

GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #: 02-52-548995
ACTIVITY NAME: FLEXFAB MOLDED PRODUCTS -BUILDING AREA
PROPERTY ADDRESS: 1914 INDIANA STREET
MUNICIPALITY: RACINE
PARCEL ID #: 23869007

CLOSURE DATE: Mar 5, 2010
FID #: 252015610
DATCP #:
COMM #:

***WTM COORDINATES:**

X: 697580 Y: 250539

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

- Contamination in ROW
 Off-Source Contamination

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

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

- Contamination in ROW
 Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

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

- Structural Impediment (224)
 Site Specific Condition (228)

Cover or Barrier (222)

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

- Vapor Mitigation (226)
 Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

- Yes No N/A

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

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-52-548995

PARCEL ID #: 23869007

ACTIVITY NAME: FlexFab Molded Products

WTM COORDINATES: X: 697580 Y: 250539

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
- Figure #: Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
- Figure #: A-1 Title: Site Topographic Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
- Figure #: A-2 Title: Site Layout and Sample Locations**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
- Figure #: C-1 Title: Extent of Soil Impact**

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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 #: C-3 Title: Cross-Section C-C Looking West

Figure #: C-4 Title: Cross-Section D-D Looking West

- 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 #: E-1 Title: Extent of Groundwater Impact

- 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 #: E-2 Title: Groundwater Potentiometric Surface (June 2004)

Figure #: E-3 Title: Groundwater Potentiometric Surface (January 2005)

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: C-1 Title: Soil Samples - Laboratory Analytical Results

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

Table #: E-1 Title: Laboratory Results for Groundwater Samples

- 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 #: E-2 Title: Groundwater Measurements and 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).

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ACTIVITY NAME: FlexFab Molded Products

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TTY 262-884-2304

March 5, 2010

Quarles & Brady
George Marek, ESQ
411 E. Wisconsin Ave.
Milwaukee, WI 53202

Subject: Closure w/Soil and Groundwater GIS Registry for Former Flexfab Facility, Building Area, 1914 Indiana St., Racine, WI FID 252015610 BRRTS 02-52-548995

Dear Esquire Marek:

On April 2, 2008, the Southeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 17, 2008, you were notified that the Closure Committee had not granted closure to this case.

Based on the most recent 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, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will 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
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed
- 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.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code.

Structural Impediments

Structural impediments existing at the time of cleanup, the building, made complete remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are to be removed, the property owner shall notify the Department of Natural Resources before removal and conduct an investigation of the degree and extent of chlorinated solvent contamination. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, 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 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.

Prohibited Activities

The following activities are prohibited on any portion of the property where a building foundation is required as shown on the figures in the GIS packet, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Residual Groundwater Contamination

Groundwater impacted by chlorinated solvents contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Dewatering Permits

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for

the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/ww/>

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates exceedances of the ch. NR 140, Wis. Adm. Code, to the Enforcement Standard for 1,1,1-trichloroethane, 1,1-Dichloroethane, 1,1-Dichloroethene at MW-5. The Department may grant an exemption for a substance of public welfare concern, or nitrate, pursuant to ss. NR 140.28(2)(a), (3)(a) and (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.

Based on the information you provided, the Department believes that the criteria for an exemption have been or will be met due to 5 years of groundwater monitoring indicating a stable or decreasing plume and no other wells have shown these contaminants of concern. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the Enforcement Standard is granted for 1,1,1-trichloroethane, 1,1-Dichloroethane, 1,1-Dichloroethene at MW-5. Please keep this letter, because it serves as your exemption.

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Any activity or construction that results in the removal or modification of a structural impediment that obstructed a complete site investigation or cleanup
- Development, construction or other changes, including zoning changes, that change the land use from industrial to non-industrial

Please send written notifications in accordance with the above requirements to Southeast Region, to the attention of Victoria Stovall, Environmental Program Associate, 2300 N. Dr. Martin Luther King Jr., Drive, Milwaukee, WI 53212.

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 Shanna L. Laube-Anderson at 262-884-2341.

Sincerely,



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

Cc: Mark Mejac, AECOM. 11425 West Lake Park Drive, Suite 100, Milwaukee, WI 53224

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EXHIBIT A

REAL ESTATE (RACINE)

Parcel I: That part of the Northwest 1/4 of Section 19, Township 3 North, Range 23 East, bounded as follows: Begin at a point in the West line of Indiana Street in said City of Racine that is located North 0° 2' West a distance of 778 feet from the North line of 21st Street in said City of Racine; run thence North 0° 02' West a distance of 436.8 feet more or less to the South line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way; run thence South 83° 34' 20" West along the South line of said right-of-way a distance of 332.07 feet; run thence South 0° 2' East a distance of 399.60 feet more or less to a point that is 330 feet West of the point of beginning of this description on a line parallel to the North line of said 21st Street; run thence East parallel to the North line of said 21st Street a distance of 330 feet more or less to the point of beginning. ALSO the West 1/2 of vacated Indiana Street. Said land being in the City of Racine, County of Racine, State of Wisconsin.

Parcel II: The Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way adjacent to a parcel of land recorded in Document No. 857788, Volume 1027, Page 392. Bounded on the West by the West line of Oregon Street extended Northerly to the Northerly line of said right-of-way and bounded on the East by the East line of vacated Indiana Street extended Northerly to the Northerly line of the said right-of-way. Said right-of-way being 392.4 feet, more or less, in length and 119 feet in width. All located in Section 19, Township 3 North, Range 23 East. Said land being in the City of Racine, County of Racine, State of Wisconsin.

Parcel III: That portion of Doris Park Addition, being a Subdivision of a part of the West 1/2 of Section 19, Township 3 North, Range 23 East, recorded in the Office of Register of Deeds, for the Racine County, Wisconsin, Volume "0" of Plats on Page 14, as Document No. 342013, (described as follows: The East 1/2 of vacated Indiana Street lying North of the North line of 20th Street and between Block 1 and vacated Block 2 of said plat. Said land being in the City of Racine, County of Racine, State of Wisconsin.

EXHIBIT B

1. Taxes, general and special, for the year 1998 and subsequent years.
2. Municipal and zoning ordinances and agreements entered under them, recorded building and use restrictions and covenants.
3. Covenants, conditions and restrictions contained in Quit Claim Deed executed by Racine County to Eugene R. Marino and Carmella M. Marino, his wife, as joint tenants and not as tenants in common, dated September 14, 1950 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on September 15, 1950 in Volume 507 of Records, at page 736, as Document No. 564732.
4. Easement granted by Eugene R. Marino and Carmella M. Marino, his wife to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument dated January 11, 1956, and recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 11, 1956, in Volume 585 of Records, at page 429, as Document No. 641964.
5. Easement granted by Monel Building Corporation, Inc. to Wisconsin Electric Power Company by an instrument dated November 15, 1957, and recorded in the office of the Register of Deeds for Racine County, Wisconsin on November 20, 1957, in Volume 617 of Records, at page 583, as Document No. 669084.
6. Easement granted by Monel Building Corporation, Inc. to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument dated August 27, 1965, and recorded in the office of the Register of Deeds for Racine County, Wisconsin on October 8, 1965, in Volume 881 of Records, at page 197, as Document No. 796022.
- OK 7. Storm Sewer Easement granted by and between PC Realty, Inc. and Twin Disc, Incorporated by an instrument dated August 26, 1969, and recorded in the office of the Register of Deeds for Racine County, Wisconsin on August 27, 1969, in Volume 1028 of Records, at page 364, as Document No. 858189.

A metal Building encroaches on to the above easements by approximately 8 feet as shown on the Plat of Survey drawn by Donald C. Chaput dated March 10, 1998, Job No. 158194.

8. Sanitary Easement granted by and between Moxness Products, Inc. and Twin Disc, Incorporated by an instrument dated July 27, 1978, and recorded in the office of the

Register of Deeds for Racine County, Wisconsin on August 10, 1978, in Volume 1461 of Records, at page 242, as Document No. 1034450.

9. Easement granted by and between City of Racine, a non-profit Municipal Corporation and Wisconsin Natural Gas Company by an Instrument dated April 23, 1982, and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 3, 1982, in Volume 1647 of Records, at page 235, as Document No. 1105923.
10. Easement granted by and between City of Racine, a municipal corporation and Wisconsin Electric Power Company by an Instrument dated April 21, 1982, and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 24, 1982, in Volume 1648 of Records, at page 686, as Document No. 1106907.
11. Encroachment upon the premises adjoining the above-described premises on the South and East by a Chain link fence located principally on the above-described premises, as shown on the Plat of Survey drawn by Donald C. Chaput dated March 10, 1998, Job No. 158194.
12. Encroachment to an extent ranging from .08 feet at the North end to .01 feet at the South end upon the premises adjoining the above-described premises on the West by a Chain link fence located principally on the above-described premises, as shown on the Plat of Survey drawn by Donald C. Chaput dated March 10, 1998, Job No. 158194.
13. Possible adverse rights of adjoining owners in so much of the insured premises as lies North and East of the Chain link fence, due to the fact that said fence is not on the boundary line but is located wholly on the subject premises, as shown on Plat of Survey drawn by Donald C. Chaput dated March 10, 1978, Job No. 158194.
14. Agreement entered into by and between City of Racine and Moxness Products, Inc. dated June 4, 1982. Said Agreement is not recorded in the Office of the Register of Deeds for Racine County, Wisconsin.

