

GIS REGISTRY INFORMATION

SITE NAME: Pools by Esther
BRRTS #: 03-60-095855 **FID # (if appropriate):** _____
COMMERCE # (if appropriate): 53081-5940-59
CLOSURE DATE: 7/1/03
STREET ADDRESS: 1259 Union Avenue
CITY: Sheboygan

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= _____ 703461 Y= _____ 364614

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE CONTAMINATION (>ES): Yes No

IF YES, STREET ADDRESS 1: 1303 Union Avenue

GPS COORDINATES (meters in WTM91 projection): X= _____ 703426 Y= _____ 364612

OFF-SOURCE SOIL CONTAMINATION >GENERIC OR SITE-SPECIFIC RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: 1303 Union Avenue

GPS COORDINATES (meters in WTM91 projection): X= _____ 703426 Y= _____ 364612

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- 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
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure



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 1, 2003

Mr. Arden C. Holler
3627 Union Avenue
Sheboygan, WI 53081

RE: **Final Closure**

Commerce # 53081-5940-59 WDNR BRRTS # 03-60-095855
Pools By Esther, 1259 Union Avenue, Sheboygan

Waste oil, fuel oil and gasoline underground storage tanks removed in 1995

Dear Mr. Holler:

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 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 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. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

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

Sincerely,


Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Robert Meller, Environmental Compliance Consultants, Inc.
Case File



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Jim Doyle, Governor
Cory L. Nettles, Secretary

May 8, 2003

Messrs. Arden and Richard Holler
3627 Union Avenue
Sheboygan, WI 53081

RE: **Conditional Case Closure**

Commerce # 53081-5940-59 WDNR BRRTS # 03-60-095855
Pools By Esther, 1259 Union Avenue, Sheboygan

Waste oil, fuel oil and gasoline underground storage tanks removed in 1995

Dear Messrs. Holler:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Environmental Compliance Consultants, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remains on-site and extends off the property to the west. 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:

- The twelve monitoring wells must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

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.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Michalets', is written over a horizontal line.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Robert Meller, Environmental Compliance Consultants, Inc.
Ms. Sharon Kaboord, US Bank, 605 North 8th Street, Sheboygan, WI 53082
Case File

DOCUMENT NO. 1117531	STATE BAR OF WISCONSIN FORM 3 - 1982 QUIT CLAIM DEED VOL. 986 P. 682	THIS SPACE RESERVED FOR RECORDING DATA
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Richard D. Holler
 quit-claims to Sandra L. Holler
 the following described real estate in Sheboygan County,
 State of Wisconsin:
 See Schedule A attached.

REGISTER'S OFFICE
 SHEBOYGAN COUNTY, WI
 Received for Record the 16th
 day of July A.D. 1985
 at 3:09 o'clock P.M. and
 Recorded in Vol. 986
 of Records on page 682/3
Darlene J. Novak
 Register

1985 JUL 16 PM 3 09

RETURN TO
 Atty. James Bolgert

WTM
 703461, 364614

Tax Parcel No:

FEE
 #77.25(8)
 EXEMPT

5554164621 000006.00

JR

This is not homestead property.
 (is) (is not)
 Dated this 10th day of July, 1985.

..... (SEAL) *Richard D. Holler* (SEAL)
 • Richard D. Holler
 (SEAL) (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

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

STATE OF WISCONSIN
 SHEBOYGAN County, } ss.
 Personally came before me this 10th day of
 July, 1985, the above named
 Richard D. Holler

THIS INSTRUMENT WAS DRAFTED BY
 Attorney James Bolgert
 (Signatures may be authenticated or acknowledged. Both are not necessary.)

to me known to be the person who executed the foregoing instrument and acknowledge the same.
James Bolgert
 James Bolgert
 Notary Public Sheboygan County, Wis.
 My Commission is permanent. (If not, state expiration date:, 19.....)

*Names of persons signing in any capacity should be typed or printed below their signatures.



SCHEDULE A

An undivided one-quarter ($\frac{1}{4}$) interest as tenant in common in the following described real estate:

The West forth-five (45) feet of the East Ninety (90) feet of Lots fifteen (15) and sixteen (16) and the West forty-five (45) feet of the East ninety (90) feet of the North thirty (30) feet of Lot fourteen (14) in Block six (6) in Wedemeyer's Division in the city of Sheboygan, according to the recorded plat thereof.

Lots fifteen (15) and sixteen (16) and North, thirty (30) feet of Lot fourteen (14) all in block six (6) Wedemeyer's Division in the city of Sheboygan according to the recorded plat thereof excepting the East ninety (90) feet thereof. Subject to the restriction that no building, porch or structure of any kind will be placed closer than 15 feet to the North line on Union Avenue.

The property is also described at the County Treasurer's office and the City Assessor's office as:

The West Eighty-Five and One Hundredth (85.01) feet of the North Thirty-Seven and Five Hundredths (37.05) feet of Lot Fourteen (14), and the West Eighty-Five and One Hundredths (85.01) feet of Lots Fifteen (15) and Sixteen (16), Block Six (6), Wedemeyers Division in the City of Sheboygan, Wisconsin.

DOCUMENT NO
941191

WJM VOL 651 PAGE 18

703426
384612

WARRANTY DEED
STATE OF WISCONSIN - FORM 1
THIS SPACE RESERVED FOR RECORDING DATA

THIS INDENTURE, Made the 12th day of November, A. D. 1971,
between Elmer A. Leonhard and Bernice A. Leonhard,
his wife

parties of the first part, and
Wayne J. Schwarz, Sr. and Elise K. Schwarz, his
wife, as joint tenants with right of survivorship

TRANSFER
\$18.20
FEE

Witnesseth, That the said parties of the first part, for and in consideration
of the sum of One (\$1.00) Dollar and other good and
valuable consideration

RETURN TO

to them in hand paid by the said parties of the second part, the receipt
whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened,
conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and
confirm unto the said parties of the second part, their heirs and assigns forever, the following
described real estate, situated in the County of Sheboygan and State of Wisconsin, to-wit:

The East Forty-two (42) feet of Lots Number One (1), Two (2)
and Three (3), Block Number Seven (7), Wedemeyer's Division
in the City of Sheboygan, according to the recorded plat
thereof and excepting therefrom the South Ten (10) feet of
Lot Number Three (3), which is reserved for private alley
purposes.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part 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 parties of the second part, and to their heirs and assigns FOREVER.

