

GIS REGISTRY

Cover Sheet

August 2011
(RR-5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- | | |
|--|--|
| <input type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCL or **SSRCL (232) |
| <input type="checkbox"/> Contamination in ROW | <input checked="" type="checkbox"/> Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |
| <i>(note: for list of off-source properties
see "Impacted Off-Source Property" form)</i> | <i>(note: for list of off-source properties
see "Impacted Off-Source Property" form)</i> |

Land Use Controls:

- | | |
|---|---|
| <input type="checkbox"/> N/A (Not Applicable) | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <i>(note: maintenance plan for
groundwater or direct contact)</i> |
| <i>(note: soil contamination concentrations
between non-industrial and industrial levels)</i> | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Maintain Liability Exemption (230) |
| <input type="checkbox"/> Site Specific Condition (228) | <i>(note: local government unit or economic
development corporation was directed to
take a response action)</i> |

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

- Yes No N/A

** Residual Contaminant Level
** Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-52-107113 (No Dashes) PARCEL ID #: 276 000003056001

ACTIVITY NAME: GOLDEN BOOKS PUBLISHING COMPANY INC WTM COORDINATES: X: 700424 Y: 253204

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter
- Maintenance Plan (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter
- Certificate of Completion (COC) (for VPLE sites)

SOURCE LEGAL DOCUMENTS

Deed: The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: Title:

Signed Statement: A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

Location Map: A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.

Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.

Figure #: 1 Title: SITE LOCATION MAP

Detailed Site Map: A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 4 Title: SOIL CONTAMINATION CONTOUR MAP

Soil Contamination Contour Map: For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 4 Title: SOIL CONTAMINATION CONTOUR MAP

BRRTS #: 03-52-107113

ACTIVITY NAME: GOLDEN BOOKS PUBLISHING COMPANY INC

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 4 Title: GEOLOGIC CROSS SECTION LOCATION MAP

Figure #: 5,6 Title: GEOLOGIC CROSS SECTION A-A'; B-B'

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 7 Title: GROUNDWATER CONTOUR MAP 4/24/1998

Figure #: 3B Title: GROUNDWATER FLOW MAP 6/9/2011

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 2 Title: SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 3 Title: SUMMARY OF GROUNDWATER DEPTHS AND ELEVATIONS

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-52-107113

ACTIVITY NAME: GOLDEN BOOKS PUBLISHING COMPANY INC

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1



STATE OF WISCONSIN
Department of Safety and Professional Services

Mail to:
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: (608) 267-2416
Fax: (608) 267-1381
Email: dspd@wisconsin.gov
Web: <http://dspd.wi.gov>

Governor Scott Walker

Secretary Dave Ross

November 8, 2011

Mr. Anthony Mattson
Mound Avenue Associates, LLC
1220 Mound Ave
Racine, WI 53404

RE: **Final Closure**

PECFA # 53404-3365-20-A DNR BRRTS # 03-52-107113
Golden Books Publishing Company Inc, 1220 Mound Ave, Racine

Dear Mr. Mattson:

The Wisconsin Department of Safety and Professional Services (DPS) have reviewed the request for case closure prepared by your consultant, Key Engineering Group Ltd - Environmental/civil, for the site referenced above. DPS has determined that this site does not pose a significant threat to human health or the environment. No further investigation or remedial action is necessary.

This case is now listed as "closed" on the DPS database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. To review sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA 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 (608) 261-8509.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Alles".

Andrew Alles,
Hydrogeologist
Site Review Section

cc: Mr. Mitchell Banach, Key Engineering Group Ltd - Environmental/civil
Case File

DOCUMENT #
1746122

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

Document Number

This Deed, made between Two Hundred Year, L.L.C.

Grantor,
and Mound Avenue Associates, LLC

Grantee
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Racine County, State of Wisconsin (the "Property")

see attached legale

REGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED
2008 OCT 17 PM 4:12
MARK A. LADD
REGISTER OF DEEDS

VOL 3001
PAGE 419-421

Recording Area 14

Name and Return Address

Landmark Title

03056001, 03142000, 02938000

Special Identification Number (PIN)

This is not homestead property.
(is) (is not)

WI REAL ESTATE
TRANSFER FEE

\$ 10950.00

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utilities and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 16th day of October, 2000

Two Hundred Year, L.L.C.:
Joseph N. Van Bree (SEAL)
- Joseph N. Van Bree, Managing Member

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

ACKNOWLEDGMENT

State of Wisconsin,

Racine County, ss.

Personally came before me this 16th day of October, 2000, the above named Joseph N. Van Bree

_____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

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

THIS INSTRUMENT WAS DRAFTED BY

Atty. Robert J. Klugelman
917 Main St Racine, WI 53403
State Bar No. 1027946

(Signatures may be authenticated or acknowledged. Both are not necessary)

Mary E. Lee
Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: 1-11-2004)

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Exhibit "A"

LEGAL DESCRIPTION

PARCEL I: That part of Sage's Addition, a recorded plat in the Southwest 1/4 of Section 9 and the Southeast 1/4 of Section 8, Township 3 North, Range 23 East, bounded as follows: Begin at the point of intersection of the South line of Liberty Street with the West line of said Section 9 located South 02° 01' 41" East 1076.40 feet from the Northwest corner of the Southwest 1/4 of said Section 9; run thence North 88° 06' 49" East 156.87 feet on the South line of Liberty Street; thence North 87° 49' 49" East 233.93 feet on the South line of Liberty Street; thence North 88° 04' 00" East 20.02 feet on the South line of Liberty Street; thence South 01° 56' 00" East 72.00 feet; thence North 88° 04' 00" East 40.00 feet; thence South 01° 56' 00" East 18.00 feet; thence North 88° 04' 00" East 70.00 feet; thence South 01° 56' 00" East 3.00 feet; thence North 88° 04' 00" East 43.00 feet; thence South 01° 56' 00" East 42.93 feet; thence North 70° 19' 45" East 22.94 feet; thence North 54° 17' 49" West 4.00 feet; thence North 71° 17' 18" East 81.16 feet; thence South 54° 17' 49" East 130.77 feet to the Northwesterly line of Mound Avenue; thence South 35° 42' 11" West 333.18 feet on the Northwesterly line of Mound Avenue to the Northerly line of Bank Street; thence North 54° 13' 01" West 205.00 feet on the Northerly line of Bank Street; thence South 35° 42' 11" West 40.00 feet to the Southerly line of Bank Street; thence South 54° 13' 01" East 205.00 feet on the Southerly line of Bank Street to the Northwesterly line of Mound Avenue; thence South 35° 42' 11" West 637.28 feet on the Northwesterly line of Mound Avenue; thence North 54° 17' 49" West 183.45 feet to the West line of said Section 9; thence South 02° 01' 41" East 1.53 feet on the West line of said Section 9; thence North 54° 27' 41" West 113.01 feet; thence North 03° 16' 44" East 85.62 feet; thence North 01° 59' 04" East 46.47 feet; thence North 06° 04' 13" East 23.77 feet to a point of curvature of a curve of Westerly convexity whose radius is 228.45 feet and whose chord bears North 01° 41' 52" East 35.33 feet; thence Northerly on the arc of said curve 35.37 feet; thence North 11° 54' 18" East 2.03 feet; thence North 76° 18' 20" West 18.39 feet; thence North 00° 31' 42" East 184.33 feet; thence North 01° 57' 10" West 421.59 feet to the South line of Liberty Street; thence North 88° 06' 49" East 81.20 feet on the South line of Liberty Street to the point of beginning. ALSO: all of Section 8, Township 3 North, Range 23 East, described as follows: Commence at a point on the South line of Liberty Street and the East line of Section 8, located South 02° 01' 41" East 1076.40 feet from the East 1/4 corner of said Section 8; run thence South 88° 06' 49" West 81.20 feet to a 3/4-inch diameter rebar rod and the point of beginning of this description; run thence South 01° 57' 10" East 421.59 feet to a 3/4-inch diameter rebar rod; thence South 00° 31' 42" West 184.33 feet to a chiseled "L"; thence South 76° 18' 20" East 18.39 feet to a PK Nail; thence South 11° 54' 18" West 2.03 feet to a 3/4-inch diameter rebar rod and a point on a curve to the left of Westerly convexity whose radius is 228.45 feet and whose chord bears South 01° 41' 52" West 35.33 feet; thence Southerly 35.37 feet along the arc of said curve to a 3/4-inch diameter rebar rod; thence South 06° 04' 13" West 23.77 feet to a 3/4-inch diameter rebar rod; thence South 01° 59' 04" West 46.47 feet to a 3/4-inch diameter rebar rod; thence South 03° 16' 44" West 85.62 feet to a 3/4-inch diameter rebar rod; thence South 54° 27' 41" East 5.51 feet to a 3/4-inch diameter rebar rod; thence South 03° 44' 16" West 51.87 feet to a 3/4-inch diameter rebar rod; thence South 88° 06' 49" West 67.28 feet to a 3/4-inch diameter rebar rod; thence North 11° 55' 39" West 363.66 feet to a 3/4-inch diameter rebar rod; thence North 88° 06' 49" East 97.14 feet to a 3/4-inch diameter rebar rod; thence North 02° 21' 00" West 500.00 feet to a 3/4-inch diameter rebar rod and the South line of Liberty Street; thence North 88° 06' 49" East 44.69 feet along said South line to the point of beginning. Said land being in the City of Racine, Racine County, Wisconsin.

