

BA - 1/29/2012

# GIS REGISTRY Cover Sheet

July, 2008  
(RR 5367)

*Need  
conditional  
closure letter*

## Source Property Information

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**COMM #:**

*(Handwritten mark)*

### \*WTM COORDINATES:

X:  Y:

*\* 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:

- Soil: maintain industrial zoning (220)  
*(note: soil contamination concentrations between residential 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)*

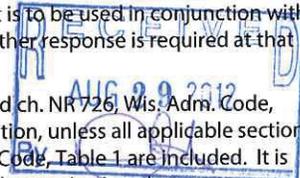
### Monitoring wells properly abandoned? (234)

- 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 #: 02-30-551060 (No Dashes) PARCEL ID #: 01-122-01-432-017  
ACTIVITY NAME: CONN-SELMER, NW AREA, FORMER G LEBLANC WTM COORDINATES: X: 696903 Y: 235290

**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.)
  - Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
  - 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: ALTA / ACSM Land Title Survey**
- 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 11 x 17 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 #:**                      **Title: Site 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 #:**                      **Title: Figure 3 - Boring & Monitoring Well Locations**
- 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 #:**                      **Title: Soil Contamination Contour Map**

BRRTS #: 02-30-551060

ACTIVITY NAME: CONN-SELMER, NW AREA, FORMER G LEBLANC

**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: Leblanc Cross Section A-A Soil Analytical Results**

**Figure #:** **Title: Leblanc Cross Section B-B Soil Analytical Results**

- 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 Isoconcentration Map 2012**

- 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: Potentiometric Surface Map June 2012**

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

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

Tables must be no larger than 11 x 17 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: Pre-Remediation Soil Concentration 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 #:** **Title: Leblanc NW Corner Lab Results Summary**

- 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: Leblanc Groundwater Elevations**

**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 #: 02-30-551060

ACTIVITY NAME: CONN-SELMER, NW AREA, FORMER G LEBLANC

## NOTIFICATIONS

### Source Property

Not Applicable

- 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.

Not Applicable

- 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: 1**
- 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.
- 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:**
- 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: 1**

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BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="6915 30th Ave, Kenosha, WI"/>	<input type="text" value="01-122-01-432-014"/>	<input type="text" value="696876"/>	<input type="text" value="235361"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
9531 Rayne Rd  
Sturtevant WI 53177

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



November 5, 2012

Conn-Selmer Inc.  
Tim Bock – Corporate Health, Safety and Environmental Manager  
PO Box 310  
Elkhart, IN 46515

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Conn-Selmer- Leblanc Division, 7001 30<sup>th</sup> Ave., Kenosha, WI  
WDNR BRRTS Activity #: 02-30-551060  
FID #: 230060820

Dear Mr. Bock:

The Department of Natural Resources (DNR) considers Conn-Selmer – Leblanc Division closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Southeast Region Closure Committee reviewed the request for closure on September 18, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure was issued by the DNR on September 20, 2012, and documentation that the conditions in that letter were met was received on November 1, 2012.

Leblanc was a musical instrument manufacturing facility situated on 10 acres in the City of Kenosha, WI. Leblanc purchased the property in 1951 and an additional building was constructed in 1967. In August 2004 Conn-Selmer purchased the property from G. Leblanc Corporation. A site investigation was started in July 1997 which identified chlorinated solvents were present at the property. Sub-slab vapor sampling was completed in 2006. Based upon that sampling it appears that indoor air has and will not be impacted by the contaminated soils beneath the building in this location. October 2008 approximately 154 tons of chlorinated solvent contaminated soils were removed from the property. August 2012 a concrete barrier was placed over the remaining contaminated soils identified outside the building footprint and

also located on the neighboring property of BCD Properties. The conditions of closure and continuing obligations required were based on the property being used for industrial purposes.

### Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that conditions are protective of the new use.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Southeast Regional DNR office, at 9531 Rayne Road, Sturtevant, WI. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

### Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of

closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the concrete parking lot and the building foundation, is required, as shown on the **attached map**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;
- changing the construction of a building that has either a passive or active vapor mitigation system in place.

#### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

#### Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than the enforcement standard is present both on this contaminated property and off this contaminated property, as shown on the **attached map**. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval

#### Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains as indicated on the **attached map**. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must

sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

The concrete parking lot located on BCD Properties extending along the northern edge of the Conn-Selmer – Leblanc Division building that exists in the specific location shown on the **attached map** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

In this case, the building is also considered a structural impediment, and additional investigation and response requirements apply as described in the section titled Structural Impediments.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

#### Structural Impediments (s. 292.12 (2) (b), Wis. Stats.)

The remaining buildings, as shown on the **attached map**, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR before removal and conduct an investigation of the degree and extent of Chlorinated Volatile Organic Compound contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

#### Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats.)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor

mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Chlorinated Volatile Organic Compounds remain in soil and/or groundwater as shown on the **attached map**, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Currently the buildings are vacant with future use as warehouse space. Therefore, before a building is constructed, the property owner must notify the DNR. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR concurs that conditions at the property are protective of the new use. The Department understands that a vapor mitigation system is in use in a section of the building which was approved and closed under a separate investigation and remedial action.

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

Please send written notifications in accordance with the above requirements to Remediation and Redevelopment Program, to the attention of Environmental Program Associate Victoria Stovall, 2300 North Dr. Martin Luther King Jr. Dr., Milwaukee, WI 53212.

Please be aware that the 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 to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Shanna L. Laube-Anderson at 262-884-2341.

Sincerely,



Frances M. Koonce, Team Supervisor  
Southeast Region Remediation & Redevelopment Program

Cc: 4J International, LLC., Jim Moore, 6329 31<sup>st</sup> Ave., Kenosha, WI 53142  
BCD Properties, Dan Coshenet, 6915 30<sup>th</sup> Ave., Kenosha, WI 53142  
City of Kenosha, Mr. Michael Lemens, Director of Public Works, 625 52<sup>nd</sup> St., Rm 305,  
Kenosha, WI 53140

## **INTRODUCTION**

River's Bend Engineering, Inc. has prepared this plan for maintenance of a direct contact barrier at the former G. Leblanc Corporation (Leblanc) facility in Kenosha, Wisconsin. The site has recently been purchased by 4J International, LLC, who will be responsible for the maintenance and inspection of the direct contact barrier. All references to the Owner in this plan are references to 4J International, LLC, whose contact is Jim Moore.

### **Site Location**

The Site is located in Kenosha County, Wisconsin at 7001 30<sup>th</sup> Avenue in Kenosha, Wisconsin.

### **Background**

A prior site investigation and subsequent monitoring have defined contaminated soils beneath the northwestern portion of the building. This contamination consists principally of chlorinated VOCs apparently originating from releases from former manufacturing operations at the facility.

Soil contamination was detected beneath the northwestern portion of the Leblanc building exceeding generic Wisconsin Department of Natural Resources (WDNR) Residual Contaminant Levels (RCLs) for various VOCs. The following contaminants were identified in soil above the relevant RCLs during the site investigation in 2005. No more recent soil data for the site exists.

- Acetone: 540 micrograms per kilogram (ug/kg)
- Benzene: 3.0 to 3.9 ug/kg
- Naphthalene: 480 ug/kg
- Chloroform: 25 to 27 ug/kg
- 1,2-Dibromomethane: 27 ug/kg
- Methylene Chloride: 6.9 to 240 ug/kg
- Tetrachloroethene: 12 to 65,000 ug/kg
- Trichloroethene: 4.3 to 2,300 ug/kg
- Cis-1,2-Dichloroethene: 28 to 3,700 ug/kg
- Trans-1,2-Dichloroethene: 380 to 1,600 ug/kg

### **Site Conditional Closure**

The WDNR approved conditional closure of this Site on September 18, 2012 under s. NR 726.05 of the Wisconsin Administrative Code for sites with residual soil contamination left in place. The closure is conditional on maintenance of soil performance standards, which is a direct contact barrier over the contaminated soils. This site has been placed on the Wisconsin Geographic Information System (GIS) Registry of Closed Remediation Sites for residual soil contamination in accordance with s. NR 726.05(2)(a)3.

## **BARRIER SYSTEM MAINTENANCE PLAN**

### **Description of Soil Direct Contact Barrier Component**

The soil direct contact barrier at this Site consists of an approximately 6-inch concrete floor slab for the northwestern portion of the building. The concrete floor slab over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. This barrier is anticipated to remain in place and functional as long as the building remains in place.

### **Inspection Schedule and Documentation**

As long as the building remains in place and the floor slab is not disturbed, no scheduled inspections will be necessary. The owner will address deterioration, cracks and other potential problems that can cause exposure to underlying soils as they arise, scheduling repairs such as patching, filling, etc. as soon as practical. However, if any plans should arise to alter the building floor, the WDNR will be contacted regarding amendments to this plan or possible reassessment of existing soil conditions.

### **Barrier System Maintenance**

No specific maintenance activities for the barrier system are anticipated other than to avoid any actions that may breach the floor slab. The owner will address deterioration, cracks and other potential problems that can cause exposure to underlying soils as they arise, scheduling repairs such as patching, filling, etc. as soon as practical.

