

GIS REGISTRY

Cover Sheet

August 2011
(RR-5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

*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" form)*

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

- Contamination in ROW
- Off-Source Contamination

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

Land Use Controls:

- N/A (Not Applicable)**
- Soil: maintain industrial zoning (220)**
*(note: soil contamination concentrations
between non-industrial and industrial levels)*
- Structural Impediment (224)**
- Site Specific Condition (228)**

- Cover or Barrier (222)**
*(note: maintenance plan for
groundwater or direct contact)*
- Vapor Mitigation (226)**
- Maintain Liability Exemption (230)**
*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

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

- Yes No N/A

** Residual Contaminant Level
**Site Specific Residual Contaminant Level*

BRRTS #: 02-52-112150

ACTIVITY NAME: Case Corp Racine Parts Depot

MAPS (continued)

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

Figure #: **Title:**

Figure #: **Title:**

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

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

Figure #: **Title:**

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

Figure #: **Title:**

Figure #: **Title:**

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

Tables must be no larger than 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 #: 1 Title: Summary of Soil Analytical Data

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

Table #: 2 Title: Summary of Groundwater Analytical Data

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

Table #: 4 Title: 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 #: 02-52-112150

ACTIVITY NAME: Case Corp Racine Parts Depot

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:

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:



February 15, 2012

Mr. Sean Maher
Chief Operating Officer
Centerpoint Properties Trust
1808 Swift Drive
Oakbrook, IL 60523-1501

Subject: Final Case Closure
Former Case Corp. Parts Depot at 7100 Durand Avenue, Racine, WI
WDNR FID #252212620 BRRTS #02-52-112150

Dear Mr. Maher:

The Remediation and Redevelopment Program at the Wisconsin Department of Natural Resources (DNR) reviewed your request for closure of the case identified above. The DNR reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On March 17, 1999, you were notified that conditional closure had been granted to this case.

On November 5, 2002, the Department received documentation indicating that you have complied with the requirements for final closure. The monitoring wells were abandoned on August 19, 1999 by Badger State Drilling, Inc. The Groundwater Use Restriction was recorded on the property's deed on August 26, 1999.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that this site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. 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 <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Residual Soil Contamination

Residual soil contamination remains beneath and beyond the loading dock bays as shown on the attached map and in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual 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.

Residual Groundwater Contamination

Groundwater impacted by Benzo(b)fluoranthene contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property, as shown on the attached map.

Please send written notifications in accordance with the above requirements to the DNR Southeast Region, Remediation and Redevelopment Program, 2300 N. Martin Luther King, Jr. Drive, Milwaukee, WI 53212, to the attention of the Environmental Program Assistant. Any correspondence should reference the "Subject" name and file reference numbers listed above.

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 Department 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 the Project Manager, Shanna Laube-Anderson at 262-884-2341.

Sincerely,



Michele R. Norman
Hydrogeologist
Remediation & Redevelopment Program

Attachments: Area detail map

Cc: Audrey Van Dyke, Corporate Environmental Manager, CNH America LLC

Management Review
Other

Technical Review
Project Manager

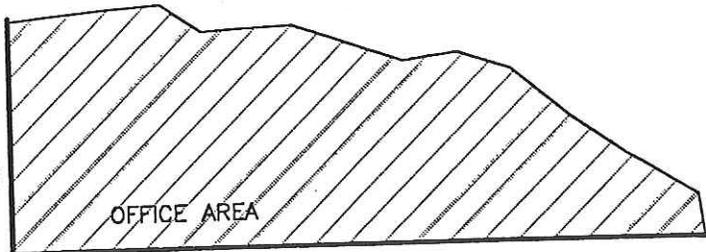
Graphic Standards
Lead Professional JAH 7-15-96

QUALITY CONTROL

This document has been developed for a specific application and may not be used without the written approval of Montgomery Watson.

HP02 MW02

HP03



UPPER FLOOR

UPPER FLOOR

HP04

MW03

HP01

BAY 10

10W 10E
SS2/GW2

LIMITS OF EXCAVATION

BAY 9

9W 9E
SS1/GW1

HP08

HP07

LOWER FLOOR

HP06

MW01

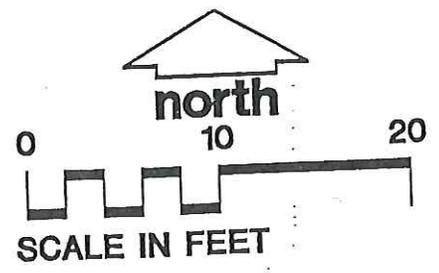
--- Revised by the DNR showing likely extent of contamination.

LEGEND

- HP01 HYDRAULIC PROBE LOCATION AND NUMBER
- MW01 MONITORING WELL LOCATION AND NUMBER
- 9W SAMPLE LOCATION AND NUMBER

NOTE

1. BASE MAP DEVELOPED FROM SITE OBSERVATIONS BY MONTGOMERY WATSON ON FEBRUARY 27, 1996.
2. GROUNDWATER MONITORING WELLS INSTALLED BY ENVIRONMENTAL & FOUNDATION DRILLING ON APRIL 24, 1996 UNDER THE SUPERVISION OF MONTGOMERY WATSON.



Developed By JAH	Drawn By LCL	SOURCE AREA DETAIL CASE CORPORATION RACINE PARTS DEPOT RACINE, WISCONSIN	Drawing Number 3876.0050	A3 MONTGOMERY WATSON
Approved By <i>[Signature]</i>	Date 7-15-96			
Reference				
Revisions				



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Sturtevant Service Center
9531 Rayne Road
Sturtevant, Wisconsin 53177
Telephone 414-884-2300
FAX 414-884-2307
TDD 414-884-2304

March 17, 1999

FID #: 252212620
County of Racine

Mr. Reid Urban
Case Corporation
700 State Street
Racine, WI 53404

SUBJECT: Flexible Site Closure – Case Corporation, Racine Parts Depot
7100 Durand Avenue, Racine, Wisconsin.
BRRS #: 03-52-112150

Dear Mr. Urban:

The Wisconsin Department of Natural Resources (the Department) has completed the review of the above-named site for a determination as to whether or not the case qualified for close out under ch. NR 726, Wisconsin Administrative Code (WAC).

