

# GIS REGISTRY

## Cover Sheet

May, 2009  
(RR 5367)

### Source Property Information

BRRTS #: 03-36-548835

CLOSURE DATE: Feb 17, 2010

ACTIVITY NAME: Eds Auto Body

FID #:

PROPERTY ADDRESS: 345 Main Street

DATCP #:

MUNICIPALITY: Town of Reedsville

COMM #: 54230970445A

PARCEL ID #: 036-500-036-011.00

#### \*WTM COORDINATES:

X: 683629 Y: 411246

*\* Coordinates are in  
WTM83, NAD83 (1991)*

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

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

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

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

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

#### Land Use Controls:

N/A (Not Applicable)

Cover or Barrier (222)

Soil: maintain industrial zoning (220)

*(note: maintenance plan for  
groundwater or direct contact)*

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Vapor Mitigation (226)

Structural Impediment (224)

Maintain Liability Exemption (230)

Site Specific Condition (228)

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

#### Monitoring Wells:

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

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:  PARCEL ID #:

ACTIVITY NAME:  WTM COORDINATES: X:  Y:

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

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

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #: No Figure # Title: No Title**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1 Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 3 Title: Soil Probe, Boring, Temporary & Monitoring Well Location Map**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 4 & 5 Title: Limits of Remedial Excavation / Estimate Extent of Soil Exceeding NR 720 RCL**

BRRTS #: 03-36-548835

ACTIVITY NAME: Eds Auto Body

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

**Note:** *This is intended to show the total area of contaminated groundwater.*

**Figure #: 7**                      **Title: Estimated Extent of Groundwater Exceeding NR 140 ES**

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

**Figure #: 6**                      **Title: Groundwater Elevation Contour & Flow Direction Map - January 7, 2010**

**Figure #:**                      **Title:**

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 1 & 3**                      **Title: Soil Boring Analytical Results / Remedial Excavation Soil Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #: 2**                      **Title: Summary of Groundwater Analytical Results**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #: 4**                      **Title: Water Level Data**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

**Figure #:**                      **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-36-548835

ACTIVITY NAME: Eds Auto Body

## NOTIFICATIONS

### Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

#### Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters: 2**



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
375 City Center, Suite I  
Oshkosh, Wisconsin 54901-1805  
TTY: Contact Through Relay  
Fax: (920) 424-0217  
Jim Doyle, Governor  
Richard J. Leinenkugel, Secretary

February 17, 2010

Mr. Ed Stehula  
326 East Fremont Street  
Reedsville, WI 54230

RE: **Final Closure with Land Use Limitation to Address Direct Contact Risk**

**Commerce # 54230-9704-45-A**                      DNR BRRTS # 03-36-548835  
Ed's Auto Body, 345 Main Street, Reedsville

Dear Mr. Stehula:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to human health and the environment as long as current and subsequent property owners adhere to the following limitation:

- **The barrier cap must be maintained in accordance with the enclosed maintenance plan.**

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review *new* information to determine if the cap requirement can be changed or removed.

The following activities are prohibited (on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required, as identified on the attached map) unless prior written approval has been obtained from Commerce: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; or 5) construction or placement of a building or other structure.

This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) 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 at your site.

If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor

inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

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  
Senior Hydrogeologist  
Site Review Section

Enclosure

cc: Brian Youngwirth - Midwest Engineering Services, Inc.  
Dave Bauknecht - 202 Industrial Drive, Reedsville, WI 54230

# CAP MAINTENANCE PLAN

February 10, 2010  
Property identified as  
Ed's Auto Body  
345 Main Street  
Reedsville, Wisconsin  
BRRTS # 03-36-548835

County Tax Number 036-500-036-011.00

LEGAL DESCRIPTION: Lot Numbered Eleven (11) of Block  
Numbered Thirty-Six (36) of the Original Plat in the Village of  
Reedsville, together with the North Half of the vacated alley  
adjacent thereto.

\*\*\*\*\*

## Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing landscaped and paved surfaces occupying the area over the contaminated soil on-site. The contaminated soil is impacted by benzene within four feet of ground surface. The location of the landscaped and paved surfaces to be maintained in accordance with this Maintenance Plan, are identified in the attached map (Exhibit A).

## Engineered Cap Purpose

The landscaped and paved surfaces over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

## Annual Inspection

The landscaped and paved surfaces overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year for cracks and other potential exposures to underlying soils. The inspections will be performed to evaluate damage to the floor due to exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit B, *Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

## Maintenance Activities

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law. Appropriate notification of the Wisconsin Department of Commerce (Commerce) or its successor would be required.

In the event the landscaped and paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Commerce or its successor.

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

## Amendment or Withdrawal of Maintenance Plan

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

Contact Information  
(as of February 10, 2010)

Site Owner and Operator: Ed Stehula  
326 East Fremont Street  
Appleton, Wisconsin 54915  
Attn. Ed Stehula  
920-901-7076

Consultant: Midwest Engineering Services  
Brian Youngwirth  
608 N. Stanton Street  
Ripon, Wisconsin  
920-745-2200

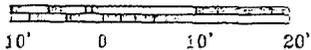
Commerce: Robert H. Klauk  
375 City Center Suite I  
Oshkosh, Wisconsin 54901

(ABANDONED)  
TW-1



# EXHIBIT "A"

SCALE: 1" = 20'



U.S.H. '99 10''

