

**Source Property Information**

BRRTS #:	03-69-524452	Closure Date:	March 03, 2009
ACTIVITY NAME:	Utility Tool & Body Co Inc	FID#:	469013600
PROPERTY ADDRESS:	151 E 16th St	DATCP#:	
MUNICIPALITY:	Clintonville	COMM#:	54929-1307-51A
PARCEL ID#:	30 24 42 1		

**\*WTM Coordinates:**

X:	619628	Y:	462218
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*\*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:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <u>Groundwater</u> Contamination > ES (236) | <input checked="" type="checkbox"/> <u>Soil</u> Contamination > *RCLs or **SSRCL (232) |
| <input type="checkbox"/> Groundwater Contamination in ROW                       | <input type="checkbox"/> Soil Contamination in ROW                                     |
| <input type="checkbox"/> Off-Source Contamination                               | <input type="checkbox"/> Off-Source Contamination                                      |

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

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

**Land Use Controls:**

- |   |   |
|---|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input checked="" type="checkbox"/> Cover or Barrier (222)  |
| <input type="checkbox"/> Structural Impediment (224)            | <input type="checkbox"/> Vapor Mitigation (226)             |
| <input type="checkbox"/> Site-Specific Condition (228)          | <input type="checkbox"/> Maintain Liability Exemption (230) |

*(note: soil contaminant concentrations between residential and industrial levels)*

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

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

**Monitoring wells properly abandoned? (234)**

- Yes     
  No     
  N/A

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 #: 3319 Title: Certified Survey Map No. 3319**
- 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 #: 2 Title: Site/Geoprobe Boring/Monitoring Well Configuration**
- 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 Title: Extent of Soil Contamination Exceeding NR 720 RCL**

BRRTS #: 03-69-524452

ACTIVITY NAME: Utility Tool & Body Co Inc

**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 #: 3**                      **Title: Geologic Cross Section A-A'**

**Figure #: 5**                      **Title: Vertical Extent of Soil Contamination**

- 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 #: 6**                      **Title: Extent of Groundwater Contamination 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 #: 7**                      **Title: Potentiometric Surface (8/28/07)**

**Figure #: 8**                      **Title: Potentiometric Surface (12/17/07)**

**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**                      **Title: Soil Sample Laboratory 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: Groundwater Sample Laboratory 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 #: 2**                      **Title: Groundwater Sample Laboratory Analytical Results**

**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 #: 03-69-524452

ACTIVITY NAME: Utility Tool & Body Co Inc

## 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:



March 3, 2009

Timothy D Kenfield  
Utility Tool & Body Co Inc  
163 Harriet St  
Clintonville, WI 54929

RE: **Final Closure with Land Use Limitation to Address Direct Contact Risk**  
**Commerce # 54929-1307-51-A DNR BRRTS # 03-69-524452**  
Utility Tool & Body Co Inc, 151 E 16th St, Clintonville

Dear Mr. Kenfield:

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 concrete maintenance cap is required, ~~as determined by the DNR~~, 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; 5) plowing for agricultural cultivation; or 6) 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. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. 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. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or through the GIS Registry web address listed above.

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 or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

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 (715) 342-3802.

Sincerely,

A handwritten signature in cursive script that reads "Dee Lance".

Dee Lance  
Senior Hydrogeologist  
Site Review Section

Enclosure

cc: Mark Love, Endeavor Environmental Services, Inc

# Cap Maintenance Plan

**Date Prepared:** November 13, 2008

**Property located at:** 151 East 16<sup>th</sup> Street  
Clintonville, Wisconsin

**WDNR BRRTS No.:** 03-69-524452

**Legal Description:** Lot 1 of Certified Survey Map No. 3319 as recorded in the Waupaca County Registry on April 21, 1992 in volume 10 of Certified Survey Maps on Page 190 as Document No. 492894; being a part of the Northwest  $\frac{1}{4}$  of the South East  $\frac{1}{4}$  and part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, township 25 North, Range 14 East, City of Clintonville, Waupaca County, Wisconsin.

**Property ID No.:** 30 24 42 1

## Introduction

This document is the Cap Maintenance Plan for the concrete and covered areas at the above-reference property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to existing concrete areas occupying the area over the contaminated soil on-site. The contaminated soil is impacted by benzene, ethylbenzene, toluene and total xylenes at concentrations exceeding generic residual contaminant levels for the protection of groundwater. The location of the concrete areas to be maintained in accordance with the Cap Maintenance Plan is located in the vicinity of soil borings GP-1, GP-11 and GP-12, as depicted in the attached Figure 1.

## Cover Purpose

The concrete surfaces act as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

## Annual Inspection

The concrete covered areas overlying the soil, and as depicted in Figure 1, shall be inspected once a year for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner. A copy of the Cap Inspection Log has been attached. The log will include recommendations for necessary repair of any areas where underlying soil are exposed. Once repairs are completed, they will be

documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources ("WDNR") at least annually after every inspection, unless otherwise directed in the case closure letter.

### **Maintenance Activities**

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

In the event the concrete covered areas 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 outline in the Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain a copy of the Cap 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 of Withdrawal of Maintenance Plan**

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

### **Contact Information**

Site Owner: Bay Investment Group of Wisconsin  
Joe Wieland  
151 East 16<sup>th</sup> Street  
Clintonville, Wisconsin 54929  
(715) 823-3167

Site Operator: Utility Tool and Trailer, Inc.  
Joe Wieland  
151 East 16<sup>th</sup> Street  
Clintonville, Wisconsin 54929  
(715) 823-3167

Consultant: Endeavor Environmental Services, Inc.  
2280-B Salscheider Court

Green Bay, Wisconsin 54313  
(920) 437-2997

WDNR: Jason Moeller  
Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program  
2984 Shawano Avenue  
P.O. Box 10448  
Green Bay, WI 54307-0448  
(920) 662-5492

Cap Inspection Log  
151 East 16<sup>th</sup> Street  
Clintonville, Wisconsin  
WDNR BRRTS No. 03-69-524452

Date: \_\_\_\_\_  
Weather: \_\_\_\_\_  
Inspected By: \_\_\_\_\_

**Concrete Paved Areas**

Any evidence of the following:

Cracking       Pitting       Settling       Deterioration

Any other observations of concern: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any repairs required:  NO  YES (if yes please provide details below)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2280-B SALSCHIEDER COURT, GREEN BAY, WI 54313

**LEGEND**

- GEOPROBE BORING
- CAP MAINTENANCE PLAN AREA

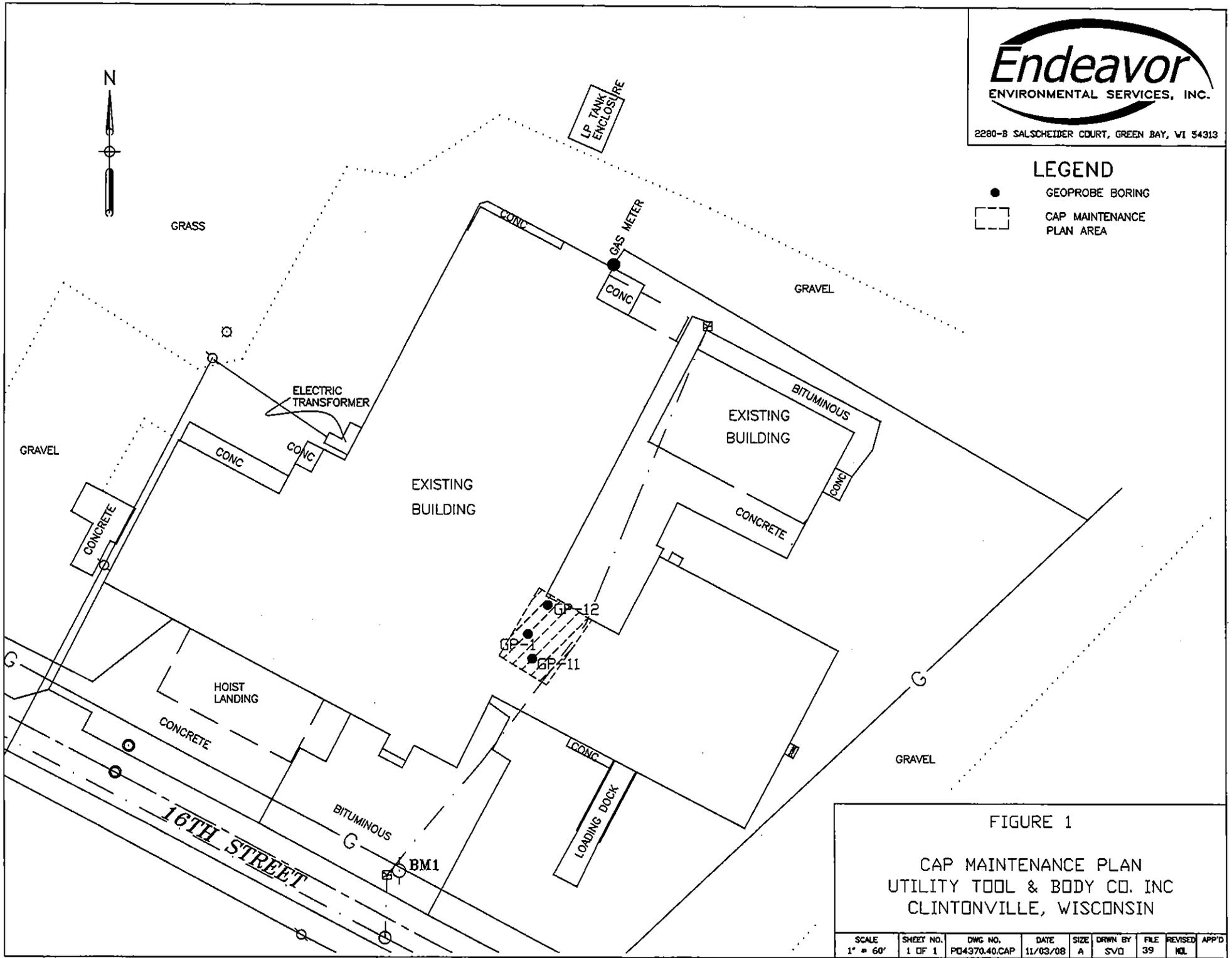


FIGURE 1  
 CAP MAINTENANCE PLAN  
 UTILITY TOOL & BODY CO. INC  
 CLINTONVILLE, WISCONSIN

SCALE 1" = 60'	SHEET NO. 1 OF 1	DWG NO. PD4370.40,CAP	DATE 11/03/08	SIZE A	DRWN BY SVD	FILE 39	REVISED N/A	APP'D
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ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2715 Post Road  
Stevens Point, Wisconsin 54481-  
TTY: Contact Through Relay  
Fax: (715) 345-5269  
Jim Doyle, Governor  
Richard J. Lelnenkugel, Secretary

