

GIS REGISTRY INFORMATION

| | | | | | |
|--|---|--------------------------|------|-------------------------------------|-------------------------------------|
| SITE NAME: | Saint Mary's Medical Center – Fuel Oil USTs | | | FID # | |
| BRRTS #: | 03-52-197877 | | | (if appropriate): | |
| COMMERCE # (if appropriate): | 53405-1688-01-B | | | | |
| CLOSURE DATE: | September 10, 2004 | | | | |
| STREET ADDRESS: | 3801 Spring St | | | | |
| CITY: | Racine | | | | |
| SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): | X = | 697871 | Y = | 253243 | |
| CONTAMINATED MEDIA: | Groundwater | <input type="checkbox"/> | Soil | <input checked="" type="checkbox"/> | Both <input type="checkbox"/> |
| OFF-SOURCE GW CONTAMINATION >ES: | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | |
| • IF YES, STREET ADDRESS: | | | | | |
| • GPS COORDINATES X = Y = | | | | | |
| (meters in WTM91 projection): | | | | | |
| OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | |
| • IF YES, STREET ADDRESS 1: | | | | | |
| • GPS COORDINATES X = Y = | | | | | |
| (meters in WTM91 projection): | | | | | |
| CONTAMINATION IN RIGHT OF WAY: | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | |
| DOCUMENTS NEEDED | | | | | |
| Closure Letter, and any conditional closure letter issued | | | | | <input checked="" type="checkbox"/> |
| Copy of most recent deed, including legal description, for all affected properties | | | | | <input checked="" type="checkbox"/> |
| Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties | | | | | <input checked="" type="checkbox"/> |
| County Parcel ID number, if used for county, for all affected properties – Parcel ID # 22869-005 | | | | | <input checked="" type="checkbox"/> |
| Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site. | | | | | <input checked="" type="checkbox"/> |
| Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs. | | | | | <input checked="" type="checkbox"/> |
| Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) | | | | | <input type="checkbox"/> |
| Tables of Latest Soil Analytical Results (no shading or cross-hatching) | | | | | <input checked="" type="checkbox"/> |
| Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map. | | | | | <input type="checkbox"/> |
| GW: Table of water level elevations, with sampling dates, and free product noted if present | | | | | <input type="checkbox"/> |
| GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) | | | | | <input type="checkbox"/> |
| SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour | | | | | <input checked="" type="checkbox"/> |
| Geologic cross-sections, if required for SI. (8.5x14" if paper copy) | | | | | <input type="checkbox"/> |
| RP certified statement that legal descriptions are complete and accurate. | | | | | <input checked="" type="checkbox"/> |
| Copies of off-source notification letters (if applicable) | | | | | <input type="checkbox"/> |
| Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) | | | | | <input type="checkbox"/> |
| Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure | | | | | <input type="checkbox"/> |



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Cory L. Nettles, Secretary

September 10, 2004

Mr. Michael McAvoy
Vice President of Operations
All Saints Healthcare
3801 Spring Street
Racine, WI 53405

RE: **Final Closure**

Commerce # 53405-1688-01-B **WDNR BRRTS # 03-52-197877**
Saint Mary's Medical Center-Fuel Oil Tanks, 3801 Spring Street, Racine

Dear Mr. McAvoy:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda M. Michalets", with a long, sweeping horizontal stroke extending to the right.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Matthew Giovanelli, Shaw Environmental, Inc.
Case File



April 16, 2002

Mr. David Christenson
St. Mary's Medical Center
3801 Spring Street
Racine, WI 53405

RE: **Conditional Case Closure**

Commerce # 53405-1688-01-B **WDNR BRRTS # 03-52-197877**
St. Mary's Medical Center, 3801 Spring Street, Racine

Three Fuel Oil Underground Storage Tanks Upgraded in 1998

Dear Mr. Christenson:

On February 27, 2002, the Wisconsin Department of Commerce (Commerce) PECFA Site Review Section received a request for case closure from Envirogen, Inc. It is understood that residual soil contamination remains in the underground storage tanks (USTs) area. Using the standards established in the NR 700 series, Wisconsin Administrative Code (Wis. Adm. Code), Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

Note that this closure applies only to the fuel oil USTs. The request for closure of gasoline UST site is being addressed separately because the closure requirements are different for the two cases.

