

The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
g:\pfp\pecfa\site\gis\BRRTS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	0360177364
Comm # (no dashes):	53083280413
County:	Sheboygan
Region:	Southeast
Site name:	Gus Holman Co
Street Address:	3313 N 21st St
City:	Sheboygan
Final Closure Date	2001-11-26
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	702321.000000000
Northing (Y):	370078.000000000
Collection Method:	Direct Location
Scale or Resolution:	1:04,859
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Cheryl Nelson
Submitted by:	Cheryl Nelson

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR 140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database



November 26, 2001

Mr. David Borsuk
Sadoff & Rudoy Industries, LLP
240 W. Arndt St.
Fond Du Lac, WI 54936-1138

RE: **Final Case Closure**

Commerce # 53083-2804-13A WDNR BRRTS # 03-60-177364
Gus Holman Co., 3313 N. 21st St., Sheboygan

Dear Mr. Borsuk:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the referenced site. Therefore, this site is now listed as "closed" on the Commerce database.

Please be advised, in reference to PECFA reimbursement (if applicable), that no further action was indicated in the conditional closure letter dated March 7, 2001. As per the recently enacted 2001 Budget Bill language, if the site achieved a "no further remedial action" status before August 31, 2001 and the final PECFA claim is submitted more than 120 days after August 31, 2001, interest costs incurred after January 2, 2002 are ineligible.

In addition, it is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts in the protection of Wisconsin's environment. If you have any questions, please contact me at (414) 220-5375 or in writing at the letterhead address.

Sincerely,

A handwritten signature in cursive script that reads 'Greg Michael'.

Greg Michael
Hydrogeologist
Site Review Section

cc: Earth Science & Technology
Case file

1612362

SHEBOYGAN COUNTY, WI
RECORDED ON

10-05-2001 3:15 PM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 19.00
TRANSFER FEE:

066777 9

Document Number

NOTICE OF CONTAMINATION TO
PROPERTY

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Per Attached Sheets:

Article #1 (1 Page)

~~Article #1 (1 Page)~~ 

Recording Area

Name and Return Address

GOS HOLMAN COMPANY

P.O. BOX 531

SHEBOYGAN, WI 53082-0531

75-59-281-R-00-20-33

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF Sheboygan)

Section 1. Sadoff & Rudoy Ind. LLP is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Naphthalene contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Also,

Residual petroleum contaminated soil remains on this site. The residual soils are located in and near the former tank beds. (File references: PECFA #: 53083-2804-13A, BRRTS # 03-60-177364, reports dated December 1997 through January 10, 2001 from Robert E. Lee & Assc. and Earth Science & Technologies, Inc.) Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 17 day of SEPT, 2001.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of

SAD Off + Rudoy Industries

Signature: Roger H Gerlach

Printed Name: ROGER H. GERLACH

Title: CFO

Subscribed and sworn to before me this 17 day of Sept, 2001.

Kenneth L. Gerard
Notary Public State of Wisconsin
My commission 09/12/03

This document was drafted by the Wisconsin Department of Commerce.

DESCRIPTION OF TOTAL TRACT

A parcel of land in the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Ten (10), Township Fifteen (15) North, Range Twenty-Three (23) East, City of Sheboygan, Sheboygan County, Wisconsin, containing 11.66 acres of land, and being described by: Commencing at the Southeast Corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 10, said point being the intersection of the centerlines of Eisner Avenue and 21st Street; thence N. 89°-41'-15" E., 376.14 feet (376.1' Record) along the centerline of Eisner Avenue to a point on the Westerly Right-of-Way of the Chicago & Northwestern Railroad; thence S. 18°-53'-41" E., 1307.73 feet along the Westerly Right-of-Way Line of the Chicago & Northwestern Railroad; thence along the Southerly Right-of-Way Line of a Spur Line formerly known as the Roth's Spur the following courses: Northwesterly 268.76 feet along the arc of a curve to the Left, having a radius of 554.69 feet and a chord which bears N. 51°-19'-03" W., 266.14 feet; N. 24°-48'-07" E., 10.00 feet; Northwesterly 249.76 feet along the arc of a curve to the Left, having a radius of 564.69 feet and a chord which bears N. 77°-52'-08" W., 247.73 feet; thence S. 89°-27'-37" W., 94.45 feet and the end of the courses along the Southerly Right-of-Way Line of the Spur Line; thence N. 00°-32'-23" W., 18.00 feet to a point on the North Right-of-Way Line of said Roth's Spur; thence N. 89°-27'-37" E., 10.00 feet along the North Right-of-Way Line of said Roth's Spur; thence N. 01°-35'-20" W., 208.71 feet; thence S. 89°-27'-37" W., 241.71 feet to a point on the centerline of 21st Street; thence N. 01°-35'-20" W., 784.48 feet (785.79 feet Record) along the centerline of 21st Street to the point of beginning.