February 20, 2009

Timothy D Kenfield  
Utility Tool & Body Co Inc  
163 Harriet St  
Clintonville, WI 54929

RE: **Case Closure Consideration with Proposed Land Use Limitation for Direct Contact Risk**  
**Commerce # 54929-1307-51-A DNR BRRTS # 03-69-524452**  
Utility Tool & Body Co Inc, 151 E 16th St, Clintonville

Dear Mr. Kenfield:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Endeavor Environmental 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 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. Noncompliance with the abandonment requirement and deadline can result in enforcement action and financial penalties. 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 former 500 gallon underground petroleum storage tank. 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 the concrete engineered cap 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; 5) plowing for agricultural cultivation; or 6) 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/aw/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 solid or hazardous 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.

### **Claim Submittal Requirement**

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 (715) 342-3802.

Sincerely,



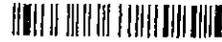
Dee Lance  
Senior Hydrogeologist  
Site Review Section  
Enclosure

cc: Mark Love, Endeavor Environmental Services, Inc

STATE BAR OF WISCONSIN FORM 1 - 2000  
WARRANTY DEED

Document Number

DOEN 694785



Certified, Filed and or Recorded on  
JULY 14, 2004 AT 10:58AM  
WAUPACA COUNTY  
RECEIVED FOR RECORD  
GEORGE E. JURGENSEN REGISTER OF DEEDS  
Fee Amount: \$13.00  
Transfer Fee: \$2630.00

This Deed, made between UTILITY TOOL AND BODY CO., INC.,  
a Wisconsin corporation with principal offices located in Waupaca  
County, Wisconsin

\_\_\_\_\_  
Grantor, and  
BAY INVESTMENT GROUP OF WISCONSIN, LLC

\_\_\_\_\_  
Grantee.  
Grantor, for a valuable consideration, conveys to Grantee the  
following described real estate in WAUPACA County, State of  
Wisconsin (the "Property") (if more space is needed, please attach  
addendum):  
**SEE ATTACHED EXHIBIT A.**

Recording Area

13/2

Name and Return Address

Wisconsin Title Inc.  
P. O. Box 248, 215 S. Main St.  
Waupaca, WI 54981

WA-17447

30-24-13-1, 30-24-13-4, 30-24-14-7, 30-24-42-1  
Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements, restrictions and reservations of record; municipal and zoning ordinances.

Dated this 6th day of July, 2004

*Glenn Giersbach*  
\* Glenn Giersbach, President

*Timothy Kenfield*  
\* Timothy Kenfield, Secretary

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of July, 2004

ACKNOWLEDGMENT

STATE OF Wisconsin )  
 ) ss.  
\_\_\_\_\_ County )

Personally came before me this 6 day of  
July, 2004 the above named

Glenn Giersbach, President  
and Timothy Kenfield, Secretary of  
Utility Tool and Body Co., Inc.

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

*Raven M. Allen*  
\* Raven M. Allen  
Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date)

8/29, 2004

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not,  
authorized by § 705.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Atty. William S. Woodward, Hanaway Ross S.C.  
Green Bay, WI

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

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

Exhibit A

Grantor: Utility Tool and Body Co. Inc.

Grantee: Bay Investment Group of Wisconsin, LLC

SITE LOCATION

Parcel 1:

Lot 1 of Certified Survey Map No. 3319 as recorded in the Waupaca County Registry on April 21, 1992 in Volume 10 of Certified Survey Maps on page 190 as Document No. 492894; being a part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 25 North, Range 14 East, City of Clintonville, Waupaca County, Wisconsin.

AND

Part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 25 North, Range 14 East, City of Clintonville, Waupaca County, Wisconsin, described as follows: All that part of Railroad Avenue lying North of its intersection with the North right-of-way line of Sixteenth Street and lying South of a line commencing at a point 424.55 feet North 45°57'29" East of the Northwest corner of the intersection of Railroad Avenue and Sixteenth Street, thence South 63°05'49" East parallel with Sixteenth Street to the East line of Railroad Avenue.

Parcel 2:

That part of the East 1/2 of Section 24, Township 25 North, Range 14 East, City of Clintonville, Waupaca County, Wisconsin, described as follows: Commencing at the Southeast corner of Lot 60 of Clarence E. Rohrer's Fourth Subdivision to the City of Clintonville, thence East along the North line of Sixteenth Street a distance of 213.38 feet; thence South 63°07' East along the North line of Sixteenth Street a distance of 589.66 feet, thence North 26°53' East 1060 feet to the place of beginning, thence continue North 26°53' East 500 feet, thence South 63°07' East 400 feet, thence South 26°53' West 500 feet, thence North 63°07' West 400 feet to the place of beginning. EXCEPTING THEREFROM Lot 1 of Certified Survey Map No. 4094 as recorded in the Waupaca County Registry on January 5, 1995 in Volume 12 of Certified Survey Maps on page 249 as Document No. 528153.

Parcel 3:

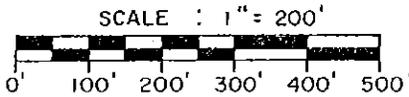
Part of the South 1/2 of the Northwest 1/4 and part of the North 1/2 of the Southwest 1/4 of Section 24, Township 25 North, Range 14 East, in the City of Clintonville, Waupaca County, Wisconsin, described as follows: Commencing at the Southeast corner of Lot 60 of Clarence E. Rohrer's Fourth Subdivision to the City of Clintonville, run thence East along the North line of Sixteenth Street a distance of 213.38 feet, thence South 63°07' East along the North line of Sixteenth Street a distance of 409.66 feet and this shall be the place of beginning; thence continue South 63°07' East 120 feet, thence North 26°53' East 240 feet, thence North 63°07' West 120 feet, thence South 26°53' West 240 feet to the place of beginning.

AND

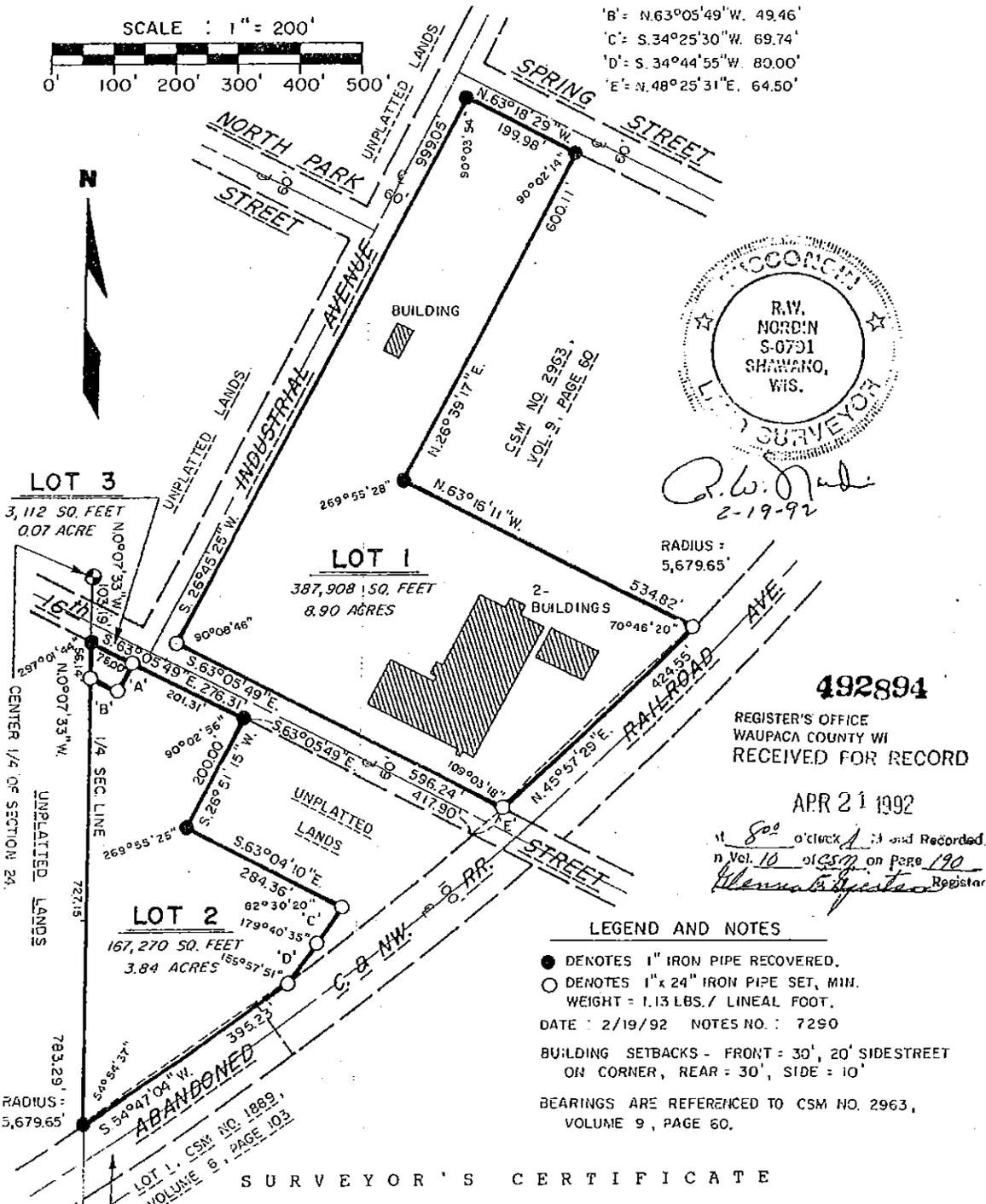
That part of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 25 North, Range 14 East, City of Clintonville, Waupaca County, Wisconsin, described as follows: Commencing at the Southeast corner of Lot 60 of Clarence E. Rohrer's Fourth Subdivision to the City of Clintonville, thence East on the North line of Sixteenth Street in the City of Clintonville, a distance of 213.38 feet, thence South 63°07' East on the Northerly line of Sixteenth Street 529.66 feet to the Westerly line of Industrial Avenue, thence North 26°53' East along the Westerly line of Industrial Avenue 240 feet to the place of beginning; thence continue North 26°53' East along the Westerly line of Industrial Avenue 468 feet to the Southerly line of North Park Street in the City of Clintonville, thence Westerly on the Southerly line of North Park Street 120 feet, thence South parallel to the Westerly line of Industrial Avenue 468 feet, thence South 63°07' East on a line parallel with the Northerly line of Sixteenth Street 120 feet to the place of beginning.

