

GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #: 02-60-281623
ACTIVITY NAME: Former Byte Head Software
PROPERTY ADDRESS: 2602 N 15th St.
MUNICIPALITY: Sheboygan
PARCEL ID #: 59281626970

CLOSURE DATE: Feb 25, 2009
FID #: 460003390
DATCP #:
COMM #:

*WTM COORDINATES:

X: 703115 Y: 369134

*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 #: 02-60-281623 PARCEL ID #: 59281626970
ACTIVITY NAME: Former Byte Head Software Property WTM COORDINATES: X: 703115 Y: 369134

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 #: 1 Title: Site Location 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 #: 2 Title: Site Plan View Aerial Photograph
- 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 #: 3 Title: Residual Soil Contaminant Plume Map

BRRTS #: 02-60-281623

ACTIVITY NAME: Former Byte Head Software, Inc. Property

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 #: Title:

Figure #: Title:

- 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 #: 4 Title: Isoconcentration & Groundwater Flow Direction Map

- 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 #: 4 Title: Isoconcentration & Groundwater Flow Direction Map

Figure #: Title:

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 #: 1 Title: Soil Sample 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 #: 3 Title: Groundwater Sample Analytical Results

- 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 #: 2 Title: Groundwater Elevation data

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).

BRRTS #: 02-60-281623

ACTIVITY NAME: Former Byte Head Software, Inc. Property

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: 1



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

February 25, 2009

Mr. John Daniels
P.O. Box 686
Sheboygan, WI 53082

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Former Byte Head Software site, 2602 N. 15th St., Sheboygan, WI
WDNR BRRTS Activity #: 02-60-291623

Dear Mr. Daniels:

On February 3, 2009, you were notified that the Wisconsin Department of Natural Resources (the Department) had granted conditional closure to this case. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The Department has received correspondence indicating that you have properly abandoned the groundwater monitoring wells at the site thereby meeting the conditions for site closure . 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:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards
- A soil vapor extraction system must be operated and maintained

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 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://dnr.wi.gov/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 the current property owner 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 cited in this letter, including compliance with referenced maintenance plans, are met.

Engineered Cap, Building Barrier and Soil Vapor Extraction System

Residual soil contamination remains at the property underneath the building and sidewalk as indicated in the information submitted to the Department of Natural Resources. Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement cap, building foundation and active soil vapor extraction system that currently exist in the locations shown on the attached map shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health, and to prevent any potential sub-slab vapors of volatile organic compounds from entering the building. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement or the building foundation is required as shown on the attached map, 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; or 6) construction or placement of a building or other structure.

Remaining Residual Groundwater Contamination

Groundwater impacted by chlorinated solvents contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property.

Mr. John Daniels
February 25, 2009
Page 3

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>.

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 (920) 892-8756 ext. 3025.

Sincerely,



Frances M. Koonce
Southeast Region Remediation & Redevelopment Sub-Team Supervisor

cc: SER site file
Ms. Karrie Jo Richter
Travis Peterson, Kapur & Associates

ENGINEERED CAP, BUILDING BARRIER, AND SOIL VAPOR EXTRACTION SYSTEM
MAINTENANCE PLAN

November 10, 2008

Property Located at:

2602 North 15th Street, Wisconsin 53083

FID No. 252062580, BRRTS No. 02-52-000807

PIN / TAX ID No. 59281626970

Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap, building barrier, and soil vapor extraction system (SVES) at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building, other paved surfaces occupying the area over the contaminated groundwater plume and soil on-site, and the active SVES. The contaminated groundwater plume and soil is impacted by chlorinated Volatile Organic Compounds (VOCs). The location of the paved surfaces, building, and SVES to be maintained in accordance with this Maintenance Plan are identified in the attached map (Exhibit A).

Engineered Cap Purpose

The paved surfaces and the building foundation over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Soil Vapor Extraction System (SVES) Purpose

The SVES operating at the site will serve as a means to prevent the potential for vapors originating from residual soil and groundwater contamination, that might pose a threat to human health, from entering the building by extracting vapors from beneath the building floor and exhausting above the roof line on the exterior of the building. Based on the current and future use of the property, the SVES should function as intended unless disturbed.

Inspection Frequency

The paved surfaces and building foundation overlying the contaminated groundwater plume and soil depicted in Exhibit A, will be inspected once a year for cracks and other potential exposures to underlying soils. The SVES will be inspected on a quarterly basis to verify that the exhaust fan is operating and to evaluate any potential damage to the system due to exposure to the weather, increasing age or other factors. Visual inspection of the two (2) column vacuum gauge (blue in color) installed on the system riser pipe, located inside the furnace room, would reveal an uneven column height when the system is functioning correctly. Should the exhaust fan fail, both liquid filled columns of the vacuum gauge will be at an even/level height (versus an uneven column height when operating). In the event the system would fail, contact information for service/repair is located on the riser pipe section next to the vacuum gauge. A log of the inspections will be maintained by the property owner and is included as Exhibit B, *Cap/Barrier and SVES Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soils are exposed or any damage to the SVES. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the SVES, paved surfaces and/or the building overlying the contaminated groundwater plume and soil are removed or replaced, the replacement barrier must be equally impervious, with an infiltration rate equal to or less than 1×10^{-7} cm/s and the replacement SVES must be of equal construction and operation. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources ("WDNR") or its successor.

