→ Andy Boettcher HQ

GIS REGISTRY INFORMATION

SITE NAME: Pick Heater's, Inc.

BRRTS #: 02672737 49 | **FID # (if appropriate):** 267155350

COMMERCE # (if appropriate):

CLOSURE DATE: 06/18/08

STREET ADDRESS: 730 S. Indiana Ave

CITY: West Bend

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 667747 Y= 328425

CONTAMINATED MEDIA: Groundwater ☐ Soil ☐ Both ☒

OFF-SOURCE GW CONTAMINATION >ES: ☐ Yes ☐ No

IF YES, STREET ADDRESS 1:

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

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): ☐ Yes ☐ No

IF YES, STREET ADDRESS 1:

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

CONTAMINATION IN RIGHT OF WAY: ☐ Yes ☐ No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
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.	X
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.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
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.**	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	na
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	na
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	na
Copy of any maintenance plan referenced in the deed restriction.	na

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Plymouth Service Center
1155 Pilgrim Rd.
P.O. Box 408
Plymouth, Wisconsin 53073-0408
Telephone 920-892-8756
FAX 920-892-6638

June 18, 2008

Prudence Hway
Pick Heaters, Inc.
730 South Indiana Avenue
West Bend, WI 53095

Dear Ms. Hway:

Subject: Final Case Closure, Pick Heaters Inc., 730 South Indiana Avenue, West Bend, file reference FID #267155350, BRRTS #0267273749.

On May 6, the department reviewed your request for closure of the case described above. The department's Southeast Region Closure Committee reviews environmental remediation cases for compliance with State rules and statutes to maintain consistency in the closure of these cases. On May 21, you were notified that the Closure Committee had granted conditional closure to this case. In June the department received correspondence indicating that you have complied with the requirements of closure, that is, monitoring well abandonment. 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.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wisconsin Administrative 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 the environment.

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
- Groundwater contamination is present above Chapter NR 140 enforcement standards

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 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.

Remaining Residual Soil Contamination

Residual soil contamination remains at the loading dock location where the remedial excavation was unable to get under the building, as indicated in the information submitted to the Department of Natural Resources. If soil in this specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, 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 standards 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 to prevent a direct contact health threat to humans.

Remaining Residual Groundwater Contamination

Groundwater impacted by petroleum and solvent contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this property. 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 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 me at 920-892-8756, extension 3023.

Sincerely,

John Feeney
Wisconsin Department of Natural Resources
Bureau for Remediation & Redevelopment, Southeast Region

cc: Key Engineering Group, Inc.
SER File

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Plymouth Service Center
1155 Pilgrim Rd.
P.O. Box 408
Plymouth, Wisconsin 53073-0408
Telephone 920-892-8756
FAX 920-892-6638

May 21, 2008

Prudence Hway
Pick Heaters, Inc.
730 South Indiana Avenue
West Bend, WI 53095

Dear Ms. Hway:

Subject: Conditional closure, Pick Heaters Inc., 730 South Indiana Avenue, West Bend, file reference FID #267155350, BRRTS #0267273749.

Thank you for conducting the additional work that the department asked for in 2004. Please have the monitoring wells at the site abandoned, and have your consultant send the forms to me so the department can issue a final closure letter on this case. If you have any questions about this letter, please call me at 920-892-8756 extension 3023.

Sincerely

John Feeney
Wisconsin Department of Natural Resources

Cc: Key Engineering Group, Ltd
SER File

03/11/03 TUE 13:21 FAX 262 375 9680 Key Engineering 006

CITY OF WEST BEND APPROVAL

RESOLUTION NO. 42, 1975 - 1976 COUNCIL

Resolved by the Common Council of the City of West Bend, that this Certified Survey Map, Ralph Ross, owner, be and the same is hereby approved this 21st day of July, 1975.

Ralph Schoenhaar
Mayor

[signature]
City Clerk

APPROVAL OF CITY ENGINEER OF WEST BEND

Approved as being in conformance with all ordinances, rules, regulations and plans of the City of West Bend.

Dated this 25 day of July, 1975.

Joseph M Kelcenburg
City Engineer

CITY OF WEST BEND NO. 75-17

364365

SHEET 2 OF 2

CERTIFIED SURVEY MAP

Number 1175 Volume 6 Page 122

Certified Survey Maps of Washington County

CERTIFIED SURVEY MAP NO. 1175 VOLUME 6 PAGE 121

Sheet 1 of 2

of part of Lots 2 and 3, Block 1, Riverview Heights, a subdivision in the South West 1/4 and South East 1/4 of Section 13, Township 11 North, Range 19 East, in the City of West Bend, Washington County, Wisconsin.

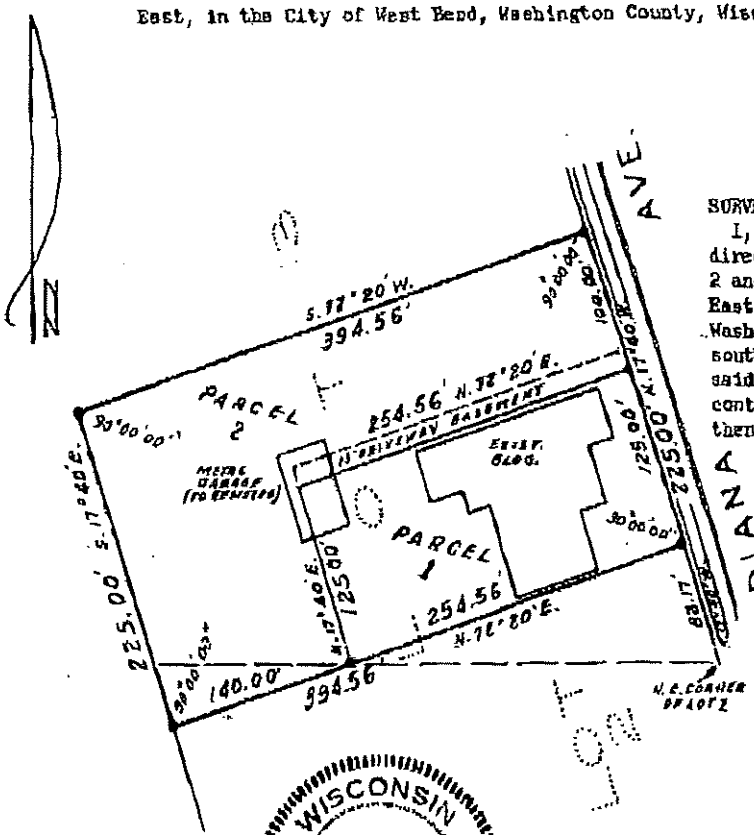
364365

1" = 100'

0 50 100 200 300 400

BADGER SURVEYING CO. INC.

NOTE:
• DENOTES 1" x 24" IRON PIPE, WEIGHT 1.13 LBS. PER LINEAL FOOT



SURVEYOR'S CERTIFICATE

I, Clarence H. Piepenburg, Registered Land Surveyor, hereby certify that by the direction of Ralph Ross, owner, I have surveyed, divided and mapped that part of Lots 2 and 3, Block 1, Riverview Heights, a subdivision in the South West 1/4 and South East 1/4 of Section 13, Township 11 North, Range 19 East, in the City of West Bend, Washington County, Wisconsin, bounded and described as follows: Commencing at the southeasterly corner of said Lot 3; thence N.17° 40'W. along the easterly line of said Lot 3, 82.17 feet to the point of beginning of the land to be described; thence continuing N.17° 40'W. along the easterly line of said Lot 3, 225.00 feet to a point; thence S.72° 20'W. on a line at right angles to the easterly line of said Lot 3, 394.56 feet to a point in the westerly line of said Lot 3; thence S.17° 40'E. along the westerly line of said Lots 3 and 2, 225.00 feet to a point; thence N.72° 20'E. on a line at right angles to the easterly line of said Lot 3, 394.56 feet to the point of beginning.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division ordinance of the City of West Bend in surveying, dividing and mapping the same.

Dated this 25th day of June, 1975.

Clarence H. Piepenburg, Registered Land Surveyor S-139

This instrument was drafted by Clarence H. Piepenburg

WISCONSIN CLARENCE H. PIEPENBURG S-139 MILWAUKEE, WIS. LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED

JUL 28 2 33 PM '75

A75-396

CITY OF WEST BEND NO. 75-17

DOCUMENT NO. 544539

STATE BAR OF WISCONSIN FORM 5—1982
PERSONAL REPRESENTATIVE'S DEED
VOL 1030 PAGE 289

THIS SPACE RESERVED FOR RECORDING DATA

RECORDED
JUN 12 2 12 PM '89

RETURN TO O'Meara Law Office
P.O. Box 378
West Bend WI 53095

Alan E. Pick
as Personal Representative of the estate of
NANCY M. PICK
("Decedent"),
for a valuable consideration conveys, without warranty, to
ALAN E. PICK
Grantee,
the following described real estate in Washington County,
State of Wisconsin (hereinafter called the "Property"):

A one-half (1/2) interest in the following:

Tax Parcel No:

Parcel One (1) of Certified Survey Map No. 1175 as recorded in Volume 6 of Certified Survey Maps, on page 121, as Document No. 364365 on July 28, 1975, being a part of Lots Two (2) and Three (3), Block One (1), Riverview Heights, a subdivision in the South West One-quarter (1/4) and South East One-quarter (1/4) of Section Thirteen (13), Township Eleven (11) North, Range Nineteen (19) East, in the City of West Bend.