Based on the investigative and remedial documentation provided to the Department, it appears that the contamination at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, WAC. Therefore, the Department considers the case "closed," having determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to s. 726.09, WAC, 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.

Residual contaminated soils (about 38 cubic yards) above the NR 720 generic cleanup levels remain in-place at the site at this time beneath and beyond the loading dock bays. In the event that the soils become accessible in the future due to construction and/or are excavated for any reason, the owner of the property will be responsible for managing the soils according to all applicable regulations of the Department.

To complete the closure of this site, you must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type, and concentration of the contaminant(s) and includes the following language:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR809 is restricted by chs. NR811 and NR812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may

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Through Excellent Customer Service*



Mr. Reid Urban
Case Corporation
Page 2

apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

Within 60 days all of the groundwater monitoring wells at the site must be abandoned in accordance with WAC NR 141 and the completed abandonment forms must be submitted to the Department. Once the Department receives the abandonment forms and a copy of the groundwater use restriction, this case will be tracked as closed on our computer tracking system.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions, please call me at (414) 884-2341.

Sincerely,



Eric Amadi

Hydrogeologist - Remediation and Redevelopment Program

cc: Douglas J. Bach - Montgomery Watson
SER - Case File #: 02-52-112150

extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 26th day of August, 1999.

JDI Racine Limited Partnership, an Illinois limited partnership

By: JDI Racine L.L.C., an Illinois limited liability

company, its general partner

By: [Signature]

Name: Kevin Connor

Its: manager

Shoemaker Properties, L.L.C., an Illinois limited liability company

By: [Signature]

Name: Donald J. Shoemaker

Its: Manager

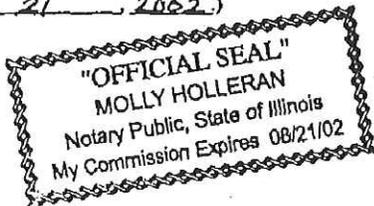
ACKNOWLEDGMENT

STATE OF ILLINOIS)
COOK COUNTY) ss.

Personally came before me this 23rd day of August, 1999, the above named Kevin Connor and [Signature] to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]

• Molly Holleran
Notary Public, State of Illinois
My Commission is permanent. (If not, state expiration date: August 21, 2002.)



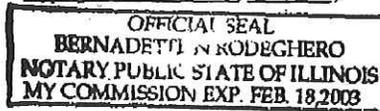
ACKNOWLEDGMENT

STATE OF IL)
DuPage COUNTY) ss.

Personally came before me this 20 day of August, 1999, the above named Donald J. Shoemaker and [Signature] to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]

• Bernadette N. Rodighiero
Notary Public, State of IL
My Commission is permanent. (If not, state expiration date: Feb 8, 2003.)



08/16/98 14:35 FAX

VOL PAGE
2954 566

004

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1903, RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON NOVEMBER 7, 1996 IN VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGE 785, AS DOCUMENT NO. 1559668 AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 22 EAST. SAID LAND BEING IN THE TOWN OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