Any requirements for maintenance may be removed with WDNR approval upon full closure of the site by the WDNR once soil conditions have been shown to be in conformance with WDNR requirements. Additional soil sampling showing that soil quality is in compliance with WDNR requirements will be necessary to accomplish this.

### **Assignment of Maintenance Duties**

The owner may assign performance of the barrier system maintenance duties to another party, such as a tenant. However, the owner retains responsibility for ensuring that the integrity of the barrier system is maintained.

### **Plan Amendments**

The owner may amend this plan at any time by submitting proposed amendments in writing to the WDNR. The WDNR may approve the proposed amendment, with or without changes, or disapprove the proposed amendment. A copy of the amended Direct Contact Barrier Maintenance Plan should be filed with:

Ms. Shanna L. Laube-Anderson, Hydrogeologist  
Wisconsin Department of Natural Resources  
Sturtevant Service Center  
9531 Rayne Road, Suite IV  
Sturtevant, WI 53177

## **INTRODUCTION**

River's Bend Engineering, Inc. has prepared this plan for maintenance of a direct contact barrier at the BCD Properties LLC (BCD Properties) facility in Kenosha, Wisconsin. BCD Properties will be responsible for the maintenance and inspection of the direct contact barrier. All references to the Owner in this plan are references to BCD Properties, whose contact is Danny Coshenet.

### **Site Location**

The Site is located in Kenosha County, Wisconsin at 6915 30<sup>th</sup> Avenue in Kenosha, Wisconsin.

### **Background**

A prior site investigation and subsequent monitoring have defined contaminated soils beneath the southwestern portion of the facility's parking lot. This contamination consists principally of chlorinated VOCs apparently originating from releases from former manufacturing operations at the G. Leblanc facility.

Soil contamination was detected beneath the southwestern portion of the BCD Properties parking lot exceeding calculated non-industrial and industrial RCLs for various VOCs. The following contaminants were identified in soil above the relevant RCLs during the site investigation in March of 2012.

- Tetrachloroethene: 5,600 to 60,000 ug/kg
- Trichloroethene: 1,100 to 1,200 ug/kg

### **Site Conditional Closure**

The WDNR approved conditional closure of this Site on September 18, 2012 under s. NR 726.05 of the Wisconsin Administrative Code for sites with residual soil contamination left in place. The closure is conditional on maintenance of soil performance standards, which is a direct contact barrier over the contaminated soils. This site has been placed on the Wisconsin Geographic Information System (GIS) Registry of Closed Remediation Sites for residual soil contamination in accordance with s. NR 726.05(2)(a)3.

## **BARRIER SYSTEM MAINTENANCE PLAN**

### **Description of Soil Direct Contact Barrier Component**

The soil direct contact barrier at this Site consists of a 5-inch concrete cap which covers the entire parking lot area. The concrete cap over the contaminated soil serves as a

barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The concrete cap also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, WAC. This barrier is anticipated to remain in place and functional as long as the concrete cap is maintained.

### **Inspection Schedule and Documentation**

As long as the concrete cap remains in place and is not disturbed, no scheduled inspections will be necessary. The owner will address deterioration, cracks and other potential problems that can cause exposure to underlying soils as they arise, scheduling repairs such as patching, filling, etc. as soon as practical. However, if any plans should arise to alter the concrete cap, the WDNR will be contacted regarding amendments to this plan or possible reassessment of existing soil conditions.

### **Barrier System Maintenance**

No specific maintenance activities for the barrier system are anticipated other than to monitor for cracks and avoid any actions that may breach the concrete cap. The owner will address deterioration, cracks and other potential problems that can cause exposure to underlying soils as they arise, scheduling repairs such as patching, filling, etc. as soon as practical.

Any requirements for maintenance may be removed with WDNR approval upon full closure of the site by the WDNR once soil conditions have been shown to be in conformance with WDNR requirements. Additional soil sampling showing that soil quality is in compliance with WDNR requirements will be necessary to accomplish this.

### **Assignment of Maintenance Duties**

The owner may assign performance of the barrier system maintenance duties to another party, such as a tenant. However, the owner retains responsibility for ensuring that the integrity of the barrier system is maintained.

### **Plan Amendments**

The owner may amend this plan at any time by submitting proposed amendments in writing to the WDNR. The WDNR may approve the proposed amendment, with or without changes, or disapprove the proposed amendment. A copy of the amended Direct Contact Barrier Maintenance Plan should be filed with:

Ms. Shanna L. Laube-Anderson, Hydrogeologist  
Wisconsin Department of Natural Resources  
Sturtevant Service Center  
9531 Rayne Road, Suite IV  
Sturtevant, WI 53177

660 feet South 1° 01' West from the center of Roosevelt Road; thence North 84° 09' 40" West along the South boundary of property now owned by Milk Producers Co-op., Inc., which is also the North boundary of property now owned by the Chicago and North Western Railway Company, 156.97 feet to a point in the center of 29th Avenue that is 542.8 feet South 0° 42' 30" West from the center of Roosevelt Road; thence South 0° 42' 30" West along the center of 29th Avenue extended 38.49 feet; thence South 85° 10' East 156.21 feet; thence North 1° 01' East along the center of the aforesaid alley extended, 24.79 feet to the point of beginning.

Subject, however:

- (a) To the City of Kenosha, Wisconsin's 8 1/2-inch storm sewer.
- (b) To an easement for driveway purposes in favor of Cable and Company.

Grantor, its successors and assigns, reserves the right to enter upon the above described real estate for the purpose of removing ties, rock ballast and other usable material until no later than July 1, 1967.



DATED this Eighth day of February, 19 67.

Signed, Sealed and Delivered in Presence of:

*J. J. Lusi*  
*R. C. Wilson*

CHICAGO AND NORTH WESTERN RAILWAY COMPANY

By *[Signature]*  
I. Robert Ballin Vice President

Attest *[Signature]*  
R. J. Hill Assistant Secretary

Approved: *[Signature]*  
Arvin G. Fullerman Chief Closing Officer

492437

**QUIT-CLAIM DEED**

CHICAGO AND NORTH WESTERN  
RAILWAY COMPANY

TO

EXH 747 REC 155

State of Illinois  
County of Cook

This instrument was filed for record

in the County of Cook  
Office, in and for said County, on the

29th day of February  
A.D. 1967 at 9:24 o'clock A.M.

and recorded  
in Book 153-55  
on page 153-55 thereof.

*By \_\_\_\_\_*  
*Notary Public*

Notary Public in and for the County of Cook, State of Illinois, FUGERT BALLUJ,  
personally known and known to me to be, respectively,  
R. J. Hill, President and Assistant, Secretary of CHICAGO  
AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin corporation, and the identical persons  
whose names are subscribed to the foregoing instrument, appeared before me this day in person,  
and being first duly sworn by me, severally acknowledged to me that they are, respectively,  
Vice President and Assistant, Secretary of said corporation; that as such officers they  
signed, sealed and delivered said instrument in behalf of said corporation by authority and order  
of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their  
own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation;  
and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such  
Notary Public, at Chicago, Illinois, this Eighth of February, 1967.

Notary Public, in and for the County of Cook,  
in the State of Illinois,  
A. S. Fleck

My Commission Expires: August 23, 1970

DEED NO. 73579

THE GRANTOR, CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin corporation, for the consideration of FOUR THOUSAND FOUR HUNDRED THIRTY and 10/100 (\$4,430.00) DOLLARS, conveys and quitclaims to CITY LUMBER AND SUPPLY CO.,

GRANTEE, all interest in the following described real estate situated in the City of Kenosha, County of Kenosha, and the State of Wisconsin to wit:

That part of the Southeast Quarter of Section 1, Township 1 North, Range 22 East of the Fourth Principal Meridian, bounded and described as follows: Beginning at the Northeast corner of Hain's Subdivision, being a subdivision of part of the Southeast Quarter of said Section 1, according to the plat thereof, recorded October 25, 1911, as Document 85631, in Kenosha County, Wisconsin; thence West along the North line of said Hain's Subdivision, 2.97 feet to a point; thence Northerly on a straight line which is parallel with the center line of 29th Avenue (formerly Huron Street) extended Southerly, 261.40 feet to a point; thence Easterly along a straight line which is parallel with the center line of 69th Street (formerly Lester Street) extended Westerly, 150.0 feet to a point; thence Southwesterly along a straight line making an angle of 73 Degrees 45 Minutes, measured from West to South, with the last described course, 226.97 feet to a point; thence Southwesterly along a straight line to the point of beginning.

Reserving, however, unto the Grantor, its lessees, licensees, successors and assigns, the right to maintain, operate, use, reconstruct and replace any and all existing conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities on said premises.

By the acceptance of this conveyance the Grantee hereby agrees to forever release the Grantor, its successors or assigns, from any and all obligations to furnish any driveway or other means of entry either to or from the real estate hereinabove conveyed, whether such obligations are imposed by statute or otherwise.

DATED this 24th day of January, 1967.

