

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY
Cover Sheet

May, 2009
(RR 5367)

Source Property Information

BRRTS #: 02-13-000842
ACTIVITY NAME: Uniroyal Eng Products
PROPERTY ADDRESS: 501 South Water Street
MUNICIPALITY: Stoughton
PARCEL ID #: 281/0511-082-6001-6

CLOSURE DATE: Feb 22, 2005
FID #: 113004210
DATCP #:
COMM #:

*WTM COORDINATES:

X: 583611 Y: 271641

*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)
 - Contamination in ROW
 - Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property")
- Soil Contamination > *RCL or **SSRCL (232)
 - Contamination in ROW
 - Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property")

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between non-industrial and industrial levels)
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)
(note: maintenance plan for groundwater or direct contact)
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)
(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 #: **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 and local topography**
 - 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 #: **Title:**
 - 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 #: 3 **Title: Lead distribution in surficial soil**

BRRTS #: 02-13-000842

ACTIVITY NAME: UNIROYAL ENG PRODUCTS

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 #: **Title:**

- 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 #: **Title:**

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 #: **Title: Summary of metal analysis in soil**

- 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 #: **Title:**

- 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 #: **Title:**

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 #: 02-13-000842

ACTIVITY NAME: UNIROYAL ENG PRODUCTS

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:



George E. Meyer
Secretary

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Southern District Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
TELEPHONE 608-275-3266
TELEFAX 608-275-3338

July 31, 1995

ERRP File Ref: 842
(Dane County)

Mr. Frank Krawcek
Uniroyal Engineered Products
510 South Water Street
P.O. Box 208
Stoughton, WI 53589

SUBJECT: Uniroyal Engineered Products, 501 South Water Street, Stoughton, Wisconsin

Dear Krawcek:

The Department has received a copy of the completed Deed Restriction for the above property. There is proof of filing this record with the Dane County Register of Deeds. Therefore, closure of this site has been granted and no further action is necessary at this time. If in the future the Department receives information which demonstrates that additional work is necessary and feasible, the Department has the authority to require further action.

If you have any questions regarding this determination, you may contact me at the number shown below.

Sincerely,

Mathew A. Laak

Mathew A. Laak, E.I.T.
Hydrogeologist
Telephone: (608) 275-3224

xc: Dave Rautmann Northern Environmental 1214 W Venture Ct Mequon WI 53092

FILE



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George E. Meyer
Secretary

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Southern District Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
TELEPHONE 608-275-3266
TELEFAX 608-276-3338

April 17, 1995

HAZWASTE File Ref: FID 113004210
(Dane County)

Mr. Frank Krawcek
Uniroyal Engineered Products, Inc.
510 South Water Street
P.O. Box 208
Stoughton, WI 53589

SUBJECT: Deed Restriction, Uniroyal, 510 South Water Street, Stoughton, Wisconsin

Dear Mr. Krawcek:

On April 17, 1995, the Southern District Close Out Committee met to discuss various sites. The committee has agreed to close this site pending a deed restriction. This deed restriction will state that soil lead contamination remains at this site at levels above ch. NR 720, Wisconsin Administrative Code cleanup guidelines for "industrial only" property use and that no residential development will be allowed at the site unless additional cleanup, which would lower the soil lead concentrations to below "industrial only" levels, is performed. The document would be placed in the file with the deed running with the property.

Only when the deed restriction has been finalized and filed with Dane County can this site be closed. To complete the deed notification, the Department requires a copy of the property deed, which includes a complete (unabbreviated) legal description of the property, be provided. This may be obtained from the Dane County Register of Deeds.

As soon as this is submitted, the Department will send you a draft copy of the deed restriction, containing language regarding the remaining lead contamination. A revised copy will be sent for your review and signature. If it is acceptable, you are to sign it and return a signed copy with proof of filing for our files. At that time, the site may be closed.

This deed restriction is an option which the Department can offer in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination.

If you have any questions, you may contact me at the number shown below.

Sincerely,

Mathew A. Laak, E.I.T.
Hydrogeologist
Telephone: (608) 275-3224

xc: Dave Rautmann Northern Environmental 1214 W Venture Ct Mequon WI 53092

FILE





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

September 8, 2004

Frank Krawcek
Uniroyal Engineered Products
501 South Water Street
Stoughton, WI 53589

Subject: Reconsideration of Previous Case Closure Decision
Uniroyal Engineered Products, 501 S. Water Street, Stoughton, WI
WDNR BRRTS #: 02-13-000842

Dear Mr. Krawcek:

On July 31, 1995, the Uniroyal site named above was granted closure with a deed restriction for the entire site for lead in soil. To address the deed restriction, you recently conducted an investigation of lead in soil at an uninhabited residential parcel at 217 E. Jefferson Street, which is located in the northeastern part of the Uniroyal site. The intended future use of the parcel is as a residence. On September 1, 2004, the South Central Region Closure Committee reviewed your proposed remedial action plan for lead-contaminated soil at parcel.

Table 2 of s. NR 720 Wis. Admin. Code lists 50 ppm as the Residual Contaminant Level (RCL) standard for direct contact threat to health from lead at a non-industrial property. However, where lead is the only contaminant at a site, Department of Natural Resources Guidance Publication RR-653, "Commonly asked questions about the lead (Pb) soil standards in Wisconsin," allows 250 ppm lead as the RCL for direct contact threat at a residential property.

The results of your investigation suggest that lead is the only contaminant at the parcel. The Committee has concluded that if you wish to use the parcel for a residence, have the existing deed restriction removed for the parcel, and avoid listing the parcel on the GIS Registry for soil, excavation of soil containing greater than 250 ppm lead is required.

If you chose not to change the use of the parcel, the Committee is requiring remediation of "hot spots" in the vicinity of HA-16 and HA-20, where lead concentrations are 15,000 ppm and 11,000 ppm, respectively.

It is recommended that you submit a revised remedial action plan to the Department for review prior to undertaking remediation.

If you have any questions regarding this letter, please contact me at (608) 275-3224.

Sincerely,

Randy Maass

Randy Maass
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Robyn Seymour, Seymour Environmental, PO Box 398, 2531 Dyerson Road, McFarland, WI
53558
Wendy Weihemuller, DNR

DATE: February 16, 2005

FILE REF: 02-13-000842

TO: Patrick McCutcheon, Steve Ales, Tom Stunkard

FROM: Randy Maass

SUBJECT: Closure Request: Uniroyal, 217 East Jefferson Street, Stoughton
Closure Request Dated: January 7, 2005
High Risk Factors: Lead contamination in soil
Acres Ready for Use: 0.5

Remediation: An excavation conducted in October and November of 2004 removed approximately 477 tons of lead-contaminated soil from a residential parcel located along the northern boundary of the Uniroyal site. One part of the excavation encircled the house and went to 1-2 ft bgs. The other part of the excavation, along the southern edge of the parcel, went to 2-3.5 ft bgs. Six confirmation samples from the base of the excavation contain lead concentrations of 3.68-59.8 ppm, similar to concentrations in seven previously collected soil samples from these depths. In contrast, shallow soils at the parcel had pre-remedial concentrations as high as 15,000 ppm near the house and as high as 2,300 ppm near the southern edge. During the excavation a small burn area containing battery casings the size and shape of 16-ounce beer cans was discovered along the southern edge of the site. A sample of ash from the burn area had 1,730 ppm lead, which may partially explain high concentrations of lead near the southern edge of the parcel. The source of most of the lead at the site remains undetermined. The excavation was brought to grade with sandy fill and a foot of topsoil.