7/26/78

1401 212

SANITARY EASEMENT
MOXNESS PRODUCTS, INC. TO
TWIN DISC, INCORPORATED

THIS INDENTURE, made this 27th day of July, 1978, by and between MOXNESS PRODUCTS, INC. ("Grantor"), and TWIN DISC, INCORPORATED ("Grantee"), and their respective successors and assigns,

W I T N E S S E T H:

In consideration of the mutual covenants hereinafter contained, Grantor hereby grants unto Grantee an easement across, through and under the following described real estate:

The North 15 feet of that part of the Northwest 1/4 of Section 19, Township 3 North of Range 23 East, bounded as follows: Begin at a point in the West line of Indiana Street in said City of Racine that is located N 0°2' W, a distance of 778 feet from the North line of 21st Street in said City of Racine; run thence North 0°2' W, a distance of 436.8 feet more or less to the South line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company right-of-way; run thence S 83°34'20" W along the South line of said right-of-way, a distance of 332.07 feet; run thence S 0°2' E, a distance of 399.60 feet more or less to a point that is 330 feet West of the point of beginning of this description on a line parallel to the North line of said 21st Street; run thence East parallel to the North line of said 21st Street, a distance of 330 feet more or less, to the point of beginning. ("Property")

upon the following terms and conditions:

1. The easement shall be for the purpose of constructing, operating, inspecting, maintaining and repairing a private sanitary sewer main and pipes ("Sewer Main") underground of 12 inch capacity to convey sewage from Grantee's property to a sanitary sewer, and shall include the right to enter upon the surface of the Property at reasonable times and upon notice to Grantor for the purpose of construction,

inspection, maintenance and repair of the Sewer Main and appurtenances thereto and the right to excavate and refill ditches and trenches for the location of the Sewer Main and to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of the Sewer Main.

2. The Sewer Main shall be maintained and kept in good order and condition by Grantee.

3. During the construction, inspection, maintenance and repair of the Sewer Main, so much of the surface or sub-surface of the Property and the improvements thereto as may be disturbed, will, at the expense of Grantee, be fully restored to the same condition as they were prior to such disturbance within a reasonable time, but not more than 30 days after the disturbance; Grantee shall also, at his expense, correct, within 30 days of notice thereof by Grantor, any settling or sinking of the surface or sub-surface of the Property restored which occurs within one year of restoration. Time is of the essence with respect to restoration and correction of restoration and if restoration or correction of restoration is not completed within the time limits prescribed, Grantor may proceed to make restoration or to correct the restoration and Grantee shall reimburse Grantor for the expense of restoration or correction of restoration promptly when billed.

4. Grantee shall save harmless Grantor, its successors and assigns, from any loss or injury to the Property and from any loss, damage or liability of any kind whatsoever, due to such construction, inspection, maintenance and repair, and resulting from negligence on the part of Grantee.

5. The Easement shall not affect the right of Grantor, its successors or assigns, to have and enjoy the full use of the Property, including the right to construct buildings or other structures thereon, of any nature, together with basements, footings and foundations therefor as it may desire, provided, however, that Grantor, its successors or assigns shall, in such case, arrange suitable access to the Sewer Main to enable Grantee to maintain and repair the same.

6. No charge will be assessed against the Property for the cost of construction, reconstruction, maintenance, inspection, operation and repair of the Sewer Main in the Easement.

STORM SEWER EASEMENT
Twin Disc, Incorporated - P C Realty, Inc.

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THIS INDENTURE, made this 26 day of August, 1969
by and between P C REALTY, INC., Grantor, and TWIN DISC,
INCORPORATED, Grantee, and their respective successors and
assigns:

W I T N E S S E T H:

FIRST: That for and in consideration of the mutual
covenants hereinafter contained, Grantor has this day bargained
and sold, and by these presents does bargain, sell, convey,
transfer, and deliver unto Grantee a permanent easement and
right-of-way, including the perpetual right to enter upon the
real estate hereinafter described at any reasonable time for
access to pipelines, mains, and appurtenances thereto and to
construct, maintain and repair the same for the purpose of
conveying water, but not sewage, across, through, and under the
lands hereinafter described, together with the right to excavate
and refill ditches and trenches for the location of said pipe-
lines and mains and the further right to remove trees, bushes,
undergrowth, and other obstructions interfering with the loca-
tion, construction, and maintenance of such pipelines and
mains, it being understood that Grantee shall lay a main of
30-inch capacity across the property hereinafter described for
the purpose of carrying off waters from Grantee's property across
the lands of Grantor to connect with a storm sewer being con-
structed by the City of Racine in Indiana Street.

SECOND: That Grantor reserves the right to provide a manhole and make suitable connection to the main aforesaid with its own main, of a capacity not to exceed 24 inches, to carry off surface waters from its property and to discharge the same into the public storm sewer aforesaid.

THIRD: The land affected by the granting of this easement is located in the City and County of Racine, State of Wisconsin, and more particularly described as follows:

The North 15 feet of that part of the Northwest 1/4 of Section 19, Township 3 North of Range 23 East, bounded as follows: Begin at a point in the West line of Indiana Street in said City of Racine that is located North 0° 2' West, a distance of 778 feet from the North line of 21st Street in said City of Racine; run thence North 0° 2' West, a distance of 436.8 feet more or less to the South line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way; run thence South 83° 34' 20" West along the South line of said right-of-way, a distance of 332.07 feet; run thence South 0° 2' East, a distance of 399.60 feet more or less to a point that is 330 feet West of the point of beginning of this description on a line parallel to the North line of said 21st Street; run thence East parallel to the North line of said 21st Street, a distance of 330 feet more or less, to the point of beginning.

FOURTH: The Grantor does hereby covenant with Grantee that it owns the real estate above described.

FIFTH: It is further understood and agreed by and between the parties hereto, that the easement herein granted shall not affect the right of the Grantor, its successors or assigns, to have and enjoy the full use of the surface of the described lands, including the right to construct buildings or

other structures thereon, of any nature, together with base-
ments, footings and foundations therefor as it may desire,
provided, however, that the Grantor, its successors or assigns
shall, in such case, arrange suitable access to the underground
pipelines and mains, to enable Grantee to maintain and repair
the same. Grantee shall fully restore the property and any
surfacing thereof after any such maintenance and repair.

IN WITNESS WHEREOF, Grantor has caused these presents
to be signed by James E. Mohrhauser, its President, and David R.
Lambert, its Secretary, and Grantee has caused these presents
to be signed by Roger C. DeLong, Vice President, and counter-
signed by Robert T. Howell, its Secretary, and its corporate
seal to be hereunto affixed, in both instances at Racine,
Wisconsin as of the date first above written.

Witnesses:

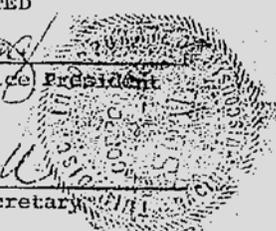
John R. Brown
John R. Brown

Martha Undercin
Martha Undercin

TWIN DISC, INCORPORATED

BY Roger G. DeLong
Roger G. DeLong, Vice President

Attest:
Robert T. Howell
Robert T. Howell, Secretary



P C REALTY, INC.

BY James E. Mohrhauser
James E. Mohrhauser, President

Attest:
David R. Lambert
David R. Lambert, Secretary



STATE OF WISCONSIN)
) SS
COUNTY OF RACINE

Personally came before me this 27th day of August, 1969, the above-named Roger G. DeLong, Vice President, and Robert T. Howell, Secretary of Twin Disc, Incorporated, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.



John R. Brown
Notary Public, Racine County, Wis.
My commission is permanent.

STATE OF WISCONSIN)
) SS
COUNTY OF RACINE)

Personally came before me this 26 day of August, 1969 the above named James E. Mohrhauser, President, and David R. Lambert, Secretary of P C Realty, Inc., and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.



James E. Mohrhauser
Notary Public
My commission July 4 1971

The undersigned tenant of the above described property hereby consents to the foregoing easement.

MOXNESS PRODUCTS, INC.

BY James E. Mohrhauser
President

Attest:

David R. Lambert
Secretary

This instrument drafted by John R. Brown.

858489

-4-

Registrar's Office } ss.
Racine County, Wis. }
Received for Record 27th day of
August A.D., 1969 at 11:20
o'clock A.M. and recorded in Volume 1028
of Records on page 364-367

Stanley J. Bialbecki
Register of Deeds

Vol. 1028 Page 367

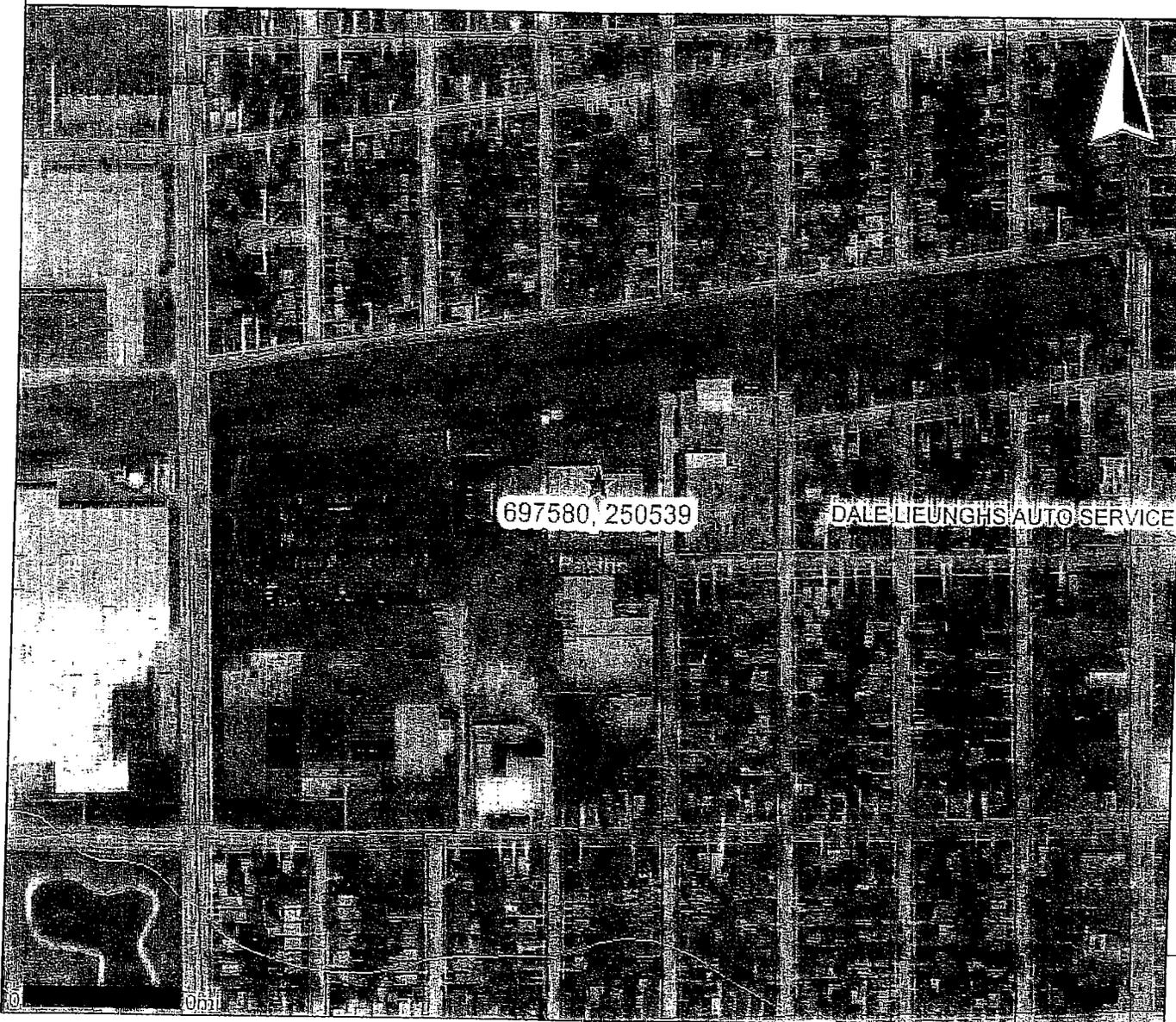
500

1914 Indiana St. Racine, WI BRRTS#02-52-327169

Legend

- Closed Remediation Sites
- Groundwater
- △ Soil
- Groundwater and Soil
- Diffuse Contamination
- County Boundary
- 24K Open Water
- Municipalities