CERTIFIED SURVEY MAP NO. 3319

BEING A PART OF THE NW 1/4 - SE 1/4 AND PART OF THE SW 1/4 - NE 1/4,  
SECTION 24, T. 25 N., R. 14 E., CITY OF CLINTONVILLE, WAUPACA COUNTY,  
WISCONSIN.



- 'A': S. 26° 54' 11" W. 50.00'
- 'B': N. 63° 05' 49" W. 49.46'
- 'C': S. 34° 25' 30" W. 69.74'
- 'D': S. 34° 44' 55" W. 80.00'
- 'E': N. 48° 25' 31" E. 64.50'



*R.W. Nordin*  
2-19-92

**492894**

REGISTER'S OFFICE  
WAUPACA COUNTY WI  
RECEIVED FOR RECORD

APR 21 1992

at 8:00 o'clock A.M. and Recorded  
in Vol. 10 of 357 on page 190  
*Shenna B. Spitzer* Registrar

**LEGEND AND NOTES**

- DENOTES 1" IRON PIPE RECOVERED.
- DENOTES 1" x 24" IRON PIPE SET, MIN. WEIGHT = 1.13 LBS./ LINEAL FOOT.
- DATE : 2/19/92 NOTES NO. : 7290
- BUILDING SETBACKS - FRONT = 30', 20' SIDESTREET ON CORNER, REAR = 30', SIDE = 10'
- BEARINGS ARE REFERENCED TO CSM NO. 2963, VOLUME 9, PAGE 60.

**SURVEYOR'S CERTIFICATE**

I, R. W. Nordin, Land Surveyor, Wisconsin Registration No. S-791, do hereby certify that I have surveyed, mapped and monumented the following lands:

That part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 25 North, of Range 14 East, in the City of Clintonville, Waupaca County, Wisconsin, bounded and described as follows: Beginning at the northwest corner of Lot 1, Certified Survey Map No. 2963, Certified Surveys, Volume 9, Page 60, Waupaca County Registry; thence N.63°18'29"W. 199.98 feet; thence S.26°45'25"W. 999.05 feet; thence S.63°05'49"E. 596.24 feet to a point hereinafter referred to as point "X"; thence following the arc of a 5679.65-foot radius curve, concave to the west to a point, the chord of which bears N.45°57'29"E. 424.55 feet; thence N.63°16'11"W. 534.82 feet; thence N.26°39'17"E. 600.11 feet to the place of beginning. Also, commencing at Point "X"; thence S.48°25'31"W. 64.50 feet; thence N.63°05'49"W. 417.90 feet to the place of beginning; thence S.26°51'15"W. 200.00 feet; thence S.63°04'10"E. 284.36 feet; thence S.34°25'30"W. 69.74 feet; thence S.34°44'55"W. 80.00 feet to the northwesterly line of the abandoned Chicago & Northwestern RR right-of-way; thence following the arc of a 5679.65-foot radius curve, concave to the northwest, to a point, the chord of which bears S.54°47'04"W. 395.23 feet to the 1/4 line; thence N.0°07'33"W. along the 1/4 line 783.29 feet to the southerly line of 16th Street; thence S.63°05'49"E. along the south line of 16th Street 276.31 feet to the place of beginning.

I further certify that I made said survey and map by order and direction of the City of Clintonville and Utility Tool and Body, Inc., owners of the said lands;

That the map hereon drawn is a true and correct representation of all the exterior boundaries of the said survey and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the sub-division regulations of the City of Clintonville in surveying and mapping the same.

Dated this 19<sup>th</sup> day of FEBRUARY, 1992

R. W. Nordin

R. W. Nordin, Surveyor



Approved by the City of Clintonville Plan Commission this 2 Day of April, 1992.

Ally Wehl

Chairman

## CERTIFICATION OF LEGAL DESCRIPTION

Parcel Identification Number: 30 24 42 1

Site Address: 151 East 16<sup>th</sup> Street, Clintonville, Wisconsin 54929

### Legal Description

Lot 1 of Certified Survey Map No. 3319 as recorded in the Waupaca County Registry on April 21, 1992 in volume 10 of Certified Survey Maps on Page 190 as Document No. 492894; being a part of the Northwest ¼ of the South East ¼ and part of the Southwest ¼ of the Northeast ¼ of Section 24, township 25 North, Range 14 East, City of Clintonville, Waupaca County, Wisconsin.

### Certification

I Tim Kenfield certify that the legal description provided above and on the attached Warranty Deed is complete and accurate to the best of my knowledge. The legal description correctly describes the parcel affected by petroleum soil and groundwater contamination for which conditional case closure is being requested.

The referenced Certified Survey Map and a portion of the City of Clintonville parcel map for the area of the site have been attached.

This statement is in conjunction with the Wisconsin Department of Commerce GIS Registry Packet, PUB-RR-688.