Recommendation: All soil exceeding 250 ppm has been removed. The residential parcel can be granted unrestricted closure and the deed restriction for this part of the Uniroyal site can be lifted.

From the September 1, 2004 meeting:

General Info: Although this is referred to as a closure request, it is actually a proposed remedial action plan for DNR approval or modification. The site is a residential lot with an unoccupied house, located in the northeastern corner of the Uniroyal property, north of the Uniroyal plant. The entire Uniroyal property has a deed restriction for lead in soil resulting from an earlier investigation of a drum storage area on the south side of the plant. The deed restriction was required for the entire property because the source of lead at the drum storage area was unknown when the drum storage area was granted closure in 1995 and, therefore, the extent of lead contamination was unclear. However, a review of seven boring logs for the drum storage area indicates the presence of "cinders" in three of the borings and it is my opinion that most of the lead in soil in the drum storage area, typically at concentrations less than 280 ppm, is from coal ash in historical fill. Two boring logs for the drum storage area report the presence of "metal fragments," which may explain anomalous concentrations of 980 and 2,500 ppm lead. In 2003 and 2004, 21 borings were advanced at the residential lot to establish the concentration and extent of lead in soil for a potential property transfer and reuse of the site as a residence.

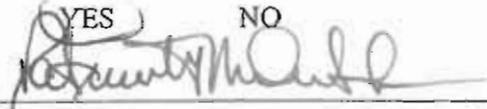
Geology and Hydrogeology: The site is underlain by silty topsoil to 1 ft bgs and silty clay below, to a maximum investigated depth of 4 ft bgs. Groundwater is at 6-7 ft bgs at MWs located close to the Rock River on the south side of the Uniroyal plant.



Contamination: Lead concentrations >400 ppm are present in the upper foot of soil at a total of 11 borings. Five of these 11 borings have >1,000 ppm lead in the upper foot (the highest concentrations are 11,000 ppm at 1 ft bgs at HA-20, and 15,000 ppm at the "surface" at HA-16). At depths greater than one foot, concentrations do not exceed 150 ppm and are typically less than 60 ppm. TCLP analyses of five soil samples, containing 190 to 15,000 ppm total lead, yield <1 mg/L lead. There are two areas of contamination, one located near the vacant house and one located near the southern boundary of the property. The source of lead near the house is probably lead paint, but the source of the lead near the southern boundary is not obvious. None of the borings contain recognized coal ash or metal fragments.

Proposed Remediation: In an attempt to receive clean closure, the proposed remedial action is to excavate all soil containing >400 ppm lead. The excavation will be 1.5 ft deep in an area near the SW corner of the house and in the entire area of contamination along the southern part of the property. Other areas near the house, where lead concentrations are either less or the lead is present at the surface, will be excavated to depths of 1 foot and 6 inches. A minimum of 6 inches of clean soil will be placed over the areas of excavation. Alternatively, if DNR will require listing of the site on the Soil GIS Registry, a remedial action involving less excavation is proposed. In this scenario, the proposal is to excavate soil to 1.5 ft bgs only in the areas containing >1,000 ppm lead. Areas that contain between 1,000 and 400 ppm lead will not be excavated, but will be capped with a minimum of 6 inches of clean soil.

Approved:

	YES NO	
Patrick McCutcheon		Date <u>2/22/05</u>
Steve Ales		Date <u>2/22/05</u>
Tom Stunkard		Date <u>2/22/05</u>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
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TTY Access via relay - 711

February 22, 2005

Mr. Frank Krawcek
Uniroyal Engineered Products
501 S. Water Street
Stoughton, WI 53589

SUBJECT: Final Case Closure By Closure Committee
Uniroyal, 217 East Jefferson Street, Stoughton, WI
WDNR BRRTS #: 02-13-000842

Dear Mr. Krawcek:

On February 22, 2005 your site as described above was reviewed for closure by the South Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The site at 217 East Jefferson Street is a residential parcel within the larger Uniroyal property in Stoughton. The Uniroyal property was granted closure on July 31, 1995 with a deed restriction for the entire property for lead contamination remaining in soil.

As described in a September 8, 2004 letter to you, for a site where lead is the only contaminant, Department of Natural Resources Guidance Publication RR-653, "Commonly asked questions about the lead (Pb) standards in Wisconsin," permits the use of 250 ppm lead as the standard for direct contact threat in soil at a residential property. You have remediated lead-contaminated soil at the residential parcel to concentrations of less than 250 ppm lead. The residential parcel at 217 East Jefferson Street is therefore granted unconditional closure for lead contamination in soil.

The deed restriction for lead-contaminated soil at the entire Uniroyal property may be modified such that the deed restriction is no longer required for the residential parcel at 217 East Jefferson Street. To accomplish this, please submit to me a modification of the deed restriction for Department review and approval.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3224.

Sincerely,

Randy Maass

Randy Maass
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Robyn Seymour, Seymour Environmental, PO Box 398, 2531 Dyerson Road, McFarland, WI
53558
Wendy Weihemuller, DNR

The property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless an investigation is conducted of the degree and extent of lead contamination that remains on the property and remedial action is taken as necessary to meet all applicable non-industrial soil quality standards in ch. NR 720, Wis. Adm. Code.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions and Covenants, this day of June, 1995.

UNIROYAL TECHNOLOGY CORPORATION

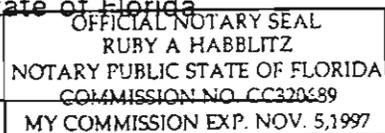
Signature: By: *George J. Zulas, Jr.*

Printed Name: George J. Zulas, Jr., Vice President

Subscribed and sworn to before me
this 12th day of June, 1995.

Ruby A. Habblitz

RUBY A. HABLITZ
Notary Public, State of Florida



My commission

This document was drafted by and
should be returned to:

Law Department
Uniroyal Technology Corporation
Two North Tamiami Trail, Suite 900
Sarasota, Florida 34236

DOCUMENT NO.

CORRECTIVE WARRANTY DEED
STATE OF WISCONSIN - FORM 6

THIS SPACE RESERVED FOR RECORDING DATE

RECORDED IN OFFICE
DANE COUNTY, WI
JANUARY 1992
REGISTERED
REC'D 1/21/92

APR 27 1 57 PM '93

2459489

This Indenture, made as of the 24th day of September
A. D. 1992 between OLD UNIROYAL ENGINEERED PRODUCTS,
INC., A DELAWARE CORPORATION

UNIROYAL ENGINEERED PRODUCTS, INC. of the first part, and
DELAWARE CORPORATION

Witnesseth, that the said party of the first part, for and in consideration of the
sum of TEN DOLLARS (\$10.00)

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

AS MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED
HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY

VOL 22481 PAGE 45

FEE
3
EXEMPT

THIS CORRECTIVE DEED IS BEING RECORDED TO CORRECT AN ERROR
IN THE LEGAL DESCRIPTION SET FORTH AS EXHIBIT A TO THE
WARRANTY DEED RECORDED AS DOCUMENT #2401578 IN THE LAND
RECORDS FOR DANE COUNTY, WISCONSIN (THE "ORIGINAL DEED").
ACCORDINGLY, THE LEGAL DESCRIPTION IN THE ORIGINAL DEED
SHALL BE DEEMED TO READ THE SAME AS EXHIBIT A ATTACHED
HERETO.