The property owner, in order to maintain the integrity of the building structure and SVES, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
(as of November 2008)

Site Owner and Operator:

Richter Properties, LLC – Karrie Jo Richter (Owner)
N7549 Bittersweet Road, Plymouth, Wisconsin 53073
920-458-5921

Hinze-Bruggink LLC – (Tenant)
2602 N. 25th Street, Sheboygan, Wisconsin 53083
920-458-5921

Consultant:

Kapur & Associates, Inc.
7711 N. Port Washington Road, Milwaukee, Wisconsin 53217
414-351-6668

WDNR:

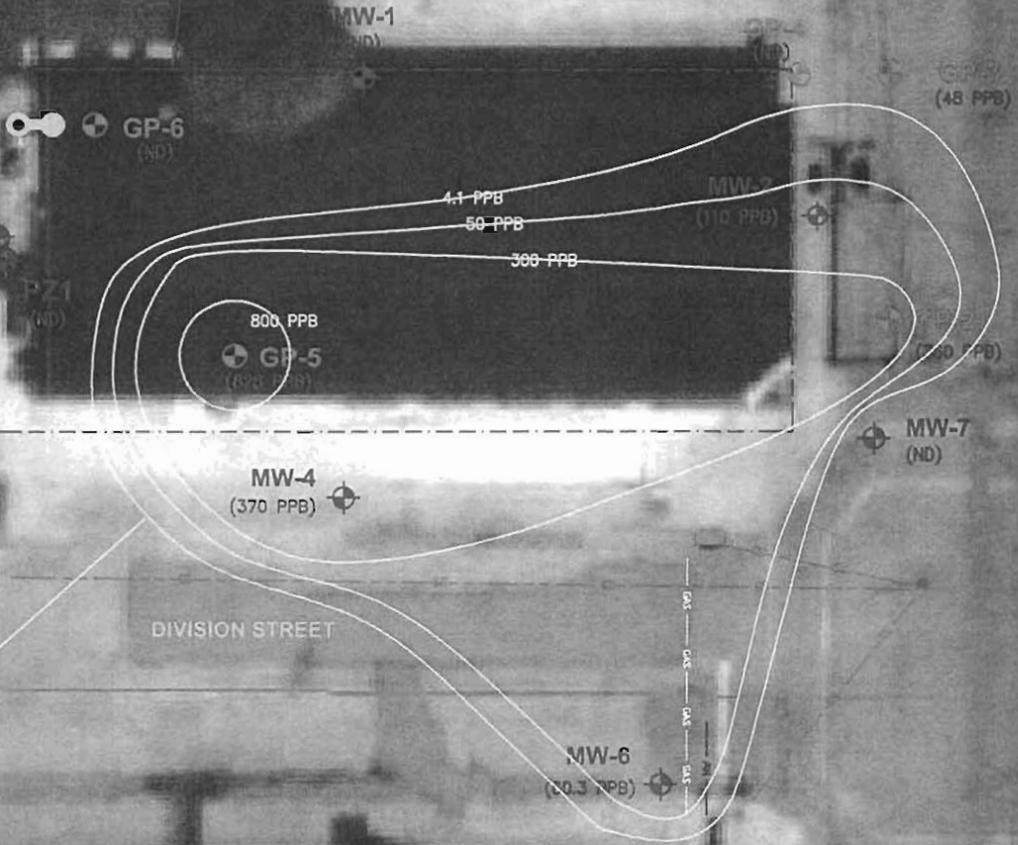
Nancy Ryan, Hydrogeologist.
1155 Pilgrim Road, Plymouth, Wisconsin 53073
920-892-8756 ext. 3025

APPROXIMATE PROPERTY BOUNDARY AND
AREA INCLUDED UNDER CAP MAINTENANCE

N. 15TH STREET



SOIL VAPOR EXTRACTION SYSTEM



EXTENT OF RESIDUAL PCE SOIL CONTAMINATION
ABOVE SITE SPECIFIC RCL (SSRCL) 4.1 PPB

DIVISION STREET

LEGEND:
 - GROUNDWATER MONITORING WELL
 - GROUNDWATER EXTRACTION LOCATION
 12 PPB - TETRACHLOROETHENE (PCE) CONCENTRATION IN PARTS PER BILLION (PPB) / ND - NOT DETECTED BY SAMPLE
 SOURCE: SHEBOYGAN COUNTY GIS

KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 MILWAUKEE, WISCONSIN
 414.351.6668

RESIDUAL SOIL CONTAMINANT PLUME MAP
 DRAWN BY: TSP CHECKED BY: TDH APPROVED BY: LUF
 PROJECT NUMBER: 07.0573.01 DATE: 02/13/07 REVISION DATE:

FORMER BYTE HEAD SOFTWARE FACILITY
 2802 N. 15TH STREET, SHEBOYGAN, WISCONSIN

DIST
A

EXHIBIT B

CAP/BARRIER AND SVES INSPECTION LOG

Inspection Date	Inspector	Condition of Cap/Barrier	SVES Operating?	Recommendations	Have Recommendations from Previous Inspection Been Implemented?



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Plymouth Service Center
1155 Pilgrim Road
Plymouth, Wisconsin 53073-4294
Telephone 920-892-8756
FAX 920-892-6638
TTY Access via relay - 711

February 3, 2009

Mr. John Daniels
P.O. Box 686
Sheboygan, WI 53082

Subject: Conditional Closure Decision With Requirements to Achieve Final Closure
Former Byte Head Software site, 2602 N. 15th St., Sheboygan, Wisconsin
WDNR BRRTS Activity # 02-60-281623 FID#460003390

Dear Mr. Daniels:

The Wisconsin Department of Natural Resources has reviewed your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the chlorinated solvent contamination on the site related to historic use of the site for dry cleaning operations, appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

Monitoring Well Abandonment

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwq/gw/>.

