





## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

December 18, 2007

Mr. Hari Kota  
Aldrich Chemical Company  
6000 North Teutonia Avenue  
Milwaukee, WI 53209

**SUBJECT:** Final Case Closure with Conditions – Aldrich Chemical Company, contaminant release to soil beneath the Lab Building at the Aldrich Chemical facility, 5485 County Road V, Sheboygan Falls, WI  
**WDNR BRRTS Activity #: 02-60-205666 FID#460027810**

Dear Mr. Kota:

The Wisconsin Department of Natural Resources has received a request for closure of the above-referenced site, submitted on your behalf by Environmental Resources Management.

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

### GIS Registry

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

- If a structural impediment that obstructs a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which Aldrich Chemical Co. and any subsequent property owners must adhere. 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. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

### Structural Impediments

A release of contaminants to soil occurred from defective plumbing beneath the floor of Lab 1. Contaminated soil was excavated at the time of plumbing repair, however, acceptable confirmation samples were not collected to define the degree and extent of residual contamination. The limited space and active use of the laboratory area made complete investigation 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 removed and the area becomes accessible in the future, the property owner shall conduct an investigation to determine the degree and extent of residual soil contamination. If contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and 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 would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

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 Nancy Ryan at (414) 263-8533 or (920) 892-8756 ext. 3025.

Sincerely,



Frances Koonce  
Southeast Region Remediation & Redevelopment Sub Team Supervisor

cc: SER site file  
Ken Potrykus, ERM, 700 W. Virginia St., Suite 601, Milwaukee, WI 53204

1021189

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WARRANTY DEED  
EFFECTIVE

REGISTERED  
SHEBOYGAN COUNTY, WISCONSIN

Received for Record this 1st day of  
Dec. A.D. 1977 at 10:20

o'clock P.M. and recorded in Vol  
821 of Records on page 124/5

Harold F. Kurth, Register

Alan H. Steffmetz,  
777 East Wisconsin Ave.  
Milwaukee, Wis. 53202

THIS INSTRUMENT Made this 29th day of November, A.D. 1977,  
between COLONIAL STATE BANK, a Banking corporation

incorporated and existing under and by virtue of the laws of the  
State of Wisconsin, located at Thiensville,  
Wisconsin, party of the first part, and ALDRICH CHEMICAL COMPANY,  
INC.

a Corporation duly organized and existing under and by virtue of the laws of the  
State of Wisconsin, located at MILWAUKEE, Wisconsin, party  
of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the  
sum of \$1.00 and other good and valuable consideration

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, convey, 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 SHEBOYGAN

Part of the NE 1/4, Section 19, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 19, Town 14 North, Range 23 East; thence on a bearing of South 02°-00'-05" East, along the West line of the Northeast Quarter of said Section 19, a distance of 666.98 feet to an iron pipe set, the point of beginning of the parcel herein described; thence, from said point of beginning, continuing South 02°-00'-05" East along the West line of the Northeast Quarter of said Section 19, a distance of 1994.27 feet to an iron pipe set at the Southwest corner of the Northeast Quarter of said Section 19; thence North 89°-24'-43" East along the South line of the Northeast Quarter of said Section 19, a distance of 2155.26 feet to an iron pipe set in the West right of way line of the

together with all and singular the hereditaments and appurtenances thereto belonging or in any wise 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 COLONIAL STATE BANK 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 executing and delivery of these presents it is well seized of the premises above described, as of a parcel, sure, perfect, absolute and indefeasible estate of inheritance by the law, in fee simple, and that the same are free and clear from all incumbrances whatsoever, except municipal and zoning ordinances, recorded easements and restrictions, if any,

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 COLONIAL STATE BANK party of the first part, has caused these presents to be signed by Ralph J. Huiras, its President, and countersigned by Harold F. Kurth, its ass't. cashier, Thiensville, Wisconsin, and its corporate seal to be hereunto affixed, this 29th day of November, 1977.

