

GIS REGISTRY

Cover Sheet

July, 2008

(RR 5367)

Source Property Information

BRRTS #: 02-52-542995

CLOSURE DATE: _____

ACTIVITY NAME: SAPKO INTERNATIONAL

FID #: 252004830

PROPERTY ADDRESS: 7505 DURAND AVE

DATCP #: _____

MUNICIPALITY: STURTEVANT

COMM #: _____

PARCEL ID #: _____

*WTM COORDINATES:

WTM COORDINATES REPRESENT:

X: 694145 Y: 249092

Approximate Center Of Contaminant Source

** Coordinates are in
WTM83, NAD83 (1991)*

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

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

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

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

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

Land Use Controls:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

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

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

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

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*



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

July 16, 2008

Mr. Al Sapko
7505 Durand Ave.
Sturtevant, WI 53177

Subject: Closure Request for Sapko International, Inc., 7505 Durand Ave., Sturtevant, WI
FID 252004830, BRRTS 02-52-542995

Dear Mr. Sapko:

On May 6, 2008 the Southeast Region Case Closure Committee met and reviewed your site. At that time it was determined that this site met the requirements for closure with a cap and maintenance plan for that cap. On July 11, 2008 I received the cap description and maintenance plan for this site.

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

Recent groundwater monitoring data at this site indicates exceedances of the ch. NR 140, Wis. Adm. Code, Enforcement Standard for cis-1,2-Dichloroethene, Trichloroethene and Vinyl Chloride at MW-1. The Department may grant an exemption for a substance of public welfare concern, or nitrate, pursuant to s. NR 140.28(4) (a), Wis. Adm. Code, if actions have been taken to achieve the lowest possible concentration for that substance which is technically and economically feasible and the existing or anticipated increase in the concentration of that substance does not present a threat to public health or welfare.

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the 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. 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 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 would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes 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 during excavation activities to prevent a health threat to humans.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wisconsin Administrative 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.

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 GIS 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 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://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

The Department appreciates your efforts to restore the environment at this site. If you have any questions please contact Shanna L. Laube-Anderson at 262-884-2341.

Sincerely,



Frances Koonce
Remediation and Redevelopment Sub-Team Leader
Southeast Region

Cc: ELM, 111 East Kilbourn Ave, Suite 1750, Milwaukee, WI 53202

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN
July 10, 2008

Property Identification:

Sapko International, Inc.
7505 Durand Avenue
Sturtevant, Wisconsin
BRRTS # 02-52-542995, FID#252004830

Legal Description:

That part of the Northwest $\frac{1}{4}$ of Section 26, Township 3 North, Range 22 East, bounded as follows:

Begin at a standard Racine County monument marking the West $\frac{1}{4}$ corner of said Section 26; run thence North $01^{\circ} 39' 54''$ West 2, 424.80 on the Section Line to a $\frac{3}{4}$ inch re-bar stake located South $01^{\circ} 39' 54''$ East 210.00 feet from the Northwest corner of said Section; thence North $89^{\circ} 36' 29''$ East 122.00 feet parallel with the North line of said Section to a $\frac{3}{4}$ inch re-bar stake; thence North $01^{\circ} 39' 54''$ West 102.00 feet to a $\frac{3}{4}$ inch rebar stake; thence South $89^{\circ} 36' 29''$ West 12.00 feet; thence North $01^{\circ} 39' 54''$ West 11.92 feet to a $\frac{3}{4}$ inch re-bar stake on the South line of state Highway No. 11 at a point on a curve of Southeasterly convexity whose radius is 22,979.31 feet and whose chord bears North $88^{\circ} 48' 26''$ East 250.29 feet; thence Northeasterly 250.29 feet on the arc of said curve and the South line of said Highway to a $\frac{3}{4}$ inch re-bar stake marking the point tangency; thence North $88^{\circ} 29' 43''$ East 301.48 feet on the South line of said highway to $\frac{3}{4}$ inch re-bar stake on the East line of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section; thence South $01^{\circ} 39' 04''$ East 2,548.18 feet on said East line to a $\frac{3}{4}$ inch diameter iron pipe stake on the East-West $\frac{1}{4}$ Section; thence South $89^{\circ} 37' 07''$ West 66.129 feet to the point of beginning. Subject to a 25 foot easement for ingress and egress whose centerline is described as commencing at the Northwest corner of said Section 26; run thence South $01^{\circ} 39' 54''$ East 210.00 feet; thence North $89^{\circ} 36' 29''$ East 122.00 feet; thence North $01^{\circ} 39' 54''$ West 89.50 feet to a point of beginning of said centerline; run thence North $89^{\circ} 36' 29''$ East to the centerline of an access road to the building; thence Northerly along the centerline of said access road to the South line of Highway No. 11 and the point of ending of said centerline. Said land being in the Village of Mt. Pleasant. County of Racine, State of Wisconsin. Parcel Identification # 51-151-03-22-26-051-000

Introduction:

This document is the Maintenance Plan for a pavement cover and building barrier at the above referenced property in accordance with the requirements of NR 724, Wisconsin Administrative Code (WAC). The maintenance activities relate to the existing building and other paved surfaces occupying the area over the contaminated groundwater and soil plume on-site. The contaminated soil and groundwater plume is impacted with volatile organic compounds as noted in sample point results summarized in the

attached Tables 1 and 2. The location of the paved surfaces and building to be maintained in accordance with the plan, as well as the soil and groundwater sample points are identified on the attached map (Figure 2).

Cover and Building Barrier Purpose:

The paved surfaces and the building over the contaminated plume serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These barriers also act as a partial infiltration barrier to minimize further soil to groundwater contamination migration that would violate the groundwater standards in WAC Chapter NR 140. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection:

The paved surfaces and building overlying the impacts as depicted on the attached Figure 2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deteriorations, cracks and other potential problems that can cause additional infiltration into or expose the underlying soils. The inspections will be performed to evaluate damage. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit A, Cap Inspection Log. The log will include recommendations for necessary repairs of any areas where underlying soils are exposed. Once repairs are completed, they will be documented. A copy of the inspection log will be sent to the WDNR at least annually after every inspection, unless otherwise directed by the WDNR

Maintenance Activities:

If problems are noted during the annual inspections or at any other time, repairs will be scheduled as soon as practical. Repairs can include patching or filling operations or they can include larger resurfacing or construction operations. If maintenance workers will be exposed to direct contact of the underlying soils, the owner must inform the workers of the direct contact exposure hazard. The owner must sample any soils which are excavated from the site areas prior to disposal to ascertain if contamination remains. If impacted, the excavated soil must be treated, stored and disposed of properly by the owner in accordance with applicable law.

In the event the paved surfaces and/or the building are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this plan, unless otherwise agreed to by the WDNR or its successor.