The following conditions must be satisfied to obtain final closure:

- A notification must be placed on the property deed addressing residual petroleum impacts to the soil. For case closure, please submit a copy of the deed notification that contains the County Register of Deeds' recording information. **Figure 4, "Soil DRO Distribution," from the February 25, 2002 report, must be attached to the notification document to be recorded.** Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to recording. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.

Based upon the topographic survey map included in the February 2002 report, it appears that this facility is very extensive. If you want the notification to cover only the immediate area of the fuel oil release, you must provide a clear description and figure(s) that identify the specific area covered by the deed notification.

- The three temporary monitoring wells must be abandoned and the appropriate forms forwarded to Commerce at the letterhead address.

Mr. David Christenson
Commerce # 53405-1688-01-B WDNR BRRTS # 03-52-197877
St. Mary's Medical Center, 3801 Spring Street, Racine
April 16, 2002
Page 2

- The borehole abandonment form for GP-2 must be forwarded to Commerce at the letterhead address.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,



Linda M. Michalets
Hydrogeologist
Site Review Section

Enclosure

cc: Ms. Terrie M. Biles, Envirogen, Inc.
Case File

WARRANTY DEED

THIS INDENTURE, made this 7th day of January, A.D., 1974, between St. Mary's Hospital of Franciscan Sisters, Racine, a non-profit corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Racine, Wisconsin, party of the first part and St. Mary's Medical Center, Inc., a non-profit corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Racine, Wisconsin, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate situated in the County of Racine and State of Wisconsin, to-wit:

That part of Section 7, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Commence at the center of said Section 7; run thence $N01^{\circ}48'35''W$ 226.15 feet to the Southerly right-of-way of Spring Street; thence $S57^{\circ}00'33''E$ 320.40 feet along said Southerly line to the point of beginning of this description; continue thence $S57^{\circ}00'33''E$ along said right-of-way 64.74 feet; thence $S32^{\circ}59'27''W$ 146.86 feet to the point of curvature of a curve of Westerly convexity whose radius is 601.35 feet and whose chord bears $S02^{\circ}52'03''W$ 603.59 feet; thence Southerly 632.32 feet on the arc of said curve; thence $S62^{\circ}44'39''W$ 671.40 feet; thence $N27^{\circ}15'21''W$ 278.84 feet to a curve of Northwesterly convexity whose radius is 486.00 feet and whose long chord bears $N30^{\circ}14'39''E$ 819.78 feet; thence Northeasterly along the arc of said curve 975.47 feet to its point of tangency; thence $N87^{\circ}44'39''E$ 240.80 feet to a curve of Southeasterly convexity whose radius is 118.80 feet and whose long chord bears $N60^{\circ}22'03''E$ 109.26 feet; thence Northeasterly 113.53 feet along the arc of said curve to its point of tangency; thence $N32^{\circ}59'27''E$ 58.62 feet to the point of beginning of this description. Said parcel contains 16.249 acres.

Fee Exempt 77.25 #9

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any way appertaining; and all the estate right, title, interest, claim or demand whatsoever of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described with the hereditaments and appurtenances unto the said party of the second part, and to its successors and assigns FOREVER.

AND THE SAID St. Mary's Hospital of Franciscan Sisters, Racine, party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the sealing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, and that the above bargained premises in the quiet

and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said St. Mary's Hospital of Franciscan Sisters, Racine, party of the first part, has caused these presents to be signed by Sister M. Lillian Van Domlen, its President and countersigned by J. C. Behler, its Secretary, at Racine, Wisconsin, and its corporate seal to be hereunto affixed, this 7th day of November, A.D. 1974.

ST. MARY'S HOSPITAL OF FRANCISCAN SISTERS, RACINE

By Sister M. Lillian Van Domlen
Sister M. Lillian Van Domlen,
President

COUNTERSIGNED:

J. C. Behler
J. C. Behler, Secretary

STATE OF WISCONSIN)
)SS.
RACINE COUNTY)

Personally came before me, this 7 day of Nov, A.D., 1974, Sister M. Lillian Van Domlen, President and J. C. Behler, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.



