

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Steinhardt Property		
<b>BRRTS #:</b>	03-36-543091	<b>FID #</b>	
<b>COMMERCE #</b> (if appropriate):	53042-1351-02	(if appropriate):	
<b>CLOSURE DATE:</b>	12/28/2005		
<b>STREET ADDRESS:</b>	502 River Terrace		
<b>CITY:</b>	Kiel		
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	X =	677675	Y = 383787
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil <input type="checkbox"/> Both <input checked="" type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:			
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b><u>DOCUMENTS NEEDED</u></b>			
Closure Letter, and any conditional closure letter issued or denial letter issued.			<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties			<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties			<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties (051-690-017-009.2)			<input checked="" type="checkbox"/>
Location Map 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.			<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, 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.			<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (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.			<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present			<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)			<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.			<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)			<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)			<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure			<input type="checkbox"/>
Copy of any maintenance plan referenced in the deed restriction			<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
Jim Doyle, Governor  
Mary P. Burke, Secretary

December 28, 2005

Mr. Mike Steinhardt  
502 River Terrace  
Kiel, WI 53042

RE: **Final Closure**

**Commerce # 53042-1351-02**      **WDNR BRRTS # 03-36-543091**  
Steinhardt Property, 502 River Terrace, Kiel

Dear Mr. Steinhardt:

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) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads "Monica Weis".

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Ms. Amy Haak, Alpha Terra Science, Inc.  
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
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TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
Jim Doyle, Governor  
Mary P. Burke, Secretary

December 2, 2005

Mr. Mike Steinhardt  
502 River Terrace  
Kiel, WI 53042

RE: **Conditional Case Closure**

**Commerce # 53042-1351-02**      **WDNR BRRTS # 03-36-543091**  
Steinhardt Property, 502 River Terrace, Kiel

Dear Mr. Steinhardt:

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

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

- Temporary groundwater monitoring wells TW-2 through TW-5 must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

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) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads "Monica Weis".

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Ms. Amy Haak, Alpha Terra Science, Inc.  
Case File

622933

RECEIVED FOR RECORD
Vol. 788 PAGE 437
1986 DEC 15 AM 9:36

MANITOWOC COUNTY, WIS.
ROBERT B. BRANDEL
REGISTER OF DEEDS

Jesse J. Gunther, f/k/a Jesse J. Willinger

conveys and warrants to Michael D. Steinhardt and
Connie J. Steinhardt, husband and wife, as
survivorship marital property.

for valuable consideration

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

RETURN TO
Law Office for Han
255.00 4/1/88

Tax Parcel No:

The South Eighty-five (85) feet of Lots Numbered Nine (9) and
Ten (10) of Block Numbered Seventeen (17) of Hilbert and Smith's
Addition to the City of Kiel, according to the Recorded Plat of said
Addition.

This deed is in fulfillment of Land Contract between the parties
dated July 9, 1982, and recorded on July 13, 1982, in Vol. 684 of
Records, page 390, Document No. 574695.

Exempt from Rental Weatherization Standards, Exc. Code: W-1 & 2.

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

255.00

Exception to warranties:

Dated this 10th day of December, 1986

(SEAL)

Jesse J. Gunther

(SEAL)

Jesse J. Gunther

(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of 1986

Manitowoc County, ss.

Personally came before me this 10th day of
December 1986 the above named
Jesse J. Gunther, f/k/a Jesse J.
Willinger

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.

