

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Kohlman Property (Packrite)								
<b>BRRTS #:</b>	03-52-391620								
<b>COMMERCE #</b> (if appropriate):	53403-3585-26								
<b>CLOSURE DATE:</b>	05/18/04								
<b>STREET ADDRESS:</b>	3026 Phillips Ave								
<b>CITY:</b>	Racine								
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):		X =	699972		Y =	249417			
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both	<input checked="" type="checkbox"/>			
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>					
• <b>IF YES, STREET ADDRESS:</b>	3020 Phillips Ave., Racine, WI (owned by same person as source property)								
• <b>GPS COORDINATES</b> (meters in WTM91 projection):		X =	699970		Y =	249445			
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>					
• <b>IF YES, STREET ADDRESS 1:</b>	3020 Phillips Ave., Racine, WI								
• <b>GPS COORDINATES</b> (meters in WTM91 projection):		X =	699970		Y =	249445			
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>					
<b><u>DOCUMENTS NEEDED</u></b>									
Closure Letter, and any conditional closure letter issued									<b>X</b>
Copy of most recent deed, including legal description, for all affected properties									<b>X</b>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties									
County Parcel ID number, if used for county, for all affected properties									<b>X</b>
<b>Location Map</b> 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.									<b>X</b>
<b>Detailed Site Map(s) for all affected properties</b> , 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.									<b>X</b>
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>									<b>X</b>
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>									<b>X</b>
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (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.									<b>X</b>
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>									
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>									
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>									<b>X</b>
<b>Geologic cross-sections, if required for SI.</b> (8.5x14" if paper copy)									
<b>RP certified statement that legal descriptions are complete and accurate</b>									<b>X</b>
<b>Copies of off-source notification letters (if applicable)</b>									
<b>Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)</b>									
<b>Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure (for source property only)</b>									<b>X</b>



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

May 18, 2004

Mr. Perry Kohlmann  
Nu-Co Limited  
8721 Ranchwood Drive  
Racine, WI 53406

RE: **Final Closure**

**Commerce # 53403-3585-26**      **WDNR BRRTS # 03-52-391620**  
Kohlman Property (Packrite), 3026 Phillips Avenue, Racine

Dear Mr. Kohlmann:

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 and groundwater 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) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads "Monica L. Weis".

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Mr. Martin Nessman, Sigma Environmental Services, Inc.  
Case File



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  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

July 22, 2003

Mr. Perry Kohlmann  
Nu-Co Limited  
8721 Ranchwood Dr.  
Racine, WI 53406

RE: **Conditional Case Closure**

**Commerce # 53403-3585-26**      **WDNR BRRTS # 03-52-391620**  
Kohlman Property (Packrite), 3026 Phillips Ave., Racine

One 4,000-gallon heating oil underground storage tank removed October 2002

Dear Mr. Kohlmann:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Sigma Environmental Services, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remains on-site. 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.

**The following condition must be satisfied to obtain final closure:**

- A deed restriction must be placed on the property deed to limit direct-contact exposure to shallow polycyclic aromatic hydrocarbon (PAH) contaminated soil that remains within 4 feet of the ground surface at the site. The deed restriction requires that the site remain zoned for "industrial" use. For case closure, provide Commerce with a copy of the deed restriction showing the County Register of Deeds' recording information. The deed restriction must include a table of soil quality results and a site map showing accurate property boundaries and soil boring locations.

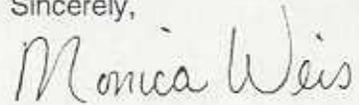
Enclosed for your use is an example "Notice of Contamination to Property" that has been prepared for your site. If you wish to modify the language, submit a draft copy to me at the letterhead address for approval before recording. If an electronic copy of the "Notice of Contamination to Property" is desired, please contact me and a copy will be forwarded to you.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Mr. Perry Kohlmann  
Commerce # 53403-3585-25      WDNR BRRS # 03-52-391620  
Kohlman Property (Packrite), 3026 Phillips Ave., Racine  
July 22, 2003  
Page 2

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) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads "Monica Weis".

Monica L. Weis  
Hydrogeologist  
Site Review Section

Enclosure: Draft "Notice of Contamination to Property"

cc: Mr. Martin Nessman, Sigma Environmental Services, Inc.  
Case File

RECEIVED

JUN 26 2003

PECFA SITE REVIEW  
MILWAUKEE OFFICE

June 25, 2003

Project Reference #7897

Ms. Monica Weis  
Hydrogeologist  
Wisconsin Department of Commerce  
101 West Pleasant Street  
Suite 100A  
Milwaukee, Wisconsin 53212-3963

RE: GIS Registry Information Packet  
Kohlmann Property (Packrite)  
3026 Phillips Avenue  
Racine, Wisconsin  
BRRTS # 03-52-391620  
Comm # 53403-3585-26

Dear Ms. Weis:

In accordance with Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)3.b., Sigma Environmental Services, Inc. (Sigma), on behalf of Mr. Perry Kohlmann, is submitting the soil and groundwater information necessary to list the site on the GIS registries. The required GIS information is detailed below.