Frank Chybowski
711 Walnut St. So. Milwaukee, Wis.
Notary Public, State of Wisconsin
Commission: June 18, 1978

948662

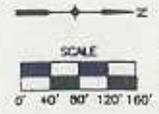
Register's Office }
Racine County, Wis. }SS.
Received for Record 19th day of
November A.D. 1974 at 3:15
o'clock P. M. and recorded in Volume 1245
of Records on page 380-381

This instrument drafted by:
Garth R. Seehawer, Attorney

Stanley J. Bialicki
3000 Register of Deeds



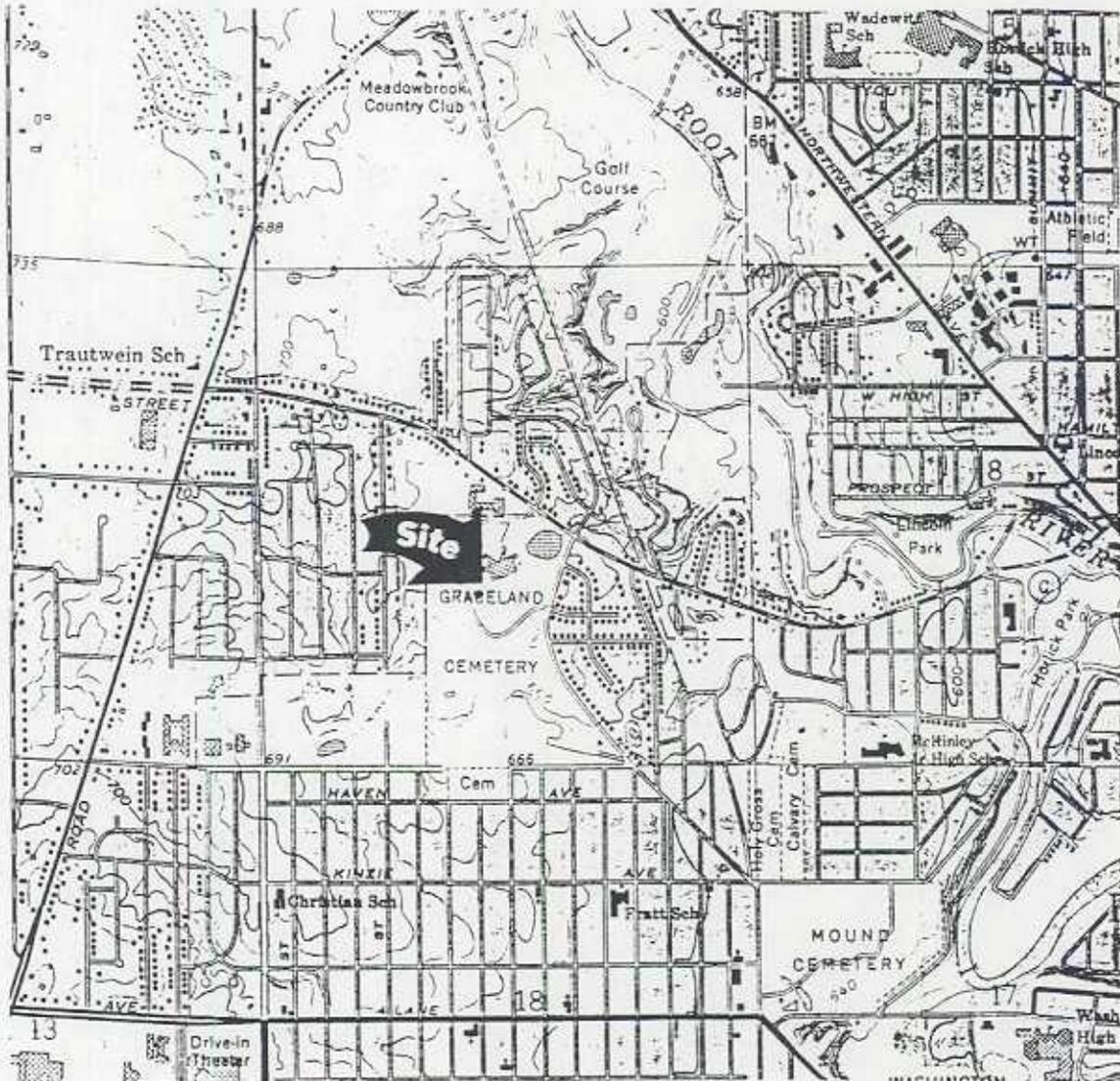
ENVIROGEN
 DON'T EFFORTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 2035 North Greenwood Blvd.
 FOND DU LAC, WISCONSIN 53072-0090