The following is for informational purposes only:

Address: 1220 Mound Avenue

Tax Key No. 03056001

continued

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PARCEL II: That part of Sage's Addition, a recorded plat in the Southwest 1/4 of Section 9, Township 3 North, Range 23 East, bounded as follows: Commences at the point of intersection of the Southeasterly line of Mound Avenue with the West line of said Section 9 located South 02° 01' 41" East 2344.48 feet from the West 1/4 corner of said Section 9; run thence North 35° 42' 11" East 517.31 feet on the Southeasterly line of Mound Avenue to the point of beginning of this description; run thence North 35° 42' 11" East 637.00 feet more or less; thence South 54° 17' 49" East 123.6 feet, more or less, to the Westerly shore of Root River; thence Southwesterly on the Westerly shore of Root River 657 feet; more or less, to a point located South 54° 17' 49" East from the point of beginning; run thence North 54° 17' 49" West 133.3 feet, more or less, to the point of beginning. ALSO That part of Block 37, Sage's Addition, according to the recorded plat thereof, bounded as follows: Commencing at a point that is 152 feet (517.31 feet Northeasterly along the East line of Mound Avenue from the point of intersection of the Southeasterly line of Mound Avenue and the West line of said Section 9) Southwesterly of the most Northerly corner of said Block 37; thence South 54° 17' 49" East 103.26 feet to the point of beginning of the property to be described; thence North 17° 19' 45" East 3.57 feet; thence South 72° 40' 15" East 15.00 feet; thence South 17° 19' 45" West 9.31 feet; thence South 69° 06' 53" East 14.49 feet; thence South 35° 42' 11" West 2.07 feet; thence North 69° 06' 53" West 13.34 feet; thence South 17° 19' 45" West 8.69 feet; thence North 72° 40' 15" West 15.00 feet; thence North 17° 19' 45" East 16.43 feet to the point of beginning. Said land being in the City of Racine, Racine County, Wisconsin.

The following is for informational purposes only:
Address: 1231 Mound Avenue
Tax Key No. 03142000

PARCEL III: Lot 10, Block 30, Jonathan Hurlbut's Subdivision of Blocks 29 and 30, Sage's Addition, according to the recorded plat thereof. EXCEPTING THEREFROM that part conveyed to the City of Racine in Volume 2436 of Records, Page 989, as Document No. 1496243, and described as follows: Begin at the Southeast corner of said Lot 10; run thence Westerly along the South line of said Lot 10, a distance of 30 feet to a point of curvature of a curve of Southeasterly convexity whose radius is 30 feet; thence Northeasterly 47.12 feet along the arc of said curve to a point on the East line of said Lot 10 which is 30 feet Northerly of the point of beginning; thence Southerly along said East line 30 feet to the point of beginning. Said land being in the City of Racine, Racine County, Wisconsin.

The following is for informational purposes only:
Address: 804 Silver Street
Tax Key No. 02938000

Reference: *Geographic Information System Registry*
Golden Books Publishing Site
Former Diesel Fuel & Gasoline UST Area
1220 Mound Avenue
Racine, Wisconsin 53404
BRRTS #: 03-52-107113

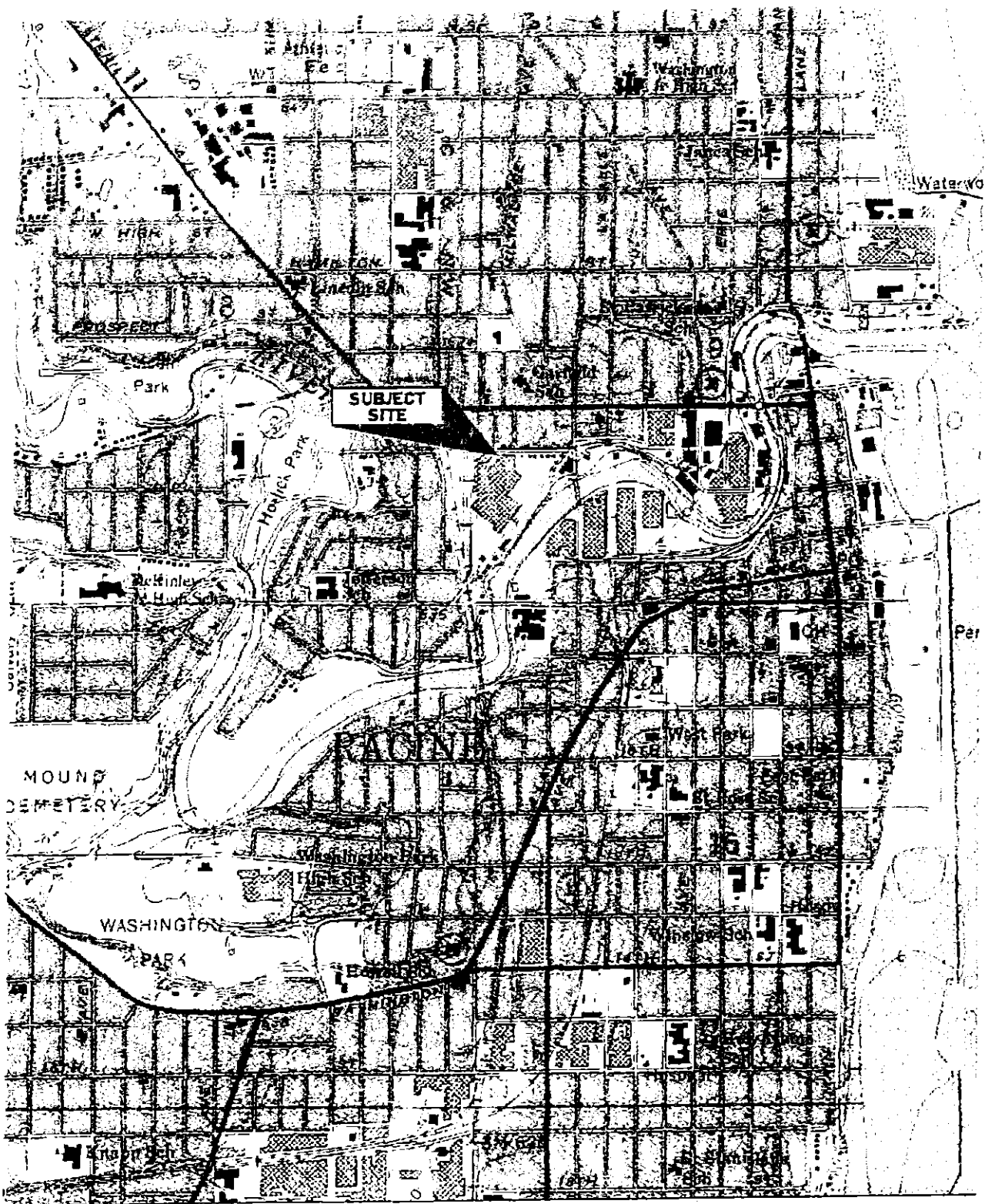
To Whom it May Concern:

I, Anthony Mattson of Mound Avenue Associates, LLC, do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above referenced 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 property deed for the above referenced property.

Signed: AT Mattson Date: 10-19-11
By: Anthony Mattson
Mound Avenue Associates, LLC (Property Owner)

To Whom it May Concern:
I, Anthony Mattson of Mound Avenue Associates, LLC, do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above referenced 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 property deed for the above referenced property.
Signed: AT Mattson Date: 10-19-11
By: Anthony Mattson
Mound Avenue Associates, LLC (Property Owner)