1. ***One-time fee of \$250.00 for groundwater, and/or \$200.00 for soil, for each case closed, for maintenance of the registry.***

The required GIS registry fees were sent to Ms. Victoria Stovall of the Wisconsin Department of Natural Resources. Copies of the checks in the amounts of two hundred and two hundred fifty dollars are included as Attachment A.

2. ***A copy of the most recent deed for all affected properties with NR 140 Enforcement Standard (ES) exceedances.***

A copy of the most recent deeds for, 3026 Phillips Avenue and 3020 Phillips Avenue, Racine, Wisconsin, are included as Attachment B.

3. ***A copy of the certified survey map or the relevant section of the recorded plat map for properties where the legal description in the most recent deed refers.***

There are no plat maps referenced in the legal descriptions of the attached deeds.



**4. *Parcel identification number for each property.***

The parcel identification number (PIN) for the property located at 3026 Phillips Avenue is 51-008-03-23-29-466-000 and the PIN for the property located at 3020 Phillips Avenue is 51-008-03-23-29-465-000.

**5. *Geographic position data collected in the Wisconsin Transverse Mercator '91 (WTM) coordinate system.***

The WTM geographic position data was determined from the WDNR GIS site. Specifically, the WTM coordinates for the property located at 3026 Phillips Avenue, Racine, WI are 699972, 249417 and the WTM coordinates for the property located at 3020 Phillips Avenue are 699970, 249445; the map is provided as Attachment C.

**6. *A location map that outlines all properties within the contaminated site boundaries on a U.S.G.S topographic map or plat map in sufficient detail to permit the easy location of all parcels. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200 feet of the site.***

A site location map is included as Attachment D. There are no municipal or potable water supply wells within 1200 feet of the site.

**7. *A map of all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells, and potable wells.***

A site plan map is included as Attachment E.

**8. *A table of the most recent analytical results, with sample collection dates: from all monitoring wells, and any potable wells for which samples have been collected for groundwater, and/or showing results for all contaminants found in pre-remedial sampling and in the most recent soil sampling event, for soils.***

Groundwater analytical results from all monitoring wells, including collection dates, are presented in Attachment F. Soil analytical results are also included in Attachment F.

**9. *An isoconcentration map, if required as part of the site investigation (SI), of the contaminated properties within the site boundaries. If an isoconcentration map was not required as part of the SI, substitute a map***

***showing the horizontal extent of contamination, based on the most recent data.***

An isoconcentration map was not available from the site investigation; therefore, a map showing the horizontal extent of groundwater impacts exceeding NR 140 standards and the estimated direction of groundwater flow is presented as Attachment G.

10. ***A table of the previous 4 water level elevation measurements from all monitoring wells, at a minimum, with the date measurements were made, is to be included. In addition, a groundwater flow direction map, representative of groundwater movement at the site.***

Permanent groundwater monitoring wells have not been installed at the site. Based on the groundwater quality results from groundwater samples collected from the Geoprobe soil borings and the location of the site with respect to Lake Michigan, groundwater flow is to the east and is indicated on the groundwater map presented in Attachment G.

11. ***For sites closing with residual soil contamination, include a map showing the location of all soil samples and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds generic or site specific residual contaminant levels.***

A map showing the location of all soil samples and the horizontal extent of soil impacts exceeding NR 720 Residual Contaminant Levels (RCLs) are included as Attachment H.

12. ***A geologic cross section, if required as part of the SI, showing vertical extent and location of residual soil contamination exceeding generic or site specific RCLs and residual groundwater contamination, source extent and location; water table and piezometric elevations, and the location and elevation of geologic units, bedrock, and confining units, if any.***

A geologic cross section was not required as part of the SI.

12. ***A statement signed by the responsible party, which states that he or she believes that the legal descriptions attached to the statement are complete and accurate.***

The signed statement is included as Attachment B.

13. ***A copy of the letters sent by the RP to all owners of properties with groundwater exceeding ESs.***

The responsible party for the site owns both of the parcels impacted by soil and groundwater exceeding the applicable standards.

14. *A copy of all written notifications provided (to City/village/municipality/state agency or others responsible for maintenance) of a public street or highway or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding groundwater ESs and/or soil exceeding generic or site specific RCLs.*

The release at the site has not migrated to any public streets, highways or railroad right-of-way.

Based on the GIS information provided, Sigma requests that the Kohlmann Property (Packrite) be listed on the soil and groundwater GIS registries. Please contact our office at (414) 768-7144 with any questions or comments.

Respectfully Submitted,

SIGMA ENVIRONMENTAL SERVICES, INC.



Martin D. Nessman, P.G.  
Project Hydrogeologist

cc: Mr. Perry Kohlmann

This Deed, made between Rickert Industrial Supply Co., Inc.

and Peter J. Kohlman, Jr., Grantor,

Register's Office  
Racine County, Wis. } SS  
Received for Record February 27th day of February A.D. 1987 at 1:37 p.m. and recorded at Volume 1848 of Records on page 735  
Heinrich Schuttler  
Register of Deeds

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Racine County, State of Wisconsin:

Tax Parcel No: M3-29-420  
(51-008-03-23-29-465-000)

Lots 8 and 9, Block 3, Sheridan Woods, being a Subdivision of part of the Northeast 1/4 and the Southeast 1/4 of Section 29, Township 3 North, Range 23 East. Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereto in anywise in anywise appertaining to the said Grantor warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, net general taxes for 1987, and will warrant and defend the same.