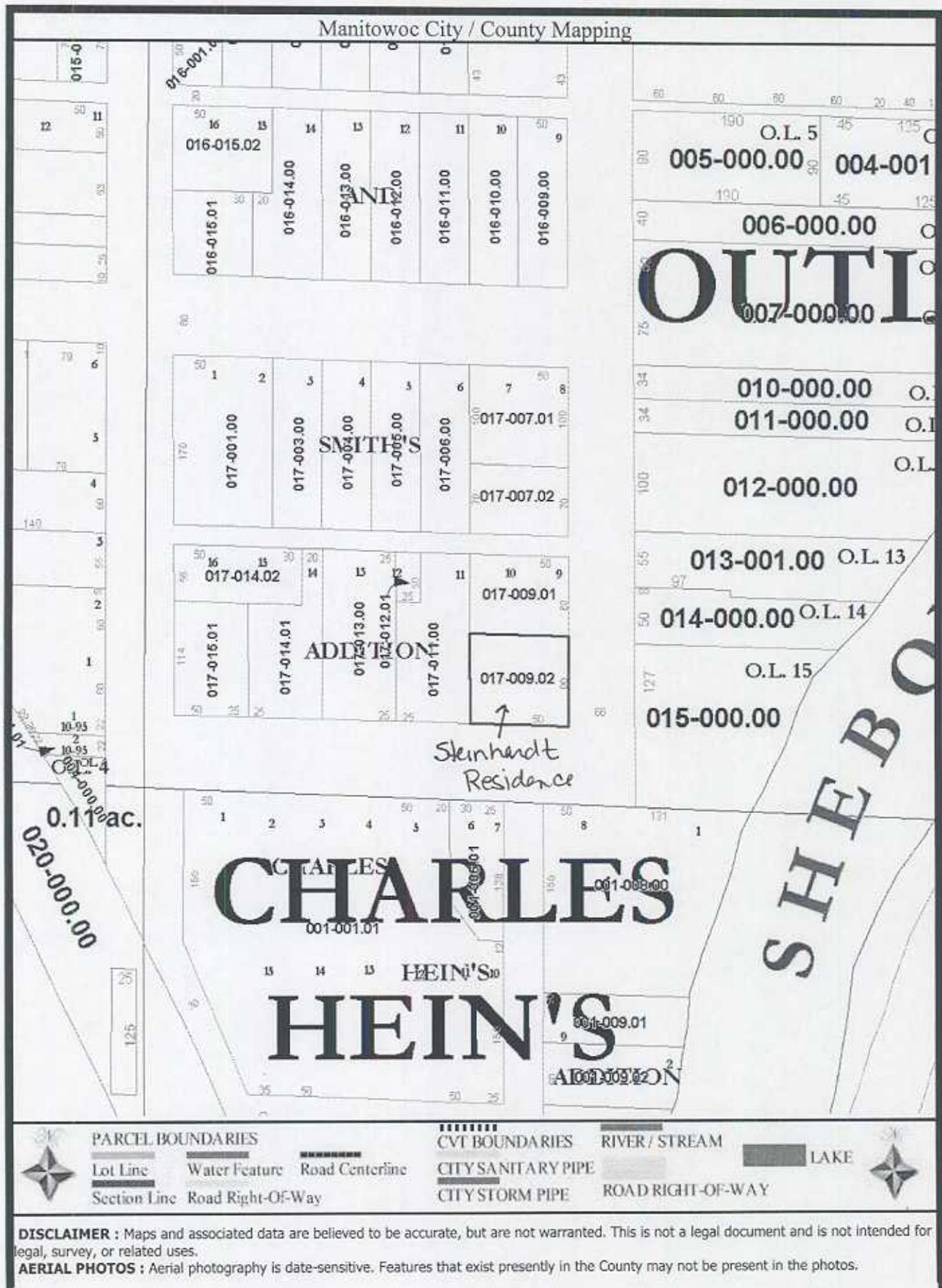
Mary Ann Lueders

Mary Ann Lueders

THIS INSTRUMENT WAS DRAFTED BY
James Ungrodt, Attorney at Law

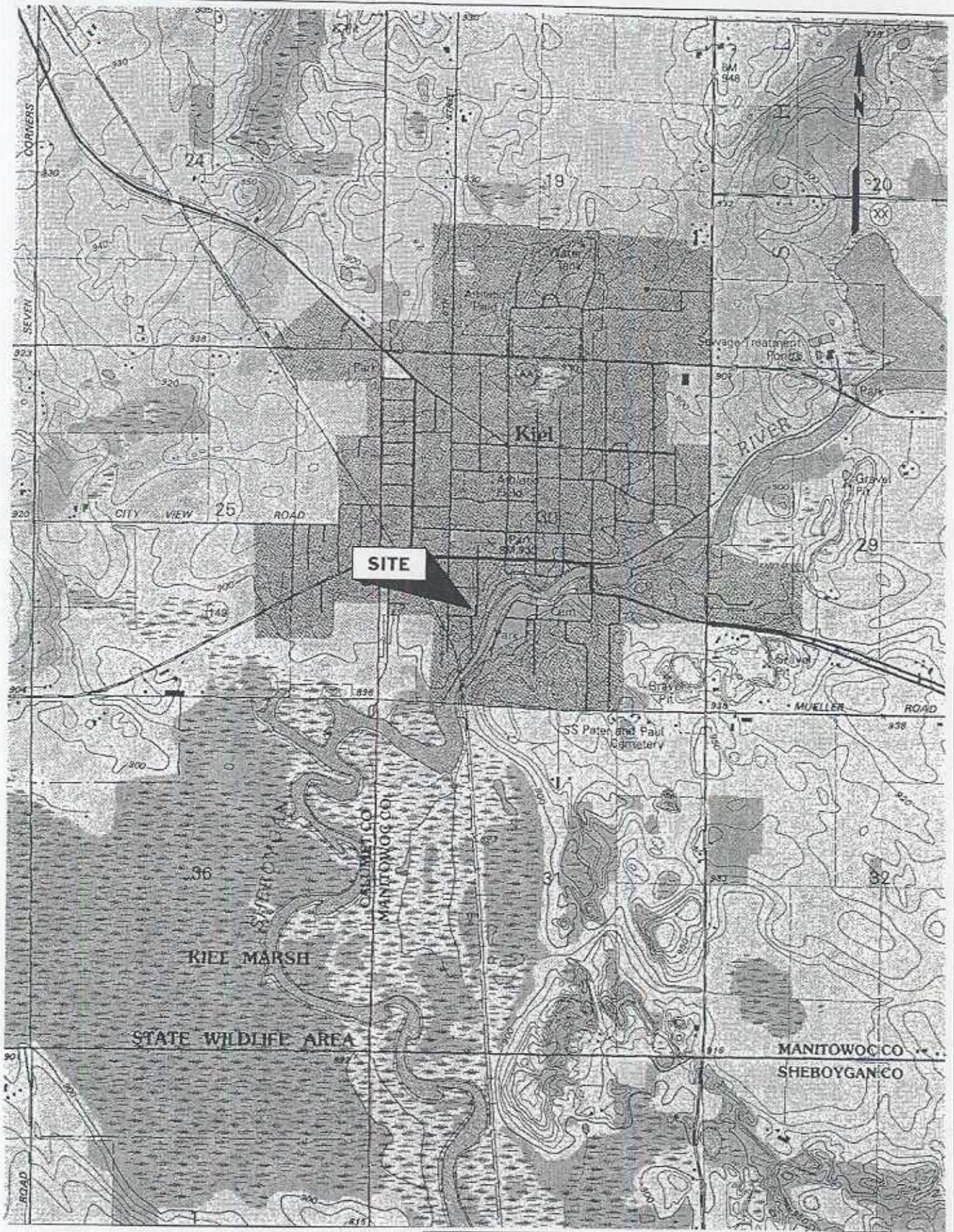
Notary Public Manitowoc County, Wis.
My Commission is permanent. (If not, state expiration
date: September 6, 1987)

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

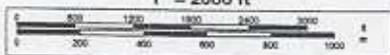


**DISCLAIMER :** Maps and associated data are believed to be accurate, but are not warranted. This is not a legal document and is not intended for legal, survey, or related uses.

**AERIAL PHOTOS :** Aerial photography is date-sensitive. Features that exist presently in the County may not be present in the photos.