P.L.N. 51-008-03-22-23-025-010

from 51-008-03-22-23-025-000 and 51-008-03-22-23-027-000

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QUALITY CONTROL

Graphic Standards DLF
Lead Professional

4-5-96

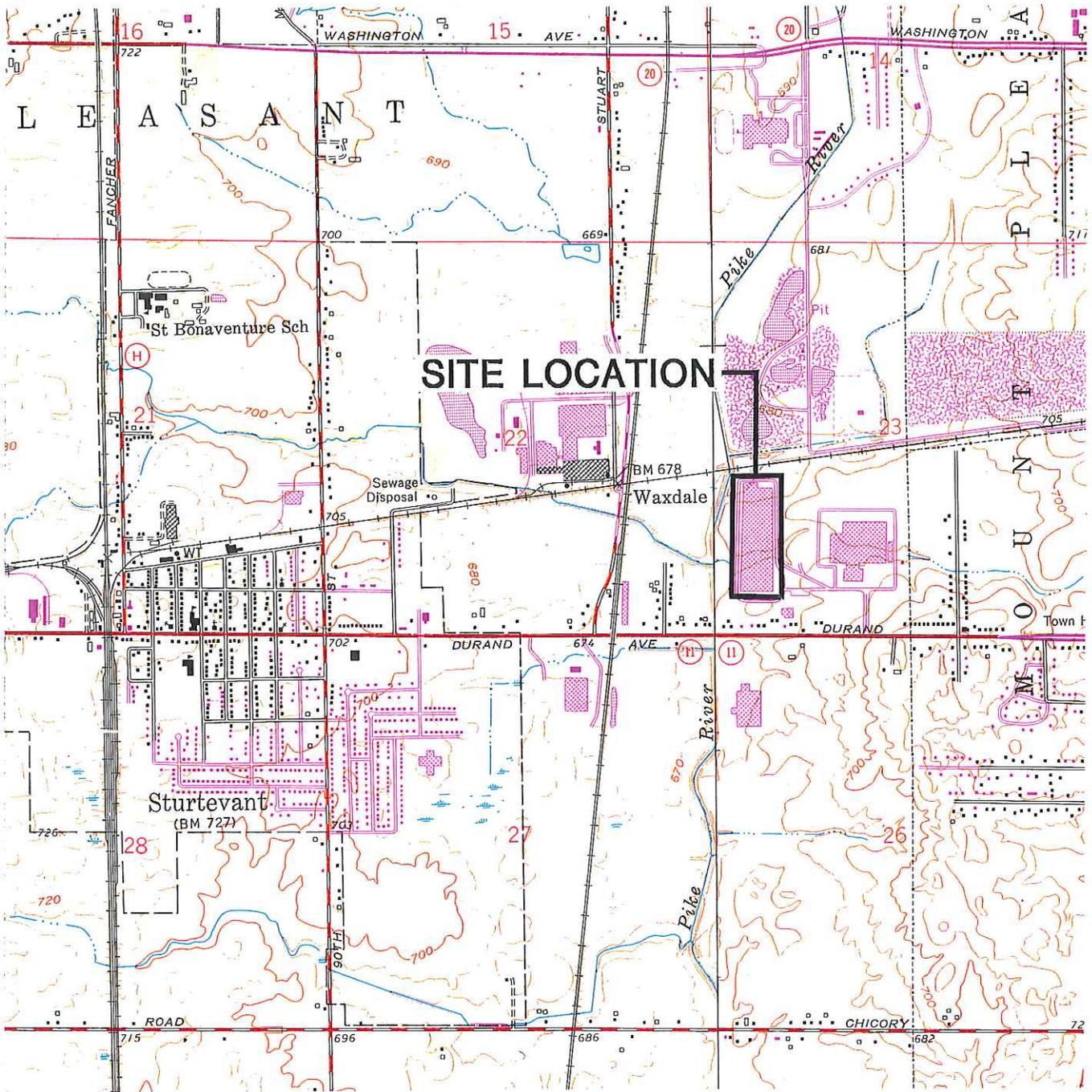
Technical Review
Project Manager DJB

4-15-96

Management Review
Other

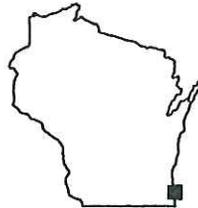
T3N

R22E

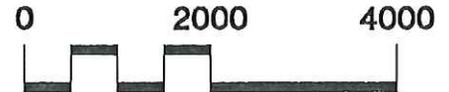


NOTE

BASE MAP DEVELOPED FROM THE RACINE SOUTH, WISCONSIN, 7.5 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE MAP, DATED 1958, PHOTOREVISED 1971 & 1976, AND STURTEVANT, WISCONSIN, 7.5 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE MAP, DATED 1959, PHOTOREVISED 1971 & 1994.



QUADRANGLE LOCATION



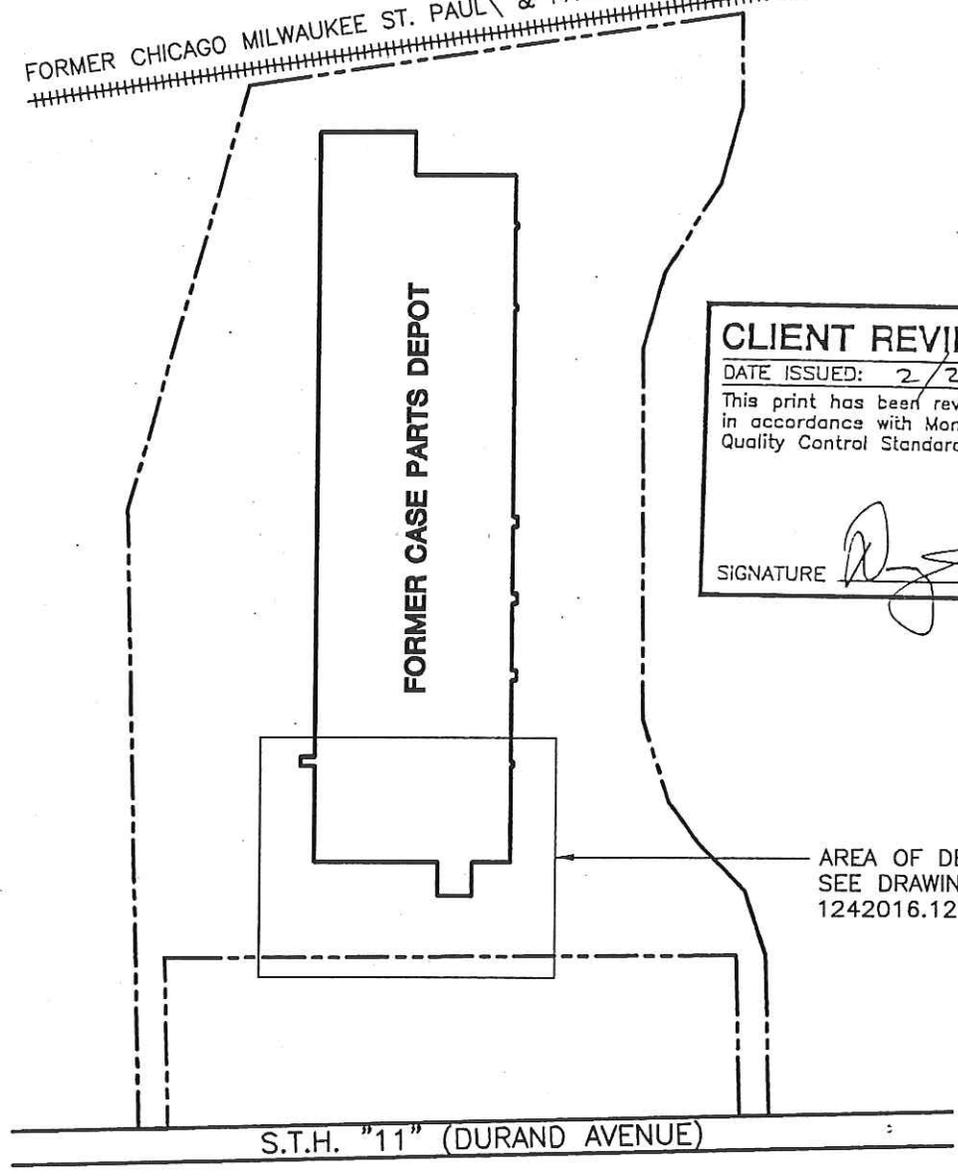
SCALE IN FEET

FIGURE 1

Developed By DJB	Drawn By DLF	SITE LOCATION MAP	Drawing Number 3876.0040
Approved By <i>[Signature]</i>	Date 12-19-96		A1
Reference		CASE CORPORATION RACINE PARTS DEPOT RACINE, WISCONSIN	MONTGOMERY WATSON
Revisions			

Management Review _____
 Other _____
 Technical Review _____
 Project Manager DJB 2-24-98
 Graphic Standards DLF 2-24-98
 Lead Professional _____
 QUALITY CONTROL

FORMER CHICAGO MILWAUKEE ST. PAUL & PACIFIC RAILROAD RIGHT-OF-WAY



CLIENT REVIEW PRINT
 DATE ISSUED: 2/24/98
 This print has been reviewed and checked in accordance with Montgomery Watson Quality Control Standards.
 SIGNATURE 

AREA OF DETAIL
 SEE DRAWING NO.
 1242016.12180101-B1

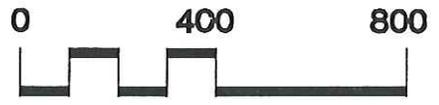
S.T.H. "11" (DURAND AVENUE)

LEGEND

- ##### RAILROAD TRACKS
- APPROXIMATE PROPERTY LINE

NOTE

BASE MAP DEVELOPED FROM A CERTIFIED SURVEY MAP OF PARCEL 1 OF PART OF THE SW 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE TOWN OF MT. PLEASANT, RACINE COUNTY, WISCONSIN. SURVEY PERFORMED BY WALTER R. MADSEN, RACINE, WISCONSIN.