Dated this 14th day of January, 1987  
RICKERT INDUSTRIAL SUPPLY CO., INC.  
(SEAL) By: Ross E. Conklin, Vice President  
(SEAL) Carl F. Anderson, Secretary

AUTHENTICATION  
Signature(s)  
authenticated this day of 19  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT  
STATE OF WISCONSIN  
Milwaukee County, } SS  
Personally came before me this 27th day of January, 1987, the above named  
Ross R. Conklin and  
Carl F. Anderson

THIS INSTRUMENT WAS DRAFTED BY  
Carl F. Anderson  
(Signatures may be authenticated or acknowledged. Both are not necessary.)  
P.J. 27784

to me known to be the person who executed the foregoing instrument and acknowledge the same.  
Notary Public  
My Commission is permanent (if not, state expiration date: 1988)

DOCUMENT NO.

1146261

PETER J. KOHLMANN, SR.

quitclaims to PETER J. KOHLMANN, JR.

the following described real estate in RACINE State of Wisconsin:

Lots 10 & 11, Block 3, Sheridan Woods, being a subdivision of a part of the Northeast 1/4 and the Southeast 1/4 of Section 29, Township 3 North, Range 23 East. Said land being in the Town of Mount Pleasant, Racine County, Wisconsin.

TAX EXEMPT 77.25 #10

QUIT CLAIM DEED STATE BAR OF WISCONSIN - FORM 7

Register's Office Racine County Wis. } SS

Received for Record 1st day of May A.D. 1984 at 9:45 P.M. and recorded in Volume 1712 of Records on page 210

Heinrich Schuttler Register of Deeds

County, Racine

Witnessed by Peter J. Kohlmann Jr. Atty. Arthur B. Nathan Jr.

P. O. Box 693, Racine 5721 Parkwood Dr

Tax Key No. Racine - 06

Wisconsin Real Estate Transfer Tax \$ 36.00

This is (is not) homestead property. Dated this 7th day of October, 1984

(SEAL) Peter Kohlmann Sr. (SEAL)

PETER J. KOHLMANN, SR.

(SEAL) (SEAL)

AUTHENTICATION

Signatures authenticated this 7th day of October 1984

Arthur B. Nathan

ARTHUR B. NATHAN TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

County, Racine

Personally came before me, this day of the above named

THIS INSTRUMENT WAS PREPARED BY

ARTHUR B. NATHAN, Attorney 209 Eighth Street, Racine, WI 53401

I am known to be the person who executed the foregoing instrument and acknowledge the same.

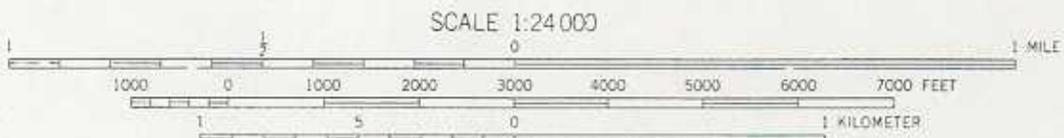
(Signatures may be authenticated or acknowledged. Both are not necessary.) The use of crosses is optional

Notary Public My Commission is permanent. (If not, state expiration date) County, Wis. 1712 Page 210

\*Names of persons signing to witness should be typed below their signatures



NW ¼ of the NE ¼ of Sec. 29, T3N, R23E. Adapted from U.S.G.S. 7.5 minute series, Racine South, Wisconsin, quadrangle (dated 1958, photorevised 1971 and 1976).