Scale 1 : 24,000  
1" = 2000 ft



SOURCE: Kiel 7.5 minute topographic quadrangle  
1995

### SITE LOCATION MAP

Steinhardt Property, Kiel, WI

DATE	DESCRIPTION	APP'D

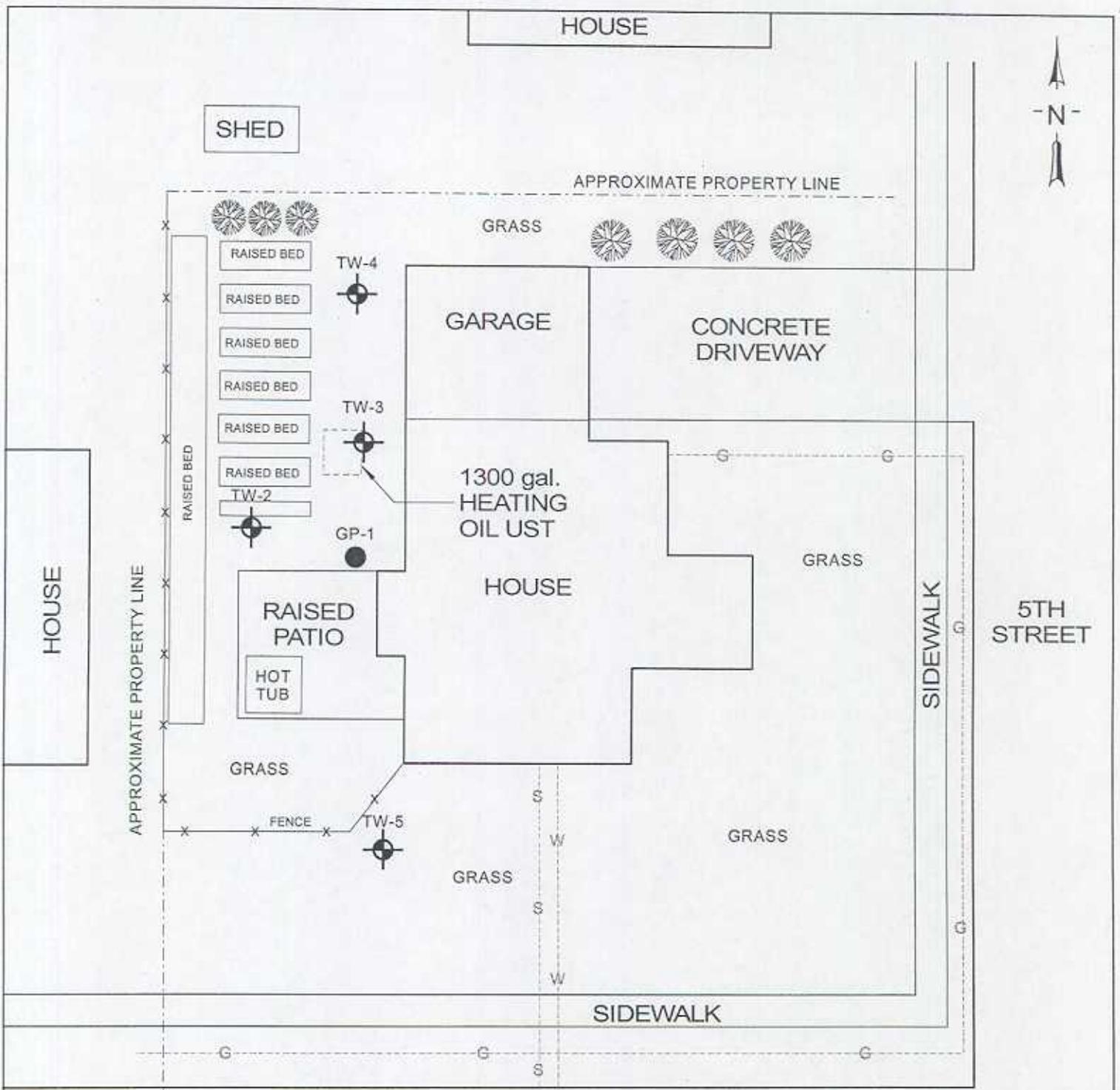
SCALE 1:24,000

**ALPHA TERRA**  
SCIENCE

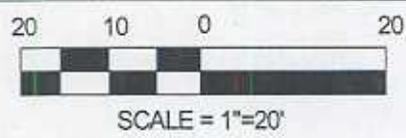
DATE: 8/108      DWG #: 98100

APPROVED: AH

FIGURE 1



- LEGEND**
- GP-1 BORING LOCATION AND IDENTIFICATION
  - ⊕ TW-2 TEMPORARY WELL LOCATION AND IDENTIFICATION



TITLE		SITE MAP			
SITE		STEINHARDT PROPERTY			
REV	DATE	DESCRIPTION	APPVD	DATE	FILE CODE
				6/1/05	...sitemap.skf
SCALE: 1" = 20'			DRAWN BY: AH		FIGURE 2

**TABLE 3**  
**GROUNDWATER SAMPLE ANALYTICAL RESULTS**  
 Steinhardt Property, Kiel, WI

Sample ID	Sample Date	Static Water Level	PARAMETER						
			Benzene (ug/l)	Ethylbenzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	TMB (ug/l)	Naphthalene (ug/l)	MTBE (ug/l)
TW-2	7/1/05	93.31	<0.14	0.43	<0.36	<1.1	1.04	1.1	<0.36
TW-2	9/27/05	92.83	<0.14	<0.40	<0.36	<1.1	0.87	1.3	<0.36
TW-3	7/1/05	94.71	<b>2.2</b>	43	<0.67	14.8	<b>143</b>	<b>130</b>	<0.61
TW-3	9/27/05	96.29	<b>1.3</b>	26	<0.36	10.7	77.2	<b>89</b>	<0.36
TW-4	7/1/05	93.28	<b>2.8</b>	17	<0.36	7.4	37.5	<b>35</b>	<0.36
TW-4	9/27/05	92.14	<b>1.7</b>	9.3	<0.36	2.5	8.6	<b>22</b>	<0.36
TW-5	7/1/05	91.12	<0.14	2.5	<0.36	1.1	8.3	3.1	<0.36
Trip Blank	7/1/05	—	<0.41	<0.54	0.70	<2.63	<1.8	<0.74	<0.61
NR 140.10 Preventive Action Limit			0.5	140	200	1000	96	8	12
NR 140.10 Enforcement Standard			5	700	1000	10,000	480	40	60

