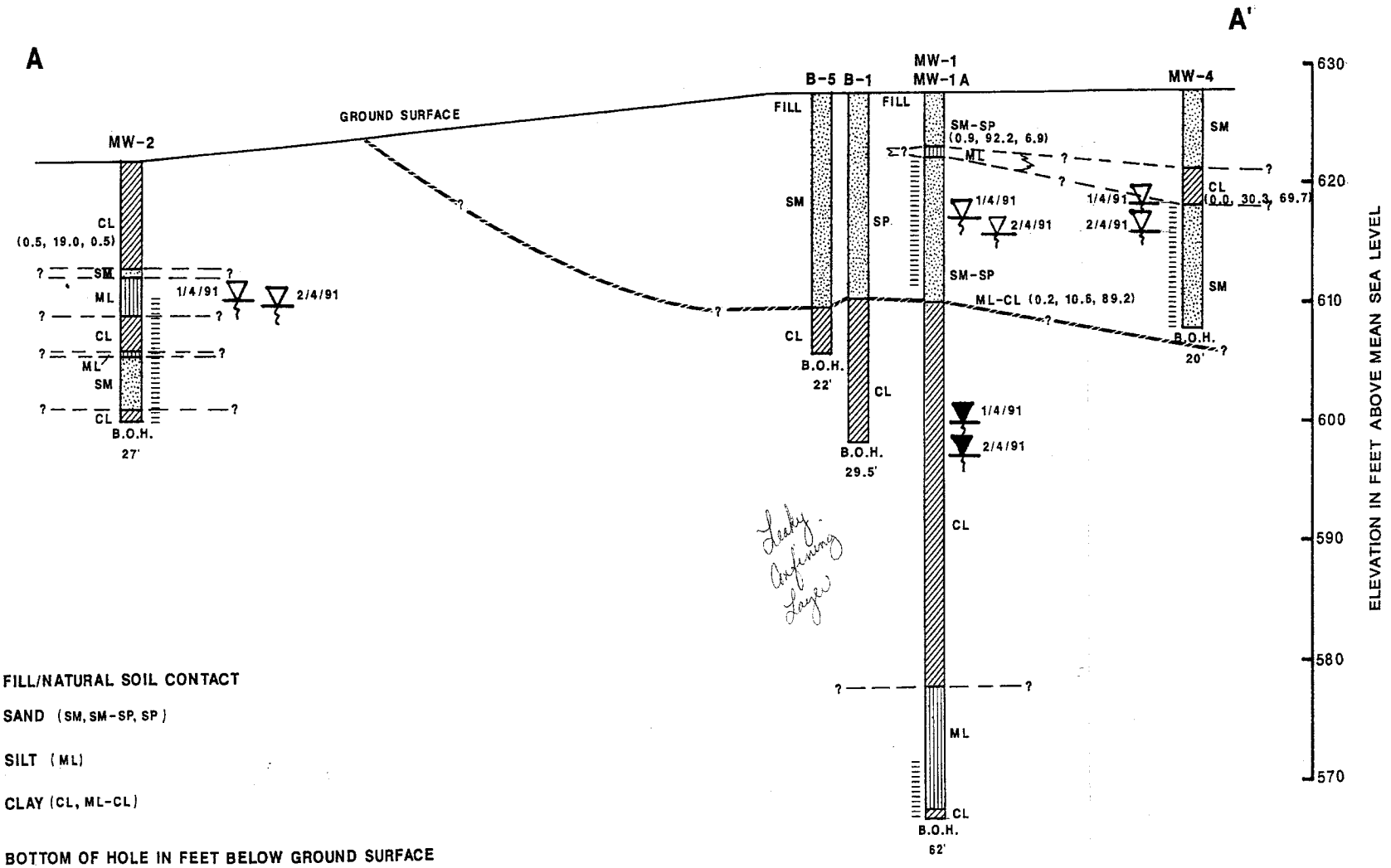
< > Detected above the LOD, but below the Limit of Quantitation (LOQ).