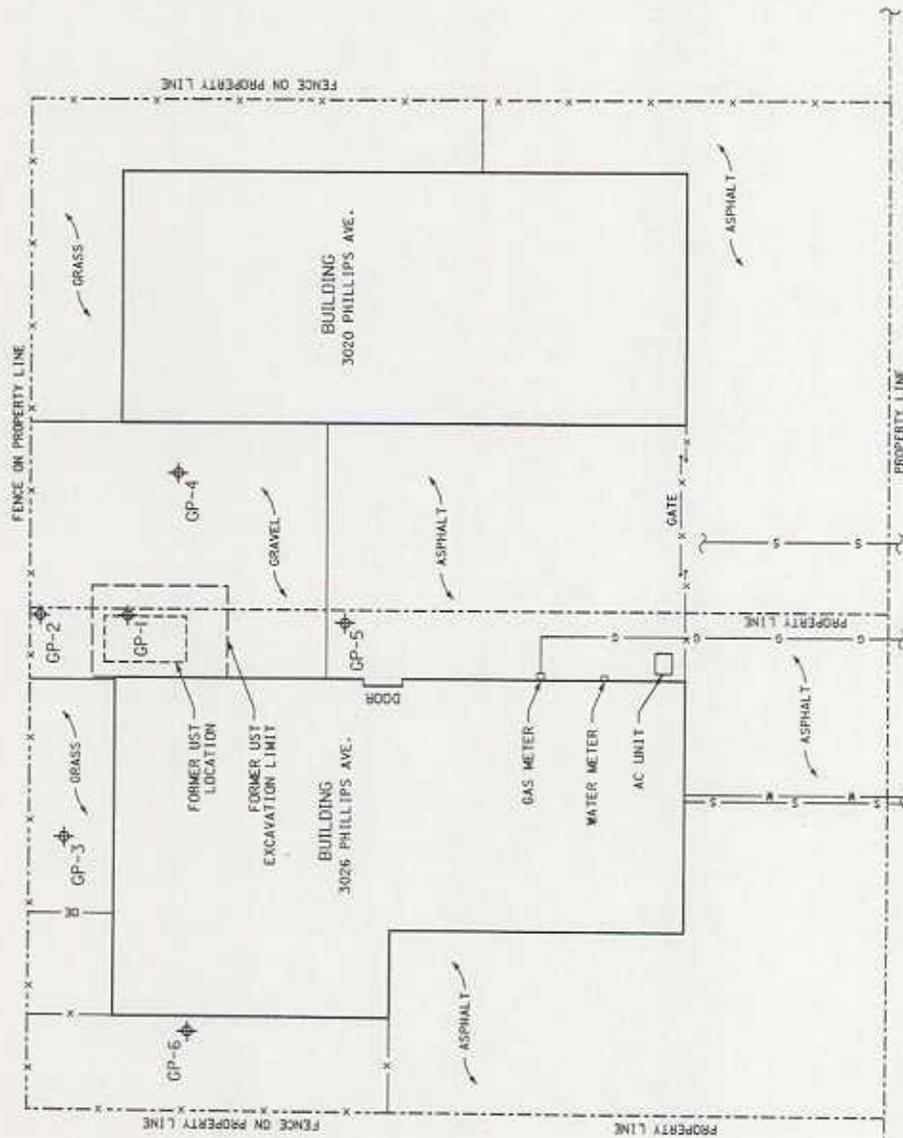


CONTOUR INTERVAL 10 FEET  
 DOTTED LINES REPRESENT 5-FOOT CONTOURS  
 DATUM IS MEAN SEA LEVEL



**Figure 1. Site Location Map**  
 Kohlmann Property (Packrite)  
 3026 Phillips Ave., Mt. Pleasant, Wisconsin

**SIGMA**  
 ENVIRONMENTAL SERVICES INC.



**LEGEND**

- GP — GEOPROBE SOIL BORING LOCATION
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- S — UNDERGROUND SEWER LINE
- OK — OVERHEAD ELECTRIC LINE
- X — FENCE
- - - - - PROPERTY LINE



NOTE:  
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE  
ONLY - SITE HAS NOT BEEN SURVEYED.

PHILLIPS AVENUE

	<b>KOHLMAN PROPERTY (PACKRITE)</b> 3026 PHILLIPS AVE., MOUNT PLEASANT, WI
	DATE: 6-25-03   DR. BY: BEB   DR.#: 7897-001   SCALE: 1" = 20'

**SITE PLAN MAP**

**FIGURE 2**

Table 2  
Groundwater Quality Results  
Kohlmann Property (Packrite)  
3026 Phillips Avenue  
Mount Pleasant, Wisconsin

Parameter		GP-1	GP-2	GP-4	GP-5	GP-6	NR 140	NR 140
Date	units	03/19/2003	03/19/2003	03/19/2003	03/19/2003	03/19/2003	ES	PAL
<b>Petroleum Volatile Organic Compounds</b>								
Benzene	µg/l	<0.500	<0.500	<0.500	<0.500	<0.500	5	0.5
Toluene	µg/l	<0.500	<0.500	<0.500	<0.500	<0.500	1000	200
Ethylbenzene	µg/l	<0.500	<0.500	0.736	<0.500	<0.500	700	140
Methyl-Tert-Butyl-Ether	µg/l	<0.500	<0.500	<0.500	<0.500	<0.500	60	12
1,2,4-Trimethylbenzene	µg/l	16.7	<0.500	<0.500	<0.500	<0.500	400	96
1,3,5-Trimethylbenzene	µg/l	9.51	<0.500	<0.500	<0.500	<0.500	400	96
Xylenes	µg/l	0.749	<0.500	1.40	0.607	0.723	10000	1000
n-Butylbenzene	µg/l	13.6	<0.500	<0.500	1.72	<0.500	---	---
sec-Butylbenzene	µg/l	4.25	<0.500	<0.500	4.93	<0.500	---	---
Isopropylbenzene	µg/l	1.03	<0.500	<0.500	<0.500	<0.500	---	---
p-Isopropyltoluene	µg/l	4.82	<0.500	<0.500	1.39	<0.500	---	---
Naphthalene	µg/l	<b>22.5</b>	<0.500	<0.500	<0.500	<0.500	40	8
n-Propylbenzene	µg/l	1.40	<0.500	<0.500	<0.500	<0.500	---	---
<b>Polynuclear Aromatic Compounds</b>								
Acenaphthene	µg/l	<5.00	<5.00	<5.00	<5.00	<5.00	---	---
Acenaphthylene	µg/l	<5.00	<5.00	<5.00	<5.00	<5.00	---	---
Anthracene	µg/l	<5.00	<5.00	<5.00	<5.00	<5.00	3000	600
Benzo(a)anthracene	µg/l	4.53	<0.100	<0.100	<0.100	<0.100	---	---
Benzo(a)pyrene	µg/l	<b>0.294</b>	<0.0200	<0.0200	<0.0200	<0.0200	0.2	0.02
Benzo(b)fluoranthene	µg/l	1.8	<0.0200	<0.0200	1.88	<0.0200	---	---
Benzo(ghi)perylene	µg/l	<5.00	<5.00	<5.00	<5.00	<5.00	0.2	0.02
Benzo(k)fluoranthene	µg/l	<0.100	<0.100	<0.100	<0.100	<0.100	---	---
Chrysene	µg/l	<b>6.44</b>	<0.0200	<0.0200	<b>1.97</b>	<0.0200	0.2	0.02
Dibenzo(a,h)anthracene	µg/l	<0.100	<0.100	<0.100	<0.100	<0.100	---	---
Fluoranthene	µg/l	9.22	<5.00	<5.00	43.1	<5.00	400	80
Fluorene	µg/l	<5.00	<5.00	<5.00	13.5	<5.00	400	80
Indeno(1,2,3-cd)pyrene	µg/l	<0.200	<0.200	<0.200	<0.200	<0.200	---	---
1-Methylnaphthalene	µg/l	29.6	<5.00	<5.00	81.2	<5.00	---	---
2-Methylnaphthalene	µg/l	19.3	<5.00	<5.00	20.8	<5.00	---	---
Naphthalene	µg/l	<b>13.4</b>	<5.00	<5.00	<5.00	<5.00	40	8
Phenanthrene	µg/l	10.8	<5.00	<5.00	88.9	<5.00	---	---
Pyrene	µg/l	37.2	<5.00	<5.00	12.2	<5.00	250	50