ALSO, Grantor's interest in easement set forth in Warranty Deed recorded on August 5, 1975, in Volume 590 of Records, at page 354, as Document No. 364666, in the Office of the Register of Deeds, Washington County, Wisconsin.

PR
CK

Exempt from Wisconsin transfer fee under Section 77.25(11)

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated this 8th day of June 1989

(SEAL)
Personal Representative

Alan E. Pick (SEAL)
Alan E. Pick
Personal Representative

AUTHENTICATION

Signature(s)

authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Stephen O'Meara, Attorney at Law
West Bend, Wisconsin 53095
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN
Washington County, ss.

Personally came before me this 8th day of June, 1989 the above named
Alan E. Pick
to me known to be the person who executed the foregoing instrument and acknowledge the same.

Stephen O'Meara
Stephen O'Meara
Notary Public Washington County, Wis.
My Commission is permanent.

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

PERSONAL REPRESENTATIVE'S DEED

STATE BAR OF WISCONSIN
FORM No. 5—1982

Wisconsin Legal Blank Co., Inc.
Milwaukee, Wis.

11,400 #

SURVEY No. 104.5 ERNST H. KIRCHMAN, INC. PLAT No.

REGISTERED LAND SURVEYORS

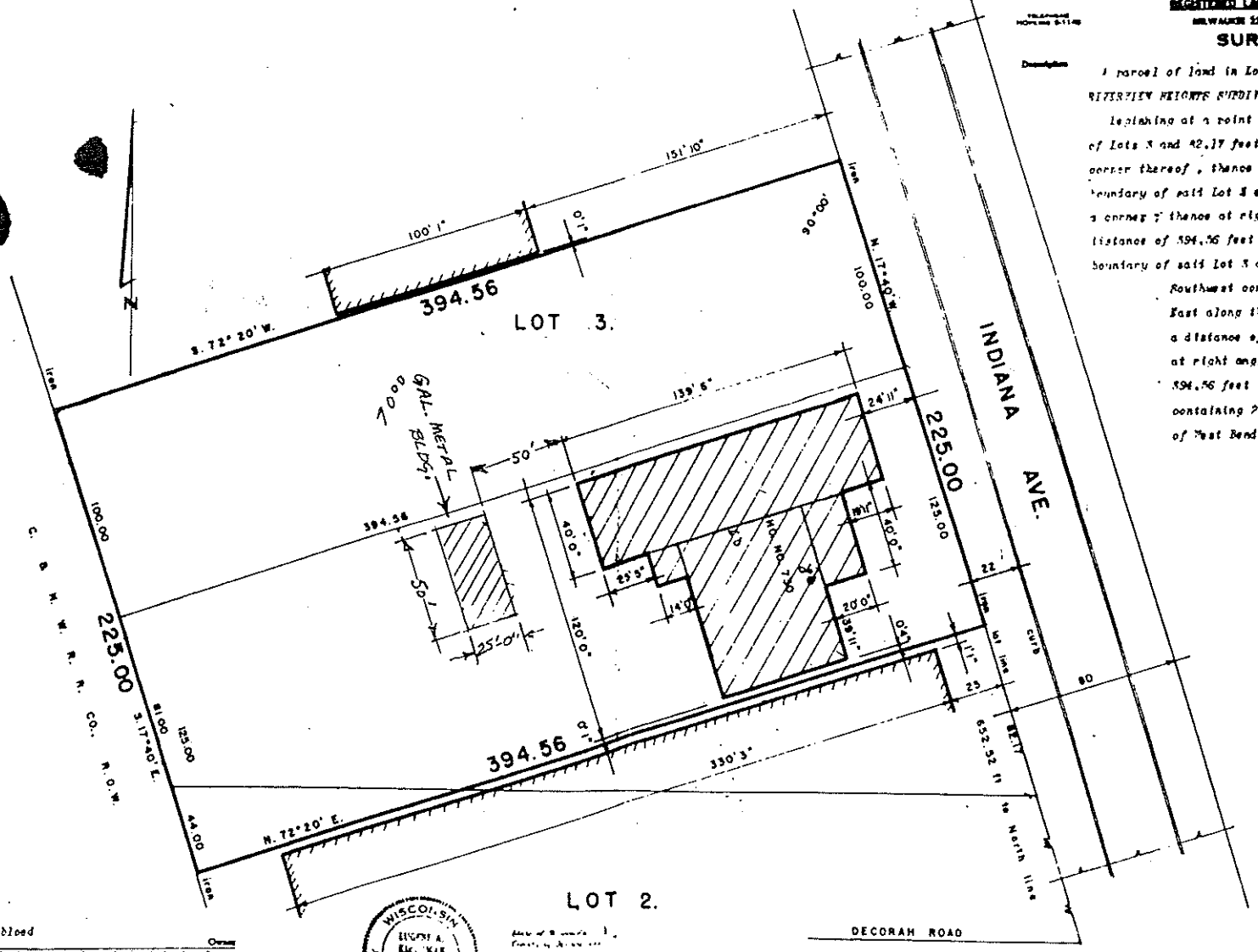
MILWAUKEE 22, WISCONSIN

SURVEY

Description

A parcel of land in Lots 2 and 3 of Block 1 of RIVERVIEW HEIGHTS SUBDIVISION, described as follows:

Beginning at a point which is on the East boundary of Lots 3 and 82.17 feet Northerly from the Southeast corner thereof, thence N. 17°40' W., along the East boundary of said Lot 3 a distance of 225.00 feet to a corner; thence at right angles, S. 72° 20' W., a distance of 394.56 feet to a corner lying on the West boundary of said Lot 3 and 181 feet Northerly of the Southwest corner thereof; thence S. 17° 40' East along the West boundary of Lots 2 & 3 a distance of 225.00 feet to a corner; thence at right angles N. 72°20' E., a distance of 394.56 feet to the point of beginning, and containing 2.04 acres of land, in the City of West Bend, Washington County, Wisconsin.



Survey Made for Herman J. Jongebloed Owner

State of Wisconsin } S.S.
County of Milwaukee }

We hereby certify that we have made the above Survey.

House No. 730 Indiana Ave.

Dated this 11th day of December 1965

ERNST H. KIRCHMAN, INC.

Scale 1" = 60'