**Notes:** Xylenes reported as total of m-, o-, p-xylenes

Groundwater quality standard for TMB is based on total of 1,2,4 and 1,3,5 TMB

**BOLD =** Detected at a concentration above the NR 140.10 Preventive Action Limit

**BOLD =** Detected at a concentration above the NR 140.10 Enforcement Standard

**TABLE 2**  
**SOIL SAMPLE ANALYTICAL RESULTS**  
 Steinhardt Property, Kiel, WI

Sample ID	Depth (ft)	PID Reading (su)	ANALYTICAL PARAMETERS							
			DRO (mg/kg)	Benzene (ug/kg)	Ethylbenzene (ug/kg)	Toluene (ug/kg)	Xylenes (ug/kg)	1,2,4 TMB (ug/kg)	1,3,5 TMB (ug/kg)	Naphthalene (ug/kg)
<i>UST Site Assessment Conducted April 21, 2005</i>										
S-1	10	NA	<b>390</b>	NA	NA	NA	NA	NA	NA	NA
<i>Site Investigation Conducted June 9, 2005</i>										
GP-1	2-4	1.8	<3.8	<25	<25	<25	<75	<25	<25	<25
GP-1	8-10	198	<b>390</b>	<50	1,000	<50	2,980	6,000	3,100	<b>7,500</b>
GP-1	14-16	35	<4.2	<25	<25	<25	<75	<25	<25	<25
TW-2	6-8	311	210	<50	880	<50	2,900	5,200	3,100	<b>5,200</b>
TW-3	6-8	65	31	<25	280	<25	628	1,500	910	<b>2,100</b>
TW-3	14-16	1.1	<b>630</b>	<25	650	<25	1,420	4,400	2,200	<b>4,700</b>
TW-4	6-8	213	89	<62	<62	<62	3,400	2,600	4,000	<b>5,300</b>
TW-5	6-8	0	<4.2	<25	<25	<25	<75	<25	<25	<25
NR 720 Residual Contaminant Levels			250	5.5	2,900	1,500	4,100	NS	NS	400**
NR 746 Soil Screening Levels			NS	8,500	4,600	38,000	42,000	83,000	11,000	2,700