Signature

T. Kenfield

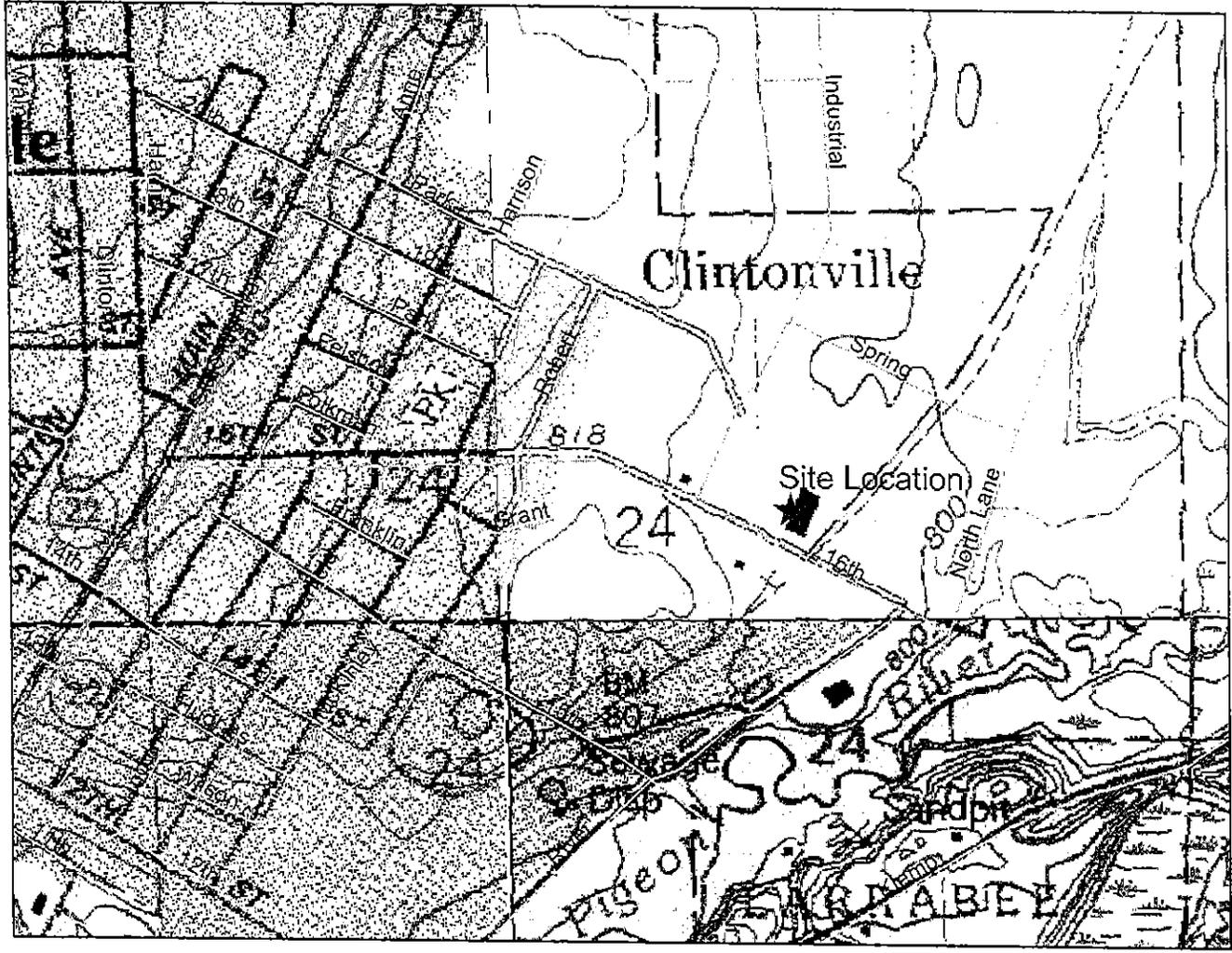
Title

Secy/Treasurer

Date

10/20/08

Figure 1 Site Location



Legend

- Major Highways
- Interstate
- US Highway
- State Highway
- Local Roads



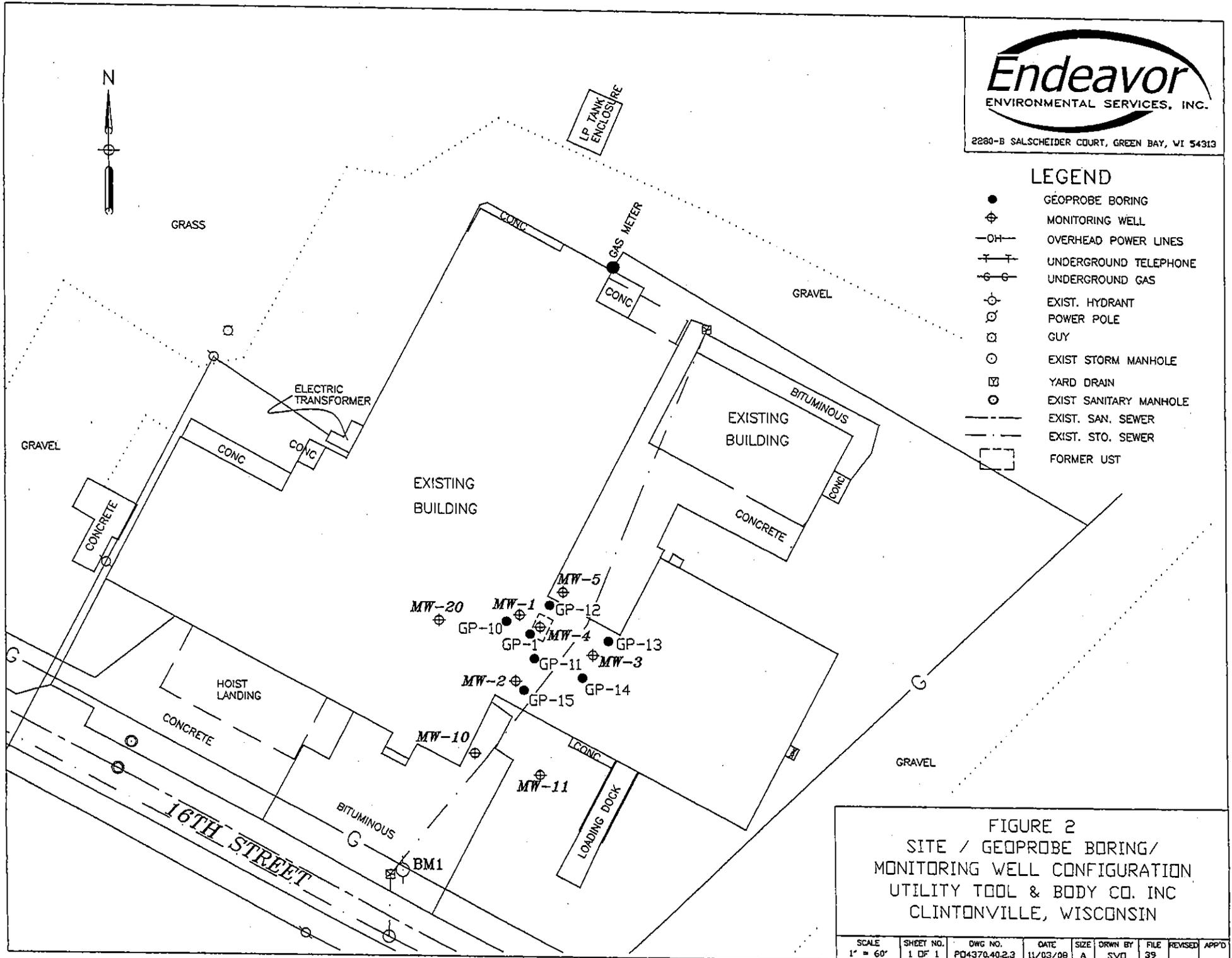
Scale: 1:10,000

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



**LEGEND**

- GEOPROBE BORING
- ⊕ MONITORING WELL
- OH- OVERHEAD POWER LINES
- T-T- UNDERGROUND TELEPHONE
- G-G- UNDERGROUND GAS
- ⊙ EXIST. HYDRANT
- ⊙ POWER POLE
- ⊙ GUY
- ⊙ EXIST STORM MANHOLE
- ⊙ YARD DRAIN
- ⊙ EXIST SANITARY MANHOLE
- - - EXIST. SAN. SEWER
- - - EXIST. STO. SEWER
- FORMER UST



**FIGURE 2**  
 SITE / GEOPROBE BORING/  
 MONITORING WELL CONFIGURATION  
 UTILITY TOOL & BODY CO. INC  
 CLINTONVILLE, WISCONSIN

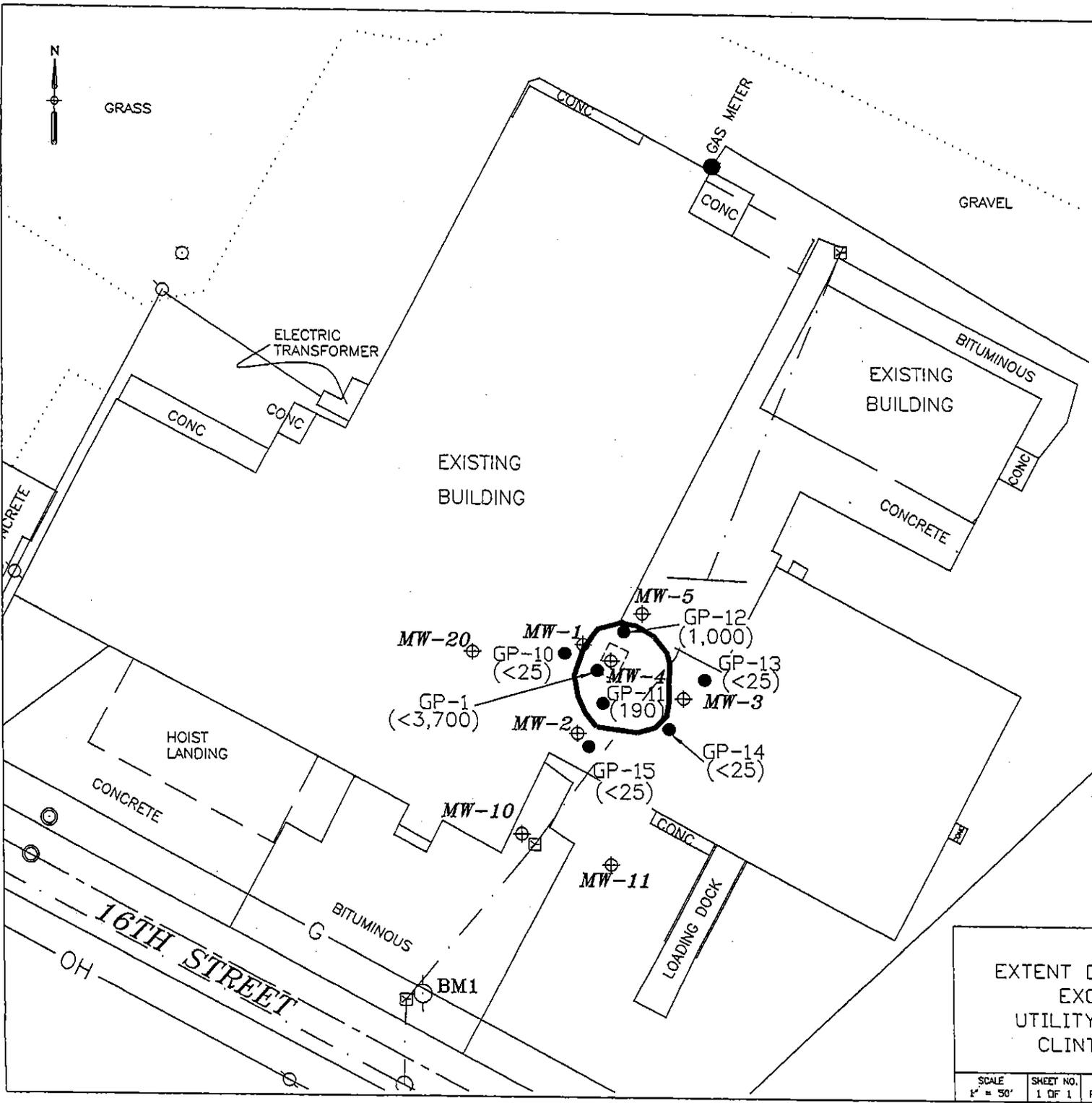
SCALE	SHEET NO.	DWG NO.	DATE	SIZE	DRWN BY	FILE	REVISED	APP'D
1" = 60'	1 DF 1	PD4370.40.2.3	11/03/08	A	SVC	39		