CHICAGO AND NORTH WESTERN RAILWAY COMPANY

Signed, Sealed and Delivered in Presence of: V. J. Lisi, R. C. Wilson

By: I. Robert Ballin, Vice President; Attest: R. J. Hill, Assistant Secretary; Approved: Arvin G. Fullerton, Chief Closing Officer



I, A. S. Fleck, a Notary Public duly commissioned and qualified in and for the County and State aforesaid, DO HEREBY CERTIFY that ROBERT BALLIN and R. J. HILL to me personally known and known to me to be, respectively, Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin corporation, and the identical persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Vice President and Assistant Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 24th of January, 1957.

Notary Public, in and for the County of Cook,  
in the State of Illinois,  
A. S. Fleck

My Commission Expires: August 23, 1970

11 13 55

34413

QUIT-CLAIM DEED

CHICAGO AND NORTH WESTERN  
RAILWAY COMPANY

TO

State of Wisconsin  
County of Marquette

This instrument was filed for record  
in the Register of Deeds  
Office, in and for said County, on the  
16th day of February  
A.D. 1957 at 2:12 o'clock P.M.

and recorded  
in 304-752 of RECORD  
on page 27-55 thereof.

Witnessed  
by 3cc

6703-27 devec.  
202 Recorder, C. W. 53140

FOR AND IN CONSIDERATION of the sum of One Dollar (1.00) to it paid, the receipt whereof is hereby acknowledged, G. LESLAGE BUILDING, INC.  
a corporation, does hereby give and grant to

**498637**  
**WISCONSIN ELECTRIC POWER COMPANY**  
AND  
**WISCONSIN TELEPHONE COMPANY,**

VOL 762 PAGE 570

their successors and assigns, the right, permission and authority, to construct, erect, erect, maintain and replace a line of poles together with the necessary anchors, guy wires, cross-arms and other appliances necessary and usual in the conduct of their respective businesses, and to string, maintain and replace wires and cables thereon for the purpose of supplying light, heat, power and signals, or for such other purpose as electric current is now or may hereafter be used, and for telephone service, upon, over and across...

its premises in the Southeast one-quarter (SE<sup>1</sup>/<sub>4</sub>) of Section One (1), Township One (1) North, Range Twenty-two (22)

East, of the Fourth Principal Meridian, lying and being in the City of Kenosha,

Kenosha County, Wisconsin; as shown on the print annexed hereto, marked Exhibit "A"

and made a part hereof; said premises being more particularly described in that

certain Warranty Deed recorded in the office of the Register of Deeds for Kenosha

County in Volume 761 of Deeds on Page 333 as Document No. 498091; and in that certain

Quit Claim Deed recorded in the office of the Register of Deeds for Kenosha County in

Volume 747 of Deeds on Page 153 as Document No. 492437;

also to trim and keep trimmed all trees along the line upon its said premises so that they will clear wires and cables, strung not less than thirteen (13) feet above the presently existing ground level, by as much as 5 feet, and so that the trees will not be liable to interfere with the transmission of electricity or with telephone service over said wires and cables.

Permission is also granted said Companies to enter upon said premises for the purpose of exercising the rights herein acquired.

It is understood and agreed that the entire agreement of the parties is contained in this instrument and that in the event the undersigned seeks to secure electric service or telephone service from said line, such service will be rendered upon the completion and electrification of said line, and then only under the conditions of the Companies' rules and regulations and at the Companies' authorized rates.

IN WITNESS WHEREOF, the said G. LESLAGE BUILDING, INC.

has caused these presents to be signed by its \_\_\_\_\_ President and countersigned by its \_\_\_\_\_ Secretary

and its corporate seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 19 67

In Presence of:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

STATE OF WISCONSIN }  
\_\_\_\_\_ County }

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 67

\_\_\_\_\_ President, and

\_\_\_\_\_ Secretary, of the above named corporation.

known to me to be the persons who executed the foregoing instrument and to me known to be such \_\_\_\_\_

President and \_\_\_\_\_ Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers, as the deed of said corporation, by its authority.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

My commission expires \_\_\_\_\_

This instrument was drafted by W. G. Ferrando on behalf of Wisconsin Electric Power Company

MT49:10  
INDEXED  
FILED  
\_\_\_\_\_



498937

Doc. No. \_\_\_\_\_

\_\_\_\_\_

TO  
WISCONSIN ELECTRIC  
POWER COMPANY

REGISTERED OFFICE OF DEEDS

**EASEMENT**

Full line right over ...  
in the ... of ...  
City of ...  
Kenosha County,  
Wisconsin.

EM 709 M 571

REGISTRY OFFICE  
Kenosha County, Wis. 1 & 2  
RECORDED AT 1:30 P.M.  
ON OCT 10 1967 IN  
RECORDS VOL. 762 P. 576-71  
*Malcolm Robinson*  
REGISTER OF DEEDS

I.O.C. E- 2-12  
Chg. Acc. 12-12

152

Return to O. F. KOSKE  
Real Estate Dept., 231 W. Michigan St.  
MILWAUKEE, WIS. 53201





I, Timothy M. Bock, Corporate Health, Safety & Environmental Manager for Conn-Selmer, Inc., believe that the legal descriptions for the former Leblanc property located at 7001 30<sup>th</sup> Avenue, Kenosha, Wisconsin, provided on the most recent deeds, accurately describe the contaminated property.



*August 16, 2012*

---

Signature

---

Date



Approximate Scale  
 1.0-inch = 30-feet  
 0 30 60

Entrance Drive (Leblanc)

6915 30th Avenue

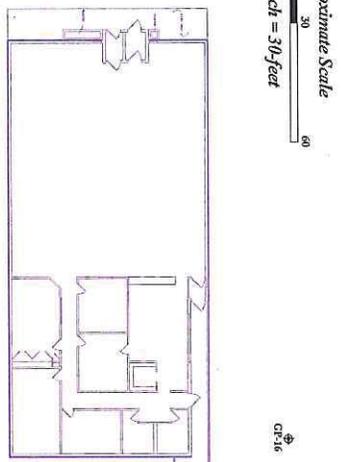
30th Avenue

Residential

Residential

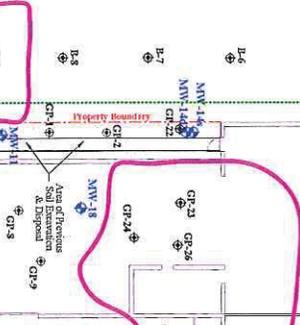
70th St.

Senior Club



GR-310  
 Gravel Parking Lot  
 (6915 30th Avenue)

Footer Repeatedly >= 9.0-foot Deep



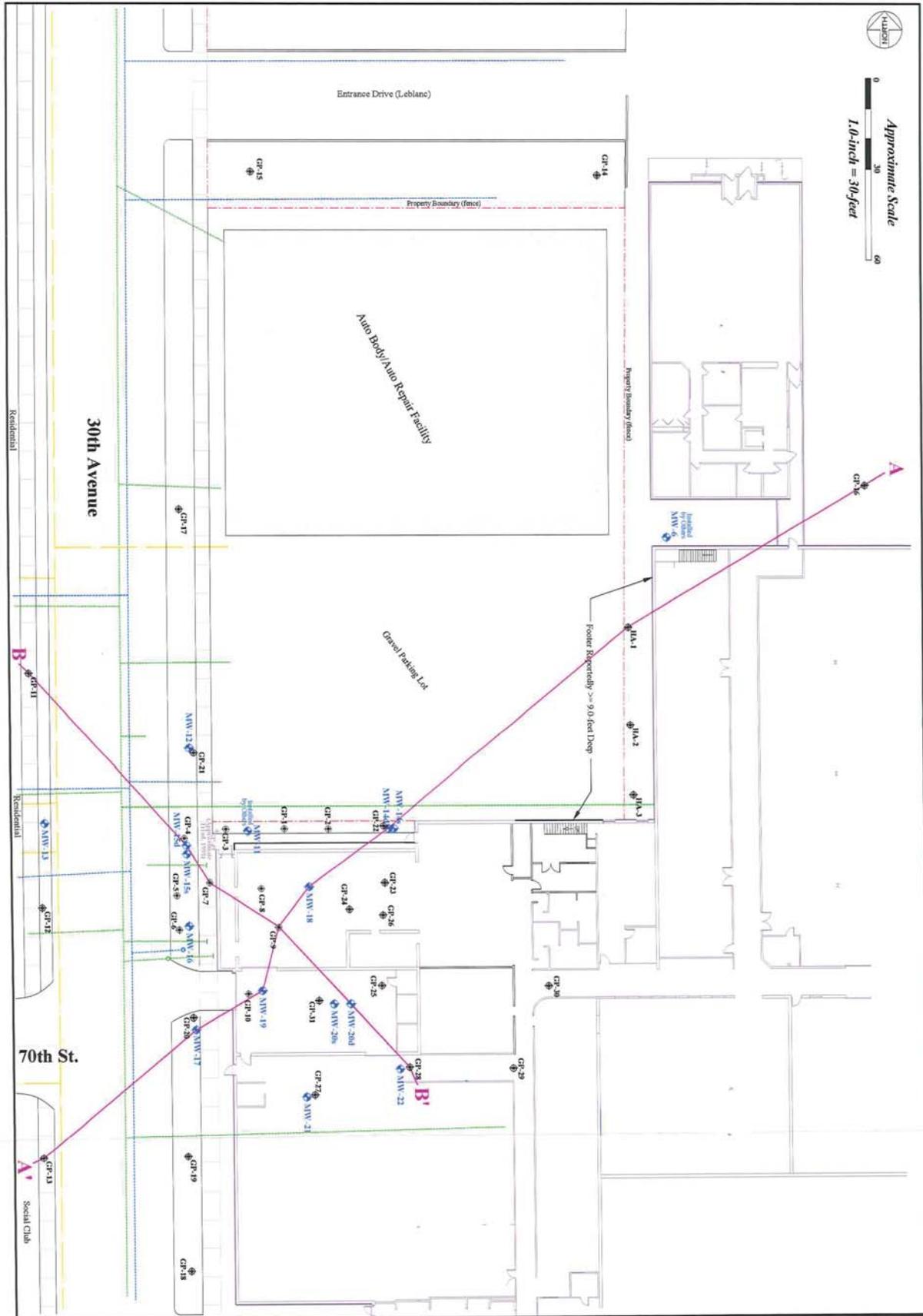
Notes:  
 Utility Locations are Approximate Only.  
 Tetrachloroethene (PERC) & Trichloroethene (TCE) in soil greater than respective residential RCL.