notes:

µg/l = micrograms per liter

NA = not analyzed

NS = no standard

NR 140 PALs = Chapter NR 140, Preventive Action Limits

NR 746 ESs = Chapter NR 140, Enforcement Standards

**BOLD** = Concentrations above Chapter NR 140 Preventive Action Limits

**BOLD** = Concentrations above Chapter NR 140 Enforcement Standards

Table 1  
Soil Quality Results  
Kohlmann Property (Packrite)  
3026 Phillips Avenue  
Mount Pleasant, Wisconsin

Parameter	UST	GP-1		GP-2		GP-3		GP-4		GP-5		GP-6		NR	NR	NR	Interim Guidance
		2-4	8-10	2-4	8-10	2-4	8-10	2-4	8-10	2-4	8-10	2-4	8-10				
Depth	14																
Date	10/10/2002																
DRO	4030	199	691	17.8	<5.81	7.03	6.18	16.8	11.2	<5.84	<5.82	<6.80	7.55	100	746	746	NS
Petroleum Volatile Organic Compounds																	
Benzene	NA	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	5.5	8500	1100	NS
Toluene	NA	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1500	38000	NS	NS
Ethylbenzene	NA	<25	41.6	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2900	4600	NS	NS
Methyl-Tert-Butyl-Ether	NA	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS
1,2,4-Trimethylbenzene	NA	<25	37.4	38.6	<25	<25	<25	<25	30.2	<25	27.1	<25	<25	NS	83000	NS	NS
1,3,5-Trimethylbenzene	NA	<25	86.2	<25	<25	<25	<25	<25	30.9	<25	<25	<25	<25	NS	11000	NS	NS
Xylenes	NA	<25	197	66.8	<25	<25	<25	<25	13.4	<25	27.9	<25	<25	4100	42000	NS	NS
Polynuclear Aromatic Compounds																	
Acenaphthene	NA	<112	<116	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	39000
Acenaphthylene	NA	249	<233	<244	<232	<240	<238	<230	<233	<233	<232	<272	<240	NS	NS	NS	700
Anthracene	NA	217	<116	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	3000000
Benzo(a)anthracene	NA	402	<58.1	<61.1	<58.1	81.1	<59.5	<57.6	<58.3	<58.3	<58.1	<68	<60	NS	NS	NS	17000
Benzo(a)pyrene	NA	495	<58.1	12.3	<58.1	100	<59.5	<57.6	<58.3	<58.3	<58.1	<68	<60	NS	NS	NS	48000
Benzo(b)fluoranthene	NA	360	<58.1	<61.1	<58.1	86.6	<59.5	<57.6	<58.3	<58.3	<58.1	<68	<60	NS	NS	NS	360000
Benzo(k)fluoranthene	NA	248	<116	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	6600000
Chrysene	NA	182	<116	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	870000
Dibenz(a,h)anthracene	NA	440	<116	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	370000
Fluoranthene	NA	54.4	<58.1	<61.1	<58.1	16.1	<59.5	<57.6	<58.3	<58.3	<58.1	<68	<60	NS	NS	NS	38000
Fluorene	NA	436	210	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	500000
Indeno(1,2,3-cd)pyrene	NA	<112	<116	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	100000
1-Methylnaphthalene	NA	228	<58.1	<61.1	<58.1	68.9	<59.5	<57.6	<58.3	<58.3	<58.1	<68	<60	NS	NS	NS	600000
2-Methylnaphthalene	NA	705	143	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	690000
Naphthalene	NA	435	<116	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	23000
Phenanthrene	NA	<112	<116	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	20000
Pyrene	NA	818	<116	<122	<116	<120	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	1800
Pyrene	NA	1410	<116	<122	<116	124	<119	<115	<117	<117	<116	<136	<120	NS	NS	NS	870000