Together with all and singular the hereditaments and appurtenances thereto in anywise appertaining; and all the other
rights, title, interest, claim or demand whatsoever, of the said party of the first part, situate in law or equity either in possession or
expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described, with the hereditaments and appurtenances, unto the said party of the second part, and to THEIR
heirs and assigns FOREVER.

And the said PARTY OF THE FIRST PART

for ITS heirs, executors and administrators, do ES covenant, grant, bargain and agree to and
with the said party of the second part THEIR heirs and assigns, that the above bargained premises, in the quiet
and peaceable possession of the said party of the second part THEIR heirs and assigns, against all and every person or persons lawfully
claiming the whole or any part thereof, by, through or under said OLD UNIROYAL ENGINEERED PRODUCTS,
INC.

part of the first part, and none other, THEIR will support WARRANT and DEFEND
In Witness Whereof, the said party of the first part has IT hereunto set ITS hand
and seal, this 24th day of September, A. D. 1992

SIGNED AND SEALED IN PRESENCE OF

John J. Kelly
Neil E. DeNava
John J. Kelly
Neil E. DeNava
FLORIDA
STATE OF WISCONSIN

BY: OLD UNIROYAL ENGINEERED PRODUCTS, INC.

NAME: [Signature] (SEAL)
TITLE: Chief Executive Officer (SEAL)
ATTESTED BY: [Signature] (SEAL)
NAME: [Signature] (SEAL)
TITLE: Assistant Secretary

Personally came before me, this 2nd day of November, A. D. 1992
the above named Howard R. Curd and R. David Buntard

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

THIS INSTRUMENT WAS DRAFTED BY
HOWARD P. GROSS, 1992
WELL, GOSWALD & MARGES
767 FIFTH AVENUE
NEW YORK, NEW YORK 10153

(SEAL)

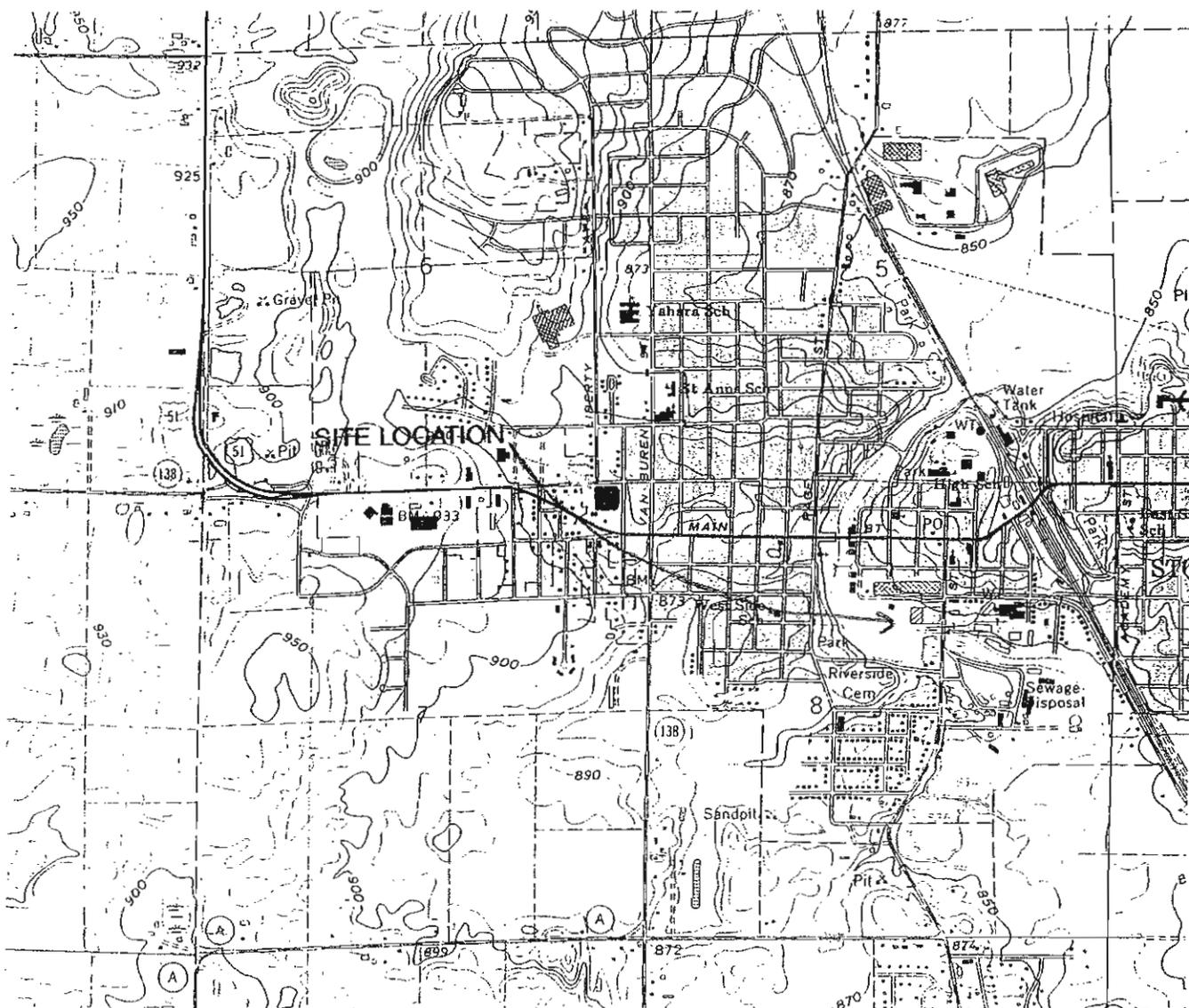
Notary Public WILLIAM S. HENRY County, WIA
My commission expires March 15, 1998

J. Philip Rosen (303)

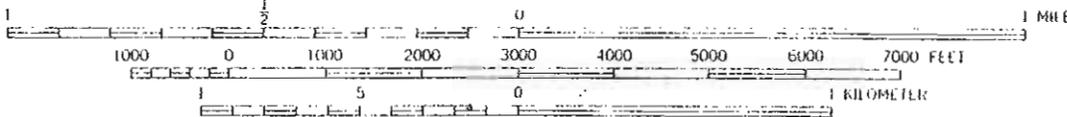
1410

EXHIBIT A

Lots 6, 7, 8, Block 23; Lots 1, 2, 3, 4, 5 and 6 Block 24; Lots 1, 2, 3, and 4, Block 25 and all that part of the Southwest 1/4 of the Northeast 1/4 of Section 8, Town 5 North, Range 11 East lying South of said Block 25 between the East and West lines thereof, extended Southerly to the Yahara River; Lots 1, 2, 3, 5, 6, 7, and 8, Block 26; Lot 2, 5, 6, 7, 8 and the West 62 feet of Lot 4, Block 33; vacated Forest Street lying between Lot 5, Block 33 and Lot 8, Block 26; vacated Division Street lying between Lot 5, Block 26 and Lot 8, Block 23; vacated South Street lying between the westerly, line of Lot 6, Block 23, extended and the Easterly line of Lot 8, Block 33, extended; the Southerly 1/2 of vacated South Street lying between the West line of Lot 6, Block 23, extended and the East Bank of the Yahara River; and the vacated 1.35 feet of Fourth Street lying adjacent to Lot 8, Block 33 from the North line of vacated South Street, Northerly 133 feet, all being in the City of Stoughton, Dane County, Wisconsin.



