



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Plymouth Service Center
1155 Pilgrim Road
Plymouth, Wisconsin 53073-4294
Telephone 920-892-8756
FAX 920-892-6638
TTY Access via relay - 711

October 10, 2005

Mr. David Haas
EST Division, Leggett & Platt, Inc.
1600 7th Avenue
Grafton, WI 53024

**SUBJECT: Final Case Closure – Petroleum contamination at EST Division
Leggett & Platt, 1600 7th Avenue, Grafton, WI
WDNR FID#246004110 BRRTS#02-46-178614**

Dear Mr. Haas:

In a letter dated July 5, 2005, you were notified that conditional closure was granted to this case. The Department has now received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

FUTURE EXCAVATION OF RESIDUAL CONTAMINATED SOIL

Residual soil contamination remains in the vicinity of soil borings GP-1 and GP-2 as indicated in the information submitted to the Department of Natural Resources. If soil in these specific locations is excavated in the future, the property owner at the time of excavation will be required to sample and analyze the excavated soil to determine whether the contamination still remains. 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 at the time of excavation. Special precautions may need to be taken during excavation activities to prevent a direct contact health threat to humans. Based upon the results of sample analysis, the current owner will also have to properly store, treat, or dispose of any excavated materials, in accordance with state and federal laws.

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

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm> If your property is listed on the GIS Registry and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the

GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

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 (920) 892-8756 ext. 3025.

Sincerely,



Nancy D. Ryan, Hydrogeologist
Bureau for Remediation & Redevelopment

cc: SER site file
Ken Potrykus, Earth Tech



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Plymouth Service Center
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July 5, 2005

Mr. David Haas
EST Division, Leggett & Platt, Inc.
1600 7th Avenue
Grafton, WI 53024

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
EST Division, Leggett & Platt, 1600 7th Avenue, Grafton, Wisconsin
WDNR BRRTS # 02-46-178614 FID#246004110

Dear Mr. Haas:

The Department has received supplemental information and a request for closure of the above-referenced site, submitted on your behalf by Earth Tech. Based on a review of that document and previously submitted information, the Department has determined that the petroleum contamination on the site related to former above-ground storage tanks appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/.
- Please provide the Department with a copy of a site map or maps, no larger than 8-1/2" x 14", which shows the roads, property lines, site features, buildings and location of the contaminant source. The maps submitted with the closure request are too large for inclusion on the GIS Registry. An updated map similar to Figure 2 from Environmental Associates' March 23, 1998 *Contaminant Assessment Report* would be appropriate.
- Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining purge water, waste and/or soil piles have been removed once that work is completed.

Residual soil contamination remains at the site in the vicinity of soil borings GP-1 and GP-2 as indicated in the information submitted to the Department. If soil in this location is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct

contact threat to humans.

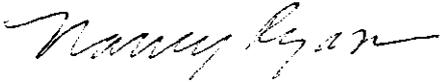
When the above-cited conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. This site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

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.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 892-8756 ext. 3025.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Ryan".

Nancy Ryan, Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Ken Potrykus, Earth Tech

42-10-1(03)

573951

VOL 1022 PAGE 262

RECORDED

SPECIAL WARRANTY DEED

Document Number

Document Title

1997 MAR 21 AM 8:30

LEGGETT & PLATT, INCORPORATED,
to
LEGGETT PARTNERS, L.P.

Ronald H. Voigt
REGISTER OF DEEDS
OSHAUGHEE COUNTY, WI
TRANSFER
\$ 10,491.90
FEE

Recording Area

Name and Return Address

Attorney Michael T. Judge
P.O. Box 75
Oconto, WI 54153

\$20⁰⁰

10-050-03-01-015*
10-050-02-15-007*

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

Special Warranty Deed

THIS DEED, made between Leggett & Platt, Incorporated, a Missouri corporation, successor in interest of EST Company, Inc., a Wisconsin corporation, party of the first part ("Grantor") and Leggett Partners, L.P., a Texas Limited Partnership, party of the second part ("Grantee"),

Witnesseth, that the said Grantor, for and in consideration of the sum of One Dollar and other good and valuable consideration to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, conveys to Grantee the following described real estate in Ozaukee County, State of Wisconsin:

See attached Exhibit A

Tax Parcel No.: 10-050-03-01-015; 10-050-02-15-007

This ~~is~~ [is not] homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Leggett & Platt, Incorporated warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except easements and restrictions of record, if any, and will warrant and defend the same by, through or under Grantor, but not otherwise.

In Witness Whereof, the said party of the first part has hereunto set its hand and seal this 18 day of March, 1997.

(SEAL)

LEGGETT & PLATT, INCORPORATED

By



Ernest C. Jett
Its Vice President

STATE OF MISSOURI)
 :SS
County of Jasper)

On this 18th day of March, 1997, before me appeared Ernest C. Jett to me personally known, who being by me duly sworn, did say that he is the Vice President of Leggett & Platt, Incorporated, a Missouri corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors or corporate resolution, and he/she acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Carthage, Missouri, the day and year last above written.



Notary Public

My commission expires:

~~Candace Carver~~ Notary Public
State of Missouri, Jasper County
My Commission Expires Aug 5, 1998

This instrument was drafted by:

Charles W. Pauly
Checkett & Pauly, P.C.
517 S. Main St., P.O. Box 409
Carthage MO 64836

Exhibit A

Tract 1: That part of Lot Fifteen (15), Block Two (2), Assessor's Plat of the Village of Grafton, being a part of the Northwest One-quarter (N.W. 1/4) of Section Twenty-four (24), Township Ten (10) North, Range Twenty-one (21) East, in the Village of Grafton, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the intersection of the South line of Beech Street, a street 66.00 feet in total width and the East line of 7th Avenue at right angles thereto, a street 67.78 feet in total width at that point, thence South 225.35 feet along the East line of 7th Avenue to the point of beginning of the parcel of land to be described; thence continuing South 142.27 feet along the East line of 7th Avenue, thence N. 88 degrees 17' E. 295.57 feet along the North line of Cedar Street, thence N. 0 degrees 43' W. 143.60 feet, thence S. 88 degrees 01' W. 293.82 feet to the point of beginning

Tract 2: That part of Lot 15, Block 2, of the Assessor's Plat in the NW 1/4 of Sec. 24-10-21 E in the Village of Grafton, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the said 1/4 section; thence West along the south line of said 1/4 section 294.66 feet to a point; thence N. 1° 48' E. on a line 41.32 feet to the point of beginning of the land to be described; thence N. 1° 48' E. on a line 123.96 feet to a point; thence East on a line parallel to the south line of said 1/4 Section 262.88 feet to a point in the Westerly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Co. right of way; thence S. 9° 34' W. along said right of way line 125.66 feet to a point; thence West on a line parallel to the south line of said 1/4 section 245.90 feet to the place of beginning, containing 0.723 acres of land.