SOURCE:
 USGS TOPOGRAPHIC MAP
 RACINE SOUTH, WISCONSIN, 1976

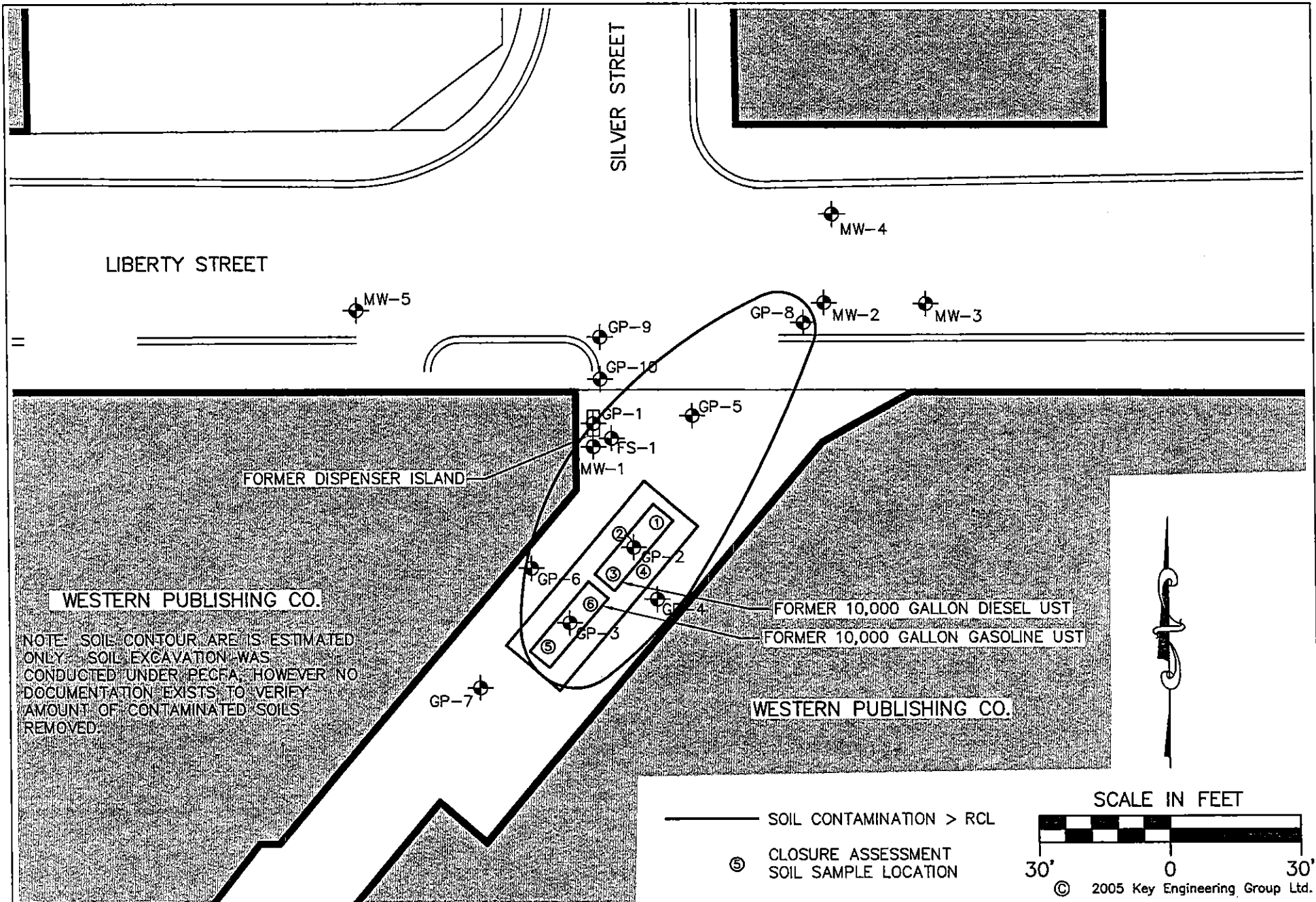


0 ————— 0.5 Mi
 0 ————— 2000 Ft

FIGURE 1
 SITE LOCATION MAP
 FORMER GOLDEN BOOKS
 1220 MOUND AVENUE
 RACINE, WISCONSIN

DESIGNED BY MCB	DATE 9/2/11
DRAWN BY MCB	PROJECT 1501068.1
APPROVED BY	SHEET NO.
MCB	1





NOTE: SOIL CONTOUR ARE IS ESTIMATED ONLY. SOIL EXCAVATION WAS CONDUCTED UNDER RCRA, HOWEVER NO DOCUMENTATION EXISTS TO VERIFY AMOUNT OF CONTAMINATED SOILS REMOVED.

DESIGNED BY MCB	DATE 10/14/2011
DRAWN BY SAO	PROJECT 1508001.1
APPROVED BY MCB	SHEET NO. 1
CADFILE XREF LMAN	

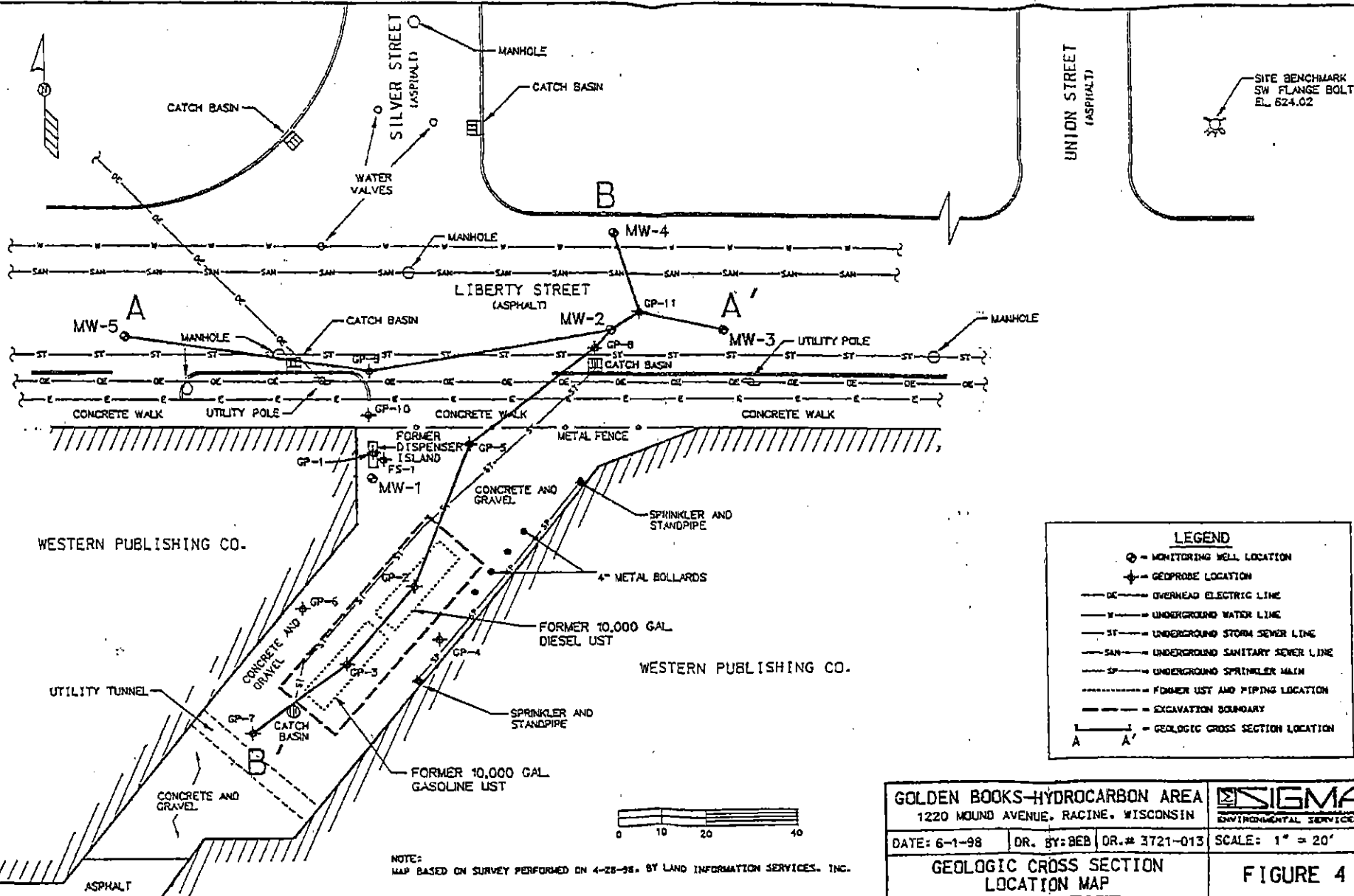
FIGURE 4
SOIL CONTAMINATION CONTOUR MAP (SEE NOTE)
GOLDEN BOOKS
1220 MOUND AVENUE
RACINE, WI

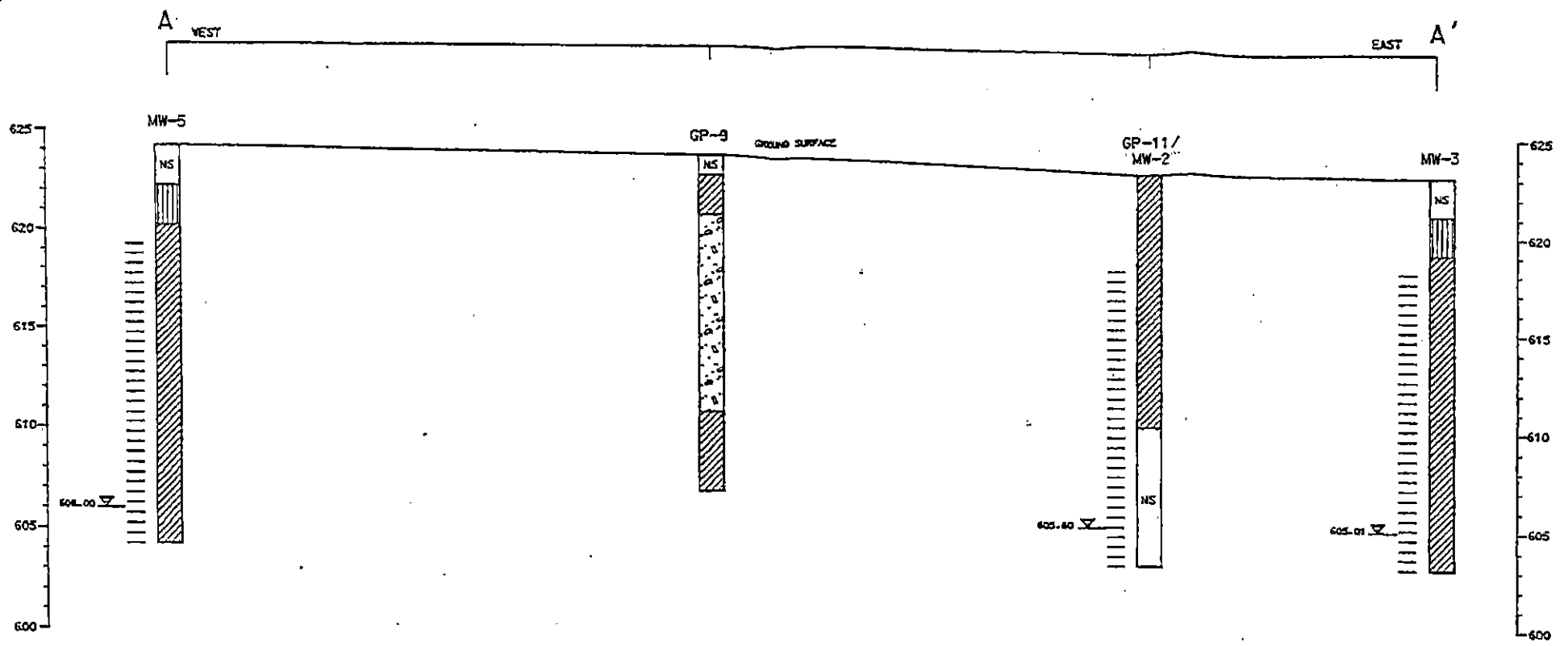
SCALE IN FEET

© 2005 Key Engineering Group Ltd.

KEY
ENGINEERING
GROUP LTD.