And the said Elmer A. Leonhard and Bernice A. Leonhard, his wife

for themselves/their heirs, executors and administrators, do covenant, grant, bargain, and
agree to and with the said parties of the second part, their heirs and assigns, that at the time of the
ensuing and delivery of these presents they are well seized of the premises above described, as of a
good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are
free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second
part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part
thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and
seal on this 12th day of November, A. D. 1971

WITNESSED AND LABELED IN PRESENCE OF

James P. Smyth

Les E. Hartenberger

Elmer A. Leonhard (SEAL)

Bernice A. Leonhard (SEAL)

(SEAL)

(SEAL)

State of Wisconsin,
Sheboygan County, Before me, this 12th day of November, A. D. 1971,
the above named Elmer A. Leonhard and Bernice A. Leonhard

and on this the persons who executed the foregoing instrument and acknowledged the same.

THE FOREGOING INSTRUMENT WAS EXECUTED BY

James F. Smyth
Notary Public, Sheboygan

County, Wis

Karl Wilhelm & Kischelblauer

By Commission (expires) (X) March 1, 1975

1971 NOV 15 AM 9 56

No. 941191

Elmer A. Leonhard &
Bernice A. Leonhard,
TO
Wayne J. Schwarz, Sr. &
Else K. Schwarz

Warranty Deed

This instrument should be immediately placed on file to avoid double and litigation.

REGISTERS OFFICE
SHEBOYGAN COUNTY, WISCONSIN

Received for Record the 15th day of
November, A. D. 1971, at 9:56
o'clock A. M. and Recorded in Vol. 651
of Records on page 18119.

Harold J. Baska Register

37 Deputy

Return to

Harold J. Baska
November 15, 1971
P/B

PARCEL MATCH REPORT FOR PROPERTY ID 20001 TOWNSHIP VALLEY CREST BELLEVUE

Municipality Match	Parcel	Map	Section-Town-Range	Acreage
C2 59281 427530	1523-342-2800-10-0	5WED 00612		0.0000

Names & Address

HOLLER, ARDEN C. ETAL
 3627 UNION AVE
 SHEBOYGAN WI 53081

SCHL(5271), SANI(0 :0), TCDB(11), TIF(0)
 Situs Address: 1259 UNION AVE
 Vol/Page: 986 P.682-683

WEDEMEYER'S DIVISION W 85.1' OF N 37.5' OF LOT 14 & W 85.1' OF LOTS 15 & 16 BLK 6

Parcel Information for January 1, 2001 with Values and Balances

Municipality Match	Parcel	Map	Section-Town-Range	Acreage
C2 59281 427570	1523-342-2700-50-0	SWED 00703		0.0000

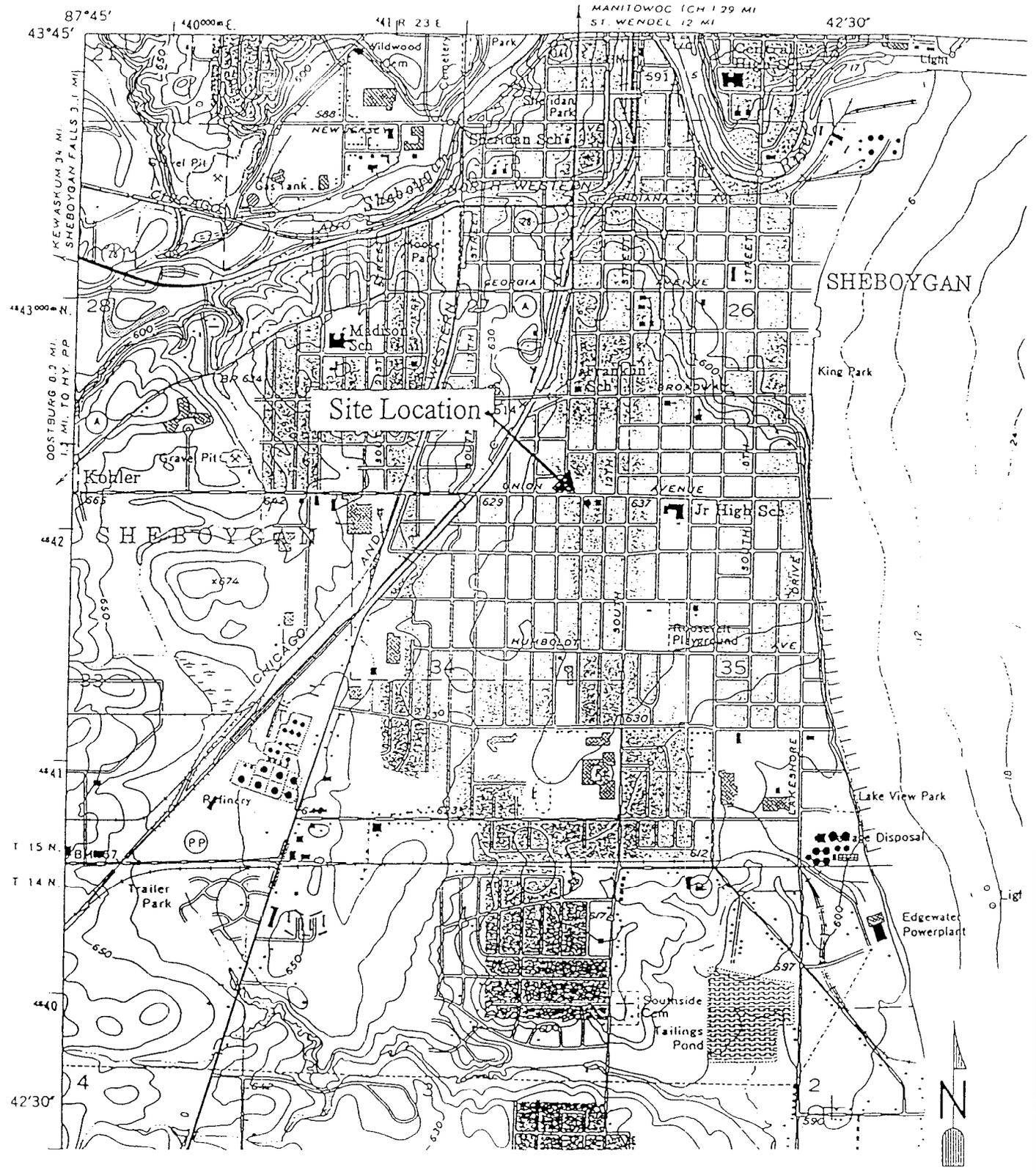
Names & Address

SCHWARZ, WAYNE J SR
 1303 UNION AVE
 SHEBOYGAN WI 53081

SCHL(5271), SANI(0 :0), TCDB(11), TIF(0)
 Situs Address: 1303 UNION AVE
 Vol/Page:

WEDEMEYER'S DIVISION E 42' OF LOTS 1,2 & 3 BLK 7

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

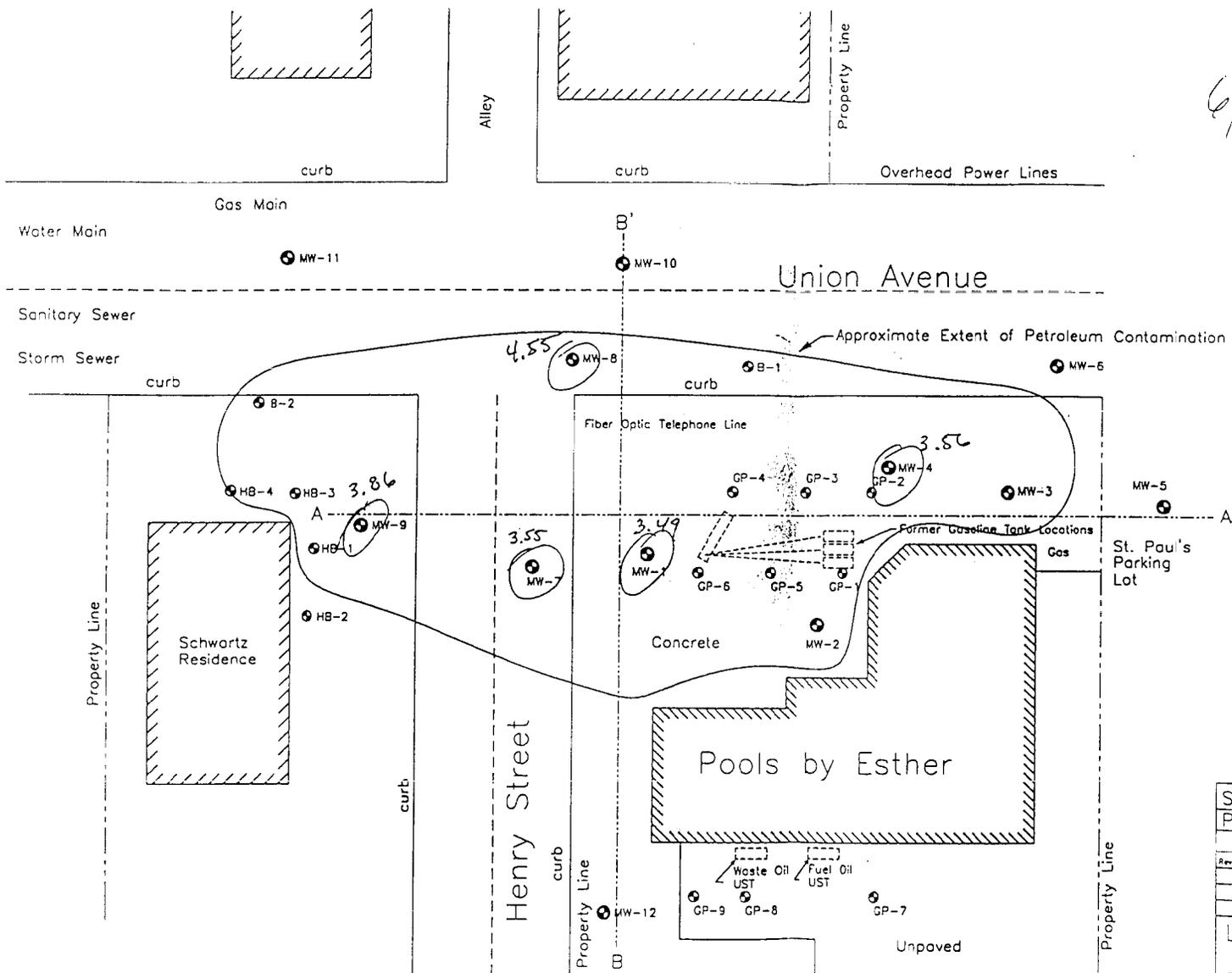


TITLE: Site Location Map	
OBJECT: Pools by Ester	
DATE: 8/19	SCALE: N/A
BY: J. Quast	FIG: 1
FILE:	REV:

LEGEND

agenda
International Inc.

6/19/00
 GW RELEV.
 MEASUREMENTS



Estimated Groundwater Flow Direction

Site Map		agenda	
Pools by Esther		International Inc.	
Rev.	Date	Description	By
		Date: 12/8/98	File Number
		By: J. Owen	Scale: 1" = 20'
Figure 1			