Racine
Parcel ID#
23869007



Scale: 1:5,308
DO NOT USE FOR NAVIGATION

Date: February 26, 2008

Site Name: Former Flexfab Molded Products

Site Address: 1914 Indiana Street

Racine, WI 53405

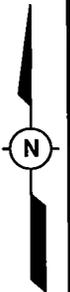
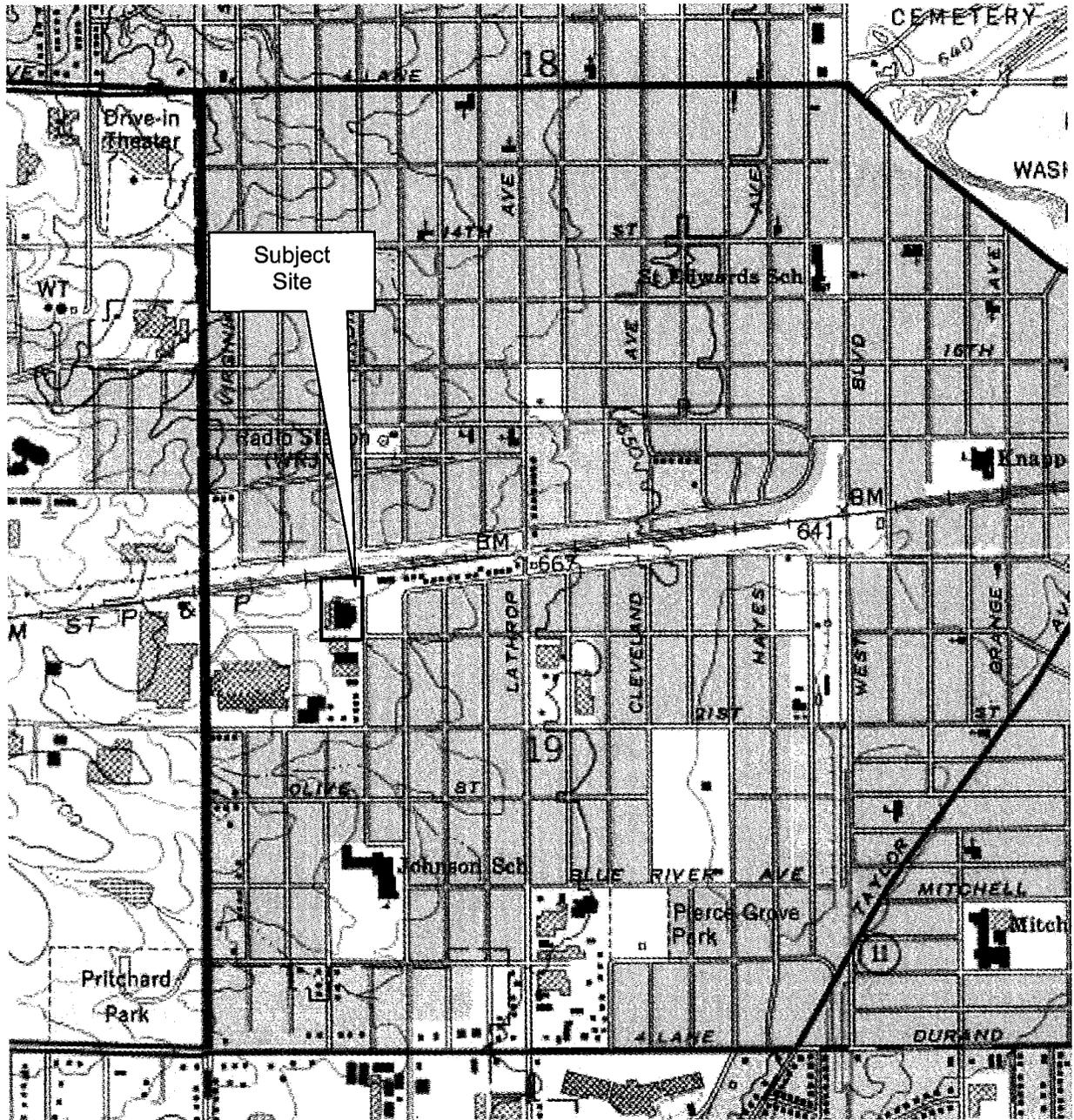
Responsible Party: Actuant Corporation

Address: 13000 West Silver Spring Dr.

Butler, WI 53007

I, the above named responsible party, certify that the attached legal description is complete and accurate for all of the property within or partially within the contaminated site's boundaries that have soil contamination that exceeds generic residual contaminant levels, as determined under ss. NR 720.09, 720.11 and 720.19 and groundwater contamination that exceeds ch. NR 140 enforcement standards at the time of this case closure request.

Tom M. Brant
Signature
Treasurer



Source: USGS, 1958, photorevised 1971 and 1976. 7.5-Minute Topographic Map of the Racine South, Wisconsin Quadrangle

APPROXIMATE SCALE 1" = 2400'

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Site Topographic Map

1914 Indiana Street
 Racine, Wisconsin

Drawn: CAS 2/25/08

Checked: MOM 2/25/08

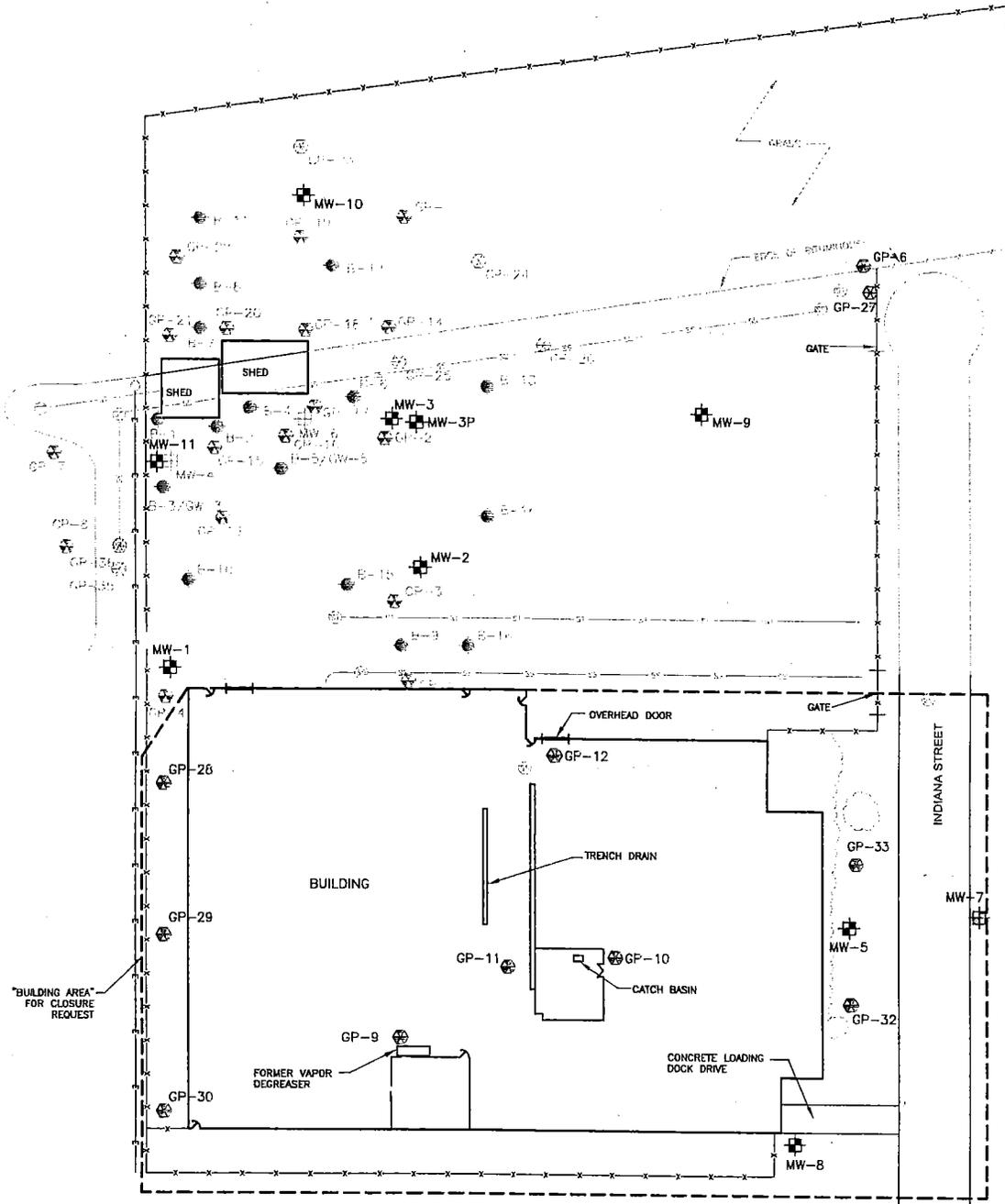
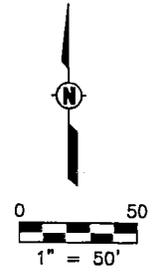
Approved: JMT 2/25/08