755 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8509 (tel) - 414.224.8380 (fax)





ELEVATION RELATIVE TO SITE BENCHMARK (IN FEET)

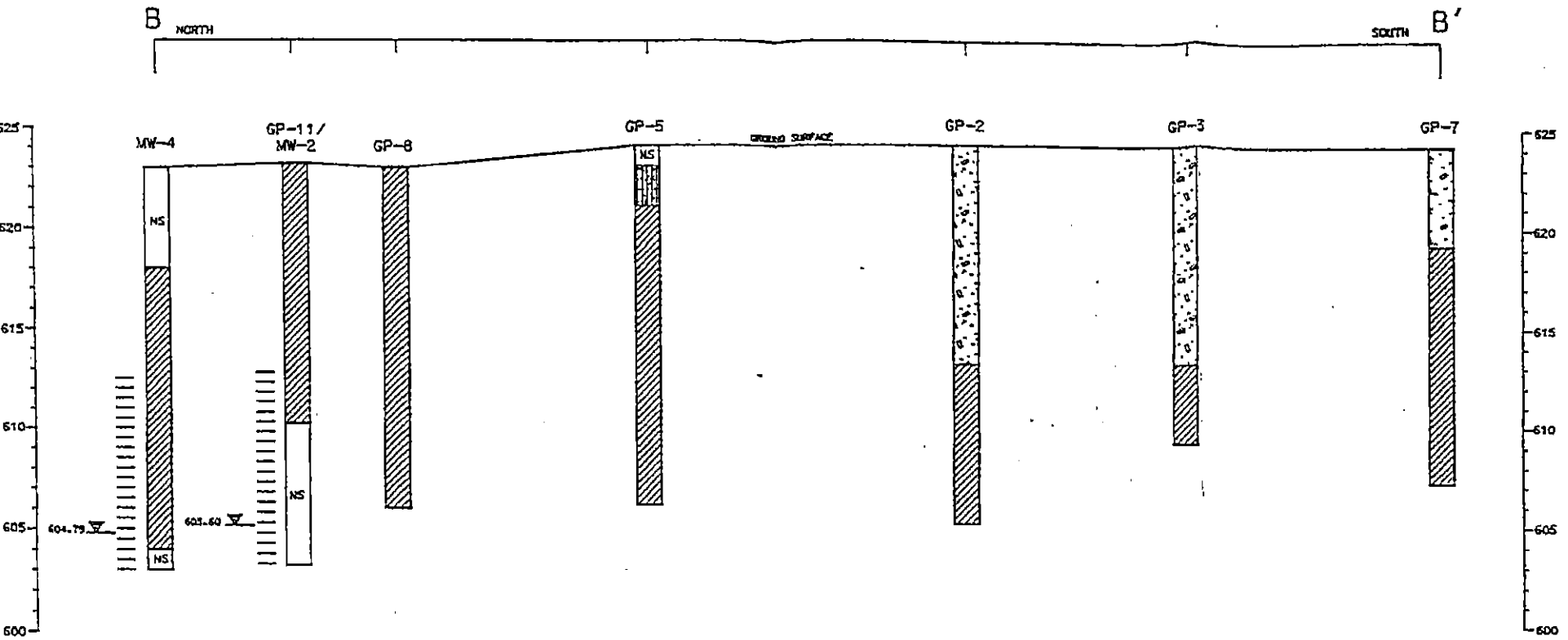
ELEVATION RELATIVE TO SITE BENCHMARK (IN FEET)

LEGEND	
	= WATER ELEVATION
	= WELL SCREEN INTERVAL
NS	= NOT SAMPLED
	= BACKFILL

USCS SYMBOLS	
	ML - INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY.
	CL - INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SAND CLAYS, SILTY CLAYS, LEAN CLAYS.

NOTES:
HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'

GOLDEN BOOKS-HYDROCARBON AREA 1220 MOUND AVENUE, RACINE WISCONSIN			 ENVIRONMENTAL SERVICES INC.
DATE: 6-1-98	DR. BY: BEB	DR. # 3721-011	
GEOLOGIC CROSS SECTION A - A'			FIGURE 5



ELEVATION RELATIVE TO SITE BENCHMARK (IN FEET)

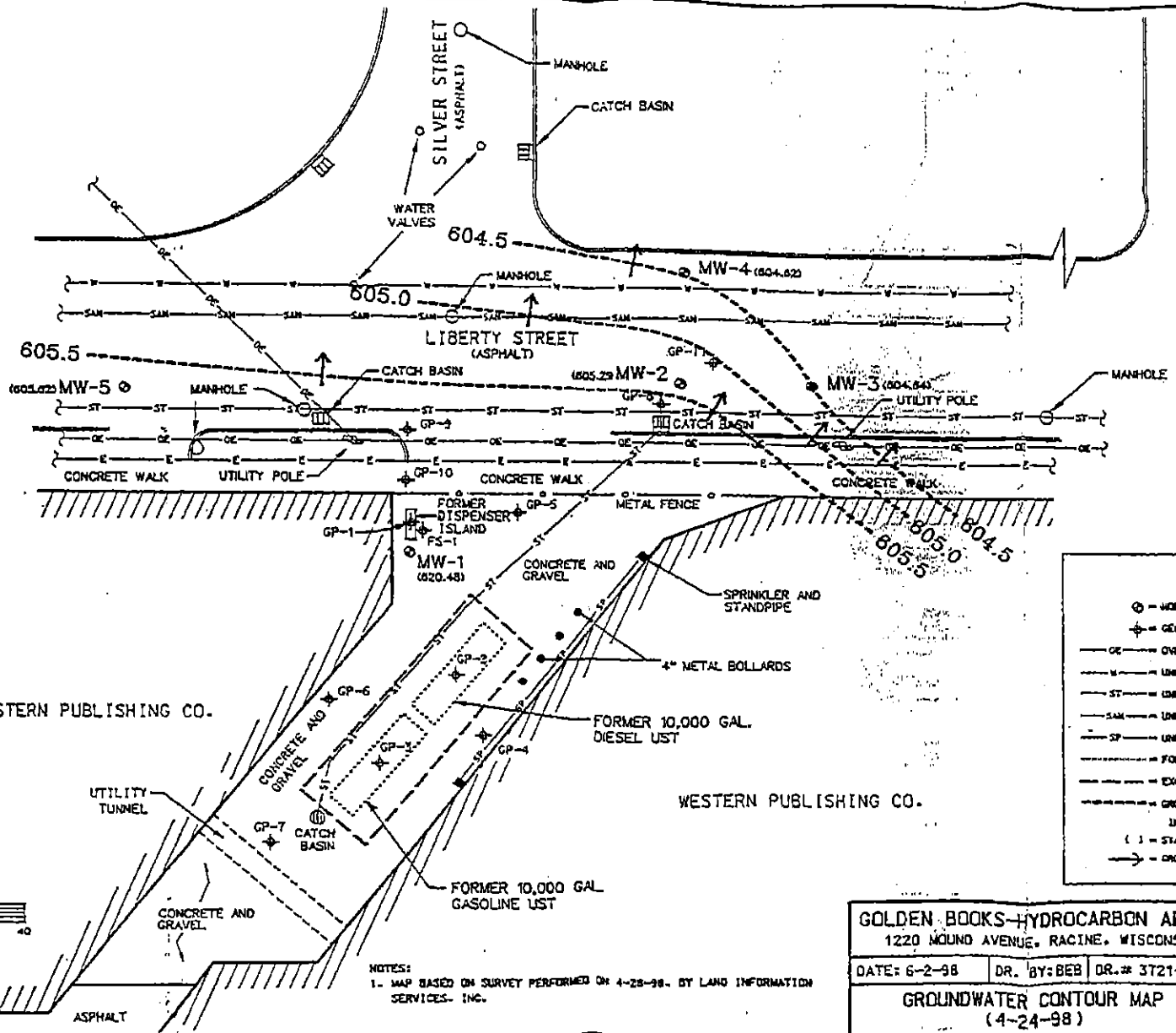
ELEVATION RELATIVE TO SITE BENCHMARK (IN FEET)

LEGEND	
	= WATER ELEVATION
	= WELL SCREEN INTERVAL
NS	= NOT SAMPLED
	= CASING

USCS SYMBOLS	
	SM - SILTY SANDS, SAND-SILT MIXTURES.
	CL - INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SAND CLAYS, SILTY CLAYS, LEAM CLAYS.

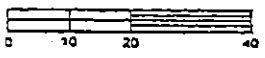
NOTES:
HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'

GOLDEN BOOKS-HYDROCARBON AREA 1220 MOUND AVENUE, RACINE WISCONSIN			
DATE: 6-1-98	DR. BY: BEB	DR.# 3T21-010	ENVIRONMENTAL SERVICES INC.
GEOLOGIC CROSS SECTION B - B'			SCALE: SEE NOTES
			FIGURE 6