LEGEND

- Monitoring Well Location
- Soil Boring Location

Note: All Utility Locations are Approximate



Table 2
Groundwater Laboratory Results - Monitoring Wells
For Pools by Ester

Well No.	Sample Date	Benzene (ug/l)	Toluene (ug/l)	Ethyl-benz (ug/l)	Ttl Xylenes (ug/l)	MTBE (ug/l)	1,3,5 Tri (ug/l)	1,2,4 Tri (ug/l)	Ttl Tri (ug/l)	Naphth-a lene (ug/l)	1,2- DCA (ug/l)
	PAL	0.5	200	140	1000	12			96	8	0.5
	ES	5	1000	700	10000	60			480	40	5
MW-1	09/10/96	6600	20000	3100	17300	ND	810	2400	3210	240	ND
MW-1	05/06/97	1000	9800	2800	19200	ND	1000	3900	4900	NA	NA
MW-1	02/24/98	1500	13000	2800	16300	ND	940	3100	4040	NA	NA
MW-1	06/22/98	1600	16000	3200	19000	<22	930	3300	4230	NA	NA
MW-1	10/22/98	1300	12000	2800	16400	<22	840	3000	3840	NA	NA
MW-1	02/25/99	840	3400	600	3900	8.4	210	450	710	NA	NA
MW-1	07/15/99	400	40	160	1150	<0.88	110	180	290	NA	NA
MW-1	11/11/99	150	55	100	197	<0.22	63	130	193	NA	NA
MW-1	06/19/00	170	21	91	202	<0.36	49	100	149	NA	NA
MW-1	06/24/02	6.3	<0.68	7.8	<0.77	0.55	<0.94	2.9	2.9	2.2	NA
MW-2	09/10/96	86	630	23	680	ND	41	120	161	19	ND
MW-2	05/06/97	400	5300	650	8600	ND	580	1400	1980	NA	NA
MW-2	02/24/98	310	7400	650	8000	ND	400	1000	1400	NA	NA
MW-2	06/22/98	450	840	780	4340	3	310	840	1150	NA	NA
MW-2	10/22/98	53	53	41	326	<0.44	23	52	75	NA	NA
MW-2	02/25/99	45	230	79	400	<0.44	19	40	59	NA	NA
MW-2	07/15/99	13	18	62	550	<0.88	44	120	164	NA	NA
MW-2	11/11/99	7.5	17	13	24	<0.22	4	6.2	10.2	NA	NA
MW-2	06/24/02	9.7	24	44	210	0.95	11	71	82	21	NA
MW-3	09/10/96	3200	630	32	378	ND	56	23	79	ND	ND
MW-3	05/06/97	500	240	86	400	ND	42	31	73	NA	NA
MW-3	02/24/98	5.8	62	61	360	1.1	33	29	62	NA	NA
MW-3	06/22/98	420	30	150	125	<0.88	4.1	53	57.1	NA	NA
MW-3	10/22/98	260	300	110	211	<0.88	2.3	32	24.3	NA	NA
MW-3	06/24/02	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW-4	09/10/96	8400	7200	67	1010	ND	68	ND	68	ND	ND
MW-4	05/06/97	750	6600	580	3900	ND	130	270	400	NA	NA
MW-4	02/24/98	470	23000	2800	13000	ND	480	1500	1980	NA	NA
MW-4	06/22/98	420	11000	2200	9100	<22	290	900	1190	NA	NA
MW-4	10/22/98	500	12000	1600	8200	<22	240	780	1020	NA	NA
MW-4	02/25/99	190	1000	150	750	5.7	62	170	232	NA	NA
MW-4	07/15/99	660	750	600	2520	<2.2	130	380	510	NA	NA
MW-4	11/11/99	910	6400	1300	4800	11	280	890	1170	NA	NA
MW-4	06/19/00	610	2700	750	3300	<9	100	410	510	NA	NA
MW-4	06/24/02	230	2300	960	4400	<8.6	190	780	970	150	NA
MW-5	09/10/96	ND	ND	ND	ND	ND	ND	ND	0	ND	ND
MW-5	05/06/97	ND	ND	ND	0.3	ND	ND	ND	0	ND	ND
MW-5	02/24/98	ND	ND	ND	ND	ND	ND	ND	0	ND	ND
MW-5	07/15/99	0.79	10	9.8	46	<0.22	2.1	7	9.1	NA	NA
MW-5	11/11/99	<0.26	0.23	0.41	11.7	<0.22	1.9	4.8	6.7	NA	NA
MW-5	06/24/02	<0.45	<0.68	<0.82	<0.77	<0.43	<0.94	<0.92	0	<0.89	NA

<= Concentration less than indicated method detection limit. Italics = exceedance of Wis. Admin. Code NR 140 PAL.

Bold = Exceedance of Wis. Admin. Code NR 140 ES. ND = Not Detected. NA = Not Analyzed.

A line splits pre-remediation from post-remediation analytic results for each monitoring point.

Table 2
Groundwater Laboratory Results - Monitoring Wells
For Pools by Ester

Well No.	Sample Date	Benzene (ug/l)	Toluene (ug/l)	Ethyl-benz (ug/l)	Ttl Xylenes (ug/l)	MTBE (ug/l)	1,3,5 Tri (ug/l)	1,2,4 Tri (ug/l)	Ttl Tri (ug/l)	Naphth-a lene (ug/l)	1,2- DCA (ug/l)
	PAL	0.5	200	140	1000	12			96	8	0.5
	ES	5	1000	700	10000	60			480	40	5
MW-6	06/24/02	<0.45	<0.68	<0.82	<0.77	<0.43	<0.94	<0.92	0	<0.89	NA
MW-7	09/10/96	970	13000	4100	18900	ND	770	2900	3670	940	ND
MW-7	05/06/97	790	11000	4700	23770	22	870	3200	4170	NA	NA
MW-7	02/24/98	800	12000	4500	20300	ND	770	2600	3370	NA	NA
MW-7	06/22/98	580	7700	4300	20300	<11	800	2900	3700	NA	NA
MW-7	10/22/98	490	7200	4200	20200	<11	720	2700	3420	NA	NA
MW-7	02/25/99	560	9200	3700	17200	62	570	2100	2670	NA	NA
MW-7	07/15/99	420	5500	2700	13100	<11	430	1700	2130	NA	NA
MW-7	11/11/99	460	6900	4100	18800	<11	750	2700	3450	NA	NA
MW-7	06/19/00	460	6500	4200	18900	<18	770	2900	3670	NA	NA
MW-7	06/24/02	130	3700	4000	18400	24	780	2900	3680	960	NA
MW-8	09/10/96	320	ND	29	151	ND	38	35	73	ND	5.6
MW-8	05/06/97	87	3.1	30	740	ND	230	380	610	NA	NA
MW-8	02/24/98	2.2	4.4	9.5	890	ND	380	630	1010	NA	NA
MW-8	06/22/98	71	7.8	100	149	<0.55	3.3	390	393.3	NA	NA
MW-8	10/22/98	85	17	69	38	<0.22	0.93	160	160.93	NA	NA
MW-8	02/25/99	13	5.3	16	98	<0.22	48	62	110	NA	NA
MW-8	07/15/99	60	48	56	330	<0.44	120	350	470	NA	NA
MW-8	11/11/99	30	81	100	237	<0.22	7.2	160	167.2	NA	NA
MW-8	06/19/00	40	4.7	32	140	<0.9	59	230	289	NA	NA
MW-8	06/24/02	8.3	2.1	38	137	<0.86	42	320	362	46	NA
MW-9	09/10/96	990	1100	120	1820	ND	420	250	670	37	6.9
MW-9	05/06/97	24	3.1	9.9	260	0.3	60	78	138	NA	NA
MW-9	02/24/98	14	47	23	350	ND	77	89	166	NA	NA
MW-9	06/22/98	9.5	15	3.2	55	<0.22	9.6	12	21.6	NA	NA
MW-9	10/22/98	0.29	<0.21	<0.24	<0.97	<0.22	<0.54	<0.86	0	NA	NA
MW-9	02/25/99	8.2	1.5	0.69	2.26	<0.22	<0.54	<0.86	0	NA	NA
MW-9	07/15/99	27	29	25	160	<0.22	6.1	18	24.1	NA	NA
MW-9	11/11/99	26	11	40	1060	<1.1	230	550	780	NA	NA
MW-9	06/19/00	140	28	78	1340	<1.4	200	330	530	NA	NA
MW-9	06/24/02	24	39	17	480	<0.43	83	180	263	48	NA
MW-10	02/24/98	ND	0.49	ND	0.28	ND	ND	ND	0	NA	NA
MW-10	06/22/98	<0.26	4.4	1.8	8.8	<0.22	<0.54	0.97	0.97	NA	NA
MW-10	10/22/98	<0.26	<0.21	<0.24	<0.97	<0.22	<0.54	<0.86	0	NA	NA
MW-10	02/25/99	0.3	0.37	<0.24	<0.97	<0.22	<0.54	<0.86	0	NA	NA
MW-10	06/24/02	<0.45	<0.68	<0.82	<0.77	<0.43	<0.94	<0.92	0	<0.89	NA
MW-11	02/24/98	ND	ND	ND	ND	ND	ND	ND	0	NA	NA
MW-11	06/22/98	1.7	2.6	1.2	5.9	<0.22	<0.54	<0.86	0	NA	NA
MW-11	10/22/98	8.1	<0.21	<0.24	<0.97	<0.22	<0.54	<0.86	0	NA	NA
MW-11	02/25/99	<0.26	0.29	<0.24	<0.97	<0.22	<0.54	<0.86	0	NA	NA
MW-11	06/24/02	<0.45	<0.68	<0.82	<0.77	<0.43	<0.94	<0.92	0	<0.89	NA
MW-12	06/22/98	<0.26	11	1.5	5	<0.22	<0.54	<0.86	0	NA	NA
MW-12	10/22/98	<0.26	<0.21	<0.24	<0.97	<0.22	<0.54	<0.86	0	NA	NA
MW-12	02/25/99	0.28	0.65	0.43	1.6	<0.22	<0.54	<0.86	0	NA	NA
MW-12	06/24/02										