TRACT 3: PART OF CERTIFIED SURVEY MAP NO. 932 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 10 NORTH, RANGE 21 EAST AND PART OF LOT 15 IN BLOCK 2 IN ASSESSORS PLAT OF THE VILLAGE OF GRAFTON LOCATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWN 10 NORTH, RANGE 21 EAST, ALL BEING IN THE VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 932, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR STREET, AND THE WESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT-OF-WAY; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE 158.69 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 39.28 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 84.71 FEET AND WHOSE CHORD BEARS S 76° 43' 00" W., 38.93 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 39.28 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 84.71 FEET AND WHOSE CHORD BEARS S 76° 43' 00" W. 38.93 FEET TO A POINT; THENCE S 01° 36' 53" W. ALONG SAID RIGHT-OF-WAY LINE, 10.12 FEET TO A POINT; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE, 300.52 FEET TO A POINT, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF 7TH AVENUE; THENCE N 01° 49' 00" E., ALONG SAID RIGHT-OF-WAY LINE, 55.40 FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE EAST ALONG SAID RIGHT-OF-WAY LINE 295.57 FEET TO A POINT; THENCE N 01° 06' 34" E., ALONG SAID RIGHT-OF-WAY LINE 18.94 FEET TO A POINT; THENCE EAST, ALONG SAID RIGHT-OF-WAY LINE, 245.38 FEET TO A POINT, SAID POINT LYING ON THE WESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY; THENCE S 09° 34' 10" W., ALONG SAID RIGHT-OF-WAY LINE 46.97 FEET TO THE POINT OF COMMENCEMENT.

Tract 4: Parcel 1 of Certificate Survey Map No. 932, part of the NE 1/4 of the SW 1/4, of Section 24, T 10 N, R 21 E. Also part of Assessors Lot 1 Block 3, Village of Grafton, Ozaukee County, Wisconsin, recorded on September 9, 1977, at 4:04 p.m. in Volume 4 of Certified Survey Maps, on pages 277-278 as Document No. 294035.

Tract 5: Parcel 2 of Certified Survey Map #932 of part of the NE 1/4, of the SW 1/4, of Section 24, T 10 N., R. 21 E., Also part of Assessor's Lot 1 - Block 3, Village of Grafton, Ozaukee County, Wisconsin, recorded September 9, 1977, at 4:04 p.m. in Volume 4 of Certified Survey Maps on page 277 as Document No. 294035.

Tract 6: Part of Lot numbered One (1) in Block numbered Three (3) in ASSESSOR'S PLAT in the Southwest Quarter (SW 1/4) of Section numbered Twenty-four (24), in Township numbered Ten (10) North, Range numbered Twenty-one (21) East described as commencing at the West 1/4 corner of Section 24, thence North $87^{\circ} 25' 29''$ East 1313.87 feet along the East-West 1/4 Section line, thence North $87^{\circ} 23' 55''$ East 656.37 feet along the East-West 1/4 Section line, thence North $87^{\circ} 26' 40''$ East 66.03 feet to the point of beginning, thence North $87^{\circ} 26' 40''$ East 302.48 feet along the East-West 1/4 Section line, thence South $0^{\circ} 50' 06''$ East 96.00 feet, thence North $87^{\circ} 25' 00''$ East 221.44 feet to the Westerly line of the C.M.St.P. & P. R.R., right-of-way, thence South $6^{\circ} 59' 04''$ West 577.22 feet, thence South $87^{\circ} 25' 29''$ West 444.60 feet to the East line of Seventh Avenue, thence North $0^{\circ} 54' 14''$ West 665.52 feet along the East line of Seventh Avenue to the point of beginning.

Tract 7: Part of Lot 1, Block 3, Assessor's Plat, Village of Grafton, Commencing at the Northeast corner of said 1/4 Section; thence South $1^{\circ} 49'$ West along the East line of said 1/4 Section 665.31 feet to a point in the center line of Broad Street (extended); thence West on a line parallel to the North line of said 1/4 Section 145.05 feet to a point in the Westerly line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; said point being the point of beginning of the land to be described; thence West on a line parallel to the North line of said 1/4 Section 249.83 feet to a point; thence South $1^{\circ} 49'$ West on a line parallel to the East line of said 1/4 Section 469.72 feet to a point in the Northerly line of the right-of-way of the Milwaukee Electric Railway & Light Company; thence North $69^{\circ} 22'$ East along said right-of-way line 211.96 feet to a point in the Westerly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company's right-of-way; thence North $9^{\circ} 32'$ East along the Westerly line of said right-of-way 400.54 feet to the place of beginning.

Tract 8: That part of Lot 1, Block 3, Assessor's Plat of the Village of Grafton, in the SW 1/4 of Section 24, Town 10 North, Range 21 East in Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said 1/4 Section; thence S. $1^{\circ} 49'$ West along the east line of said 1/4 Section 665.31 feet to a point in the center line of Broad Street (extended); thence West on a line parallel to the north line of said 1/4 Section 145.05 feet to a point in the westerly line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; said point being the point of beginning of the land to be described; thence West on a line parallel to the north line of said 1/4 Section 477.60 feet to a point in the center of Orchard Street extended, thence South $1^{\circ} 49'$ West along the center line of said Orchard Street extended 556.23 feet on a line parallel to the east line of said 1/4 Section to a point in the northerly line of the right-of-way of the Milwaukee Electric Railway & Light Co., thence North $69^{\circ} 22'$ East along said right-of-way 458.29 feet to a point in the westerly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company's right-of-way, thence North $9^{\circ} 32'$ East along the westerly line of said right-of-way 400.54 feet to the place of beginning reserving the north 33 feet and the west 33 feet of the above described premises for street purposes.

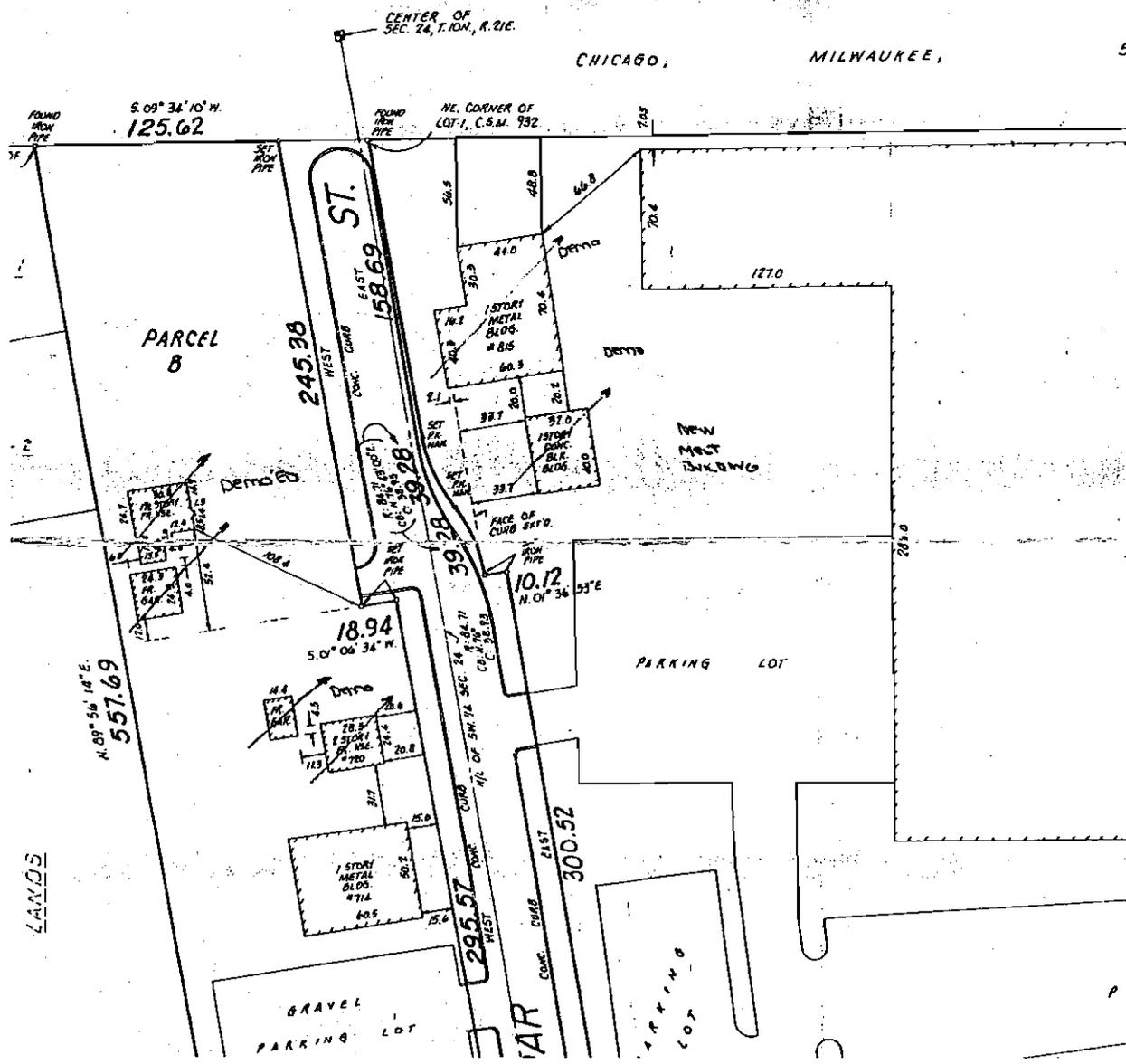
Tract 9: That part of Lot 1, Block 3, ASSESSOR'S PLAT of the Village of Grafton in the Southwest 1/4 of Section 24, Township 10 North, Range 21 East bounded and described as follows: Commencing at the N.E. corner of said 1/4 section; thence West along the North line of said 1/4 Section 589.77 feet to its intersection with the East line of 7th Ave.; thence S. 1° 48' 18" W. along the East line of said 7th Ave. 665.31 feet to the point of beginning of the land to be described; thence S. 1° 49' W. along the East line of said 7th Ave. 544.24 feet to a point in the northwesterly line of the Wisconsin Electric Power Co. right-of-way; thence S. 69° 22' W. along the northwesterly line of said right-of-way 35.71 feet to a point in the centerline of said 7th Ave.; thence N. 1° 49' E. along the centerline of said 7th Ave. and parallel to the east line of said 1/4 section 556.83 feet to a point; thence East on a line parallel to the North line of said 1/4 Section 33.015 feet to the point of beginning.