PROJECT NUMBER 05594.008

FIGURE NUMBER A-1

LEGEND

- MW-1 MONITORING WELL
"P" DENOTES PIEZOMETER
 - SOIL PROBE
 - ABANDONED MONITORING WELL
 - SOIL BORING
 - ST STORM SEWER MANHOLE
 - SS SANITARY SEWER MANHOLE
 - POWER POLE
 - FENCE/APPROXIMATE PROPERTY BOUNDARY
 - TOE OF SLOPE
 - OVERHEAD ELECTRIC
 - SANITARY SEWER
 - STORM SEWER
- GP-31 AND GP-34 NOT PERFORMED AND ARE NOT SHOWN ON DIAGRAM



Drawn:	CH	1/27/2007
Checked:	LLA	1/27/2007
Approved:	JMT	1/27/2007
PROJECT NUMBER:	05594.008	
TRACER NUMBER:	A-2	

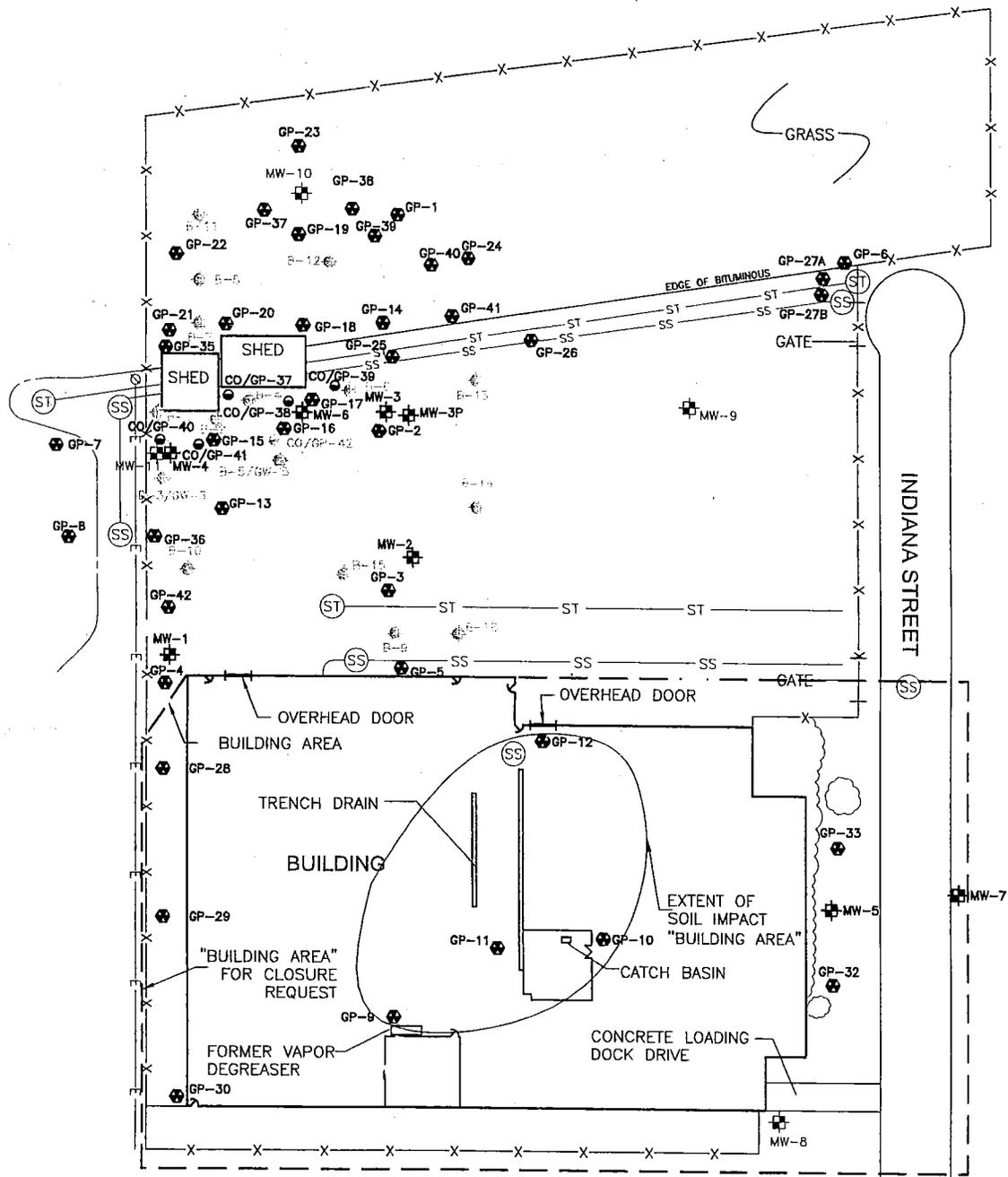
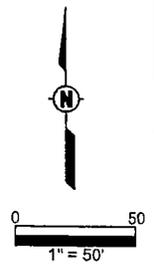
SITE LAYOUT AND SAMPLE LOCATIONS
FORMER FLEXFAB MOLDED PRODUCTS
1914 INDIANA STREET
RACINE, WISCONSIN

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LEGEND

- | | | | |
|---|--|---|-------------------------------------|
|  | MW-1 MONITORING WELL
"P" DENOTES PIEZOMETER |  | FENCE/APPROXIMATE PROPERTY BOUNDARY |
|  | GP-18 SOIL PROBE |  | TOE OF SLOPE |
|  | CO/GP-37 CO/GP-37 SOIL PROBE BORING FOR
CHEMICAL OXIDATION PILOT TEST |  | OVERHEAD ELECTRIC |
|  | GP-10 PRIOR SOIL BORINGS BY OTHERS |  | SANITARY SEWER |
|  | ST STORM SEWER MANHOLE |  | STORM SEWER |
|  | SS SANITARY SEWER MANHOLE | | |
|  | POWER POLE | | |
- GP-31 AND GP-34 NOT PERFORMED
AND ARE NOT SHOWN ON DIAGRAM



Drawn: MLP 02/28/2007
 Checked: LJA 02/28/2007
 Approved: JMT 02/28/2007
 PROJECT NUMBER: 05594.008
 DRAWING NUMBER: C-1

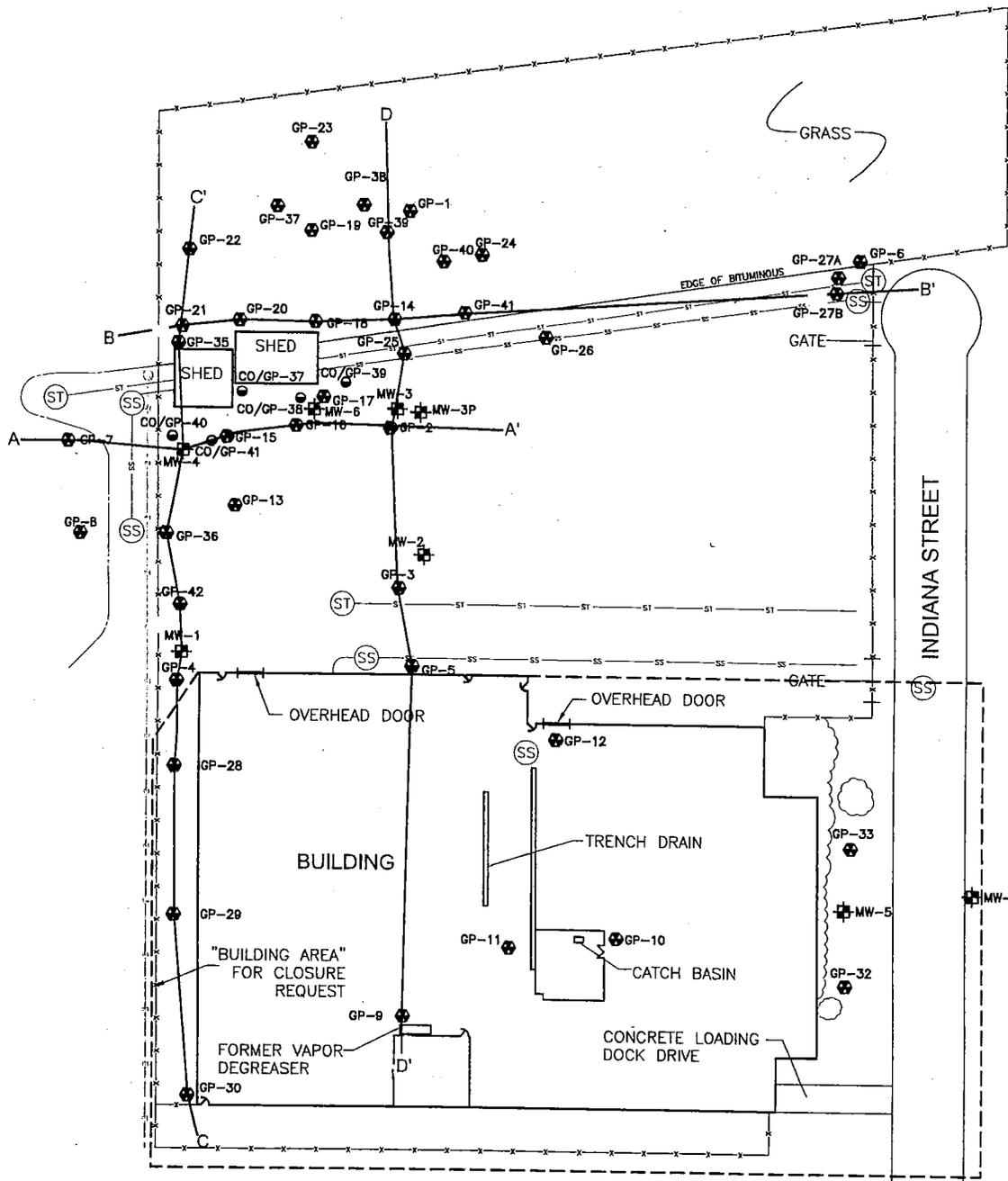
EXTENT OF SOIL IMPACT
 BUILDING AREA
 FORMER FLEXFAB MOLDED PRODUCTS
 1914 INDIANA STREET
 RACINE, WISCONSIN