The property owner will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Site Owner and Operator:

Al Sapko
Sapko International
7505 Durand Avenue
262.554.9041

Consultant:

Kirk L. Kapfhammer, P.G.
ELM Consulting LLC
111 East Kilbourn Avenue
Milwaukee, WI 53202
414.225.9604

WDNR:

Ms. Shanna L. Laube-Anderson, P.G.
Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, WI 53177
262.884.2341

TABLE 1
Soil Analytical Results

Sapko International, Inc.
Sturtevant, Wisconsin

Parameter	Soil Standards		Soil Boring Sample ID and Depth									
			B-1 / MW-1	B-2	B-3	B-4	B-5 / MW-2	B-6 / MW-3	B-7	MW-4	MW-5	MW-6
VOCs (ug/kg)	RCL	PRG	8'-9'	14'-15'	6'-7'	4'-5'	4'-5'	3'-4'	2'-3'	2'-4'	4'-6'	2'-4'
Benzene	5.5	1,300	<25	<25	<25	<25	<25	<25	<25	<131	<131	<131
Ethylbenzene	2,900	20,000	739	<25	<25	<25	168	<25	<25	<131	<131	<131
Toluene	1,500	520,000	<25	<25	<25	<25	<25	<25	<25	<131	<131	<131
Total Xylenes	4,100	420,000	537	<25	<25	<25	477	<25	<25	<131	<131	<131
1,2,4-Trimethylbenzene	--	170,000	1,820	<25	<25	<25	1,800	<25	<25	<131	<131	<131
1,3,5-Trimethylbenzene	--	70,000	542	<25	<25	<25	511	<25	<25	<131	<131	<131
n-Butylbenzene	--	240,000	169	<25	<25	<25	121	<25	<25	<131	<131	<131
sec-Butylbenzene	--	220,000	126	<25	<25	<25	102	<25	<25	<131	<131	<131
Isopropylbenzene	--	--	104	<25	<25	<25	111	<25	<25	<131	<131	<131
n-Propylbenzene	--	2,600	232	<25	<25	<25	241	<25	<25	<131	<131	<131
p-Isopropyltoluene	--	--	131	<25	<25	<25	101	<25	<25	<131	<131	<131
Naphthalene	110,000	--	53.8	<25	<25	<25	91.5	<25	<25	<131	<131	<131
PAHs (ug/kg)	--	--	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA

Notes:

RCL : Residual Contaminant Level

Generic RCLs stipulated in NR 720.11 Table 2 values (WAC, 1997), Industrial Sites

PRG : Preliminary Remediation Goals - Industrial

Generic PRGs stipulated in based on EPA Region IX (2002).

VOC: Volatile Organic Compound

PAH: Polycyclic Aromatic Hydrocarbon

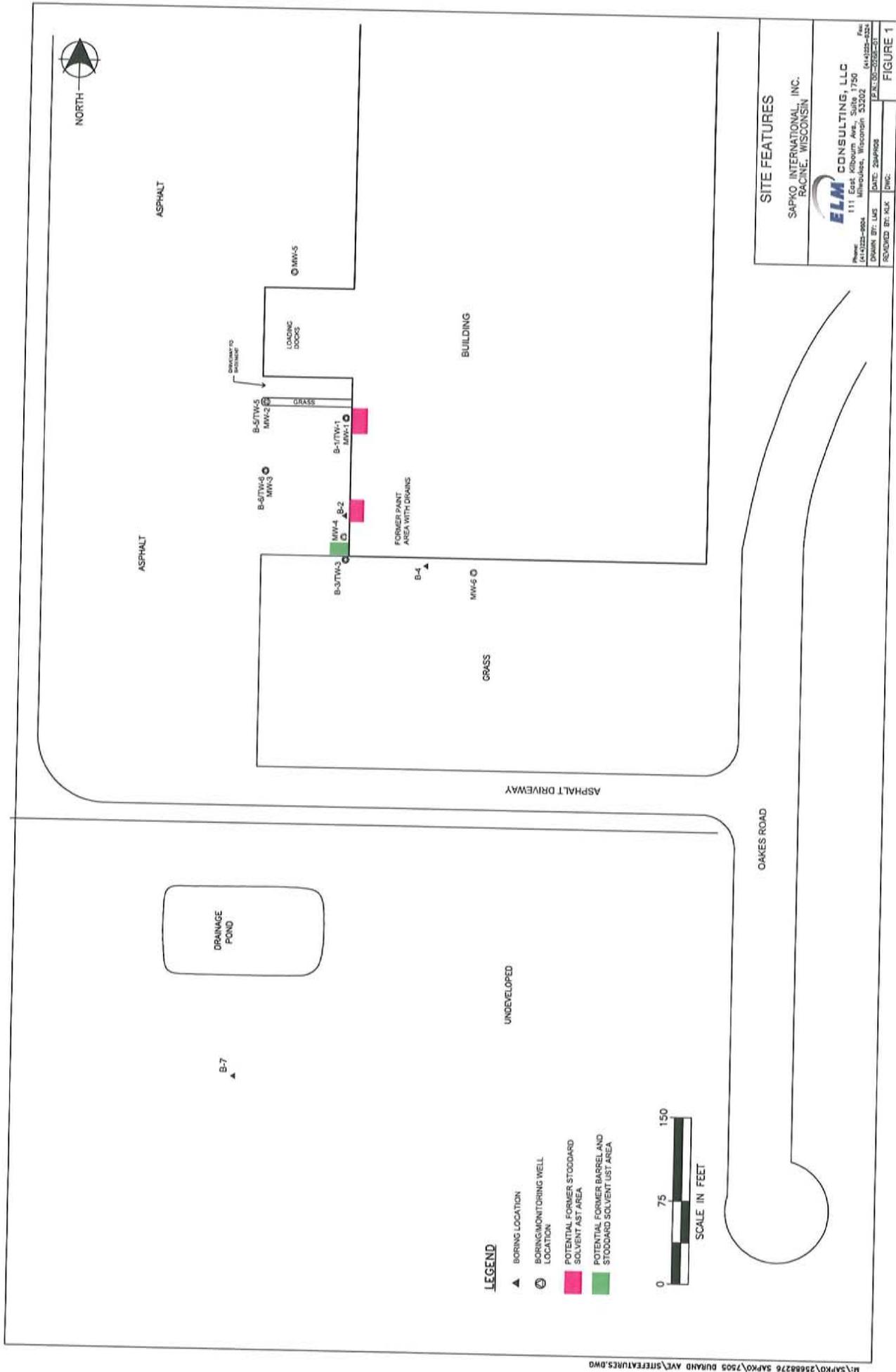
ug/kg: microgram per kilogram

ND : No analytes detected above the method detection limit

NA : Not analyzed

< : Not detected above the practical quantitative method detection limit.

Shaded areas denote exceedance of regulatory standard.