**Notes:** DRO = Diesel Range Organics

Xylenes reported as total of m-, o-, p-xylenes

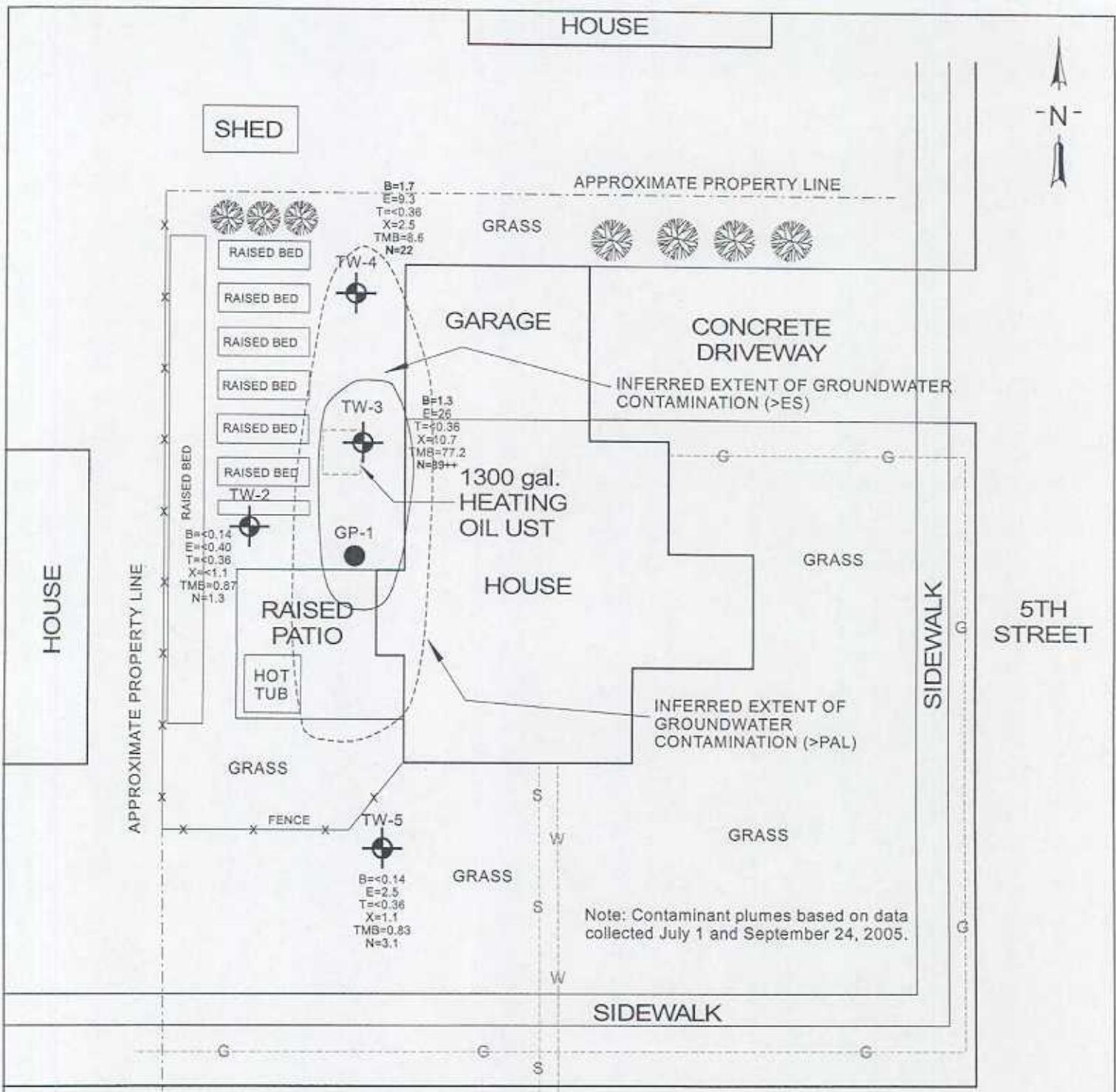
NA = Not analyzed for parameter

NS = No standard established

\*\* Naphthalene RCL from Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAH) Interim Guidance  
 WDNR Publication RR-519-97, April 1997 (corrected)

**BOLD** indicates exceedance of residual contaminant level for migration to groundwater.

**7,500** indicates exceedance of soil screening level.



Note: Contaminant plumes based on data collected July 1 and September 24, 2005.

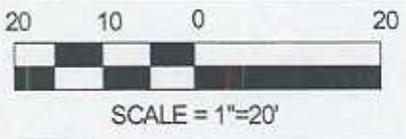
**LEGEND**

GP-1 BORING LOCATION AND IDENTIFICATION

TW-2 TEMPORARY WELL LOCATION AND IDENTIFICATION

B=1.3 Benzene concentration (ug/l)  