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCES: USGS RUTLAND AND STOUGHTON, WISCONSIN 7.5 MINUTE QUADRANGLES

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▲ Northern Environmental Hydrologists • Engineers • Geologists			SITE LOCATION AND LOCAL TOPOGRAPHY

Excavation, and confirmation samples

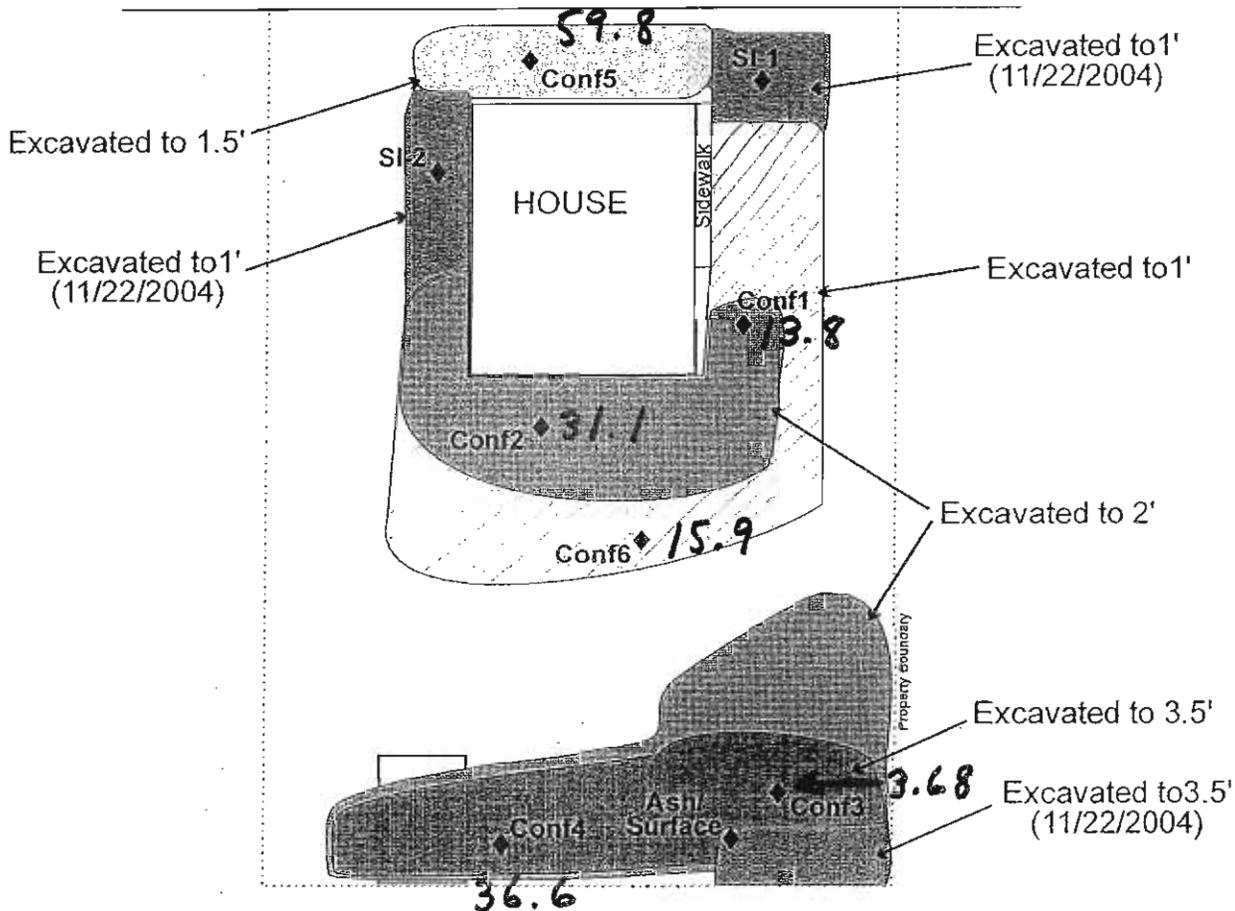


Confirmation samples

removed

SAMPLE	LEAD (mg/kg)
CONF1	13.8
CONF2	31.1
CONF3	3.68
CONF4	36.6
CONF5	59.8
CONF6	15.9
SI-1 *	287
SI-2 *	988
Surface *	623
Ash *	1730

Jefferson Street



UNIROYAL ENGINEERED PRODUCTS PROPERTY

LEGEND

SI-2
 ◆ - Soil Sample; Samples with * collected prior to final excavation

0 30' 60'

1 INCH = 30 FEET
 SCALE IS APPROXIMATE

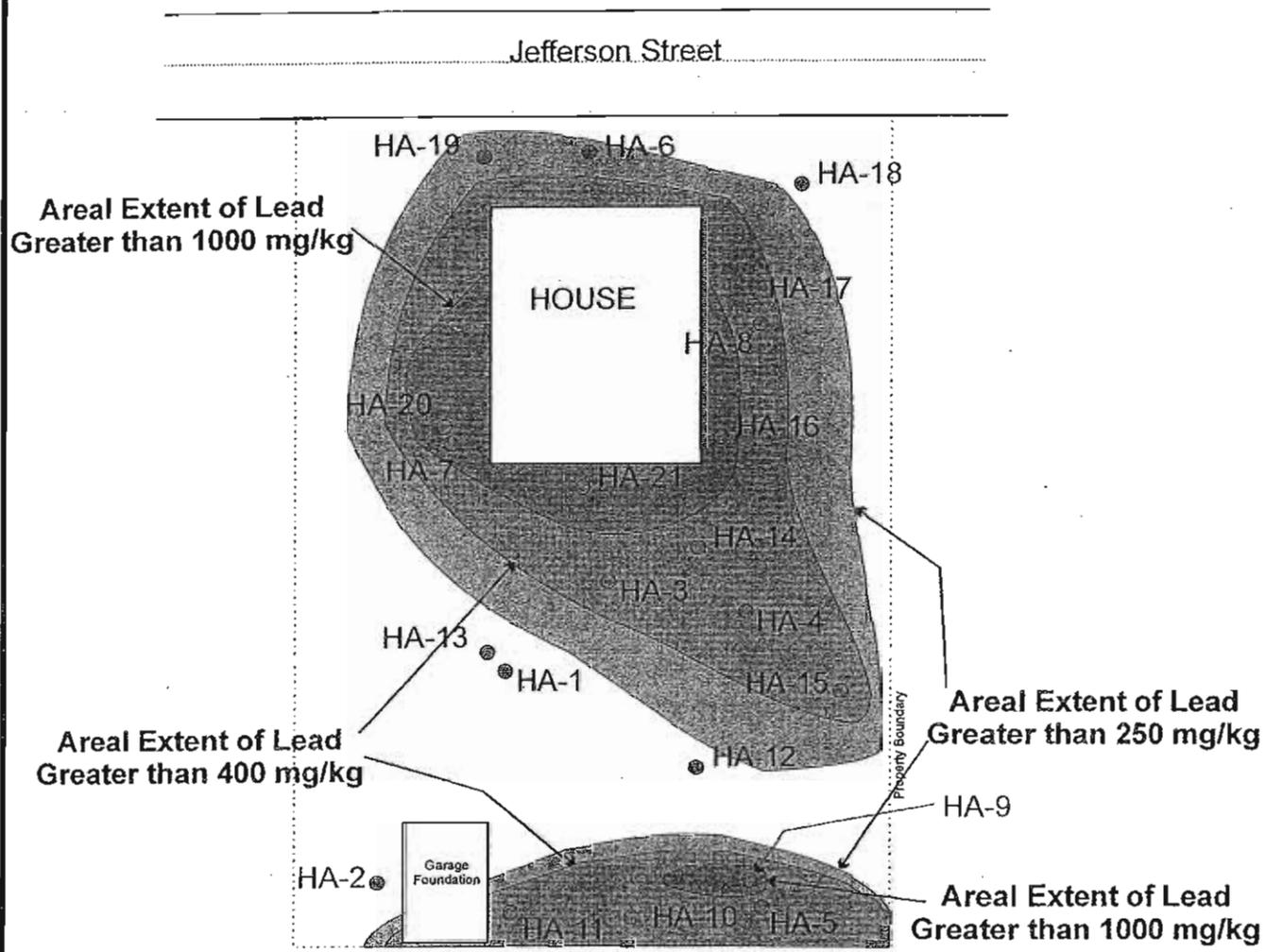
FILE/PATH: D:\PROJECTS\UNIROYAL\JEFFERSON Excavation.cdr
 DATE: 12/12/2004
 PREPARED: MDF APPROVED:
 SOURCE: FIELD MEASUREMENTS