Tract 10: That part of the Southwest one-quarter (SW 1/4) of Section Twenty-four (24), Township Ten (10) North, Range Twenty-one (21) East, Village of Grafton, bounded and described as follows: commencing at the northeast corner of said quarter section; thence west along the north line of said quarter section a distance of five hundred eighty-nine and seventy-seven hundredths (589.77) feet to the intersection with the east line of the 7th Avenue; thence South one degree forty-eight minutes eighteen seconds West (S. 1° 48' 18" W.) along the east line of said 7th Avenue a distance of six hundred sixty-five and thirty-one hundredths (665.31) feet to an angle point; thence South one degree forty-nine minutes West (S. 1° 49' W) along the east line of said 7th Avenue and parallel to the east line of said quarter section a distance of five hundred forty-four and twenty-four hundredths (544.24) feet to a point in the northwesterly line of the Wisconsin Electric Power Company right-of-way, said point being the point of beginning of the land herein conveyed; thence continuing South one degree forty-nine minutes West (S. 1° 49' W.) along the east line of said 7th Avenue a distance of one hundred forty-five and sixty-six hundredths (145.66) feet to a point in the southeasterly line of said right of way; thence North Seventy-five degrees four minutes thirty-nine seconds East (N. 75° 04' 39" E.) along the southeasterly line of said right of way fifty-four and five hundredths (54.05) feet to an angle point; thence North sixty-nine degrees twenty-two minutes East (N. 69° 22' E.) along the southeasterly line of said right of way a distance of two hundred seventy-five and eighty-three hundredths (275.83) feet to a point in the westerly line of Wisconsin Street; thence North thirty degrees forty-one minutes East (N. 30° 41' E.) along the westerly line of said Wisconsin Street a distance of one hundred sixty-one and twenty-one hundredths (161.21) feet to a point in the westerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right of way; thence North nine degrees thirty-two minutes East (N. 9° 32' E.) along the westerly line of said railroad right of way forty-five and thirty-nine hundredths (45.39) feet to a point in the northwesterly line of said Wisconsin Electric Power Company right of way; thence south sixty-nine degrees twenty-two minutes West (S. 69° 22' W.) along the northwesterly line of said right of way a distance of four hundred twenty-two and sixty-five hundredths (422.65) feet to the point of beginning.

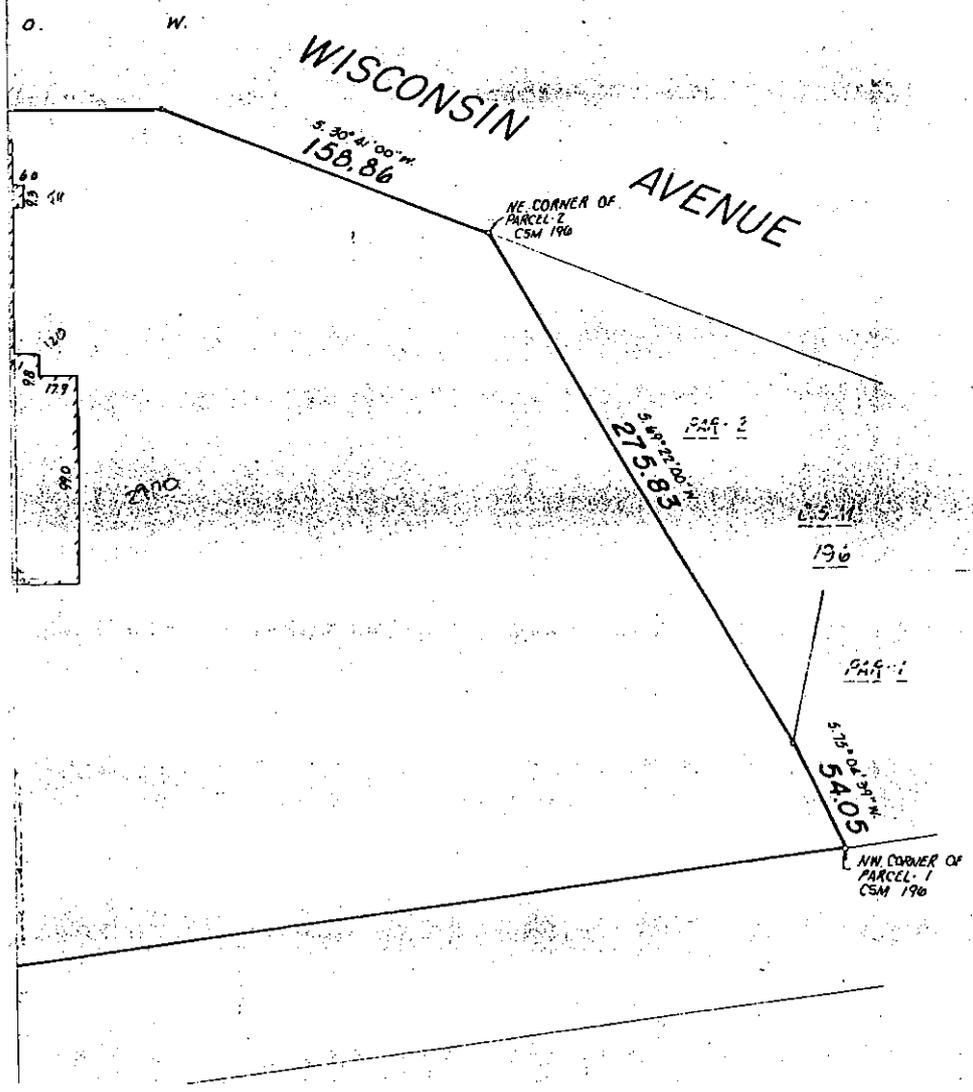
PARCEL A

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP ALL LOCATED IN THE NORTHEAST 1/4 OF 24, TOWN 10 NORTH, RANGE 21 EAST, DZAUKEE COUNTY, WISCONSIN, BOUNDED AS