ASPHALT

DRAINAGE POND

B-7

ASPHALT DRIVEWAY

GRASS

BUILDING

FORMER PAINT AREA WITH DRAINS

LOADING DOCK

GRASS

B-5

B-6

B-7

MW-1

MW-2

MW-3

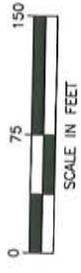
MW-4

MW-5

UNDEVELOPED

LEGEND

- ▲ BORING LOCATION
- ⊙ BORING/MONITORING WELL LOCATION
- POTENTIAL FORMER STORAGE SOLVENT AREA
- POTENTIAL FORMER BARREL AND STORAGE SOLVENT AREA



OAKES ROAD

SITE FEATURES

SAPKO INTERNATIONAL, INC.
RACINE, WISCONSIN



ELM CONSULTING, LLC
111 East Kilbourn Ave., Suite 1750
Milwaukee, Wisconsin 53202
Phone: (414)222-9900 Fax: (414)222-4224
DOWNS BY: LMS DATE: 2/24/2008
REVISED BY: KJK DMC

FIGURE 1

Case Closure Site Summary
Sapko International, Inc.
7505 Durand Ave.
Mount Pleasant, Wisconsin
BRRTS #: 02-52-542995
FID #: 252004830

June 13, 2006

**GEOGRAPHIC COORDINATES
WTM83/91**

E 694145 N 249092

0000308

STATE BAR OF WISCONSIN FORM 3 - 1999
QUIT CLAIM DEED

Document Number

DOC # 2021725

Recorded

MAR. 31, 2005 AT 10:05AM

This Deed, made between **S. JACK WILLIAMS ("Williams")**
and **DURAND AVENUE VENTURE, LLC ("Durand")**

Grantor, and **JOHN EASTMAN ("Eastman")** and **DURAND AVENUE VENTURE, LLC ("Durand")**, as tenants in common in the respective percentage tenants in common interest as set forth below

Grantee.

Grantor quit claims to Grantee the following described real estate in **Racine** County, State of Wisconsin (if more space is needed, please attach addendum):

SEE ATTACHED ADDENDUM

7505 Durand Avenue, Racine County, Mt. Pleasant, Wisconsin ("Property")

Grantors convey an 87.6543% tenants in common interest in the Property to Durand and a 12.3457% tenants in common interest in the Property to Eastman.

This deed is being executed for no consideration to correct a Quit Claim Deed recorded with the Register of Deeds for Racine County, Wisconsin, on July 29, 2004, as Document No. 1985424. The earlier conveyance was made prior to legal subdivision of Parcel Identification Number 51-151-03-22-26-051-000, and the instant conveyance is intended to restore the record ownership of these parcels to a single parcel of land.

Together with all appurtenant rights, title and interests.

Dated this 28th day of Feb., 2005.

* _____
* _____

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
Attorney Lisa R. Jonas

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

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS

Fee Amount: \$17.00
Fee Exempt 77.25-(3)



Recording Area

Name and Return Address

Croen & Barr LLP
Attn: Attorney Frederick R. Croen
250 East Wisconsin Avenue, #1550
Milwaukee, WI 53202

51-151-03-22-26-051-000

Parcel Identification Number (PIN)

This is not _____ homestead property.

(ix) (is not)

* **S. Jack Williams**

* _____

ACKNOWLEDGMENT

STATE OF **FLORIDA** _____)

COLLIER _____ County) ss.

Personally came before me this 28th day of Feb., 2005 the above named **S. Jack Williams**

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

Jeffery L. Evans

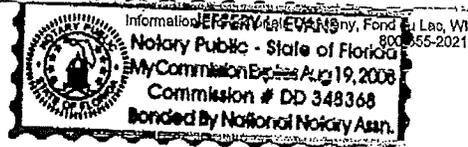
Notary Public, State of Florida
My Commission is permanent. (If not, state expiration date: _____)

Apr 19, 2008

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

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
FORM No. 3 - 1999



0000309

DURAND AVENUE VENTURE, LLC

By: Naples Durand Avenue Management, LLC, Its Manager

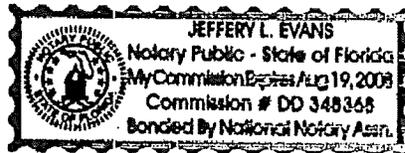
By: [Signature]
S. Jack Williams, Authorized Signatory

ACKNOWLEDGEMENT

STATE OF FLORIDA)
: ss.
COLLIER COUNTY)

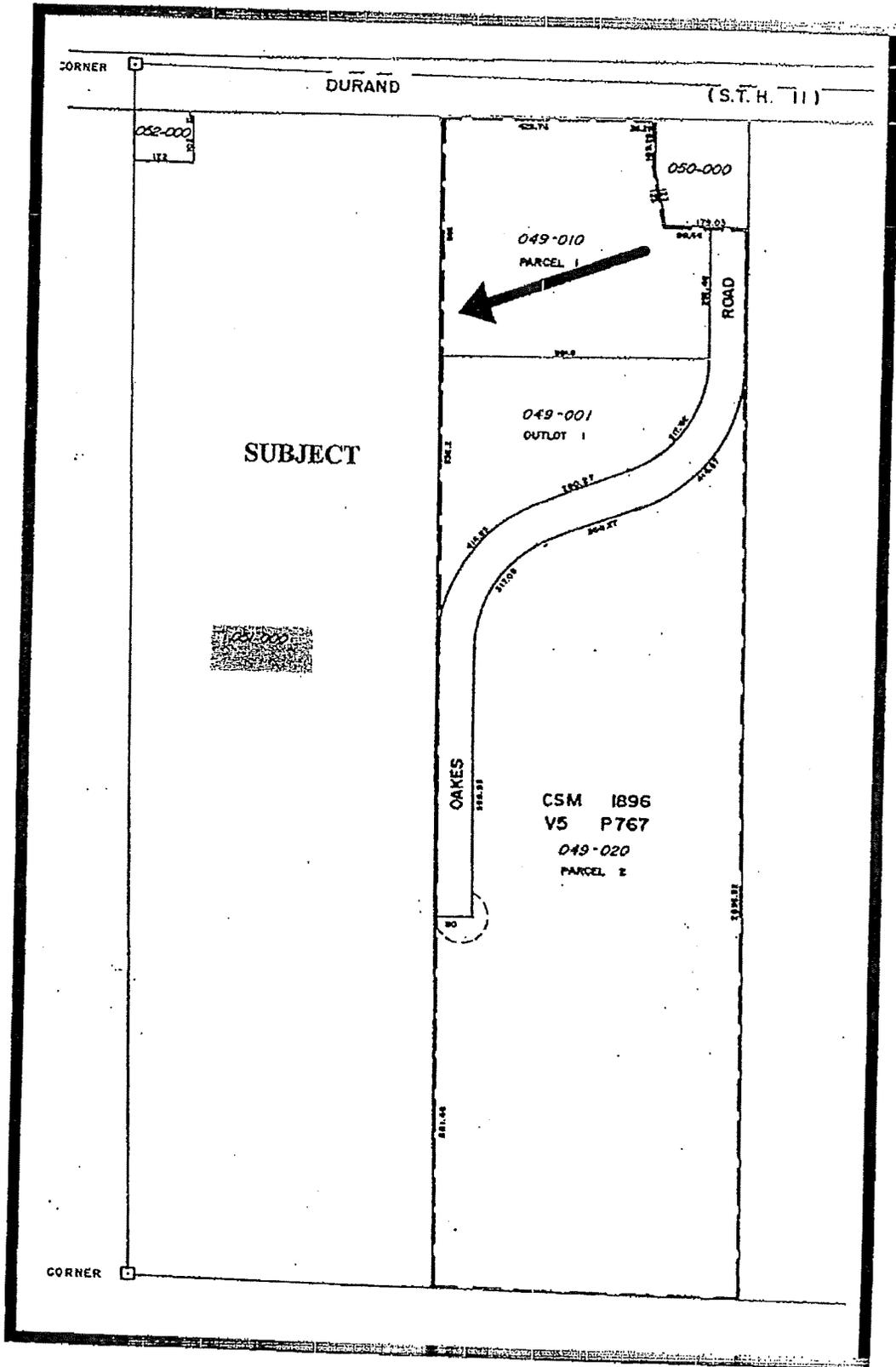
Personally came before me this 26th day of Feb., 2005, the above named S. Jack Williams, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature] Jeffery L. Evans
*
Notary Public, State of Florida
My commission expires: Aug 19, 2008

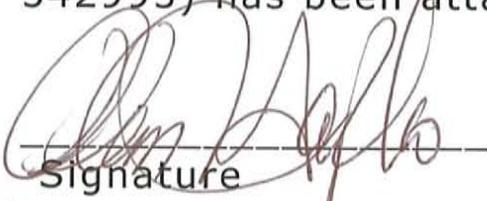


0000311

SUBJECT PLAT



I, ALAN J. SAPKO believe that the legal description for each property that is within, or partially within, the contaminated site boundary of the for the Sapko International Inc. ERP case (BRRTS #: 02-52-542995) has been attached.