Once the Department has received the appropriate documentation to verify that applicable conditions have been met your case will be closed. This site will be listed on the DNR Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 892-8756 ext. 3025.

Sincerely,

Nancy D. Ryan, Hydrogeologist
Remediation & Redevelopment Program

Cc: SER site file
Travis Peterson, Kapur & Associates

Warranty Deed

Carolyn R. Daniels f/k/a Carolyn R. Reiss
d/b/a Byte Head Software (Grantor),

conveys and warrants to:

Richter Properties, LLC (Grantee),

the following described real estate
in Sheboygan County, Wisconsin:

The East 90 feet of the South 40 feet of Lot Eighty-four (84), according to the recorded Plat of
J. Schuberts Subdivision, in the City of Sheboygan, Sheboygan County, Wisconsin.

This is not homestead property.

Tax Parcel Number: 59281626970

This Deed is given in fulfillment of the Land Contract dated February 22, 2002 and recorded February 27,
2002, at 9:45 A.M. in Vol. 1962 Records, Page 343, as Document Number 1629620.

Exception to warranties:

Municipal and zoning ordinances, any recorded easement(s) for public utilities serving the property,
recorded building and use restrictions and covenants and general taxes levied in the year of closing, and
any lien or encumbrance created due to the act or default of Grantee.

Dated this 12-31-03

Carolyn R. Daniels (Seal)
* Carolyn R. Daniels

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF Sheboygan

Personally came before me this 12-31-03, the above named Carolyn R. Daniels, to me
known to be the person who executed the foregoing instrument and acknowledged the same.

Barbara A. Smith
*
Notary Public, State of Wisconsin
My commission expires: 1-5-2006

Drafted by
Schober & Ulatowski, SC
Attorney Timothy A. Cisler
P.O. Box 1780
Green Bay, Wisconsin 54305-1780

1720977

SHEBOYGAN COUNTY, WI
RECORDED ON

81/14/2004 09:25AM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 11.00
TRANSFER FEE:

STAFF ID 11
TRANS # 35936

OF PAGES: 1

FEE
77.25(17)
EXEMPT

Return recorded document to:

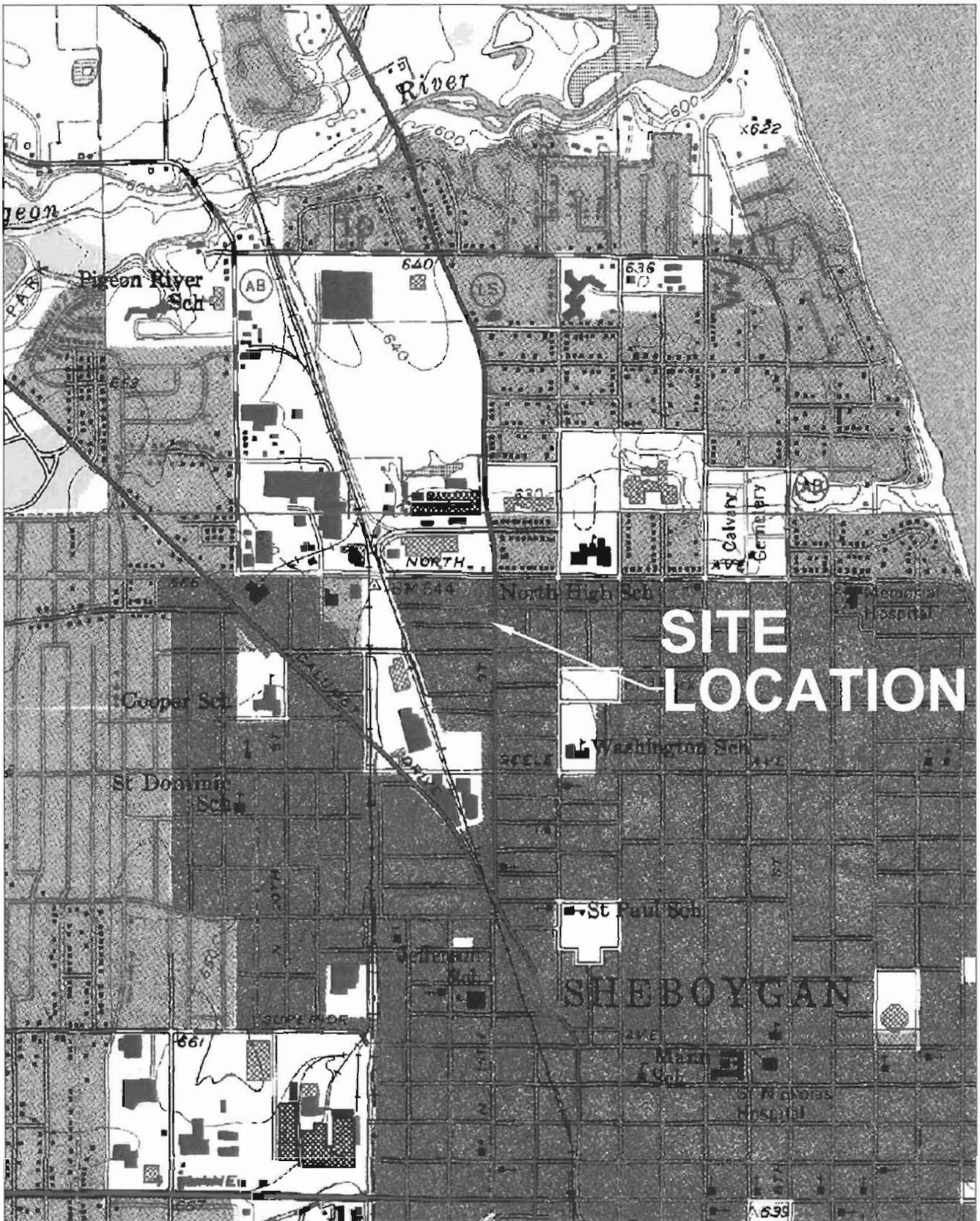
Grantee
2602 N. 15th Street
Sheboygan, WI 53083