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 Project: 05594.008, 05594.008, 05594.008

LEGEND

- MW-1 MONITORING WELL
- "P" DENOTES PIEZOMETER
- GP-15 SOIL PROBE
- GP-16 PRIOR SOIL BORINGS BY OTHERS
- (ST) STORM SEWER MANHOLE
- (SS) SANITARY SEWER MANHOLE
- POWER POLE
- FENCE/APPROXIMATE PROPERTY BOUNDARY
- TOE OF SLOPE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM SEWER

GP-31 AND GP-34 NOT PERFORMED
AND ARE NOT SHOWN ON DIAGRAM



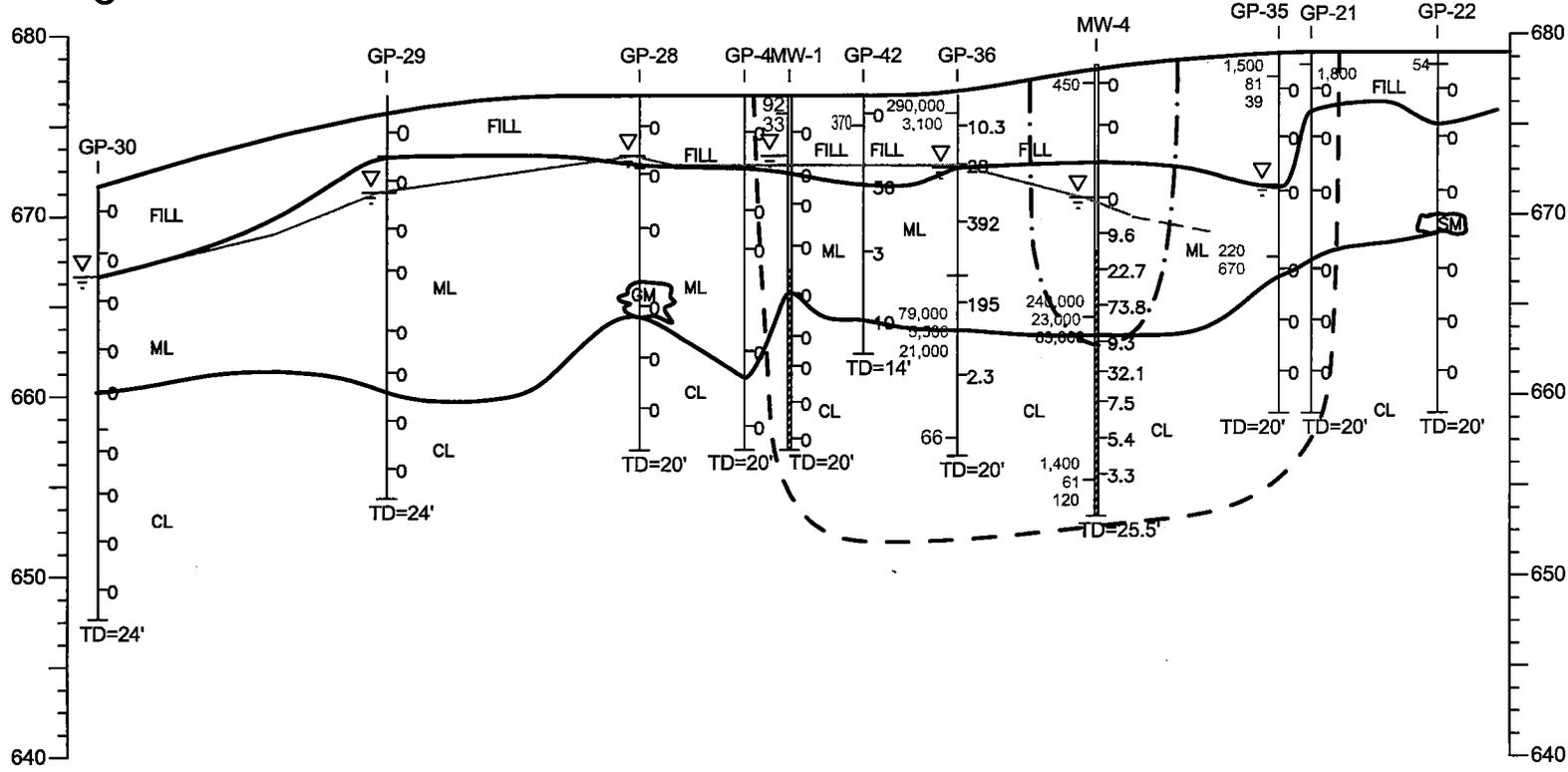
**CROSS-SECTION LOCATIONS
FORMER FLEXFAB MOLDED PRODUCTS
1914 INDIANA STREET
RACINE, WISCONSIN**

Drawn:	GP	01/17/2005
Checked:	LA	01/17/2005
Approved:	JMT	01/17/2005
PROJECT NUMBER:	05594.008	
DATE:	C-2	

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ELEVATION
FEET MSL



LEGEND

CONCENTRATIONS SHOWN ONLY WHERE DETECTED - ON THE RIGHT SIDE OF THE BORING
 450 = TETRACHLOROETHENE CONCENTRATION IN MICROGRAMS PER KILOGRAM
 61 = TRICHLOROETHENE CONCENTRATION IN MICROGRAMS PER KILOGRAM
 120 = CIS-1,2-DICHLOROETHENE CONCENTRATION IN MICROGRAMS PER KILOGRAM

▽ WATER TABLE ON 1/11/05

--- PID READINGS SHOWN ON THE RIGHT SIDE OF THE BORINGS
 - - - - - EXTENT OF IMPACTED GROUNDWATER
 - . - . - - - EXTENT OF IMPACTED SOIL

NOTE: MONITORING WELL MW-4 WAS ABANDONED ON MAY 23, 2005.

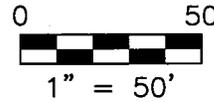
FILL: GENERALLY NON-NATIVE SILTY CLAY, MAY INCLUDE VARIOUS AMOUNTS OF SAND OR GRAVEL CINDERS, SLAG AND ASPHALT OCCURRED IN SOIL PROBES GP-20, GP-21 AND GP-22.

ML: CLAYEY SILT, TRACE TO LITTLE SAND, VERY FIRM TO STIFF.

CL: CLAY, LITTLE TO SOME SILT, TRACE SAND, TRACE GRAVEL PLASTIC, STIFF TO VERY STIFF.

SM (FILL) STORM OR SANITARY SEWER BACKFILL; SILTY SAND & TRACE GRAVEL

GM SILTY GRAVEL, TRACE TO SOME SAND



Drawn :	GG	1/17/2005
Checked:	MMM	1/17/2005
Approved:	MMM	1/17/2005
PROJECT NUMBER	05594.008	
FIGURE NUMBER	C-3	

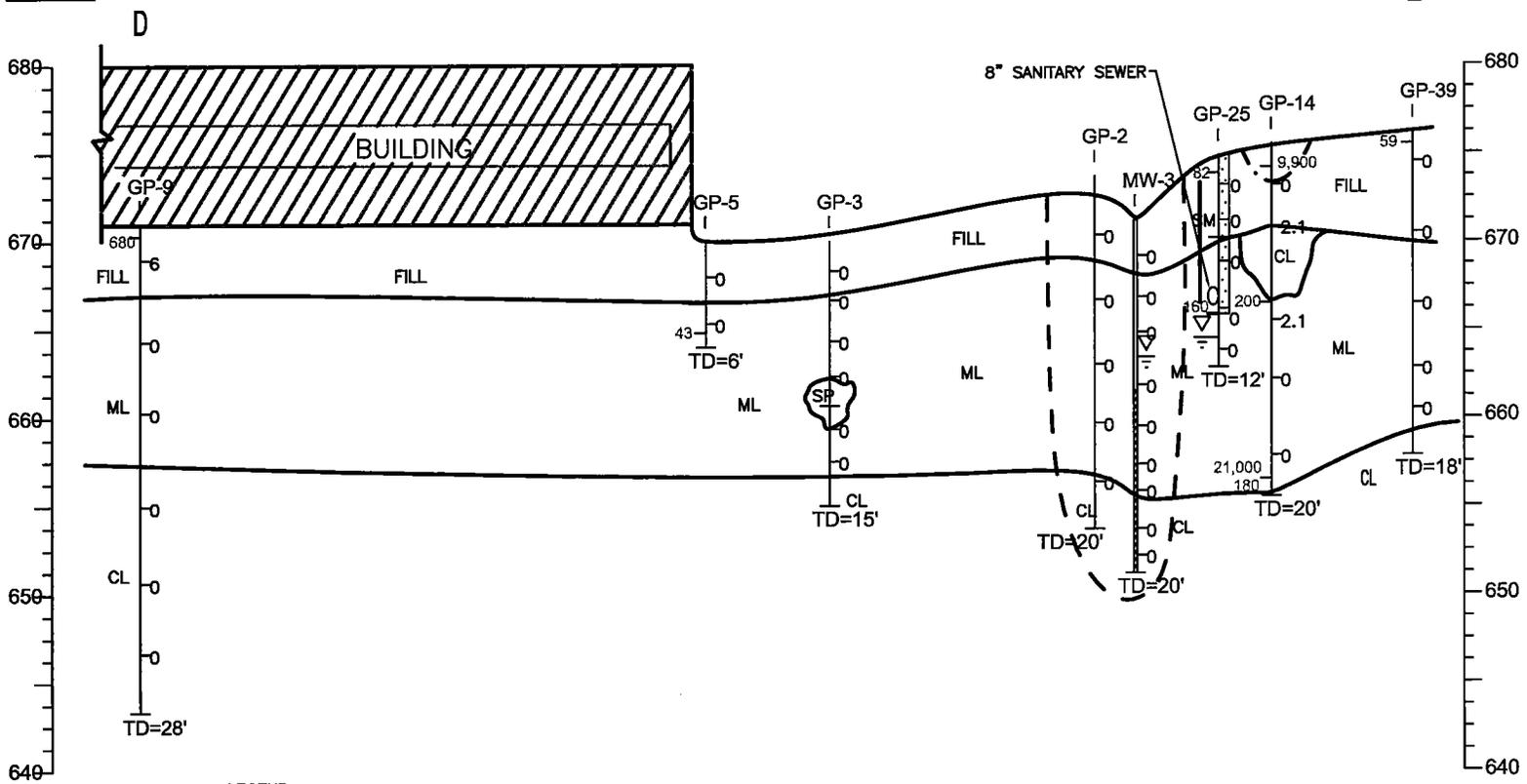
**CROSS-SECTION C-C' LOOKING WEST
 FORMER FLEXFAB MOLDED PRODUCTS
 1914 INDIANA STREET
 RACINE, WISCONSIN**