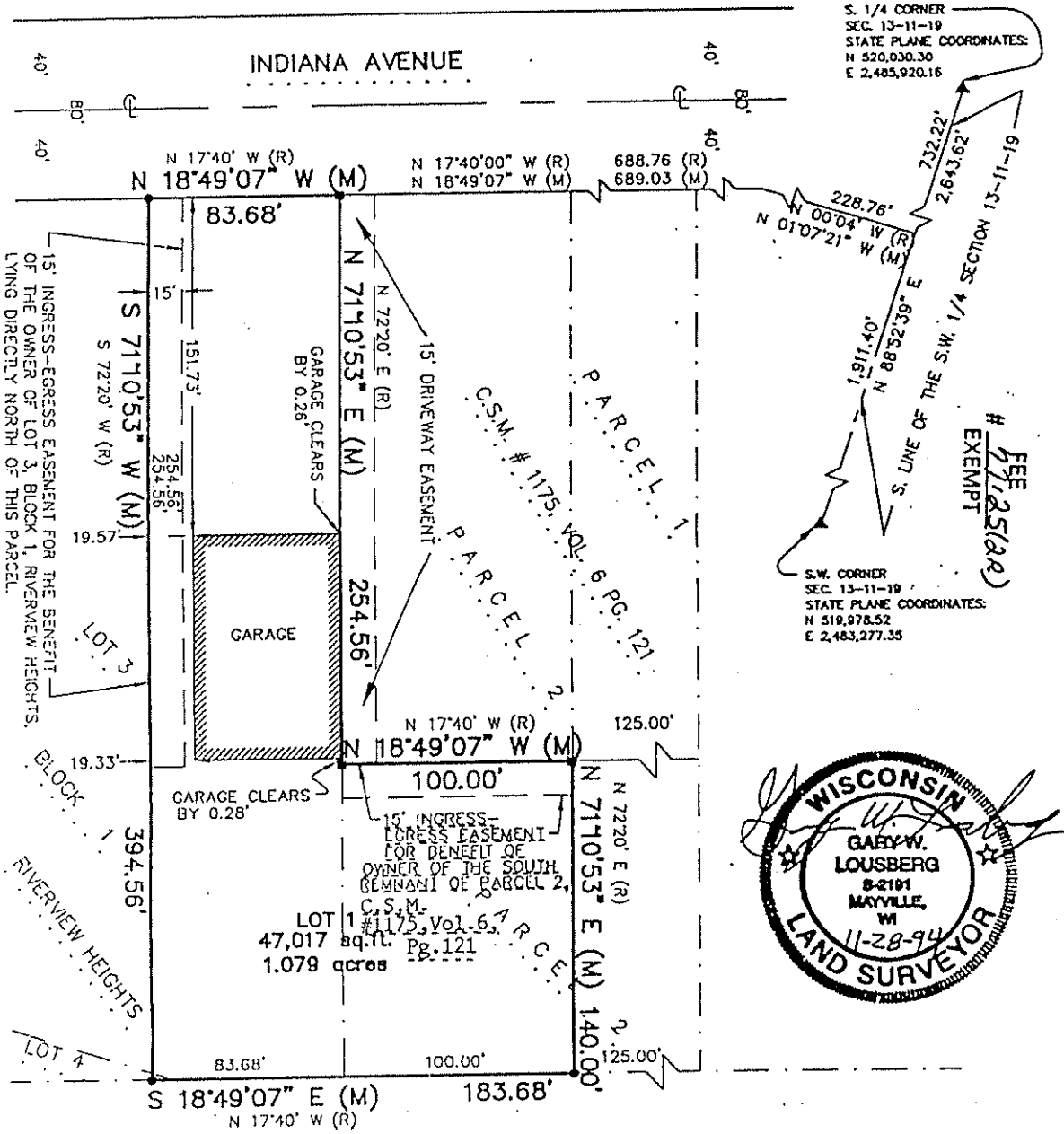
WISCONSIN LAND SURVEYOR

#2502-B

CERTIFIED SURVEY MAP FOR:

ALBERT & HERBERT TENNIES

LOCATED IN A PART OF LOTS 3 AND 4 BLOCK 1, RIVERVIEW HEIGHTS, AND PARCEL 2, C.S.M. #1175, VOL. 6, PG. 121, ALL LOCATED IN A PART OF THE S.W. 1/4 OF AND S.E. 1/4 OF THE S.W. 1/4 OF SECTION 13, T. 11 N., R. 19 E., CITY OF WEST BEND, WASHINGTON COUNTY, WISCONSIN



LEGEND

- ● – 3/4" X 24" REBAR SET WEIGHTING 1.50 LBS/LIN. FT.
- ■ – IP FOUND IN PLACE
- ▲ – BRASS CAP IN CONCRETE MONUMENT FOUND
- (R) – RECORDED AS
- (M) – MEASURED AS

OWNERS:
ALBERT AND HERBERT TENNIES
119 SILVERBROOK DRIVE
WEST BEND, WISCONSIN

689269

CERTIFIED SURVEY MAP # 4479 VOLUME 30 PAGE 43

1 OF 3 SHEETS

289060

VOL. 446 PAGE 209

SCHLOEMER LAW OFFICES
WEST BEND, WISCONSIN 53095

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 18th day of March, 1968, between CITIES SERVICE OIL COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, and duly authorized to do business in the State of Wisconsin, Grantor, and VICTOR G. ALBIERO and GENEVIEVE M. ALBIERO, his wife, as joint tenants with right of survivorship, Grantees.

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid by said Grantees, the receipt whereof is hereby confessed and acknowledged, has conveyed and by these presents does convey unto the said Grantees, their heirs, successors and assigns, the following described real estate, situated in the City of West Bend, County of Washington, and State of Wisconsin, to wit:

> That part of Lot Three (3) in Block One (1) of Riverview Heights, a subdivision in the Southeast quarter and the Southwest quarter of Section 13 Township 11 North, Range 19 East, described as follows:
>
> Commencing at the northeast corner of said Lot 3, and running thence South 17 degrees, 40 minutes east, along the easterly line of said Lot 3, 100.00 feet to the point of beginning of the parcel herein described, thence south 17 degrees, 40 minutes east, along said easterly line of said Lot 3, 150.00 feet, thence south 72 degrees, 20 minutes west 120 feet, thence north 17 degrees, 40 minutes west, 150.00 feet, thence north 72 degrees, 20 minutes east, 120.00 feet to the place of beginning.
>
> Subject to use easement over and across the southerly ten (10) feet of the above property, reserved by Grantors in Warranty Deed dated February 15, 1955, between Ben Tennies and Viola Tennies, his wife, of Washington County, Wisconsin, to Cities Service Oil Company, a Delaware corporation, (Document 226277 in Liber 202 of Deeds on Page 549, as recorded in the Register's Office of Washington County, Wisconsin, on February 16, 1955).
>
> Subject to covenants, restrictions and easements of record.

SAID GRANTEES, for themselves and their heirs, successors and assigns, covenant and agree that the premises described herein will not be used for the sale of petroleum products for a period of fifteen (15) years from the date of this Deed.

RECORDED
APR 1 10 15 AM '68

299060

VOL 446 PAGE 210

And the said CITIES SERVICE OIL COMPANY, Grantor, for itself and its successors, does covenant, promise and agree, to and with said Grantees, their heirs, successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and forever defend.

IN WITNESS WHEREOF, The said Grantor has caused these presents to be signed by L. W. KNIGHT, its Vice President, and countersigned by R. E. KILLACKEY, its Assistant Secretary, at Tulsa, Oklahoma, its corporate seal to be hereunto affixed this 18th day of March, 1968.

CITIES SERVICE OIL COMPANY

Signed and sealed in presence of:

Sharon Bierly

Phyllis Mattingly

By L. W. Knight Vice President

Attest R. E. Killackey, Assistant Secretary

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

Personally came before me this 18th day of March, 1968, L. W. KNIGHT, Vice President, and R. E. KILLACKEY, Assistant Secretary, of the above named corporation, to me known to be such Vice President and Assistant Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Alberta Baker, Notary Public

My Commission Expires January 21, 1969.

This instrument was drafted by R. E. Killackey, Attorney for Grantor.

WARRANTY DEED—WISCONSIN NO. 275

GEO E COLE & CO CHICAGO
LEGAL BLANKS

VOL 202 PAGE 549

226277

This Indenture, made this 15th day of February in the year of our Lord One Thousand Nine Hundred Fifty-Five - (A. D. 1955)

Between BEN TENNIES and VIOLA TENNIES, his wife, of Washington County, Wisconsin,

parties of the first part, and

CITIES SERVICE OIL COMPANY, a Delaware corporation,

party of the second part,

Witnesseth, that the said parties of the first part, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, ~~Dollars~~ in hand paid, by the said party 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 party of the second part, its successors ~~heirs~~ and assigns forever, the following described Real Estate, situate in the County of Washington and State of Wisconsin, to wit: That part of Lot Three (3) in Block One (1) of RIVERVIEW HEIGHTS, a subdivision in the Southeast quarter and the Southwest quarter of Section 13 Township 11 North, Range 19 East, described as follows:

Commencing at the northeast corner of said Lot 3, and running thence south 17 degrees 40 minutes east, along the easterly line of said Lot 3, 100.00 feet to the point of beginning of the parcel herein described, thence south 17 degrees 40 minutes east, along said easterly line of said lot 3, 150.00 feet, thence south 72 degrees 20 minutes west

[illegible] feet to the place of beginning.

Grantors reserve to themselves, and their heirs and assigns, a use easement over and across the Southerly ten (10) feet of the above property.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described, with the hereditaments and appurtenances, unto the said party of the second part and to its successors ~~heirs~~ and assigns forever.