COMMENCING AT THE NORTHEAST CORNER (10° W. ALONG THE EASTERLY LINE OF EXTENSION, ALSO BEING THE WESTERLY MILWAUKEE, ST. PAUL AND PACIFIC RAIL) IN THE NORTHWESTERLY RIGHT-OF-WAY THENCE S 30° 41' 00" W. ALONG SAID 1 TO THE NORTHEAST CORNER OF CERTIFIED S 69° 22' 00" W. ALONG THE NORTH LINE 196, 275.63 FEET; THENCE S 75° 04' 54.05 FEET TO THE NORTHWEST CORNER 196, SAID POINT LYING IN THE EAST LINE 49' 00" E. ALONG THE EAST LINE OF 7 NORTHWEST CORNER OF LOT 2, CERTIFIED POINT LYING IN THE SOUTH LINE OF CE SAID SOUTH LINE 300.52 FEET; THENCE SOUTH LINE 10.12 FEET; THENCE NORTH WITH ITS CENTER TO THE NORTH, (HAVING A CHORD 36.93 FEET IN LENGTH WHICH B DISTANCE OF 39.28 FEET TO A POINT NORTHEASTERLY ALONG A CURVED LINE W (HAVING A RADIUS OF 84.71 FEET AND WHICH BEARS N 76° 43' 00" E.) AND A TO A POINT OF TANGENCY; THENCE EAST CEDAR STREET 158.69 FEET TO THE POINT



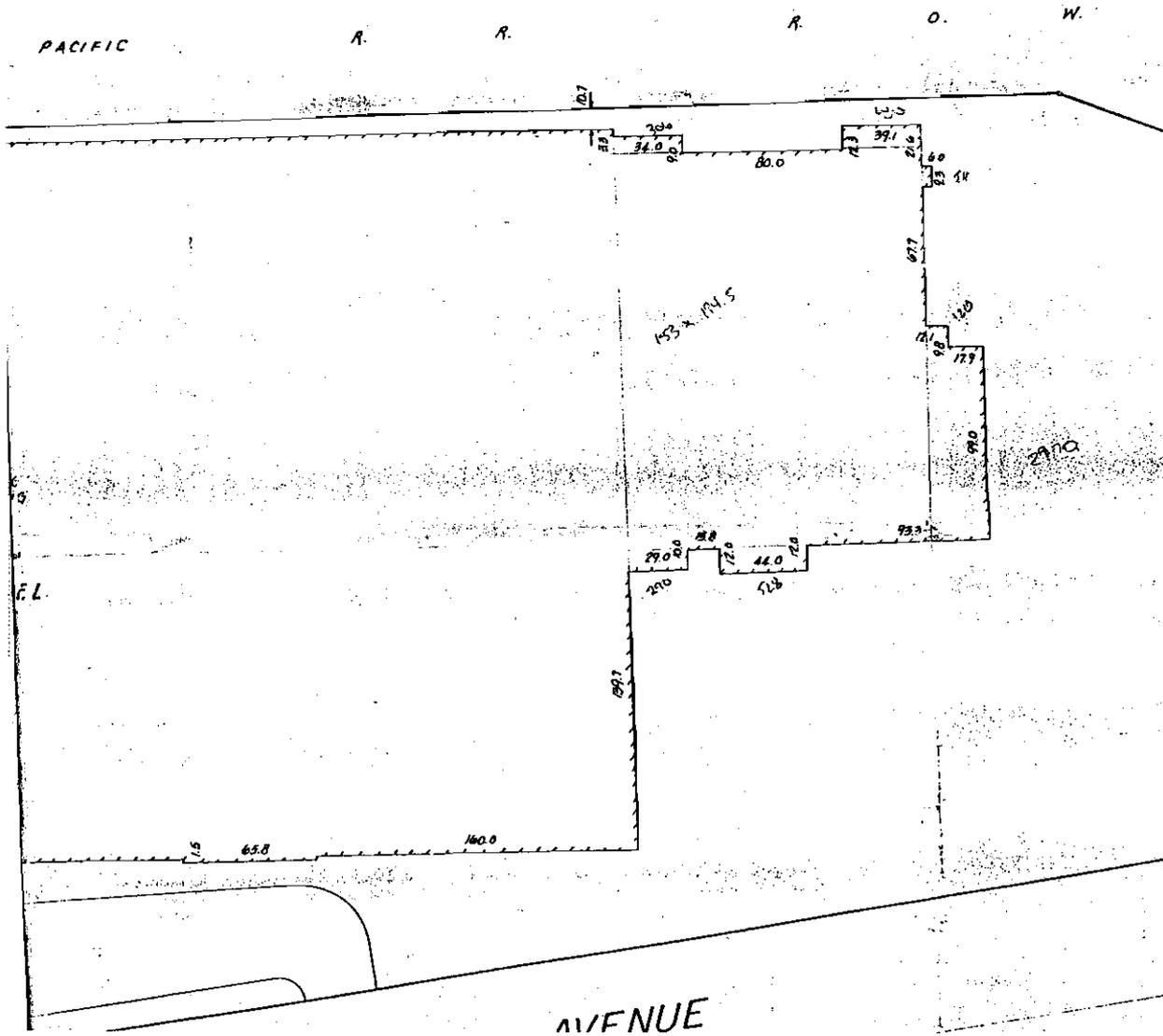
4-2-10-1(4)



PARCEL B

PART OF LOT 15 IN BLOCK 2 IN ASSESSORS PLAT OF THE VILLAGE OF GRAFTON LOCATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWN 10 NORTH, RANGE 21 EAST IN THE VILLAGE OF GRAFTON, DZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 844, SAID POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF THE MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE S 9° 34' 10" W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE 125.62 FEET TO A POINT IN THE NORTH LINE OF CEDAR STREET; THENCE WEST ALONG THE NORTH LINE OF CEDAR STREET 245.36 FEET; THENCE S 1° 08' 34" W. ALONG SAID NORTH LINE OF CEDAR STREET 18.94 FEET; THENCE WEST ALONG THE NORTH LINE OF CEDAR STREET 295.57 FEET TO A POINT IN THE EAST LINE OF 7TH AVENUE; THENCE N 1° 49' 00" E. ALONG THE EAST LINE OF 7TH AVENUE 142.27 FEET; THENCE N 89° 56' 14" E. ALONG THE WESTERLY EXTENSION AND SOUTH LINE OF CERTIFIED SURVEY MAP NO. 844, 557.69 FEET TO THE POINT OF COMMENCEMENT.