- Legend
-  Monitoring Well
  -  GeoProbe Boring Location
  -  Underground Water
  -  Underground Sewer
  -  Underground Natural Gas

DATE: Aug. 2012	SOIL CONTAMINATION CONTOUR MAP RESIDUAL PERC & TCE GREATER THAN RCL NORTHWEST CORNER AREA CONN-SELMER LEBLANC KENOSHA, WISCONSIN
DESIGN BY: DDI	 RIVER'S BEND ENGINEERING, INC. 1611 Peninsula Blvd. Sturgeon, Wisconsin 53177 (262) 466-2482 www.rbeeng.com  ROBERTS ENVIRONMENTAL SERVICES, L.L.C. 2112 Carmen Court - Goshen, Indiana (574) 537-0081 www.robertsenvironmental.net



Approximate Scale  
 1.0-inch = 30-feet



**Legend**

- Monitoring Well
- GeoProbe Boring Location
- Underground Water
- Underground Sewer
- Underground Natural Gas

**Notes:**  
 Utility Locations are Approximate Only.  
 A-A' Cross-Section Line

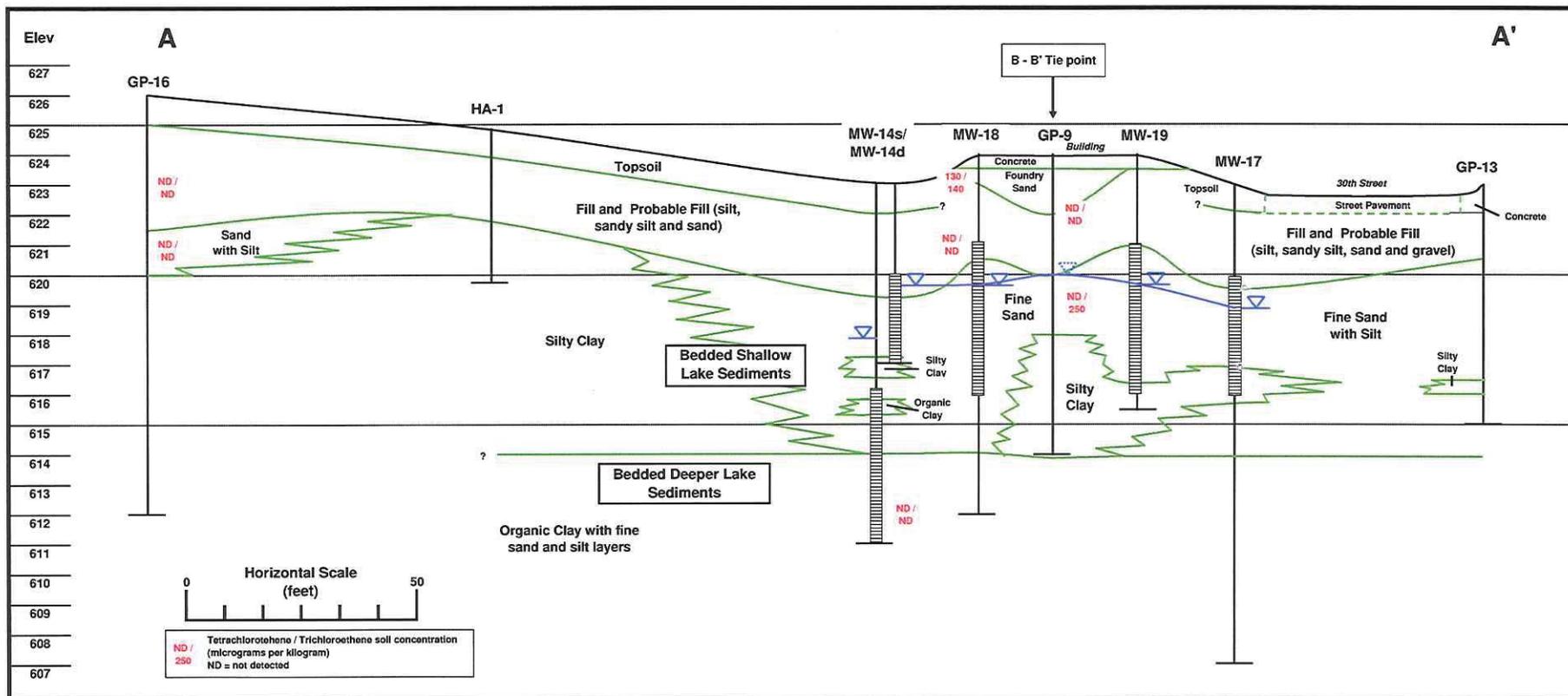
DATE: Nov. 2005  
 DRAWN BY: DDJ

**FIGURE 3**  
**BORING & MONITORING WELL LOCATIONS**  
**NORTHWEST CORNER AREA**  
**CONN-SELMER LEBLANC**  
**KENOSHA, WISCONSIN**

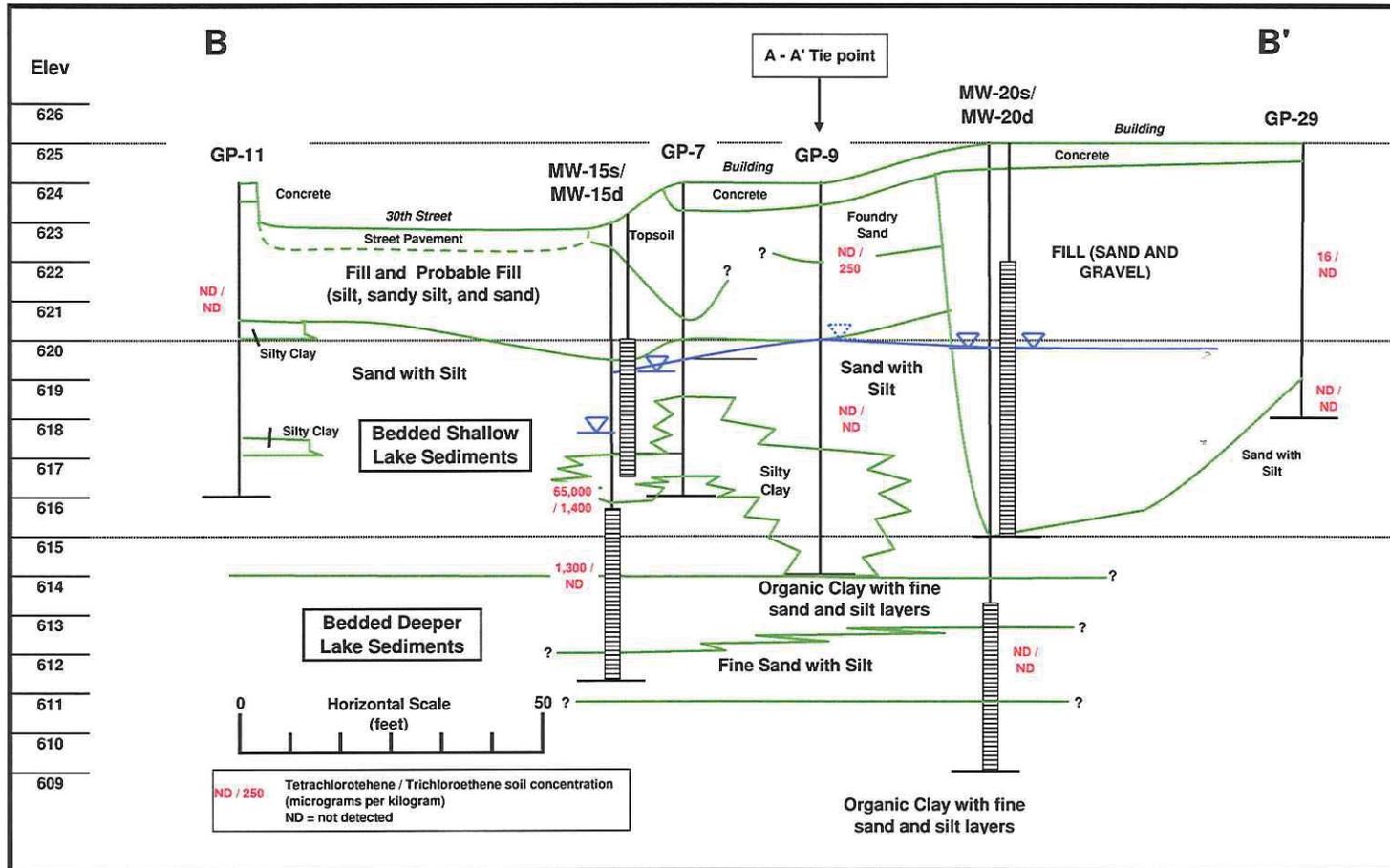
**R.E.E.**  
 RIVERS BOND ENGINEERING, INC.  
 1139 S. Sunnyvale Dr., Suite 203  
 Racine, Wisconsin 53406  
 (262) 886-3462 www.riveng.com