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ELEVATION
FEET MSL

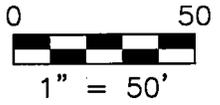


LEGEND

CONCENTRATIONS SHOWN ONLY WHERE DETECTED - ON THE LEFT SIDE OF THE BORING
 450 = TETRACHLOROETHENE CONCENTRATION IN MICROGRAMS PER KILOGRAM
 61 = TRICHLOROETHENE CONCENTRATION IN MICROGRAMS PER KILOGRAM
 120 = CIS-1,2-DICHLOROETHENE CONCENTRATION IN MICROGRAMS PER KILOGRAM
 ▽ WATER TABLE ON 1/11/05
 --- PID READINGS SHOWN ON THE RIGHT SIDE OF THE BORING
 - - - - - EXTENT OF IMPACTED GROUNDWATER
 · · · · · EXTENT OF IMPACTED SOIL

FILL: GENERALLY NON-NATIVE SILTY CLAY, MAY INCLUDE VARIOUS AMOUNTS OF SAND OR GRAVEL. CINDERS, SLAG AND ASPHALT OCCURRED IN SOIL PROBES GP-20, GP-21 AND GP-22.
 ML: CLAYEY SILT, TRACE TO LITTLE SAND, VERY FIRM TO STIFF.
 CL: CLAY, LITTLE TO SOME SILT, TRACE SAND, TRACE GRAVEL PLASTIC, STIFF TO VERY STIFF.
 SP (FILL) STORM OR SANITARY SEWER BACKFILL; SILTY SAND & TRACE GRAVEL
 SP SAND, TRACE SILT

NOTE: MONITORING WELL MW-4 WAS ABANDONED ON MAY 23, 2005.



Drawn:	GG	1/17/2005
Checked:	MMM	1/17/2005
Approved:	MMM	1/17/2005
PROJECT NUMBER	05594.008	
FIGURE NUMBER	C-4	

**CROSS-SECTION D-D' LOOKING WEST
 FORMER FLEXFAB MOLDED PRODUCTS
 1914 INDIANA STREET
 RACINE, WISCONSIN**

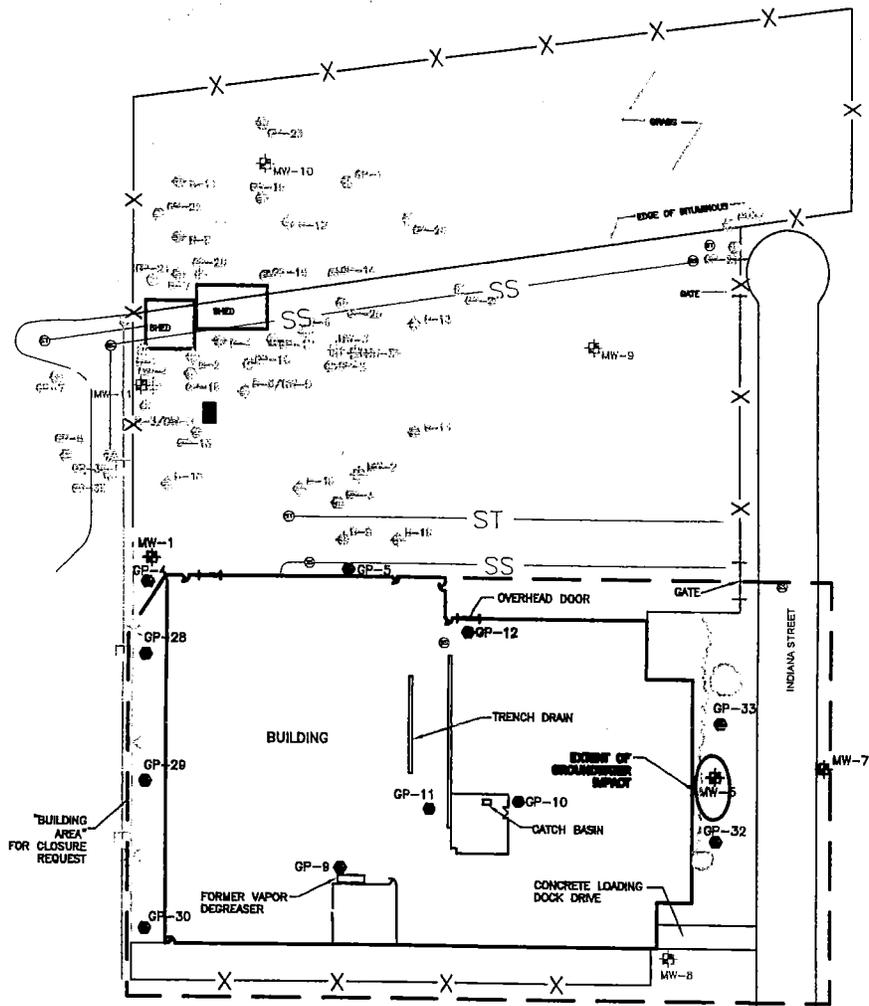
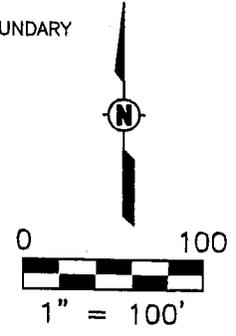
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LEGEND

- MW-1 MONITORING WELL
- "P" DENOTES PIEZOMETER
- GP-15 SOIL PROBE
- PRIOR SOIL BORINGS BY OTHERS
- ST STORM SEWER MANHOLE
- SS SANITARY SEWER MANHOLE
- POWER POLE
- FENCE/APPROXIMATE PROPERTY BOUNDARY
- TOE OF SLOPE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM SEWER

GP-31 AND GP-34 NOT PERFORMED
AND ARE NOT SHOWN ON DIAGRAM



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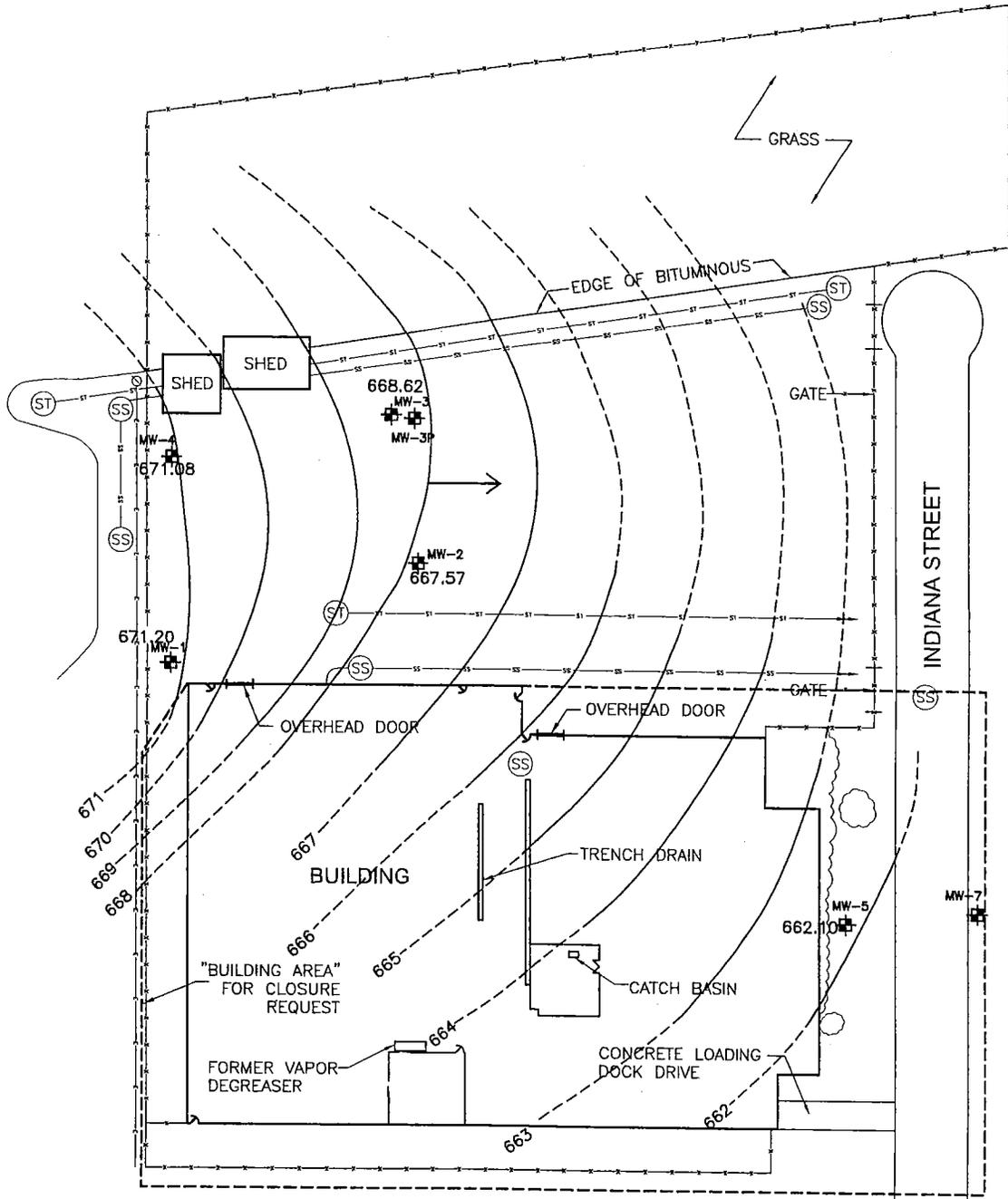
EXTENT OF GROUNDWATER IMPACT - BUILDING AREA
FORMER FLEXFAB MOLDED PRODUCTS
1914 INDIANA STREET
RACINE, WISCONSIN