<= Concentration less than indicated method detection li Italics = exceedance of Wis. Admin. Code NR 140 PAL.

Bold = Exceedance of Wis. Admin. Code NR 140 ES. ND = Not Detected. NA = Not Analyzed.

A line splits pre-remediation from post-remediation analytic results for each monitoring point.

Table 1
Laboratory Results of Soil Samples Collected on June 29, 1996

Analyze	Parameter	Units	GP-1 7.5-9.5 feet bls	GP-1A 16.0-17.0 feet bls	GP-2 2.5-4.5 feet bls	GP-2A 7.5-9.5 feet bls	GP-3 10.0-12.0 feet bls	GP-4 10.0-12.0 feet bls	GP-5 10.0-12.0 feet bls	GP-6 10.0-12.0 feet bls	GP-7 12.5-14.5 feet bls	GP-8 5.0-7.0 feet bls	GP-9 5.0-7.0 feet bls
PCB	Polychlorinated Biphenyls	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND
DRO	Diesel Range Organics	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	ND	ND	ND
GRO	Gasoline Range Organics	mg/kg	59	13	3,300	49	43	18	25	120	NA	NA	NA
VOC(*)	Benzene	µg/kg	3,700	9,200	ND	3,400	8,800	12,000	11,000	2,000	ND	ND	ND
	Ethyl Benzene		1,900	ND	10,000	1,300	ND	ND	5,600				
	n-Butylbenzene		ND	ND	5,500	130	ND	ND	ND				
	sec-Butylbenzene		ND	ND	1,400	ND	ND	ND	ND				
	Toluene		31,000	ND	4,900	34,000	23,000	900	6,200	28,000			
	1,2,4-Trimethylbenzene		80	ND	68,000	580	ND	ND	2,800				
	1,3,5-Trimethylbenzene		ND	ND	22,000	210	ND	ND	1,100				
	Xylene, total		5,600	ND	152,000	1,830	ND	140	28,200				
	1,2-Dichloroethane		ND	1,100	ND	ND	ND	560	300	ND			
	Isopropylbenzene		ND	ND	1,900	ND	ND	ND	190	ND			
	p-Isopropyltoluene		ND	ND	810	ND	ND	ND	ND	ND			
	Naphthalene		ND	ND	5,500	ND	ND	ND	730	ND			
	n-Propylbenzene		ND	ND	6,900	ND	ND	ND	250	ND			
Pb	Lead	mg/kg	5.2	5.2	13	4.9	5.5	4.8	4.7	5.7	5.8	13	4.9

Table 2
Laboratory Results of Soil Samples Collected on August 28, 1996, October 14, 1996, December 16, 1996 and April 14, 1997

Analyze	Parameter	Units	MW-1 5.0-7.0 feet bls	MW-2 5.0-7.0 feet bls	MW-3 5.0-7.0 feet bls	MW-4 5.0-7.0 feet bls	MW-5 5.0-7.0 feet bls	MW-6 5.0-7.0 feet bls	MW-7 2.5-4.5 feet bls	MW-8 5.0-7.0 feet bls	MW-9 5.0-7.0 feet bls	MW-10 5.0-7.0 feet bls	MW-11 5.0-7.0 feet bls	MW-12 5.0-7.0 feet bls	B-1 1.5-4.5 feet bls	B-2 5.0-7.0 feet bls
GRO	Gasoline Range Organics	mg/kg	120	280	2,700	510	ND	ND	5,000	42	25	ND	ND	ND	19	54
VOC	Benzene	µg/kg	1,900	570	ND	200	ND	ND	1,600	ND	620	ND	ND	ND	ND	ND
	Ethyl Benzene		3,400	8,100	8,500	2,500		ND	170,000	130	1,200				770	ND
	n-Butylbenzene		560	1,200	1,200	170		ND	ND	340	95				240	ND
	Sec-Butylbenzene		ND	260	240	ND		ND	9,500	81	36				ND	ND
	Toluene		12,000	20,000	2,900	10,000		ND	98,000	ND	2,600				ND	ND
	1,2,4-Trimethylbenzene		7,700	16,000	18,000	3,600		ND	440,000	8,200	1,900				4,700	470
	1,3,5-Trimethylbenzene		2,400	4,900	5,700	1,110		ND	140,000	2,300	570				1,300	270
	Xylene, total		18,200	36,400	43,000	10,900		ND	830,000	1,600	5,900				2,450	ND
	Isopropylbenzene		300	620	840	130		ND	17,000	ND	67				120	ND
	p-Isopropyltoluene		ND	220	200	ND		ND	16,000	ND	ND				93	84
	Naphthalene		1,700	2,200	3,000	960		ND	56,000	2,200	520				1,500	520
	n-Propylbenzene		1,000	2,500	2,800	520		ND	68,000	260	250				560	ND
	Trichloroethane		ND	ND	ND	ND		ND	140	ND	ND				ND	ND
Pb	Lead	mg/kg	7.4	6.1	5.5	8.6	ND	5.0	13.0	4.2	3.7	5.8	4.2	2.9	ND	4.5