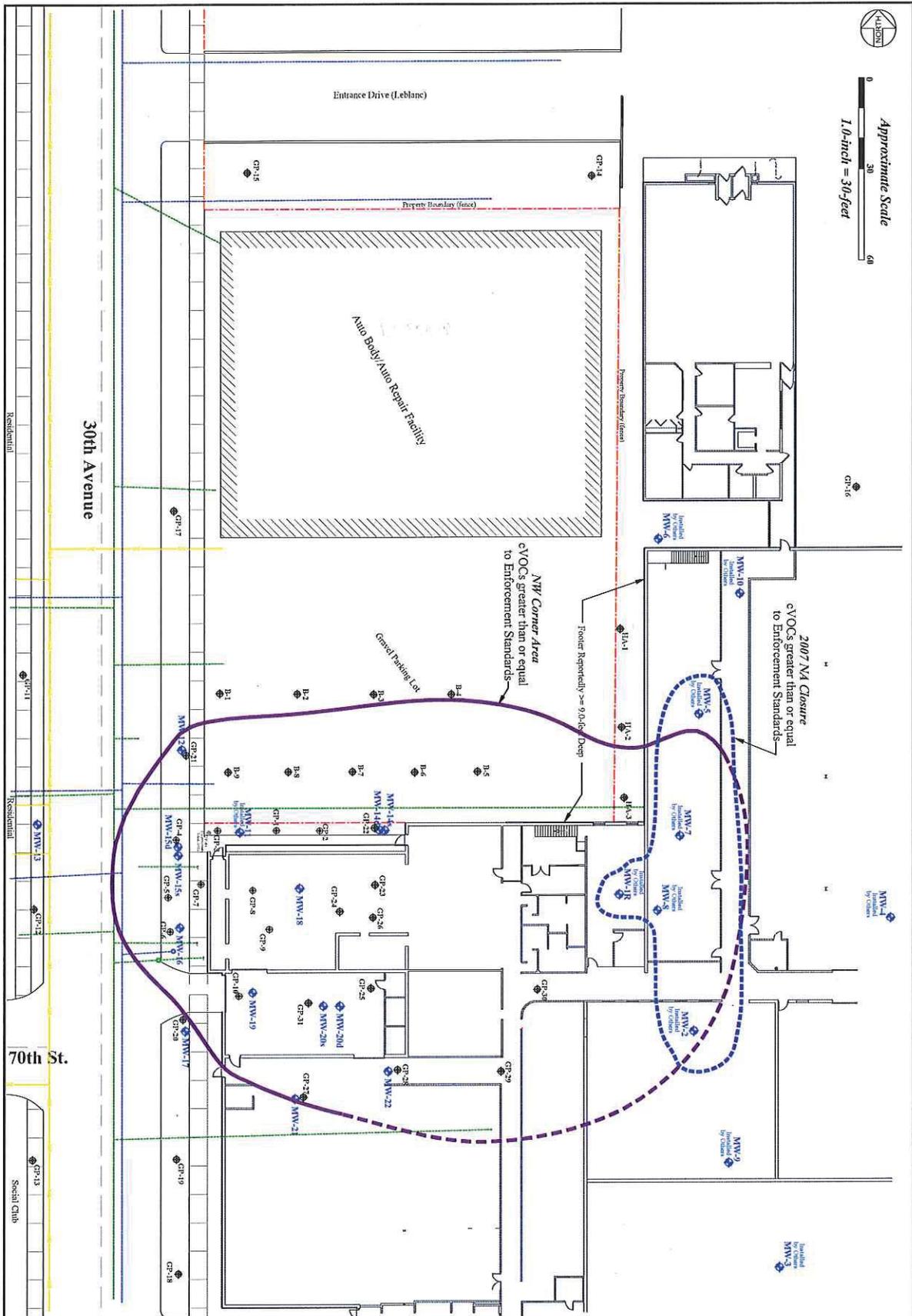
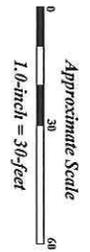
**R.E.S.**  
 ROBERTS ENVIRONMENTAL SERVICES, LLC  
 2123 Carmen Court - Green Bay, WI  
 (920) 537-0881 www.robertsenvironment.com

LeBlanc Cross Section A - A'  
Soil Analytical Results



## LeBlanc Cross Section B - B' Soil Analytical Results





**Legend**

	Monitoring Well
	GeoProbe Boring Location
	Underground Water
	Underground Sewer
	Underground Natural Gas

**Notes:**  
 Utility Locations are Approximate Only.  
 Enforcement Standards:  
 Tetrachloroethene (PERC) = 5.0 ug/l  
 Trichloroethene (TCE) = 5.0 ug/l  
 cis-1,2-Dichloroethene (cis-DCE) = 70 ug/l  
 trans-1,2-Dichloroethene (trans-DCE) = 100 ug/l  
 Vinyl Chloride (VC) = 0.2 ug/l

Area Equal to or Greater than any listed ES in Groundwater.

**GROUNDWATER ISOCONCENTRATION MAP GREATER THAN ENFORCEMENT STANDARDS NORTHWEST CORNER AREA + NA CLOSURE CONN-SELMER LEBLANC KENOSHA, WISCONSIN**