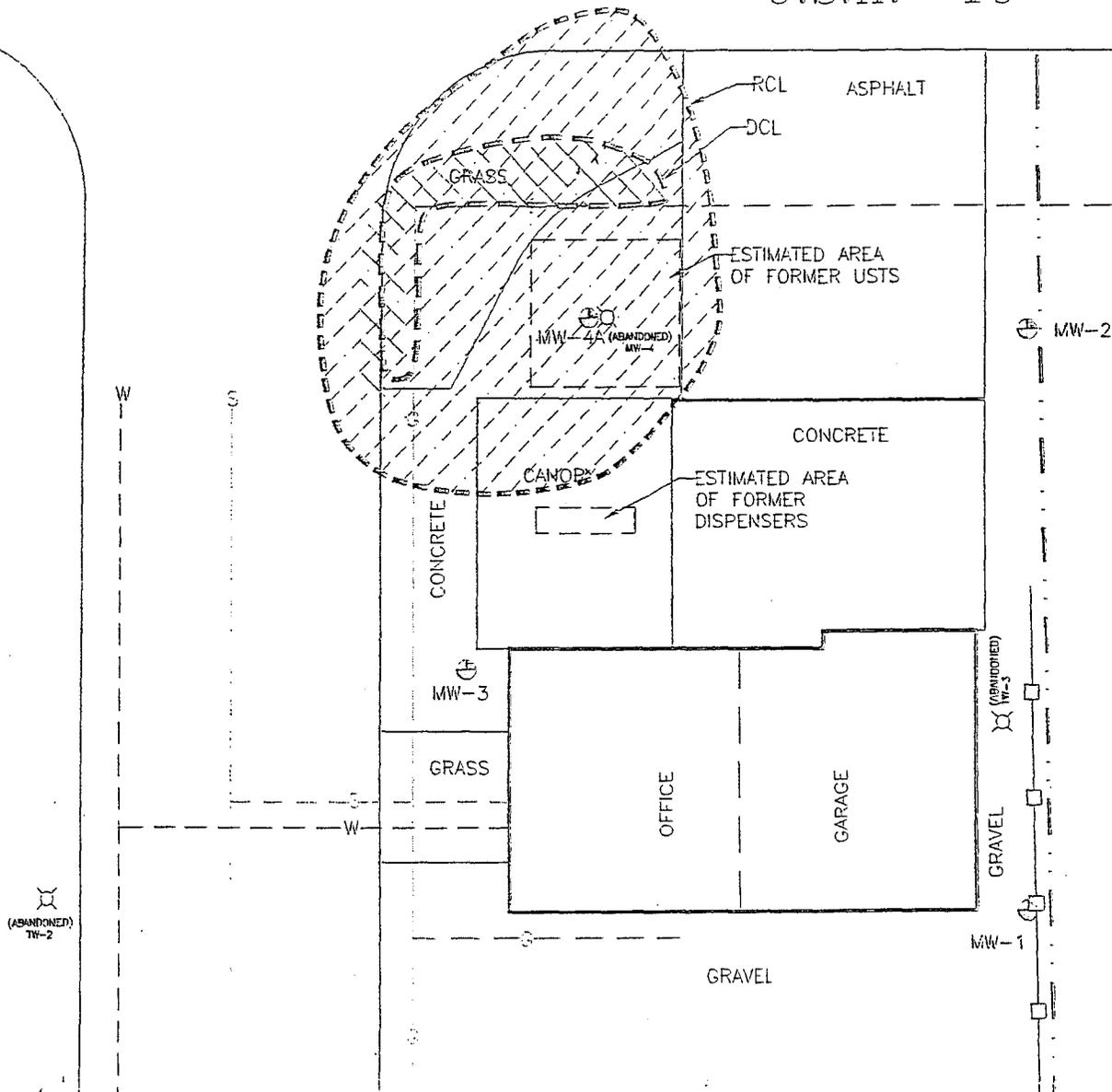


FIGURE 5: ESTIMATED EXTENT OF SOIL EXCEEDING THE NR 720 RCL OR NR 746 DCL

ED'S AUTO BODY  
REEDSVILLE, WISCONSIN

Scale: 1" = 20'

Project Number: 12-71058

Date: 9/19/08

Drawn By: KP





ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
375 City Center, Suite I  
Oshkosh, Wisconsin 54901-1805  
TTY: Contact Through Relay  
Fax: (920) 424-0217  
Jim Doyle, Governor  
Richard J. Leinenkugel, Secretary

February 10, 2010

Mr. Ed Stehula  
326 East Fremont Street  
Appleton, WI 54915

RE: **Case Closure Consideration with Proposed Land Use Limitation for Direct Contact Risk**

**Commerce # 54230-9704-45-A**                      DNR BRRTS # 03-36-548835  
Ed's Auto Body, 345 Main Street, Reedsville

Dear Mr. Stehula:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure, prepared by Midwest Engineering Services, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remain on site. This letter serves as written notice that no further investigation or remedial action is necessary.

Please be aware that compliance with the requirements of this letter is a responsibility to which you, the current property owner and any subsequent property owners must adhere, pursuant to section 292.12, Wisconsin Stats. If these requirements are not followed, Commerce may take enforcement action under section 292.11, Wis. Stats., to ensure compliance with the specified requirements, limitations or other conditions related to the property, or this case may be reopened pursuant to section NR 726.09, Wis. Administrative Code. It is Commerce's intent to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with the referenced maintenance plan, are met.

**Well Abandonment Requirements**

All monitoring wells must be properly abandoned within 60 days and the appropriate documentation forwarded to Commerce at the letterhead address within 120 days of the date of this letter. A final closure letter will be sent after the abandonment requirements have been met.

**Land Use Limitation Requirement to Address Direct Contact Risk**

Commerce has determined that this site does not pose a significant threat to the environment and human health as long as the barrier cap at this property is maintained. Residual petroleum concentrations in soil, exceeding standards for the protection of human health from direct contact with contaminated soil, remain in the vicinity of the location of the former underground petroleum storage tanks. Therefore, the existing barrier cap must be maintained in accordance with the maintenance plan provided to prevent direct contact exposure to shallow contaminated soil. A site figure that indicates the approximate area with shallow residual petroleum contamination in soil and the barrier cap maintenance plan are enclosed for your review.

This limitation must be adhered to by the current property owner and any subsequent owner. Failure to adhere to this restriction may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats.

The following activities are prohibited on any portion of the property where pavement is required, as identified on the attached map, unless prior written approval has been obtained from Commerce: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; or 5) construction or placement of a building or other structure.

Acceptance of the limitation to be imposed on the property makes it unnecessary to conduct additional soil remediation activities on the property at this time. In the future, you may request that Commerce review any *new* information to determine if the barrier requirement or maintenance plan can be changed or removed. If you do not want this limitation on your property, you must contact the undersigned to determine what remedial activities will be required, at your own expense, to close this case without the cap maintenance requirement.

### **GIS Registry of Closed Remediation Sites**

Information submitted with your closure request will be included on the Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Remediation and Redevelopment (RR) Sites Map at <http://dnr.wi.gov/org/law/rr/gis/index.htm>. Because residual contamination remains at the time of case closure, if you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

### **Residual Soil Contamination**

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered a solid waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

### **Potential Vapor Migration**

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

### **Claim Submittal Requirement**

Timely filing of your final PECFA claim 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 (920) 424-0046.

Sincerely,



Robert H. Klauk  
Senior Hydrogeologist  
Site Review Section

Enclosure

cc: Brian Youngwirth - Midwest Engineering Services, Inc.

DOCUMENT NO.

610

662896

STATE BAR OF WISCONSIN - FORM 2  
WARRANTY DEED  
THIS SPACE RESERVED FOR RECORDING DATE.

By This Deed, Bernard John Pritzl and Rita Pritzl, his wife

Grantor conveys and warrants to Edward A. Stehula

for a valuable consideration

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

Lot Numbered Eleven (11) of Block Numbered Thirty-six (36) of the Original Plat in the Village of Reedsville, together with the North Half of the vacated alley adjacent thereto.

This deed is given in fulfillment of a Land Contract dated September 1, 1977, recorded in Volume 585 of Records, page 601, Document #525774, Office of the Register of Deeds for Manitowoc County, Wisconsin.

RECEIVED FOR RECORD  
VOL 890 PAGE 610  
1989 DEC 11 AM 11:14  
MANITOWOC COUNTY, WIS.  
PRESTON JONES  
REGISTER OF DEEDS

DONALD A. POPPY

RETURN TO 111 S. Main St.  
P.O. Box A 13.50 +  
Brillion WI 54110 4.18

Tax Key # \_\_\_\_\_  
This is not homestead property.  
W-7  
T.F. \$13.50  
(Rate: 10¢ per \$100.)

Exception to warranties:

Executed at Reedsville, WI this 30<sup>th</sup> day of October, 1989

SIGNED AND SEALED IN PRESENCE OF

Bernard John Pritzl (SEAL)  
Bernard John Pritzl  
Rita Pritzl (SEAL)  
Rita Pritzl  
(SEAL)  
(SEAL)  
(SEAL)

Signatures of Bernard John Pritzl and Rita Pritzl, his wife

authenticated this 30<sup>th</sup> day of October, 1989

Richard J. Thuermer  
Title: Member State Bar of Wisconsin or Other Party  
Authorized under Sec. 706.06 vis.