 E=26 Ethylbenzene concentration (ug/l)  
 T=<0.36 Toluene concentration (ug/l)  
 X=10.7 Xylene concentration (ug/l)  
 MB=77.2 Trimethylbenzene concentration (ug/l)  
 N=89++ Naphthalene concentration (ug/l)

**BOLD**= concentration exceeds NR 141 preventive action limit  
**++** = concentration exceeds NR 141 enforcement standard



**RIVER TERRACE**

<b>TITLE</b>		<b>SITE MAP WITH GROUNDWATER CONTAMINANT PLUME</b>	
<b>DATE</b>		<b>STEINHARDT PROPERTY</b>	
<b>REV</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>APP'D</b>
	8/1/05		
<b>SCALE: 1" = 20'</b>		<b>FILE CODE</b>	
		...sternep.skf	
<b>DRAWN BY</b>		<b>FIGURE 7</b>	
AH			



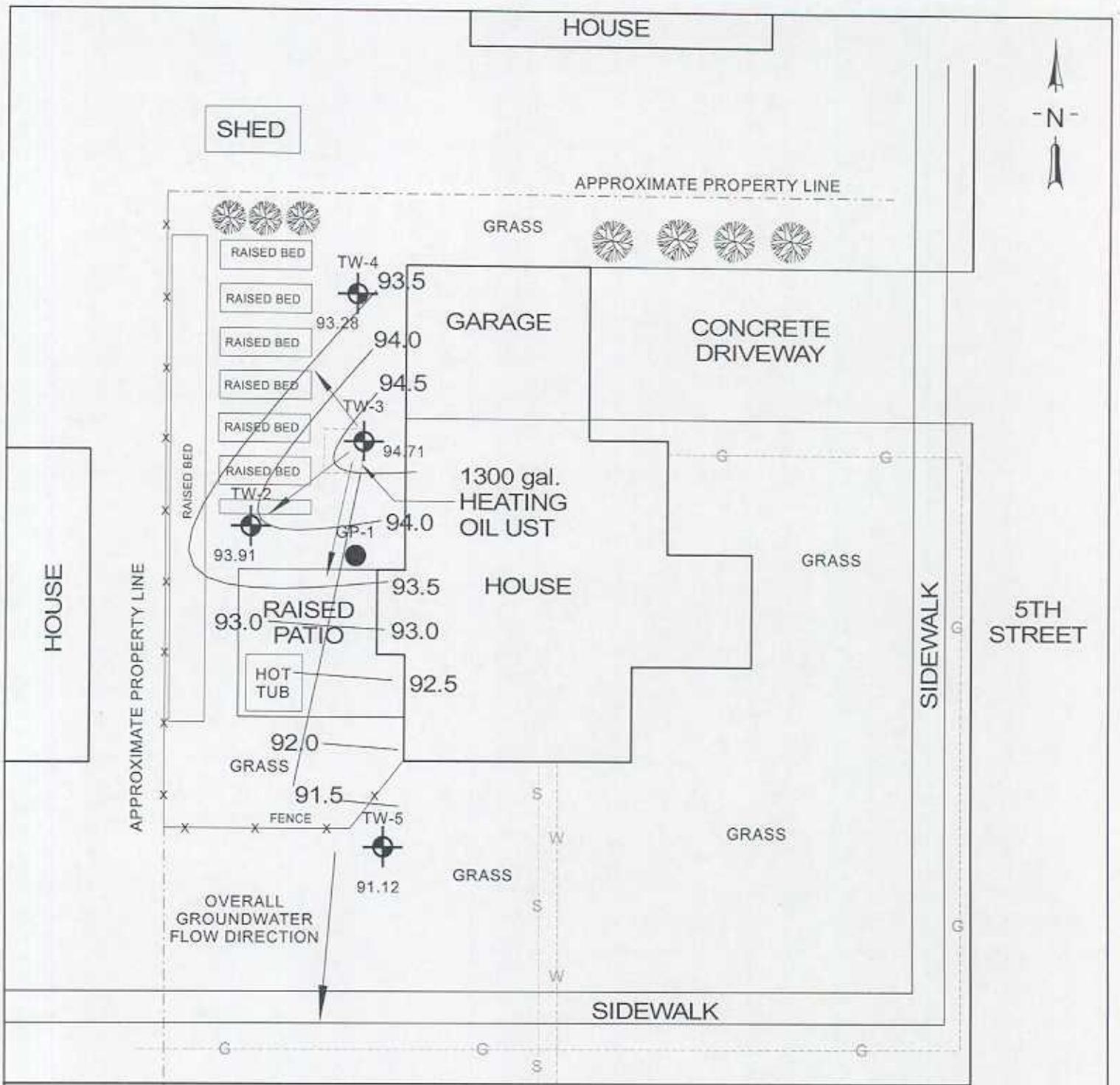
**TABLE 1**  
**GROUNDWATER ELEVATION DATA**  
 Steinhardt Property, Kiel, WI