STC/maf
11/15/74

Legibility Impaired

PARCEL 1

Commencing at the SW corner of the East 1/2 of the NW 1/4 of Section 10, Town 15 North, Range 23 East, thence East along the South line of said East 1/2, NW 1/4, 376.1' to the Westerly line of the Chicago and Northwestern Railway right-of-way, thence Southeasterly along said Westerly right-of-way line 1050.25', thence N 88-37 W, 448.29', thence North 208.71', thence West 241.71' to the West line of the East 1/2 of the SW 1/4 of Section 10, thence North along said West line of the East 1/2 of the SW 1/4, 785.79' to the point of beginning, containing 11.1 acres of land.

PARCEL 2

Commencing at a point at which the East line of Mill Road intersects the North line of the SW 1/4 of Section 10, Town 15 North, Range 23 East, thence S 01-35-20 E along the East line of Mill Road, 784.35' (recorded as 785.79') to a 1-inch pipe found at the point of beginning of the parcel herein described, thence from said point of beginning continuing S 01-35-20 E along the East line of Mill Road 58', thence N 89-27-37 E, 156.71', thence S 01-35-20 E, 150.71', thence N 89-27-37 E, 52', thence N 01-35-20 W, 208.71', thence S 89-27-37 W, 208.71' to the point of beginning, said land being situated in the City of Sheboygan, Sheboygan County, Wisconsin.

PARCEL 3

A tract of land in the East 1/2 of the SW 1/4 of Section 10, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, being described as commencing at the NW corner of the NE 1/4 of the SW 1/4 of said Section 10, thence S 01-35-20 E, 784.48' (recorded as 785.79') along the center line of North 21st Street, thence N 89-27-37 E, 241.71' (recorded as East 241.71'), thence S 01-35-20 E, 208.71' (recorded as South 208.71') to the North right-of-way line of a Spur Line, said line of right-of-way being also the North line of the South 10 acres of the NE 1/4 of the SW 1/4 of said Section 10, and the real point of beginning, running thence N 89-27-37 E, 445.21' (recorded as East 448.29') to a point on the Westerly right-of-way line of the Chicago and Northwestern Transportation Company, said point being distant 48' Southwesterly, measured at right angles, from the center line of the main track of said company, as the same is now located and established, thence S 18-53-41 E, 263.05' to its intersection with the Southerly right-of-way line of Spur Line, thence along the Southerly right-of-wayline of a Spur Line, formerly known as Roth's Spur, the following courses: Northwesterly 268.76' along the arc of a curve to the left, having a radius of 554.69' and a chord which bears N 51-19-03 W, 266.14', thence N 24-48-07 E, 10.00', thence Northwesterly 249.76' along the arc of a curve to the left, having a radius of 564.69' and a chord which bears N 77-52-08 W, 247.73', thence S 89-27-37 W, 326.16' to a point on the center line of 21st Street, being the last course along said Southerly right-of-way line, thence N 01-35-20 W along the center line of 21st Street, 18' more or less, to the aforementioned North line of the South 10 acres of the NE 1/4 of the SW 1/4, thence N 89-27-37 E along said North line of the South 10 acres, 241.88' more or less, to the point of beginning.

75-59-281-R002033
629117 5271
SADOFF & RUDDY IND
GUS HOLMAN DIV
P O BOX 1138
FOND DU LAC WI

C OF SHEBOYGAN
01
10 015 23E
3313 N 21ST ST UNPLATTED
LAND PRT OF NE SW SEC 10
DESC AS COM IN E LINE OF N
5493521ST ST 33 FT S OF E-W 1/4

75-59-281-R002033
LEGAL CONTINUED

LINE OF SEC 10 TH S 1 DGR
35 MIN 20 SEC E 785.79 FT
ALG SD E LINE TH N 89 DRGS
27 MIN 37 SEC E 158.71 FT
TH S 1 DGR 35 MIN 20 SEC E
148.71 FT TO N R/W LINE OF