611-4060

I, Karrie Jo Richter for Richter Properties LLC, owner of the former Byte Head Software Property, located at 2602 N. 15th Street, Sheboygan, Wisconsin, certify that to the best of my knowledge, the legal description has been attached for each property that is within, or partially within, the contaminated boundary.

Karrie Jo Richter
Karrie Jo Richter
Richter Properties, LLC

2-2-09
Date



3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 450 ft Scale: 1 : 16,000 Detail: 13.6 Datum: WGS84

KA **KAPUR & ASSOCIATES, INC.**
 CONSULTING ENGINEERS
 MILWAUKEE, WISCONSIN
 414.351.6668

SITE LOCATION MAP

FIGURE
1

SOURCE: USGS (1958 SHEBOYGAN NORTH QUADRANGLE)
 PHOTOREVISED 1971 AND 1976

FORMER BYTE HEAD SOFTWARE FACILITY
 2602 N. 15TH STREET, SHEBOYGAN, WISCONSIN

DRAWN BY: TWP	CHECKED BY: TEH	APPROVED BY: LJF	PROJECT NO: 07.0673.01	DATE: 02/13/07	REVISION DATE:
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SUBJECT SITE

SOIL VAPOR EXTRACTION SYSTEM

APPROXIMATE PROPERTY BOUNDARY

MW-1

SLAB ON GRADE
ONE-STORY BUILDING

N-15TH STREET

MW-2

MW-7

CONCRETE SIDEWALK

MW-4

CONCRETE

DIVISION STREET

MW-6

0 36ft



SOURCE: SHEBOYGAN COUNTY GIS

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
MILWAUKEE, WISCONSIN
414.351.6668

SITE PLAN VIEW AND
AERIAL PHOTOGRAPH

FORMER BYTE HEAD SOFTWARE FACILITY
2602 N. 15TH STREET, SHEBOYGAN, WISCONSIN

FIGURE
2

DRAWN BY: TBP CHECKED BY: TBP SUPERVISOR BY: LIF PROJECT NUMBER: US003.421 DATE: 02/13/07 REVISIONS:



LEGEND:

◆ - GROUNDWATER MONITORING WELL

⊙ - GROUNDWATER MONITORING LOCATION

12 PPB - TETRACHLOROETHENE (PCE) CONCENTRATION IN PARTS PER BILLION (PPB) / ND - NOT DETECTED IN SAMPLE

SOURCE: SHEBOYGAN COUNTY GIS

KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 MILWAUKEE, WISCONSIN
 414.351.6668

RESIDUAL SOIL CONTAMINANT PLUME MAP

DRAWN BY: TJP CHECKED BY: EDH APPROVED BY: LK

FORMER BYTE HEAD SOFTWARE FACILITY
 2602 N. 15TH STREET, SHEBOYGAN, WISCONSIN

PROJECT NUMBER: 07.0673.05 DATE: 02/13/07

FIGURE
3



LEGEND:
 ◆ - GROUNDWATER MONITORING WELL
 (M.E.) - GROUNDWATER ELEVATION IN FEET RELATIVE TO BENCHMARK OF 100'
 12 PPB = TETRACHLOROETHENE (PCE) AND TRICHLOROETHENE (TCE) CONCENTRATION IN PARTS PER BILLION (PPB)
 SOURCE: SHEBOYGAN COUNTY GIS

KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 MILWAUKEE, WISCONSIN
 414.351.6668

ISOCONCENTRATION AND GROUNDWATER
 FLOW DIRECTION MAP

FORMER BYTE HEAD SOFTWARE FACILITY
 2602 N. 15TH STREET, SHEBOYGAN, WISCONSIN

FIGURE
 4

DRAWN BY: TSP	CHECKED BY: TEH	APPROVED BY: LAF	PROJECT NUMBER: 07.0075.01	DATE: 02/13/03	REVISED DATE:
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TABLE 1
Soil Analytic Test Results

Byte Head Software, Inc.
2602 N. 15th Street
Sheboygan, Wisconsin

Project #15519SE30

Date	Sample	Soil Type	Sample Depth (ft)	Detected Parameter	Result (ug/kg)	NR720, WAC Residual Standards (ug/kg)
11/21/2001	B1/S2	brown clay	2-4	Tetrachloroethene	<10	None established
11/21/2001	B2/S1	brown clay	1-2	Tetrachloroethene	54	None established
11/21/2001	B2/S2	black topsoil	2-4	Tetrachloroethene	110	None established
11/21/2001	B3/S1A	topsoil/cinder	0.5-1	Tetrachloroethene	<10	None established
11/21/2001	B3/S3	brown clay	5-7	Tetrachloroethene	<10	None established
11/21/2001	B4/SA	brown clay	2-4	Tetrachloroethene	<10	None established
6/27/2002	GP2		2.5-3	Tetrachloroethene	44	None established
6/27/2002			3-4	Tetrachloroethene	86	None established
6/27/2002			4-6	Tetrachloroethene	360	None established
6/27/2002	GP3		4-6	Tetrachloroethene	48	None established
				Toluene	110	1500
				Trichloroethene (TCE)	38	None established
				m&p-Xylene	58	4100
			2-3	Tetrachloroethene	<25	None established
6/27/2002	MW4		2.5-4.5	Tetrachloroethene	110	None established
			5-7	Tetrachloroethene	370	None established