And the Said BEN TENNIES and VIOLA TENNIES,

for their heirs, executors and administrators, do covenant, grant, bargain and agree; to and with the said party of the second part, its successors ~~heirs~~ and assigns, that at the time of the ensealing and delivery of these presents

They were

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 the above bargained premises, in the quiet and peaceable possession of the said party of the second part, its successors ~~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 the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Leroy J. Goring
Leroy J. Goring

Lila Stahl
Lila Stahl

Ben Tennies (Seal)
Ben Tennies

Viola Tennies (Seal)
Viola Tennies

(Seal)

(Seal)

Reference: *Geographic Information System Registry*
Pick Heaters
730 South Indiana Avenue
West Bend, Wisconsin

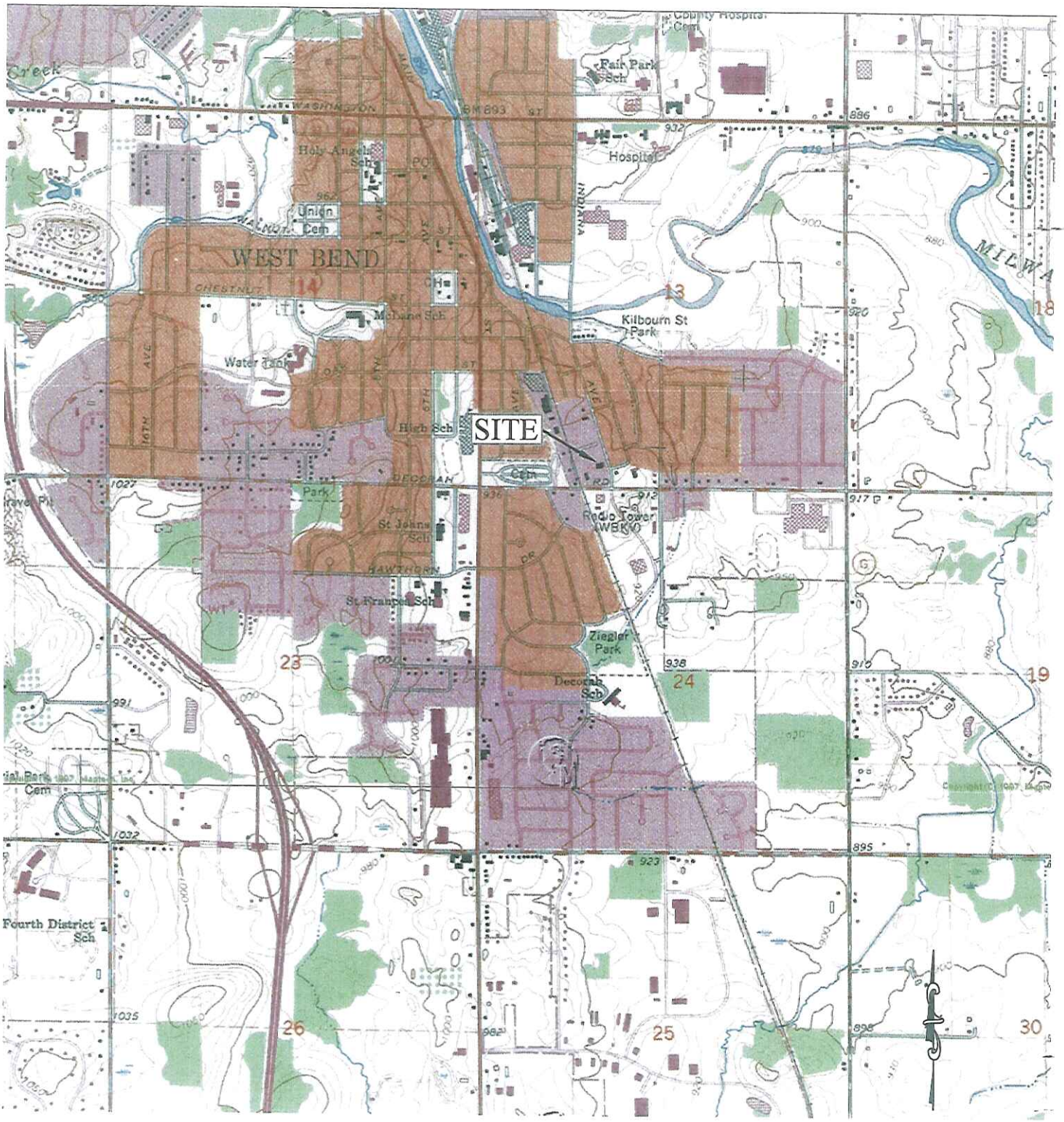
To Whom it May Concern:

I, Prudence Pick-Hway of Pick Heaters, representative of the responsible party do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above reference property for which I am requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Please find a copy of the legal description as stated in the property deed for the above reference property.

Signed: Prudence Pick Hway Date: March 6, 2008

Ms. Prudence Pick-Hway
President
Pick Heaters, Inc.



SCALE IN FEET

0 2000'

SOURCE: USGS West Bend, Wisconsin Quadrangle Map
Topographic Map 1959
Photorevised 1994

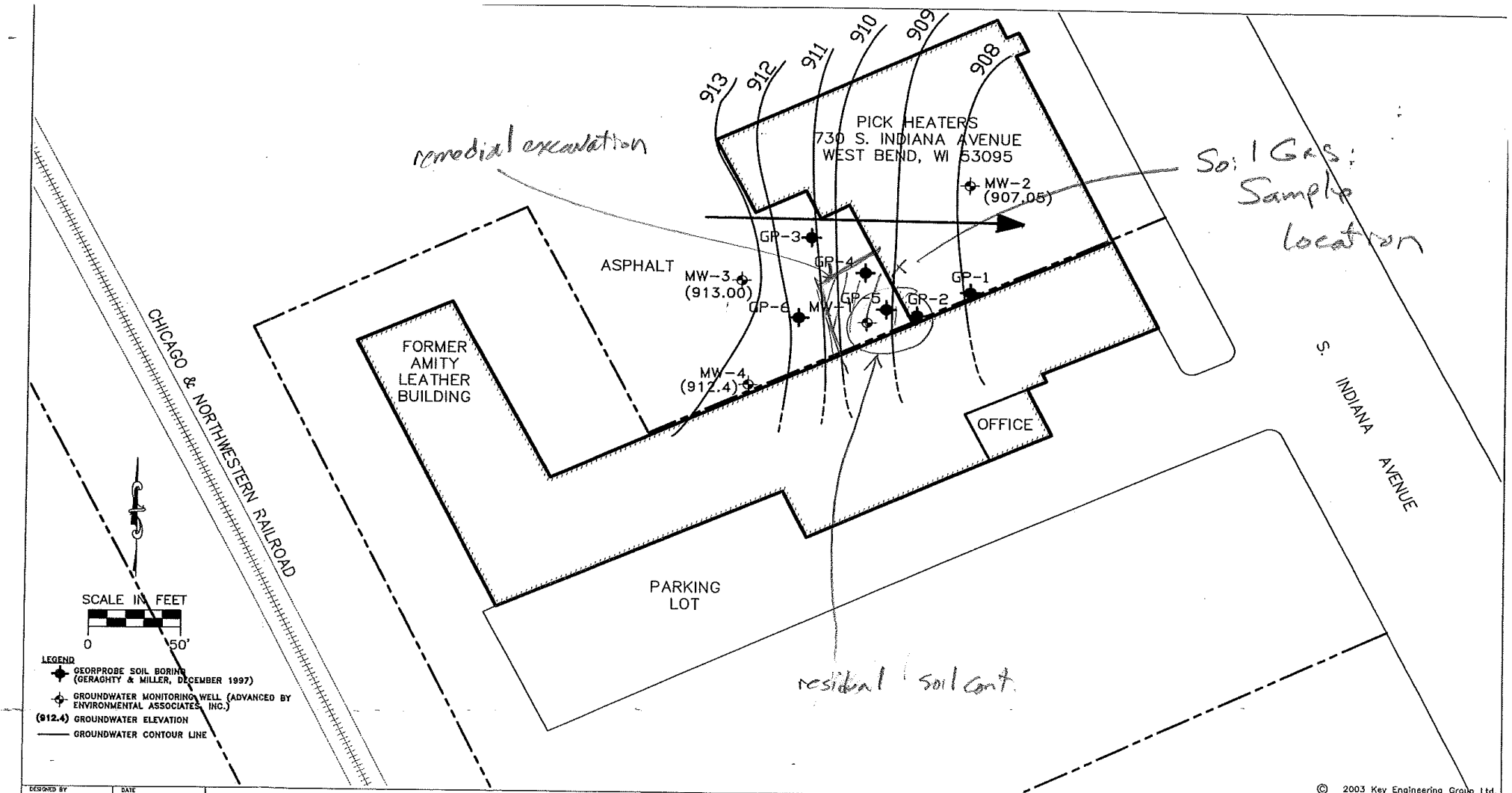
© 2002 Key Engineering Group Ltd.