DATE: Sept. 2012

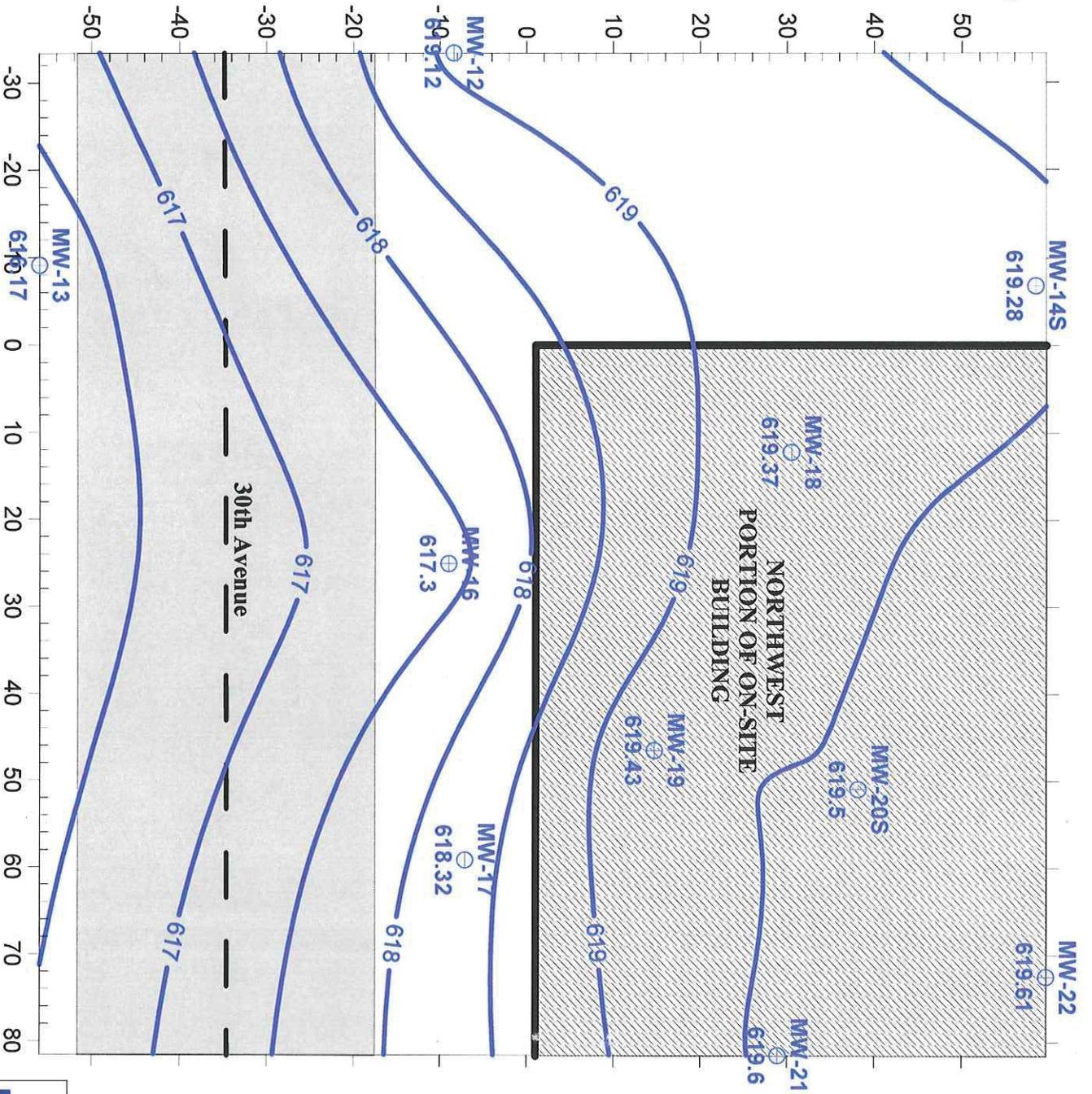
DRAWN BY: DJJ

**RBE**  
 RIVERS BEND ENGINEERING, INC.  
 1011 Renaissance Blvd.  
 Sturtevant, Wisconsin 53177  
 (262) 866-3882 www.rbeeng.com

**ROBERTS**  
 ENVIRONMENTAL SERVICES, L.L.C.  
 2112 Carmel Court Goshwa, Indiana  
 (317) 337-0881 www.robertsenvs.com



Approx. Scale  
1" = 15'



Based on June 2012  
River's Bend Engineering, Inc.  
static water level ("SWL") data.

POTENTIOMETRIC  
SURFACE MAP

**ROBERTS**  
ENVIRONMENTAL SERVICES, LLC

**Pre-Remediation Soil Concentration Results  
G. LeBlanc Facility - Northwest Corner  
Kenosha, Wisconsin**

Sample ID	NR 720	GP-3	GP-3	GP-4	GP-4	GP-8	GP-8	GP-9	GP-9
Sample Depth (feet)	Generic	2-4	6-8	2-4	6-8	2-4	6-8	2-4	6-8
Sample Date	RCL	07/11/05	07/11/05	07/11/05	07/11/05	07/11/05	07/11/05	07/11/05	07/11/05
Acetone	533								
2-Butanone (MEK)	245								
Carbon Disulfide	1514								
Benzene	2.2								
Toluene	1,440								
Xylenes	10,685								
Naphthalene	351	62							
1,2,4-Trimethylbenzene	NE								
Chloroform	2.4		25			26	25	26	
n-Propylbenzene	NE								
1,3-Dichloropropane	NE		19	20	20		18	22	21
1,2-Dibromomethane	0.03			27					
Dichloro-difluoromethane	21,918								
Methylene Chloride	1.6								
Tetrachloroethene	4.0	<b>24,000</b>	<b>260</b>	<b>2,400</b>	<b>1,800</b>				
Trichloroethene	3.6		<b>80</b>		<b>350</b>				<b>250</b>
cis-1,2-Dichloroethene	28		<b>86</b>			<b>75</b>	<b>3,700</b>	<b>750</b>	<b>3,100</b>
trans-1,2-Dichloroethene	100						<b>1,100</b>	<b>500</b>	<b>1,500</b>

All value ug/kg (micrograms per kilogram)

RCL = Residual Contamination Level

NE = Not Established

**Bold** - Exceeds calculated generic RCL

**Pre-Remediation Soil Concentration Results  
G. LeBlanc Facility - Northwest Corner  
Kenosha, Wisconsin**

Sample ID	NR 720	GP-10	GP-10	GP-11	GP-14	GP-14	GP-15	GP-16	GP-16
Sample Depth (feet)	Generic	2-4	6-8	2-4	2-4	6-8	6-8	2-4	4-6
Sample Date	RCL	07/11/05	07/11/05	09/27/05	09/27/05	09/27/05	09/27/05	09/27/05	09/27/05
Acetone	533				63	14	6.3	130	5.0
2-Butanone (MEK)	245							22	
Carbon Disulfide	1514				13				
Benzene	2.2			<b>3.0</b>					
Toluene	1,440			5.8					
Xylenes	10,685								
Naphthalene	351								
1,2,4-Trimethylbenzene	NE								
Chloroform	2.4	<b>27</b>							
n-Propylbenzene	NE								
1,3-Dichloropropane	NE	21	18						
1,2-Dibromomethane	0.03								
Dichloro-difluoromethane	21,918								
Methylene Chloride	1.6								
Tetrachloroethene	4.0	<b>42</b>							
Trichloroethene	3.6								
cis-1,2-Dichloroethene	28	<b>220</b>	<b>1,600</b>						
trans-1,2-Dichloroethene	100		<b>520</b>						

All value ug/kg (micrograms per kilogram)

RCL = Residual Contamination Level

NE = Not Established

**Bold** - Exceeds calculated generic RCL

**Pre-Remediation Soil Concentration Results  
G. LeBlanc Facility - Northwest Corner  
Kenosha, Wisconsin**

Sample ID	NR 720	GP-17	GP-17	GP-18	GP-18	GP-19	GP-19	GP-20	GP-20
Sample Depth (feet)	Generic	2-4	4-6	2-4	4-6	2-4	6-8	2-4	4-6
Sample Date	RCL	09/27/05	09/27/05	09/27/05	09/27/05	09/27/05	09/27/05	09/27/05	09/27/05
Acetone	533	20	20	21	76	57	12	90	9.7
2-Butanone (MEK)	245							16	
Carbon Disulfide	1514								
Benzene	2.2			<b>3.9</b>	<b>3.4</b>				
Toluene	1,440			<b>8.4</b>	<b>3.7</b>				
Xylenes	10,685								
Naphthalene	351								
1,2,4-Trimethylbenzene	NE								
Chloroform	2.4								
n-Propylbenzene	NE								
1,3-Dichloropropane	NE								
1,2-Dibromomethane	0.03								
Dichloro-difluoromethane	21,918								
Methylene Chloride	1.6								
Tetrachloroethene	4.0								
Trichloroethene	3.6								
cis-1,2-Dichloroethene	28								
trans-1,2-Dichloroethene	100								

All value ug/kg (micrograms per kilogram)

RCL = Residual Contamination Level

NE = Not Established

**Bold** - Exceeds calculated generic RCL

**Pre-Remediation Soil Concentration Results  
G. LeBlanc Facility - Northwest Corner  
Kenosha, Wisconsin**

Sample ID	NR 720	GP-21	GP-21	GP-22	GP-22	GP-23	GP-23	GP-24
Sample Depth (feet)	Generic	0-2	2-4	0-2	2-4	0-2	2-4	0-2
Sample Date	RCL	09/28/05	09/28/05	09/28/05	09/28/05	09/28/05	09/28/05	09/28/05
Acetone	533	110	50	33	53		350	
2-Butanone (MEK)	245	14			8.8			
Carbon Disulfide	1514							
Benzene	2.2		<b>3.9</b>					
Toluene	1,440		8.3					
Xylenes	10,685		7.1					
Naphthalene	351							
1,2,4-Trimethylbenzene	NE					110	97	93
Chloroform	2.4							
n-Propylbenzene	NE							
1,3-Dichloropropane	NE							
1,2-Dibromomethane	0.03							
Dichloro-difluoromethane	21,918	5.5						
Methylene Chloride	1.6			<b>6.9</b>		<b>240</b>	<b>180</b>	<b>180</b>
Tetrachloroethene	4.0		<b>6.6</b>	<b>13</b>	<b>63</b>	<b>2,400</b>	<b>140</b>	<b>1,100</b>
Trichloroethene	3.6			<b>4.3</b>	<b>4.9</b>			<b>2,300</b>
cis-1,2-Dichloroethene	28			<b>96</b>	21		<b>2800</b>	<b>120</b>
trans-1,2-Dichloroethene	100			7.2			<b>380</b>	

All value ug/kg (micrograms per kilogram)