SITE SURVEY
 MAP
 ST. MARY'S MEDICAL CENTER
 RACINE, WISCONSIN

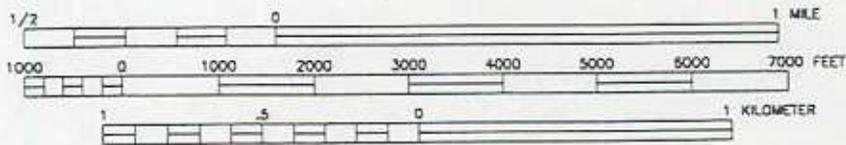
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|-------------|-----------|-----------|-----|---------|-------------|--|--------------|--|------------|--|--------------|---------|
| DRAWING NO. | 58037030C | DRAWN BY: | PJT | DSH/702 | CHECKED BY: | | APPROVED BY: | | REVISIONS: | | ISSUED DATE: | 1/20/01 |
|-------------|-----------|-----------|-----|---------|-------------|--|--------------|--|------------|--|--------------|---------|

TITLE NO.
 1



(USGS 1971)

SCALE
1:24000



CONTOUR INTERVAL 10 FEET



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

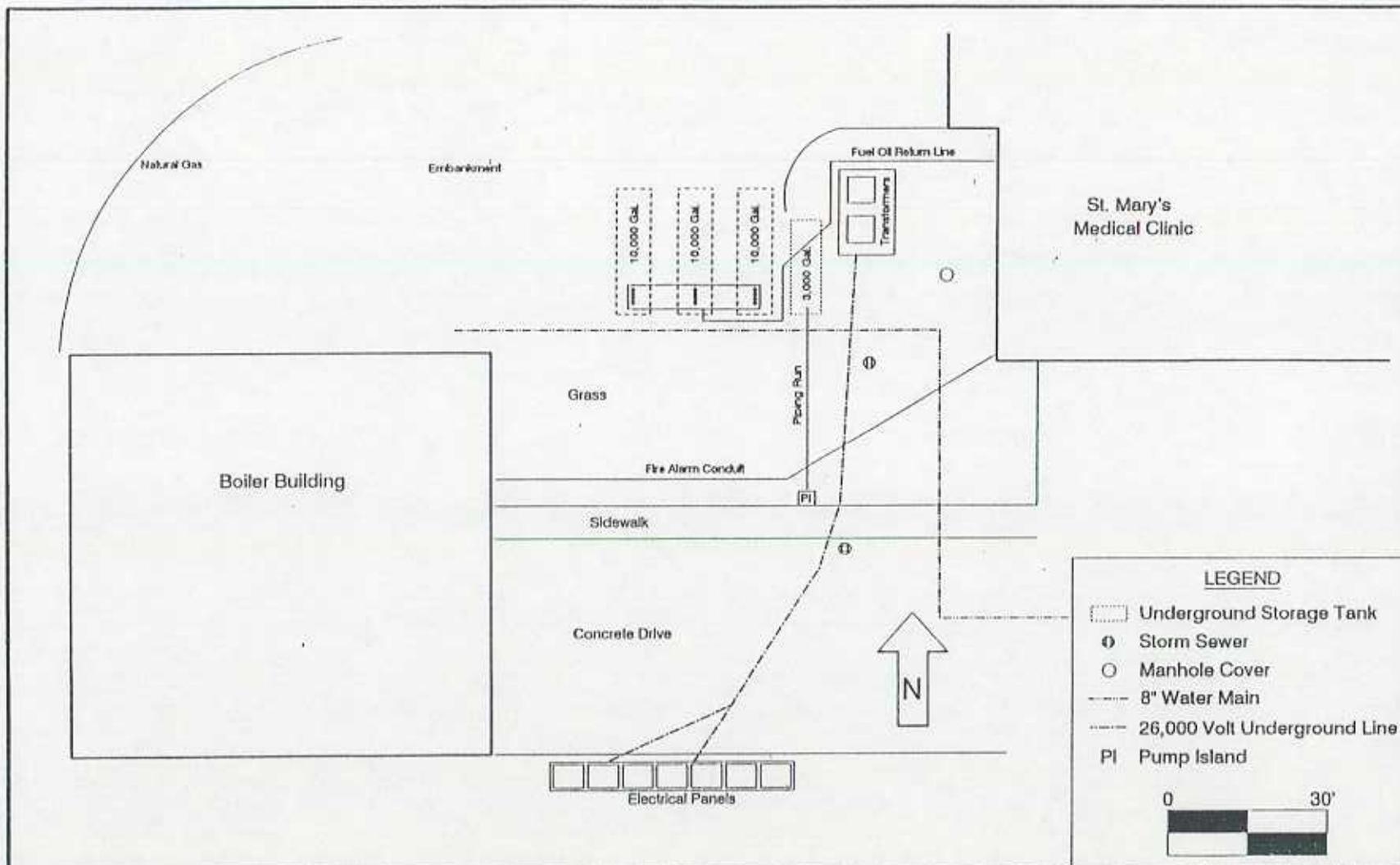
SITE LOCATION

MAP

ST. MARYS DIESEL SITE
RACINE, WISCONSIN

FIGURE NO.

| | |
|--------------|----------|
| DRAWING NO. | 980370W1 |
| DRAWN BY: | LME |
| CHECKED BY: | DOB |
| APPROVED BY: | AZE |
| REVISIONS: | |
| ENGINEER | DATE |
| ENGINEER | DATE |



BRAUN™
INTERTEC

FIGURE 2: SITE LAYOUT MAP
 Environmental Site Assessment
 St. Mary's Medical Clinic
 3801 Spring Street
 Racine, Wisconsin

| | | |
|----------------------|----------|-------|
| INT | DATE | SHEET |
| DRAWN BY: BKI | 6-20-92 | 1 |
| APP'D BY: JLD | | OF |
| JOB No: CLEX-92-022A | | 1 |
| DWG No: LAYOUT | FIGURE # | 2 |
| SCALE: 1" = 30 FEET | | |

Table 2
Soil Analytical Results Summary
Saint Mary's Medical Center
Racine, Wisconsin