DESIGNED BY MJK	DATE 02/29/08
DRAWN BY AMF	PROJECT 1111006
APPROVED BY DJG	SHEET NO. 1
CADFILE G:\ACAD\1111006\11110061.dwg XREF LMAN	

FIGURE 1
SITE LOCATION MAP

PICK HEATERS
730 S. INDIANA AVENUE
WEST BEND, WISCONSIN

KEY ENGINEERING GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD



DESIGNED BY DJG	DATE 2/29/08
DRAWN BY CTM	PROJECT 1111006
APPROVED BY DJG	SHEET NO. 3
CADFILE G:\ACAD\1111006\11110061.dwg XREF LMAN	

FIGURE 3
SITE LAYOUT AND GROUNDWATER FLOW DIRECTION

PICK HEATERS
730 S. INDIANA AVENUE
WEST BEND, WISCONSIN

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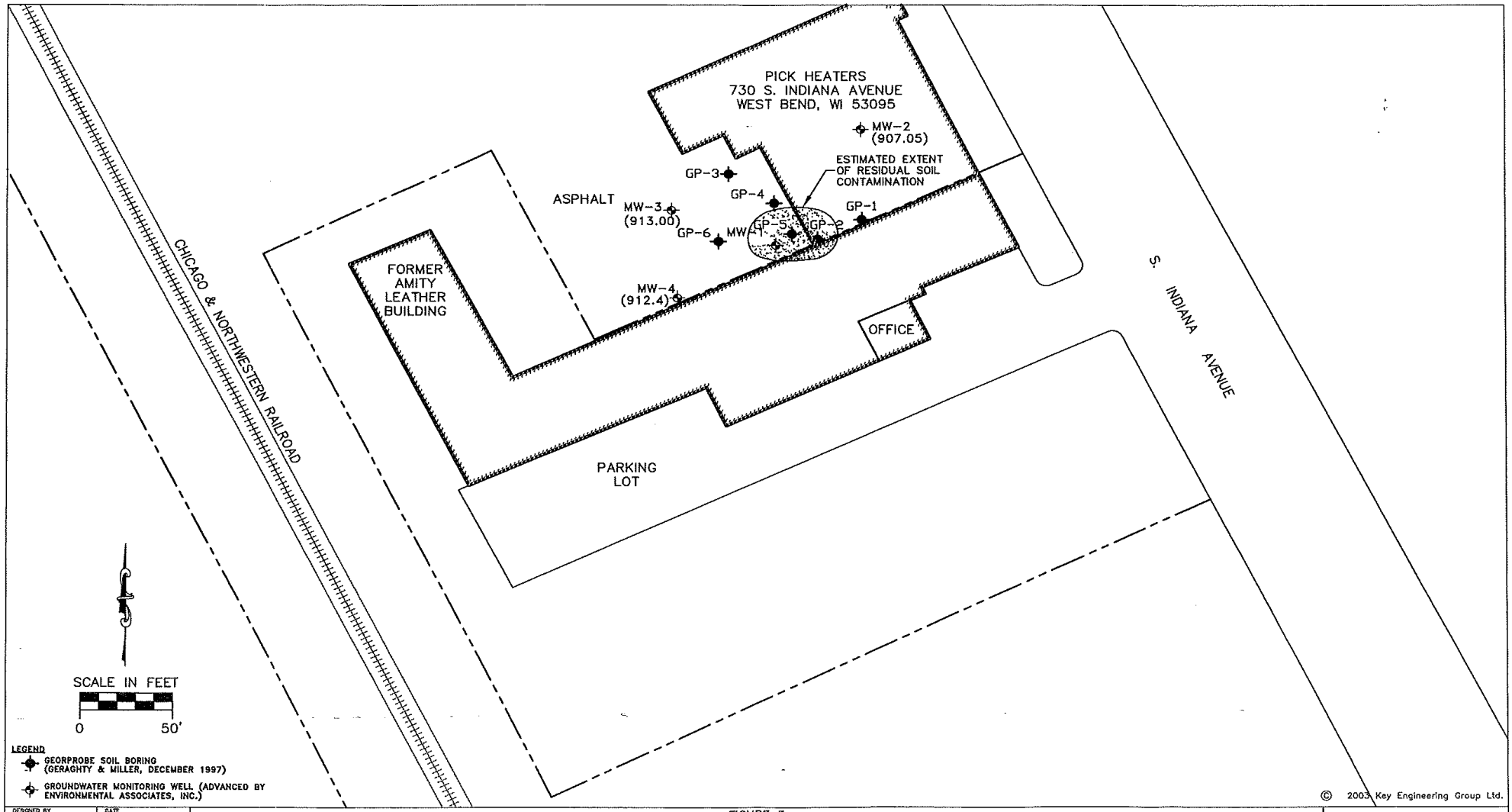
KEY ENGINEERING GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD



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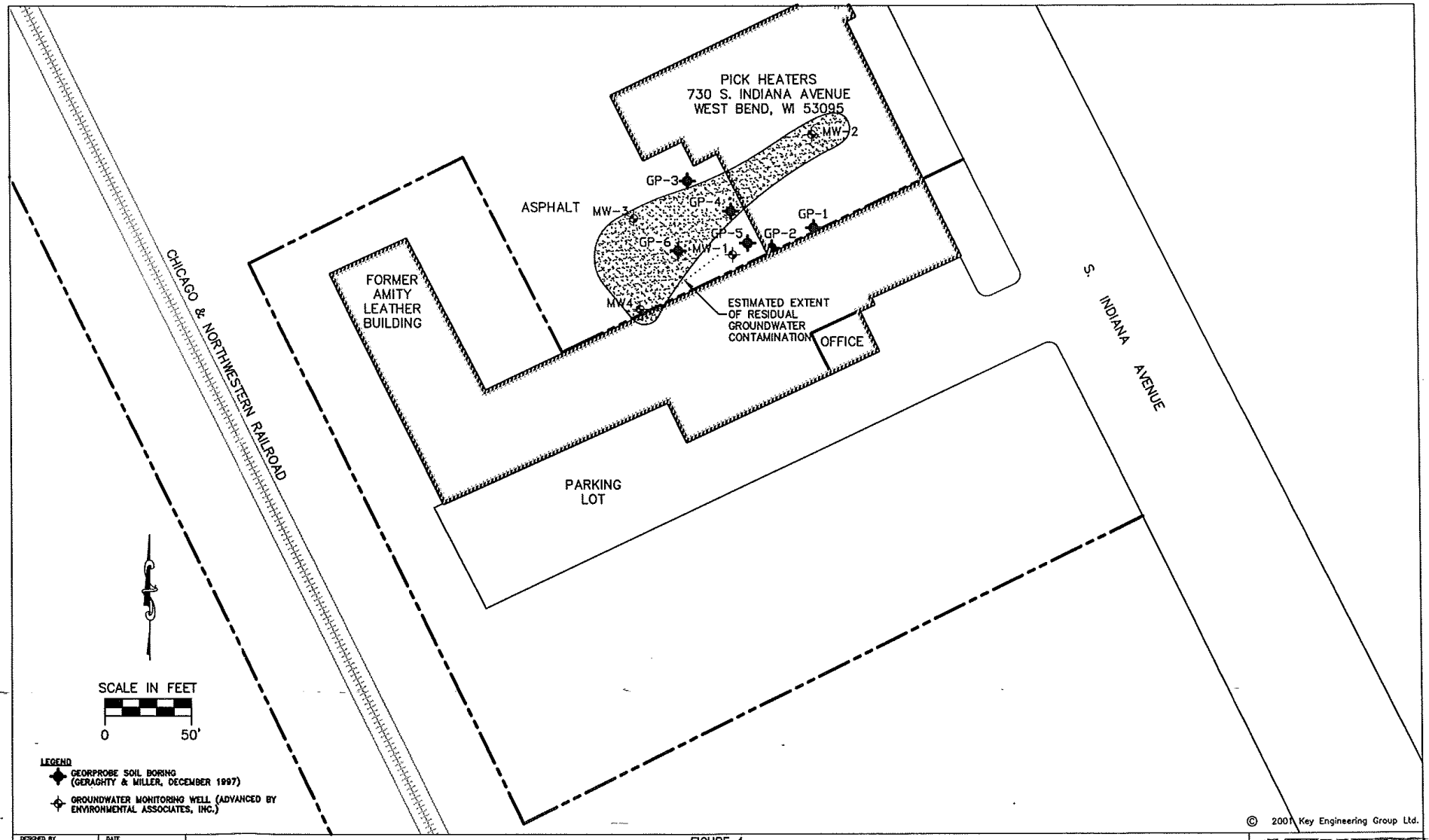
DESIGNED BY DJG	DATE 02/29/08
DRAWN BY CTM	PROJECT 1111006
APPROVED BY DJG	SHEET NO. 3
CADFILE G:\ACAD\1111006\1111006E.dwg	
XREF	
LMAN	

FIGURE 3
ESTIMATED EXTENT OF RESIDUAL SOIL CONTAMINATION

PICK HEATERS
730 S. INDIANA AVENUE
WEST BEND, WISCONSIN

KEY ENGINEERING GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD



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DESIGNED BY DJG	DATE 02/14/03
DRAWN BY CTM	PROJECT 1111006
APPROVED BY DJG	SHEET NO. 4
CADFILE G:\CAD\1111006\1111006fl.dwg XREF LMAN	