SCALE IN FEET FIGURE 2

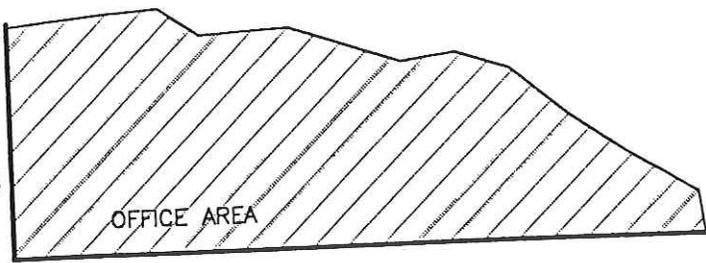
This document has been developed for a specific application and may not be used without the written approval of Montgomery Watson.

Developed By <u>DJB</u>	Drawn By <u>LCL</u>	SITE FEATURES MAP AND AREAS OF DETAIL CASE CORPORATION RACINE PARTS DEPOT RACINE, WISCONSIN	Drawing Number 1242016 12180101 A2
Approved By _____	Date _____		MONTGOMERY WATSON 
Reference _____			
Revisions _____			

Management Review
 Other
 Technical Review
 Project Manager
 Graphic Standards
 Lead Professional
 JAH
 7-15-96
 Quality Control

HP02 MW02

HP03



OFFICE AREA

UPPER FLOOR

UPPER FLOOR

FLOOR DRAIN

BAY 10

HP01



LIMITS OF EXCAVATION

LOWER FLOOR

MW03

BAY 9

HP08



HP06

MW01

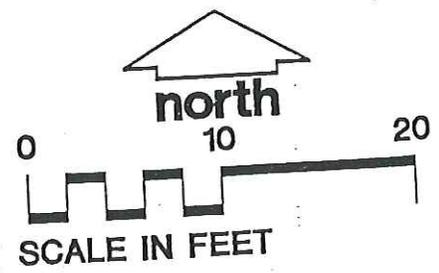
HP04

LEGEND

- HP01 HYDRAULIC PROBE LOCATION AND NUMBER
- MW01 MONITORING WELL LOCATION AND NUMBER
- 9W SAMPLE LOCATION AND NUMBER

NOTE

1. BASE MAP DEVELOPED FROM SITE OBSERVATIONS BY MONTGOMERY WATSON ON FEBRUARY 27, 1996.
2. GROUNDWATER MONITORING WELLS INSTALLED BY ENVIRONMENTAL & FOUNDATION DRILLING ON APRIL 24, 1996 UNDER THE SUPERVISION OF MONTGOMERY WATSON.



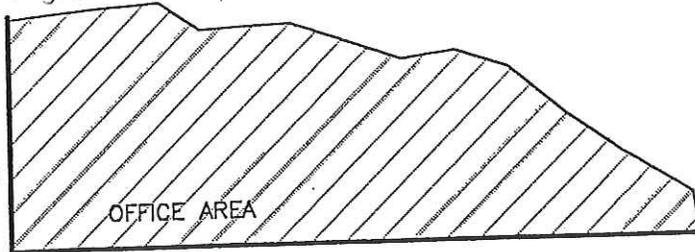
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Developed By JAH	Drawn By LCL	SOURCE AREA DETAIL	Drawing Number 3876.0050
Approved By <i>J. Anttila</i>	Date 7-15-96		CASE CORPORATION RACINE PARTS DEPOT RACINE, WISCONSIN
Reference			MONTGOMERY WATSON
Revisions			

Figure 4 - Contamination Map

HP02 MW02

HP03



OFFICE AREA

UPPER FLOOR

UPPER FLOOR

HP04

MW03

HP01

BAY 10

10W 10E

SS2/GW2

LIMITS OF EXCAVATION

HP07

MW01

LOWER FLOOR

BAY 9

9W 9E

SS1/GW1

HP06

HP08

 Revised by the DNR showing likely extent of contamination.

LEGEND

HP01

HYDRAULIC PROBE LOCATION AND NUMBER

MW01

MONITORING WELL LOCATION AND NUMBER

9W

SAMPLE LOCATION AND NUMBER

NOTE

1. BASE MAP DEVELOPED FROM SITE OBSERVATIONS BY MONTGOMERY WATSON ON FEBRUARY 27, 1996.
2. GROUNDWATER MONITORING WELLS INSTALLED BY ENVIRONMENTAL & FOUNDATION DRILLING ON APRIL 24, 1996 UNDER THE SUPERVISION OF MONTGOMERY WATSON.



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Management Review
 Other
 Technical Review
 Project Manager
 7-15-96
 JAH
 Lead Professional
 Graphic Standards
 JAH
 Quality Control

Developed By JAH	Drawn By LCL	SOURCE AREA DETAIL CASE CORPORATION RACINE PARTS DEPOT RACINE, WISCONSIN	Drawing Number 3876.0050 A3
Approved By <i>J. Mitchell</i>	Date 7-15-96		MONTGOMERY WATSON 
Reference			
Revisions			

This document has been developed for a specific application and may not be used without the written approval of Montgomery Watson.