Signature

6-14-06
Date

ALAN J. SAPKO
Printed name and Title

0000310

ADDENDUM TO QUITCLAIM DEED

Legal Description of Property

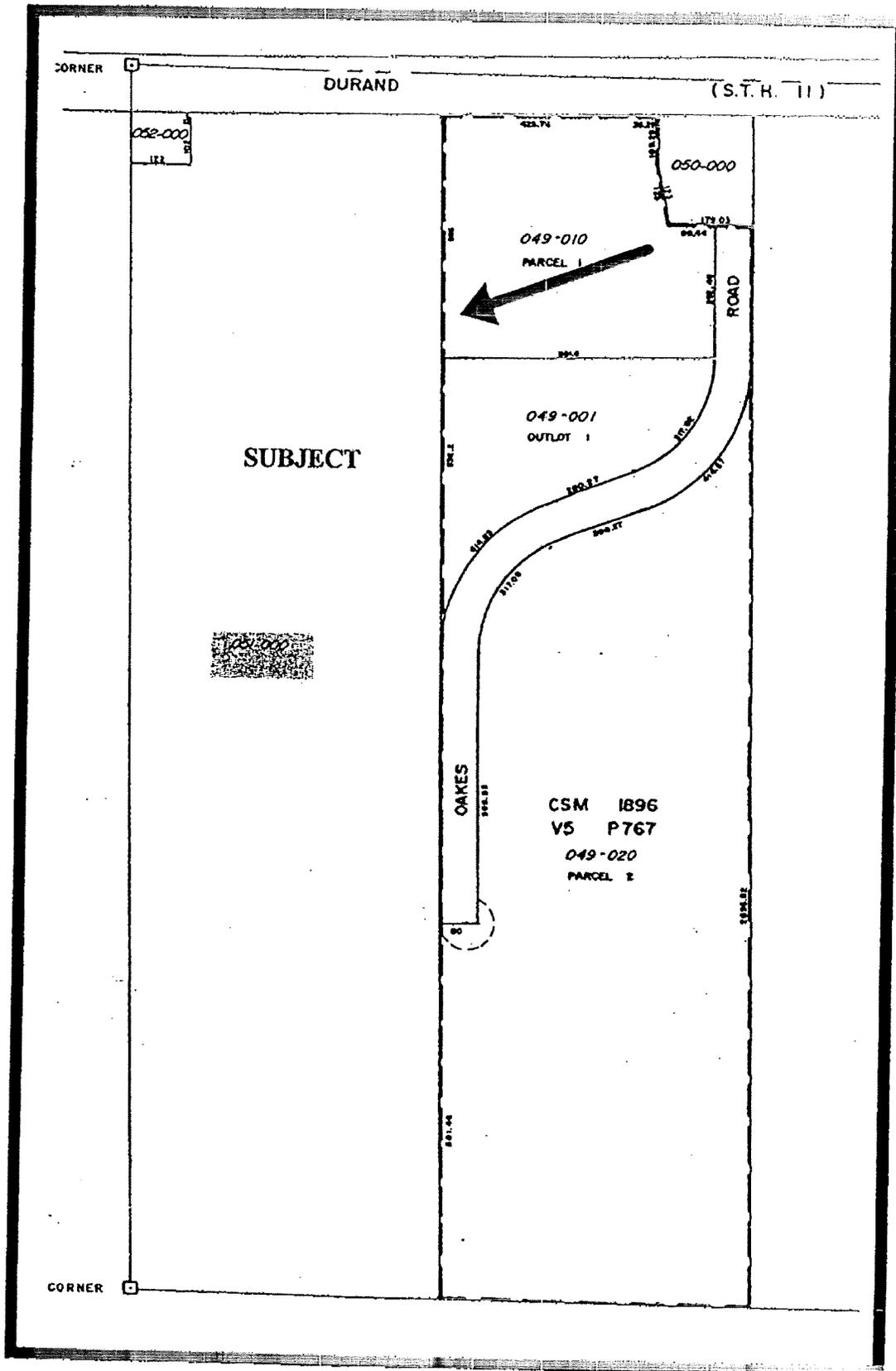
That part of the Northwest ¼ of Section 26, Township 3 North, Range 22 East, bounded as follows: Begin at a standard Racine County monument marking the West ¼ corner of said Section 26; run thence North 01° 39' 54" West 2,424.80 feet on the Section line to a ¼ inch re-bar stake located South 01° 39' 54" East 210.00 feet from the Northwest corner of said Section; thence North 89° 36' 29" East 122.00 feet parallel with the North line of said Section to a ¼ inch re-bar stake; thence North 01° 39' 54" West 102.00 feet to a ¼ inch re-bar stake; thence South 89° 36' 29" West 12.00 feet; thence North 01° 39' 54" West 11.92 feet to a ¼ inch re-bar stake on the South line of State Trunk Highway No. 11 at a point on a curve of Southeasterly convexity whose radius is 22,979.31 feet and whose chord bears North 88° 48' 26" East 250.29 feet; thence Northeasterly 250.29 feet on the arc of said curve and the South line of said Highway to a ¼ inch re-bar stake marking the point of tangency; thence North 88° 29' 43" East 301.48 feet on the South line of said highway to a ¼ inch re-bar stake on the East line of the West ½ of the West ½ of the Northwest ¼ of said Section; thence South 01° 39' 04" East 2,548.18 feet on said East line to a ½ inch diameter iron pipe stake on the East-West ¼ line of said Section; thence South 89° 37' 07" West 661.29 feet to the point of beginning. Subject to a 25 foot easement for ingress and egress whose centerline is described as commencing at the Northwest corner of said Section 26; run thence South 01° 39' 54" East 210.00 feet; thence North 89° 36' 29" East 122.00 feet; thence North 01° 39' 54" West 89.50 feet to the point of beginning of said centerline; run thence North 89° 36' 29" East to the centerline of an access road to Rexford's manufacturing plant; thence Northerly along the centerline of said access road to the South line of Highway No. 11 and the point of ending of said centerline. Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