FIGURE 4
ESTIMATED EXTENT OF RESIDUAL GROUNDWATER CONTAMINATION

PICK HEATERS
730 S. INDIANA AVENUE
WEST BEND, WISCONSIN

KEY ENGINEERING GROUP LTD.
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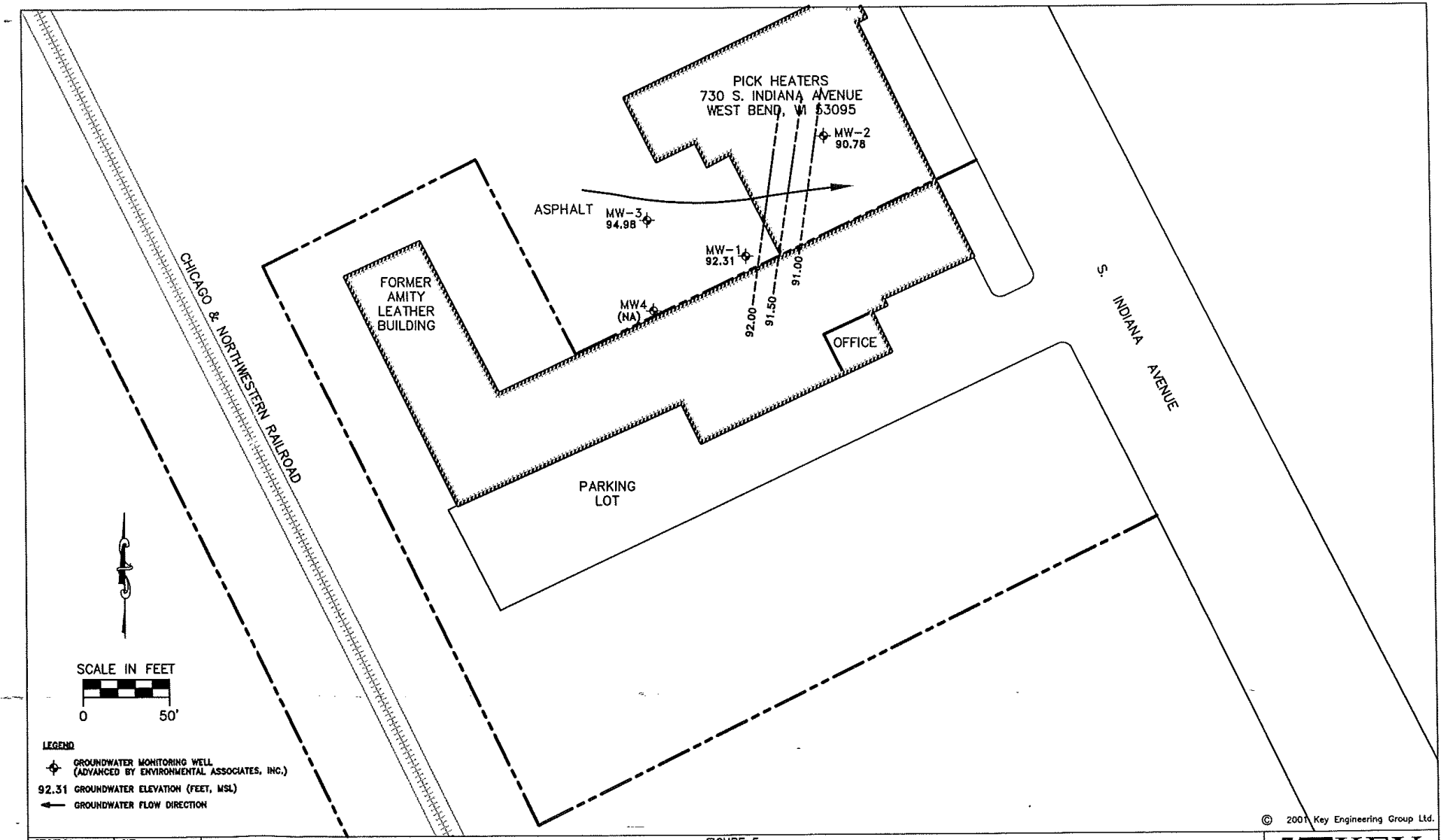

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FIGURE 5
GROUNDWATER FLOW (6/24/99)

PICK HEATERS
730 S. INDIANA AVENUE
WEST BEND, WISCONSIN

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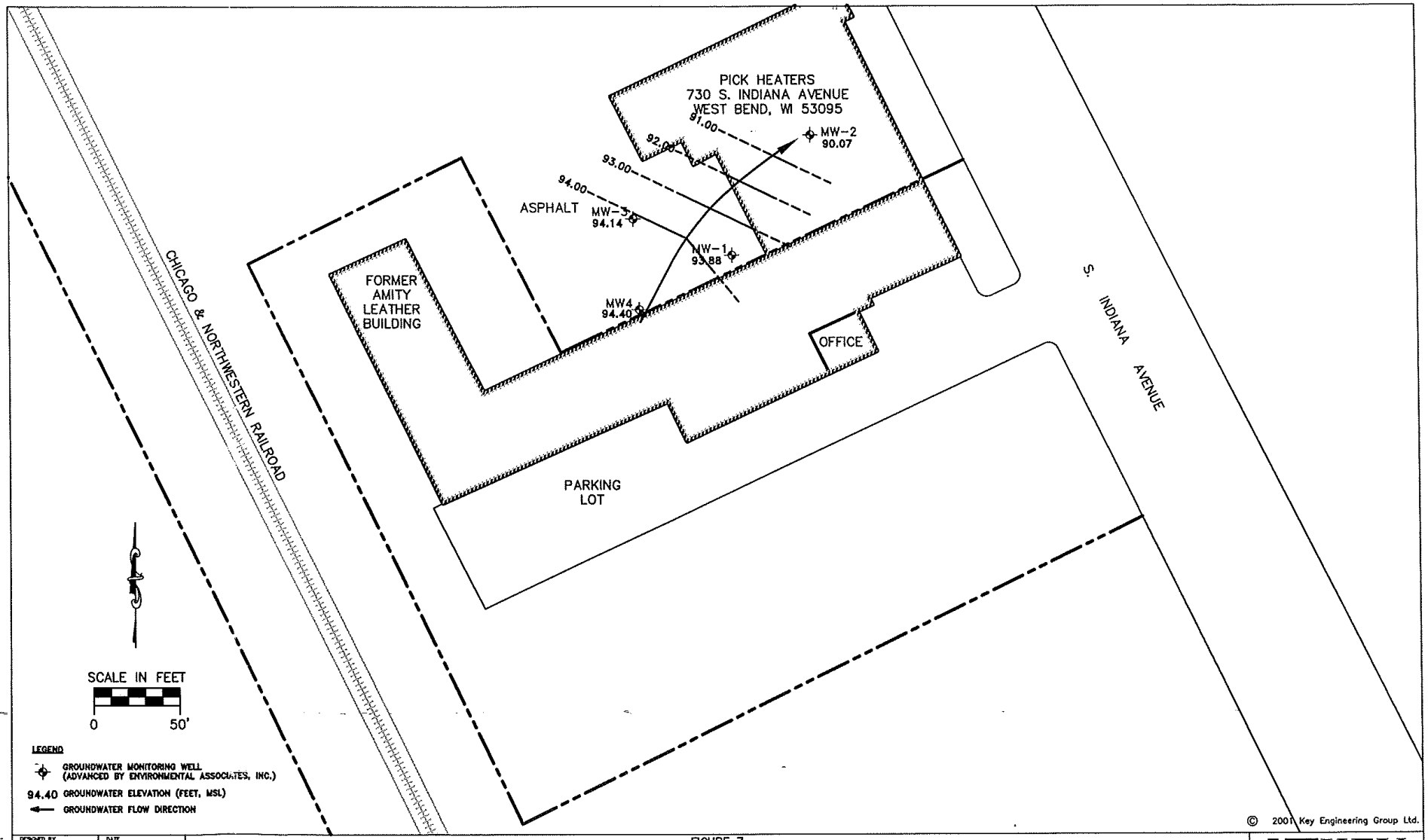

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CADFILE: G:\ACAD\1111006\1111006f.dwg XREF LMAN	

FIGURE 7
GROUNDWATER FLOW (11/28/01)

PICK HEATERS
730 S. INDIANA AVENUE
WEST BEND, WISCONSIN

KEY ENGINEERING GROUP LTD.
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TABLE 1

SUMMARY OF GROUNDWATER ELEVATION DATA

PICK HEATERS
730 South Indiana Avenue
West Bend, Wisconsin

WELL IDENTIFICATION (DATE MEASURED)	TOP OF WELL CASING ELEVATION (FEET MSL)	GROUND SURFACE ELEVATION (FEET MSL)	DEPTH TO GROUNDWATER (FEET)	GROUNDWATER ELEVATION (FEET MSL)
MW-1				
12/18/98	920.12	919.83	---	---
6/24/99			7.57	912.55
9/8/00			7.20	912.92
11/28/01			6.00	914.12
7/24/02			5.05	915.07
9/11/03			DRY	---
3/23/07			DRY	---
MW-2				
12/18/98	918.17	917.88	---	---
6/24/99			9.10	909.07
9/8/00			10.00	908.17
11/28/01			9.81	908.36
7/24/02			9.67	908.50
9/11/03			11.02	907.15
3/23/07			11.12	907.05
MW-3				
12/18/98	920.35	920.17	---	---
6/24/99			4.90	915.45
9/8/00			5.75	914.60
11/28/01			5.74	914.61
7/24/02			5.55	914.80
9/11/03			7.21	913.14
3/23/07			7.32	913.03
MW-4				
12/18/98	919.77	919.57	---	---
06/24/99			---	---
09/08/00			5.75	914.02
11/28/01			5.48	914.29
07/24/02			5.42	914.35
9/11/03			7.26	912.51
3/23/07			7.37	912.4