SEYMOUR ENVIRONMENTAL SERVICES, INC.

REMEDIAL EXCAVATION DETAILS
 Uniroyal House
 217 East Jefferson Street
 Stoughton, Wisconsin

FIGURE

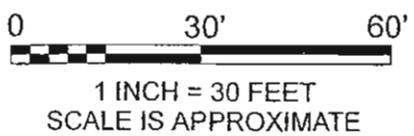
1



UNIROYAL ENGINEERED PRODUCTS PROPERTY



Legend
 HA-2 ● Hand Auger Location



FILE/PATH: D:\PROJECTS\UNIROYAL\JEFFERSON
 Figure-1.cdr
 DATE: 01/07/2004
 PREPARED: MDF APPROVED:
 SOURCE:
 FIELD MEASUREMENTS

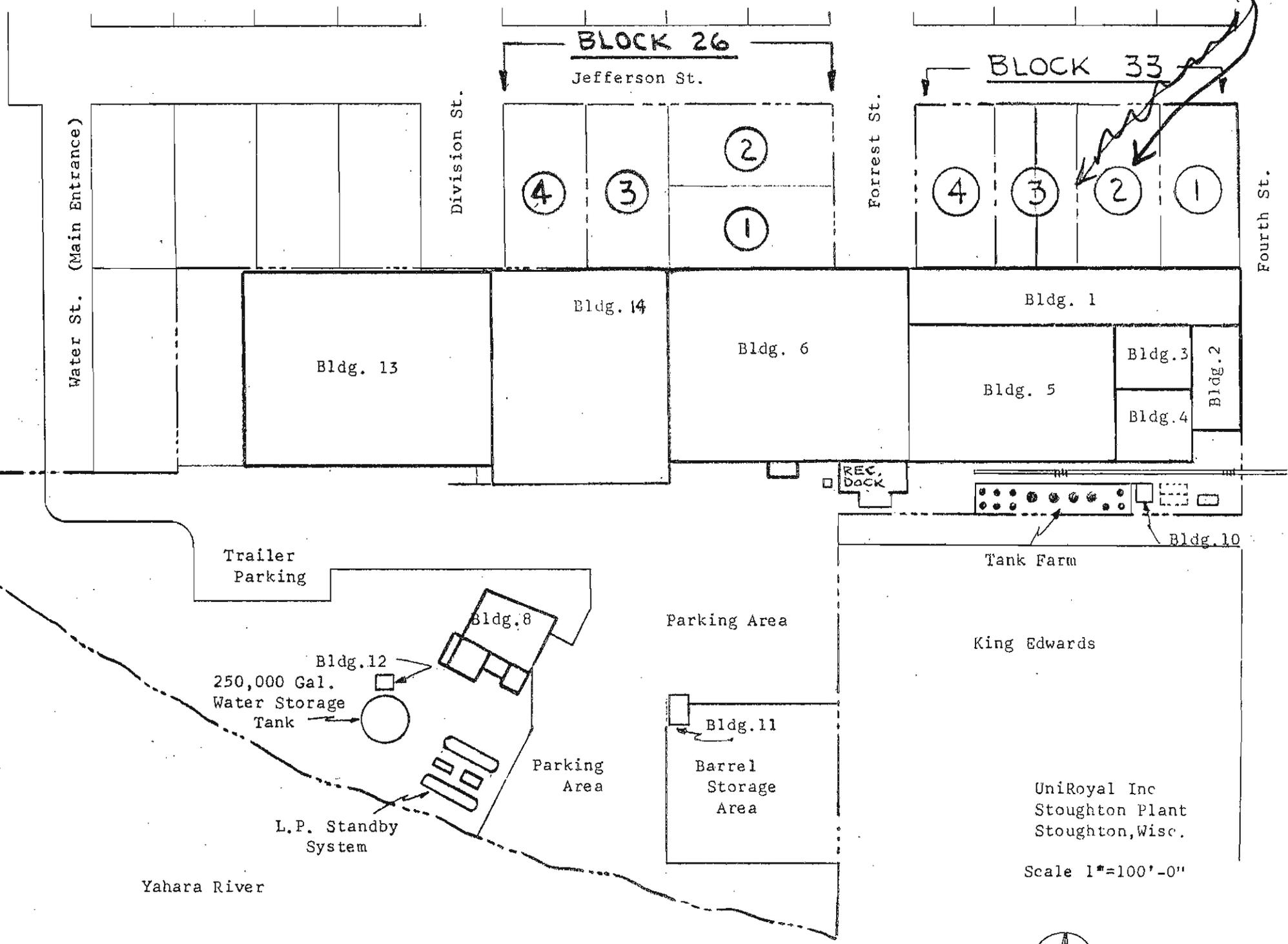
SEYMOUR
 ENVIRONMENTAL
 SERVICES, INC.

LEAD DISTRIBUTION IN SURFICIAL SOIL (<1 ft)
 Uniroyal House
 217 East Jefferson Street
 Stoughton, Wisconsin

FIGURE
3

B C D E F G H I

House in this vicinity



Yahara River

Scale 1"=100'-0"



UniRoyal Inc
 Stoughton Plant
 Stoughton, Wisc.

King Edwards

Parking Area

Parking Area

Trailer Parking

Bldg. 12
 250,000 Gal.
 Water Storage
 Tank

L.P. Standby System

Bldg. 11
 Barrel
 Storage
 Area

Tank Farm

Bldg. 10

REC. DOCK

Bldg. 1

Bldg. 5

Bldg. 3

Bldg. 4

Bldg. 2

Bldg. 6

Bldg. 14

Bldg. 13

4

3

2

1

1

3

4

2

Water St. (Main Entrance)

Division St.