75-59-281-R002033
LEGAL CONTINUED

SPUR TRACK TH N 89 DGRS 27
MIN 37 SEC E 498.29 FT ALG
SD N LINE TO W R/W LINE OF
C & NW RR BELT LINE TRACK
TH NWLY ALG W LINE OF SD
R/W 1017 FT M/L TO A PNT IN

75-59-281-R002033
LEGAL CONTINUED

S LINE OF EISNER AVE 33 FT
S OF E-W 1/4 LINE SEC 10 TH
W ALG SD S LINE 343 FT M/L
TO BEG S 10 T15 R23 10.87AC

75-59-281-P001000010P 5271
SADOFF & RUDDY INC
GUS HOLMAN DIV
P O BOX 1138
FOND DU LAC WI 54935

C OF SHEBOYGAN
51

2/4

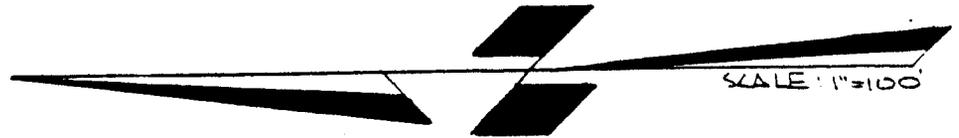
PLEASE RETAIN - YOU WILL
RECEIVE AN M-FORM CORRE-
SPONDING TO THIS NOTICE

HINZE & ASSOCIATES INC.

3303 PAINE AVE. SHEBOYGAN, WISCONSIN, 53081
REGISTERED LAND SURVEYORS

VOL 1884 PAGE 568

PART OF THE NE.



SCALE: 1"=100'

AVENUE

N. LINE NE 1/4 SW 1/4

EISNER 377.15'

S 89° 57' 21" E
(REC AS N 89° 41' 52" E 376.74')

354.52(24)
353.40' (REK.)

SET 3/4'

N 1° 35' 20" W

NORTH

CHILD & NDR

S 18° 53' 41" E

1/4 OF R.R. TRACKS

S 18° 53' 41" E

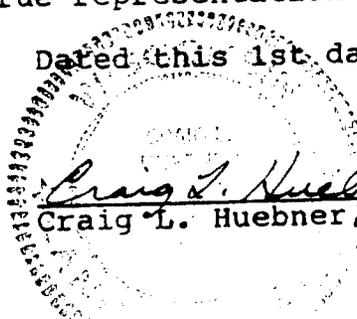
33'

48'

SET 3/4' SET 3/4'

I, Craig L. Huebner, Registered Land Surveyor, certify that I have caused the survey to be made of the above described property and that the drawing shown is a true representation of that survey.

Dated this 1st day of May, 1989.