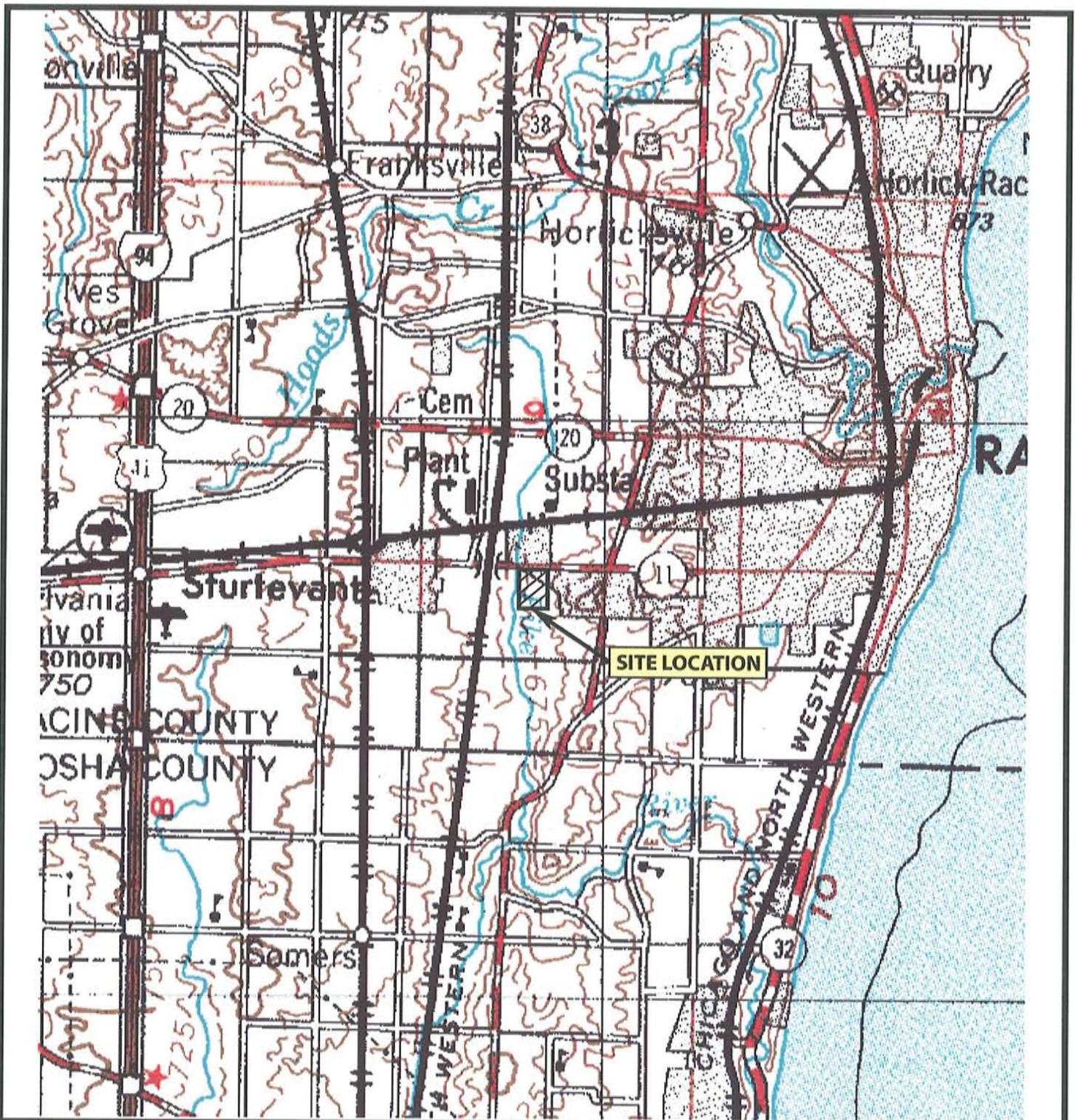
V. H. G. E

THE ABOVE-DESCRIBED PARCEL IS SHOWN AS "SUBJECT" ON THE ATTACHED PLAT.