PARCEL A

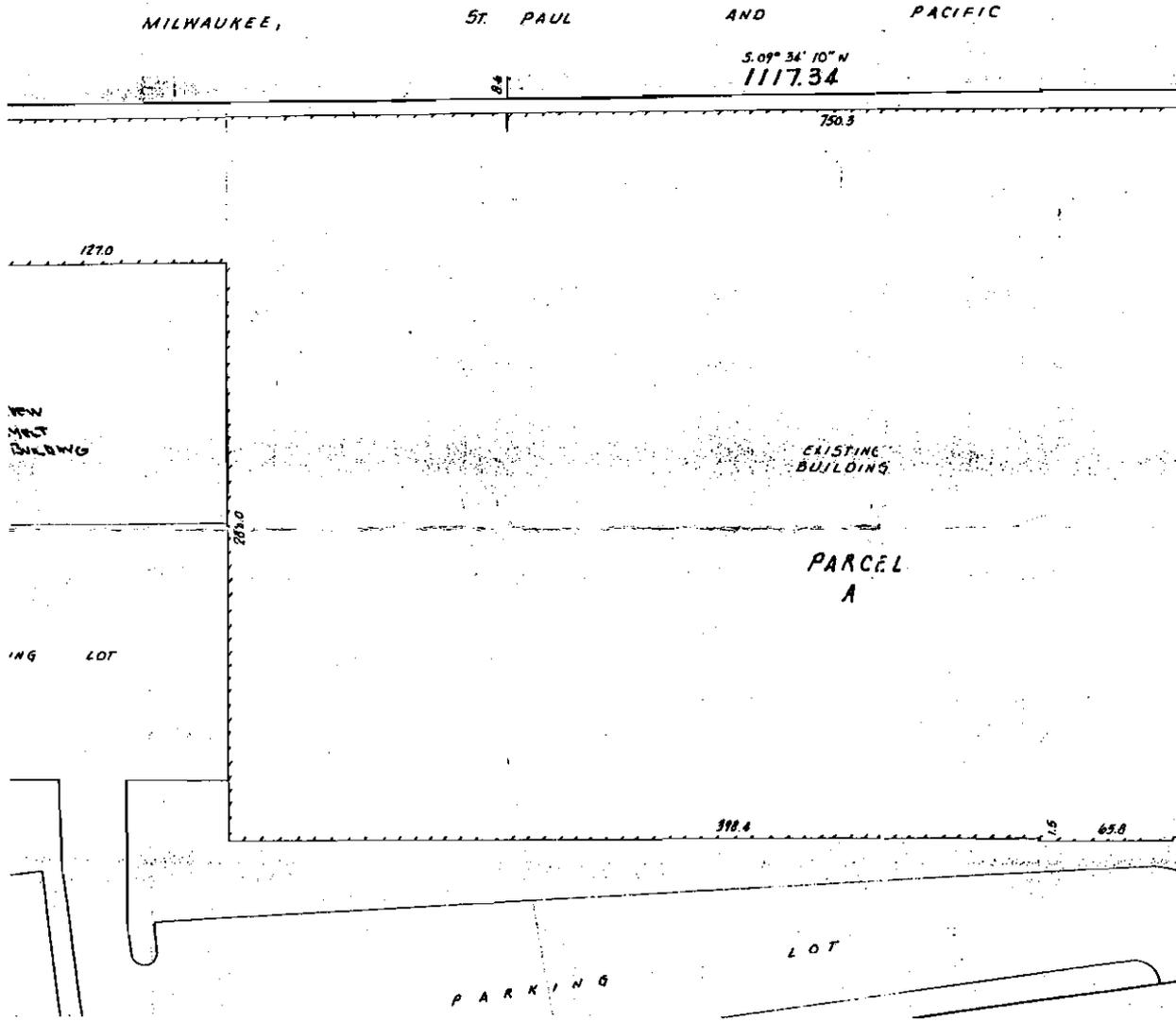
LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 932 AND ADJOINING LANDS, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 10 NORTH, RANGE 21 EAST, IN THE VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S 9° 34' 10" W. ALONG THE EASTERLY LINE OF LOT 1 AND ITS SOUTHERLY EXTENSION, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF THE MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD 1117.34 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WISCONSIN AVENUE; THENCE S 30° 41' 00" W. ALONG SAID RIGHT-OF-WAY LINE 158.86 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 196; THENCE S 69° 22' 00" W. ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 196, 275.83 FEET; THENCE S 75° 04' 39" W. ALONG SAID NORTH LINE 54.05 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 196, SAID POINT LYING IN THE EAST LINE OF 7TH AVENUE; THENCE N 1° 49' 00" E. ALONG THE EAST LINE OF 7TH AVENUE 1322.19 FEET TO THE NORTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 932, SAID POINT LYING IN THE SOUTH LINE OF CEDAR STREET; THENCE EAST ALONG SAID SOUTH LINE 300.52 FEET; THENCE N 1° 36' 53" E. ALONG SAID SOUTH LINE 10.12 FEET; THENCE NORTHEASTERLY ALONG A CURVED LINE WITH ITS CENTER TO THE NORTH, (HAVING A RADIUS OF 84.71 FEET AND A CHORD 38.93 FEET IN LENGTH WHICH BEARS N 76° 43' 00" E.) AN ARC DISTANCE OF 39.28 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG A CURVED LINE WITH ITS CENTER TO THE SOUTH, (HAVING A RADIUS OF 84.71 FEET AND A CHORD 38.93 FEET IN LENGTH WHICH BEARS N 76° 43' 00" E.) AND AN ARC DISTANCE OF 39.28 FEET TO A POINT OF TANGENCY; THENCE EAST ALONG SAID SOUTHERLY LINE OF CEDAR STREET 158.69 FEET TO THE POINT OF COMMENCEMENT.

PARCEL B

PART OF LOT 15 IN BLOCK GRAFTON LOCATED IN THE NORTH, RANGE 21 EAST IN TOWN 10 NORTH, WISCONSIN; BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15, SAID POINT LYING IN THE EAST LINE OF MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD 1117.34 FEET TO A POINT IN THE NORTH LINE OF CEDAR STREET 245.36 FEET TO THE NORTH LINE OF CEDAR STREET 7TH AVENUE; THENCE WESTERLY EXTENSION AND SO 844, 557.69 FEET TO THE POINT OF COMMENCEMENT.



L:\work\est01\cadd-\usgs.000



SITE LOCATION



APPROX. SCALE 0' 500' 1000' 2000'