| Boring & Sample | Sample Date | Depth * (ft bgs) | PID (ppm eq) | DRO (ppm) | GRO (ppm) | Benzene | Ethylbenzene | MTBE | Toluene | 1,2,4-TMB | 1,3,5-TMB | Naphthalene | s-Butylbenzene | Isopropylbenzene | p-Isopropylbenzene | n-Propylbenzene | Xylenes (total) | | |
|--|-------------|------------------|--------------|-----------|------------|---------|--------------|-------|---------|-----------|-----------|-------------|----------------|------------------|--------------------|-----------------|-----------------|-------|--------|
| SB-1 | 08/26/92 | 10-11.5 | <10 | NA | <10 | <0.3 | <0.3 | <1.0 | <0.3 | NA | NA | NA | NA | NA | NA | NA | <0.3 | | |
| SB-1 | 08/26/92 | 15-16.5 | <10 | NA | <10 | <0.3 | <0.3 | <1.0 | <0.3 | NA | NA | NA | NA | NA | NA | NA | <0.3 | | |
| SB-2 | 08/26/92 | 1.5-4 | 200 | NA | 800 | 37 | 21 | 6.1 | 98 | NA | NA | NA | NA | NA | NA | NA | 98 | | |
| SB-2 | 08/26/92 | 10-11.5 | <10 | NA | <10 | <0.3 | <0.3 | <1.0 | <0.3 | NA | NA | NA | NA | NA | NA | NA | <0.3 | | |
| SB-3 | 08/26/92 | 2.5-4 | 45 | NA | 25 | 2.0 | <0.3 | <1.0 | <0.3 | NA | NA | NA | NA | NA | NA | NA | <0.3 | | |
| SB-3 | 09/26/92 | 7.5-9 | <10 | NA | <10 | <0.3 | <0.3 | <1.0 | 0.3 | NA | NA | NA | NA | NA | NA | NA | <0.3 | | |
| GP-1 | 05/06/99 | 4-8 | 25 | <4.4 | 5.9 | 94 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <50 | | |
| GP-1 | 05/06/99 | 16-20 | <10 | <4.5 | 4.3 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <50 | | |
| GP-2 | 05/06/99 | 0-4 | 23 | <4.7 | 49 | 260 | 1,400 | <25 | <25 | 10,000 | 3,100 | 2,000 | 150 | 200 | 90 | 1,106 | 4,236 | | |
| GP-2 | 05/06/99 | 4-8 | <10 | <4.8 | 14 | 38 | 750 | <25 | <25 | 810 | 84 | 94 | 77 | 94 | 38 | 540 | 140 | | |
| GP-2 | 05/06/99 | 16-20 | <10 | <4.1 | 5.5 | <25 | <25 | <25 | <25 | 50 | <25 | <25 | <25 | <25 | <25 | <25 | <50 | | |
| GP-3 | 05/06/99 | 0-4 | 31 | 12 | 120 | 820 | 2,100 | <25 | <25 | 1,600 | <25 | 1,400 | 370 | 360 | 160 | 1,600 | 53 | | |
| GP-3 | 05/06/99 | 4-8 | <10 | <4.5 | 5.8 | <25 | <25 | <25 | <25 | 50 | <25 | <25 | <25 | <25 | <25 | <25 | <50 | | |
| GP-3 | 05/06/99 | 16-20 | <10 | <4.1 | 4.6 | <25 | <25 | <25 | <25 | 35 | <25 | <25 | <25 | <25 | <25 | <25 | <50 | | |
| GP-4 | 05/06/99 | 4-8 | <10 | <4.1 | 5.5 | <25 | <25 | <25 | <25 | 35 | <25 | <25 | <25 | <25 | <25 | <25 | <50 | | |
| GP-4 | 05/06/99 | 16-20 | <10 | 4.7 | 7.5 | <25 | <25 | <25 | <25 | 56 | <25 | <25 | <25 | <25 | <25 | <25 | <50 | | |
| NR 720.09 RCLs | | | | | 100 | 100 | 5.5 | 2,900 | NS | 1500 | NS | NS | NS | NS | NS | NS | NS | 4,100 | |
| NR 746.06 Table 1 (free product indicator) | | | | | NS | NS | 8,500 | 4,600 | 42,000 | 38,000 | 83,000 | 11,000 | NS | NS | NS | NS | NS | NS | 42,000 |
| NR 746.06 Table 2 (direct contact standard) | | | | | NS | NS | 1,100 | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS |
| RR-519-97 Table 1 (Suggested Non-industrial direct contact pathway RCLs) | | | | | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS |
| RR-519-97 Table 1 (Suggested Groundwater pathway RCLs) | | | | | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS |

Note: ft bgs= feet below ground surface ppm eq= part per million equivalent DRO= diesel range organics GRO= gasoline range organics
 MTBE= Methyl t-butyl ether TMB=Trimethylbenzene Concentrations in ppb unless otherwise noted
 *Data with asterick indicates sample was taken at or below the historic measured high water table **Bold=** exceedence of the above listed standards