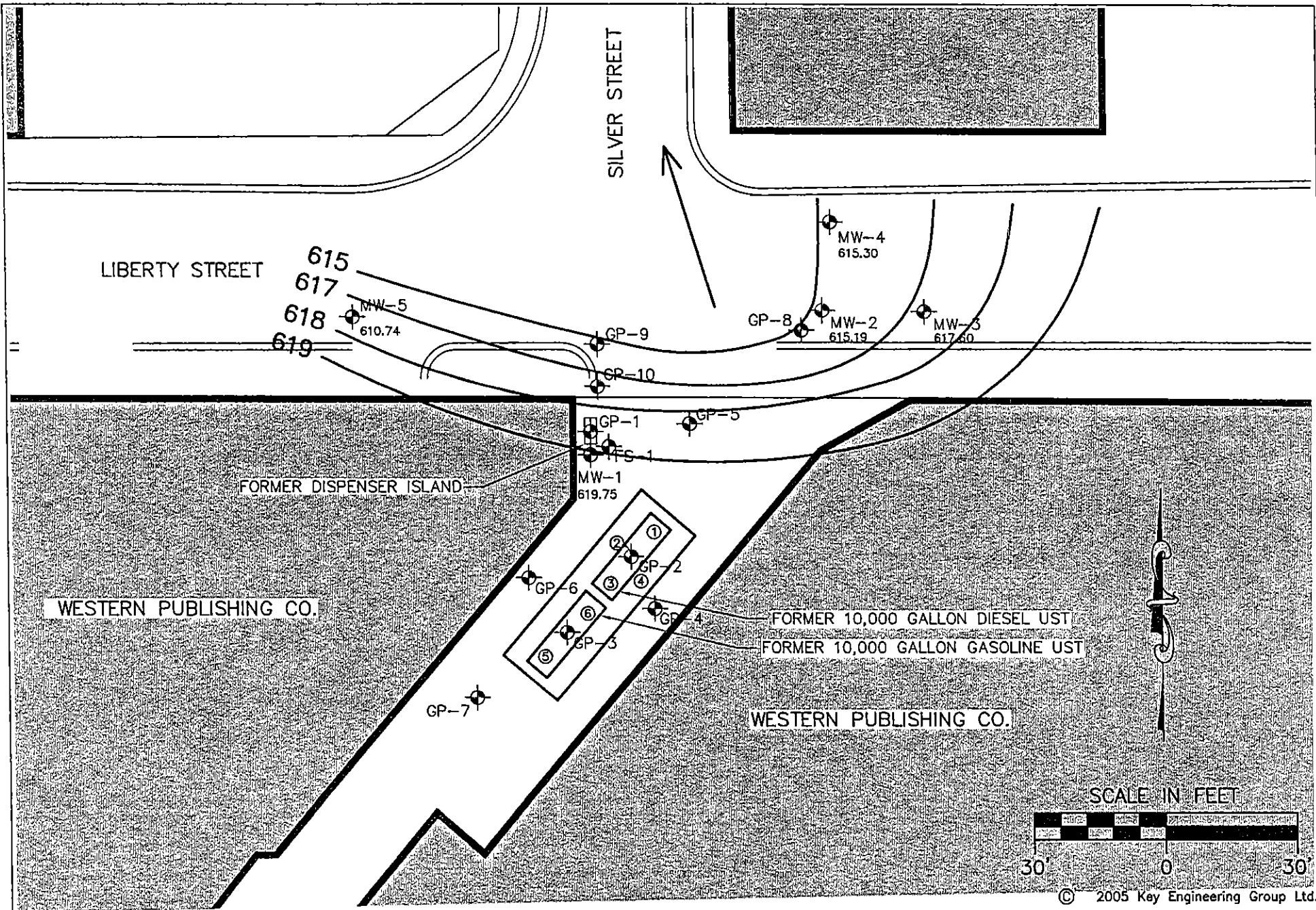
LEGEND

- ⊙ - MONITORING WELL LOCATION
- ⊕ - GEOPROBE LOCATION
- OVERHEAD ELECTRIC LINE
- UNDERGROUND WATER LINE
- ST— UNDERGROUND STORM SEWER LINE
- SAN— UNDERGROUND SANITARY SEWER LINE
- SP— UNDERGROUND SPRINKLER MAIN
- FORMER UST AND PIPING LOCATION
- - - - - EXCAVATION BOUNDARY
- - - - - GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = .5'
- () - STATIC GROUNDWATER LEVEL (4-24-98)
- - GROUNDWATER FLOW DIRECTION



NOTES:
 1. MAP BASED ON SURVEY PERFORMED ON 4-28-98, BY LAND INFORMATION SERVICES, INC.

GOLDEN BOOKS-HYDROCARBON AREA 1220 MOUND AVENUE, RACINE, WISCONSIN		SIGMA ENVIRONMENTAL SERVICES, INC.	
DATE: 6-2-98	DR. BY: BEB	DR.# 3721-016	SCALE: 1" = 20'
GROUNDWATER CONTOUR MAP (4-24-98)			FIGURE 7



© 2005 Key Engineering Group Ltd.

DESIGNED BY MCB	DATE 10/14/2011
DRAWN BY SAO	PROJECT 1508001.1
APPROVED BY MCB	SHEET NO. 1
CADFILE XREF LMAN	

FIGURE 3A
GROUNDWATER FLOW MAP 3/29/2011
GOLDEN BOOKS
1220 MOUND AVENUE
RACINE, WI

KEY
ENGINEERING
GROUP LTD.

735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8310 (fax)

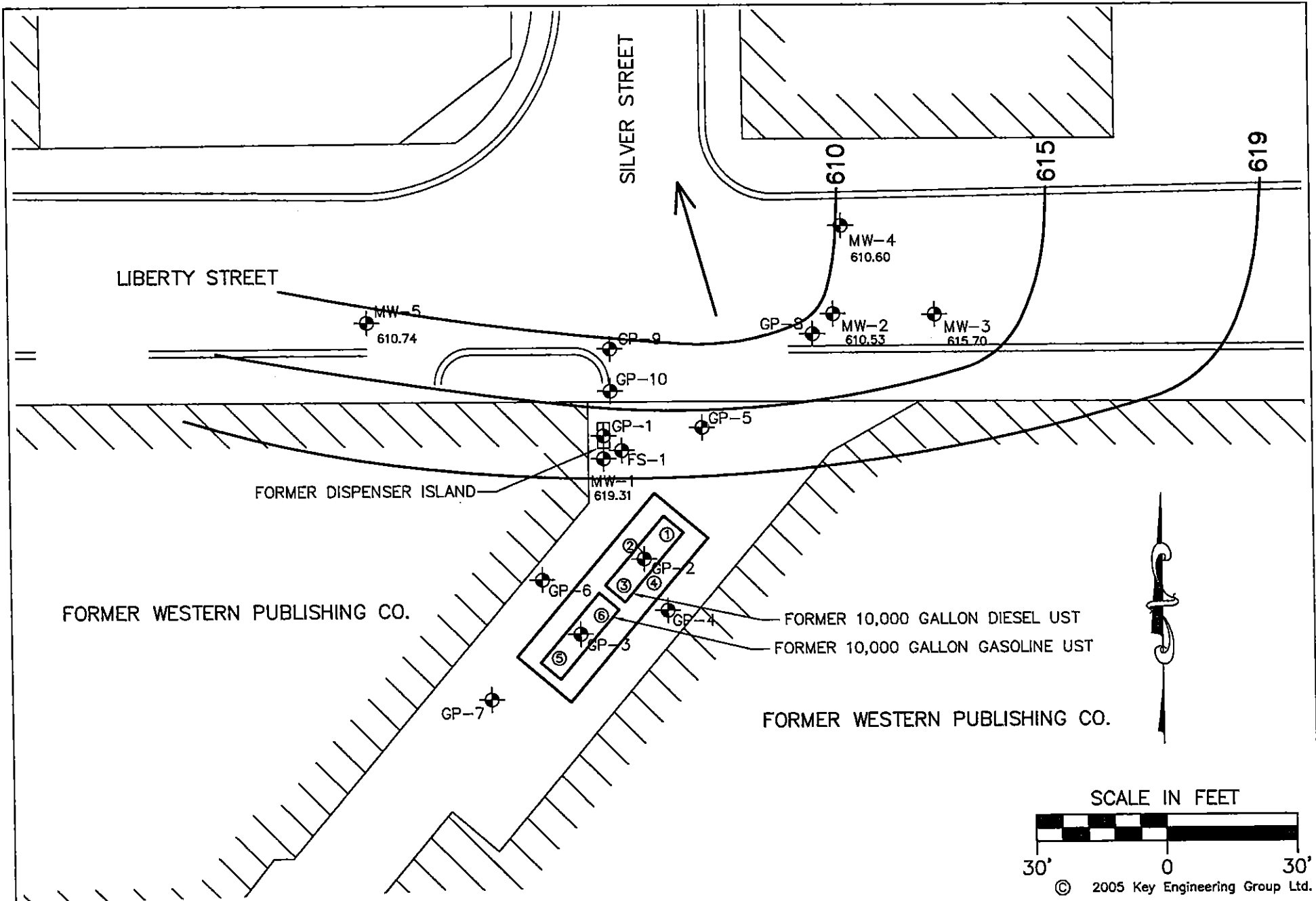
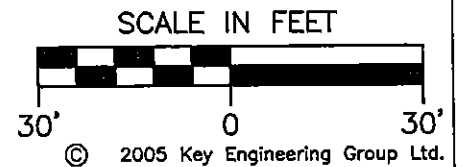


FIGURE 3B
 GROUNDWATER FLOW MAP 6/9/2011
 GOLDEN BOOKS
 1220 MOUND AVENUE
 RACINE, WI

DESIGNED BY MCB	DATE 10/14/2011
DRAWN BY SAO	PROJECT 1508001.1
APPROVED BY MCB	SHEET NO. 1
CADFILE XREF LMAN	



KEY
 ENGINEERING
 GROUP LTD.