Well Identification	TW-2	TW-3	TW-4	TW-5
Top of Casing Elevation	100.00	100.08	100.55	99.82
Ground Surface Elevation	99.61	99.00	99.71	99.13
Screened Interval	85.20 - 95.20	85.36 - 95.36	85.73 - 95.73	88.58 - 98.58

Sample Date	TW-2			TW-3		
	Depth to Water from Casing Top	Depth to Water From Ground	Groundwater Elevation	Depth to Water from Casing Top	Depth to Water From Ground	Groundwater Elevation
7/1/05	6.30	5.91	93.31	5.37	4.29	94.71
9/27/05	6.78	6.39	92.83	3.79	2.71	96.29

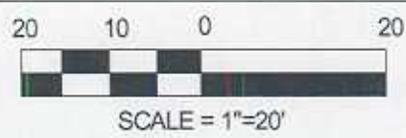
Sample Date	TW-4			TW-5		
	Depth to Water from Casing Top	Depth to Water From Ground	Groundwater Elevation	Depth to Water from Casing Top	Depth to Water From Ground	Groundwater Elevation
7/1/05	7.27	6.43	93.28	8.70	8.01	91.12
9/27/05	8.41	7.57	92.14	>11.24	>11.93	<88.58

Notes:  indicates water level is over the top of the well screen  
 Survey is relative to an on-site benchmark assigned an elevation of 100 feet.