STATE OF WISCONSIN

Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
the above named \_\_\_\_\_

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

THIS INSTRUMENT WAS DRAFTED BY \_\_\_\_\_

Atty. Richard J. Thuermer

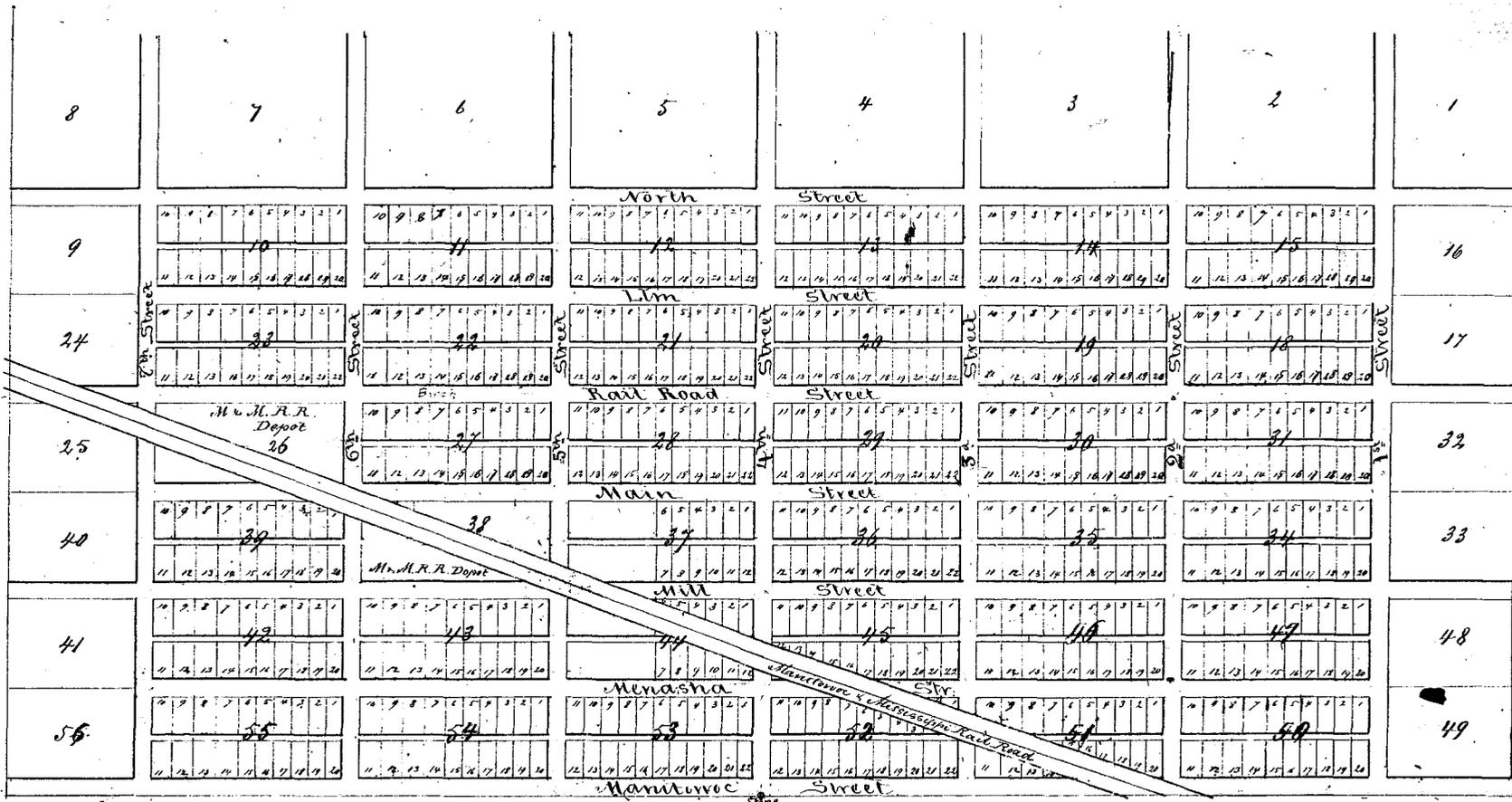
The use of witnesses is optional. Notary Public, \_\_\_\_\_ County, Wis.

My commission (expires) (is) \_\_\_\_\_

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

WARRANTY DEED

STATE BAR OF WISCONSIN





**midwest engineering services, inc.**

geotechnical • environmental • materials engineers

608 N. Stanton Street  
Ripon, WI 54971-1182  
920-745-2200  
FAX 920-745-2222  
www.midwesteng.com

January 28, 2010

Mr. Ed Stehula  
326 East Fremont Street  
Appleton, Wisconsin 54915

**RE: CERTIFY GIS**  
Ed's Auto Body  
345 Main Street, Reedsville, WI 54230  
COMMERCE No. 54230-9704-45  
MES Project No. 12-71058

Dear Mr. Stehula:

Midwest Engineering is currently acquiring the necessary information to complete the soil and groundwater Geographical Information System (GIS) package. Registration on the GIS is required to close the site with the present levels of petroleum compounds within soil and groundwater samples collected at the site. As part of the GIS, the WDNR requires a statement signed by the Responsible Party certifying that the legal descriptions contained on the deed are correct. Therefore, please review the legal description on the attached deed and if the information appears correct, please sign the attached statement and return it to MES utilizing the attached envelope.

If you have any questions, or wish to discuss any part of this correspondence, please feel free to contact MES at (920) 745-2200.

Respectfully Submitted,

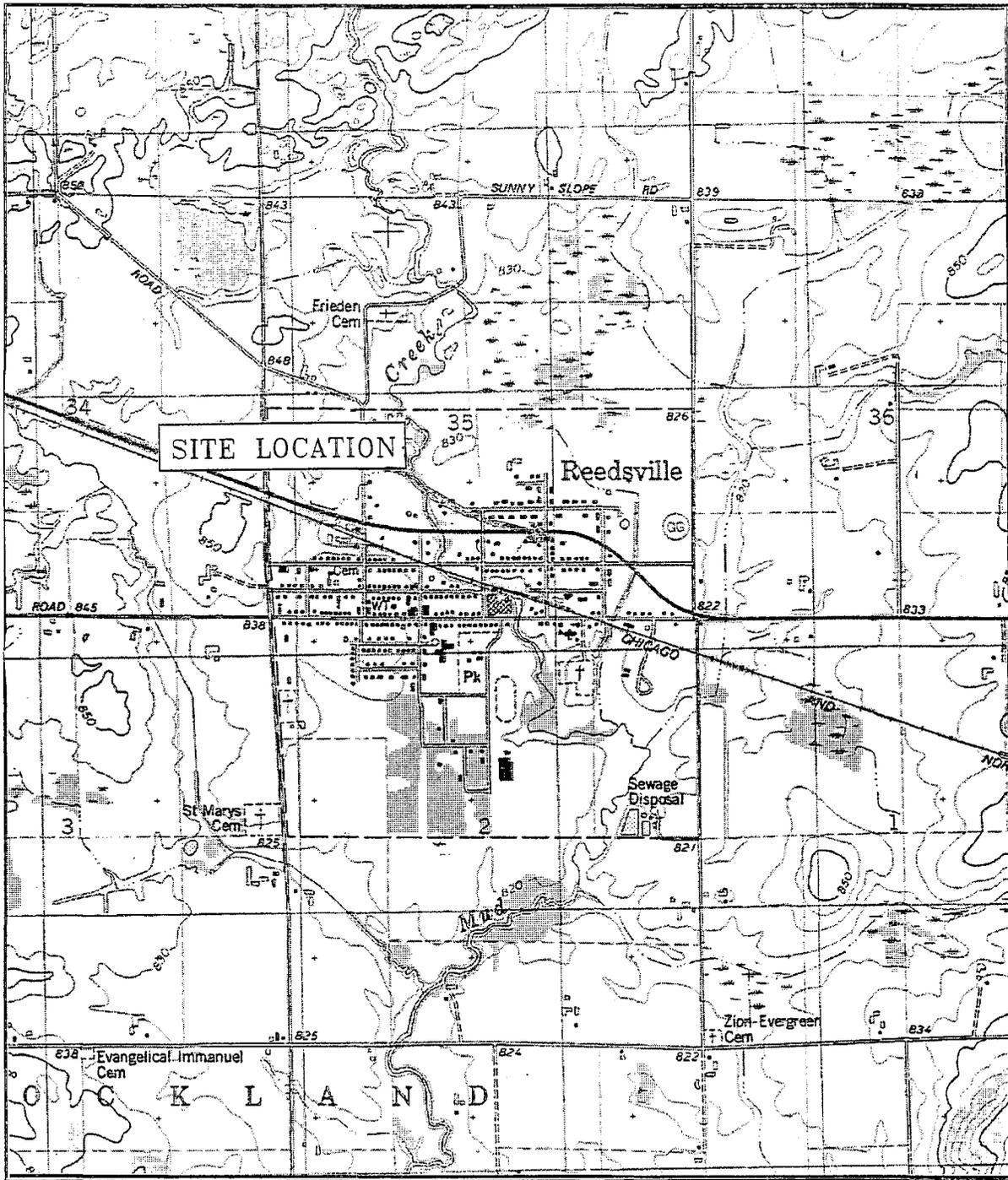
**MIDWEST ENGINEERING SERVICES, INC.**

  
Brian Youngwirth  
Hydrogeologist

I hereby certify that the legal descriptions in the GIS registration package are complete and accurate.