0000311

SUBJECT PLAT





SOURCE: QUADRANGLE MAP, RACINE SOUTH, WISCONSIN, TOPOZONE



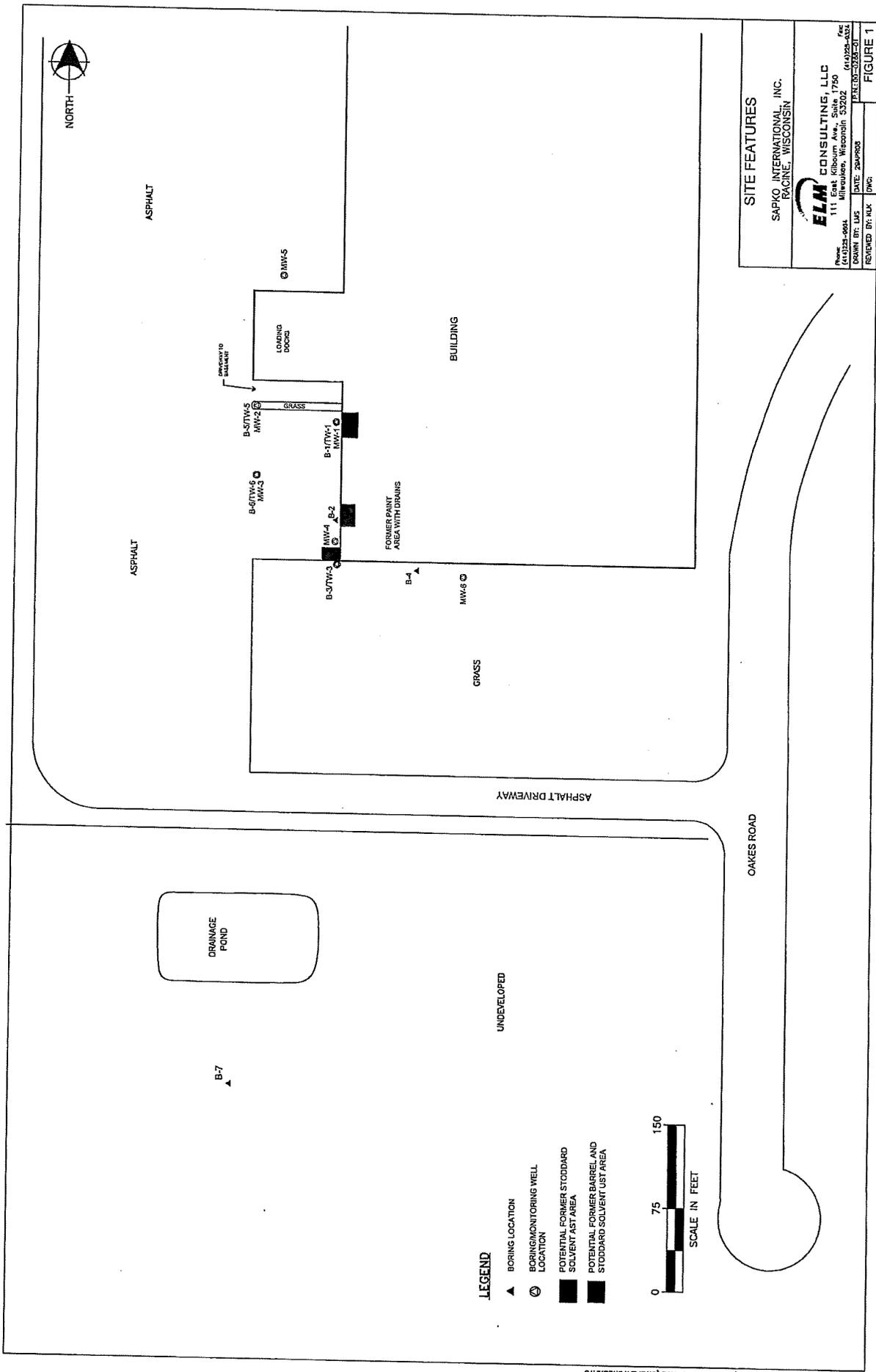
SITE LOCATION MAP

SAPKO INTERNATIONAL, INC.
RACINE, WISCONSIN

ELM Consulting LLC™

330 EAST KILBOURN AVE., SUITE 827
MILWAUKEE, WISCONSIN 53202
Phone: (414)225-9604 Fax: (414)225-9324

DRAWN BY:	LMS	DATE:	17FEB06	PROJ #:
REVIEWED BY:	BB	DWG #:	SITELOCMAPAI	FIGURE 1



LEGEND

- ▲ BORING LOCATION
- ⊙ BORING/MONITORING WELL LOCATION
- POTENTIAL FORMER STODDARD SOLVENT USE AREA
- POTENTIAL FORMER BARREL AND STODDARD SOLVENT USE AREA



OAKES ROAD

SITE FEATURES

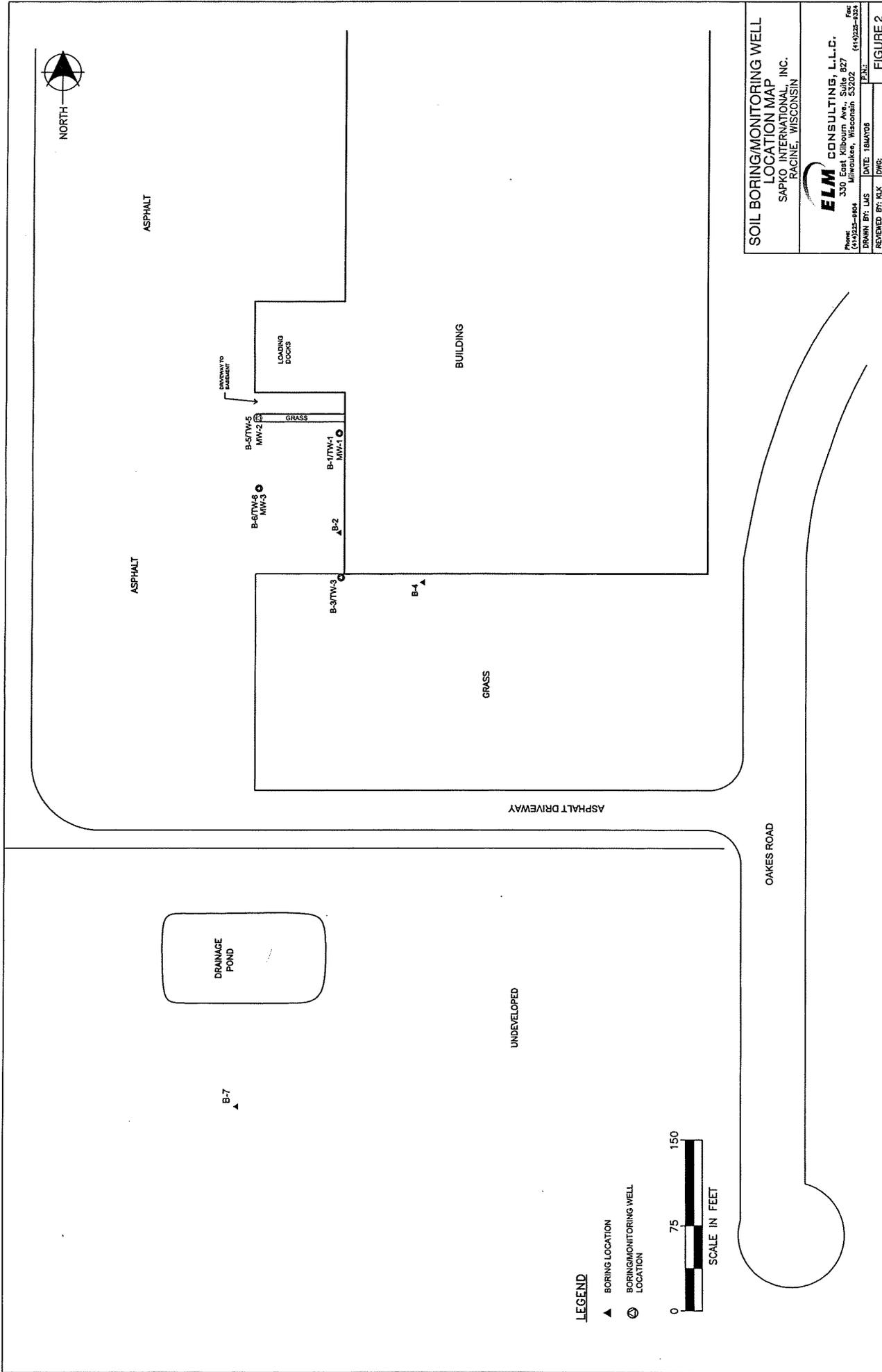
SAPIKO INTERNATIONAL, INC.
RACINE, WISCONSIN



ELM CONSULTING, LLC
111 East Kildbourn Ave., Suite 1750
Milwaukee, Wisconsin 53202
Phone: (414)225-0044 Fax: (414)225-4124

DRAWN BY: LMS DATE: 2/24/2008
REVIEWED BY: RLK DWG:

FIGURE 1



ASPHALT

ASPHALT

DRAINAGE POND

B-7 ▲

B-6TW-3 MW-3 ●

B-5TW-5 MW-2 ●

LOADING DOCKS

GRASS

B-3TW-3 ▲

B-4TW-4 MW-1 ●

B-4 ▲

GRASS

BUILDING

UNDEVELOPED

ASPHALT DRIVEWAY

OAKES ROAD



ASPHALT

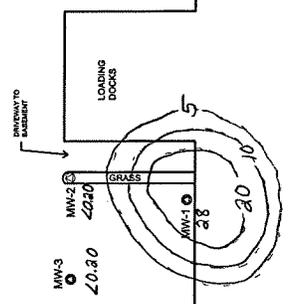
ASPHALT

DRAINAGE
POND

UNDEVELOPED

GRASS

BUILDING



LEGEND

● BORING MONITORING WELL
LOCATION

*Vinyl Chloride Concentration
in micrograms per liter*



OAKES ROAD

APRIL '06 VC IN GROUNDWATER
ISOCONCENTRATION MAP
SAPKO INTERNATIONAL, INC.
RACINE, WISCONSIN

ELM CONSULTING, L.L.C.
330 East Kilbourn Ave., Suite B27
Milwaukee, Wisconsin 53202
(414)225-9804
FAX: (414)225-9804

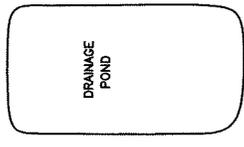
DATE: 18MAY06
DRAWN BY: LMS
REVIEWED BY: SLK
DWG:

FIGURE

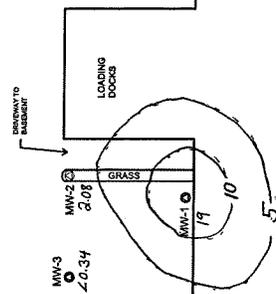


ASPHALT

ASPHALT



DRAINAGE POND



BUILDING

GRASS

ASPHALT DRIVEWAY

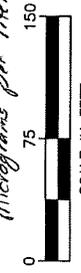
UNDEVELOPED

OAKES ROAD

LEGEND

⊙ BORING MONITORING WELL LOCATION

TCE Concentration in Micrograms Per Liter



SCALE IN FEET

APRIL '06 TCE IN GROUNDWATER ISOCONCENTRATION MAP
SAPKO INTERNATIONAL, INC.
RACINE, WISCONSIN

ELM CONSULTING, L.L.C.
330 East Kilbourn Ave., Suite 827
Milwaukee, Wisconsin 53202
Phone: (414) 225-9804 Fax: (414) 225-5254

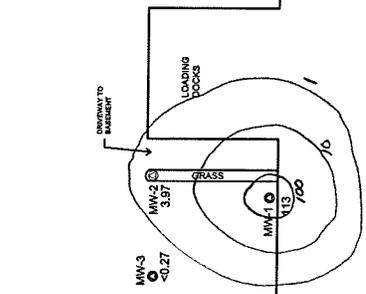
DRAWN BY: LMS DATE: 18MAY06
REVIEWED BY: CLK DWG: 13MAY06

FIGURE



ASPHALT

ASPHALT



BUILDING

GRASS

ASPHALT DRIVEWAY



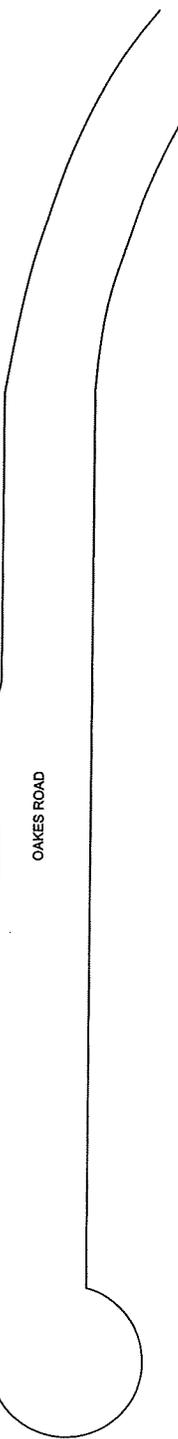
DRAINAGE POND

UNDEVELOPED

OAKES ROAD

LEGEND

- BORING MONITORING WELL LOCATION
- CIS-1,2 DCE CONCENTRATION IN MICROGRAMS PER LITER



APRIL 2006 CIS-1,2 DCE IN
GROUNDWATER ISO CONC MAP
SAPKO INTERNATIONAL, INC.
RACINE, WISCONSIN

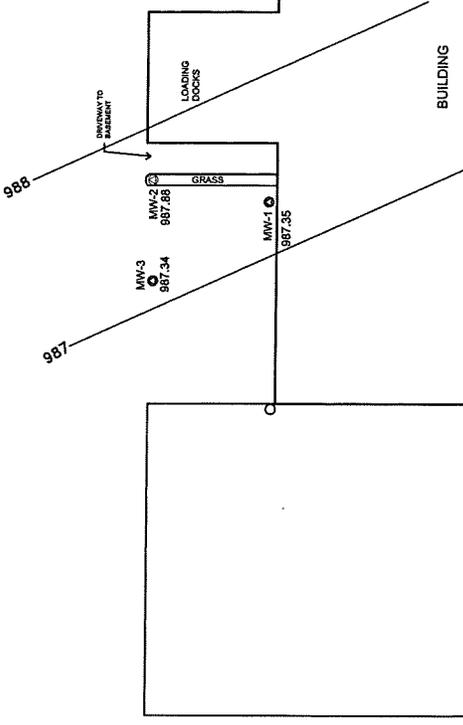
ELM CONSULTING, L.L.C.
330 East Kilbourn Ave., Suite 827
Milwaukee, Wisconsin 53202
Phone: (414) 225-1004 Fax: (414) 225-8234
DRAWN BY: LJS DATE: 1 APRIL 2005
REVIEWED BY: RJK DWG: _____

FIGURE



ASPHALT

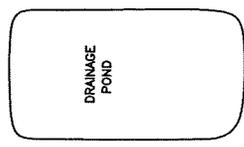
ASPHALT



BUILDING

GRASS

ASPHALT DRIVEWAY



DRAINAGE POND

UNDEVELOPED

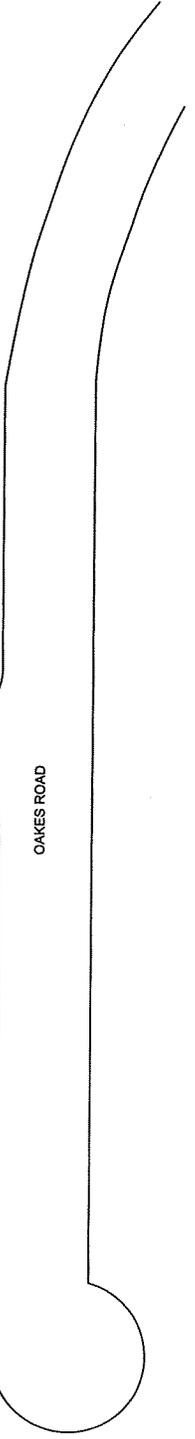
OAKES ROAD

LEGEND

BORING MONITORING WELL LOCATION



SCALE IN FEET



GROUNDWATER CONTOUR MAP
APRIL 2006
 SAPIKO INTERNATIONAL, INC.
 RACINE, WISCONSIN

ELM CONSULTING, L.L.C.
 330 East Kilbourn Ave., Suite 827
 Milwaukee, Wisconsin 53202
 Phone: (414) 225-8844
 FAX: (414) 225-8324

DATE: 18 MAY 06
 DRAWN BY: LMS
 REVIEWED BY: KCK
 DWG: 18 MAY 06

FIGURE 3



ASPHALT

ASPHALT

986

987

988

DRAINAGE POND

GRASS

BUILDING

UNDEVELOPED

ASPHALT DRIVEWAY

OAKES ROAD

DRIVEWAY TO BASEMENT

LOADING DOCK

MW-2
986.27

MW-3
987.47

MW-1
986.65

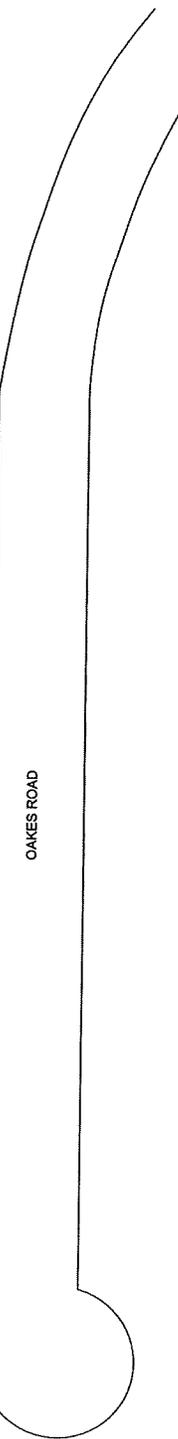
GRASS

LEGEND

BORING MONITORING WELL LOCATION



SCALE IN FEET



GROUNDWATER CONTOUR MAP
OCTOBER 2005
SAPKO INTERNATIONAL, INC.
RACINE, WISCONSIN



Phone: 330 East Kilbourn Ave., Suite 827
(414)225-3003 Milwaukee, Wisconsin 53202 (414)225-5324
FAX: 330 East Kilbourn Ave., Suite 827
(414)225-5324