ND = Not Detected NA = Not Analyzed bls = below land surface

Please see Laboratory Report for Laboratory Detection Limits

*) Only Volatile Organic Compounds Detected are Listed

Table I
Remedial Action Soil Sample Results

Excavation 1

Analysis	Parameter	Units	1	2	3	4	5	6	7	8	9	13	14	15	16	17	18	19
GRO	Gasoline Range Organics	mg/kg	44	55	57	73	24	31	59	77	17	15	42	49	45	73	15	140
PVOC	Benzene	µg/kg	270	2,600	54	960	7,800	700	640	500	11,000	700	280	3,800	100	ND	1,100	3,300
	Ethylbenzene		2,200	3,100	3,400	5,600	38	1,500	2,800	3,800	ND	2,100	2,000	810	4,300	3,900	440	6,000
	Methyl-tert-butyl-ether		ND	ND	130	79	ND	46	110	160	ND	ND	90	ND	150	210	ND	75
	Toluene		18,000	25,000	3,000	8,800	8,700	7,400	9,600	11,000	850	3,900	3,600	5,700	2,200	1,600	7,200	23,000
	1,3,5-Trimethylbenzene		82	ND	1,100	820	ND	240	780	1,100	ND	ND	770	960	1,000	1,400	ND	1,800
	1,2,4-Trimethylbenzene		200	180	4,100	2,800	73	980	2,800	14,000	ND	38	2,700	3,200	1,300	5,000	ND	5,700
	Xylenes, total		7,800	6,700	13,600	21,700	198	7,600	13,800	5,900	ND	2,710	10,000	4,600	10,800	14,200	1,350	27,300

Excavation 2

Analysis	Parameter	Units	10	11	12
GRO	Gasoline Range Organics	mg/kg	ND	16	12
PVOC	Benzene	µg/kg	2,200	10,000	8,600
	Ethylbenzene		ND	ND	ND
	Methyl-tert-butyl-ether		ND	ND	ND
	Toluene		ND	690	330
	1,3,5-Trimethylbenzene		ND	ND	ND
	1,2,4-Trimethylbenzene		ND	ND	ND
	Xylenes, total		ND	ND	ND

Excavation #3

Analysis	Parameter	Units	A	B	C	D	E	F	G	H
DRO	Diesel Range Organics	mg/kg	ND	ND	ND	ND	7.5	ND	ND	ND
PVOC	Benzene	µg/kg	ND	ND	ND	ND	ND	ND	ND	ND
	Ethylbenzene			ND						
	Methyl-tert-butyl-ether			ND						
	Toluene			ND						
	1,3,5-Trimethylbenzene			91						
	1,2,4-Trimethylbenzene			160						
	Xylenes, total			76						