FLEISCHMANN'S VINEGAR
MANITOWOC, WISCONSIN

FIGURE 14
LOCATIONS OF
GEOLOGIC CROSS-SECTIONS

FEBRUARY 1991 DAMES & MOORE



LEGEND

FILL/NATURAL SOIL CONTACT

SAND (SM, SM-SP, SP)

SILT (ML)

CLAY (CL, ML-CL)

B.O.H. : BOTTOM OF HOLE IN FEET BELOW GROUND SURFACE

INFERRED STRATIGRAPHIC CONTACTS

HORIZONTAL SCALE: 1" = 50'

VERTICAL SCALE: 1" = 10'

SCREENED INTERVAL OF MONITOR WELL

Numbers in parentheses indicate percent gravel, sand and clay content, respectively in selected samples.

Water table, with date.

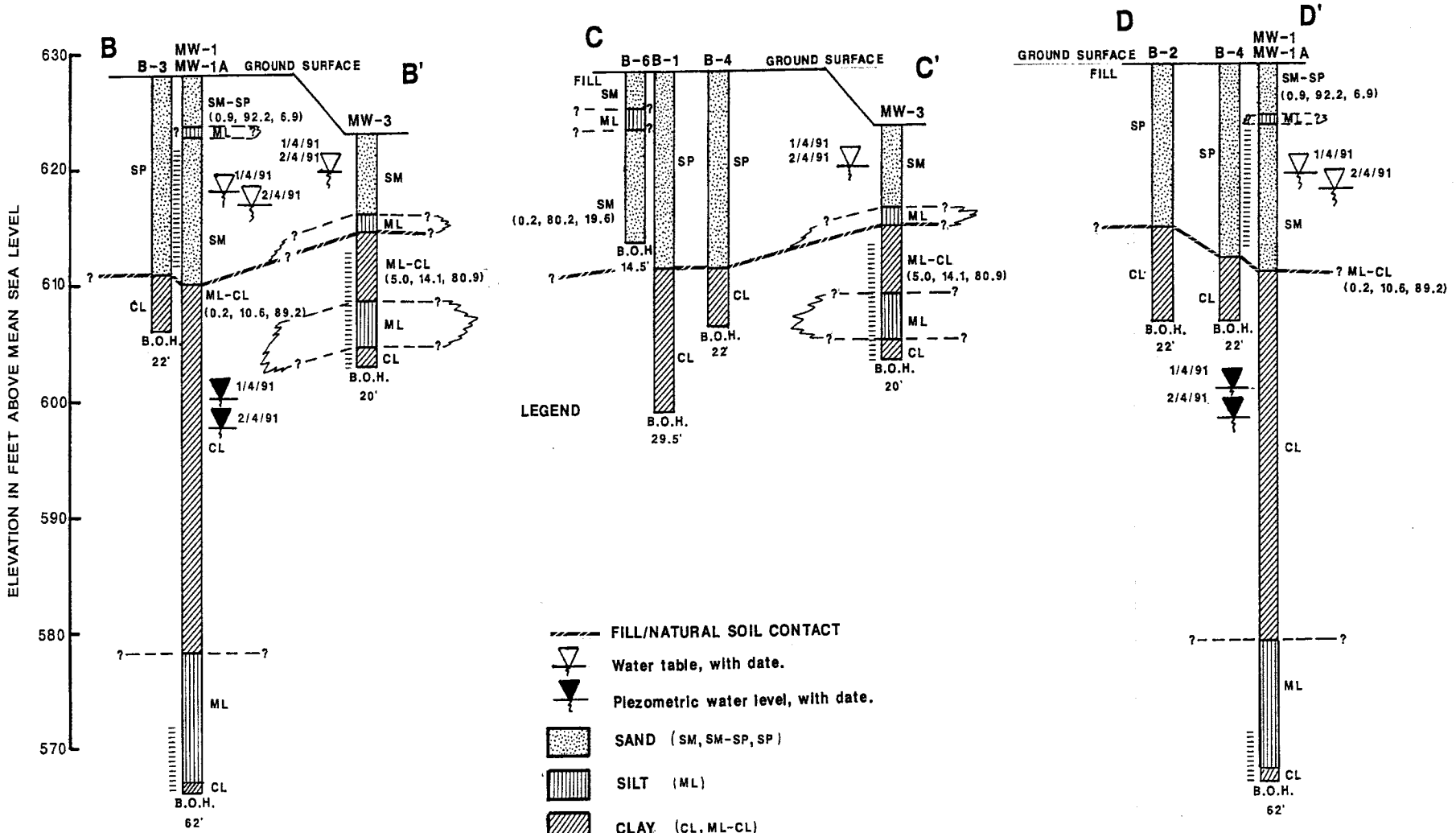
Piezometric water level, with date.