SOURCE: USGS 7.5 MINUTE QUADRANGLE MAP
CEDARBURG, WI 1955. FIELD CHECK 1959

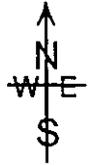


FIGURE 1 SITE LOCATION MAP

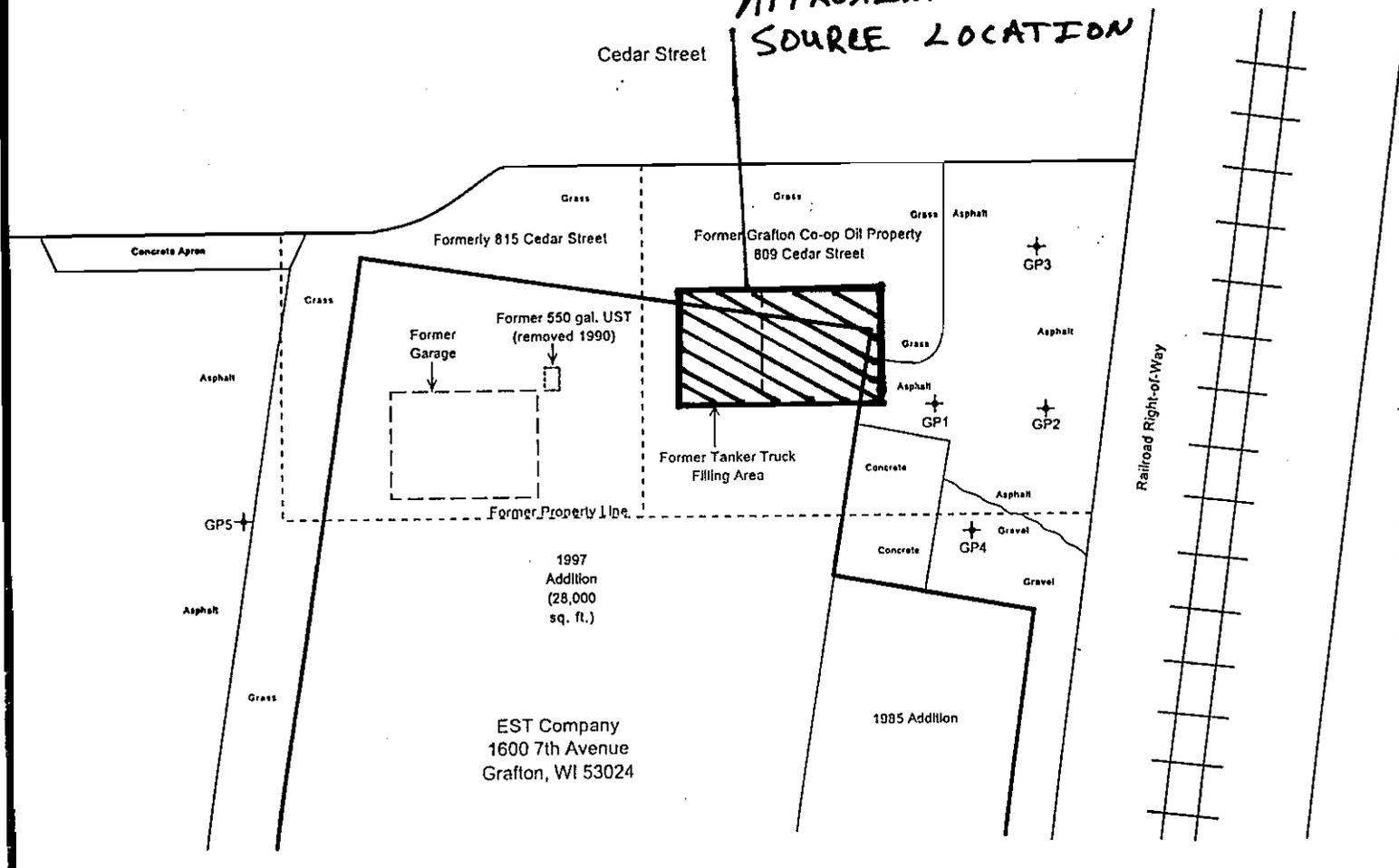
SITE CLOSURE REQUEST
LEGGETT & PLATT, EST DIVISION
GRAFTON, WISCONSIN

JAN. 2005

73295



APPROXIMATE CONTAMINANT SOURCE LOCATION



LEGEND

GP2 + Geoprobe Soil Boring Location

Notes:

1. EST Company is located at 1600 7th Avenue in the Village of Grafton, Ozaukee County, Wisconsin in the NE 1/4 of the SW 1/4 of Section 24, Township 10N, Range 21E of the Cedarburg 7.5 minute quadrangle map. The street address prior to February 14, 1994 was 1629 7th Avenue.
2. This site map was prepared by Environmental Associates, Inc.
3. The northeast corner of the property (formerly 809 Cedar Street) was utilized by Grafton Co-op Oil for a bulk petroleum storage, and was acquired by EST Company in December of 1986.
4. The property is currently being utilized by EST Company (Division of Leggett & Platt, Inc.) for aluminum parts casting and finishing.

FIGURE 2
EST Company
(Division of Leggett & Platt, Inc.)
Site Map
and
Geoprobe Soil Boring
Locations
 Scale : 1" = 30'

Environmental Associates, Inc.

Drawn by:	RRG	Drawing:	98-02584-2
	2-3-98	File:	584-s1.cvs

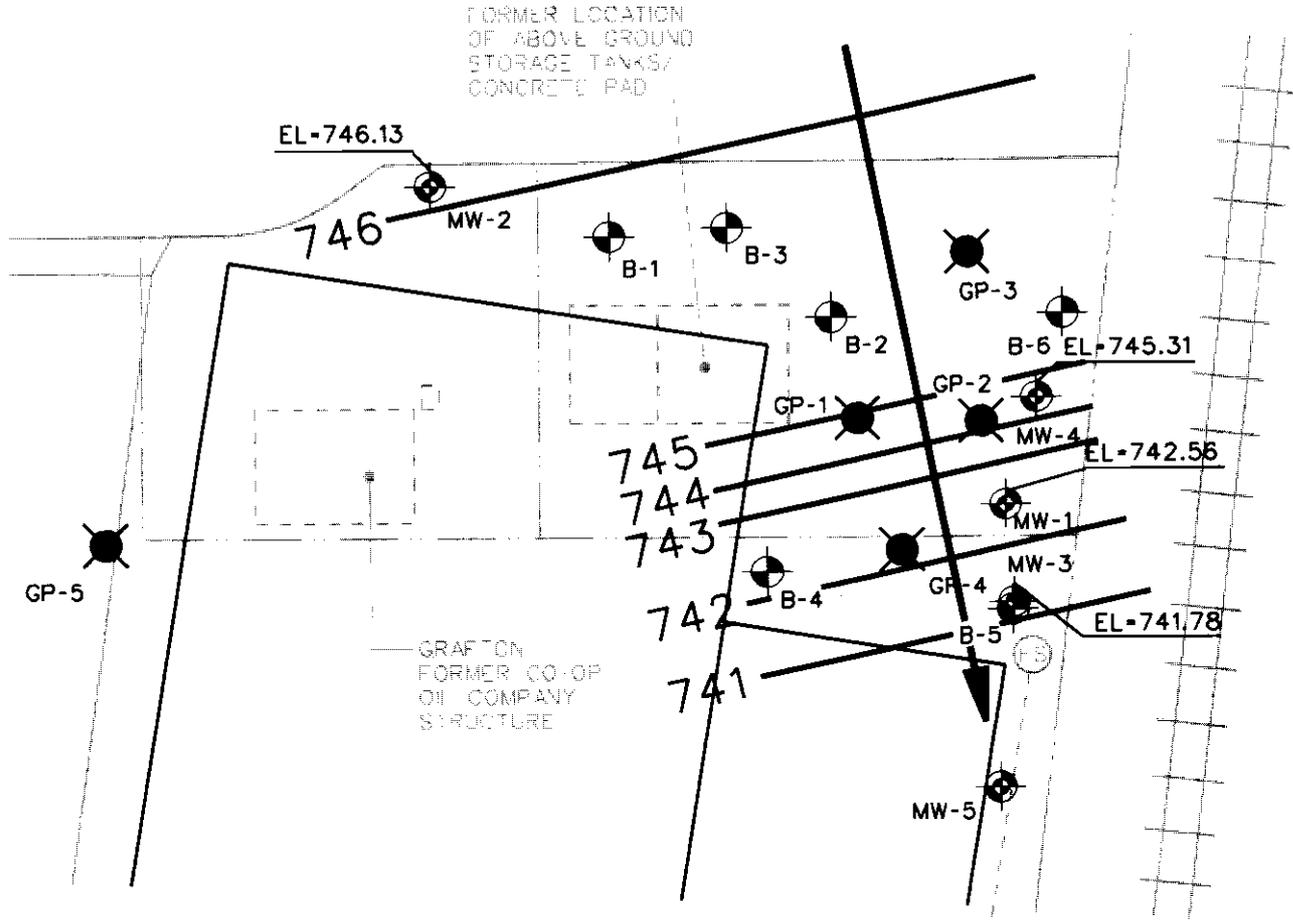
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DATE -Wed Jan 5 11:19:56 2005