ND = Not Detected

Table 2

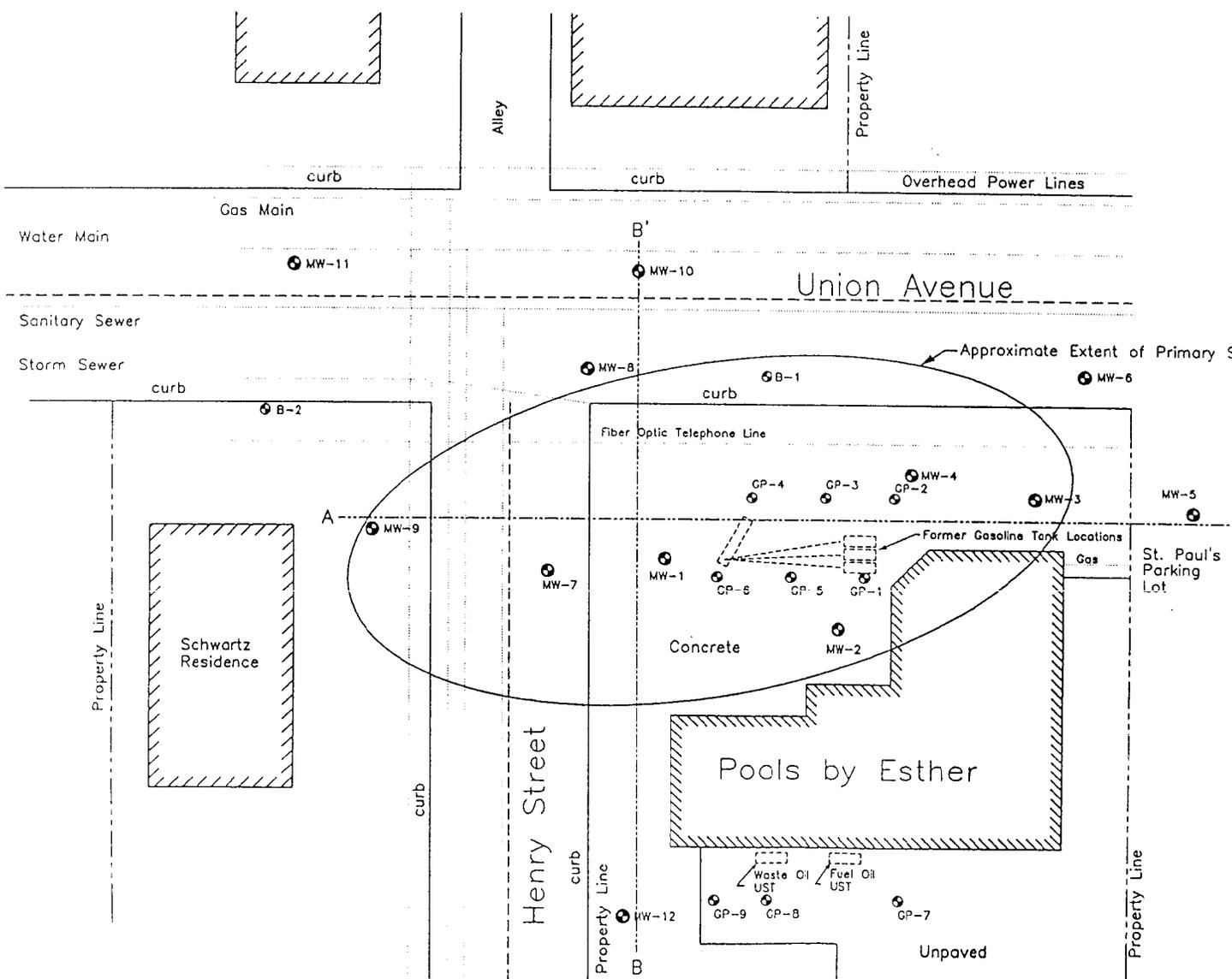
Post-Remedial Water Level Survey

Well ID	Elevation	Water Level Readings				Water Table Elevations			
		10/22/98	2/25/99	6/19/00	6/25/02	10/22/98	2/25/99	6/19/00	6/25/00
MW-1	99.69		5.78	3.49	4.05	—	93.91	96.20	95.64
MW-2	99.95	9.95	6.00	—	4.44	90.00	93.95	—	95.51
MW-3	100.08	8.25		—	—	91.83	100.08	—	—
MW-4	99.84	8.47	5.75	3.56	3.98	91.37	94.09	96.28	95.86
MW-7	99.47	4.32	4.15	3.55	4.02	95.15	95.32	95.92	95.45
MW-8	99.86	5.44	4.91	4.55	5.15	94.42	94.95	95.31	94.71
MW-9	99.38	4.37	4.43	3.86	4.55	95.01	94.95	95.52	94.83
MW-10	100.02	8.20	8.60	—	8	91.82	91.42	—	92.02
MW-11	99.93		5.94	—	6		93.99	—	93.93
MW-12	99.71		4.90	—	—		94.81	—	—

MW-5
MW-6

4.9
4.7

* No Information was found in project files for other sampling events.

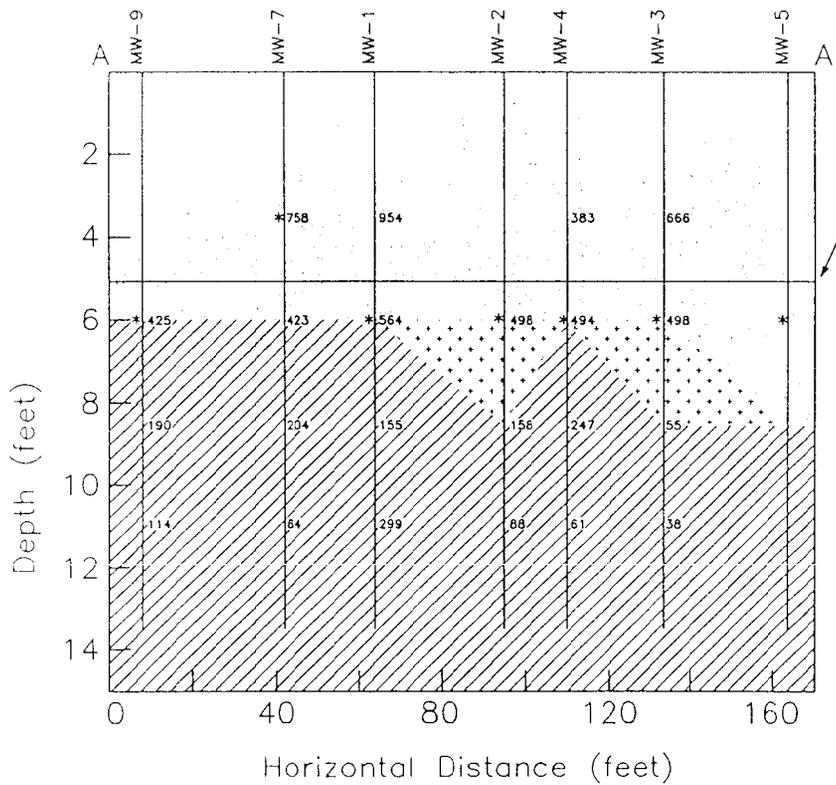


Estimated Groundwater Flow Direction

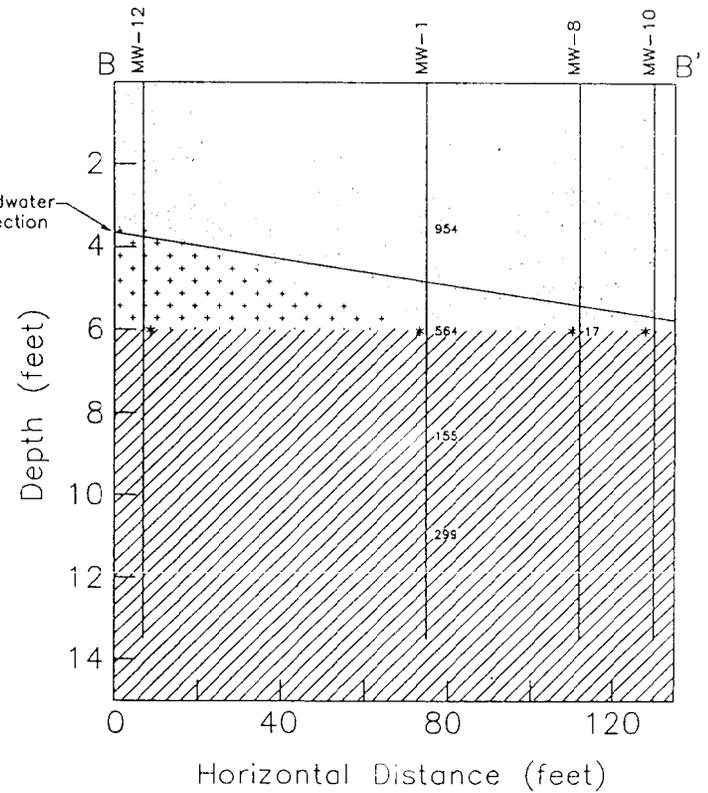
Site Map		agenda	
Pools by Esther		International Inc.	
Rev	Date	Description	By
		Date: 4/21/97	File Number
		By: J. Ouellet	Scale: 1" = 20'
Figure 2			
LEGEND			
<ul style="list-style-type: none"> ● Monitoring Well Location ⊙ Soil Boring Location 			
Note: All Utility Locations are Approximate			



Geological Cross-Section



Section A - A'



Section B - B'

LEGEND				Geological Cross-Sec.		agenda International Inc.
564 Elevated PID Reading (ppm) * Soil Sample Location USCS Soil Classifications SM *ML* CL				Pool's By Esther		
Rev.	Date	Description	By	Date: 4/30/97	File: geocross	
				By: J. Quast	Scale: As Shown	
Figure 3						

We, Richard and Arden Holler, believe that the legal descriptions for all of the properties within or partially within the boundaries of the contaminated LUST site, the source of which was located at 1259 Union Avenue, Sheboygan, Wisconsin (WDNR BRRTS No. 03-60-095855), that have ground water contamination exceeding ch. NR 140 enforcement standards at the time that case closure was requested, other than public street or highway right-of-way or railroad rights-of-way, have been submitted to the Wisconsin Department of Natural Resources, the agency with administrative authority for the LUST site as part of the ground water GIS registry attachment to the case close out report. The selected properties were identified by our environmental consultant.