Mr. Ed Stehula





REEDSVILLE QUADRANGLE  
 U.S.G.S. 7.5 MINUTE SERIES  
 (TOPOGRAPHIC) MARINETTE COUNTY  
 WISCONSIN



SCALE: 1:24,000



FIGURE 1: SITE LOCATION MAP

ED'S AUTO BODY  
 REEDSVILLE, WISCONSIN

Project No: 12-71058

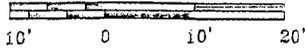
Date: 6/3/08

Drawn By: KP

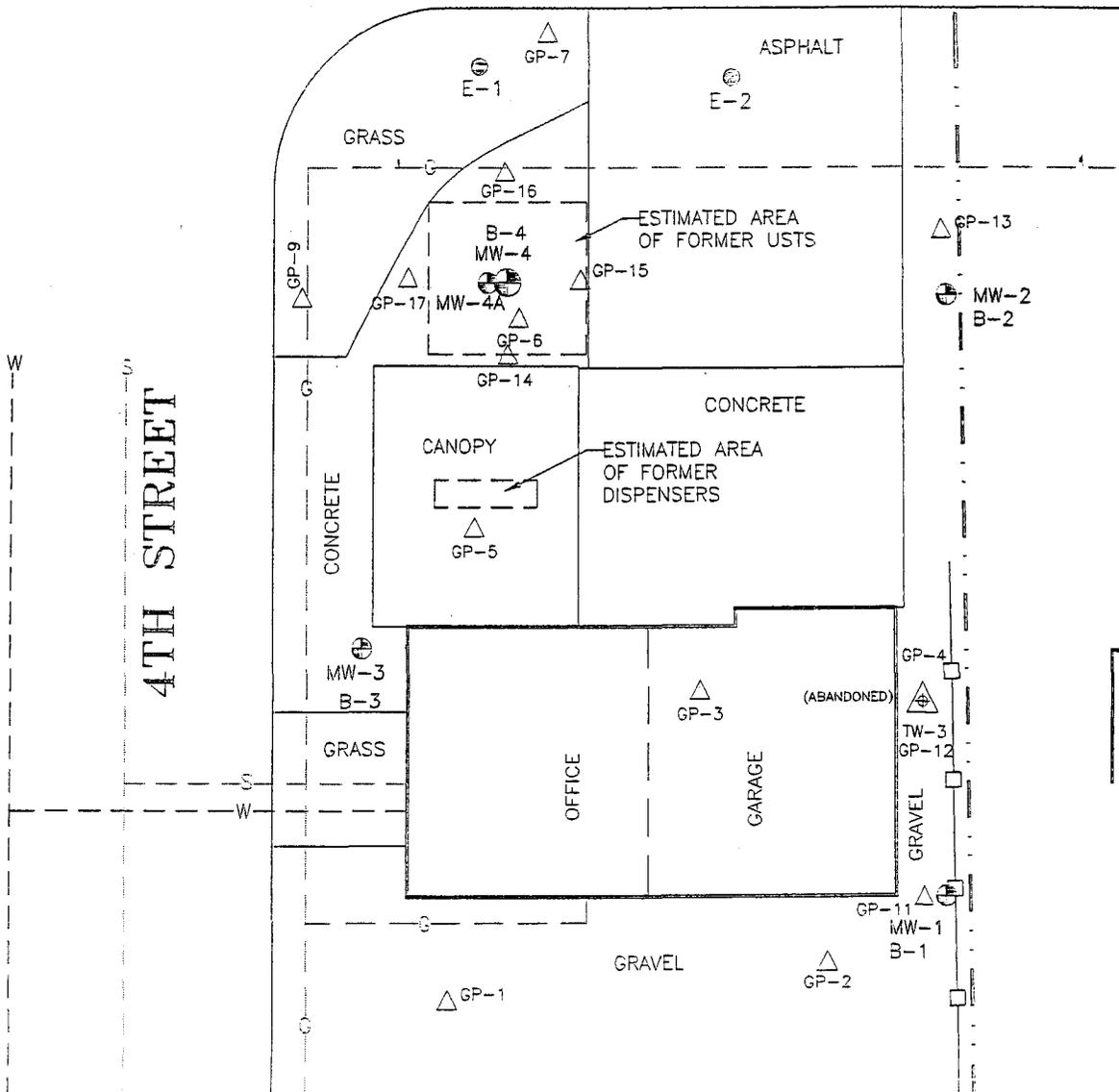


TW-1  
GP-8

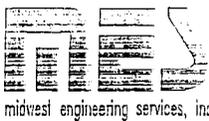
SCALE: 1" = 20'



U.S.H. '10'



TW-2  
GP-10



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FIGURE 3: SOIL PROBE, BORING, TEMPORARY AND MONITORING WELL LOCATION MAP

ED'S AUTO BODY

REEDSVILLE, WISCONSIN

Scale: 1" = 20'

Project Number: 12-71058

Date: 9/19/08

Drawn By: KP

(ABANDONED)  
TW-1



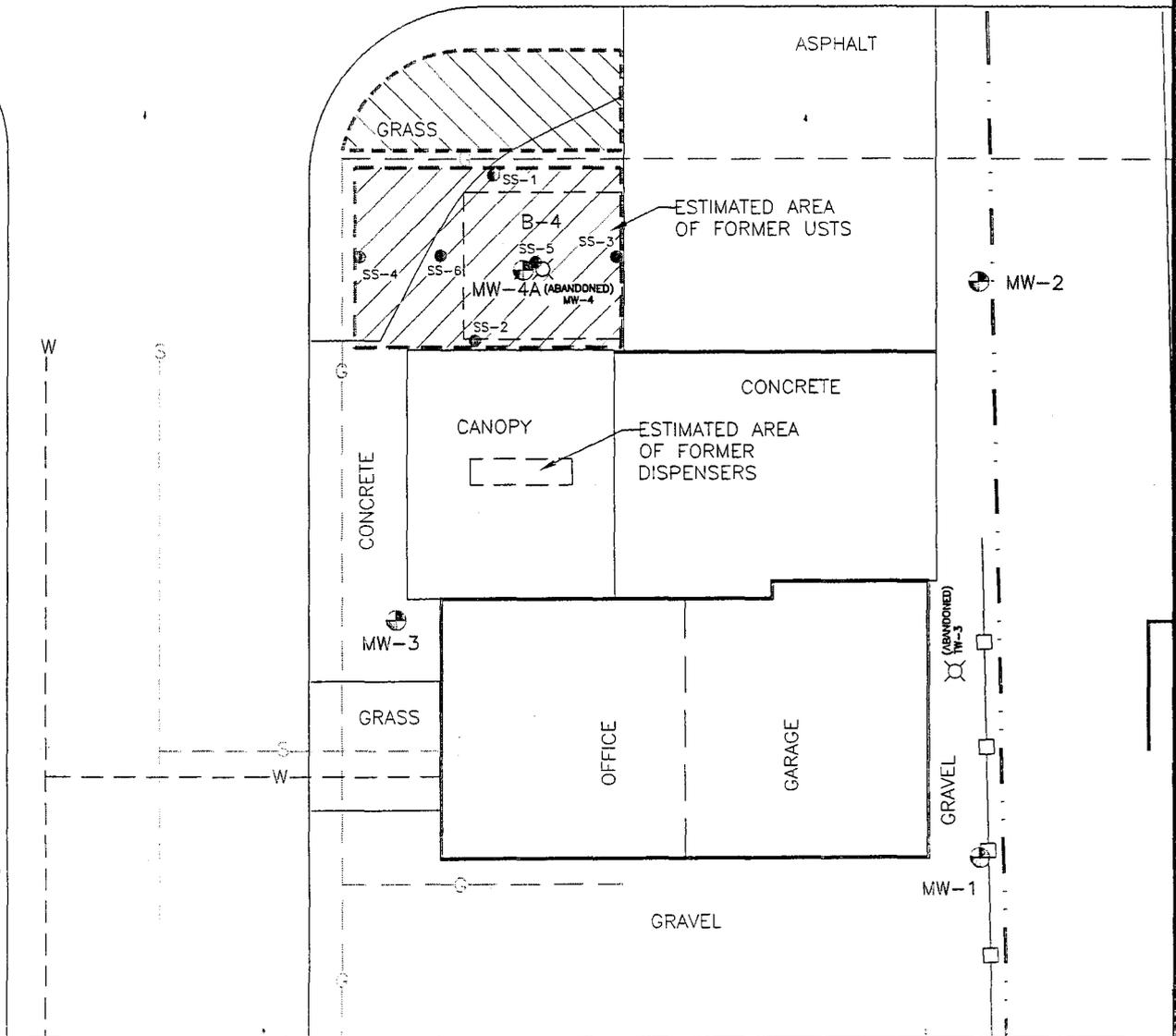
SCALE: 1" = 20'