2280-B SALSCHIEDER COURT, GREEN BAY, WI 54313

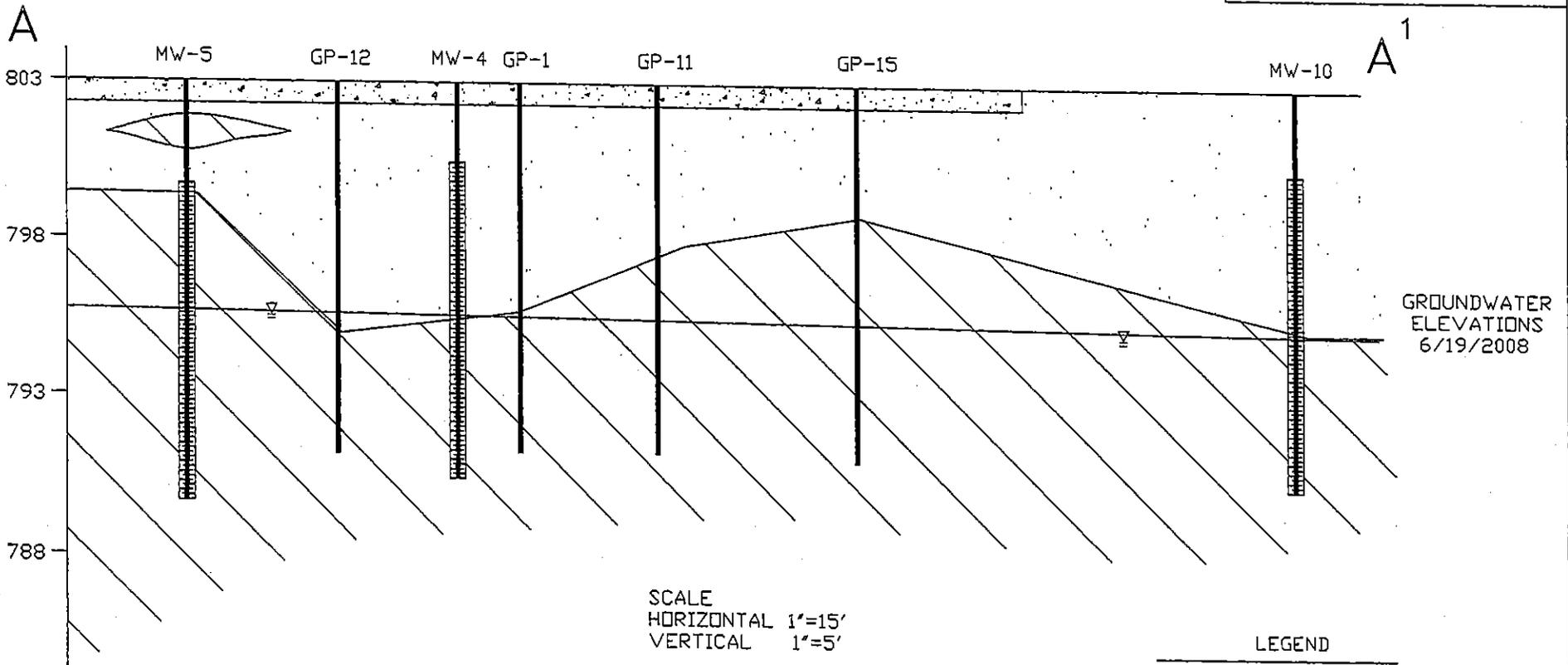
**LEGEND**

- GEOPROBE BORING
- ⊕ MONITORING WELL
- OH— OVERHEAD POWER LINES
- T—T— UNDERGROUND TELEPHONE
- G—G— UNDERGROUND GAS
- ⊕ EXIST. HYDRANT
- ⊕ EXIST. POWER POLE
- ⊕ GUY
- EXIST. STORM MANHOLE
- ⊕ YARD DRAIN
- ⊕ EXIST. SANITARY MANHOLE
- — — EXIST. SAN. SEWER
- - - - EXIST. STO. SEWER
- FORMER UST

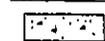
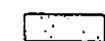
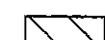


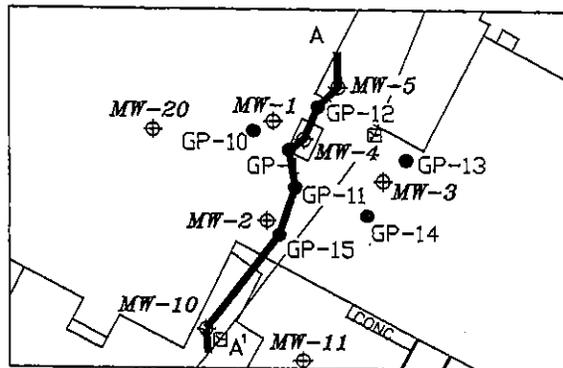
**FIGURE 4**  
EXTENT OF SOIL CONTAMINATION  
EXCEEDING NR720 RCL  
UTILITY TOOL & BODY CO. INC  
CLINTONVILLE, WISCONSIN

SCALE 1" = 50'	SHEET NO. 1 OF 1	DWG NO. PD4370.40.4.3	DATE 11/03/08	SIZE A	DRWN BY SVD	FILE 39	REVISED	APP'D
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LEGEND

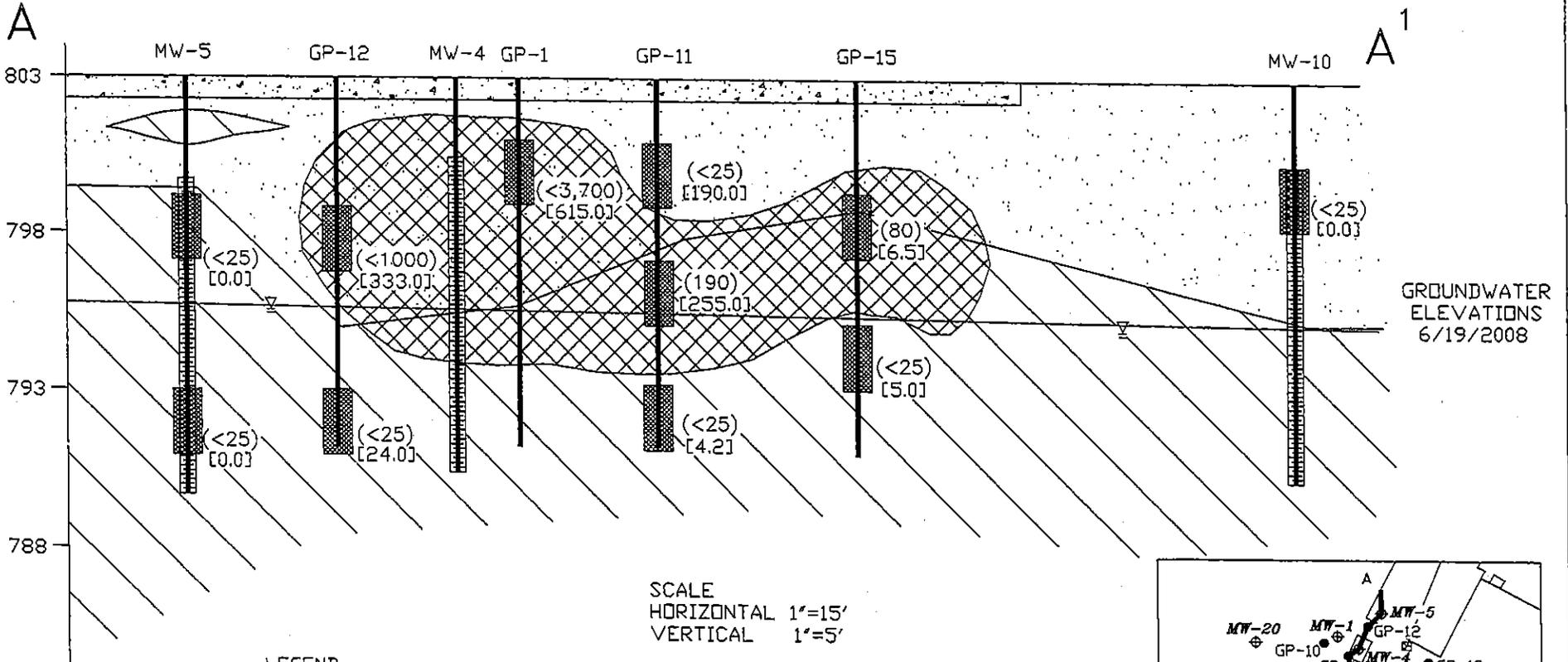
-  CONCRETE
-  SAND
-  LOAMY CLAY
-  WELL SCREEN



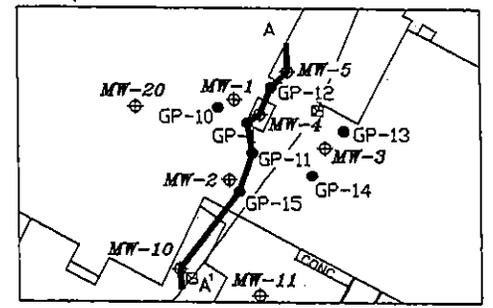
SITE DETAIL

FIGURE 3  
GEOLOGIC CROSS SECTION A-A<sup>1</sup>  
UTILITY TOOL AND BODY  
CLINTONVILLE, WISCONSIN

SCALE	SHEET NO.	DWG NO.	DATE	SIZE	DRWN BY	FILE	REVISED	APP'D
SEE NOTE	1 OF 1	P04370.40.33	11/03/08	A	SVD	39		



- LEGEND**
- CONCRETE
  - SAND
  - LOAMY CLAY
  - WELL SCREEN
  - SAMPLE LOCATION
  - [4.2] PID (ppm EQ)
  - (190) BENZENE CONCENTRATIONS REPORTED AS ppb
  - EXTENT OF SOIL BENZENE CONTAMINATION



**SITE DETAIL**

**FIGURE 5**  
**VERTICAL EXTENT OF**  
**SOIL CONTAMINATION**  
**UTILITY TOOL AND BODY CO, INC**  
**CLINTONVILLE, WISCONSIN**