RCL = Residual Contamination Level

NE = Not Established

**Bold** - Exceeds calculated generic RCL

**Pre-Remediation Soil Concentration Results  
G. LeBlanc Facility - Northwest Corner  
Kenosha, Wisconsin**

Sample ID	NR 720	GP-24	GP-25	GP-25	GP-26	GP-26	GP-27	GP-27
Sample Depth (feet)	Generic	2-4	2-4	7-8	0-2	2-4	0-2	2-4
Sample Date	RCL	09/28/05	09/28/05	09/28/05	09/28/05	09/28/05	09/28/05	09/28/05
Acetone	533			8.9		320	160	<b>540</b>
2-Butanone (MEK)	245						26	38
Carbon Disulfide	1514							
Benzene	2.2							
Toluene	1,440							
Xylenes	10,685							
Naphthalene	351				<b>480</b>			
1,2,4-Trimethylbenzene	NE		98		150			
Chloroform	2.4							
n-Propylbenzene	NE				150			
1,3-Dichloropropane	NE							
1,2-Dibromomethane	0.03							
Dichloro-difluoromethane	21,918							
Methylene Chloride	1.6	<b>190</b>	<b>150</b>					
Tetrachloroethene	4.0		<b>950</b>		<b>2,900</b>			
Trichloroethene	3.6							
cis-1,2-Dichloroethene	28	<b>1,400</b>		21	<b>210</b>	<b>3,700</b>		
trans-1,2-Dichloroethene	100	<b>560</b>		4.1		<b>1,600</b>		

All value ug/kg (micrograms per kilogram)

RCL = Residual Contamination Level

NE = Not Established

**Bold** - Exceeds calculated generic RCL

**Pre-Remediation Soil Concentration Results  
G. LeBlanc Facility - Northwest Corner  
Kenosha, Wisconsin**

Sample ID	NR 720	GP-28	GP-28	GP-29	GP-29	GP-30	GP-30	GP-31
Sample Depth (feet)	Generic	2-4	6-7	2-4	6-7	0-2	2-4	0-2
Sample Date	RCL	09/28/05	09/28/05	09/28/05	09/28/05	09/28/05	09/28/05	09/28/05
Acetone	533	280	14			20	96	17
2-Butanone (MEK)	245	66						
Carbon Disulfide	1514							
Benzene	2.2							
Toluene	1,440							5.6
Xylenes	10,685							
Naphthalene	351						140	
1,2,4-Trimethylbenzene	NE							
Chloroform	2.4							
n-Propylbenzene	NE							
1,3-Dichloropropane	NE							
1,2-Dibromomethane	0.03							
Dichloro-difluoromethane	21,918							
Methylene Chloride	1.6							
Tetrachloroethene	4.0			<b>16</b>		<b>13</b>		
Trichloroethene	3.6							
cis-1,2-Dichloroethene	28	<b>60</b>	<b>57</b>		23		19	22
trans-1,2-Dichloroethene	100		6.8					

All value ug/kg (micrograms per kilogram)

RCL = Residual Contamination Level

NE = Not Established

**Bold** - Exceeds calculated generic RCL

**Pre-Remediation Soil Concentration Results  
G. LeBlanc Facility - Northwest Corner  
Kenosha, Wisconsin**

Sample ID	NR 720	GP-31	MW-14	MW-15	MW-15	MW-18	MW-18	MW-20
Sample Depth (feet)	Generic	2-4	10-12	6-8	8-10	0-2	2-4	12-14
Sample Date	RCL	09/28/05	10/11/05	10/11/05	10/11/05	10/11/05	10/11/05	10/11/05
Acetone	533	8.4	13			49	170	5.8
2-Butanone (MEK)	245					6.3		
Carbon Disulfide	1514							
Benzene	2.2	<b>3.1</b>						
Toluene	1,440	4.1						
Xylenes	10,685							
Naphthalene	351							
1,2,4-Trimethylbenzene	NE							
Chloroform	2.4							
n-Propylbenzene	NE							
1,3-Dichloropropane	NE							
1,2-Dibromomethane	0.03							
Dichloro-difluoromethane	21,918							
Methylene Chloride	1.6							
Tetrachloroethene	4.0	<b>12</b>		<b>65,000</b>	<b>1,300</b>	<b>130</b>		
Trichloroethene	3.6			<b>1,400</b>		<b>140</b>		
cis-1,2-Dichloroethene	28	<b>28</b>			<b>47</b>	6.1	<b>100</b>	
trans-1,2-Dichloroethene	100	3.0						

All value ug/kg (micrograms per kilogram)

RCL = Residual Contamination Level

NE = Not Established

**Bold** - Exceeds calculated generic RCL

**Pre-Remediation Soil Concentration Results  
G. LeBlanc Facility - Northwest Corner  
Kenosha, Wisconsin**

Sample ID	NR 720	MW-20
Sample Depth (feet)	Generic	14-16
Sample Date	RCL	10/11/05
Acetone	533	13
2-Butanone (MEK)	245	
Carbon Disulfide	1514	
Benzene	2.2	
Toluene	1,440	
Xylenes	10,685	
Naphthalene	351	
1,2,4-Trimethylbenzene	NE	
Chloroform	2.4	
n-Propylbenzene	NE	
1,3-Dichloropropane	NE	
1,2-Dibromomethane	0.03	
Dichloro-difluoromethane	21,918	
Methylene Chloride	1.6	
Tetrachloroethene	4.0	
Trichloroethene	3.6	
cis-1,2-Dichloroethene	28	
trans-1,2-Dichloroethene	100	

All value ug/kg (micrograms per kilogram)

RCL = Residual Contamination Level

NE = Not Established

**Bold** - Exceeds calculated generic RCL

## Leblanc Groundwater Elevations

Date of Level	Well Identification:											
	MW-12	MW-13	MW-14S	MW-14D	MW-16	MW-17	MW-18	MW-19	MW-20S	MW-20D	MW-21	MW-22
03/17/09	620.86	616.27			617.67	619.09						
06/03/09	620.14	616.47			617.39	619.04						
07/15/09	619.80	616.46	620.04	619.75	617.67	618.99	619.94	619.76	616.86	616.68	619.85	619.92
11/11/09	619.81	616.39			617.68	618.71						
03/16/10	620.34	616.78			617.52	619.17						
05/20/10	619.96	616.69	620.25	620.12	617.54	618.91						
09/27/10	619.59	616.02	619.73	619.32	617.76	618.77						
11/16/10	618.82	615.59	618.95	617.23	617.16	617.86						
12/08/10							618.97	618.96	618.98	619.05	619.06	619.10
03/21/11	620.74	616.91	621.32	618.79	617.54	619.93	621.49	620.80	620.88	620.72	620.63	620.79
06/21/11	620.31	616.48	620.19	619.99	617.52	619.76	620.22	620.20	620.26	620.25	620.24	620.31
09/22/11	619.12	615.74	619.20	619.01	617.43	618.34	619.28	619.28	619.32	619.29	619.31	619.37
11/08/11	619.94	615.94	620.28	615.69	617.75	618.90	620.35	619.80	619.83	619.79	619.80	619.85
03/06/12	620.16	616.73	620.55	620.57	619.03	619.11	621.27	620.22	620.31	620.02	620.23	620.32
06/13/12	619.12	616.17	619.28	619.12	617.30	618.32	619.37	619.43	619.50	619.55	619.60	619.61







# CONN - SELMER, INC.

VIA USPS Certified Mail 7011 2970 0002 6753 6969

August 16, 2012

Mr. Jim Moore  
4J International, LLC  
6329 31<sup>st</sup> Avenue  
Kenosha, WI 53142

**RE: Notification of Request for Case Closure for Property Located at 7001 30<sup>th</sup> Avenue, Kenosha  
BRRTS No. 02-30-551060; FID 230060820**

Dear Mr. Moore:

As you are aware, over the past several years Conn-Selmer, Inc. has been involved in remediating a contaminant release which occurred in the northwest corner area of our former facility located at 7001 30<sup>th</sup> Avenue in Kenosha. As you are now the owner of this property, I am required to provide notification to you that I am requesting Case Closure from the Wisconsin Department of Natural Resources ("Department") for this site. I believe that we have now satisfied all of the requirements for obtaining formal site closure, and that no additional remedial activities will be required.

The levels of tetrachloroethylene, trichloroethylene, cis-1,2-dichloroethylene and vinyl chloride contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and 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 Department 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.

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

Ms. Shanna Laube-Anderson, P.G.  
Wisconsin Department of Natural Resources  
Sturtevant Service Center  
9531 Rayne Road, Suite IV  
Sturtevant, WI 53177

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Departments' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Departments' internet web site.

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/topic/Brownfields/rism.html>

For your reference, I have enclosed a copy of the Department of Natural Resources' publication #RR-671 Fact Sheet, What Landowners Should Know: Information about Using Natural Attenuation to Clean Up Contaminated Groundwater.

If you need more information, you may contact me at:

Conn-Selmer, Inc.  
P.O. Box 310  
Elkhart, IN 46515  
(574) 523-0693

Or you may contact Ms. Shanna Laube-Anderson with the Wisconsin Department of Natural Resources at (262) 884-2341.