EXPLANATION

-  EXCAVATED TO A DEPTH OF 6-12"
-  EXCAVATED TO A DEPTH OF 10-11"
-  SS-2 SOIL SAMPLE LOCATIONS

U.S.H. "10"



(ABANDONED)  
TW-2



FIGURE 4: LIMITS OF REMEDIAL EXCAVATION AND SOIL SAMPLE LOCATION MAP

ED'S AUTO BODY  
REEDSVILLE, WISCONSIN

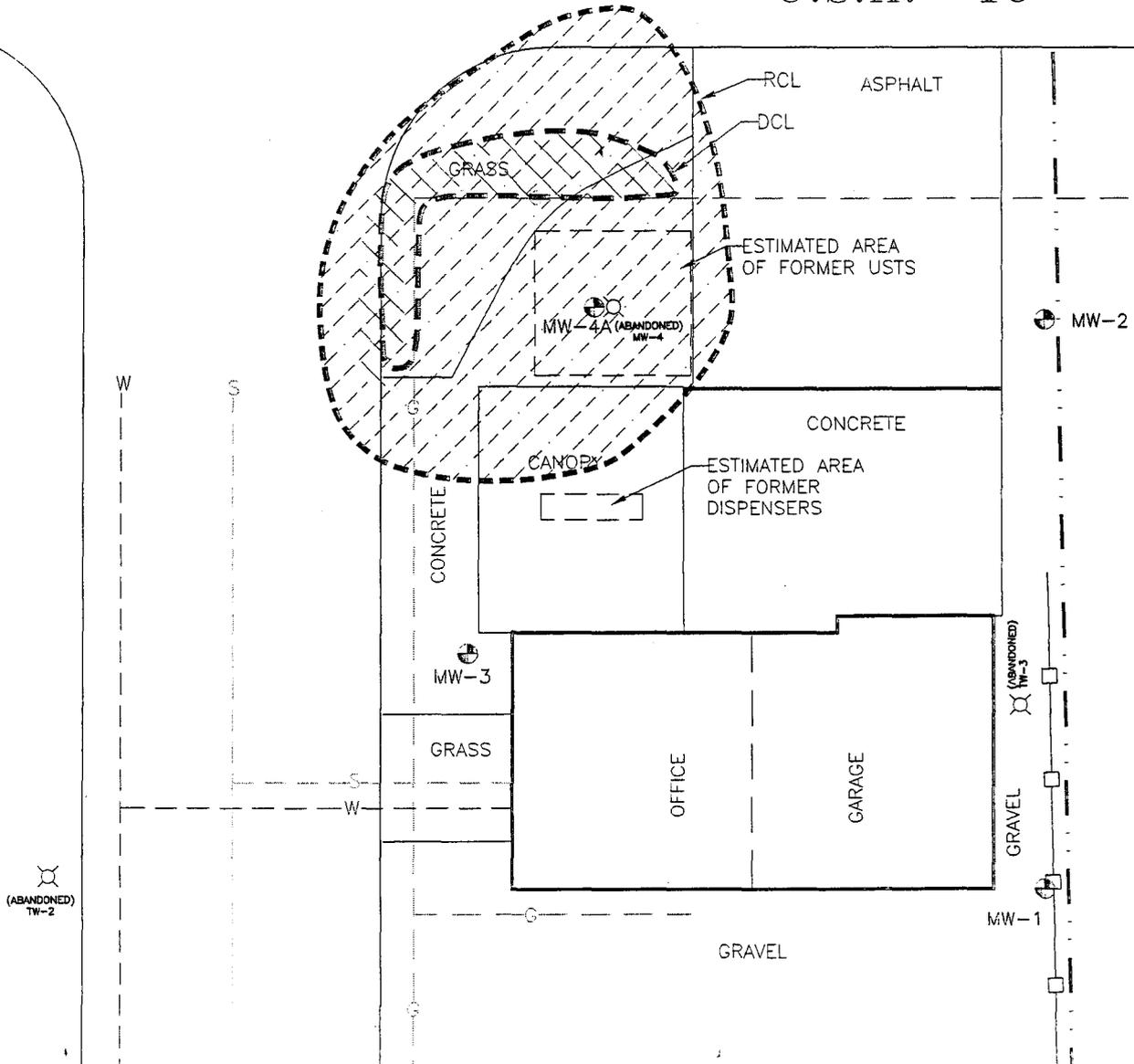
Scale: 1" = 20'
Project Number: 12-71058
Date: 9/19/08
Drawn By: KP



SCALE: 1" = 20'  
10' 0 10' 20'

(ABANDONED)  
TW-1

U.S.H. "10"



(ABANDONED)  
TW-2

(ABANDONED)  
TW-3



midwest engineering services, inc.

FIGURE 5: ESTIMATED EXTENT OF SOIL EXCEEDING THE NR 720 RCL OR NR 746 DCL

ED'S AUTO BODY  
REEDSVILLE, WISCONSIN

Scale: 1" = 20'