QUALITY CONTROL

Graphic Standards DLF
Lead Professional JAH

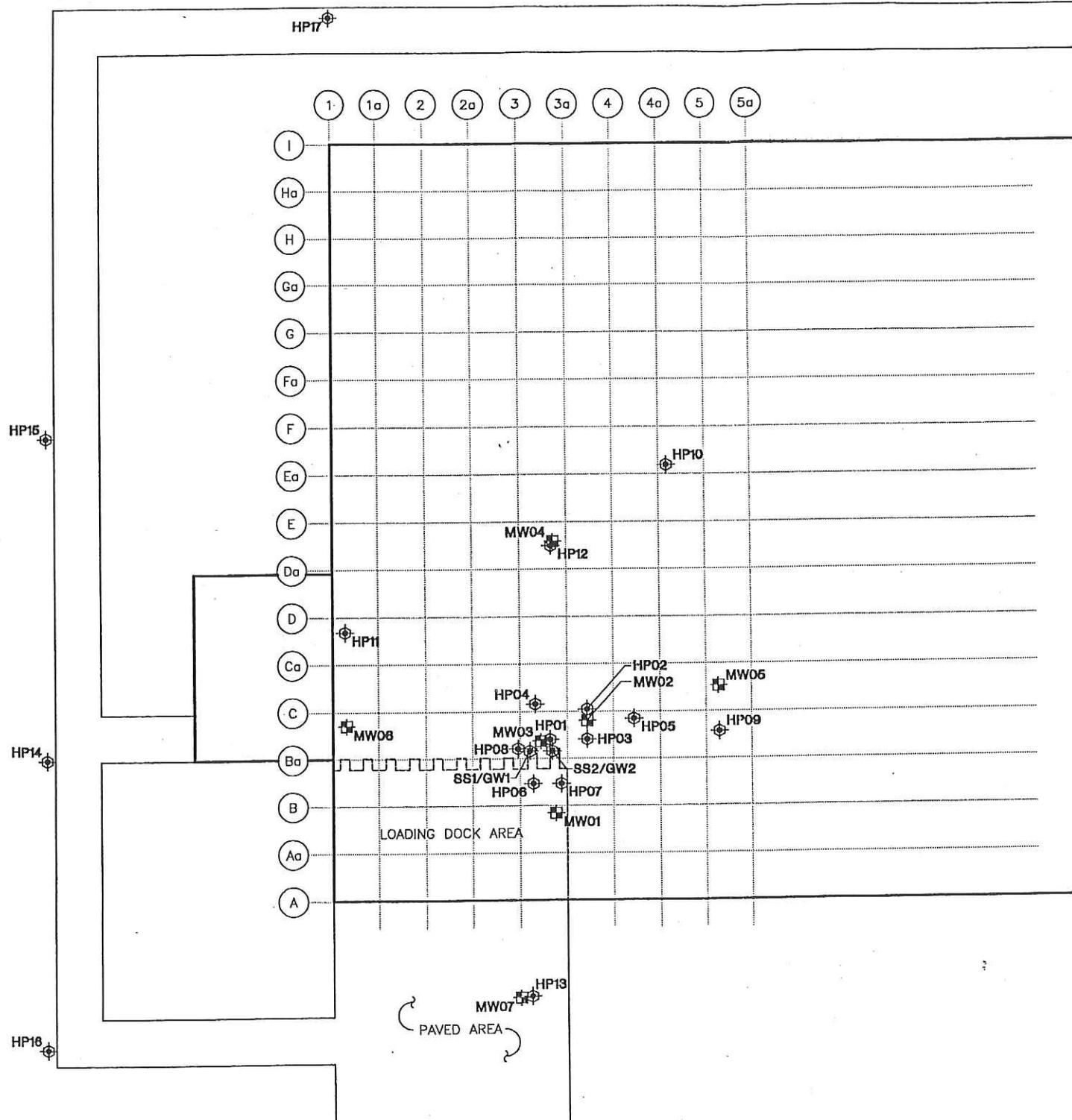
6-12-95
6-12-95

Technical Review
Project Manager DJB

6-12-95

Management Review
Other

METALS LAB BUILDING

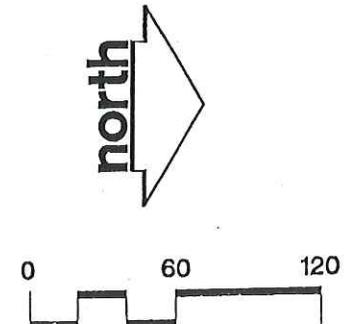


LEGEND

- ⊕ HP01 HYDRAULIC PROBE LOCATION AND NUMBER
- ⊞ MW01 MONITORING WELL LOCATION AND NUMBER

NOTE

1. BASE MAP DEVELOPED FROM SITE OBSERVATIONS BY MONTGOMERY WATSON ON FEBRUARY 27, 1996 AND 1969 DRAWING OF CASE PARTS DEPOT, SOUTH END OF PLANT, PROVIDED BY CASE CORPORATION.
2. GROUNDWATER MONITORING WELLS INSTALLED BY ENVIRONMENTAL & FOUNDATION DRILLING ON APRIL 24, 1996. HP01 THROUGH HP08 WERE INSTALLED BY NORTSHORE ENVIRONMENTAL ON FEBRUARY 27, 1996. HP09 THROUGH HP11 WERE INSTALLED BY GZA ENVIRONMENTAL ON JUNE 6, 1996.



MONITORING WELL AND GEOPROBE SAMPLE LOCATIONS

CASE CORPORATION RACINE PARTS DEPOT
7100 DURAND AVENUE
RACINE, WISCONSIN

Drawing Number
3876.0050 E

MONTGOMERY WATSON



Developed By JAH
Drawn By LCL

Approved By [Signature]
Date 6-21-96



MONTGOMERY WATSON

February 12, 1999

Mr. Eric Amadi
Hydrogeologist
Wisconsin Department of Natural Resources
Southeast Region - Sturtevant Service Center
9531 Rayne Road
Sturtevant, WI 53177

RECEIVED
FEB 15 1999

DEPT. of NATURAL RESOURCES
SERVICE CENTER
STURTEVANT, WI

Re: Additional Information Requested for Site Closure
Former Case Parts Depot, 7100 Durand Avenue, Racine
BRRTs # 02-52-112150

Dear Mr. Amadi:

This letter provides the additional information you requested regarding the above referenced facility. It is our understanding that this information will be used to support the closure of this site before the Southeast Region closure committee. Specifically, you requested additional information regarding the following:

- Chain-of-custody form for the May 28, 1998 groundwater sampling event.
- An estimate of the volume of petroleum contaminated soils remaining in place that could not practically be excavated.

The requested chain-of-custody form is attached. Presented below is a brief review of investigation and remediation activities, and an estimate of the volume of petroleum contaminated soils remaining in place.