Sincerely,



Tim Bock  
Corporate Environmental Manager

CC: Ms. Shanna Laube-Anderson, P.G., Wisconsin Department of Natural Resources (via e-mail)  
John Schultz, P.E., River's Bend Engineering (via e-mail)

ATTACHMENT: WDNR RR-671 Fact Sheet

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

**MR JIM MOORE  
4J INTERNATIONAL LLC  
6329 31<sup>ST</sup> AVENUE  
KENOSHA WI 53142**

A. Signature

X *Cecily Nyberg*

- Agent  
 Addressee

B. Received by (Printed Name)

*CINCY NYBERG*

C. Date of Delivery

*8-22-12*

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

3. Service Type

- Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number

(Transfer from service)

7011 2970 0002 6753 6969

SOURCE  
PROPERTY

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="6915 30th Ave, Kenosha, WI"/>	<input type="text" value="01-122-01-432-014"/>	<input type="text" value="696876"/>	<input type="text" value="235361"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

VIA USPS Certified Mail 7008 1140 0001 9852 5885

August 16, 2012

Mr. Danny R. Coshenet  
DC Design Inc.  
6915 30<sup>th</sup> Avenue  
Kenosha, WI 53142

Dear Mr. Coshenet:

Groundwater contamination that appears to have originated on our property located at 7001 30<sup>th</sup> Avenue has migrated onto your property at 6915 30<sup>th</sup> Avenue. The levels of tetrachloroethylene, trichloroethylene, cis-1,2-dichloroethylene and vinyl chloride contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and 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 Department of Natural Resources 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.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, 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.wi.gov/files/pdf/pubs/rr/RR589.pdf>

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

Ms. Shanna Laube-Anderson, P.G.  
Wisconsin Department of Natural Resources  
Sturtevant Service Center  
9531 Rayne Road, Suite IV  
Sturtevant, WI 53177

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

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/topic/Brownfields/rism.html>

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, is on the internet at:

<http://www.dnr.wi.gov/org/water/dwg/3300254.pdf>

This form may also be accessed through the GIS Registry web address in the preceding paragraph.

For your reference, I have enclosed a copy of the Department of Natural Resources' publication #RR-671 Fact Sheet, What Landowners Should Know: Information about Using Natural Attenuation to Clean Up Contaminated Groundwater.

If you need more information, you may contact me at:

Conn-Selmer, Inc.  
P.O. Box 310  
Elkhart, IN 46515  
(574) 523-0693

Or you may contact Ms. Shanna Laube-Anderson with the Wisconsin Department of Natural Resources at (262) 884-2341.

Sincerely,



Tim Bock  
Corporate Environmental Manager

CC: Ms. Shanna Laube-Anderson, P.G., Wisconsin Department of Natural Resources (via e-mail)  
John Schultz, P.E., River's Bend Engineering (via e-mail)

ATTACHMENT: WDNR RR-671 Fact Sheet

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

MR DANNY R COSHENET  
DC DESIGN INC  
6915 30<sup>TH</sup> AVENUE  
KENOSHA WI 53142

2. Article Number

(Transfer from service label)

7008 1140 0001 9852 5885

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** Agent Addressee

B. Received by (Printed Name)

Jeff DeZak

C. Date of Delivery

8-22-12

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

 Yes

OFF-SOURCE  
A  
PROPERTY

OFF-SOURCE  
A  
PROPERTY

STATE BAR OF WISCONSIN FORM 1-2000  
WARRANTY DEED

Document Number

This Deed, made between, NBRK Lots, LLC - Series 1 30th Ave., Kenosha, an Illinois Series Limited Liability Company, Grantor, and , BCD Properties, LLC,

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Kenosha County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum)

(See Attached Legal Description)

For Informational Purposes Only  
Tax Key No. 01-122-01-432-014

Property Address: 6915 30th Avenue, Kenosha, WI 53142

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 Municipal and zoning ordinances and agreements entered under the, recorded easements for the distribution of utility and municipal services, recorded building and use restriction and covenants, general taxes levied in the year of closing.

Dated this 5<sup>th</sup> day of July, 2011.

*David Masters*

NBRK Lots, LLC - Series 1 30th Ave., Kenosha, an Illinois Series Limited Liability Company  
By: Northbrook Bank & Trust Company, sole member, David Masters, President

AUTHENTICATION

Signature(s) \_\_\_\_\_

Authenticated this \_\_\_\_\_ day of \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
Authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

David Masters

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

ACKNOWLEDGMENT

STATE OF IL

Cook County

SS.

Personally came before me this 5 day of July, 2011 the above named NBRK Lots, LLC - Series 1 30th Ave., Kenosha, an Illinois Series Limited Liability Company, By: Northbrook Bank & Trust Company, sole member, David Masters, President to me known to be the person who executed the foregoing instrument and acknowledge the same.

*April Ng*  
April Ng

Notary Public, State of IL

My Commission is permanent. (If not, state expiration date 3/1/13.)



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

Part of the Southeast  $\frac{1}{4}$  of Section 1, Town 1 North, Range 22 East of the fourth principal meridian, more particularly described as follows: Beginning on the east line of 30<sup>th</sup> Avenue, as originally laid out 25 feet east from the west line of said  $\frac{1}{4}$  section, at a point 300 feet south from the southwest corner of Lot 10 of J.H. Beland's Western Subdivision, a subdivision of record in the Kenosha County Land Registry, as measured along the said line of 30<sup>th</sup> Avenue, as originally laid out; thence east and parallel to the north line of Hain's Subdivision, a subdivision of record in the Kenosha County Land Registry, 143.11 feet and to a point 175 feet west of the center line of 29<sup>th</sup> Avenue, extended south from the said Beland's Subdivision; thence north and parallel to the said center line of said 29<sup>th</sup> Avenue, 200 feet and to the south line of that certain land conveyed to the Chicago North Shore and Milwaukee Railway and recorded in Volume "243" Deeds, page 540, in the Kenosha County Land Registry; thence west and along the south boundary of the said land conveyed to the Chicago North Shore and Milwaukee Railway and parallel to the north line of said Hain's Subdivision 144.86 feet to the east line of 30<sup>th</sup> Avenue, as originally laid out and being a point 25 feet east from the west line of said  $\frac{1}{4}$  section; thence south parallel to the west line of said  $\frac{1}{4}$  section and along upon the original east line of 30<sup>th</sup> Avenue 200 feet and to the point of beginning; EXCEPTING the entire west 8 feet which has been conveyed for widening of 30<sup>th</sup> Avenue to 33 feet east from the west line of said  $\frac{1}{4}$  section, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

VIA USPS Certified Mail 7008 1140 0001 9852 5908/7008 1140 0001 9852 5922

August 16, 2012

Ms. Deb Salas, City Clerk  
City of Kenosha  
625 52<sup>nd</sup> Street – Room 105  
Kenosha, WI 53140

Mr. Michael Lemens, Public Works Director  
City of Kenosha  
625 52<sup>nd</sup> Street – Room 305  
Kenosha, WI 53140

Dear Ms. Salas and Mr. Lemens:

Groundwater and soil contamination that appears to have originated on our property located at 7001 30<sup>th</sup> Avenue has migrated onto your property located in 30<sup>th</sup> Avenue and the adjoining right-of-way. The levels of tetrachloroethylene, trichloroethylene, and cis-1,2-dichloroethylene 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 tetrachloroethylene in the soil exceeds the generic residual contaminant level for soil as determined under ss. NR 720. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and 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 Department of Natural Resources 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.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, 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.wi.gov/files/pdf/pubs/rr/RR589.pdf>

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

Ms. Shanna Laube-Anderson, P.G.  
Wisconsin Department of Natural Resources  
Sturtevant Service Center  
9531 Rayne Road, Suite IV  
Sturtevant, WI 53177

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

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/topic/Brownfields/rism.html>

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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, is on the internet at:

<http://www.dnr.wi.gov/org/water/dwg/3300254.pdf>

This form may also be accessed through the GIS Registry web address in the preceding paragraph.

For your reference, I have enclosed a copy of the Department of Natural Resources' publication #RR-671 Fact Sheet, What Landowners Should Know: Information about Using Natural Attenuation to Clean Up Contaminated Groundwater.

If you need more information, you may contact me at:

Conn-Selmer, Inc.  
P.O. Box 310  
Elkhart, IN 46515  
(574) 523-0693

Or you may contact Ms. Shanna Laube-Anderson with the Wisconsin Department of Natural Resources at (262) 884-2341.

Sincerely,



Tim Bock  
Corporate Environmental Manager

CC: Ms. Shanna Laube-Anderson, P.G., Wisconsin Department of Natural Resources (via e-mail)  
John Schultz, P.E., River's Bend Engineering (via e-mail)

ATTACHMENT: WDNR RR-671 Fact Sheet

RIGHT-OF-WAY

COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

**MS DEB SALAS  
CITY CLERK  
CITY OF KENOSHA  
625 52<sup>ND</sup> STREET - ROOM 105  
KENOSHA WI 53140**

A. Signature  
 *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *G. Villanoy* C. Date of Delivery *8-22-12*

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

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number **7008 1140 0001 9852 5908**  
 (Transfer from service label)

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

**MR MICHAEL LEMENS  
PUBLIC WORKS DIRECTOR  
CITY OF KENOSHA  
625 52<sup>ND</sup> STREET - ROOM 305  
KENOSHA WI 53140**

A. Signature  
 *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *KENOSHA WI* C. Date of Delivery *8-22-12*

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

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number **7008 1140 0001 9852 5922**  
 (Transfer from service label)