Notes:

--- - not available/not applicable
BGS - below ground surface
MSL - mean sea level

MW1 excavated

Soil ex 98 tons by date: 10/01

60 tons remaining at that time

TABLE 2

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

PICK HEATERS, INC.
730 South Indiana Avenue
West Bend, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION										NR 140	
	MW-1				MW-2						ES	PAL
Date Collected	12/18/98	11/28/01	3/28/02	7/24/02	6/24/99	11/28/01	3/28/02	7/24/02	9/11/03	3/23/07	---	---
Detected VOCs (µg/l)												
Benzene	<6.4	<0.25	<4.3	<4.3	0.72	**1**	0.94 Q	**1.6**	<0.50	<0.47	5	0.5
n-Butylbenzene	72	15	58	20	<0.29	4.1	18	19	<0.50	2.95	---	---
sec-Butylbenzene	11 Q	3.3	<4.6	<4.6	2.8	5	6.9	10	3.9	6.9	---	---
tert-Butylbenzene	<6.6	1.9	<4.2	<4.2	0.56	0.87	<0.42	<0.42	<0.50	1.35	---	---
Chloroethane	<2.6	<0.24	<6.9	<6.9	<0.54	0.32 Q	<0.69	<0.69	<2.0	<0.47	400	80
Chloroform	<8	1 Q	<5.6	<5.6	<0.35	1 Q	<0.56	**2.8**	<0.50	<0.48	6	0.6
1,2-Dibromo-3-chloropropane	5.8 Q	<1.5	<1.7	<1.7	<0.41	<1.5	<0.17	<0.17	<1.0	<1.4	2	0.2
1,4-Dichlorobenzene	<5.6	0.38 Q	<2.6	<2.6	<0.30	0.48 Q	0.77 Q	0.69	<0.50	0.50 J	75	15
1,1-Dichloroethane	20 Q	13	17 Q	13 Q	8.1	42	35	71	28	30.1	850	85
cis-1,2-Dichloroethene	**27**	**18**	100	**39**	3.1	**18**	**7.3**	**55**	1.5	<0.68	70	7
Ethylbenzene	13 Q	1.5	<4.9	<4.9	10	12	8.5	16	6.7	12.5	700	140
Isopropylbenzene	8.4 Q	1.4	<4.6	<4.6	6.2	7.6	7.3	16	5.5	9.7	---	---
p-Isopropyltoluene	16 Q	15	5.3 Q	<3.9	1.1	2.3	1.7	4.9	1.2	1.76	---	---
Methylene Chloride	<5.8	<0.35	<6	<6	0.41	<0.35	<0.6	<0.6	<2.0	<0.69	5	0.5
Naphthalene	45 Q	**16**	<14	<14	**17**	**23**	**18**	**28**	**11**	**15**	40	8
n-Propylbenzene	21	1.9	3.6 Q	<3.4	8.6	10	10	16	5.1	9.9	---	---
Tetrachloroethene	<7	**1.8**	31	33	<0.43	<0.25	<0.49	**0.93 Q**	<1.0	<0.52	5	0.5
Toluene	8.3 Q	0.73 Q	<6.3	<6.3	1.5	6.8	4.3	8.6	2.5	1.8	1,000	200
1,1,1-Trichloroethane	<9	**46**	330	320	<0.30	<0.29	<0.57	**83**	7.9	0.69 J	200	40
Trichloroethene	<10	14	<5.2	<5.2	<0.37	<0.36	<0.73	28	<0.50	<0.44	5	0.5
Trimethylbenzenes	**343**	**240**	49	4.9 Q	**126**	**179**	**162**	**186**	74	**133.8**	480	96
Vinyl Chloride	<3	0.56 Q	<1.2	<1.2	2.3	24	17	35	16	**11.1**	0.2	0.02
Xylenes	**137**	84	6.2 Q	<14.5	34	**101**	67	**124**	40	35.8	10,000	100
PAHs (µg/l)												
Acenaphthene	0.58	<0.28	<0.053	<0.053	<0.47	<0.28	<0.053	<0.053	<1.9	0.021 J	---	---
Acenaphthylene	2.3 Q	<0.32	<0.16	<0.16	<0.41	<0.32	<0.16	<0.16	<0.83	0.217	---	---
Anthracene	0.14	<0.042	<0.024	<0.024	<0.021	<0.042	<0.024	<0.024	<0.11	<0.013	3,000	600
Benzo(a)anthracene	0.35	<0.24	<0.03	<0.03	<0.014	<0.24	<0.03	<0.03	<0.19	0.032 J	---	---
Benzo(a)pyrene	1	<0.028	<0.022	<0.022	<0.015	<0.028	<0.022	<0.022	<0.11	0.031 J	0.2	0.02
Benzo(b)fluoranthene	0.29 Q	<0.12	<0.036	<0.036	<0.015	<0.12	<0.036	<0.036	<0.18	0.066	0.2	0.02
Benzo(g,h,i)perylene	0.15	<0.078	<0.087	<0.087	<0.021	<0.078	<0.087	<0.087	<0.32	0.046 J	---	---
Benzo(k)fluoranthene	0.15	<0.24	<0.067	<0.067	<0.0090	<0.24	<0.067	<0.067	<0.15	0.027 J	---	---
Chrysene	<0.14	<0.13	<0.022	<0.022	<0.016	<0.13	<0.022	<0.067	<0.16	0.067	2	0.2
Dibenzo(a,h)anthracene	<0.2	<0.14	<0.036	<0.036	<0.020	<0.14	<0.036	<0.036	<0.21	<0.015	---	---
Fluoranthrene	<0.25	<0.14	<0.053	<0.053	<0.015	<0.14	<0.053	<0.053	<0.080	0.16	400	80
Fluorene	<0.14	<0.24	<0.025	<0.025	<0.058	<0.24	<0.025	<0.025	<0.21	<0.019	400	80
Indeno(1,2,3-cd)pyrene	<0.17	<0.17	<0.03	<0.03	<0.058	<0.17	<0.03	<0.03	<0.10	0.035 J	---	---
1-Methyl Naphthalene	14	6.1	<0.095	<0.095	<0.36	2.2	6.7	4.7	<1.5	1.75	---	---
2-Methyl Naphthalene	19	4.0	<0.096	<0.096	<0.36	1.2	1.5	2.2	<1.0	1.62	---	---
Naphthalene	56	5.1	<0.067	<0.067	<0.42	7.8	**16**	**13**	<0.87	11.1	40	8
Phenanthrene	1.8	<0.096	<0.036	<0.036	<0.046	<0.096	<0.036	<0.036	<0.062	0.069	---	---
Pyrene	1.5	<0.068	<0.13	<0.13	<0.017	<0.068	<0.13	<0.13	<0.13	0.107	250	50

Notes:

Bold concentrations exceed NR 140 PAL
Boxed concentrations exceed NR 140 ES
--- - not analyzed, not applicable or no standard established
ES - enforcement standard
PAHs - polynuclear aromatic hydrocarbons
PAL - preventive action limit
Q - the result between the limit of detection and limit of quantitation
µg/l - micrograms per kilogram
VOCs - volatile organic compounds

TABLE 2 (CONTINUED)