SIGNED AND SEALED IN PRESENCE OF  
TRANSFER FEE \$225.00  
Ralph J. Huiras, President  
Harold F. Kurth, ass't. cashier  
COLONIAL STATE BANK  
COUNTERSIGNED:  
Harold F. Kurth, ass't. cashier

State of Wisconsin, }  
Ozaukee County, } ss.  
Personally came before me, this 29th day of November, A.D. 1977, Ralph J. Huiras, President, and Harold F. Kurth, ass't. cashier 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 head of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY  
Bruce E. Engelking, Atty.  
Notary Public, Ozaukee County, Wis.  
My commission expires (is) February 25, 1979

(Section 19.11 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or appertained thereon the names of the grantor, grantee, witness and notary. Section 19.113 similarly requires that the name of the person who, as governmental agency which drafted such instrument, shall be printed, appertained, stamped or written thereon in a legible manner.)  
WARRANTY DEED Corporation to Corporation. FORM No. 555 Wisconsin Legal Book Company Milwaukee, Wis. 1 Jul 1975

STATE OF WISCONSIN-COUNTY OF SHEBOYGAN

I CERTIFY THAT THIS IS A TRUE, CORRECT COPY OF A DOCUMENT THAT HAS 2 PAGES AND IS RECORDED OR FILED IN THE OFFICE OF THE REGISTER OF DEEDS THIS CERTIFICATE IS NOT VALID UNLESS THE SEAL IS EMBOSSED WITNESS MY HAND AND OFFICIAL SEAL  
OCT 29 2007  
DATE  
Ellen R. Schreichter, REGISTER OF DEEDS

Vol 821 p 125

Description - cont.

Chicago & Northwestern Railroad right of way; thence North  $15^{\circ}-12'-48''$  East, along said west right of way line, a distance of 1554.49 feet to an iron pipe found at the point of intersection of said West right of way line with the East line of the Northeast Quarter of said Section 19; thence North  $02^{\circ}-33'-19''$  West along the East line of the Northeast Quarter of said Section 19, a distance of 497.41 feet (Record 498.93 feet) to an iron pipe found; thence South  $89^{\circ}-22'-51''$  West, a distance of 2610.64 feet to the point of beginning; and containing 111.686 acres of land, including therein the West 49.5 feet lying in the right of way of a Town Road.

Sheboygan County Tax Bill Receipt

ALDRICH CHEMICAL CO INC  
P O BOX 355  
MILWAUKEE WI 53201-0355

LAND:  
IMPROVEMENT:  
ASSESSED:  
EST. FAIR MARKET:



PROPERTY ID: 59030459980

RECEIPT NUMBER: 285211 BATCH:2988  
PROCESSING DATE: 7/25/2003

S.19 T.14 R.23  
T15 19 1-B  
111.63 AC

MEMO: BAS

\* NE1/4, SEC 19, EXC THE N 20 AC OF NE NE, & EXC A TRIANGULAR SHAPED PARCEL IN SE COR OF NE  
NE INCL WITHIN THE RAW OF C&NW RR, & EXC THE N 20 AC OF NW NE, & EXC THAT PRT SE NE LYING EL