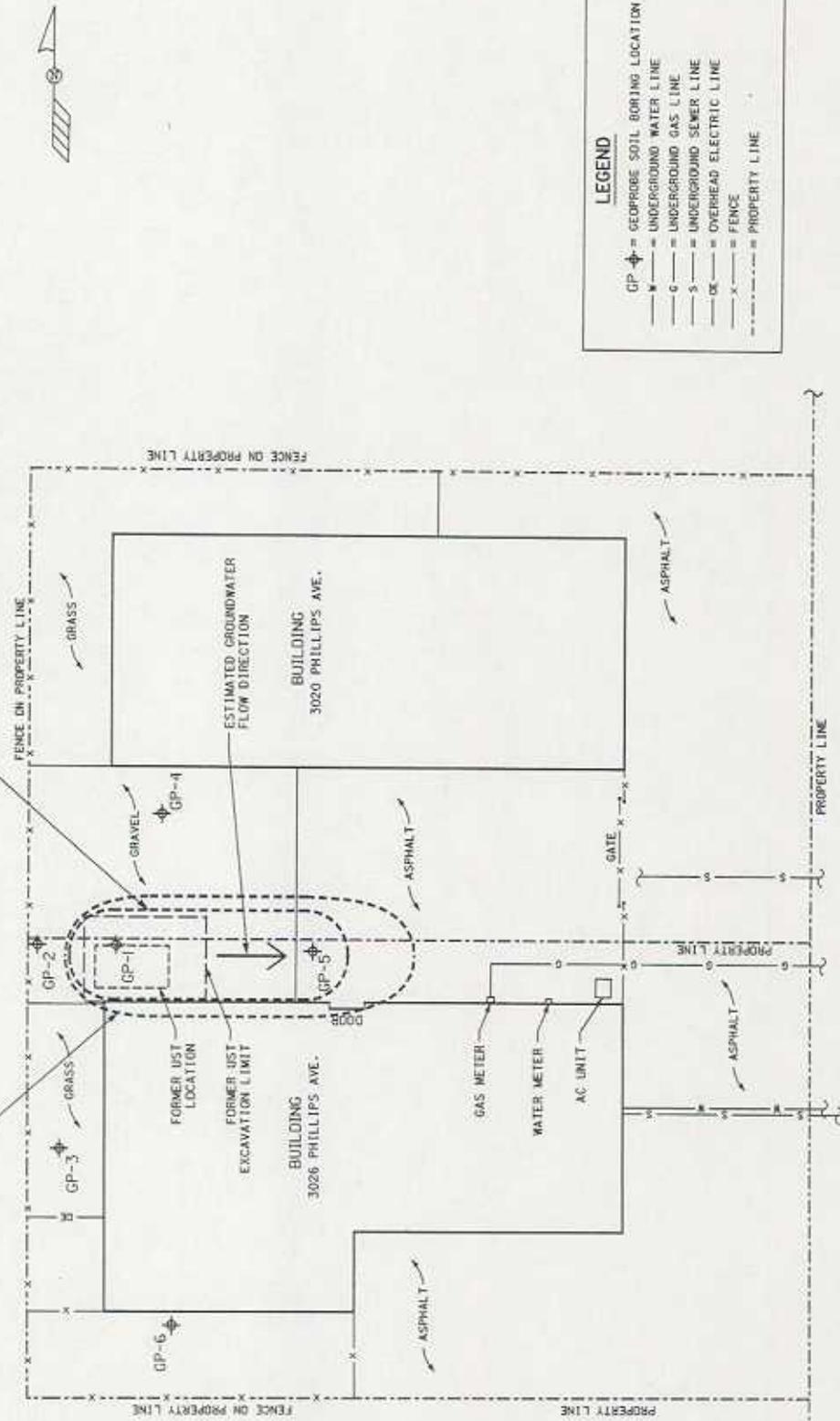
µg/kg = micrograms per kilogram  
 mg/kg = milligrams per kilogram  
 NA = not analyzed  
 NS = no standard  
 DRO = Diesel Range Organics

NR 720 RCLs = Chapter NR 720, Residual Contaminant Levels  
 NR 746 Table 1 = Chapter NR 746, Table 1, Indicators of Residual Petroleum Product in Soil Pores  
 Interim Guidance = Soil Cleanup Levels for PAHs Interim Guidance, Table 1, Suggested generic residual Contaminant Levels for PAHs in soil, Groundwater Pathway and Direct Contact Non-Industrial Pathway

**BOLD** = Concentrations above Chapter NR 720 RCLs and Interim Guidance, Direct Contact Pathway  
**BOLD** = Concentrations above Chapter NR 746, Table 1 and Interim Guidance, Groundwater Pathway

ESTIMATED EXTENT OF  
GROUNDWATER IMPACTS > NR 140 PAL

ESTIMATED EXTENT OF  
GROUNDWATER IMPACTS > NR 140 ES



**LEGEND**

- GP ⚡ = GEOPROBE SOIL BORING LOCATION
- W — = UNDERGROUND WATER LINE
- G — = UNDERGROUND GAS LINE
- S — = UNDERGROUND SEWER LINE
- OE — = OVERHEAD ELECTRIC LINE
- X — = FENCE
- - - - = PROPERTY LINE