Project Number: 12-71058

Date: 9/19/08

Drawn By: KP

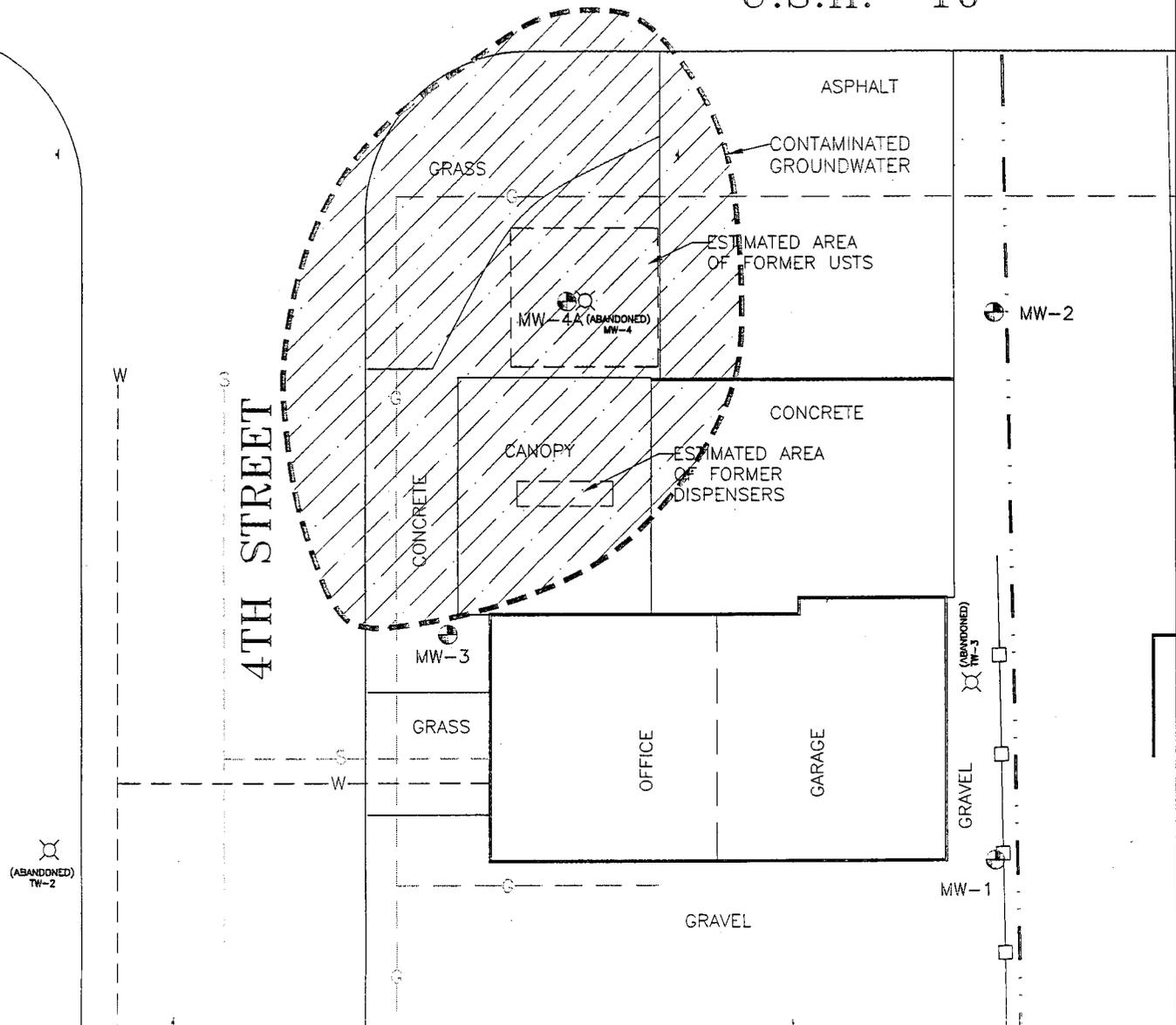


SCALE: 1" = 20'



(ABANDONED)  
TW-1

U.S.H. "10"



midwest engineering services, inc.

FIGURE 7: ESTIMATED EXTENT OF GROUNDWATER EXCEEDING THE NR 140 ES

ED'S AUTO BODY  
REEDSVILLE, WISCONSIN

Scale: 1" = 20'

Project Number: 12-71058

Date: 9/19/08

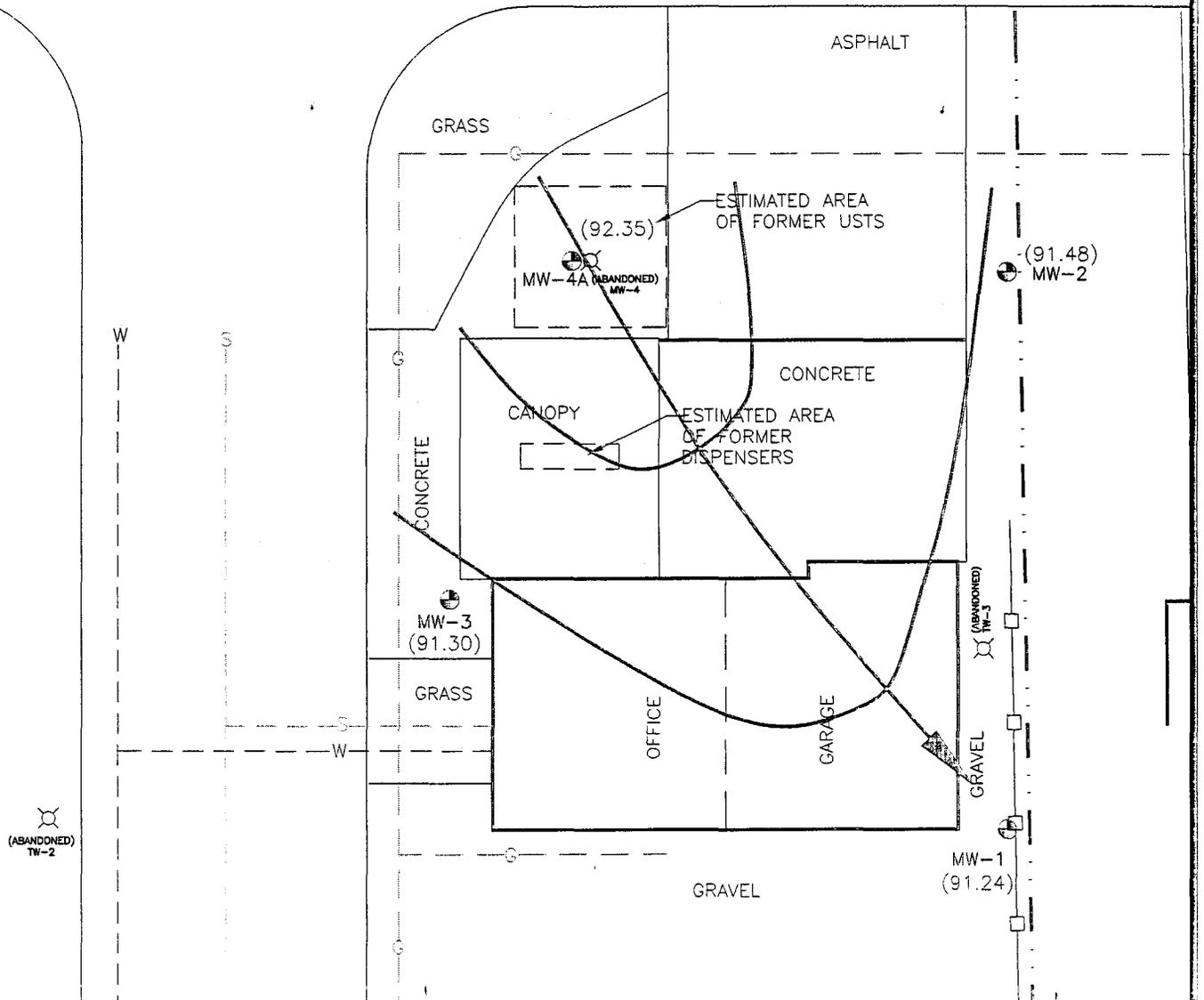
Drawn By: KP



SCALE: 1" = 20'  
10' 0 10' 20'

(ABANDONED)  
TW-1

U.S.H. "10"



(ABANDONED)  
TW-2

(ABANDONED)  
TW-3



FIGURE 6: GROUNDWATER ELEVATION CONTOUR AND FLOW DIRECTION MAP - JANUARY 7, 2010

ED'S AUTO BODY  
REEDSVILLE, WISCONSIN

Scale: 1" = 20'

Project Number: 12-71058

Date: 9/19/08

Drawn By: KP

**TABLE 1**  
**SUMMARY OF SOIL BORING ANALYTICAL RESULTS**  
**ED'S AUTO BODY**  
**MES PROJECT NO. 12-71058**

Sample No.	NR 720	NR 746	NR 746	B-1	B-2	B-3	B-4	MW-4A
Sampling Date	RCL	SSL	DCL	1/29/2008	1/29/2008	1/29/2008	1/29/2008	5/13/2009
Sample Depth (feet)				3-5	3-5	3-5	2-4	15-17
<b>VOLATILE ORGANIC COMPOUNDS (VOC) (µg/kg)</b>								
Benzene	5.5	8500	1100	<b>44 Q</b>	<b>77</b>	<b>92</b>	<b>19000</b>	<b>473</b>
Ethylbenzene	2900	4600	NE	85	200	280	<b>98000</b>	33.5J
Methyl tert-butyl ether	NE	NE	NE	<25	<25	<25	4600	<25
Toluene	1500	38000	NE	410	720	1000	<b>210000</b>	957
1,2,4-Trimethylbenzene	NE	83000	NE	<25	200	240	<b>200000</b>	<25
1,3,5-Trimethylbenzene	NE	11000	NE	<25	59 Q	72 Q	<b>67000</b>	<25
Xylenes, -m, -p	4100	42000	NE	390	1090	5100	<b>520000</b>	148.6J
Xylenes, -o								
<b>GASOLINE RANGE ORGANICS (µg/kg)</b>								
GRO	250	NE	NE	<2.9	3.4	4.2	<b>3400</b>	<2.9
<b>LEAD (mg/kg)</b>								
Lead	50	NE	1.6	3.1	5.4	6.4	<b>74</b>	2.2