TAX BILL NUMBER: 22

TOWN OF WILSON

2002 REAL ESTATE 2ND INSTALLMENT  
TAX PAID  
TOTAL PAID

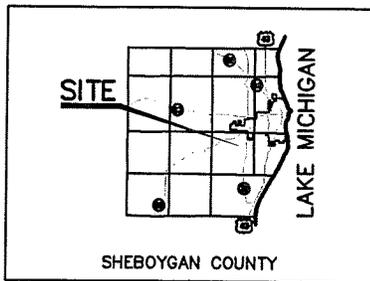
PAYMENT DATE: 7/25/2003



REAL ESTATE BALANCE 0.00



WISCONSIN



SITE  
SHEBOYGAN COUNTY  
LAKE MICHIGAN

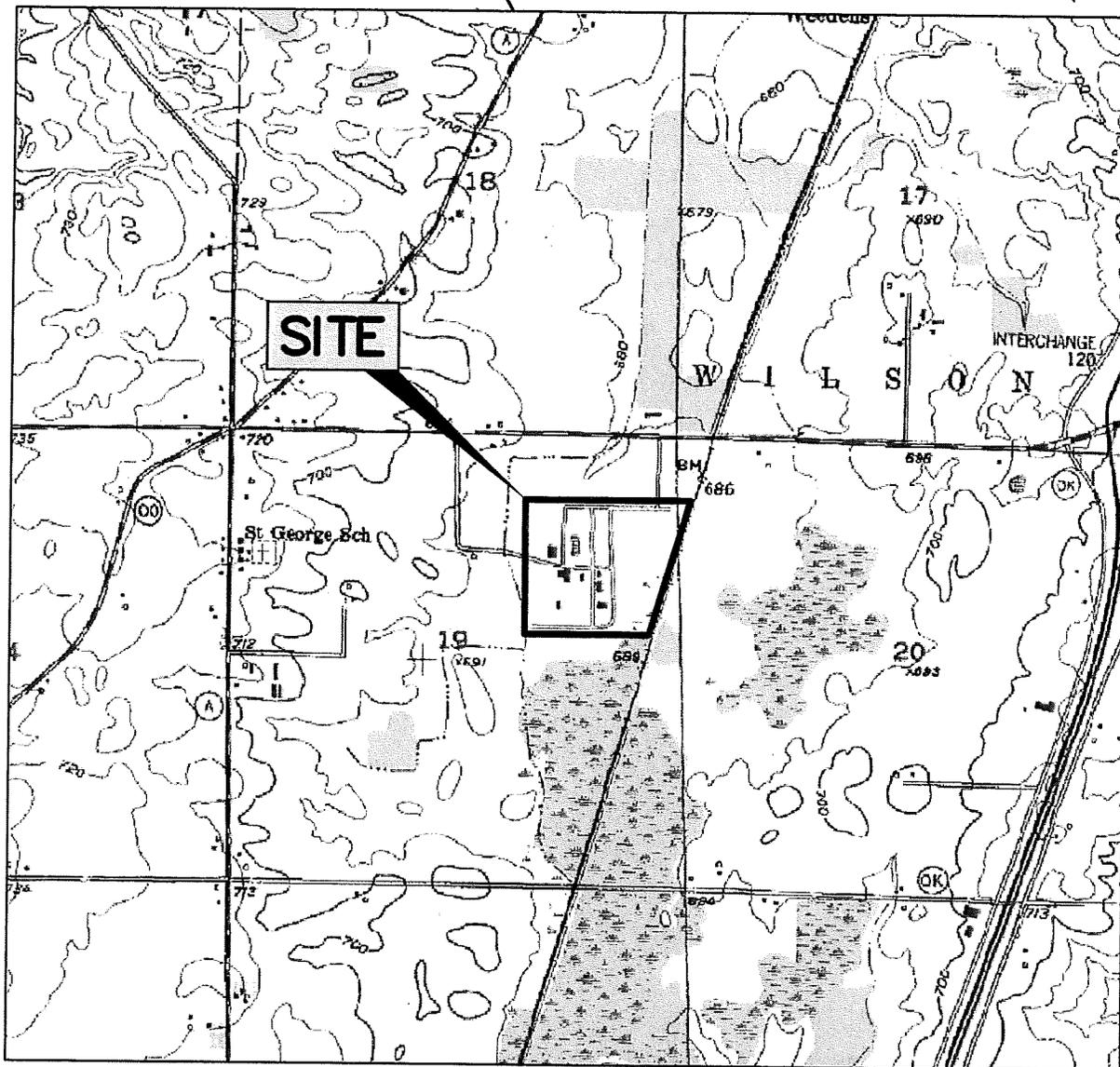
SECTION 19  
T.14N. - R.23E.  
CITY OF SHEBOYGAN FALLS  
LIMA TOWNSHIP  
SHEBOYGAN COUNTY  
WISCONSIN



0 2000



SCALE (IN FEET)