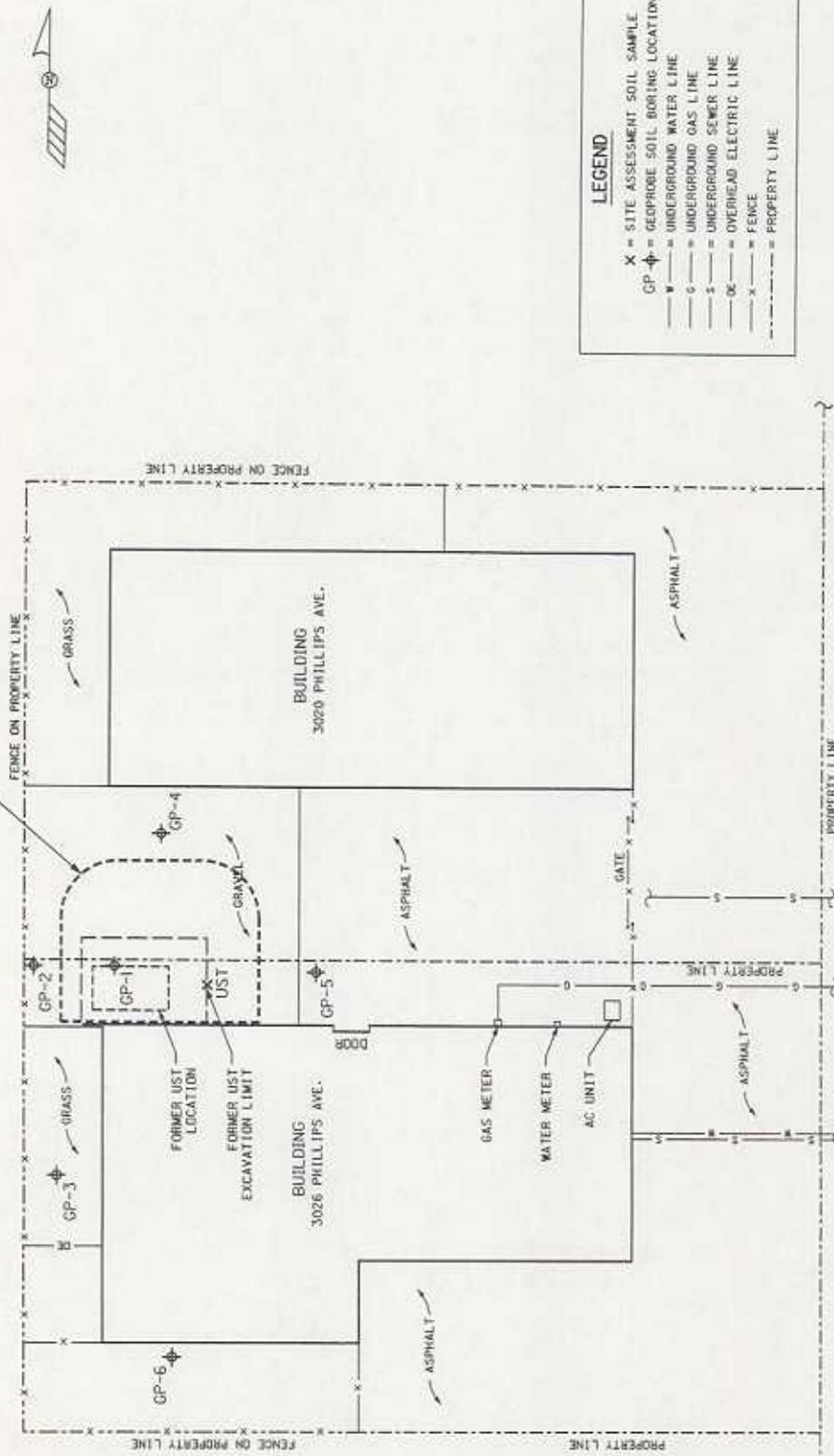


PHILLIPS AVENUE

<b>KOHLMAN PROPERTY (PACKRITE)</b> 3026 PHILLIPS AVE., MOUNT PLEASANT, WI	
DATE: 6-25-03	DR. BY: BEB   DR. # 7897-003
SCALE: 1" = 20'	
<b>ESTIMATED EXTENT OF GROUNDWATER IMPACTS EXCEEDING NR 140 STANDARDS</b>	
<b>FIGURE 4</b>	

NOTE:  
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE  
ONLY - SITE HAS NOT BEEN SURVEYED.

ESTIMATED EXTENT OF SOIL IMPACTS > NR 720 RCLs



**LEGEND**

- X = SITE ASSESSMENT SOIL SAMPLE
- GP + = GEOPROBE SOIL BORING LOCATION
- v — = UNDERGROUND WATER LINE
- G — = UNDERGROUND GAS LINE
- S — = UNDERGROUND SEWER LINE
- OE — = OVERHEAD ELECTRIC LINE
- X — = FENCE
- - - - = PROPERTY LINE



NOTE: DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.