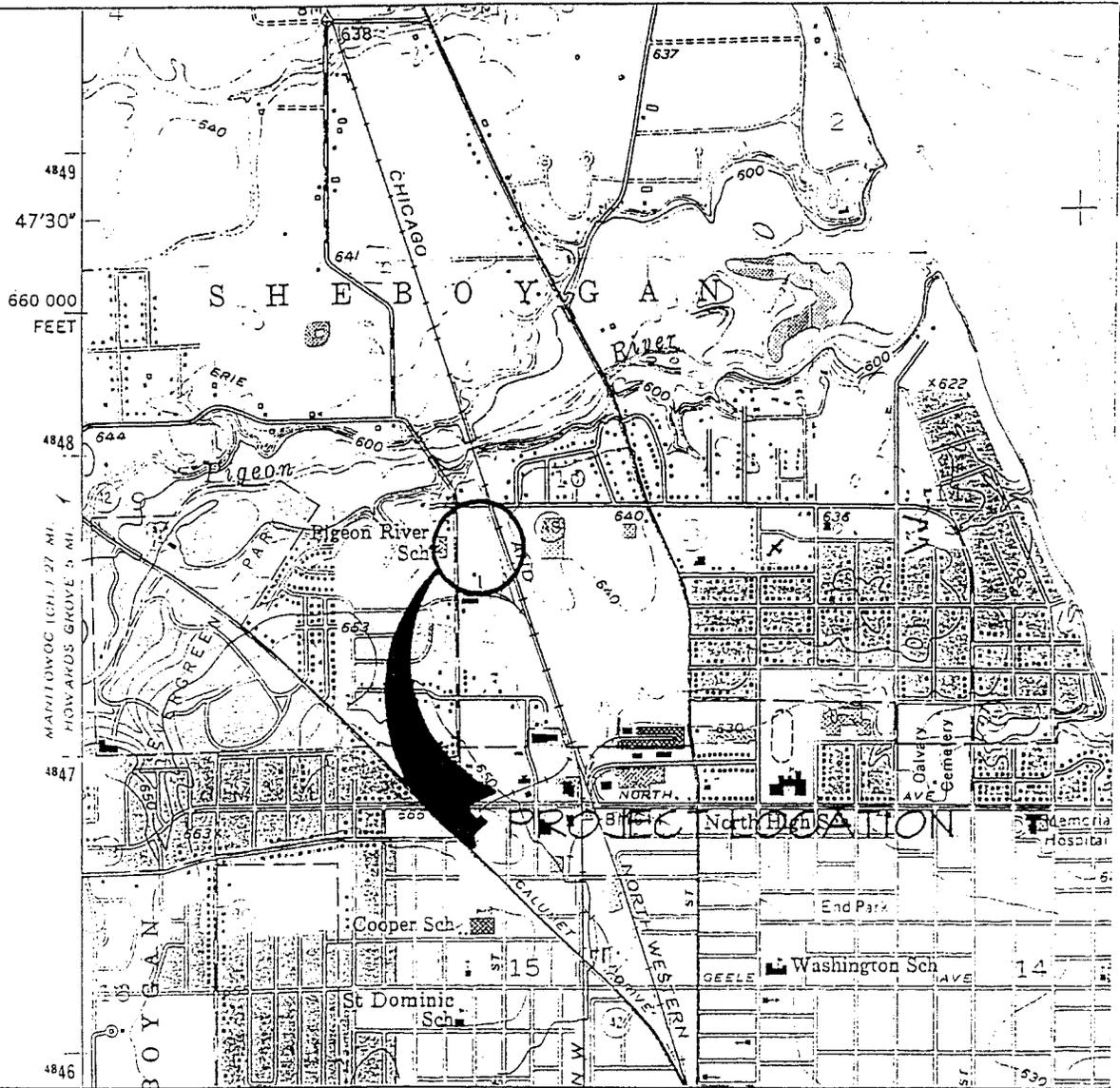


Craig L. Huebner
Craig L. Huebner, RLS S-1471

704.35'

STREET

SE. COR. SW 1/4
NW 1/4 SEC. 10



LOCATION MAP

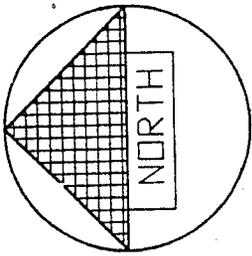
GUS HOLMAN COMPANY

SHEBOYGAN, WISCONSIN

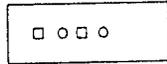


1" = 2000'

FIGURE 1



GP-5



NEW
DIESEL
FUEL
TANK

GRAVEL

BIT.



GP-2



4,000 GAL.
GAS TANK
REMOVED

BIT.

8,000 GAL.
DIESEL TANK
REMOVED

GP-4



SOIL BORING
LOCATION
(TYPICAL)

GP-1



LOADING
DOCK
(CONC.)

BIT.

OFFICE

CONC.
SCALE

CONC.

CONC.

GRAVEL

BIT.

LOADING
DOCK
(CONC.)

CONC.

SCALE: 1"=40'

FIGURE 2

NORTH 21ST STREET



Robert E. Lee & Associates, Inc.