Plotted by: EarthTech, Sheboygan, Wisconsin
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LEGEND

- FORMER PROPERTY LIMIT
- GEOPROBE LOCATION (ENVIRONMENTAL ASSOC.)
- SOIL SAMPLE LOCATION (12/10/98)
- MONITORING WELL WITH GROUNDWATER ELEVATION
- GROUNDWATER CONTOURS
- GROUNDWATER FLOW DIRECTION
- FOUNDATION SUMP
- FOUNDATION DRAIN PIPE



FIGURE 2
SOIL SAMPLING AND
MONITORING WELL LOCATIONS

SITE CLOSURE REQUEST
 LEGGETT & PLATT, EST DIVISION
 GRAFTON, WISCONSIN

JAN. 2005 73295

TABLE 3

GROUNDWATER SAMPLING RESULTS
EST DIVISION
LEGGETT PLATT
GRAFTON, WISCONSIN

Compound (1)(2)(3)	MW-1				MW-2			MW-3			MW-4			MW-5	NR 140 Enforcement Standard	NR 140 Preventive Action Limit
	12/14/1998	3/18/1999	12/23/2003	4/1/2004	3/18/1999	12/23/2003	4/1/2004	3/18/1999	12/23/2003	4/1/2004	3/18/1999	12/23/2003	4/1/2004	4/1/2004		
Trimethylbenzene	60	85	83	42.3	ND	ND	ND	30.2	7.6	3.6	ND	ND	ND	ND	480	96
Benzene	33	35	14	11	ND	ND	ND	35	7.6	8.7	ND	ND	ND	ND	5	0.5
Ethylbenzene	8.2	27	23	24	ND	ND	ND	4.9	0.93	0.44 Q	ND	ND	ND	ND	700	140
Methyl-tert-butyl-ether	NA	NA	2.6	0.63 Q	NA	ND	ND	NA	1.2	0.91 Q	NA	ND	ND	ND	60	12
Toluene	2.5	3.2	2.4	1.9	ND	ND	ND	1.3	0.63	0.37 Q	ND	ND	ND	ND	1,000	200
Total Xylenes (o, m, p)	104.4	163.7	102.9	96.5	ND	ND	ND	36.2	6.6	2.2	ND	ND	ND	ND	10,000	1,000
Isopropylbenzene	2.9	4	NA	NA	ND	NA	NA	2.1	NA	NA	ND	NA	NA	NA	NS	NS
n-Butylbenzene	0.66	ND	NA	NA	NA	NS	NS									
n-Propylbenzene	4.2	6	NA	NA	ND	NA	NA	2.8	NA	NA	ND	NA	NA	NA	NS	NS
Naphthalene	0.74	2.1	NA	NA	ND	NA	NA	ND	NA	NA	ND	NA	NA	NA	40	8
p-Isopropyltoluene	0.43	ND	NA	NA	NA	NS	NS									
s-Butylbenzene	0.3	ND	NA	NA	NA	NS	NS									
Trichloroethylene	ND	1.2 Q	NA	NA	ND	NA	NA	ND	NA	NA	ND	NA	NA	NA	5	0.5
2-Methylnaphthalene	ND	1.2 Q	NA	NA	ND	NA	NA	2.3	NA	NA	ND	NA	NA	NA	NS	NS
bis(2-ethylhexyl)phthalate	ND	6.1 Q	NA	NA	ND	NA	NA	3.4 Q	NA	NA	ND	NA	NA	NA	6	0.6
Methylene Chloride	ND	ND	NA	NA	ND	NA	NA	0.72 QB	NA	NA	0.54 QB	NA	NA	NA	5	0.5
Dissolved Oxygen (mg/L)	1.29	1.0	3.86	2.12	2.9	3.07	4.42	0.47	2.07	0.57	0.26	NA	NA	NA	NS	NS
Methane	3,400	7,900	NA	NA	ND	NA	NA	4,600	NA	NA	ND	NA	NA	NA	NS	NS
Manganese	NA	310	NA	NA	5.4	NA	NA	98	NA	NA	210	NA	NA	NA	NS	NS
Ferrous Iron	2,700	<43	NA	NA	NA	NS	NS									
Nitrate (mg/L)	ND	0.018	NA	NA	3.4	NA	NA	<0.017	NA	NA	0.3	NA	NA	NA	10,000	2,000
Sulfate (mg/L)	9	3.1	NA	NA	33	NA	NA	37	NA	NA	90	NA	NA	NA	NS	NS
TOC (mg/L)	NA	9.8	NA	NA	2.1	NA	NA	5.6	NA	NA	7.8	NA	NA	NA	NS	NS

NOTES:

(1) For dates 12/14/98 and 3/18/99, samples were analyzed for VOCs, SVOCs, and natural attenuation parameters. Samples on 12/23/03 and 4/1/04 were analyzed for petroleum VOCs.

(2) All results in ug/L (ppb)

(3) Only the compounds detected in excess of laboratory detection limits are listed.

NR 140 = Wisconsin Administrative Code, Chapter NR 140

NR 140 Enforcement Standard exceedances are in bold.

NR 140 Preventive Action Limit exceedances are in italics.

NS = No NR 140 standard established.

ND = Not detected above method detection limit.

NA = Not Analyzed.

Q = Estimated value between Limit of Detection and Limit of Quantitation. The results are qualified due to the uncertainty of analyte concentrations within this range.

B = Detected in method blank.

Dissolved Oxygen (mg/L) measured in field

TOC - Total Organic Carbon

VOCs - Volatile Organic Compounds

SVOCs - Semi-Volatile Organic Compounds

TABLE 2
SOIL SAMPLING RESULTS
EST DIVISION
LEGGETT & PLATT
GRAFTON, WISCONSIN

Compound ⁽¹⁾	B-3 (0-2') ⁽²⁾	B-4 (2-4')	B-5 (6-8')	B-6 (1-3')	RCL ⁽³⁾
DRO (mg/kg)	40	9.7	ND	6.6	100
Benzo(a)anthracene (ug/kg)	ND	36Q	ND	ND	560
Butylbenzylphthalate (ug/kg)	ND	59Q	190	ND	930,000
Chrysene (ug/kg)	ND	51Q	ND	ND	56,000
Fluoranthene (ug/kg)	ND	84Q	ND	ND	2,000,000
Phenanthrene (ug/kg)	ND	41Q	ND	ND	NS
Pyrene (ug/kg)	ND	72Q	ND	ND	1,500,000
Naphthalene (ug/kg)	ND	ND	48Q	ND	55,000
Toluene (ug/kg)	ND	ND	44Q	ND	1,500
1,2,4-Trimethylbenzene (ug/kg)	ND	ND	37Q	ND	51,000
Xylenes, m,p (ug/kg)	ND	ND	43Q	ND	4,100

NOTES:

⁽¹⁾ Soil samples collected December 10, 1998. Only analytes detected above method detection limits are presented in table. All samples analyzed for DRO, GRO, VOCs (SW-846 Method 8260), and SVOCs (SW-846 Method 8270).