Background Information

As described in the report, *Summary of Soil and Groundwater Investigation and Remediation Activities* (Montgomery Watson, December 1996), an initial Geoprobe investigation of the site in February 1996 indicated the presence of diesel range organic (DRO) compounds at locations HP01 and SS02 (see attached Drawing A3). Subsequently, in April 1996, DRO compounds were also detected at location SS01. These locations are all indoors, covered with concrete, and within several feet of two loading dock bays equipped with hydraulic lifts.

In May 1996, soils were excavated from beneath the two hydraulic lifts to a depth of 6 to 8 ft, and soil samples at the base of these excavations indicated no detectable concentrations of DRO compounds. Soil staining was observed in the side walls of these excavations, however, indicating that petroleum contamination extended beneath the concrete of the elevated loading docks. These soils cannot be practically excavated due to structural considerations. The thickness of the remaining DRO contaminated soil layer appears to be no greater than 2 ft, as indicated by analytical results for borings HP01, SS02, and SS01. The lateral extent of DRO contaminated soils appears to be limited to a distance of

approximately 5 ft from the walls of the loading dock bays, as indicated by analytical results for HP06, HP07, HP08 and HP01.

The December 1996 report concluded that the potential for contaminant migration was minimal due to site geologic conditions, the presence of the building to serve as a cap, and the nature of the contaminants. Natural attenuation was recommended as the most appropriate means to achieve site closure.

Calculation of DRO Contaminated Soil Volume Remaining

The information provided in the above referenced report supports the following assumptions regarding remaining DRO contaminated soils:

- DRO contaminated soils are present at a depth of 2 to 4 ft below the floor of the loading dock bays (6 to 8 ft below the elevated floor).
- The thickness of the DRO contaminated soil layer is approximately 2 ft
- The lateral extent of DRO contaminated soils extends approximately 5 ft beyond the area of the loading dock bays, covering an area of approximately 520 sq ft (28 ft x 21 ft, minus 70 sq ft in the excavated area)
- The average DRO concentration in soils in this area is 440 mg/kg (the average of the analytical results for HP01, SS01, and SS02)

Based on this information, the estimated volume of DRO contaminated soil remaining in place is 1040 cu ft or 38.5 cu yds. The estimated mass of DRO remaining is 23 kg (38.5 cu yds x 1.5 tons/cu yd x 2,000 lbs/ton x 0.45 kg/lb x 440 mg DRO/kg soil).

Please call if you have questions regarding this information or any other aspect of the project.

Sincerely,

MONTGOMERY WATSON



Douglas J. Bach, P.E.
Project Manager

Enclosures: Chain of Custody Form, 5/28/98
Drawing A3 - Source Area Detail
Drawing B1 - Monitoring Well and Geoprobe Sample Locations

cc: Mr. Reid Urban, Case Corporation

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Table 1
Summary of Soil Analytical Data
Case Corporation Racine Parts Depot
Racine, Wisconsin

Parameter	HP01, 6-8' 2/27/96		HP02, 2-4' 2/27/96		HP03, 4-6' 2/27/96		HP04, 8-10' 2/27/96		HP05, 8-10' 2/27/96		HP06, 2-4' 2/27/96		HP07, 2-4' 2/27/96		HP08, 8-10' 2/27/96		SS01, 2-4' 2/27/96		SS02, 2-4' 2/27/96	
	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL
Solids, Total (%)	86	0.5	90.5	0.5	89.7	0.5	77.1	0.5	83.2	0.5	79.3	0.5	78.6	0.5	76.7	0.5	84.6	0.5	87	0.5
DRO (mg/kg)	510	10		10		10		10		10		10		10		10		10	240	10
GRO (mg/kg)		NS		NS		NS		NS		NS		NS		NS		NS		NS		NS
TCLP VOCs (mg/L)		NS		NS		NS		NS		NS		NS		NS		NS		NS		NS
TCLP SVOCs (mg/L)		NS		NS		NS		NS		NS		NS		NS		NS		NS		NS
TCLP Lead (mg/L)		NS		NS		NS		NS		NS		NS		NS		NS		NS		NS
Benzene (ug/kg)		NS		NS		NS		NS		NS		NS		NS		NS		NS		NS
Volatiles (ug/kg)		NS		NS		NS		NS		NS		NS		NS		NS		NS		NS

Parameter	SS01 4/24/96		DOCK #9 E. 5/8/96		DOCK #9 W. 5/8/96		DOCK #10 E. 5/8/96		DOCK #10 W. 5/8/96		MeOH Blank 5/8/96		HP09-2' 6/6/96		HP10-4' 6/6/96		HP11-4' 6/6/96		HP12-4' 6/6/96	
	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL
Solids, Total (%)	90.4	0.5	82.7	0.5	79.5	0.5	77.7	0.5	80.1	0.5		NS		NS		NS		NS		NS
DRO (mg/kg)	560	10		10		10		10		10		NS		NS		NS		NS		NS
GRO (mg/kg)		10		NS		NS		NS		NS		NS		NS		NS		NS		NS
TCLP VOCs (mg/L)		ND		NS		NS		NS		NS		NS		NS		NS		NS		NS
TCLP SVOCs (mg/L)		ND		NS		NS		NS		NS		NS		NS		NS		NS		NS
TCLP Lead (mg/L)		0.10		NS		NS		NS		NS		NS		NS		NS		NS		NS
Benzene (ug/kg)		NS		25		25		25		25		25		25		25		25		25
Volatiles (ug/kg)		NS		NS		NS		NS		NS		NS		ND		ND		ND		ND

This table presents a summary of analytical results for all soil samples collected from the Case Corporation Racine Parts Depot, in Racine Wisconsin. Refer to Appendix A for complete analytical reports.

Conc = reported concentration in listed units.

A blank indicates the compound was not detected at concentrations exceeding the laboratory reported detection limit (RDL).

Benzene is listed separately from VOCs because it was the only volatile compound analyzed for 5/8/96 Dock samples.

NS = No sample was collected for this analysis from this location.

ND = No compounds were detected at concentrations exceeding the laboratory reporting limit for this analysis.