TANK LEGEND

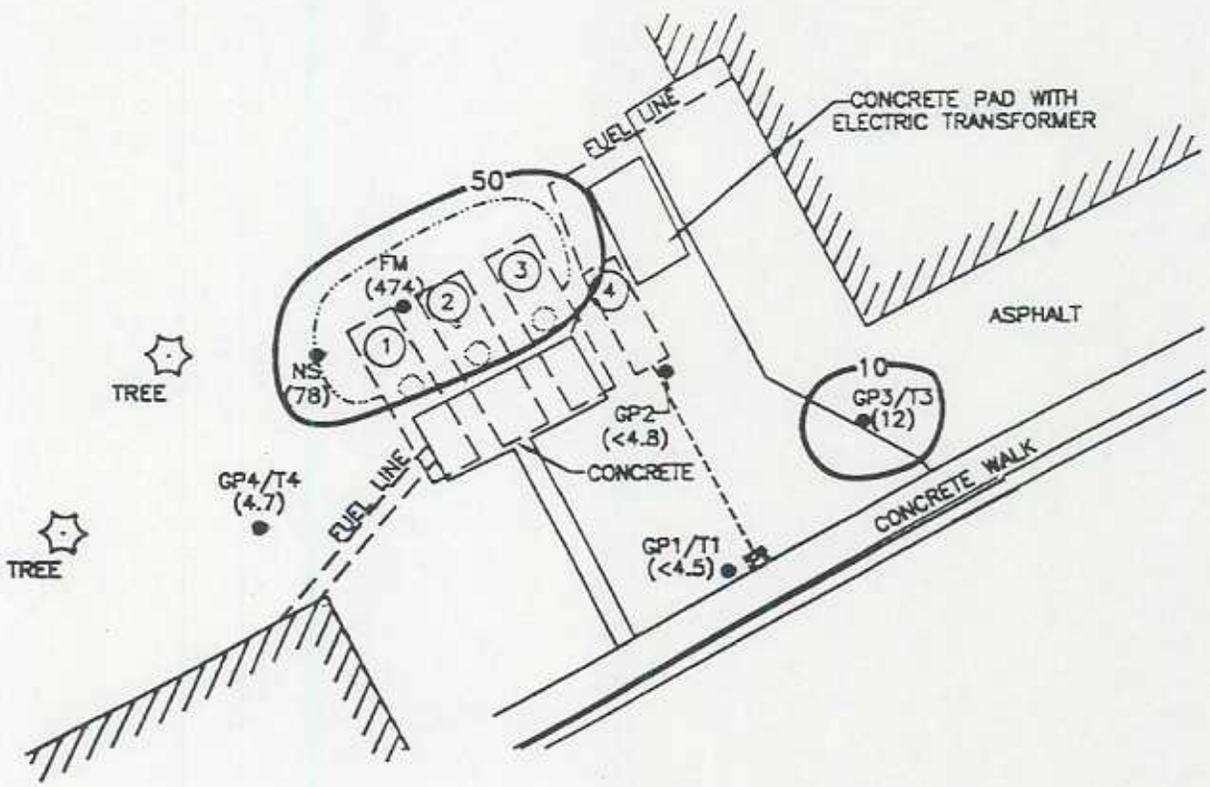
- ① UPGRADED 10,000-GALLON DIESEL UST
- ② UPGRADED 10,000-GALLON DIESEL UST
- ③ UPGRADED 10,000-GALLON DIESEL UST
- ④ FORMER 3,000-GALLON LEADED GASOLINE UST WITH FORMER PIPING RUN TO FORMER PUMP ISLAND

LEGEND

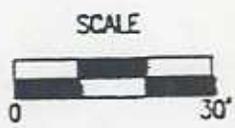
- GEOPROBE/TEMPORARY WELL
- FORMER PUMP ISLAND
- FUEL OIL FILL PIPE
- - - EXISTING PIPE RUNS
- - - FORMER PIPE RUN
- - - EXTENT OF EXCAVATION
- () DRO CONCENTRATION IN mg/kg
- 50 ISOCONCENTRATION CONTOUR
- FM FILL MATERIAL USED AS TANK BEDDING
- NS NATIVE SOIL FROM THE EDGE OF THE EXCAVATION



| DATE | DESIGNER | DATE | DESIGNER | REVISIONS: | APPROVED BY: | CHECKED BY: | RRT | DRAWN BY: | DRAWING NO. |
|------|----------|----------|----------|------------|--------------|-------------|-----|-----------|-------------|
| | | | | | STP | STP | | | 980370L4 |
| | | 02/25/02 | | | | | | | |



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 Fossils, Wisconsin 53072-0090



| | |
|---|----------------------|
| SOIL DRO DISTRIBUTION | PAGE NO. 4 |
| ST. MARY'S MEDICAL CENTER SITE RACINE, WISCONSIN | |

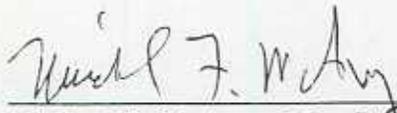
I, Robert R. Henzl, attorney, do hereby certify that to the best of my knowledge, after my review of the records at the Real Estate Description Department for Racine, County and the records at the office of the City Assessor for the City of Racine, the tax key number for that part of the Saint Mary's Medical Center located at 3801 Spring Street in the City of Racine which is involved in petroleum underground storage tank clean-up is 22869-005.

Dated: July 23, 2004.



Robert R. Henzl, Attorney
Hostak, Henzl & Bichler, S.C.

I, Michael F. McAvoy, Vice President of Operations, Responsible Party (RP) for petroleum underground storage tank clean-up at the Saint Mary's Medical Center located at 3801 Spring Street, Racine, Wisconsin, do hereby certify that to the best of my knowledge the legal description included is complete and accurate.



Michael F. McAvoy, Vice President
Operations

July 30, 2004.