BLOCK 26

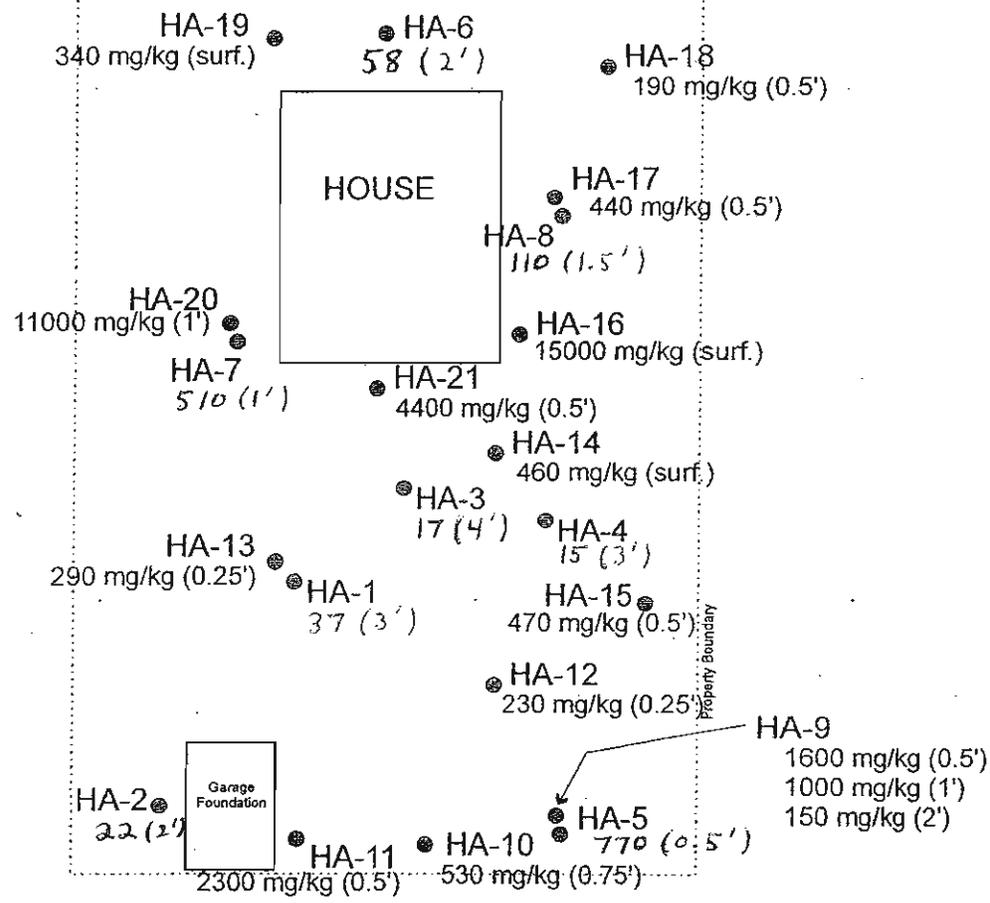
Jefferson St.

Forrest St.

BLOCK 33

Fourth St.

Jefferson Street



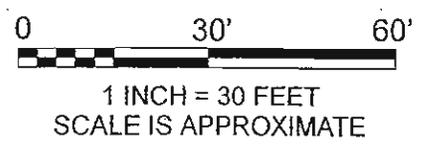
UNIROYAL ENGINEERED PRODUCTS PROPERTY



Legend

HA-2 ● Hand Auger Location

○ Lead Concentration (Depth)



FILE/PATH: D:\PROJECTS\UNIROYAL\JEFFERSON Figure-1.odr

DATE: 04/07/2004

PREPARED: MDF APPROVED:

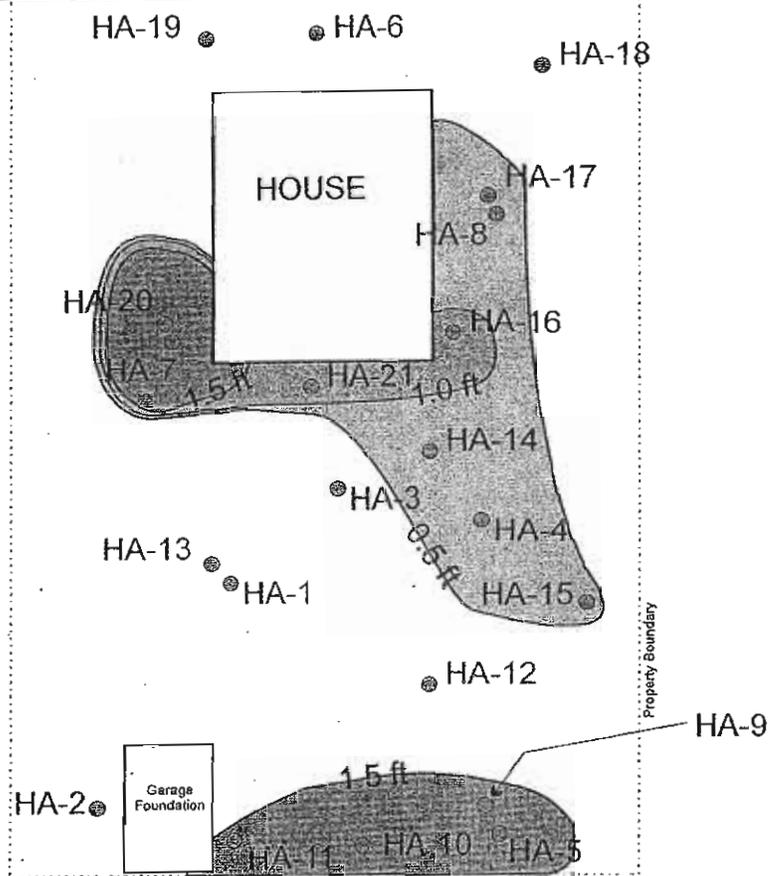
SOURCE: FIELD MEASUREMENTS

SEYMOUR ENVIRONMENTAL SERVICES, INC.

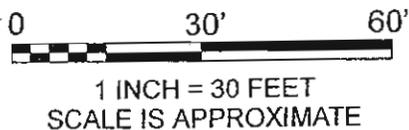
SOIL SAMPLING LOCATIONS (March 2004)
 Uniroyal House
 217 East Jefferson Street
 Stoughton, Wisconsin

FIGURE
2

Jefferson Street



UNIROYAL ENGINEERED PRODUCTS PROPERTY



FILE/PATH: D:\PROJECTS\UNIROYAL\JEFFERSON
Excavation-proposed.cdr
DATE: 07/20/2004
PREPARED: MDF APPROVED:
SOURCE:
FIELD MEASUREMENTS

SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

PROPOSED EXCAVATION AND DEPTH
Uniroyal House
217 East Jefferson Street
Stoughton, Wisconsin