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Labels: D, C, B, A, 02Z-050, 02Z-050

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Table 2
Summary of Groundwater Monitoring Well Sample Analytical Data
Case Corporation Racine Parts Depot
Racine, Wisconsin

Parameter	MW01		MW02		MW03		MW04		MW05		MW06		MW07		Wis. Adm. Code NR140	
	4/25/96	5/28/98	4/25/96	5/28/98	4/25/96	5/28/98	6/17/96	5/28/98	6/17/96	5/28/98	6/17/96	5/28/98	6/17/96	5/28/98	PAL	ES
Volatiles (ug/L)																
Benzene	2	<0.3	1.6	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	<1	<0.3		
n-Butylbenzene	3.8	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	0.5	5
Ethylbenzene	8.2	<0.2	6.5	<0.2	3.2	<0.2	<1	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	NS	NS
p-Isopropyltoluene	1.2	<0.2	<1	<0.2	<1	<0.2	<1	<0.2	<1	<0.2	<1	<0.2	<1	<0.2	140	700
Naphthalene	9.2	<1.1	3.3	<1.1	1.3	<1.1	<1	<1.1	<1	<1.1	<1	<1.1	<1	<1.1	NS	NS
n-Propylbenzene	1.5	<0.2	<1	<0.2	<1	<0.2	<1	<0.2	<1	<0.2	<1	<0.2	<1	<0.2	8	40
Tetrachloroethene	13	<0.6	15	<0.6	6.3	<0.6	<1	<0.6	<1	<0.6	<1	<0.6	<1	<0.6	NS	NS
Toluene	24	<0.2	22	0.7	14	<0.2	<1	<0.2	<1	<0.6	<1	<0.6	<1	<0.6	0.5	5
1,2,4-Trimethylbenzene	15	<0.6	7.2	<0.6	2.7	<0.6	<1	<0.6	<1	<0.6	<1	<0.6	<1	<0.6	68.6	343
1,3,5-Trimethylbenzene	3.6	<0.3	1.7	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	<1	<0.3	NS	NS
m + p-Xylene	35	<0.3	26	1.2	16	<0.3	<2	<0.3	<2	<0.3	<1	<0.3	<1	<0.3	NS	NS
o-Xylene	11	<0.5	7.7	<0.5	4.2	<0.5	<1	<0.5	<1	<0.5	<2	1.2	<2	<0.3	NS	NS
Total xylenes	46	<0.8	33.7	1.2	20.2	<0.8	<3	<0.8	<3	<0.8	<3	1.2	<3	<0.8	NS	NS
Polynuclear Aromatic Hydrocarbons (ug/L)																
Benzo(a)anthracene	<0.1	<0.0073	<0.1	<0.0073	31	<0.0073	NA	<0.0073	<0.1	<0.0073	<0.1	<0.0073	<0.1	<0.0073	NS	NS
Benzo(a)pyrene	<0.1	<0.018	<0.1	<0.018	1.9	<0.018	NA	<0.018	<0.1	<0.018	<0.1	<0.018	<0.1	<0.018	NS	NS
Benzo(b)fluoranthene	<0.18	0.042	<0.18	0.10	0.94	0.65	NA	0.073	<0.18	<0.15	<0.18	0.017	<0.18	0.026	0.02	0.2
Benzo(g,h,i)perylene	<0.2	<0.035	<0.2	<0.035	1.4	<0.035	NA	<0.035	<0.2	<0.035	<0.2	<0.035	<0.2	<0.035	NS	NS
Benzo(k)fluoranthene	<0.1	<0.023	<0.1	<0.023	10	<0.023	NA	<0.023	<0.1	<0.023	<0.1	<0.023	<0.1	<0.023	NS	NS
Chrysene	<1	<0.051	<1	<0.051	12	<0.051	NA	<0.051	<1	<0.051	<1	<0.051	<1	<0.051	NS	NS
Dibenzo(a,h)anthracene	<0.2	<0.21	<0.2	<0.21	1.9	<0.21	NA	<0.21	<0.2	<0.21	<0.2	<0.21	<0.2	<0.21	NS	NS
Indeno(1,2,3-cd)pyrene	<0.1	<0.016	<0.1	<0.1	0.5	<0.23	NA	<0.016	<1	<0.016	<0.1	<0.16	<0.1	<0.16	NS	NS
2-Methylnaphthalene	11	<0.29	<10	<0.29	<10	<0.29	NA	<0.29	<10	<0.29	<10	<0.29	<10	<0.29	NS	NS
Naphthalene	10	<0.23	<10	<0.23	<10	<0.23	NA	<0.23	<1	<0.23	<10	<0.23	<10	<0.23	NS	NS
Phenanthrene	<1	<0.096	<1	<0.096	1.8	<0.096	NA	<0.096	<1	<0.096	<1	<0.096	<1	<0.096	8	40
Pyrene	<1	0.049	<1	0.045	<1	2.2	NA	0.046	<1	<0.017	<1	0.043	<1	0.043	NS	NS
DRO (ug/L)	240	NA	NA	NA	40000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS

Notes:

1. This table presents a summary of analytical results from all groundwater monitoring well samples collected from the Case Corporation Racine Parts Depot, in Racine Wisconsin
2. Refer to Appendix A for complete analytical results
3. NA = Not analyzed
4. Numbers in bold indicate NR140 PAL or ES exceedances
5. Only compounds detected in at least one sample are presented in this table
6. NR140 = Wisconsin Administrative Code Chapter NR140 preventive action limits (PAL) and enforcement standards (ES).
7. NS = No standard under NR140

Table 2
 Summary of Hydraulic Probe Groundwater Sample Analytical Data
 Case Corporation Racine Parts Depot
 Racine, Wisconsin