Note: Volatile Organic Compounds analyzed by U.S. Analytical (WDNR Lab Cert. #445134030), according to method 8260. Only those VOCs detected are listed above.

**Table #1: Soil Sample Analytical Results
Former Byte Head Software Facility**

Sample #	Depth (ft bgs)	Date Collected	PID (ppm eq)	VOCs			
				Methylene chloride	sec-Butylbenzene	Tetrachloroethene	Trichloroethene
MW-6	4-6'	9/24/2003	<10	<0.1	<0.025	<u>0.0603</u>	<0.025
MW-7	4-6'	9/24/2003	<10	<0.1	<0.025	<0.025	<0.025
GP-5	0-2'	11/17/2006	<10	<u>0.049*</u>	0.035	<u>1.160</u>	<u>0.129</u>
	2-4'	11/17/2006	<10	<u>0.051*</u>	<0.017	<u>0.828</u>	<u>0.066</u>
GP-6	0-2'	11/17/2006	<10	<u>0.052*</u>	0.048	<0.015	<0.017
	2-4'	11/17/2006	<10	<u>0.047*</u>	0.034	<0.015	<0.017
TRIP	NA	9/24/2003	NA	<0.1	<0.025	<0.025	<0.025
	NA	11/17/2006	NA	<u>0.039*</u>	<0.017	<0.015	<0.017
NR 720.09 Residual Contaminant Levels (RCLs)				NS	NS	NS	NS
NR 720.09 Site Specific RCLs (SSRCLs)				0.0032	NS	0.0041	0.0037

* Laboratory Artifact/Contaminant

NOTES:

All results are in parts per million (ppm) unless otherwise noted

Concentrations exceeding the NR 720 RCLs are in **bold face**

Concentrations exceeding the Site Specific RCLs are underlined

ft bgs = feet below ground surface

PID = photoionization detector

ppm eq = parts per million equivalent

VOC = Volatile Organic Compounds

Only compounds detected in at least one sample are shown

Table #3: Groundwater Sample Analytical Results
Former Byte Head Software Facility