### SITE LOCATION MAP

ADAPTED FROM USGS  
SHEBOYGAN FALLS/1954—REVISED/1994

REVISIONS ARE TO BE MADE ON THE CADD FILE ONLY



## ALDRICH CHEMICAL COMPANY, INC.

5485 COUNTY ROAD V  
SHEBOYGAN FALLS, WISCONSIN

CADD Review *RMK*

CHK'D *RP*

0068122

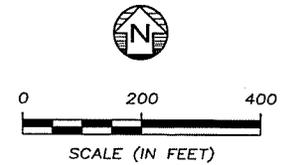
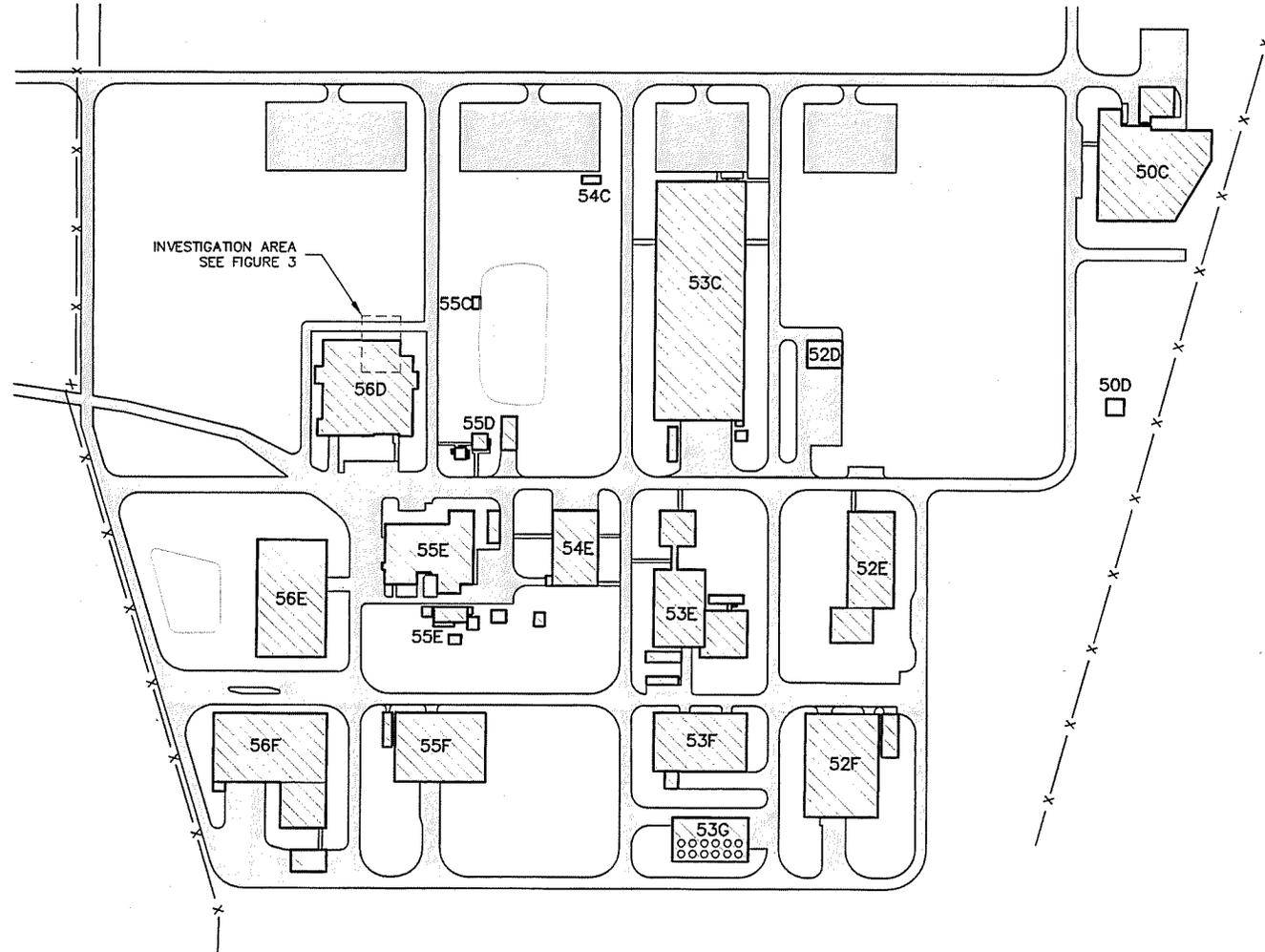
Drawn By  
GML 6/15/07

## Environmental Resources Management

FIGURE 1

R:\CADD\Intra-DVA\Aldrich Chemical\0068122\0068122-SLM.dwg, SLM, 6/15/2007 11:36:52 AM, GML