725 NORTH WATER STREET, SUITE 510
 MILWAUKEE, WI 53203
 414.224.8700 (MO) - 414.224.8383 (FAX)

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER GOLDEN BOOKS
1220 Mound Avenue
Racine, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION						NR 720.09 (Table 1)	NR 720.11 (Table 2)		NR 746 (Petroleum UST only)		WDNR PAH INTERIM GUIDANCE (1)		
	GP-1	GP-2	GP-3	GP-4	GP-5	GP-6	PROTECTION OF GROUNDWATER	DIRECT CONTACT NON-INDUSTRIAL	DIRECT CONTACT INDUSTRIAL	TABLE 1 PETROLEUM IN PORES	TABLE 2 DIRECT CONTACT	DIRECT CONTACT (INDUSTRIAL)	DIRECT CONTACT (NON-INDUSTRIAL)	GROUNDWATER PATHWAY
Date Collected	6/3/97	6/3/97	6/3/97	6/3/97	6/3/97	6/3/97	---	---	---	---	---	---	---	---
Depth (feet bgs)	1-3	11-13	11-13	11-13	3-5	13-15	---	---	---	---	---	---	---	---
GRO (mg/kg)	500	<10	<10	<10	48	<10	100 / 250	---	---	---	---	---	---	---
DRO (mg/kg)	1,200	<10	<10	<10	27	<10	100 / 250	---	---	---	---	---	---	---
Total Lead (mg/kg)	840	15	12	13	18	14	---	50	500	---	---	---	---	---
Detected VOCs (µg/kg)														
Benzene	4,400	71	<25	<25	<25	<25	5.5	---	---	8,500	1,100	---	---	---
Ethylbenzene	4,800	<25	<25	<25	<25	<25	2,900	---	---	4,600	---	---	---	---
Methyl tert-butyl Ether	<25	<25	<25	<25	<25	<25	---	---	---	---	---	---	---	---
Toluene	6,600	170	<25	<25	<25	<25	1,500	---	---	38,000	---	---	---	---
1,2,4-Trimethylbenzene	20,000	<25	<25	<25	290	<25	---	---	---	83,000	---	---	---	---
1,3,5-Trimethylbenzene	8,400	<25	<25	<25	170	<25	---	---	---	11,000	---	---	---	---
Xylenes	30,000	85	<60	<60	190	<60	4,100	---	---	42,000	---	---	---	---
Detected PAHs (µg/kg)														
Acenaphthene	28,100	<27,000	<27,000	<27,000	<27,000	<27,000	---	---	---	---	---	60,000,000	900,000	38,000
Acenaphthylene	<24,000	<24,000	<24,000	<24,000	<24,000	<24,000	---	---	---	---	---	360,000	18,000	700
Anthracene	<17,000	<9,000	<9,000	<9,000	<9,000	<9,000	---	---	---	---	---	300,000,000	5,000,000	3,000,000
Benzo(a)anthracene	<25,000	<25,000	<25,000	<25,000	<25,000	<25,000	---	---	---	---	---	3,900	88	17,000
Benzo(a)pyrene	43,000	20,000	20,000	20,000	20,000	20,000	---	---	---	---	---	390	8.8	48,000
Benzo(b)fluoranthene	<33,000	<33,000	<33,000	<33,000	<33,000	<33,000	---	---	---	---	---	3,900	88	360,000
Benzo(k)fluoranthene	<9,000	<9,000	<9,000	<9,000	<9,000	<9,000	---	---	---	---	---	39,000	880	870,000
Benzo(g,h,i)perylene	<18,000	22,300	28,400	22,100	<18,000	<18,000	---	---	---	---	---	39,000	1,800	6,800,000
Chrysene	34,000	32,000	<24,000	40,000	<24,000	34,000	---	---	---	---	---	390,000	8,800	37,000
Dibenzof(a,h)anthracene	<27,000	<27,000	<27,000	<27,000	<27,000	<27,000	---	---	---	---	---	390	8.8	38,000
Fluoranthene	40,000	<22,000	<22,000	<22,000	<22,000	<22,000	---	---	---	---	---	40,000,000	600,000	500,000
Fluorene	229,000	27,000	<27,000	<27,000	<27,000	<27,000	---	---	---	---	---	40,000,000	600,000	100,000
Indeno(1,2,3-cd)pyrene	<22,000	<22,000	<22,000	<22,000	<22,000	<22,000	---	---	---	---	---	3,900	88	680,000
1-methyl naphthalene	1,790,000	<19,000	<19,000	<19,000	<19,000	<19,000	---	---	---	---	---	70,000,000	1,100,000	23,000
2-methyl naphthalene	3,200,000	<23,000	<23,000	<23,000	<23,000	<23,000	---	---	---	---	---	40,000,000	600,000	20,000
Naphthalene	3,900,000	<17,000	<17,000	<17,000	<17,000	<17,000	---	---	---	2,700	---	110,000	20,000	400
Phenanthrene	208,000	9,200	22,500	<9,000	<9,000	14,700	---	---	---	---	---	390,000	18,000	1,800
Pyrene	43,000	23,100	<17,000	<17,000	<17,000	21,700	---	---	---	---	---	30,000,000	500,000	8,700,000

Notes:

Bold concentrations exceed GRCLs for Direct Contact from 0 to 4 feet

Boxed concentrations exceed GRCLs for Protection of Groundwater

Italic concentrations exceed Industrial GRCLs

--- not analyzed or no standard established

(1) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).

bgs - below ground surface

DRO - diesel range organics

GRO - gasoline range organics

mg/kg - milligrams per kilogram

mg/l - milligrams per liter

PAHs - polynuclear aromatic hydrocarbons

Q - analyte detected between limit of detection and limit of quantitation

GRCL - generic residual contaminant level

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

ND - not detected

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER GOLDEN BOOKS
1220 Mound Avenue
Racine, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION						NR 720.09 (Table 1) PROTECTION OF GROUNDWATER	NR 720.11 (Table 2)		NR 746 (Petroleum UST only)		WDNR PAH INTERIM GUIDANCE (1)		
	GP-5		GP-6		GP-7			DIRECT CONTACT NON-INDUSTRIAL	DIRECT CONTACT INDUSTRIAL	TABLE 1 PETROLEUM IN PORES	TABLE 2 DIRECT CONTACT	DIRECT CONTACT (INDUSTRIAL)	(NON-INDUSTRIAL)	GROUNDWATER PATHWAY
Date Collected	6/3/97	6/3/97	6/3/97	6/3/97	6/3/97	6/3/97	---	---	---	---	---	---	---	---
Depth (feet bgs)	3-5	11-13	7-9	13-15	7-9	13-15	---	---	---	---	---	---	---	---
GRO (mg/kg)	110	<10	<10	<10	<10	<10	100 / 250	---	---	---	---	---	---	---
DRO (mg/kg)	57	<10	<10	<10	<10	<10	100 / 250	---	---	---	---	---	---	---
Total Lead (mg/kg)	16	11	10	10	11	10	---	50	500	---	---	---	---	---
Detected VOCs (µg/kg)														
Benzene	430	<25	<25	<25	<25	<25	5.5	---	---	8,500	1,100	---	---	---
Ethylbenzene	750	<25	<25	<25	<25	<25	2,900	---	---	4,600	---	---	---	---
Methyl tert-butyl Ether	<25	<25	<25	<25	<25	<25	---	---	---	---	---	---	---	---
Toluene	120	<25	<25	<25	<25	<25	1,500	---	---	38,000	---	---	---	---
1,2,4-Trimethylbenzene	2,000	36	<25	<25	<25	<25	---	---	---	83,000	---	---	---	---
1,3,5-Trimethylbenzene	730	<25	<25	<25	<25	<25	---	---	---	11,000	---	---	---	---
Xylenes	2,200	53	<60	<60	<50	<50	4,100	---	---	42,000	---	---	---	---
Detected PAHs (µg/kg)														
Acenaphthene	<27,000	<27,000	<27,000	<27,000	<27,000	<27,000	---	---	---	---	---	60,000,000	900,000	38,000
Acenaphthylene	<24,000	<24,000	<24,000	<24,000	<24,000	<24,000	---	---	---	---	---	360,000	18,000	700
Anthracene	9,400	<9,000	<9,000	<9,000	<9,000	<9,000	---	---	---	---	---	300,000,000	5,000,000	3,000,000
Benzo(a)anthracene	<25,000	<25,000	<25,000	<25,000	<25,000	<25,000	---	---	---	---	---	3,900	88	17,000
Benzo(a)pyrene	20,300	<20,000	<20,000	<20,000	<20,000	<20,000	---	---	---	---	---	390	8.8	48,000
Benzo(b)fluoranthene	<33,000	<33,000	<33,000	<33,000	<33,000	<33,000	---	---	---	---	---	3,900	88	360,000
Benzo(k)fluoranthene	<9,000	<9,000	<9,000	<9,000	<9,000	<9,000	---	---	---	---	---	39,000	880	870,000
Benzo(g,h,i)perylene	<18,000	<18,000	<18,000	23,100	<18,000	<18,000	---	---	---	---	---	39,000	1,800	6,800,000
Chrysene	<24,000	35,000	<24,000	29,200	<24,000	28,500	---	---	---	---	---	390,000	8,800	37,000
Dibenz(a,h)anthracene	<27,000	<27,000	<27,000	<27,000	<27,000	<27,000	---	---	---	---	---	390	8.8	38,000
Fluoranthene	<22,000	<22,000	<22,000	<22,000	<22,000	<22,000	---	---	---	---	---	40,000,000	600,000	500,000
Fluorene	34,000	<27,000	<27,000	<27,000	<27,000	<27,000	---	---	---	---	---	40,000,000	600,000	100,000
Indeno(1,2,3-cd)pyrene	<22,000	<22,000	<22,000	<22,000	<22,000	<22,000	---	---	---	---	---	3,900	88	680,000
1-methyl naphthalene	700,000	<18,000	<19,000	<19,000	<19,000	<19,000	---	---	---	---	---	70,000,000	1,100,000	23,000
2-methyl naphthalene	1,450,000	<23,000	<23,000	<23,000	<23,000	<23,000	---	---	---	---	---	40,000,000	600,000	20,000
Naphthalene	2,090,000	<17,000	<17,000	<17,000	<17,000	<17,000	---	---	2,700	---	---	110,000	20,000	400
Phenanthrene	68,000	11,600	<9,000	12,300	<9,000	<9,000	---	---	---	---	---	390,000	18,000	1,800
Pyrene	25,600	23,100	<17,000	<17,000	<17,000	19,600	---	---	---	---	---	30,000,000	500,000	8,700,000

Notes:

- Bold concentrations exceed GRCLs for Direct Contact from 0 to 4 feet
- Boxed concentrations exceed GRCLs for Protection of Groundwater
- Italic concentrations exceed Industrial GRCLs
- not analyzed or no standard established
- (1) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).
- bgs - below ground surface
- DRO - diesel range organics
- GRO - gasoline range organics
- mg/kg - milligrams per kilogram
- mg/l - milligrams per liter
- PAHs - polynuclear aromatic hydrocarbons
- Q - analyte detected between limit of detection and limit of quantitation
- GRCL - generic residual contaminant level
- µg/kg - micrograms per kilogram
- VOCs - volatile organic compounds
- ND - not detected

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER GOLDEN BOOKS
1220 Mound Avenue
Racine, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION				NR 720.09 (Table 1)	NR 720.11 (Table 2)		NR 746 (Petroleum UST only)		WDNR PAH INTERIM GUIDANCE (1)		
	GP-8	GP-9	GP-10	GP-11	PROTECTION OF GROUNDWATER	DIRECT CONTACT NON-INDUSTRIAL	DIRECT CONTACT INDUSTRIAL	TABLE 1 PETROLEUM IN PORES	TABLE 2 DIRECT CONTACT	DIRECT CONTACT		GROUNDWATER
										(INDUSTRIAL)	(NON-INDUSTRIAL)	PATHWAY
Date Collected	6/3/97	6/3/97	6/3/97	6/3/97	---	---	---	---	---	---	---	---
Depth (feet bgs)	6-7	12-14	5-7	5-7	---	---	---	---	---	---	---	---
GRO (mg/kg)	377	49.8	34.8	---	100 / 250	---	---	---	---	---	---	---
DRO (mg/kg)	73.9	8.5	13.8	7.24	100 / 250	---	---	---	---	---	---	---
Total Lead (mg/kg)	---	---	---	---	---	50	500	---	---	---	---	---
Detected VOCs (µg/kg)	---	---	---	---	---	---	---	---	---	---	---	---
Benzene	7,940	33	1,390	---	5.5	---	---	8,500	1,100	---	---	---
Ethylbenzene	7,550	73	580	---	2,900	---	---	4,600	---	---	---	---
Methyl tert-butyl Ether	<280	<29	<29	---	---	---	---	---	---	---	---	---
Toluene	1,370	94	37	---	1,500	---	---	38,000	---	---	---	---
1,2,4-Trimethylbenzene	16,300	71	2,390	---	---	---	---	83,000	---	---	---	---
1,3,5-Trimethylbenzene	2,540	<29	640	---	---	---	---	11,000	---	---	---	---
Xylenes	16,970	94	3,030	---	4,100	---	---	42,000	---	---	---	---
Detected PAHs (µg/kg)	---	---	---	---	---	---	---	---	---	---	---	---
Acenaphthene	---	---	---	---	---	---	---	---	---	60,000,000	900,000	38,000
Acenaphthylene	---	---	---	---	---	---	---	---	---	360,000	18,000	700
Anthracene	---	---	---	---	---	---	---	---	---	300,000,000	5,000,000	3,000,000
Benzo(a)anthracene	---	---	---	---	---	---	---	---	---	3,900	88	17,000
Benzo(a)pyrene	---	---	---	---	---	---	---	---	---	390	8.8	48,000
Benzo(b)fluoranthene	---	---	---	---	---	---	---	---	---	3,900	88	360,000
Benzo(k)fluoranthene	---	---	---	---	---	---	---	---	---	39,000	880	870,000
Benzo(g,h,i)perylene	---	---	---	---	---	---	---	---	---	39,000	1,800	6,600,000
Chrysene	---	---	---	---	---	---	---	---	---	390,000	8,900	37,000
Dibenzo(a,h)anthracene	---	---	---	---	---	---	---	---	---	390	8.8	38,000
Fluoranthene	---	---	---	---	---	---	---	---	---	40,000,000	600,000	500,000
Fluorene	---	---	---	---	---	---	---	---	---	40,000,000	600,000	100,000
Indeno(1,2,3-cd)pyrene	---	---	---	---	---	---	---	---	---	3,900	88	680,000
1-methyl naphthalene	---	---	---	---	---	---	---	---	---	70,000,000	1,100,000	23,000
2-methyl naphthalene	---	---	---	---	---	---	---	---	---	40,000,000	600,000	20,000
Naphthalene	---	---	---	---	---	---	---	2,700	---	110,000	20,000	400
Phenanthrene	---	---	---	---	---	---	---	---	---	390,000	18,000	1,800
Pyrene	---	---	---	---	---	---	---	---	---	30,000,000	500,000	8,700,000

Notes:

Bold concentrations exceed GRCLs for Direct Contact from 0 to 4 feet

Boxed concentrations exceed GRCLs for Protection of Groundwater

Italic concentrations exceed Industrial GRCLs

--- not analyzed or no standard established

(1) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).

bgs - below ground surface

DRO - diesel range organics

GRO - gasoline range organics

mg/kg - milligrams per kilogram

mg/l - milligrams per liter

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Q - analyte detected between limit of detection and limit of quantitation

GRCL - generic residual contaminant level

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

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	FS-1	MW-3	MW-4	MW-5	PROTECTION OF GROUNDWATER	DIRECT CONTACT NON-INDUSTRIAL	DIRECT CONTACT INDUSTRIAL	TABLE 1 PETROLEUM IN PORES	TABLE 2 DIRECT CONTACT	DIRECT CONTACT (INDUSTRIAL)	(NON-INDUSTRIAL)	GROUNDWATER PATHWAY
Date Collected	6/3/97	6/3/97	6/3/97	6/3/97	---	---	---	---	---	---	---	---
Depth (feet bgs)	3-5	6-8	7-9	10-12	---	---	---	---	---	---	---	---
GRO (mg/kg)	18,900	<1.3	<1.3	4.1	100 / 250	---	---	---	---	---	---	---
DRO (mg/kg)	836	---	---	---	100 / 250	---	---	---	---	---	---	---
Total Lead (mg/kg)	---	---	---	---	---	50	500	---	---	---	---	---
Detected VOCs (µg/kg)	---	---	---	---	---	---	---	---	---	---	---	---
Benzene	12,000	<25	<25	<25	5.5	---	---	8,500	1,100	---	---	---
Ethylbenzene	51,600	<25	<25	<25	2,900	---	---	4,600	---	---	---	---
Methyl tert-butyl Ether	<1,200	<25	<25	<25	---	---	---	---	---	---	---	---
Toluene	164,000	<25	<25	<25	1,500	---	---	38,000	---	---	---	---
1,2,4-Trimethylbenzene	25,600	<25	<25	39	---	---	---	83,000	---	---	---	---
1,3,5-Trimethylbenzene	202,000	<25	<25	<25	---	---	---	11,000	---	---	---	---
Xylenes	284,300	<50	<50	<50	4,100	---	---	42,000	---	---	---	---
Detected PAHs (µg/kg)	---	---	---	---	---	---	---	---	---	---	---	---
Acenaphthene	---	---	---	---	---	---	---	---	---	60,000,000	900,000	38,000
Acenaphthylene	---	---	---	---	---	---	---	---	---	360,000	18,000	700
Anthracene	---	---	---	---	---	---	---	---	---	300,000,000	5,000,000	3,000,000
Benzo(a)anthracene	---	---	---	---	---	---	---	---	---	3,900	88	17,000
Benzo(a)pyrene	---	---	---	---	---	---	---	---	---	390	8.8	48,000
Benzo(b)fluoranthene	---	---	---	---	---	---	---	---	---	3,900	88	360,000
Benzo(k)fluoranthene	---	---	---	---	---	---	---	---	---	39,000	880	870,000
Benzo(g,h,i)perylene	---	---	---	---	---	---	---	---	---	39,000	1,800	6,800,000
Chrysene	---	---	---	---	---	---	---	---	---	390,000	8,800	37,000
Dibenzo(a,h)anthracene	---	---	---	---	---	---	---	---	---	390	8.8	38,000
Fluoranthene	---	---	---	---	---	---	---	---	---	40,000,000	600,000	500,000
Fluorene	---	---	---	---	---	---	---	---	---	40,000,000	600,000	100,000
Indeno(1,2,3-cd)pyrene	---	---	---	---	---	---	---	---	---	3,900	88	680,000
1-methyl naphthalene	---	---	---	---	---	---	---	---	---	70,000,000	1,100,000	23,000
2-methyl naphthalene	---	---	---	---	---	---	---	---	---	40,000,000	600,000	20,000
Naphthalene	---	---	---	---	---	---	---	2,700	---	110,000	20,000	400
Phenanthrene	---	---	---	---	---	---	---	---	---	390,000	18,000	1,800
Pyrene	---	---	---	---	---	---	---	---	---	30,000,000	500,000	8,700,000

Notes:

Bold concentrations exceed GRCLs for Direct Contact from 0 to 4 feet

Boxed concentrations exceed GRCLs for Protection of Groundwater

Italic concentrations exceed Industrial GRCLs

--- not analyzed or no standard established

(1) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).