These are results included in appendices

FLEISCHMANN'S VINEGAR
MANITOWOC, WISCONSIN

FIGURE 15
GEOLOGIC SECTION A-A'

FEBRUARY 1991 DAMES & MOORE



FLEISCHMANN'S VINEGAR
MANITOWOC, WISCONSIN

FIGURE 16
GEOLOGIC SECTIONS
B-B', C-C' & D-D'

FEBRUARY 1991 DAMES & MOORE

Burns Philp Food Inc.

Fleischmann's Vinegar
14722 Anson Avenue
Santa Fe Springs, CA 90670
P.O. Box 808, La Mirada, CA 90637-0808
OFFICE: (562) 404-4564
FAX: (562) 404-0738
http://www.fleischmannsvinegar.com

June 14, 2002

Mr. Robert H. Klauk, P.G.
Wisconsin Department of Commerce
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805

RECEIVED
JUN 18 2002
ERS DIVISION
OSHKOSH

Re.: GIS registry package – Commerce ID no. 54220-6107-31

Dear Mr. Klauk,

You will find attached the missing components of the GIS package, as requested in your letter dated May 1. I wish to apologize for the delay in sending you this information. It is due to the fact that the person in charge of this file has left our company and it took a little time to get reorganized.

In addition, I hereby state that, to the best of my knowledge, the legal descriptions attached to this statement are complete and accurate for both impacted properties.

Best regards,

David Billings
President

URS

January 17, 2002

Mr. Jeff Nokes
Canadian National, Wisconsin Central Division
6250 North River Road
Rosemont, Illinois 60017-5062

Re: URS/Dames & Moore Project No. 21928-005
Notice of Residual Groundwater Contamination
Burns Philp Food, Inc. (formerly Fleischmann's Vinegar)
1931 South 14th Street, P.O. Box 1625, Manitowoc, Wisconsin 54224-1625

Dear Mr. Nokes:

URS (formerly) Dames & Moore recently completed remediation for a leaking underground storage tank (LUST) project on the Burns Philp property in Manitowoc, Wisconsin. The site location is show on Figure 1 (attached). Groundwater samples collected from a down gradient monitoring well (MW-5) indicates that petroleum constituents migrated off-site with groundwater. The site as been conditionally closed as described in the November 9, 2001 letter (attached) from the Wisconsin Department of Commerce (COMM).

Burns Philp is required to notify the railroad corridor owner of the remaining groundwater contamination, and this letter serves as that notice. A site maps showing site features, monitor well locations, and the lateral extent of groundwater quality exceedances is attached. A table summarizing historic groundwater monitoring data is also attached.

All site monitoring wells have been properly abandoned, and URS is currently preparing a document for submittal to COMM for inclusion of the site on the GIS Registry of closed remediation sites.

Please call me at (608) 245-8092 should you require additional information.

Sincerely yours,

URS

Mark S. McColloch, P.G.
Project Manager

cc: John Giacomello, Burns Philp
Robert Klauk, Wisconsin Department of Commerce

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URS Corporation
5250 East Terrace Drive, Suite 1
Madison, WI 53718
Tel: 608.244.5656
Fax: 608.244.1779

URS

RECEIVED
APR 0 1 2002
ERS DIVISION
OSHKOSH

March 29, 2002

Mr. and Mrs. Lee G. VanDeurzen
1911 South 13th Street
Manitowoc, Wisconsin 54220

Re: URS/Dames & Moore Project No. 21928-005
WDNR BRRTS No. 03-36-000507
Commerce ID No. 54420-6107-31
Notice of Residual Groundwater Contamination
Burns Philp Food, Inc. (formerly Fleischmanns Vinegar)
1931 South 14th Street, P.O. Box 1625, Manitowoc, Wisconsin 54224-1625

Dear Mr. and Mrs. VanDeurzen:

URS (formerly) Dames & Moore recently completed remediation for a leaking underground storage tank (LUST) project on the Burns Philp property in Manitowoc, Wisconsin. The site location is show on Figure 1 (attached). Groundwater samples collected from a down gradient monitoring well (MW-5) indicates that petroleum constituents migrated off-site with groundwater. The site as been conditionally closed as described in the November 9, 2001 letter (attached) from the Wisconsin Department of Commerce (COMM).