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Drawn:	MJP 2/25/2008
Checked:	LLA 2/25/2008
Approved:	JMT 2/25/2008
PROJECT NUMBER	05594.008
FIGURE NUMBER	E-1

LEGEND

-  MW-1 MONITORING WELL
-  "P" DENOTES PIEZOMETER
-  SP-16 SOIL PROBE
-  PRIOR SOIL BORINGS BY OTHERS
-  (ST) STORM SEWER MANHOLE
-  (SS) SANITARY SEWER MANHOLE
-  (P) POWER POLE
-  FENCE/APPROXIMATE PROPERTY BOUNDARY
-  TOE OF SLOPE
-  OVERHEAD ELECTRIC
-  SANITARY SEWER
-  STORM SEWER
- CONTOUR INTERVAL = 1 FOOT
-  DIRECTION OF GROUNDWATER FLOW



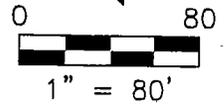
GROUNDWATER POTENTIOMETRIC SURFACE JUNE 2, 2004
 FORMER FLEXFAB MOLDED PRODUCTS
 1914 INDIANA STREET
 RACINE, WISCONSIN

Drawn:	RNB	06/17/2004
Checked:	LA	06/17/2004
Approved:	JMT	06/17/2004
PROJECT NUMBER:	05504.008	
FIGURE NUMBER:	E-2	

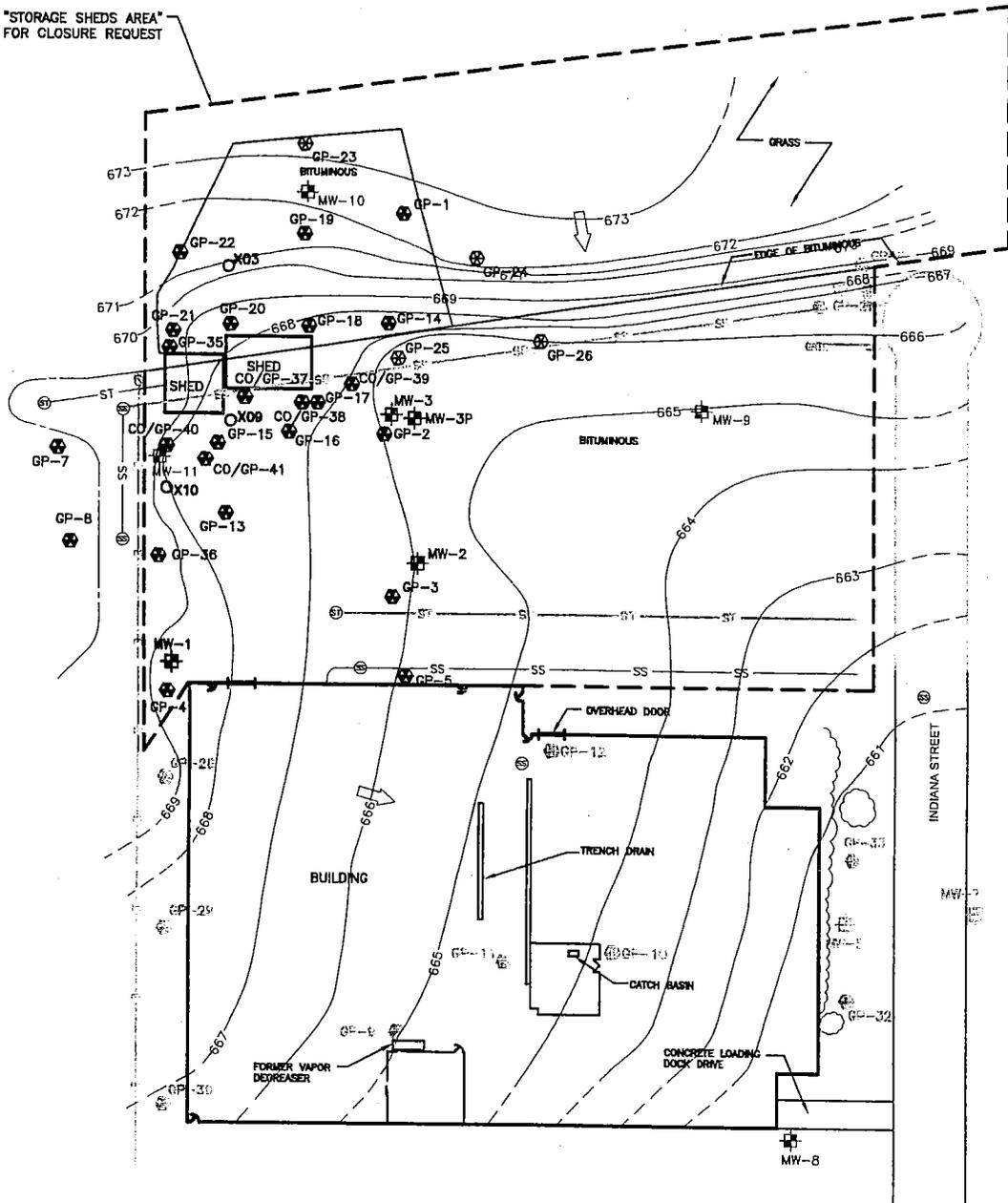
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LEGEND

- MW-1 MONITORING WELL
- GP-15 "P" DENOTES PIEZOMETER SOIL PROBE
- X03 EXTRACTION WELL
- ST STORM SEWER MANHOLE
- SS SANITARY SEWER MANHOLE
- POWER POLE
- TOE OF SLOPE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM SEWER
- 673 GROUNDWATER ELEVATION IN FEET MSL
- DIRECTION OF GROUNDWATER FLOW



"STORAGE SHEDS AREA"
FOR CLOSURE REQUEST



X:\Projects\897144E\897144E-SHED AREA.dwg: 9/9/2008 4:21:43 PM: HENTZ, CHARLES STS_BLACK_040102.dwg

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**GROUNDWATER POTENTIOMETRIC SURFACE
JANUARY 2005
FORMER FLEXFAB MOLDED PRODUCTS
1914 INDIANA STREET
RACINE, WISCONSIN**

Drawn :	CJH 3/21/2008
Checked:	MMM 3/21/2008
Approved:	MMM 3/21/2008
PROJECT NUMBER	05594.008
FIGURE NUMBER	E-3

Table C-1
Soil Samples - Laboratory Analytical Results
Former Flexfab Molded Products, 1914 Indiana, Racine, Wisconsin
AECOM Project 05594.008 - Case Closure Request

Sample Location	Sample Depth	Sample Date	Total Organic Carbon (ug/kg)	1,1,1-Trichloroethane (ug/kg)	1,1,2-Trichloroethane (ug/kg)	1,1-Dichloroethane (ug/kg)	1,1-Dichloroethene (ug/kg)	1,2,4-Trimethylbenzene (ug/kg)	1,2-Dichlorobenzene (ug/kg)	1,3,5-Trimethylbenzene (ug/kg)	1,3-Dichlorobenzene (ug/kg)	1,4-Dichlorobenzene (ug/kg)	Benzene (ug/kg)	Chlorobenzene (ug/kg)	cis-1,2-Dichloroethene (ug/kg)	Ethylbenzene (ug/kg)	Methylene Chloride (ug/kg)	Naphthalene (ug/kg)	n-Propylbenzene (ug/kg)	p-Isopropyltoluene (ug/kg)	sec-butylbenzene (ug/kg)	Tetrachloroethene (ug/kg)	Toluene (ug/kg)	trans-1,2-Dichloroethene (ug/kg)	Trichloroethene (ug/kg)	Vinyl Chloride (ug/kg)	Xylenes m + p (ug/kg)	
				<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
GP-9	1-2'	2/27/04	--	120	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	680 ^B	<25	<25	<25	<25	<50	
	12-13'	2/27/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
GP-10	1-2'	2/27/04	--	320	<25	560	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	490 ^B	<25	<25	<25	<25	<50	
	5-6'	2/27/04	--	720	61 ^{OB}	2,500 ^B	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	440 ^B	<25	<25	<25	<25	<50	
GP-11	1-2'	2/27/04	--	82	<25	670	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	29 ^{OB}	<25	<25	<25	<25	<50	
	5-6'	2/27/04	--	740	<25	850	30 ^{OB}	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	87	<25	<25	<25	<50	
GP-12	1-2'	2/27/04	--	39 ^O	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	840 ^B	<25	<25	<25	<25	<50	
	5-6'	2/27/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
GP-28	1-2'	11/22/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	12.5-13.5'	11/22/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	19-20'	11/22/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
GP-29	1-2'	11/22/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	16-17'	11/22/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	23-24'	11/22/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
GP-30	1-2'	11/24/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	11-12'	11/24/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	23-24'	11/24/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
GP-32	1-2'	11/24/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	16-17'	11/24/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	23-24'	11/24/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
GP-33	1-2'	11/22/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	12-13'	11/22/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
	19-20'	11/22/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
MW-5	1-2'	4/8/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	79	<25	<25	<25	<50	
	11-12'	4/8/04	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
NR720 RCLs ^A				NE	NE	NE	NE	NE	NE	NE	NE	NE	5.5	NE	NE	2,900	NE	NE	NE	NE	NE	NE	1,500	NE	NE	NE	4,100	
Site Specific WDNR GW RCLs ^B				1,320	8.0	965	15	93,867	9,800	41,600	NE	244	NE	1,200	86	NE	3	4,164	NE	NE	NE	NE	22	NE	352	24	0.22	NE
Site Specific WDNR DC RCLs ^C				2.2x10 ³	50,200	2.9x10 ³	2.4x10 ³	2.8x10 ³	1.3x10 ⁶	1x10 ⁶	NE	119,000	NE	1.4x10 ⁷	2.2x10 ⁴	NE	382,000	20.4x10 ³	NE	NE	NE	NE	55,000	NE	5.5x10 ⁵	7150	2040	NE