Arden Holler
(Signature)

Richard W Holler
(Signature)

9-24-02
(Date)

ARDEN AND RICHARD HOLLER
730 FOREST BLVD.
SHEBOYGAN FALLS, WI 53085

September 25, 2002

Mr. Wayne Schwarz
1303 Union Avenue
Sheboygan, WI 53081

Dear Mr. Wayne Schwarz:

As you are well aware, our environmental consultants have been working on the remediation of soil and ground water impacts from our property across the street at 1259 Union Avenue, for several years. In fact, the soil remediation activities included work on your property.

Although the level of benzene in ground water still exceeds state requirements, our environmental consultant has informed us that concentrations of petroleum compounds in the ground water are gradually declining and will "naturally attenuate" with time, and thus an attempt at closure is appropriate. At this time our consultant is preparing a closure request document for the Wisconsin Department of Commerce (Commerce).

When petroleum compounds remain in the ground water above state standards at the time of closure, the state's present closure rules require that we must send you this letter. In addition, we have to confirm that the legal description of your property enclosed with this letter is accurate. This information was obtained from the County Register of Deeds by a local title company on behalf of our consultant. Please call Bob Meller of Environmental Compliance Consultants, Inc. (ECCI), our consultant, in his Oshkosh office at 920-231-5090, if the legal description is incorrect.

If Commerce decides to close this case, it will provide a copy of our closure documentation, as well as a legal description for each impacted property, on a State of Wisconsin "Geographic Information System"(GIS) database, available on the Internet. As described in more detail below, all this posting does is require that a well driller wishing to install a drinking water well on your property in future must first consult with DNR staff to ensure that the construction of the well will prevent petroleum-impacted water from entering it. Of course, since your property is located within the city limits and connected to city water, this requirement is a moot point, since neither you or anyone else will ever desire to drill such a drinking water well.

The following paragraphs in italics include technical language that Commerce—per Chapter NR 726, Wis. Adm. Code—requires to be included with this letter. Except for the site-specific information, the wording is verbatim, as found in that code. We apologize if some of it is redundant to what we've already said.

Groundwater contamination that appears to have originated on the property located at 1259 Union Avenue, Sheboygan, Wisconsin, has migrated onto your property at 1303 Union Avenue. The levels of benzene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, 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 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 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.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Commerce 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 Commerce that is relevant to this closure request, you should mail that information to: Ms. Linda Michalets, WCommerce, 101 West Pleasant Street, Suite 100A, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where ground water contamination exceeds chapter NR 140 ground water enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Sites. The information on the GIS Registry, includes maps showing the location of properties in Wisconsin where ground water contamination above 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.

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 ground water contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of a service area of a municipally owned water system, or contact the Drinking Water program within the Department of

Natural Resources if your property is located within a designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

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:

www.dnr.state.wi.us/org/at/et/geo/gwur. <<http://www.dnr.state.wi.us>>

A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you have any questions, you may contact our consultant, Mr. Robert J. Meller of ECCI at (920)-231-5090, Ms. Linda Michalets of Commerce in Milwaukee at (414)-220-5376, or us at (920)-467-6728. We would, however, recommend calling one of the FIRST two individuals as they have the information and expertise to answer your questions.

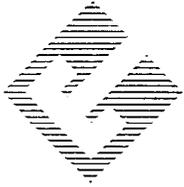
We have also enclosed a document entitled: "DNR Fact Sheet - What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Ground Water," to explain the "natural attenuation" process.

Sincerely:



Richard and Arden Holler

enclosure



ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

P.O. Box 1612 • OSHKOSH, WI 54903-1612 • 920-231-5090 (VOICE) • 920-231-1193 (FAX)

January 2, 2003

Patricia Lohse, CMS
City Clerk, Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Dear Patricia:

RE: Notification of Residual Petroleum Impacts to Soil and Ground Water Beneath City of Sheboygan Right-of-Ways for Union and Henry Streets From Releases at the Former Pools by Ester Property, 1259 Union Avenue, Sheboygan, WI

On behalf of Messrs. Ardin and Richard Holler, owners of the property at 1259 Union Avenue, Environmental Compliance Consultants, Inc. (ECCI), is asking the Wisconsin Department of Commerce (Commerce) to close out the file associated with this site. We believe that no further action is needed to address residual impacts to the subsurface soils and ground water from historic petroleum releases.

As part of the closure requirements, you must be notified of the presence of residual petroleum impacts to the soil in the Union Avenue and Henry Street right-of-ways that border the property to the north and west, respectively. The impacted soils are found at depths of four feet or more. They extend west across the right-of-way for Henry Street and north into Union Street. The levels of some petroleum compounds exceed NR 720.19 Table 1 residual clean up standards.

You must also be notified of the presence of a petroleum impacted ground water plume beneath these same areas. Within this plume a number of petroleum hydrocarbons exceed NR 140 ground water quality enforcement standards. We have included two figures with this notification letter. The first figure depicts the estimated horizontal extent of NR 720.19 soil standard exceedances, and the second figure depicts the estimated horizontal extent of the benzene ground water plume, based on its NR 140 ground water quality enforcement standard, in the right-of-ways. Both figures were prepared by the previous environmental consultant for this project, Agenda International of Sheboygan.

Please feel free to call me with any questions. You may also call the Milwaukee office of the Wisconsin Department of Commerce which has jurisdiction over this project.

Sincerely:

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

Robert J. Meller, P.G.
Senior Project Manager & Hydrogeologist

Cc: Ardin & Richard Holler
Mr. Thomas Holton, Sheboygan Department of Public Works and Engineering