Burns Philp is required to notify all landowners whose property has groundwater contamination that exceeds Wisconsin Admin. Code NR 140 enforcement standard exceedances at the time of closure, and this letter serves as that notice. A site maps showing site features, monitor well locations, and the lateral extent of groundwater quality exceedances is attached. A table summarizing historic groundwater monitoring data is also attached. In accordance with Wisconsin Admin. Code sec. NR 726.05(3)(a)4g, we are required to provide you with information presented in this letter.

Groundwater contamination that appears to have originated on the property located at 1931 South 13th Street has migrated onto your property at 1911 South 13th Street. The levels of benzene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR140 Wisconsin Administrative Code. However, site investigation results indicate that the groundwater contaminant plume is stable or receding and will naturally degrade over time. Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapters 726 and COMM 46 Wisconsin Administrative Code. A request has been made to the Wisconsin Department of Commerce to 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 reliance on natural attenuation.

URS Corporation
5250 East Terrace Drive, Suite I
Madison, WI 53718
Tel: 608.244.5656
Fax: 608.244.1779

Because the source for 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 this groundwater contamination, and 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 1-800-367-6076 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 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.*

The Department of Commerce will not review my closure request for 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 Mr. Robert Klauk, Wisconsin Department of Commerce, 2129 Jackson Street, Oshkosh, Wisconsin 54901-1805.

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 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. Please review the enclosed legal description of your property, and notify URS or the Department within the next 30 days if the legal description is incorrect.

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 of 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 the 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/gwmu. 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 Mark McColloch at URS Corporation, 5250 East Terrace Drive, Suite I, Madison, Wisconsin 53718, (608) 244-5656. You may also contact Mr. Robert Klauk, Wisconsin Department of Commerce, 2129 Jackson Street, Oshkosh, Wisconsin 54901-1805, (920) 424-0046.

URS

All site monitoring wells have been properly abandoned, and URS is currently preparing a document for submittal to COMM for inclusion of the site on the GIS Registry of closed remediation sites.

Please call my direct line at (608) 245-8092 should you require additional information.

Sincerely yours,

URS

Mark S. McColloch, P.G.
Project Manager

cc: John Giacomello, Burns Philp
Robert Klauk, Wisconsin Department of Commerce

f\msm\fv-man\vandurer.ltr

85580

STATE BAR OF WISCONSIN FORM 1-1982
WARRANTY DEED

VOL 1461 PAGE 395

This Deed, made between Neil R. LaRocque and Jean M. LaRocque, his wife, Grantor and Lee G. VanDeurzen and Tracy L. VanDeurzen, husband and wife, as survivorship marital property, Grantee,

RECEIPT# 8552
$10.00 DEED

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
1 NOV 2000 11:34:09 AM

Witnesseth, That the said Grantor, for a valuable consideration of one dollar ($1.00) and other good and valuable consideration conveys to Grantee the following described real estate in Manitowoc County, State of Wisconsin:

RETURN TO:
Mr. and Mrs. Lee G. VanDeurzen
1911 South 13th Street
Manitowoc WI 54220

10+374.10
CK

Tax Parcel No. 52-355-011-003.00
W-1

The West One-half (W1/2) of the East One-half (E1/2) of Lot Numbered Eleven (11) of Hinckley's Subdivision in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision;

EXCEPTING THEREFROM the South Forty (40) feet heretofore sold to the C. & N. W. R. R. Co.

TRANSFER
$ 374.70
FEE

This is homestead property

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantors warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated this 30th day of Oct, 2000.

Neil R. LaRocque (SEAL)

Jean M. LaRocque (SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of , .

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by §(4,6)706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Marvin P. Ripp

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

ACKNOWLEDGEMENT

State of Wisconsin
} SS:
Manitowoc County

Personally came before me this 30th day of Oct. 2000., the above named Neil R. LaRocque and Jean M. LaRocque, his wife to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public Manitowoc County, Wis.
My Commission is permanent.
If not, state expiration date: 4-22-2001

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

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1--1982

FA Form MAT078/APT022 Revised 5/11/99