Drawn By: LRS Date: 10/14/05
Reviewed By: RLK Date: 10/14/05

FIGURE 4

Table 1
Groundwater Elevations
Sapko International, Inc.
 7505 Durand Avenue
 Mount Pleasant, Wisconsin

Well	TOC (ft.)	GS (ft.)	July 26, 2005			October 26, 2005			January 31, 2006			April 4, 2006		
			DTW	(ft. BGS)	Elevation (ft.)	DTW	(ft. BGS)	Elevation (ft.)	DTW	(ft. BGS)	Elevation (ft.)	DTW	(ft. BGS)	Elevation (ft.)
MW-1	996.8	997.29	9.89	10.38	986.91	10.15	10.64	986.65	9.73	10.22	987.07	9.45	9.94	987.35
MW-2	993.72	994.1	6.59	6.97	987.13	7.15	7.53	986.57	6.53	6.91	987.19	5.84	6.22	987.88
MW-3	994.9	995.33	8.31	8.74	986.59	7.43	7.86	987.47	8.19	8.62	986.71	7.56	7.99	987.34

* Note - Top of Casing (TOC) and Ground Surface (GS) elevations are relative to an onsite benchmark assigned an arbitrary elevation of 1,000 feet
 DTW : Depth to Water

Table 1
Groundwater Elevations
Sapko International, Inc.
 7505 Durand Avenue
 Mount Pleasant, Wisconsin

Well	TOC (ft.)	GS (ft.)	July 26, 2005			October 26, 2005			January 31, 2006			April 4, 2006		
			DTW	(ft. BGS)	Elevation (ft.)	DTW	(ft. BGS)	Elevation (ft.)	DTW	(ft. BGS)	Elevation (ft.)	DTW	(ft. BGS)	Elevation (ft.)
MW-1	996.8	997.29	9.89	10.38	986.91	10.15	10.64	986.65	9.73	10.22	987.07	9.45	9.94	987.35
MW-2	993.72	994.1	6.59	6.97	987.13	7.15	7.53	986.57	6.53	6.91	987.19	5.84	6.22	987.88
MW-3	994.9	995.33	8.31	8.74	986.59	7.43	7.86	987.47	8.19	8.62	986.71	7.56	7.99	987.34

* Note - Top of Casing (TOC) and Ground Surface (GS) elevations are relative to an onsite benchmark assigned an arbitrary elevation of 1,000 feet
 DTW : Depth to Water

TABLE 3
Groundwater Analytical Results
Sapko International, Inc.
7505 Durand Avenue
Mount Pleasant, Wisconsin

Parameter	GW Standards		Monitoring Well ID											
			MW-1				MW-2				MW-3			
	PAL	ES	7/26/05	10/26/05	1/31/06	4/4/06	7/26/05	10/26/05	1/31/06	4/4/06	7/26/05	10/26/05	1/31/06	4/4/06
VOCs (ug/l)														
Benzene	0.5	5	1.4	1.2	1.44	1.11	<0.27	<0.31	<0.27	<0.27	<0.27	<0.31	<0.27	<0.27
Ethylbenzene	140	700	1.7	<0.26	2.3	0.55 J	0.94	<0.26	1.1	0.38 J	<0.25	<0.26	<0.25	<0.25
Toluene	200	1,000	<0.29	<0.32	<0.29	<0.29	<0.29	<0.32	<0.29	<0.29	<0.29	<0.32	<0.29	<0.29
Total Xylenes	1,000	10,000	<0.36	<0.73	<0.53	<0.53	<0.36	<0.73	<0.53	<0.53	<0.36	<0.73	<0.53	<0.53
n-Butylbenzene	--	--	0.82	<0.24	<0.36	<0.36	<0.36	<0.24	<0.36	<0.36	<0.36	<0.24	<0.36	<0.36
sec-Butylbenzene	--	--	1.0	<0.28	<0.25	<0.25	0.71	<0.28	<0.34	<0.34	<0.34	<0.28	<0.34	<0.34
tert-Butylbenzene	--	--	<0.30	<0.30	0.41	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Isopropylbenzene	--	--	<0.33	<0.31	<0.33	<0.33	0.66	<0.31	<0.33	<0.33	<0.33	<0.31	<0.33	<0.33
n-Propylbenzene	--	--	0.72	<0.31	<0.28	<0.28	0.69	<0.31	<0.28	<0.28	<0.28	<0.31	<0.28	<0.28
p-Isopropyltoluene	--	--	<0.31	<0.29	<0.31	<0.34	1.0	<0.29	<0.34	<0.31	<0.31	<0.29	<0.31	<0.31
1,1-Dichloroethane	85	850	2.4	0.84 J	1.1	0.95 J	<0.32	<0.32	<0.32	<0.32	<0.32	<0.32	<0.32	<0.32
1,1-Dichloroethene	--	--	0.99	0.82 J	1.05 J	1.14	<0.34	<0.44	<0.34	<0.34	<0.34	<0.44	<0.34	<0.34
1,2,4-Trimethylbenzene	96*	480*	1.0	<0.25	<0.47	<0.3	9.8	<0.25	1.1	<0.3	<0.3	<0.25	<0.3	<0.3
1,3,5-Trimethylbenzene			1.2	<0.26	<0.34	<0.34	6.8	<0.26	<0.34	<0.34	<0.34	<0.26	<0.34	<0.34
cis-1,2-Dichloroethene	7	70	100	90	106	113	2.9	3.1	4.4	3.97	<0.27	<0.44	<0.27	<0.27
trans-1,2-Dichloroethene	20	100	<0.25	6.7	8.8	9.49	<0.25	<0.33	<0.25	<0.25	<0.25	<0.33	<0.25	<0.25
Trichloroethene	0.5	5	19	15	16	19	2.1	1.4	2.42	2.08	<0.34	<0.26	<0.34	<0.34
Vinyl chloride	0.02	0.2	38	38	26	28	<0.20	<0.31	0.4	<0.20	<0.20	<0.31	<0.20	<0.20

Notes:

- ES : Wisconsin Administrative Code NR 140 Enforcement Standards.
- PAL : Wisconsin Administrative Code NR 140 Preventive Action Limits.
- VOC : Volatile organic compounds
- ug/l : micrograms per liter
- : No PAL or ES established.
- J : Estimated Concentration. Detection between level of detection and level of quantitation
- * : Standard is combined Trimethylbenzenes.
- < : Not detected above the practical quantitative method detection limit.
- Bold values indicate exceedence of groundwater WAC Chapter NR 140 ES