ENGINEERING-SURVEYING-LABORATORY SERVICES
BOX 2100 GREEN BAY WI 54306 414-336-6338

**Table 4
Laboratory Results
Groundwater**

Parameter ug/l	NR 140 Enforcement Standard	GP-2	Trip Blank
Volatile Organic Compounds			
Benzene	5	<5.0	<0.5
Bromobenzene	NA	<20.0	<2.0
Bromodichloromethane	0.6	<10.0	<1.0
n-Butylbenzene	NA	83.9	<1.0
sec-Butylbenzene	NA	69.1	<1.0
tert-Butylbenzene	NA	<10.0	<1.0
Carbon Tetrachloride	5.0	<10.0	<1.0
Chlorobenzene	NA	<10.0	<1.0
Chlorodibromomethane	NA	<10.0	<1.0
Chloroethane	400	<10.0	<1.0
Chloroform	6	<10.0	<1.0
Chloromethane	3	<20.0	<2.0
o-Chlorotoluene	NA	<10.0	<1.0
p-Chlorotoluene	NA	<20.0	<2.0
1,2-Dibromo-3- Chloropropane	0.2	<10.0	<1.0
1,2-Dibromoethane	0.05	<10.0	<1.0
1,2-Dichlorobenzene	600	<10.0	<1.0
1,3-Dichlorobenzene	1250	<10.0	<1.0
1,4- Dichlorobenzene	75	<10.0	<1.0
Dichlorodifluoromethane	1000	<20.0	<2.0
1,1-Dichloroethane	850	<10.0	<1.0
1,2-Dichloroethane	5	<10.0	<1.0
1,1-Dichloroethylene	7	<10.0	<1.0
cis-1,2-Dichloroethylene	70	<20.0	<2.0
trans-1,2-Dichloroethylene	100	<10.0	<1.0
1,2-Dichloropropane	5.0	<10.0	<1.0
1,3-Dichloropropane	0.2	<10.0	<1.0
2,2-Dichloropropane	NA	<20.0	<2.0
Ethylbenzene	700	11.0	<1.0
Hexachlorobutadiene	NA	<10.0	<1.0
Isopropylbenzene	NA	20.4	<1.0
Isopropyl Ether	NA	<10.0	<1.0
p-Isopropyltoluene	NA	19.25	<1.0
Methyl-Tert-Butyl-Ether	60	<10.0	<1.0
Methylene Chloride	5	<20.0	<2.0
Naphthalene	40	79.9	<1.0
n-Propylbenzene	NA	29.9	<1.0
Tetrachloroethylene	5	<10.0	<1.0



1,1,2,2-Tetrachloroethane	0.2	<10.0	<1.0
Toluene	343	<10.0	<1.0
1,2,3-Trichlorobenzene	NA	<10.0	<1.0
1,2,4-Trichlorobenzene	70	<10.0	<1.0
1,1,1-Trichloroethane	200	<10.0	<1.0
1,1,2-Trichloroethane	5	<10.0	<1.0
Trichloroethylene	5	<5.0	<0.5
Trichlorofluoromethane	NA	<10.0	<1.0
1,2,4-Trimethylbenzene	480	32.5	<1.0
1,3,5-Trimethylbenzene		11.4	<1.0
Vinyl Chloride	0.2	<2.0	<0.2
m-& p- Xylene	620	<10.0	<1.0
o-Xylene & Styrene		<10.0	<1.0

The data in **BOLD** represents values that exceed the enforcement standards.

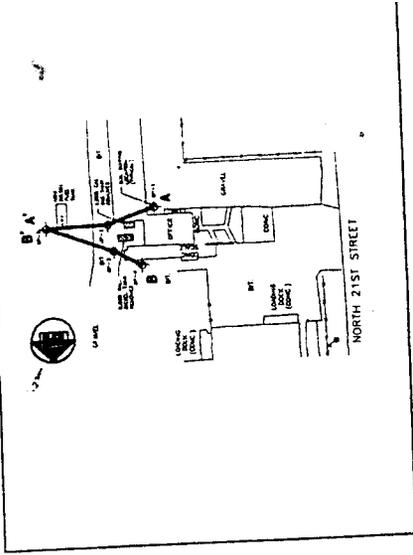
DISCUSSION

The first indication of the presence of petroleum impacts to the soil is from the field samples that were visually inspected and tested with the photoionization detector. The field screening results varied from no detection to 34.6 ppm. The appearance of the soils, the field readings, and the depth of the individual samples were used to determine which sample from each boring should be submitted for laboratory analysis. Soil samples from four of the five soil borings were collected for laboratory analysis for PVOC+1,2-Dichloroethane+Naphthalene, GRO and DRO. A sample was not submitted from GP-1 because there were no field screening detections, and the boring was separated from the tank bed by the office and warehouse buildings.

A DRO of 169.0 mg/kg was identified in GP-2 at a depth of 5-6' and 9.71 mg/kg in GP-5 at a depth of 3-4'. A GRO of 6.65 mg/kg was identified in GP-2 at a depth of 5-6'. Because the native soils are a dense red brown silty clay with an apparent permeability of less than 1×10^{-6} cm/sec. a residual concentration level (RCL) of 250 mg/kg applies.

Only a limited number of VOC's were detected in the soil samples. The concentrations of MTBE ranged from 70.0 to 122.0 ug/kg in the four samples. Naphthalene was detected in the soil sample from GP-2 (5-6') at 240.0 ug/kg and in GP-3 (5-6') at 95.0 ug/kg.





LEGEND

-  GEOPROBE
-  MONITORING WELL

SCALE

VERTICAL 1" = 4'

HORIZONTAL 1" = 20'

SADOFF
GUS HOJMAN

GEOLOGIC
CROSS-SECTION