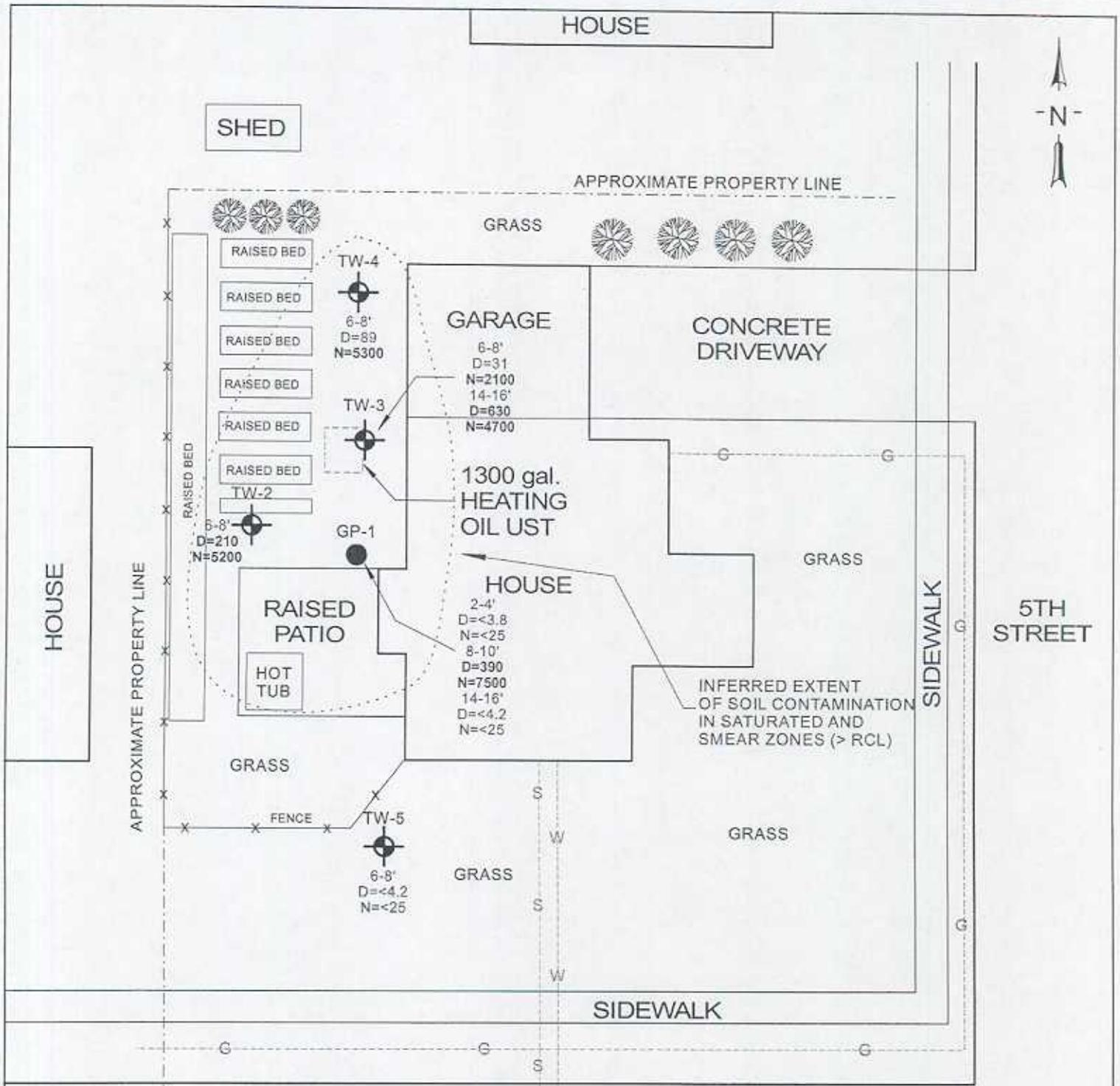
**LEGEND**

- GP-1 BORING LOCATION AND IDENTIFICATION
- ⊕ TW-2 TEMPORARY WELL LOCATION AND IDENTIFICATION
- ← GROUNDWATER FLOW DIRECTION



RIVER TERRACE

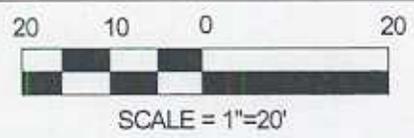
TITLE		<b>GROUNDWATER CONTOUR MAP JULY 1, 2005</b>		<b>ALPHA TERRA SCIENCE</b>	
SITE		STEINHARDT PROPERTY			
REV	DATE	DESCRIPTION	APPROV	DATE	FILE CODE
				6/1/05	..sitemap.skf
SCALE: 1" = 20'				DRAWN BY: AH	<b>FIGURE 5</b>



**LEGEND**

- GP-1 BORING LOCATION AND IDENTIFICATION
- ⊕ TW-2 TEMPORARY WELL LOCATION AND IDENTIFICATION

6-8' DEPTH OF SOIL SAMPLE  
 D=89 DIESEL RANGE ORGANIC CONCENTRATION (mg/kg)  
 N=5300 NAPHTHALENE CONCENTRATION (ug/kg)



TITLE		SITE		APPRO/D		DATE	FILE CODE
SITE MAP WITH SOIL CONTAMINANT PLUME		STEINHARDT PROPERTY				6/1/05	...sitemap.skf
REV	DATE	DESCRIPTION			DRAWN BY	FIGURE 6	
					AH		

SCALE: 1" = 20'



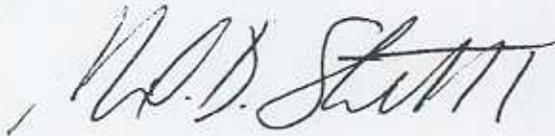


502 River Terrace  
Kiel, WI. 53042  
November 2, 2005

To Whom It May Concern:

To the best of my knowledge, the legal description in the attached deed is complete and accurate for the property.

Signed:

A handwritten signature in cursive script, appearing to read "M.D. Steinhardt".

Michael D. Steinhardt