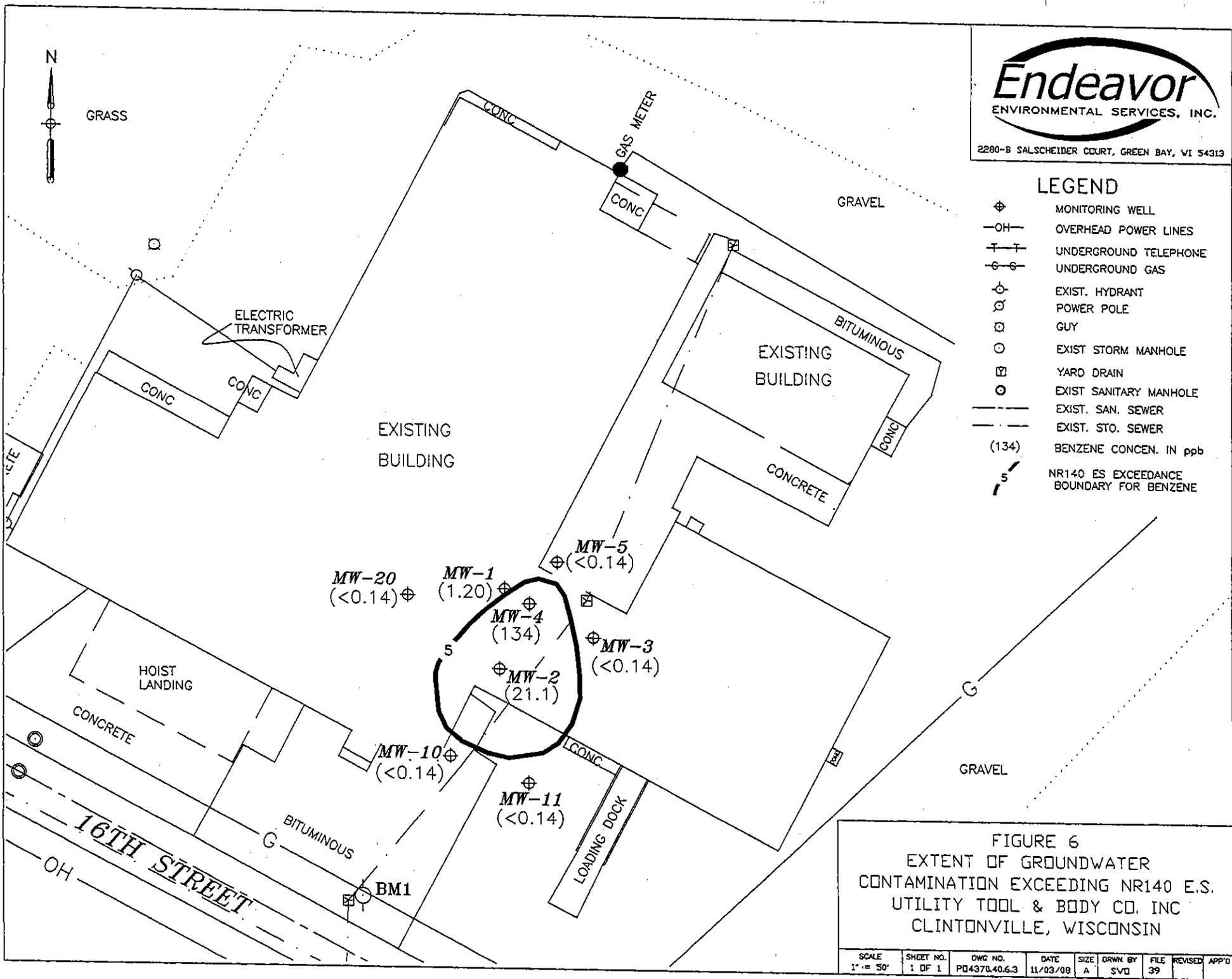
SCALE	SHEET NO.	DWG NO.	DATE	SIZE	DRWN BY	FILE	REVISED	APP'D
SEE NOTE	1 OF 1	P04370.40.3.3	11/03/08	A	SVO	39	NL	



2280-B SALSCHIEDER COURT, GREEN BAY, WI 54313

**LEGEND**

- ⊕ MONITORING WELL
- OH- OVERHEAD POWER LINES
- T-T- UNDERGROUND TELEPHONE
- G-G- UNDERGROUND GAS
- ⊕ EXIST. HYDRANT
- ⊕ POWER POLE
- ⊕ GUY
- ⊕ EXIST STORM MANHOLE
- ⊕ YARD DRAIN
- ⊕ EXIST SANITARY MANHOLE
- - - EXIST. SAN. SEWER
- - - EXIST. STO. SEWER
- (134) BENZENE CONCEN. IN ppb
- 5 NR140 ES EXCEEDANCE BOUNDARY FOR BENZENE



**FIGURE 6**  
 EXTENT OF GROUNDWATER  
 CONTAMINATION EXCEEDING NR140 E.S.  
 UTILITY TOOL & BODY CO. INC  
 CLINTONVILLE, WISCONSIN

SCALE	SHEET NO.	DWG NO.	DATE	SIZE	DRWN BY	FILE	REVISED	APP'D
1" = 30'	1 OF 1	PD4370.40.6.3	11/03/08	A	SVD	39		



GRASS



2280-B SALSCHIEDER COURT, GREEN BAY, WI 54313

### LEGEND

-  MONITORING WELL
-  (798.0) GROUNDWATER ELEVATION
-  -OH- OVERHEAD POWER LINES
-  -T-T- UNDERGROUND TELEPHONE
-  -G-G- UNDERGROUND GAS
-  EXIST. HYDRANT
-  POWER POLE
-  GUY
-  EXIST STORM MANHOLE
-  YARD DRAIN
-  EXIST SANITARY MANHOLE
-  - - - EXIST. SAN. SEWER
-  — — — EXIST. STO. SEWER