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

PICK HEATERS, INC.
730 South Indiana Avenue
West Bend, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION												NR 140	
	MW-3						MW-4						ES	PAL
Date Collected	6/24/99	11/28/01	3/28/02	7/24/02	9/11/03	3/23/07	8/21/00	11/28/01	3/28/02	7/24/02	9/11/03	3/23/07	---	---
Detected VOCs (µg/l)														
Benzene	<0.27	<0.25	<0.43	<0.43	<0.25	<0.47	<0.10	<0.25	<0.43	<0.43	<0.25	<0.47	5	0.5
n-Butylbenzene	<0.29	<0.29	<0.34	<0.34	<0.25	<0.52	<0.25	<0.29	<0.34	<0.34	<0.25	<0.52	---	---
sec-Butylbenzene	<0.29	<0.22	<0.46	<0.46	<0.25	<0.36	<0.25	<0.22	<0.46	<0.46	<0.25	<0.36	---	---
tert-Butylbenzene	<0.32	<0.16	<0.42	<0.42	<0.25	<0.34	<0.25	<0.16	<0.42	<0.42	<0.25	<0.34	---	---
Chloroethane	<0.54	<0.24	<0.69	<0.69	<1.0	<0.47	<0.25	<0.24	<0.69	<0.69	<1.0	<0.47	400	80
Chloroform	<0.35	<0.32	<0.56	<0.56	<0.25	<0.48	<0.25	<0.32	<0.56	<0.56	<0.25	<0.48	6	0.6
1,2-Dibromo-3-chloropropane	<0.41	<1.5	<0.17	<0.17	<0.50	<1.4	<0.25	<1.5	<0.17	<0.17	<0.50	<1.4	2	0.2
1,4-Dichlorobenzene	<0.30	<0.29	<0.26	<0.26	<0.25	<0.33	<0.25	<0.29	<0.26	<0.26	<0.25	<0.33	75	15
1,1-Dichloroethane	<0.35	<0.34	<0.57	<0.57	<0.50	<0.56	<0.25	<0.34	<0.57	<0.54	<0.50	<0.56	850	85
cis-1,2-Dichloroethene	<0.28	<1	<0.53	<0.53	<0.50	<0.68	<0.25	<1	<0.53	<0.57	<0.50	<0.68	70	7
Ethylbenzene	<0.32	<0.12	<0.49	<0.49	<0.50	<0.38	<0.25	<0.12	<0.49	<0.49	<0.50	<0.38	700	140
Isopropylbenzene	<0.26	<0.15	<0.46	<0.46	<0.25	<0.48	<0.25	<0.15	<0.46	<0.46	<0.25	<0.48	---	---
p-Isopropyltoluene	<0.24	<0.2	<0.39	<0.39	<0.25	<0.35	<0.25	<0.2	<0.39	<0.39	<0.25	<0.35	---	---
Methylene Chloride	<0.36	<0.35	<0.6	<0.6	<1.0	<0.69	<0.25	<0.35	<0.6	<0.6	<1.0	<0.69	5	0.5
Naphthalene	<0.35	<0.68	<1.4	<1.4	<0.25	<1.8	<0.25	<0.68	<1.4	<1.4	<0.25	<1.8	40	8
n-Propylbenzene	<0.76	<0.18	<0.34	<0.34	<0.50	<0.38	<0.25	<0.18	<0.34	<0.34	<0.50	<0.38	---	---
Tetrachloroethene	<0.43	<0.25	<0.49	<0.49	<0.50	<0.52	<0.25	<0.25	<0.49	<0.49	<0.50	<0.52	5	0.5
Toluene	<0.27	<0.22	<0.63	<0.63	<0.25	<0.46	<0.10	<0.22	<0.63	<0.63	<0.25	<0.46	1,000	200
1,1,1-Trichloroethane	<0.30	<0.29	<0.57	<0.57	<0.50	<0.5	<0.25	<0.29	<0.57	<0.57	<0.50	<0.5	200	40
Trichloroethene	<0.37	<0.36	<0.73	<0.73	<0.25	<0.44	<0.25	<0.36	<0.73	<0.73	<0.25	<0.44	5	0.5
Trimethylbenzenes	<0.49	<0.50	<1.14	<1.14	<0.50	<1.57	<0.20	<0.50	<1.14	<1.14	<0.50	<1.57	480	96
Vinyl Chloride	<0.20	<0.23	<0.12	<0.12	<0.25	<0.2	<0.25	<0.23	<0.12	<0.12	<0.25	<0.2	0.2	0.02
Xylenes	<0.67	<0.74	<0.46	<0.46	<0.50	<0.99	<0.50	<0.74	<0.46	<0.46	<0.50	<0.99	10,000	100
PAHs (µg/l)														
Acenaphthene	<0.47	<0.28	<0.053	<0.053	<0.58	0.015 J	---	<0.28	<0.053	<0.053	<0.60	<0.015	---	---
Acenaphthylene	<0.41	<0.32	<0.16	<0.16	<0.25	<0.016	---	<0.32	<0.16	<0.16	<0.26	<0.016	---	---
Anthracene	<0.021	<0.042	<0.024	<0.024	<0.034	<0.013	---	<0.042	<0.024	<0.024	<0.035	<0.013	3,000	600
Benzo(a)anthracene	0.017	<0.24	0.44	<0.03	<0.056	0.178	---	<0.24	<0.03	<0.03	<0.058	<0.015	---	---
Benzo(a)pyrene	**0.031**	<0.028	1.1	0.77	<0.033	<0.013	---	<0.028	<0.022	0.59	<0.034	<0.015	0.2	0.02
Benzo(b)fluoranthene	<0.015	<0.12	1.2	0.38	<0.053	<0.013	---	<0.12	<0.036	0.75	<0.055	<0.015	0.2	0.02
Benzo(g,h,i)perylene	0.022	<0.078	0.56	0.43	<0.096	0.66	---	<0.078	<0.087	<0.087	<0.10	0.015 J	---	---
Benzo(k)fluoranthene	<0.0090	<0.24	0.39	0.15 Q	<0.045	0.33	---	<0.24	<0.067	0.14 Q	<0.047	<0.023	---	---
Chrysene	0.018	<0.13	0.92	<0.022	<0.049	0.067	---	<0.13	<0.022	**0.14 Q**	<0.051	<0.015	2	0.2
Dibenzo(a,h)anthracene	<0.020	<0.14	<0.036	0.08 Q	<0.064	0.134	---	<0.14	<0.036	<0.036	<0.067	<0.015	---	---
Fluoranthrene	0.047	<0.14	1.6	<0.053	<0.024	1.84	---	<0.14	<0.053	<0.053	<0.025	0.037 J	400	80
Fluorene	<0.058	<0.14	<0.036	0.08 Q	<0.064	<0.019	---	<0.24	<0.025	0.36	<0.067	<0.019	400	80
Indeno(1,2,3-cd)pyrene	0.049	<0.17	<0.03	0.48	<0.031	0.50	---	<0.17	<0.03	<0.03	<0.032	<0.014	---	---
1-Methyl Naphthalene	<0.36	<0.17	<0.095	<0.095	<0.44	0.019 J	---	<0.17	<0.095	1.5	<0.46	<0.018	---	---
2-Methyl Naphthalene	<0.36	<0.15	<0.096	<0.096	<0.30	<0.021	---	<0.15	<0.096	1.4	<0.31	<0.021	---	---
Naphthalene	<0.42	<0.12	<0.067	<0.067	<0.26	0.020 J	---	<0.12	<0.067	0.51	<0.27	<0.018	40	8
Phenanthrene	<0.046	<0.096	0.80	0.30	<0.020	0.57	---	<0.096	<0.036	1.1	<0.021	<0.017	---	---
Pyrene	0.041	0.12 Q	1.1	<0.13	<0.040	1.11	---	<0.068	<0.13	<0.13	<0.042	0.027 J	250	50

Notes:

Bold concentrations exceed NR 140 PAL
Boxed concentrations exceed NR 140 ES
--- - not analyzed, not applicable or no standard established
ES - enforcement standard
PAHs - polynuclear aromatic hydrocarbons
PAL - preventive action limit
Q - the result between the limit of detection and limit of quantitation
µg/l - micrograms per kilogram
VOCs - volatile organic compounds

TABLE 4

SUMMARY OF SOIL EXCAVATION BOUNDARY SAMPLE ANALYTICAL RESULTS

REMEDIAL ACTION

PICK HEATERS, INC.
730 South Indiana Avenue
West Bend, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION					NR 720.09
	FLOOR 6'	WEST WALL 3'	NORTH WALL 3'	SOUTH WALL 6'	EAST WALL 6'	TABLE 1
Date Collected	10/17/01	10/17/01	10/17/01	10/17/01	10/17/01	---
Depth (feet bgs)	6	3	3	6	6	---
PID (i.u.)	<1	<1	<1	<1	<1	---
DRO (mg/kg)	29,200	10,300	17,300	6,650	4,570	100
Detected VOCs (µg/kg)						
sec-Butylbenzene	3,780	7,370	10,100	3,750	9,030	5.5
Ethylbenzene	816	<1,340	<2,880	<605	<1,410	2,900
Isopropylbenzene	2,070	3,460	5,520	1,080	4,810	1,500
p-Isopropyltoluene	6,580	12,300	13,800	6,290	12,900	---
Naphthalene	5,240	7,810	10,100	2,900	10,400	---
n-Propylbenzene	5,240	7,700	12,700	2,660	11,000	---
Total Trimethylbenzenes	54,800	106,000	153,100	56,800	139,300	---
Total Xylenes	**8,890**	**15,600**	**18,400**	3,140	**19,900**	4,100

Notes:

--- - not analyzed or no standard established
Bold concentrations exceed NR 720.09 Table 1 values
bgs - below ground surface
DRO - diesel range organics
i.u - instrument units
mg/kg - milligrams per kilogram
µg/kg - milligrams per kilogram
PID - photoionization detector
VOCs - volatile organic compounds