⁽²⁾ Depth below surface in parenthesis is sample interval.

⁽³⁾ Residual Contaminant Levels (RCL) in Wisconsin Administrative Code, Chapter NR 720 or USEPA Region IX Preliminary Remediation Goal if no RCL available.

Q - The analyte has been detected between the Limit of Detection and the Limit of Quantitation. The results are qualified due to the uncertainty of analyte concentrations within this range.

ND - Not Detected above Limit of Detection.

NS - No Standard.

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

VOCs = Volatile Organic Compounds

TABLE 1
MONITORING WELL SUMMARY
EST DIVISION
LEGGETT & PLATT
GRAFTON, WISCONSIN

Well No.	Ground Surface ft. MSL	TOC ft. MSL	Total Depth of Well from TOC ft.	Bottom of Well Elevation ft. MSL	Water Elevation in ft. MSL and Distance from TOC 3/16/99 (ft.)	Water Elevation in ft. MSL and Distance from TOC 3/18/99 (ft.)	Water Elevation in ft. MSL and Distance from TOC 12/23/03	Water Elevation in ft. MSL and Distance from TOC 4/1/04 (ft.)	Approximate Depth to Bedrock ft.	Approximate Elevation of Bedrock ft. MSL
MW-1	747.78	747.51	18.60	728.91	NM (NM)	742.56 (4.95)	741.95 (5.56)	744.26 (3.25)	14.0	733.78
MW-2	750.25	749.95	15.04	734.91	745.35 (4.60)	746.13 (3.82)	745.36 (4.59)	746.61 (3.34)	3.0	747.25
MW-3	748.19	747.84	17.88	729.96	741.43 (6.41)	741.78 (6.41)	741.33 (6.51)	741.36 (6.48)	14.0	734.19
MW-4	748.29	748.07	14.89	733.18	745.59 (2.49)	745.31 (2.49)	745.50 (2.57)	746.83 (1.24)	10.0	738.29
MW-5	748.65	748.00	15.25	732.75	NI	NI	NI	740.22 (7.78)	10.5	738.15

NOTES:

ft = feet

MSL = Mean Sea Level

TOC = Top of polyvinyl chloride well casing

NM = Not measured

NI = Not Installed

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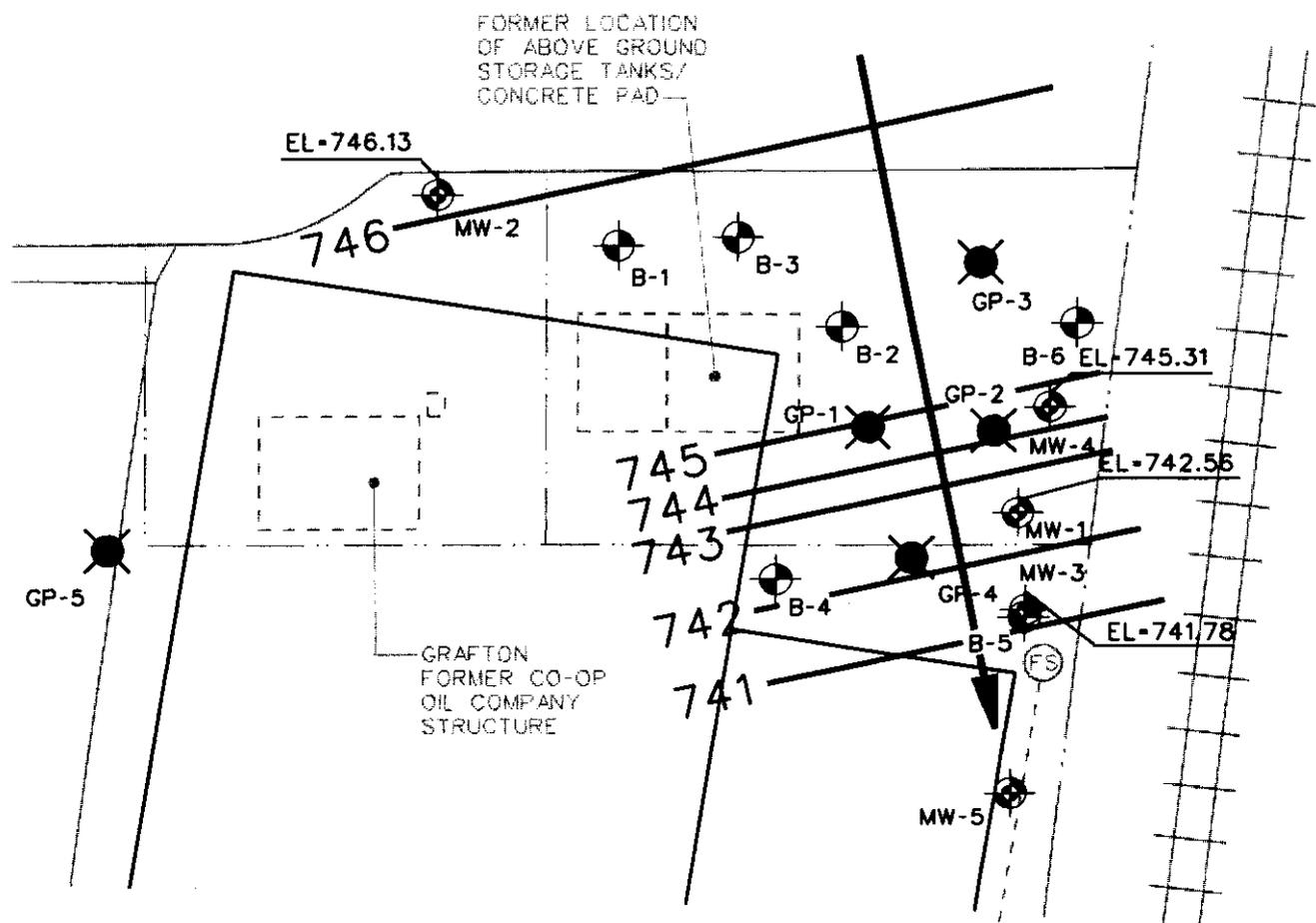
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DATE - Wed Jan 5 11:19:56 2005

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LEGEND

-  FORMER PROPERTY LIMIT
-  GEOPROBE LOCATION (ENVIRONMENTAL ASSOC.)
-  SOIL SAMPLE LOCATION (12/10/98)
-  MONITORING WELL WITH GROUNDWATER ELEVATION
-  GROUNDWATER CONTOURS
-  GROUNDWATER FLOW DIRECTION
-  FOUNDATION SUMP
-  FOUNDATION DRAIN PIPE

APPROX. SCALE  0' 50'



FIGURE 2
SOIL SAMPLING AND
MONITORING WELL LOCATIONS
 SITE CLOSURE REQUEST
 LEGGETT & PLATT, EST DIVISION
 GRAFTON, WISCONSIN

JAN. 2005

73295

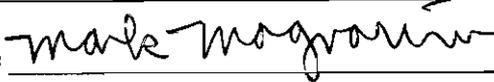
CASE SUMMARY CLOSEOUT SUMMARY
GIS REGISTRY INFORMATION

EST, DIVISION OF LEGGETT & PLATT
1600 7TH Avenue, Grafton, Wisconsin 53024

BRRTS #02-46-178614
DNR FID #246004110

I believe the extent of the contaminant groundwater plume lies within the legal description that has been included with the GIS Registry information packet.

Name Mark Magnarini

Signature 

Date 20 January 2005

Title V.P. of Manufacturing

Company EST Company