Sample #	Water Level (ft bgs)	Date Collected	VOC (ppb)																
			sec-Butylbenzene	Chloromethane	1,3-Dichlorobenzene	1,4-Dichlorobenzene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	2,2-Dichloropropane	Isopropylbenzene	Methylene Chloride	Methyl-Tertiary-Butyl Ether	Naphthalene	1,1,1,2-Tetrachloroethane	1,1,2-Trichloroethane	Tetrachloroethene	Toluene	Trichloroethene	Vinyl Chloride
MW-1		9/11/2001	0.59	<0.24			87	2.7											
		11/28/2001	<0.22	41			<1.0	<0.23							<0.25	<0.22	<0.36	<0.23	
		7/10/2002		<0.4			<0.11	<0.11		0.08					<0.15	<0.08	<0.13		
	4.5	10/2/2003	<5.00	<0.920	<5.0	<5.0	<5.00	<5.00	<5.0	<5.00	<0.641	<0.381	<8.0		<0.347	<0.479	<5.00	<0.396	<0.652
	3.75	11/17/2006	<0.34		<0.260	<0.36	<0.27	<0.25	<0.27	<0.33	<0.3	<0.39	<0.75	<0.22	<0.44	<0.31	<0.29	<0.34	<0.2
	4.15	7/17/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
	4.96	11/13/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
4.21	3/18/2008	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20	
MW-2		11/28/2001	<0.22	9.3			<1.0	<0.23							0.65	<0.22	<0.36	<0.23	
		7/10/2002		<0.4			<0.11	<0.11		<0.07		0.34			1.5	<0.08	0.6		
	4.28	10/2/2003	<5.00	<0.920	<5.0	<5.0	<5.00	<5.00	<5.0	<5.00	<0.641	<0.381	<8.0		<0.347	6.88	<5.00	2.8	<0.652
	3.91	11/17/2006	<0.34		<0.260	<0.36	0.34	<0.25	<0.27	<0.33	<0.3	<0.39	<0.75	13	<0.44	14	<0.29	4.07	<0.2
	3.93	7/17/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.20	6.9	<0.20	2.2	<0.20
	4.56	11/13/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.20	5.1	<0.20	1.9	<0.20
	4.10	3/18/2008	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	12	<0.20	3.4	<0.20
MW-3		11/28/2001	<0.22	23			<1.0	<0.23							<0.25	<0.22	<0.36	<0.23	
		7/10/2002		<0.4	<5.0	<5.0	<0.11	<0.11	<5.0	<0.07	<0.641	<0.381	<8.0		<0.347	<0.15	<0.08	<0.13	
	3.85	11/17/2006	<0.34		<0.260	<0.36	<0.27	<0.25	<0.27	<0.33	<0.3	<0.39	<0.75	0.66	<0.44	0.84	<0.29	<0.34	<0.2
	5.43	7/17/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
	6.05	11/13/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
	5.47	3/18/2008	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
		7/10/2002					4	<1.1		<0.7		<0.7				340	<0.8	14	
13.93	10/2/2003	<5.00	<0.920	<5.0	<5.0	380	<5.00	<5.0	<5.00	<0.641	<0.381	<8.0		<0.347	4,220	<5.00	<0.396	<0.652	
10.77	11/17/2006	<0.34		<0.260	<0.36	179	2.98	<0.27	<0.33	<0.3	<0.39	1.03	1,570	36	1,610	<0.29	394	0.49	
13.99	7/17/2007	Not Sampled Due To Insufficient Water																	
14.13	11/13/2007	Not Sampled Due To Insufficient Water																	
	3/18/2008	Not Sampled Due To Insufficient Water																	
NE-1		11/28/2001	<0.22	21			73	1.9							0.69	<0.22	2.8	<0.23	
		7/10/2002		<2.0			57	<0.55		<0.35		<0.35			1.9	<0.4	3.6		
	5.68	10/2/2003	<5.00	<0.920	<5.0	<5.0	113	3.54	<5.0	<5.00	<0.641	<0.381	<8.0		<0.347	5.02	<5.00	12.1	<0.652
	4.19	11/17/2006	<0.34		<0.260	<0.36	57	2.58	0.36	<0.33	<0.3	<0.39	<0.75	5.02	<0.44	6.84	<0.29	14	1.75
	5.00	7/17/2007	<0.25	<0.20	<0.20	<0.20	48	1.2	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	8.8	<0.20	17	2.6
	5.92	11/13/2007	<0.25	<0.20	<0.20	<0.20	51	1.1	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	10	<0.20	18	0.34
	4.23	3/18/2008	<0.25	<0.20	<0.20	<0.20	29	<0.60	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	8.2	<0.20	13	<0.20
PZ-1		11/28/2001	<0.22	10			<1.0	<0.23							<0.25	0.3	<0.36	<0.23	
		7/10/2002		<0.4			<0.11	<0.11		<0.07		<0.07			<0.15	<0.08	<0.13		
	14.06	11/17/2006	<0.34		<0.260	<0.36	<0.27	<0.25	<0.27	<0.33	<0.3	<0.39	<0.75	<0.22	<0.44	<0.31	<0.29	<0.34	<0.2
	15.56	7/17/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
	17.19	11/13/2007	Not Sampled Due To Insufficient Water																
MW-6	3.45	10/2/2003	<5.00	<0.920	<5.0	<5.0	<5.00	<5.00	<5.0	<5.00	<0.641	<0.381	<8.0		<0.347	<0.479	<5.00	<0.396	<0.652
	3.13	11/17/2006	<0.34		<0.260	<0.36	<0.27	<0.25	<0.27	<0.33	<0.3	<0.39	<0.75	0.48	<0.44	0.52	<0.29	<0.34	<0.2
	3.43	7/17/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
	5.27	11/13/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
	4.64	3/18/2008	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
MW-7	8.78	10/2/2003	<5.00	<0.920	<5.0	<5.0	<5.00	<5.00	<5.0	<5.00	<0.641	<0.381	<8.0		<0.347	<0.479	<5.00	<0.396	<0.652
	4.59	11/17/2006	<0.34		<0.260	<0.36	0.34	<0.25	<0.27	<0.33	<0.3	<0.39	<0.75	<0.22	<0.44	<0.31	<0.29	<0.34	<0.2
	4.33	7/17/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
	5.06	11/13/2007	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
	4.53	3/18/2008	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
TRIP	NA	10/2/2003	<5.00	<0.920	<5.0	<5.0	<5.00	<5.00	<5.0	<5.00	<0.641	<0.381	<8.0		<0.347	<0.479	<5.00	<0.396	<0.652
	NA	11/17/2006	<0.34		0.56	0.62	<0.27	<0.25	<0.27	<0.33	0.68	<0.39	<0.75	<0.22	<0.44	<0.31	<0.29	<0.34	<0.2
	NA	7/17/2007	<0.25	<0.20	<0.20	0.23	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
	NA	11/13/2007	<0.25	<0.20	<0.20	0.84	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20
NA	3/18/2008	<0.25	<0.20	<0.20	0.35	<0.50	<0.50	<0.50	<0.20	<1.0	<0.50	<0.25	<0.25	<0.25	<0.50	<0.20	<0.20	<0.20	
NR 140 Enforcement Standard (ES)			NS	3	1,250	75	70	100	NS	NS	5	60	40	70	5	5	1,000	5	0.2
NR 140 Preventive Action Limit (PAL)			NS	0.3	125	15	7	20	NS	NS	0.5	12	8	7	0.5	0.5	200	0.5	0.02

NOTES: **Bold** samples equal or exceed the Enforcement Standards (ft bgs) = feet below ground surface ppm = parts per million ppb = parts per billion
Italic samples equal or exceed the Preventive Action Limits VOC = Volatile Organic Compound NA = not applicable NS = no standard
 Only samples detected in at least one sample are shown in this table.