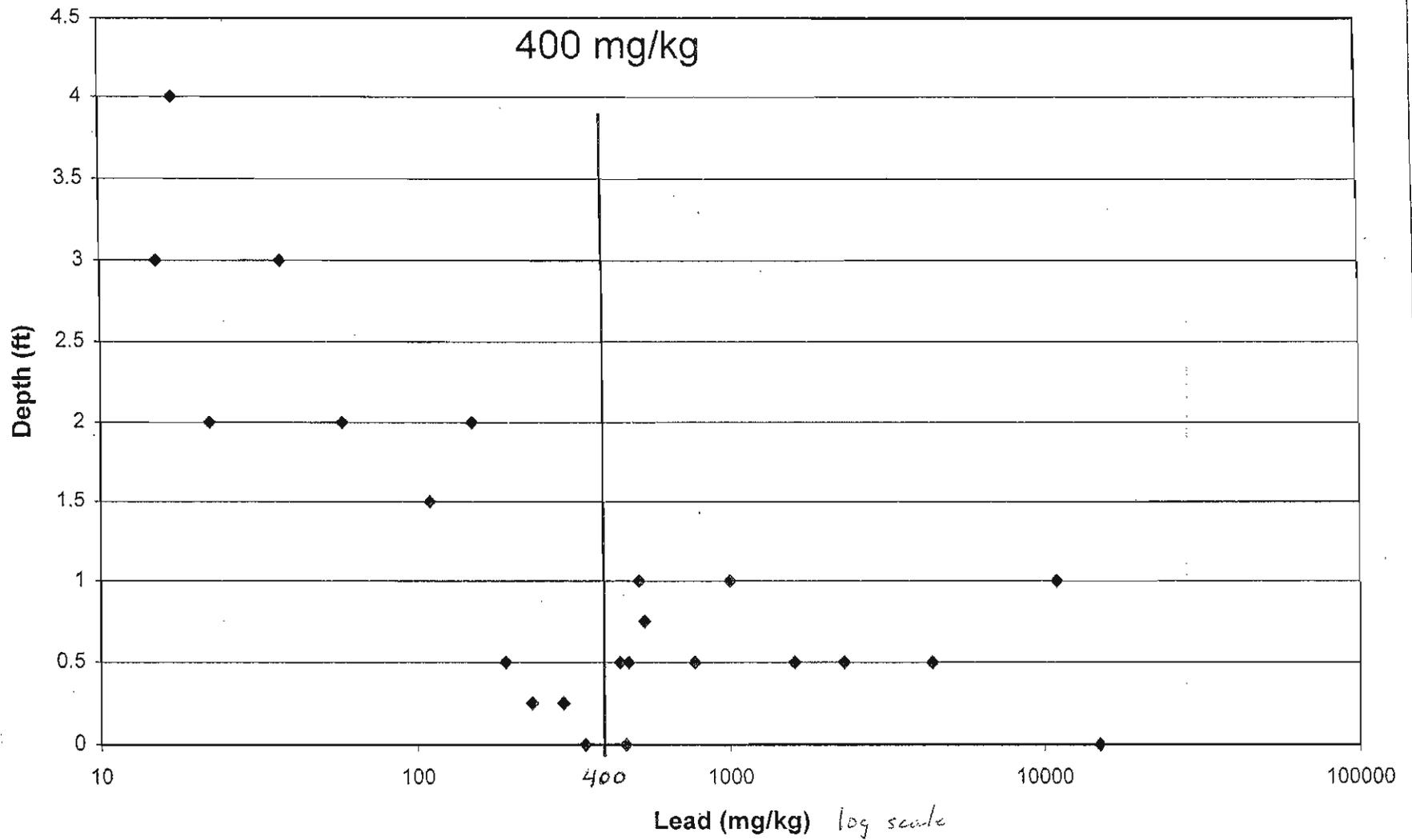
FIGURE

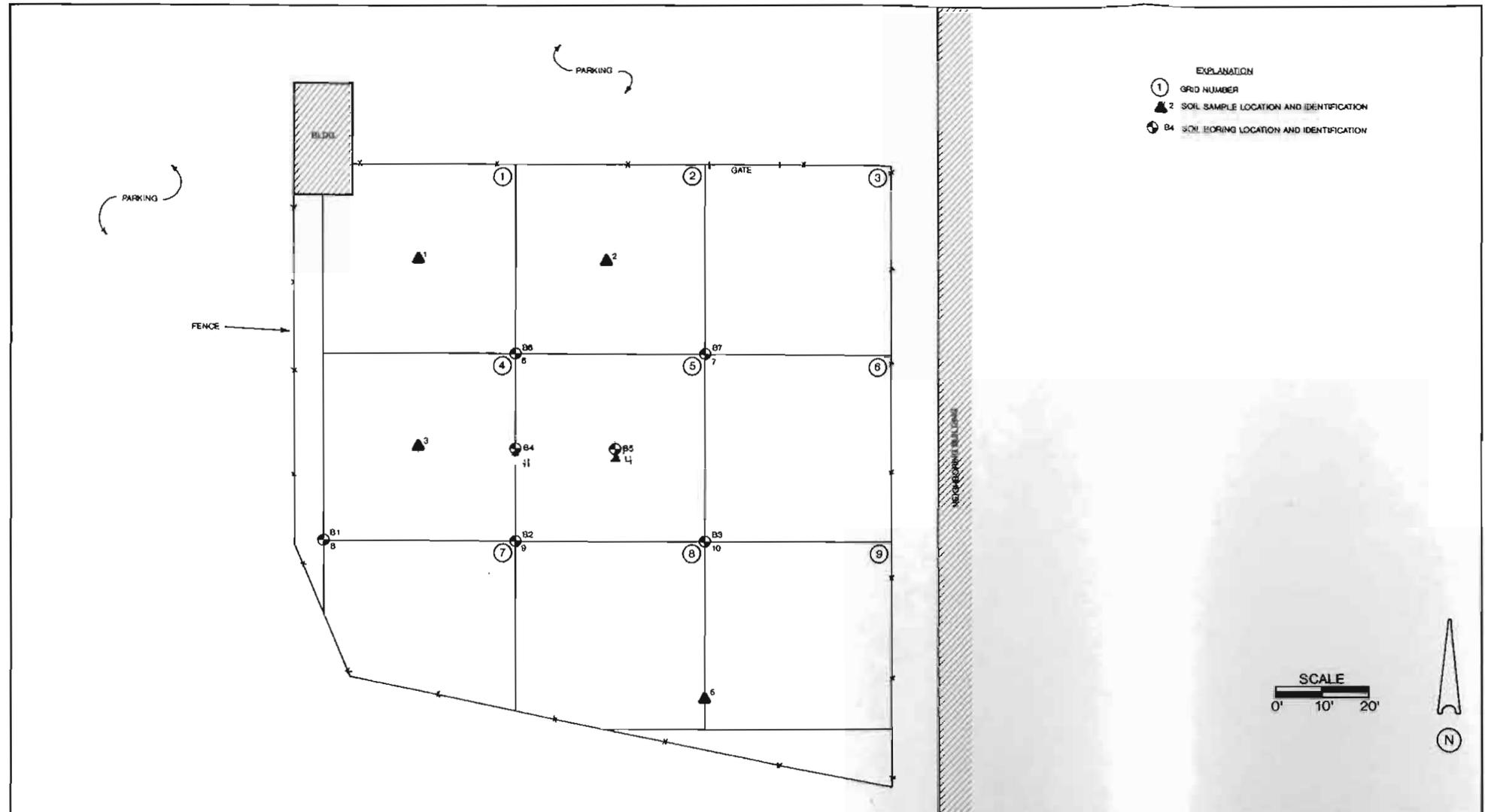
SUMMARY OF METAL ANALYSES IN SOIL
UNIROYAL ENGINEERED PRODUCTS
Jefferson Street Residence