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

RCL = Residual Contaminant Level

SSL = Soil Screening Levels

DCL = Direct-Contact Levels

NA = Parameter not analyzed

NE = NR 720 RCL not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold indicates analytical results exceed NR 720 RCL

**TABLE 1  
SUMMARY OF SOIL PROBE ANALYTICAL RESULTS  
ED'S AUTO BODY  
MES PROJECT NO. 12-71058**

Sample No.	NR 720	NR 746	NR 746	GP-1	GP-2	GP-3	GP-4	GP-5	GP-6	GP-7	GP-8	GP-9	GP-10	GP-11	GP-13
Sampling Date	RCL	SSL	DCL	2/19/2007	2/19/2007	2/19/2007	2/19/2007	2/19/2007	2/19/2007	8/6/2008	8/6/2008	8/6/2008	8/6/2008	8/6/2008	8/6/2008
Sample Depth (feet)				8-10'	8-10'	4-6'	8-10'	2-4'	8-10'	4-6'	4-6'	2-4'	4-6'	2-4'	2-4'
<b>GASOLINE RANGE ORGANICS (GRO) (mg/kg)</b>															
GRO	250	NE	NE	<2.9	<3.0	63	17	<3.1	<b>3500</b>	33.8	<3	189	<3.1	<3.1	<3.2
<b>PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)</b>															
Benzene	5.5	8500	1100	<25	<25	<25	<b>290</b>	<25	<b>38000</b>	<b>88.8</b>	<25	<b>2170</b>	<25	<25	<25
Ethylbenzene	2900	4600	NE	<25	<25	<25	1100	<25	<b>95000</b>	117	<25	<b>7690</b>	<25	<25	<25
Methyl tert-butyl ether	NE	NE	NE	<25	<25	<25	<25	<25	2100	44.6J	<25	295	<25	<25	<25
Toluene	1500	38000	NE	<25	<25	<25	<b>3300</b>	<25	<b>240000</b>	32.2J	<25	1090	<25	<25	38.9J
1,2,4-Trimethylbenzene	NE	83000	NE	<25	<25	1100	1400	<25	<b>170000</b>	758	<25	4780	<25	<25	42.4J
1,3,5-Trimethylbenzene	NE	11000	NE	<25	<25	880	400	<25	<b>51000</b>	146	<25	1550	<25	<25	<25
Xylenes, -m, -p	4100	42000	NE	<75	<75	<75	<b>6100</b>	<75	<b>480000</b>	723	<50	<b>20500</b>	<50	<50	<75
Xylenes, -o										213	<25	541	<25	<25	<25
<b>DETECTED SEMIVOLATILE ORGANIC COMPOUNDS (SVOC) (µg/kg)</b>															
Di-n-Butylphthalate	NE	NE	NE	NA	NA	64 Q	NA	NA	NA	NA	NA	NA	NA	NA	NA

µg/kg = micrograms per kilogram  
RCL = Residual Contaminant Level  
SSL = Soil Screening Levels  
DCL = Direct-Contact Levels  
NA = Parameter not analyzed  
NE = NR 720 RCL not established  
Q = Analyte detected above laboratory limit of detection but below limit of quantitation.  
Bold indicates analytical results exceed NR 720 RCL

**TABLE 1 (Continued)**  
**SUMMARY OF SOIL PROBE ANALYTICAL RESULTS**  
**ED'S AUTO BODY**  
**MES PROJECT NO. 12-71058**

Sample No.	NR 720	NR 746	NR 746	GP-14	GP-15	GP-16	GP-17
Sampling Date	RCL	SSL	DCL	8/6/2008	8/6/2008	8/6/2008	8/6/2008
Sample Depth (feet)				2-4'	2-4'	2-4'	2-4'
<b>GASOLINE RANGE ORGANICS (GRO) (mg/kg)</b>							
GRO	250	NE	NE	4170	3340	5150	9360
<b>PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)</b>							
Benzene	5.5	8500	1100	<b>3550</b>	<b>27300</b>	<b>30500</b>	<b>42900</b>
Ethylbenzene	2900	4600	NE	<b>77100</b>	<b>74000</b>	<b>123000</b>	<b>235000</b>
Methyl tert-butyl ether	NE	NE	NE	4740	<b>4550</b>	<b>5410</b>	<b>9200</b>
Toluene	1500	38000	NE	<b>131000</b>	<b>217000</b>	<b>307000</b>	<b>257000</b>
1,2,4-Trimethylbenzene	NE	83000	NE	<b>171000</b>	<b>162000</b>	<b>252000</b>	<b>431000</b>
1,3,5-Trimethylbenzene	NE	11000	NE	<b>64900</b>	<b>54300</b>	<b>84600</b>	<b>137000</b>
Xylenes, -m, -p	4100	42000	NE	<b>407000</b>	<b>407000</b>	<b>649000</b>	<b>1170000</b>
Xylenes, -o							
<b>DETECTED SEMIVOLATILE ORGANIC COMPOUNDS (SVOC) (µg/kg)</b>							
Di-n-Butylphthalate	NE	NE	NE	NA	NA	NA	NA

µg/kg = micrograms per kilogram

RCL = Residual Contaminant Level

SSL = Soil Screening Levels

DCL = Direct-Contact Levels

NA = Parameter not analyzed

NE = NR 720 RCL not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold indicates analytical results exceed NR 720 RCL

**TABLE 3**  
**SUMMARY OF REMEDIAL EXCAVATION SOIL ANALYTICAL RESULTS**  
**ED'S AUTO BODY**  
**MES PROJECT NO. 12-71058**

Sample No.	NR 720	NR 746	NR 746	SS-1	SS-2	SS-3	SS-4	SS-5	SS-6
	RCL	SSL	DCL	4/24/2009	4/24/2009	4/24/2009	4/24/2009	4/24/2009	4/24/2009
Sample Depth (feet)				4	4	4	4	10-11	10-11
<b>VOLATILE ORGANIC COMPOUNDS (VOC) (µg/kg)</b>									
Benzene	5.5	8500	1100	<b>20,800</b>	<b>29,400</b>	<b>43,100</b>	1160	<b>26,200</b>	<b>17,000</b>
Ethylbenzene	2900	4600	NE	<b>87,100</b>	<b>121,000</b>	<b>48,500</b>	2880	1310	1610
Methyl tert-butyl ether	NE	NE	NE	1300J	2940J	924J	<50	<25	<50
Toluene	1500	38000	NE	<b>37,300</b>	<b>368,000</b>	<b>212,000</b>	657	<b>10,800</b>	<b>39,600</b>
1,2,4-Trimethylbenzene	NE	83000	NE	215,000	225,000	72,200	10,100	<25	<50
1,3,5-Trimethylbenzene	NE	11000	NE	71,300	77,500	22,900	3090	<25	<50
Xylenes, -m, -p	4100	42000	NE	<b>526,000</b>	<b>643,000</b>	<b>245,300</b>	17,939	5320	<b>6,700</b>
Xylenes, -o									
<b>GASOLINE RANGE ORGANICS (µg/kg)</b>									
GRO	250	NE	NE	<b>3480</b>	<b>6200</b>	<b>1830</b>	151	69.7	92.8
<b>LEAD (mg/kg)</b>									
Lead	50	NE	1.6	<b>76.5</b>	19.8	13.5	17.1	4.9	5.3

mg/kg = milligrams per kilogram  
µg/kg = micrograms per kilogram  
RCL = Residual Contaminant Level  
SSL = Soil Screening Levels  
DCL = Direct-Contact Levels  
NA = Parameter not analyzed  
NE = NR 720 RCL not established  
Q = Analyte detected above laboratory limit of detection but below limit of quantitation.  
Bold indicates analytical results exceed NR 720 RCL