# SITE MAP



### KEY

- 50C - WASTE WATER TREATMENT PLANT
- 50D - WELL HOUSE
- 52D - ENG. TRAILERS
- 52E - PRODUCTION 1
- 52F - PRODUCTION 1 WAREHOUSE
- 53C - PAC III
- 53E - PAC II, cGMP AND CYLINDER BLDG.
- 53F - PRO II WHSE
- 53G - TANK FARM
- 54C - COMMUNICATION BUILDING
- 54E - MAINT. WHSE AND PYROPHORIC SHED
- 55C - FIRE PUMP HOUSE
- 55D - AUTO CLAVE, HYDROGEN STATION
- 55E - PRO III, COOLER, IDPH, NITROGEN TANK AND STOR. SHED
- 55F - PRO III WHSE AND COOLER
- 56D - LAB 1
- 56E - PRO IV
- 56F - PRO IV WHSE

R:\CADD\Chem-D\Aldrich\_Chemical\0068122-01.dwg, SITE MAP, 8/21/2007 11:28:33 AM, GML

Drawn By  
GML  
CADD Review  
RMK  
Date Drawn/Rev'd  
08/21/07



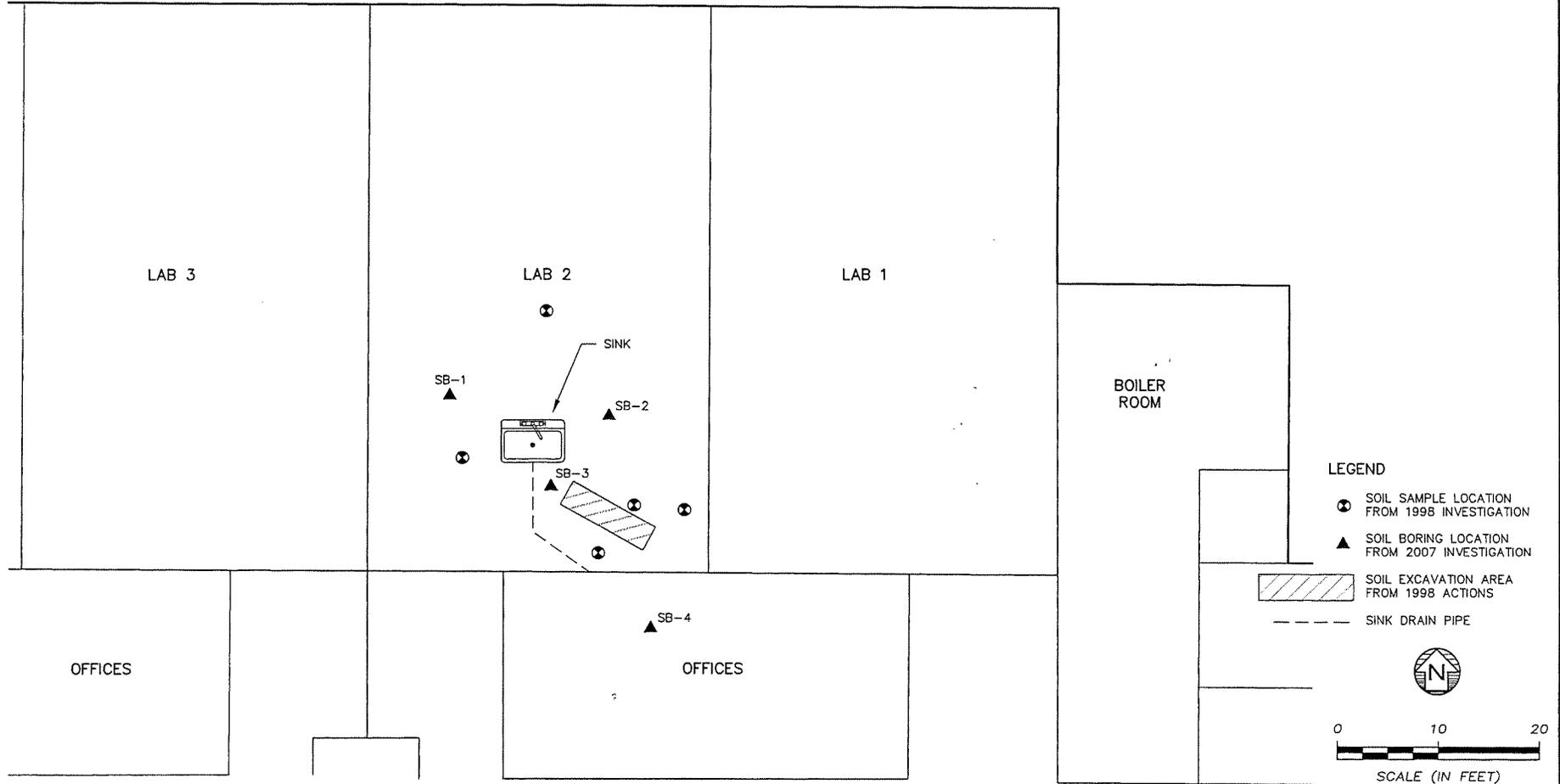
## ALDRICH CHEMICAL COMPANY, INC.