	GW01 2/27/96		GW02 2/27/96		HP01 2/27/96		HP02 2/27/96		HP06 2/27/96		HP09 6/6/96		HP10 6/6/96	
	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL
PCE By Field GC (ug/L)		NS		NS		NS		NS		NS		2		2
VOLATILES (ug/L)														
Toluene		NS		NS		NS		NS		NS		1		1
Polynuclear Aromatic Hydrocarbons (ug/L)														
Acenaphthene		NS		18		NS		NS		NS		18		18
Acenaphthylene		NS		10		NS		NS		NS		10		10
Anthracene		NS		1		NS		NS		NS		10		10
Benzo(a)anthracene		NS	3.2	0.1		NS		NS		NS		1		1
Benzo(a)pyrene		NS	2	0.1		NS		NS		NS		0.1		0.1
Benzo(b)fluoranthene		NS		0.18		NS		NS		NS		0.1		0.1
Benzo(g,h,i)perylene		NS		0.2		NS		NS		NS		0.18		0.18
Benzo(k)fluoranthene		NS		0.1		NS		NS		NS		0.2		0.2
Chrysene		NS	2.9	1		NS		NS		NS		0.1		0.1
Dibenzo(a,h)anthracene		NS		0.2		NS		NS		NS		1		1
Fluoranthene		NS		2		NS		NS		NS		0.2		0.2
Fluorene		NS		2		NS		NS		NS		2		2
Indeno(1,2,3-cd)pyrene		NS		0.1		NS		NS		NS		2		2
1-Methylnaphthalene		NS		10		NS		NS		NS		0.1		0.1
2-Methylnaphthalene		NS		10		NS		NS		NS		10		10
Naphthalene		NS		10		NS		NS		NS		10		10
Phenanthrene		NS		1		NS		NS		NS		10		10
Pyrene		NS		1		NS		NS		NS		1		1
DRO (ug/L)	52000	100		NS	190	100	160	100		100		NS		NS

Table 2
Summary of Hydraulic Probe Groundwater Sample Analytical Data
Case Corporation Racine Parts Depot
Racine, Wisconsin

	HP11 6/6/96		HP12 6/6/96		HP13 6/6/96		HP14 6/6/96		HP15 6/6/96		HP16 6/6/96		HP17 6/6/96		NR140	
	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	Conc	RDL	PAL	ES
PCE By Field GC (ug/L)		2		2		2		2		2		2		2	68.6	343
Volatiles (ug/L)																
Toluene	6.1	1	2.2	1		1		1	1.6	1		1		1	0.5	5
Polynuclear Aromatic Hydrocarbons (ug/L)																
Acenaphthene	NS		NS		18		NS		18		18		18		NR	NR
Acenaphthylene	NS		NS		10		NS		10		10		10		NR	NR
Anthracene	NS		NS		1		NS		NS		1		1		NR	NR
Benzo(a)anthracene	NS		NS		0.1		NS		0.1		0.1	0.49	0.1		NR	NR
Benzo(a)pyrene	NS		NS		0.1		NS	0.12	0.1	0.15	0.1	0.46	0.1	0.02	0.2	
Benzo(b)fluoranthene	NS		NS		0.18		NS		0.18		0.18	0.68	0.18		NR	NR
Benzo(g,h,i)perylene	NS		NS		0.2		NS		0.2	0.2	0.2	0.67	0.2		NR	NR
Benzo(k)fluoranthene	NS		NS		0.1		NS		0.1		0.1	0.29	0.1		NR	NR
Chrysene	NS		NS		1		NS		1		1		1		NR	NR
Dibenzo(a,h)anthracene	NS		NS		0.2		NS	0.2	0.2	0.21	0.2	0.52	0.2		NR	NR
Fluoranthene	NS		NS		2		NS		2		2		2		NR	NR
Fluorene	NS		NS		2		NS		2		2		2		NR	NR
Indeno(1,2,3-cd)pyrene	NS		NS		0.1		NS		0.1	0.12	0.1	0.58	0.1		NR	NR
1-Methylnaphthalene	NS		NS		10		NS		10		10		10		NR	NR
2-Methylnaphthalene	NS		NS		10		NS		10		10		10		NR	NR
Naphthalene	NS		NS		10		NS		10		10		10		NR	NR
Phenanthrene	NS		NS		1		NS		1		1	1.7	1		NR	NR
Pyrene	NS		NS		1		NS	1.7	1		1	1.4	1		NR	NR
DRO (ug/L)	NS		NS		NS		NS		NS		NS		NS		NR	NR

This table presents a summary of analytical results for all hydraulic probe groundwater samples collected from the Case Corporation Racine Parts Depot, in Racine Wisconsin. Refer to Appendix A for complete analytical reports.

Conc = reported concentration in listed units.

A blank indicates the compound was not detected at concentrations exceeding the laboratory reported detection limit (RDL).

Only VOCs detected in at least one sample are presented in this table. (Note: PCE was not detected in any hydraulic probe sample.)

NS = No sample was collected for this analysis from this location.

DRM-260 A 0m0-02m000

Table 4
Monitoring Well Groundwater Elevations
Case Corporation - Racine Parts Depot
Racine, Wisconsin

<u>Monitoring Well ID</u>	<u>Date Installed</u>	<u>Ground Surface (ft)</u>	<u>Top Of Casing (ft)</u>	<u>Top of Screen (ft)</u>	<u>Bottom of Screen (ft)</u>	<u>Soil Near Screen</u>	<u>Total Depth (ft)</u>	<u>Groundwater Elevations</u>	
								<u>5/2/96</u>	<u>6/17/96</u>
MW01	4/24/96	95.44	94.80	89.80	79.80	CL/ML	14.5	91.12	92.76
MW02	4/24/96	99.40	98.76	93.76	83.76	SP/CL	14.4	91.28	91.44
MW03	4/24/96	99.37	98.66	93.66	83.66	SP/PT/CL	14.4	91.24	91.41
MW04	6/14/96	99.39	98.89	93.39	83.39	CL	15.2	NR ¹	84.62 ²
MW05	6/14/96	99.35	99.03	93.53	83.53	CL	15.4	NR	85.77 ²
MW06	6/14/96	99.33	99.03	93.53	83.53	CL	15.4	NR	92.78
MW07	6/14/96	97.78	97.36	93.46	83.46	CL	13.3	NR	95.04

Notes:

Monitoring wells were installed by Environment & Foundation Drilling Co., and are constructed of Schedule 40 PVC with 10-ft Timco Screens (0.01-in slot size).

Benchmark selected: Flange located approximately 3.9 ft above concrete floor on 8 in vertical fire protection pipe located in the northeast corner of the shipping/receiving dock, set at 100.00 ft.

Footnotes:

1. NR = Not recorded; well not constructed at this date.
2. Elevations are not accurate because water levels at wells MW04 and MW05 had not stabilized as of 6/17/96.