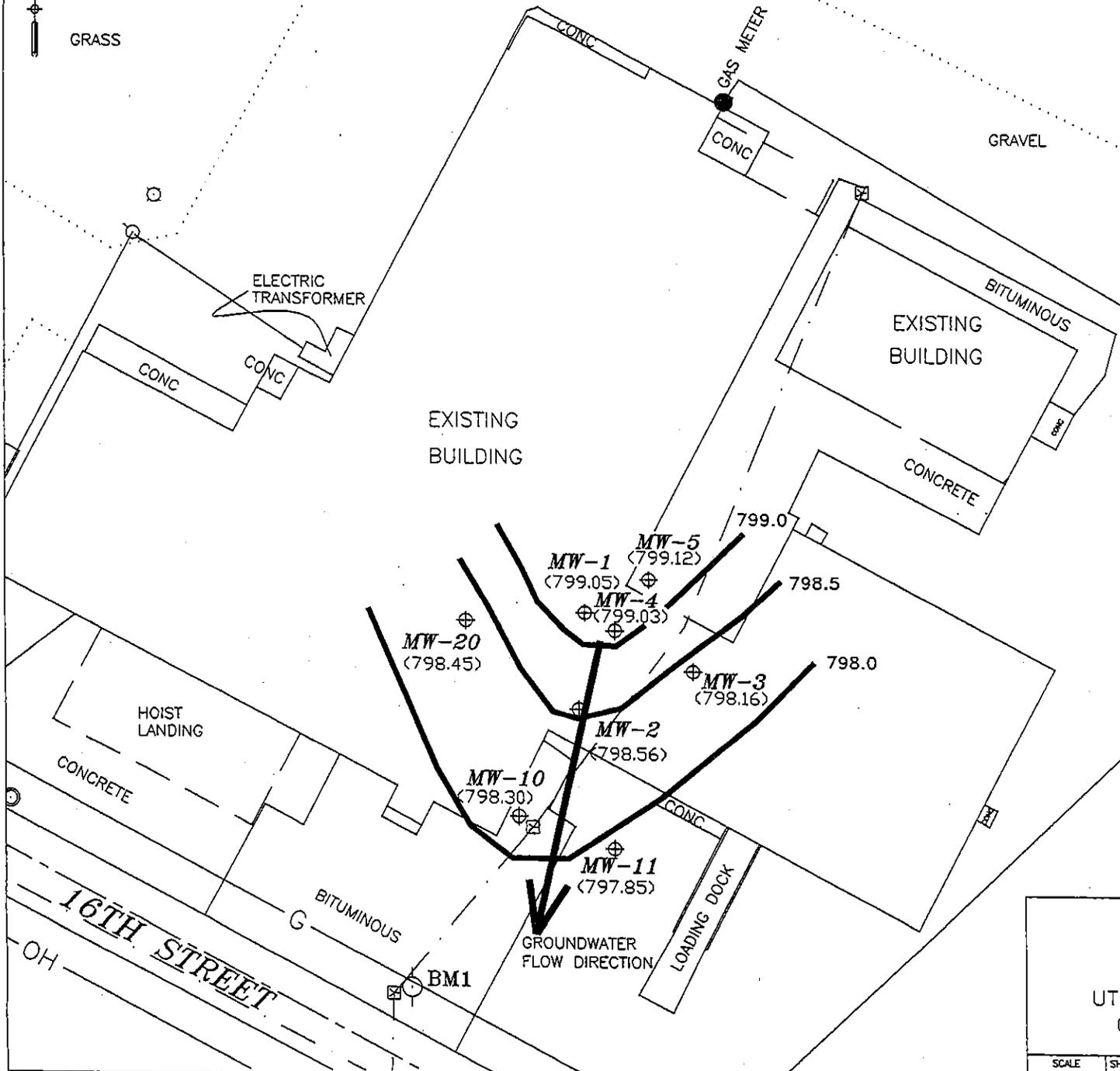


FIGURE 7  
 POTENTIOMETRIC SURFACE  
 ( 8/28/07 )  
 UTILITY TOOL & BODY CO. INC  
 CLINTONVILLE, WISCONSIN

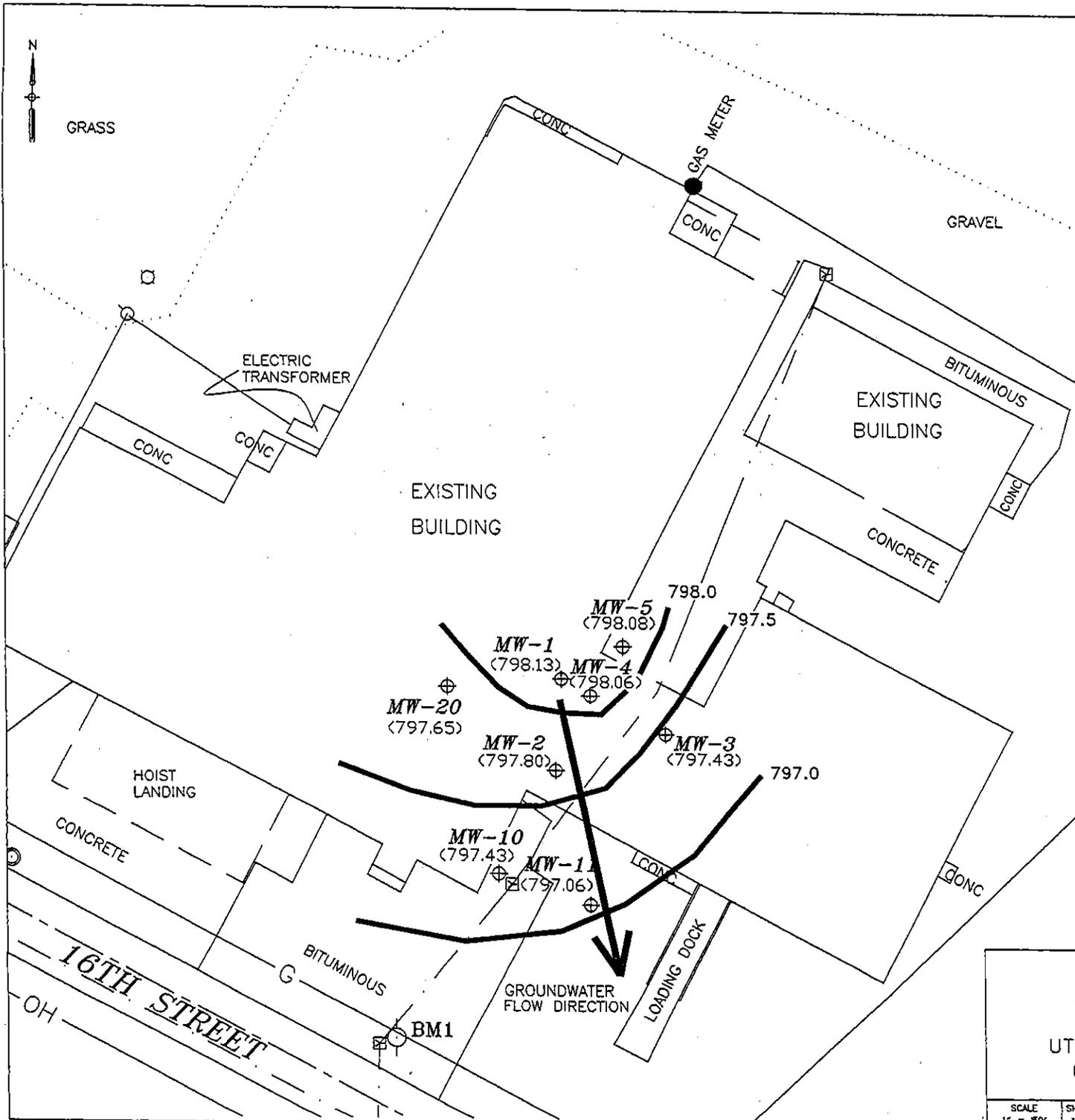
SCALE 1" = 50'	SHEET NO. 1 OF 1	DWG NO. PD4370.40.7.3	DATE 11/03/08	SIZE A	DRWN BY SVD	FILE 39	REVISED N/A	APP'D
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2280-B SALSCHIEDER COURT, GREEN BAY, WI 54313

**LEGEND**

- ⊕ MONITORING WELL
- (798.0) GROUNDWATER ELEVATION
- OH— OVERHEAD POWER LINES
- T—T UNDERGROUND TELEPHONE
- G—G UNDERGROUND GAS
- ⊕ EXIST. HYDRANT
- ⊙ POWER POLE
- ⊙ GUY
- ⊙ EXIST STORM MANHOLE
- ⊙ YARD DRAIN
- ⊙ EXIST SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER



**FIGURE 8**  
**POTENTIOMETRIC SURFACE**  
 ( 12/17/07 )  
 UTILITY TOOL & BODY CO. INC  
 CLINTONVILLE, WISCONSIN

SCALE	SHEET NO.	DWG NO.	DATE	SIZE	DRWN BY	FILE	REVISED	APP'D
1" = 50'	1 OF 1	PD4370.40.8.3	11/03/08	A	SVD	39	ML	

Table 1  
Soil Sample Laboratory Analytical Results  
Utility Tool and Body Co., Inc.  
Clintonville, Wisconsin

Sample ID	Sample Date	Sample Interval (ft bgs)	PID (ppm eq)	GRO	Benzene	Ethyl-benzene	Toluene	Total Xylenes	Naphthalene	1,2,4-TMB	1,3,5-TMB	MTBE	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Di-isopropyl ether	Isopropylbenzene	p-Isopropyl toluene	n-Propylbenzene	Lead
GP-1, S-2	3/17/2004	2-4	615	2,600	<3,700	180,000	6,900*	370,000	48,000	310,000	240,000	<3,600	13,000*	6,800*	NA	NA	NA	13,000	<5,800	NA
GP-10, S-2	12/28/2004	2-4	2.7	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	3.80
GP-10, S-5	12/28/2004	8-10	15	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	3.20
GP-10, S-6	12/28/2004	10-12	1.1	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	5.00
GP-11, S-2	12/28/2004	2-4	190.0	<2.7	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1.90
GP-11, S-4	12/28/2004	6-8	255.0	330	190	1,400	110	6,500	740	10,000	3,000	<50	1,700	370	<50	<25	<25	<25	<25	4.50
GP-11, S-6	12/28/2004	10-12	4.2	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2.90
GP-12, S-3	12/28/2004	4-6	333.0	4,000	<1000	28,000	25,000	192,000	21,000	160,000	49,000	<1000	20,000	2,200	<1000	<1000	4,300	7,100	18,000	7.90
GP-12, S-6	12/28/2004	10-12	24.0	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	3.30
GP-13, S-3	12/28/2004	4-6	5.0	5	<25	100	130	600	72	620	190	<25	<25	<25	<25	<25	<25	40	93	2.80
GP-13, S-5	12/28/2004	8-10	0.3	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	3.80
GP-14, S-3	12/28/2004	4-6	2.7	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	4.00
GP-14, S-5	12/28/2004	8-10	2.7	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	3.60
GP-15, S-3	12/28/2004	4-6	6.5	<2.9	80	120	<25	155	50	200	61	<25	<25	<25	<25	<25	<25	<25	<25	3.50
GP-15, S-5	12/28/2004	8-10	5.0	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	3.40
MW-5, S-3	4/6/2005	4-6	0.0	NA	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	3.20
MW-5, S-6	4/6/2005	10-12	0.0	NA	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2.80
MW-10, S-2	9/22/2005	4-6	0.0	<2.9	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA
MW-11, S-2	9/22/2005	4-6	0.0	<2.8	<25	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA
NR 720.09 RCLs				100	5.5	2,900	1,500	4,100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	50
NR 746.06 Table 1 (free product indicator)				NS	8,500	4,600	38,000	42,000	2,700	83,000	11,000	NS	NS	NS	NS	NS	NS	NS	NS	NS
NR 746.06 Table 2 (direct contact standard)				NS	1,100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

Notes:

- All concentrations reported in parts per billion, except GRO and Lead reported in parts per million
- Bold value represents an exceedence of the WDNR NR720 Generic Soil Standard
- bgs: below ground surface
- ppm eq: part per million equivalent
- GRO: gasoline range organics
- TMB: trimethylbenzene
- MTBE: methyl tert-butyl ether
- NA: not analyzed/not applicable
- NS: no standard

Table 2  
Groundwater Sample Laboratory Analytical Results  
Utility Tool & Body Co., Inc.  
Clintonville, Wisconsin