5485 COUNTY ROAD V  
SHEBOYGAN FALLS, WISCONSIN

Environmental Resources Management

CHK'D	KP
	0068122
	FIGURE 2

# SOIL BORING LOCATION MAP



R:\CADD\ChemA-D\Aldrich Chemical\0068122-01.dwg, SB LOCATION MAP, 8/21/2007 4:52:45 PM, GML

Drawn By GML
CADD Review RMK
Date Drawn/Rev'd 08/21/07



**ALDRICH CHEMICAL COMPANY, INC.**

5485 COUNTY ROAD V  
SHEBOYGAN FALLS, WISCONSIN

Environmental Resources Management

CHK'D KP
0068122
FIGURE 3

TABLE 1  
SOIL SAMPLE ANALYTICAL RESULTS  
ALDRICH CHEMICAL COMPANY - SHEBOYGAN FALLS FACILITY, SHEBOYGAN FALLS, WISCONSIN

Sample Name	Non-Industrial Standard for Direct Contact	Industrial Standard for Direct Contact	Groundwater Pathway	182299	182300	182301	182302	SB-1	SB-2	SB-3	SB-4
				Oct-98	Oct-98	Oct-98	Oct-98	30-Jun-07	30-Jun-07	30-Jun-07	30-Jun-07
Sample Interval								1-1.5'	1-1.5'	0.5-1'	1-1.5'
<b>Volatile Organic Compounds (in ug/kg)</b>											
sec-Butylbenzene	NE	NE	NE	ND	ND	ND	210	ND	ND	ND	ND
Ethylbenzene	7,800,000 <sup>(1)</sup>	10,000,000 <sup>(1)</sup>	42 <sup>(2)</sup>	17	16	16	ND	ND	ND	ND	ND
Methylene chloride	85,000,000 <sup>(1)</sup>	380,000,000 <sup>(1)</sup>	190,000,000 <sup>(1)</sup>	25	25	28	ND	ND	ND	ND	ND
Methyl-tertbutyl ether	720,000 <sup>(1)</sup>	160,000 <sup>(1)</sup>	120,000 <sup>(1)</sup>	ND	ND	ND	880	ND	ND	ND	ND
<b>Semi-Volatile Organic Compounds (in ug/kg)</b>											
bis(2-Ethylhexyl)phthalate	2,000,000 <sup>(1)</sup>	40,600 <sup>(1)</sup>	14,000 <sup>(1)</sup>	NA	NA	NA	NA	<34	49	41	<34
Butylbenzylphthalate	2,000,000,000 <sup>(1)</sup>	16,000,000 <sup>(1)</sup>	840,000 <sup>(1)</sup>	NA	NA	NA	NA	<33	<33	52	<33

**Notes:**

- <sup>(1)</sup> US EPA Region 3 Risk-based Concentration Table.
- <sup>(2)</sup> Generic residual contaminat level set forth in Wisconsin Administrative Code ch. NR 720.11, Table 1

**Key:**

- NA = Not analyzed
- ND = Not data greater than laoratory reporting limit
- NE = Not established
- ug/kg = micrograms per kilogram (pasrts per billion)

**STATEMENT OF RESPONSIBLE PARTY**  
for the  
**Aldrich Chemical Company - Sheboygan Falls, WI Property**  
**WDNR BRRTS Case #02 - 60 - 205666**

The legal description provided with this Case Summary and Close Out Request Form associated with the Required GIS Registry Information, to the best of my ability, is accurate and correct. This is where the area in question is located, beneath Lab #2 of the Lab 1 building.

Name (printed)

HARI KOTA

Signature

*Hari Kota*

Date

11-09-2007

Title

SUPERVISOR - ENV. SERVICES