<b>KOHLMAN PROPERTY (PACKRITE)</b> 3026 PHILLIPS AVE., MOUNT PLEASANT, WI	
DATE: 6-25-03	DR. BY: BEB   DR.#: 7897-002
<b>ESTIMATED EXTENT OF SOIL IMPACTS EXCEEDING NR. 720 RCLs</b>	
SCALE: 1" = 20'	
<b>FIGURE 3</b>	

**STATEMENT BY RESPONSIBLE PARTY**

I, Perry Kohlmann, the responsible party for the property located at 3026 Phillips Avenue, Racine, Wisconsin, states that the legal descriptions provided to the Wisconsin Department of Natural Resources (and attached to this statement) for case file reference 03-52-391620 is complete and accurate to the best of my knowledge.



\_\_\_\_\_  
Signature of Responsible Party

6/23/03

\_\_\_\_\_  
Date

STATE BAR OF WISCONSIN FORM 3 - 2000  
QUIT CLAIM DEED

DOC # 1970516

Recorded

MAY 07, 2004 AT 04:57PM

Document Number

This Deed, made between PETER J. KOHLMANN, JR.

and NU-Co LIMITED Partnership

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

Lot 10; Block 3, Sheridan Woods, being a subdivision of a PART of the Northeast 1/4 and the Southeast 1/4 of Section 29, Township 3 North, Range 23 East. Said land being in the Village of Mount Pleasant, Racine County, Wisconsin.

MARK LADD  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: \$16.00  
Fee Exempt 77.25-(15M)



Recording Area

Name and Return Address  
NU-Co LIMITED Partnership  
P.O. Box 271  
SPARTA, WI 54656-027

5151-03-23-29-466-000

Parcel Identification Number (PIN)

This  (is)  (is not) homestead property.

Together with all appurtenant rights, title and interests.

Dated this 6<sup>th</sup> day of MAY, 2004.

[Signature] (SEAL)  
\* PETER J. KOHLMANN, JR.

\_\_\_\_ (SEAL)

**AUTHENTICATION**

Signature(s) of Peter J. Kohlmann, Jr.

authenticated this 7<sup>th</sup> day of May.

[Signature]  
\* Robert E. Hankel

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

[Signature]  
[Signature]

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

**ACKNOWLEDGMENT**

State of Wisconsin,

\_\_\_\_ County, } ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, the above named

to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledge the same.

\* Notary Public, State of Wisconsin  
My commission is permanent. (If not, state expiration date: \_\_\_\_\_)

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

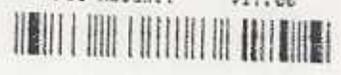
DOC # 1970517  
Recorded  
MAY 07, 2004 AT 04:57PM

Document Number

NOTICE OF CONTAMINATION TO  
PROPERTY



MARK LADD  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: \$17.00



Recording Area

Name and Return Address  
Nu-Co Limited Partnership  
P.O. Box 271  
SPARTA, WI 54656-0271

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Lot 10 ~~10~~; Block 3, Sherdow Woods,  
being a subdivision of a part of the  
Northeast 1/4 and the Southeast 1/4 of  
Section 29, Township 3 North, Range  
23 East, said land being in the  
~~Town~~ Village of Mount Pleasant, Racine  
County, Wisconsin.

51-151-03-23-29-466-000  
Parcel Identification Number (PIN)

STATE OF WISCONSIN )  
COUNTY OF Racine ) ss

Section 1. Nu-Co Limited Partnership is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Remediation of this site included removal of one fuel oil underground storage tank (UST) and remediation by natural attenuation. Residual polycyclic aromatic hydrocarbons (PAHs) remain in the vicinity of the former UST as shown on the attached figure(s) and tables(s). The residual PAHs that remain in the soil are four feet or less below ground surface and are above the Wisconsin Department of Natural Resources' (WDNR) interim guidance generic soil cleanup levels for the non-industrial direct-contact pathway (WDNR Publication RR-519-97). Natural attenuation in conjunction with the following deed restriction is the approved remedial alternative/ institutional control for the residual petroleum contamination at this property. Wisconsin Department of Commerce case # 53403-3585-26; Wisconsin Department of Natural Resources BRRTS # 03-52-391620.

Section 3. It is the desire and intention of the property owner to impose restrictions on the property that will make it unnecessary to conduct additional soil remediation activities on the property at the present time. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

**The property must remain zoned for industrial use only.** Residual PAH contamination remains in soil at depths of four feet or less below ground surface. Therefore, the property may not be used or developed for a residential, commercial, agricultural or other non-industrial use. The industrial zoning designation shall be maintained across this property until: 1) the soil is actively remediated or 2) it can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done on the property, all contamination encountered shall be properly managed in accordance with applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be

able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 6<sup>th</sup> day of MAY, 2004.

[When appropriate use the following clause]:

By signing this document, (he) acknowledges that (he) is duly authorized to sign this document on behalf of \_\_\_\_\_.

Signature: *Peter J. Kohlmann*

Printed Name: PETER J. KOHLMANN VI

Title: PARTNER

Subscribed and sworn to before me this 7<sup>th</sup> day of May, 2004

*M E Harshel*  
Notary Public, State of Wisconsin  
My commission is permanent

This document was drafted by the Wisconsin Department of Commerce.