TABLE 2  
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS  
ED'S AUTO BODY  
MES PROJECT NO. 12-71058

Monitoring Well	NR 140		MW-1						MW-2						MW-3						MW-4			MW-4A		TW-1	TW-2	TW-3		
Sampling Date	ES	PAL	1/31/2008	5/19/2008	8/20/2008	6/3/2009	10/6/2009	1/7/2010	1/31/2008	5/19/2008	8/20/2008	6/3/2009	10/6/2009	1/7/2010	1/31/2008	5/19/2008	8/20/2008	6/3/2009	10/6/2009	1/7/2010	1/31/2008	5/19/2008	8/20/2008	6/3/2009	10/6/2009	1/7/2010	8/20/2008	8/20/2008	8/20/2008	
<b>PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/L)</b>																														
Benzene	5	0.5	<0.41	<0.41	<0.14	<0.23	<0.23	<0.39	<0.41	<0.41	<0.14	<0.23	<0.23	<0.39	3.4	29.7	76.1	11.3	<0.23	<0.39	10000	15100	16200	1130	851	583	<0.14	<0.14	<0.14	
Ethylbenzene	700	140	<0.54	<0.54	<0.40	<0.40	<0.40	<0.41	<0.54	<0.54	<0.40	<0.40	<0.40	<0.41	<0.54	<0.54	<0.40	<0.40	<0.40	<0.41	<54	1050	1310	113	135	76.5	<0.40	<0.40	<0.40	
Methyl tert-butyl ether	60	12	<0.61	<0.61	<0.36	<0.36	<0.36	<0.38	<0.61	<0.61	<0.36	<0.36	<0.36	<0.38	<0.61	<0.61	<0.36	<0.36	<0.36	<0.38	<61	<122	<45.1	<7.2	<7.2	<1.9	<0.36	<0.36	<0.36	
Toluene	1000	200	<0.67	<0.67	<0.36	<0.36	<0.36	<0.42	<0.67	<0.67	<0.36	<0.36	<0.36	<0.42	<0.67	<0.67	<0.36	<0.36	<0.36	<0.42	470	24200	20200	2240	807	527	<0.36	<0.36	<0.36	
1,2,4-Trimethylbenzene	480	96	<1.8	<1.8	<0.79	<0.79	<0.79	<0.83	<1.8	<1.8	<0.79	<0.79	<0.79	<0.83	<1.8	1.83	<0.79	<0.79	<0.79	<0.83	<180	790	727	209.2	136.6	81.2	<0.79	<0.79	<0.79	
1,3,5-Trimethylbenzene																														
Xylenes, m,p	10000	1000	<2.63	<2.63	<1.10	<1.10	<1.10	<1.25	<2.63	<2.63	<1.10	<1.10	<1.10	<1.25	<2.63	<2.63	<1.10	<1.10	<1.10	<1.25	<263	7150	6680	1775	910	481	<1.10	<1.10	<1.10	
Xylenes, o																														
<b>OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)</b>																														
1,2-Dichloroethane	5	0.5	<0.36	NA	NA	NA	NA	NA	<0.36	NA	NA	NA	NA	NA	4.8	2.7	NA	NA	NA	NA	<36	<72	NA	NA	NA	NA	NA	NA	NA	
<b>LEAD (µg/L)</b>																														
Lead	15	1.5	1.9	NA	NA	NA	NA	NA	2.7	NA	NA	NA	NA	NA	2.6	3.2	NA	NA	NA	NA	3.2	3.2	NA	NA	NA	NA	NA	NA	NA	
<b>IRON (µg/L)</b>																														
Iron	300	150	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	603	220	NA	NA
<b>SULFATE (mg/L)</b>																														
Sulfate	250	125	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	15.6	37.5	NA	NA
<b>NITRATE (mg/L)</b>																														
Nitrate	10	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.31J	1.8J	NA	NA

ES = Enforcement Standard  
PAL = Preventive Action Limit  
µg/L = micrograms per liter  
NA = Parameter not analyzed  
NE = NR 140 ES not established  
Q = Analyte detected above laboratory limit of detection but below limit of quantitation.  
Bold indicates analytical results above NR 140 ES

**TABLE 4**  
**WATER LEVEL DATA**  
**ED'S AUTO BODY**  
**MES PROJECT NO. 12-71058**

Monitoring Well Number	Top of Well Casing Elevation	Date Measured	Depth to Water (Ft.)	Groundwater Elevation (Ft.)
MW-1	96.87	1/31/2008	5.75	91.12
		5/19/2008	4.60	92.27
		8/20/2008	5.98	90.89
		6/3/2009	4.82	92.05
		10/6/2009	6.39	90.48
		1/7/2010	5.63	91.24
MW-2	97.97	1/31/2008	6.62	91.35
		5/19/2008	5.41	92.56
		8/20/2008	6.91	91.06
		6/3/2009	5.96	92.01
		10/6/2009	7.60	90.37
		1/7/2010	6.49	91.48
MW-3	97.38	1/31/2008	6.19	91.19
		5/19/2008	5.04	92.34
		8/20/2008	6.45	90.93
		6/3/2009	5.48	91.90
		10/6/2009	7.06	90.32
		1/7/2010	6.08	91.30
MW-4	97.32	1/31/2008	6.03	91.29
		5/19/2008	4.85	92.47
		8/20/2008	6.30	91.02
		4/24/2009	--	abandoned
MW-4A	97.58	5/13/2009	5.60	91.98
		6/3/2009	5.55	92.03
		10/6/2009	6.80	90.78
		1/7/2010	5.23	92.35
TW-1	96.87	8/20/2008	5.91	90.96
TW-2	96.5	8/20/2008	3.50	93.00
TW-3	95.71	8/20/2008	3.93	91.78

ft = feet

NR=Not recorded

Elevations in feet in reference to benchmark with an assumed elevation of 100 feet.

**Village of Reedsville Right of Way Notification**

County: Manitowoc

Highway: U.S. Highway 10 and 4<sup>th</sup> Street

Site Name: Ed's Auto Body

Site Address: 345 Main Street, Reedsville, WI 54230

WDNR BRRTS: 03-36-548835

Commerce Number: 54230-9704-45-A

FID Number: -----

Owner's Name: Ed Stehula

Owner's Address: 326 East Fremont Street, Appleton, WI 54915

Consulting Firm: Midwest Engineering Services, Inc.

Consultant Contact: Brian Youngwirth

Consultant Address: 608 North Stanton Street, Ripon, WI 54971

Consultant Phone and Fax: (920) 745-2200 (920) 745-2222

Consultant e-mail: [byoungwirth@midwesteng.com](mailto:byoungwirth@midwesteng.com)

Soil Contamination: Yes

Groundwater Contamination: Yes

Depth to Water Table: 5-6 feet

Types of Contamination: Gasoline

Cleanup Activities: Remedial soil excavation April 24, 2009.

Attachments: Figures showing the extent of soil and groundwater contamination and the limits of April 24, 2009 soil excavation.

**Department of Transportation Right of Way Notification**

County: Manitowoc

Highway: U.S. Highway 10

Site Name: Ed's Auto Body  
WDNR BRRTS: 03-36-548835

Commerce Number: 54230-9704-45-A

FID Number: -----

Owner's Name: Ed Stehula

Owner's Address: 326 East Fremont Street, Appleton, WI 54915

Consulting Firm: Midwest Engineering Services, Inc.

Consultant Contact: Brian Youngwirth

Consultant Address: 608 North Stanton Street, Ripon, WI 54971

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Consultant e-mail: [byoungwirth@midwesteng.com](mailto:byoungwirth@midwesteng.com)

Soil Contamination: Yes

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