**Table # 2, Title: Former Byte Head Property
Groundwater Elevation Data**

MW-1			NE-1		
Surface Elevation		99.03	Surface Elevation		100.61
Top of Casing Elevation		98.75	Top of Casing Elevation		100.09
Top of Screen Elevation			Top of Screen Elevation		
Bottom of Screen Elevation			Bottom of Screen Elevation		
Measurement Date	DTW (casing)	Groundwater Elevation	Measurement Date	DTW (casing)	Groundwater Elevation
11/28/2001	4.00	94.75	11/28/2001	4.9	95.19
12/11/2001	4.28	94.47	12/11/2001	5.23	94.86
7/10/2002	NA	NA	7/10/2002	NA	NA
10/2/2003	4.50	94.25	10/2/2003	5.68	94.41
11/17/2006	3.75	95.28	11/17/2006	4.19	96.42
7/17/2007	4.15	94.60	7/17/2007	5	95.09
11/13/2007	4.96	93.79	11/13/2007	5.92	94.17
3/18/2008	4.21	94.54	3/18/2008	4.23	95.86
MW-2			PZ-1		
Surface Elevation		97.77	Surface Elevation		100.29
Top of Casing Elevation		97.26	Top of Casing Elevation		99.91
Top of Screen Elevation			Top of Screen Elevation		
Bottom of Screen Elevation			Bottom of Screen Elevation		
Measurement Date	DTW (casing)	Groundwater Elevation	Measurement Date	DTW (casing)	Groundwater Elevation
11/28/2001	5.59	91.67	11/28/2001	16.28	83.63
12/11/2001	4.53	92.73	12/11/2001	14.43	85.48
7/10/2002	NA	NA	7/10/2002	NA	NA
10/2/2003	4.28	92.98			
11/17/2006	3.91	93.86	11/17/2006	14.06	86.23
7/17/2007	3.93	93.33	7/17/2007	15.56	84.35
11/13/2007	4.56	92.7	11/13/2007	17.19	82.72
3/18/2008	4.1	93.16	3/18/2008	16.63	83.28
MW-3			MW-6		
Surface Elevation		99.38	Surface Elevation		97.42
Top of Casing Elevation		98.90	Top of Casing Elevation		97.21
Top of Screen Elevation			Top of Screen Elevation		
Bottom of Screen Elevation			Bottom of Screen Elevation		
Measurement Date	DTW (casing)	Groundwater Elevation	Measurement Date	DTW (casing)	Groundwater Elevation
11/28/2001	4.41	94.49			
12/11/2001	5.43	93.47			
7/10/2002	NA	NA			
11/17/2006	3.85	95.53	10/2/2003	3.45	93.76
7/17/2007	5.43	93.47	11/17/2006	3.13	94.29
11/13/2007	6.05	92.85	7/17/2007	3.43	93.78
3/18/2008	5.47	93.43	11/13/2007	5.27	91.94
			3/18/2008	4.64	92.57
MW-4			MW-7		
Surface Elevation		98.13	Surface Elevation		97.51
Top of Casing Elevation		97.68	Top of Casing Elevation		97.33
Top of Screen Elevation			Top of Screen Elevation		
Bottom of Screen Elevation			Bottom of Screen Elevation		
Measurement Date	DTW (casing)	Groundwater Elevation	Measurement Date	DTW (casing)	Groundwater Elevation
7/10/2002	NA	NA			
10/2/2003	13.93	83.75	10/2/2003	8.78	88.55
11/7/2006	10.77	87.36	11/7/2006	4.59	92.92
7/17/2007	13.99	83.69	7/17/2007	4.33	93
11/13/2007	14.13	83.55	11/13/2007	5.06	92.27
3/18/2008	13.97	83.71	3/18/2008	4.53	92.8

NOTES:

- 1) Measurements are in feet
- 3) NA = not analyzed/not available

- 2) DTW = depth to water (from top of casing)
- 4) NS = not surveyed

November 10, 2008

Karrie Jo Richter
Hinze-Bruggink, LLC.
2602 North 15th Street
Sheboygan, Wisconsin 53083

RE: Notification of Onsite Contamination and Closure Requirements
Site: Former Byte Head Software Facility
2602 North 15th Street, Sheboygan, Wisconsin 53083
FID # 460003390 WDNR BRRTS # 02-60-281623

Dear Ms. Richter:

Kapur & Associates, Inc. (Kapur), on behalf of Mr. John Daniels (Responsible Party), is providing you this notification of contaminant impacts to the subsurface soil and groundwater at your property emanating from the above referenced site as required by the Wisconsin Department of Natural Resources (WDNR) per chapter NR 726 of the Wisconsin Administrative Code (WAC).

“Soil and Groundwater contamination appears to have originated on your property located at 2602 North 15th Street during previous onsite operations. The levels of Volatile Organic Compound (VOC) contamination in the soil and groundwater on your property are above the soil Site Specific Residual Contaminant Levels (SSRCLs) developed in accordance with chapter NR 720 and groundwater enforcement standards (ES) found in chapter NR 140, of the Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site, the continuing operation of the active soil vapor extraction system (SVES) located onsite, and maintenance of the pavement and building as a cap over contaminated soil, will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation, the operation of the SVES, and the soil cap as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation and continued operation of the SVES and soil cap.”

we listen. we innovate. we turn your vision into reality.

“The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to: Ms. Nancy Ryan, Wisconsin Department of Natural Resources - Plymouth Service Center, 1155 Pilgrim Road, Plymouth, Wisconsin 53073-0408.

“If this case is closed, all properties within the site boundaries where soil and groundwater contamination exceeds the respective chapter NR 720 Site Specific Residual Contaminant Levels and chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources’ geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil and/or groundwater contamination above chapter NR 720 Site Specific Residual Contaminant Levels and/or chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources’ internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.”

“Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at:
<http://www.dnr.wi.gov/org/aw/rr/gis/index.htm><http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.”

“Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination and proper handling/disposal of soils would be required. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR’s Drinking Water and Groundwater Program and properly dispose of soils at a state

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licensed landfill. The well construction application, form 3300-254, is on the internet at, or may be accessed through the GIS Registry web address in the preceding paragraph.”

“Should you or any subsequent property owner wish to terminate the operation of the soil vapor extraction system (SVES) or the soil barrier at your property, approval from the WDNR Project Manager will first be required and would include further investigation to demonstrate that vapor intrusion is no longer a pathway of concern and that soil concentrations are below SSRCLs.

“If you need more information, you may contact me at (414) 351-6668 or you may contact Ms. Nancy Ryan – Wisconsin Department of Natural Resources at (920) 892-8756.”

Sincerely,
KAPUR & ASSOCIATES, INC.



Travis W. Peterson
Project Manager

Attachment

cc. Ms. Nancy Ryan, Wisconsin Department of Natural Resources – Plymouth Service Center, 1155 Pilgrim Road, Plymouth, Wisconsin 53073-0408

Richter Properties, LLC

December 12, 2008

Attn: Travis Peterson
Kapur & Associates, Inc.
7711 N. Port Washington Road
Milwaukee, WI 53217

RE: 2602 North 15th Street
Sheboygan, WI

Dear Mr. Peterson:

This letter is to advise you that, as of November 13, 2008, I am in receipt of your letter dated November 10, 2008. The previously mentioned letter was received via Certified Mail by the United States Postal Service on said date.

If you have any questions or concerns, please let me know.

Sincerely,



Karrie Jo Richter
Managing Member

kjdr



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

February 25, 2009

Ms. Karrie Jo Richter
Hinze-Bruggink, LLC
2602 North 15th St.
Sheboygan, WI 53083

SUBJECT: Notification of Land Use Limitations or Conditions and the Requirements for Your Property
Final Case Closure for Former Byte Head Software, Inc. site, 2602 N. 15th St.,
Sheboygan, WI
WDNR BRRTS Activity #: 02-60-281623 FID#460003390

Dear Ms. Richter:

The purpose of this letter is to notify you and any future land owners of your responsibilities for complying with land use limitations or conditions on your property located at the above referenced address as a result of the case closure granted for the above referenced case.

Based on the Department's review and approval of the site investigation and remediation actions taken to address the chlorinated solvents identified in soil and groundwater at this property, the Department considers this case closed based on the information submitted to the Department by Kapur and Associates, and no further investigation or remediation is required at this time. The case closure decision was also based on the requirement for long-term maintenance of certain remediation features, as described below.

The conditions of site closure that must be adhered to are explained in the enclosed copy of the Department's February 25, 2009 case closure letter to Mr. John Daniels.

Conditions Applicable to Your Property

The following conditions apply to your property, as described in the attached case closure letter. These conditions are in accordance with the requirements in s. 292.12, Wis. Stats. You, as the property owner, and any subsequent property owners, are responsible for compliance with them, unless you enter into a legally binding agreement (such as a contract) with someone else to take responsibility for compliance with them. You, and any subsequent property owners, are also responsible for notifying the Department before making any changes to the property that would affect any of the conditions applied to the property.

- Maintenance of pavement, building foundation and the soil vapor extraction system
- Remaining contaminated soil if excavated/disturbed must be managed in accordance with state/federal requirements language

Written notifications in accordance with the above requirements must be sent to the Remediation and Redevelopment Program at the Department's southeast region headquarters located at the letterhead address.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact Nancy Ryan at (920) 892-8756 ext. 3025.

Sincerely,



Frances M. Koonce
Southeast Region Remediation & Redevelopment Sub-Team Supervisor

Attachments

cc: SER site file
Mr. John Daniels,
Travis Peterson, Kapur & Associates



August 26, 2008

Mr. William L. Bittner, P.E., Director
Department of Public Works
City of Sheboygan
833 Center Avenue
Sheboygan, Wisconsin 53081

RE: Notification of Offsite Contamination
Site: Former Byte Head Software Property (Hinze-Bruggink LLC)
2602 N. 15th Street, Sheboygan, Wisconsin 53083
FID # 460003390 WDNR BRRTS # 02-60-281623

Dear Mr. Bittner:

Kapur & Associates, Inc. (Kapur), on behalf of Mr. John Daniels (responsible party), is providing you this notification of residual Volatile Organic Compound (VOC) contaminant impacts to the soil and groundwater within the North 15th and Division Street right of ways (ROWs) originating from the above referenced site, as required by the Wisconsin Department of Natural Resources (WDNR) per chapter NR 726 of the Wisconsin Administrative Code (WAC).

This notice is to make you and your staff aware of the potential to encounter contaminated soil and groundwater, if utility or road construction activities are conducted, within the North 15th and Division Street ROW adjacent to the former Byte Head Software Property (now Hinze-Bruggink LLC) at 2602 N. 15th Street.

If you need more information, you may contact me at (414) 351-6668 or you may contact Ms. Nancy Ryan – Wisconsin Department of Natural Resources at (920) 892-8756.

Sincerely,
KAPUR & ASSOCIATES, INC.

Travis W. Peterson
Project Scientist

cc: Ms. Nancy Ryan, Wisconsin Department of Natural Resources – Plymouth Service Center, 1155 Pilgrim Road,
Plymouth, Wisconsin 53073-0408