Notes:
^O Detected Between the method detection limit & the practical quantitation limit
 -- Analyte not measured
 NR720 RCLs^A - Wisconsin Administrative Code NR720.09 Table 1, Residual Contaminant Levels Based on Protection of Groundwater
 Generic WDNR GW RCLs^B - Soil to Groundwater Pathway Calculated on EPA web page with WDNR default values and site specific total organic carbon average concentration
 Generic WDNR DC RCLs^C - Soil ingestion or fugitive dust pathway as calculated on EPA web page with WDNR default values and site specific total organic carbon average concentration

Table E-1
Laboratory Results of Groundwater Samples - Detected VOCs and Field Parameters
Main Building Area
Former Flexfab Facility
AECOM Project No. 05594.008

Well Location	Sample Date	1,1,1-Trichloroethane ug/L	1,1-Dichloroethane ug/L	1,1-Dichloroethene ug/L	cis-1,2-Dichloroethene ug/L	Dissolved Oxygen (mg/L)	ORP (Millivolts)	Total Iron (mg/L)	Dissolved Iron (mg/L)	Sulfate (mg/L)	Groundwater Elevation- (feet MSL)
GP-32	11/24/2004	<0.90	3.5	<0.57	5.7	NA	NA	NA	NA	NA	NM
	1/11/2005	<0.90	2.6	<0.57	4.9	NA	NA	NA	NA	NA	NM
GP-33	11/24/2004	<0.90	<0.75	<0.57	<0.90	NA	NA	NA	NA	NA	NM
	1/11/2005	<0.90	<0.75	<0.57	<0.90	NA	NA	NA	NA	NA	NM
MW-5	Top of Well Screen in Feet MSL: 658.0					Length of Well Screen: 10 feet					
	4/26/2004	4,000 ^B	670 ^A	200 ^B	<0.90	3.55	197	NA	NA	NA	660.73
	6/2/2004	2,400 ^B	430 ^A	130 ^B	<0.90	3.24	109	NA	NA	NA	662.10
	1/11/2005	4,600 ^B	840 ^A	390 ^B	<0.90	3.20	109	NA	NA	NA	660.44
	11/17/05	3,200 ^B	580 ^A	240 ^B	<0.90	2.92	88	0.52	<0.012	72	661.21
	2/24/06	3,100 ^B	550 ^A	240 ^B	<0.90	2.74	97	23	<0.050	76	661.42
	6/2/06	1,800 ^B	320 ^A	130 ^B	<0.90	2.96	162	0.38	<0.050	72	661.15
	8/10/06	1,400 ^B	270 ^A	130 ^B	<0.90	3.29	4	45	<0.050	76	660.93
	8/5/09	1,900 ^B	340 ^A	160 ^B	14 J ^A	3.26	137	NA	NA	NA	659.96
MW-7	Top of Well Screen in Feet MSL: 662.0					Length of Well Screen: 10 feet					
	11/17/05	<0.90	<0.75	<0.57	<0.90	3.52	23	5.1	<0.012	38	660.10
	2/24/06	<0.90	<0.75	<0.57	<0.90	2.69	76	16	<0.050	50	659.76
	6/2/06	<0.90	<0.75	<0.57	<0.90	2.70	99	1.3	<0.050	34	660.67
	8/10/06	<0.90	<0.75	<0.57	<0.90	2.32	-20	0.15	<0.050	39	660.31
	8/5/09	<0.50	<0.50	<0.50	<0.50	2.99	141	NA	NA	NA	659.39
MW-8	Top of Well Screen in Feet MSL: 660.3										
	5/21/09	2.2	0.71 J	<0.50	0.54 J	0.61	178	NA	NA	NA	662.19
	8/5/09	2.3	1.4 J	<0.50	0.78 J	2.94	140	NA	NA	NA	661.13
PAL		40	85	0.7	7	NE	NE	NE	0.15	125	NE
ES		200	850	7	70	NE	NE	NE	0.3	250	NE

Notes:

^A - NR140 WAC Preventive Action Limit (PAL) Exceedance

^B - NR140 WAC Enforcement Standard (ES) Exceedance

MSL = Mean Sea Level

ug/L = micrograms per liter

mg/L = milligrams per liter

NA = not analyzed

NE = Not established

NM = Not measured

J = Estimated value between limit of detection and limit of quantification

Table E-2
Groundwater Measurements and Elevations
Main Building Area
Former Flexfab Facility
AECOM Project No. 05594.008

Well Number	MW-5		MW-7		MW-8	
Ground Elevation (ft-msl)	668.55					
Top of PVC Casing (TOC) Elevation (ft-msl)	667.99		667.31		665.73	
Screen Length (ft)	10		10		10	
TOC to Bottom of Well (ft) ^A	19.9		14.9		15.4	
Top of Well Screen (ft-msl)	658.0		662.0		660.3	
	Depth to		Depth to		Depth to	
	GW from	Groundwater	GW from	Groundwater	GW from	Groundwater
Date	TOC (ft)	Elevation (ft)	TOC (ft)	Elevation (ft)	TOC (ft)	Elevation (ft)
4-16-04	7.35	660.64	NI	--	NI	--
4-26-04	7.26	660.73	NI	--	NI	--
6-2-04	5.89	662.10	NI	--	NI	--
6-18-2004	4.96	663.03	NI	--	NI	--
8-25-04	7.72	660.27	NI	--	NI	--
10-22-04	7.97	660.02	NI	--	NI	--
11-1-04	NM	--	NI	--	NI	--
12-10-04	6.60	661.39	NI	--	NI	--
1-11-05	7.55	660.44	NI	--	NI	--
11/16/2005	6.78	661.21	7.21	660.10	NI	--
2/24/2006	6.57	661.42	7.55	659.76	NI	--
6/2/2006	6.84	661.15	6.64	660.67	NI	--
8/10/2006	7.06	660.93	7.00	660.31	NI	--
5/21/2009	6.93	661.06	7.04	660.27	3.54	662.19
8/5/2009	8.03	659.96	7.92	659.39	4.60	661.13

ft = feet or feet mean sea level

^A = as measured inside well

NI = Not Installed

-- no elevation



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Milwaukee and Madison, Wisconsin

Writer's Direct Dial: 414.277.5537
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February 20, 2009

BY CERTIFIED MAIL
RETURN RECEIPT REQUESTED

FM Realty, LLC
Attn: Mr. Matt Nusbaum
102 Cook Road
Hastings, MI 49058-6928

**RE: Case Closure Request to Wisconsin Department of Natural Resources
"Building Area", Former Flexfab Facility, 1914 Indiana Street, Racine,
Wisconsin**

Dear Mr. Nusbaum:

I am writing this letter to follow-up on a previous letter dated January 5, 2009, as well as a follow-up e-mail that I sent to you on January 13, 2009. Both of those earlier pieces of correspondence are enclosed. While the remainder of this letter will be nearly identical to the January 5, 2009 correspondence, the reason I am sending it again is the Wisconsin DNR requirement of proof of receipt of this correspondence relating to the case closure request for the "Building Area" of the Former Flexfab Facility located at 1914 Indiana Street, Racine, Wisconsin. If case closure is granted, the Building Area of the property will be identified in the Wisconsin DNR's Geographic Information System (GIS) Registry of Closed Remediation Sites.

As you are aware, Actuant Corporation has been investigating and cleaning up certain environmental contamination at FM Realty, LLC's property located at 1914 Indiana Street, Racine, Wisconsin. Actuant has been conducting its work in accordance with the applicable Wisconsin Department of Natural Resources (DNR) regulations.

Pursuant to Wisconsin DNR requirements, the party responsible for the investigation and cleanup (here, Actuant Corporation) is required to provide the current owner of the property with a letter notifying the property owner that case closure has been requested. This letter is to notify FM Realty of such a case closure request in regard to the "Building Area" of the property. If case closure is granted it will result in the Building Area of the property being identified in the Wisconsin DNR's Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations of properties where

FM Realty LLC
February 20, 2009
Page 2

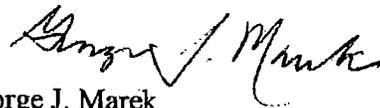
soil and/or groundwater above applicable standards was found at the time the case was closed. This GIS Registry will be available to the general public on the DNR's website.

Specifically, on February 27, 2008, Actuant submitted a case closure request to the Wisconsin DNR for the "Building Area" at 1914 Indiana Street. Enclosed please find a figure showing the Building Area. I am also enclosing a copy of our prior March 3, 2008 correspondence to FM Realty's environmental counsel Michael Simpson, by which we provided FM Realty with a complete copy of the case closure request documents sent to the DNR on February 27, 2008. As that letter also indicates, Actuant has been providing drafts of reports to FM Realty's environmental counsel for review and comment prior to submittal to the Wisconsin DNR. Actuant is continuing its efforts to obtain case closure for the Building Area. We will keep FM Realty informed as to the status of that case closure request.

If you have any questions, please do not hesitate to contact me. My direct phone number is 414-277-5537, and my e-mail address is gjm@quarles.com.

Sincerely yours,

QUARLES & BRADY LLP



George J. Marek

GJM:rjg

Enclosures

cc: Michael H. Simpson, Esq. (w/encl.)

ATTACHMENT G

Description of the Cap

The Building Area of the former Flexfab Molded Products is located at 1914 Indiana Street in Racine, Wisconsin. The southern portion of the property is covered by building. An NR 716 Site Investigation identified impacts to soil below the floor slab of the building that were above the soil to groundwater pathway RCLs. Groundwater monitoring immediately adjacent to the building in the downgradient direction did not detect the soil compounds in the groundwater. Thus, the building is acting as a cap which limits migration of the soil contaminants into the groundwater within the Building Area. As such, a maintenance plan is not needed as long as the facility building remains in-place on the property. Figure C-2 depicts the area of impacted soil below the building and the soil and groundwater sampling locations

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PROPERTY

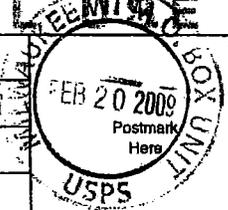
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PS Form 3800, August 2006

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1. Article Addressed to:

FM REALTY LLC
 ATTN: MR. MATT NUSBAUM
 102 COOK ROAD
 HASTINGS MI 49058-6928

2. Article Number

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