Sample Location	Depth (ft)	Lead	Barium	Arsenic	Cadmium	Chromium	Mercury	Selenium	Silver
HA-1	3	37	--	--	--	--	--	--	--
HA-2	2	22	120	--	--	--	--	--	--
HA-3	4	17	--	--	--	--	--	--	--
HA-4	3	15	--	--	--	--	--	--	--
HA-5	0.5	770	--	--	--	--	--	--	--
HA-6	2	58	--	--	--	--	--	--	--
HA-7	1	510	--	--	--	--	--	--	--
HA-8	1.5	110	--	--	--	--	--	--	--
HA-9	0.5	1600	1000	11	2.5	23	0.5	1.7	0.31
HA-9	1	1000	--	--	--	--	--	--	--
HA-9	2	150	--	--	--	--	--	--	--
HA-10	0.75	530	--	--	--	--	--	--	--
HA-11	0.5	2300	--	--	--	--	--	--	--
HA-12	0.25	230	--	--	--	--	--	--	--
HA-13	0.25	290	--	--	--	--	--	--	--
HA-14	surface	460	--	--	--	--	--	--	--
HA-15	0.5	470	--	--	--	--	--	--	--
HA-16	surface	15000	--	--	--	--	--	--	--
HA-17	0.5	440	--	--	--	--	--	--	--
HA-18	0.5	190	--	--	--	--	--	--	--
HA-19	surface	340	--	--	--	--	--	--	--
HA-20	1	11000	--	--	--	--	--	--	--
HA-21	0.5	4400	--	--	--	--	--	--	--
Non-Industrial RCL		50		0.039	8	14			
Industrial RCL		500		1.6	510	200			

All results are listed in mg/kg
-- = not analyzed

Variation in Lead Distribution with Depth





- EXPLANATION
- ① GRID NUMBER
 - ▲ SOIL SAMPLE LOCATION AND IDENTIFICATION
 - ⊕ B4 SOIL BORING LOCATION AND IDENTIFICATION

SCALE
0' 10' 20'



G.M.B. ENGINEERING 537187

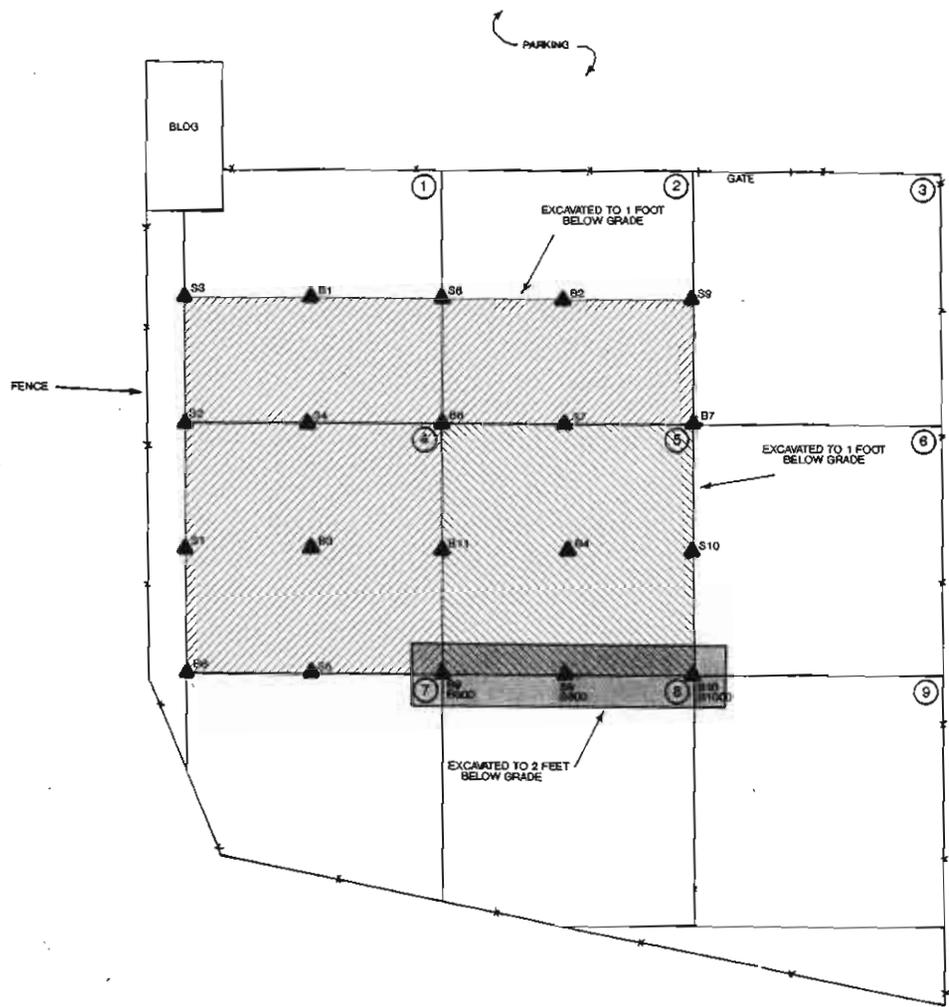
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	▲ Northern Environmental Hydrologists • Engineers • Geologists		LOCATION OF SOIL EXPLORATION BOREHOLES

FIGURE 2

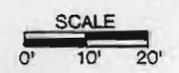
Table 1 - Summary of Laboratory Analysis; Soil Sampling and Analysis Program

Sample I.D.		Total Trace Metal Analysis Results (mg/kg)				E.P. Toxic Metal Analysis Results (mg/l)			
Plan	Actual	Barium	Cadmium	Chromium	Lead	Barium	Cadmium	Chromium	Lead
B4	B5S1	51	26	5.0	270	0.407	0.03	0.002	11.6
	B5S2	72	0.52	7.3	86				
	B5S3	51	0.55	7.1	68				
B6	B6S1	44	0.89	6.7	280	0.5	0.007	0.001	0.29
	B6S2	32	1.6	7.1	160				
	B6S3	33	2.2	5.1	160				
B7	B7S1	35	0.83	5.5	61				
	B7S2	63	0.46	12	44				
	B7S3	67	0.6	8.7	110				
B8	B1S1	51	4.8	7.6	180				
	B1S2	47	0.81	6.5	80				
	B1S3	72	0.063	18	190				
	B1S4*	62	0.064	22	35				
B9	B2S1	50	0.54	6.2	39				
	B2S2	53	0.25	6.2	130				
	B2S3	130	0.075	19	2500				
	B2S4*	48	0.2	29	68				
B10	B3S1	35	0.89	5.5	39				
	B3S2	42	0.15	12	15				
	B3S3	43	0.087	20	11				
B11	B4S1	186	0.73	11	980	0.6	0.002	0.004	0.107
	B4S2	71	0.18	10	91				
	B4S3	100	0.96	18	240				
	RW1**					0.15	0.003	0.04	0.3

NOTE: * = Field Duplicate Sample
** = Rinse Water Sample



- EXPLANATION**
- ① GRID NUMBER
 - ▲ B1 SOIL SAMPLE LOCATION AND IDENTIFICATION
 - NON-HAZARDOUS SOIL EXCAVATED
 - HAZARDOUS SOIL EXCAVATED
 - SUPPLEMENTAL HAZARDOUS SOIL EXCAVATED



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Northern Environmental Hydrologists • Engineers • Geologists			

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FIGURE 3