Sample Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	Total TMB's	MTBE	Naphthalene	1,2-DCA	n-butylbenzene	sec-butylbenzene	tert-butylbenzene	Isopropylbenzene	n-Propylbenzene	Lead	GW Elevation (msl)
<b>GP-1</b>															
3/17/2004	350.00	370.0	1,100	2,760	1,370	<50	230	<47	21*	<45	<40	33*	<44	NA	NA
<b>MW-1 Top of Well Screen 800.35 (msl): Length of Well Screen: 10 feet</b>															
7/13/2005	<0.41	<0.54	<0.67	<2.63	<1.80	<0.61	<0.74	<0.36	<0.93	<0.89	<0.97	<0.59	<0.81	<1.5	798.61
9/27/2005	4.3	1.8	2.9	11.9	3.33	<0.36	1.3	NA	NA	NA	NA	NA	NA	NA	799.07
* 12/30/2005	150	77.0	150	450	152	<0.36	34	NA	NA	NA	NA	NA	NA	NA	798.85
1/12/2006	4.0	0.58	0.6	4.1	0.90	<0.36	0.8	NA	NA	NA	NA	NA	NA	NA	798.92
3/30/2006	19	3.20	1.8	16.4	7.10	<0.36	3.8	NA	NA	NA	NA	NA	NA	NA	799.03
6/28/2006	2.4	1.7	1.0	4.1	0.74	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.98
9/29/2006	280	170	330	1000	318	0.59	85	NA	NA	NA	NA	NA	NA	NA	799.05
2/14/2007	8.2	35	5.8	36.5	8.2	0.65	11	NA	NA	NA	NA	NA	NA	NA	798.33
5/30/2007	38	27	5.0	38.8	14.2	<0.36	15	NA	NA	NA	NA	NA	NA	NA	798.98
8/28/2007	190	180	240	550	214	0.45	74	NA	NA	NA	NA	NA	NA	NA	799.05
12/17/2007	90	57	7.9	10.7	10	<0.36	5.3	NA	NA	NA	NA	NA	NA	NA	798.13
6/19/2008	1.20	0.86J	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	796.03
<b>MW-2 Top of Well Screen 800.21 (msl): Length of Well Screen: 10 feet</b>															
7/13/2005	140	100	2.1	21.8	22.8	<0.61	15	<0.56	<0.93	2.6	<0.97	21	23	<1.5	798.30
9/27/2005	330	270	12	219	250	0.78	75	NA	NA	NA	NA	NA	NA	NA	798.54
12/30/2005	190	91	7.4	116	150	0.61	34	NA	NA	NA	NA	NA	NA	NA	798.46
3/30/2006	180	110	6.5	90	85	<0.72	24	NA	NA	NA	NA	NA	NA	NA	798.56
6/28/2006	250	180	13.0	140	181	0.44	33	NA	NA	NA	NA	NA	NA	NA	798.50
9/29/2006	220	190	9.4	161	225	0.61	26	NA	NA	NA	NA	NA	NA	NA	798.51
5/30/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.53
8/28/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.56
12/17/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	797.80
6/19/2008	21.1	33.9	0.72J	6.6	22.7	<0.36	2.8	NA	NA	NA	NA	NA	NA	NA	795.69
<b>MW-3 Top of Well Screen 800.27 (msl): Length of Well Screen: 10 feet</b>															
7/13/2005	<0.41	<0.54	<0.67	<2.63	<1.80	<0.61	<0.74	<0.36	<0.93	<0.89	<0.97	<0.59	<0.81	<1.5	797.99
9/27/2005	<0.21	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.09
12/30/2005	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	1.5	NA	NA	NA	NA	NA	NA	NA	798.14
3/30/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.50
6/28/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.23
9/29/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.13
5/30/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.30
8/28/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.16
12/17/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	797.43
6/19/2008	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	795.67
<b>MW-4 Top of Well Screen 800.68 (msl): Length of Well Screen: 10 feet</b>															
7/13/2005	1,700	730	2,400	2,640	770	<12	170	<7.2	<19	<18	<19	30	58	<1.5	798.56
9/27/2005	2,500	1,800	11,000	7,700	1,710	<36	420	NA	NA	NA	NA	NA	NA	NA	799.02
12/30/2005	460	610	3,400	2,820	730	<9.0	170	NA	NA	NA	NA	NA	NA	NA	798.8
3/30/2006	710	880	1,800	3,200	800	<9.0	180	NA	NA	NA	NA	NA	NA	NA	798.93
6/28/2006	600	840	3,900	3,900	970	<9.0	250	NA	NA	NA	NA	NA	NA	NA	798.93
9/29/2006	1,000	2,000	7,100	9,800	2,030	<9.0	530	NA	NA	NA	NA	NA	NA	NA	798.65
2/14/2007	580	1,300	5,300	6,600	1,530	<7.2	330	NA	NA	NA	NA	NA	NA	NA	798.26
5/30/2007	620	1,400	5,800	7,300	1,550	<18	380	NA	NA	NA	NA	NA	NA	NA	798.93
8/28/2007	460	1,600	6,900	8,500	1,770	<18	490	NA	NA	NA	NA	NA	NA	NA	799.03
12/17/2007	450	1,600	2,800	8,400	1,650	<7.2	420	NA	NA	NA	NA	NA	NA	NA	798.06
6/19/2008	134	425	543	2,430	544	1.7J	154	NA	NA	NA	NA	NA	NA	NA	796.41
NR 140 ES	5	700	1,000	10,000	480	60	40	5	NS	NS	NS	NS	NS	15	NS
NR 140 PAL	0.5	140	200	1,000	96	12	8	0.5	NS	NS	NS	NS	NS	1.5	NS

Note:

All concentrations reported in parts per billion  
 J: Estimated concentrations above the adjusted method detection limit and below the adjusted reporting limit  
 \* 12/30/2005 lab analysis of MW-1 sample contained QA/QC issues and was resampled on 1/12/2006  
 Bold value represents exceedence of NR 140 enforcement standard  
 Italicized values represent exceedence of NR 140 preventive action limits  
 TMB: trimethylbenzene  
 MTBE: methyl tert-butyl ether  
 1,2-DCA: 1,2-Dichloroethane  
 msl: mean sea level

NA: not analyzed/not applicable  
 ES: Enforcement Standard  
 PAL: Preventive Action Limit  
 NS: no standard

Table 2 (continued)  
 Groundwater Sample Laboratory Analytical Results  
 Utility Tool & Body Co., Inc.  
 Clintonville, Wisconsin

Sample Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	Total TMB's	MTBE	Naphthalene	1,2-DCA	n-butylbenzene	sec-butylbenzene	tert-butylbenzene	isopropylbenzene	n-Propylbenzene	Lead	GW Elevation (msl)
<b>MW-5</b> Top of Well Screen 800.43 (msl): Length of Well Screen: 10 feet															
7/13/2005	<0.41	<0.54	<0.67	<2.63	<1.80	<0.61	<0.74	<0.36	<0.93	<0.89	<0.97	<0.59	<0.81	<1.5	798.61
9/27/2005	<0.21	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	799.17
12/30/2005	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.85
3/30/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.96
6/28/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.94
9/29/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	799.07
5/30/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	799.01
8/29/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	799.12
12/17/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.08
6/19/2008	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	796.28
<b>MW-10</b> Top of Well Screen 800.40 (msl): Length of Well Screen: 10 feet															
9/27/2005	<0.41	<0.54	<0.67	<2.63	<1.80	<0.61	<0.74	<0.36	<0.93	<0.89	<0.97	<0.59	<0.81	NA	798.31
12/30/2005	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.24
3/30/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.33
6/28/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.19
9/29/2006	<0.14	<0.40	<0.36	<1.10	<0.79	0.42	<0.47	NA	NA	NA	NA	NA	NA	NA	798.24
5/30/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.23
8/29/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.3
12/17/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	797.43
6/19/2008	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	795.66
<b>MW-11</b> Top of Well Screen 800.20 (msl): Length of Well Screen: 10 feet															
9/27/2005	<0.41	<0.54	<0.67	<2.63	<1.80	<0.61	0.85	<0.36	<0.93	<0.89	<0.97	<0.59	<0.81	NA	797.83
12/30/2005	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	797.89
3/30/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.33
6/28/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.00
9/29/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	797.85
5/30/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.05
8/29/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	797.85
12/17/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	797.06
6/19/2008	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	795.73
<b>MW-20</b> Top of Well Screen 800.50 (msl): Length of Well Screen: 10 feet															
6/28/2006	<0.41	<0.54	<0.67	<2.63	<1.80	<0.61	<0.74	<0.36	<0.93	<0.89	<0.97	<0.59	<0.81	NA	798.55
9/29/2006	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	798.42
5/30/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.62
8/29/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	798.45
12/17/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	797.65
6/19/2008	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	NA	NA	795.14
NR 140 ES	5	700	1,000	10,000	480	60	40	5	NS	NS	NS	NS	NS	15	NS
NR 140 PAL	0.5	140	200	1,000	96	12	6	0.5	NS	NS	NS	NS	NS	1.5	NS

Note:

All concentrations reported in parts per billion

\*: Estimated concentrations above the adjusted method detection limit and below the adjusted reporting limit

Bold value represents exceedence of NR 140 enforcement standard

*Italicized* values represent exceedence of NR 140 preventive action limits

TMB: trimethylbenzene  
 MTBE: methyl tert-butyl ether  
 1,2-DCA: 1,2-Dichloroethane  
 msl: mean sea level

NA: not analyzed/not applicable  
 ES: Enforcement Standard  
 PAL: Preventive Action Limit  
 NS: no standard

SOURCE  
PROPERTY

October 8, 2008

Bay Investment Group of Wisconsin  
c/o Joe Wieland  
151 East 16<sup>th</sup> Street  
Clintonville, Wisconsin 54929

**Re: Notification of Residual Contamination  
Utility Tool & Body Co., Inc.  
151 East 16<sup>th</sup> Street  
Clintonville, Wisconsin 54929**

**BRRTS No. 03-69-524452**

This letter is being sent to you as the current owner of the above referenced property. Environmental monitoring performed at the property has shown that groundwater contamination exceeding ch. NR 140 enforcement standards, and residual soil contamination exceeding NR 720 generic residual contaminant levels (RCL) for protection of groundwater remain on the property. Site closure is being requested at this time, and in accordance with the requirements of s. NR 726.05 (2) (b) 4, and (3) (a) 4.g., the following information is being provided.

Soil and groundwater petroleum contamination exists on the property located at 151 East 15<sup>th</sup> Street. The levels of benzene, ethylbenzene, toluene, total trimethylbenze (TMB) and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. The level of benzene, ethylbenzene, toluene and total xylenes contamination in the soil on your property are above generic RCLs. However, our environmental consultant, Endeavor Environmental Services, Inc. has informed me that the groundwater contaminant plume is stable or receding and will naturally degrade over time and that the soil contaminant plume has been defined and the remaining contamination will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 Wisconsin Administrative Code, and I will be requesting that the Wisconsin Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.”

Even though the source of the identified soil contamination is on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this soil contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. 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, you may visit <http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR589.pdf> or call 608-267-3859.

The Wisconsin Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure

SOURCE  
PROPERTY

should not be granted for this site. If you would like to submit any information to the Wisconsin Department of Commerce that is relevant to this closure request, you should mail that information to:

Tom Verstegen  
Wisconsin Department of Commerce  
2129 Jackson Street  
Oshkosh, WI 54901

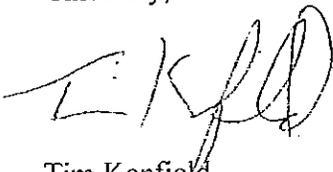
If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards and soil contamination exceeds site-specific RCLs will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil or groundwater contamination above regulatory or site-specific standards existed at the time that the case was closed. This GIS Registry will be available to the general public on Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm><http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

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 obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well-construction application, form 3300-254, may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at 164 Harriett Street, Clintonville, Wisconsin 54929, or you may contact Tom Verstegen-Wisconsin Department of Commerce at (920) 424-0025.

Sincerely,



Tim Kenfield  
Utility Tool & Body Co., Inc.  
Responsible Party

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7007 0710 0002 9841 9616

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 11/14/2008

Sent to  
 Bay Investment Group of WI - c/o Joe Wieland  
 Street, Apt No.,  
 or PO Box No. 151 E 16<sup>th</sup> Street  
 City, State, ZIP+4 Clintonville WI 54925

PS Form 3800, August 2006 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bay Investment Group of Wisconsin  
 c/o Joe Wieland  
 151 East 16<sup>th</sup> Street  
 Clintonville, WI 54925

2. Article Number  
 (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee)  Yes

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