bgs - below ground surface

DRO - diesel range organics

GRO - gasoline range organics

mg/kg - milligrams per kilogram

mg/l - milligrams per liter

PAHs - polynuclear aromatic hydrocarbons

Q - analyte detected between limit of detection and limit of quantitation

GRCL - generic residual contaminant level

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

ND - not detected

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER GOLDEN BOOKS
1220 Mound Avenue
Racine, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION						NR 720.09 (Table 1)	NR 720.11 (Table 2)		NR 746 (Petroleum UST only)		WDNR PAH INTERIM GUIDANCE (1)		
	#1	#2	#3	#4	#5	#6	PROTECTION OF GROUNDWATER	DIRECT CONTACT NON-INDUSTRIAL	DIRECT CONTACT INDUSTRIAL	TABLE 1 PETROLEUM IN PORES	TABLE 2 DIRECT CONTACT	DIRECT CONTACT		GROUNDWATER PATHWAY
												(INDUSTRIAL)	(NON-INDUSTRIAL)	
Date Collected	5/16/96	5/16/96	5/16/96	5/16/96	5/16/96	5/16/96	---	---	---	---	---	---	---	---
Depth (feet bgs)	13	13	13	7	13	13	---	---	---	---	---	---	---	---
GRO (mg/kg)	ND	ND	ND	ND	420	ND	100 / 250	---	---	---	---	---	---	---
DRO (mg/kg)	ND	30	ND	8	ND	ND	100 / 250	---	---	---	---	---	---	---
Total Lead (mg/kg)	---	---	---	---	---	---	---	50	500	---	---	---	---	---
Detected VOCs (µg/kg)	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Benzene	---	---	---	---	---	---	5.5	---	---	8,500	1,100	---	---	---
Ethylbenzene	---	---	---	---	---	---	2,900	---	---	4,600	---	---	---	---
Methyl tert-butyl Ether	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Toluene	---	---	---	---	---	---	1,500	---	---	---	---	---	---	---
1,2,4-Trimethylbenzene	---	---	---	---	---	---	---	---	---	38,000	---	---	---	---
1,3,5-Trimethylbenzene	---	---	---	---	---	---	---	---	---	83,000	---	---	---	---
Xylenes	---	---	---	---	---	---	4,100	---	---	11,000	---	---	---	---
Detected PAHs (µg/kg)	---	---	---	---	---	---	---	---	---	42,000	---	---	---	---
Acenaphthene	---	---	---	---	---	---	---	---	---	---	---	60,000,000	900,000	38,000
Acenaphthylene	---	---	---	---	---	---	---	---	---	---	---	360,000	18,000	700
Anthracene	---	---	---	---	---	---	---	---	---	---	---	300,000,000	5,000,000	3,000,000
Benzo(a)anthracene	---	---	---	---	---	---	---	---	---	---	---	3,900	88	17,000
Benzo(a)pyrene	---	---	---	---	---	---	---	---	---	---	---	390	8.8	48,000
Benzo(b)fluoranthene	---	---	---	---	---	---	---	---	---	---	---	3,900	88	360,000
Benzo(k)fluoranthene	---	---	---	---	---	---	---	---	---	---	---	39,000	880	870,000
Benzo(g,h,i)perylene	---	---	---	---	---	---	---	---	---	---	---	39,000	1,800	6,800,000
Chrysene	---	---	---	---	---	---	---	---	---	---	---	390,000	8,800	37,000
Dibenzo(a,h)anthracene	---	---	---	---	---	---	---	---	---	---	---	390	8.8	38,000
Fluoranthene	---	---	---	---	---	---	---	---	---	---	---	40,000,000	600,000	500,000
Fluorene	---	---	---	---	---	---	---	---	---	---	---	40,000,000	600,000	100,000
Indeno(1,2,3-cd)pyrene	---	---	---	---	---	---	---	---	---	---	---	3,900	88	680,000
1-methyl naphthalene	---	---	---	---	---	---	---	---	---	---	---	70,000,000	1,100,000	23,000
2-methyl naphthalene	---	---	---	---	---	---	---	---	---	---	---	40,000,000	600,000	20,000
Naphthalene	---	---	---	---	---	---	---	---	---	2,700	---	110,000	20,000	400
Phenanthrene	---	---	---	---	---	---	---	---	---	---	---	390,000	18,000	1,800
Pyrene	---	---	---	---	---	---	---	---	---	---	---	30,000,000	500,000	8,700,000

Notes:

Bold concentrations exceed GRCLs for Direct Contact from 0 to 4 feet

Boxed concentrations exceed GRCLs for Protection of Groundwater

Italic concentrations exceed Industrial GRCLs

--- not analyzed or no standard established

(1) - Suggested generic RCLs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).

bgs - below ground surface

DRO - diesel range organics

GRO - gasoline range organics

mg/kg - milligrams per kilogram

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PAHs - polynuclear aromatic hydrocarbons

Q - analyte detected between limit of detection and limit of quantitation

GRCL - generic residual contaminant level

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

ND - not detected

TABLE 2
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

FORMER GOLDEN BOOKS
1220 Mound Avenue
Racine, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION															NR 140		
	MW-1				MW-2			MW-3			MW-4			MW-5			ES	PAL
Date Collected	10/14/97	4/24/98	3/29/11	6/8/11	4/24/98	3/29/11	6/8/11	4/24/98	3/29/11	6/8/11	4/24/98	3/29/11	6/8/11	4/24/98	3/29/11	6/8/11	---	---
GRO (µg/l)	829	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Detected PVOCs (µg/l)																		
Benzene	265	920	0.83 J	1.09 J	<0.30	<0.39	<0.5	<0.30	<0.39	<0.5	<0.30	<0.39	<0.5	<0.5	<0.39	<0.5	5	0.5
Ethylbenzene	16.6	8.7	<0.41	<0.78	<0.20	<0.41	<0.78	<0.20	<0.41	<0.78	<0.20	<0.41	<0.78	<1.0	<0.41	<0.78	700	140
Isopropyl Ether	2.11	---	---	---	<0.30	---	---	<0.30	---	---	<0.30	---	---	<1.0	---	---		
Methyl tert-butyl Ether	<1.0	1.3	11.0	4.8	<0.20	<0.38	<0.8	<0.20	<0.38	<0.8	<0.20	<0.38	<0.8	<1.0	<0.38	<0.8	60	12
Toluene	256	2.8	<0.42	<0.53	<0.20	<0.42	<0.53	<0.20	<0.42	<0.53	<0.20	<0.42	<0.53	<1.0	<0.42	<0.53	1,000	200
Trimethylbenzenes	3.31	3	<0.83	<1.54	<0.90	<0.83	<1.54	<0.90	<0.83	<1.54	<0.90	<0.83	<1.54	<2.0	<0.83	<1.54	480	96
Xylenes	83.2	22.3	<1.25	<1.9	<0.80	<1.25	<1.9	<0.80	<1.25	<1.9	<0.80	<1.25	<1.9	<2.0	<1.25	<1.9	2,000	480

Notes:

Data reported from 1997 and 1998 was collected by others and presented as a comparison to assess current conditions in 2011.

Bold concentrations exceed NR 140 Preventive Action Limit

Boxed concentrations exceed NR 140 Enforcement Standard

ES - enforcement standard

PAL - preventive action limit

J - Results between the limit of detection and limit of quantitation

µg/l - micrograms per liter

PVOCs - petroleum volatile organic compounds

--- - Not analyzed or no standard established

TABLE 3

SUMMARY OF GROUNDWATER DEPTHS AND ELEVATIONS

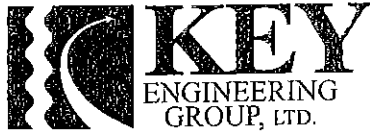
FORMER GOLDEN BOOKS

1220 MOUND AVENUE
RACINE, WISCONSIN

WELL IDENTIFICATION (DATE MEASURED)	TOP OF WELL CASING ELEVATION (FEET MSL)	DEPTH TO GROUNDWATER FROM WELL CASING (FEET)	GROUNDWATER ELEVATION (FEET MSL)
MW-1			
9/22/1997	623.48	dry	---
10/14/1997		16.06	607.42
2/10/1998		4.67	618.81
4/15/1998		3.35	620.13
4/24/1998		3.00	620.48
3/29/2011	623.48	3.73	619.75
6/9/2011		4.17	619.31
MW-2			
2/10/1998	622.97	dry	---
4/15/1998		18.08	604.89
4/24/1998		17.68	605.29
3/29/2011	622.88	7.69	615.19
6/9/2011		12.35	610.53
MW-3			
2/10/1998	622.75	dry	---
4/15/1998		18.45	604.30
4/24/1998		18.11	604.64
3/29/2011	622.70	5.10	617.60
6/9/2011		7.00	615.70
MW-4			
2/10/1998	622.84	dry	---
4/15/1998		18.60	604.24
4/24/1998		18.22	604.62
3/29/2011	622.75	7.45	615.30
6/9/2011		12.15	610.60
MW-5			
2/10/1998	623.82	dry	---
4/15/1998		18.50	605.32
4/24/1998		18.20	605.62
3/29/2011	623.9	5.18	618.72
6/9/2011		13.16	610.74

Notes:

Pre-2011 data obtained from Sigma Environmental Services, Inc. and Land Information Services, Inc.
Recent survey assumes static MW-1 casing elevation.



735 North Water Street, Suite 510
Milwaukee, Wisconsin 53202

(414) 224-8300
(800) 645-7365
Fax (414) 224-8383

November 2, 2011

Mr. Mark H. Yehlen
Commissioner of Public Works/City Engineer
City Hall Room 303
730 Washington Avenue
Racine, Wisconsin 53403

Reference: *Contamination in Right-of-Way*
Golden Book Publishing Company (former)
1220 Mound Avenue
Racine, Wisconsin
Parcel ID #276 000003056001
WDNR BRRTS# 03-52-107113
Commerce # 53404-3365-20-A

KEY ENGINEERING GROUP, LTD.
File No. 1501008.1

Dear Mr. Yehlen:

This letter is intended to inform the City of Racine that petroleum contaminated soil exists within the property at the above referenced site and the adjacent Right-of-Way (ROW) of Liberty Street. Based upon laboratory data, soil (estimated to be 1 to 14 feet below grade) beneath the property and adjacent ROW appear to be contaminated by a petroleum release which originated from the referenced facility.

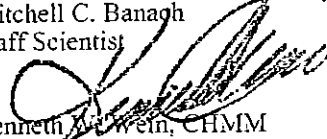
The attached tables and figures summarize and depict the approximate extent of the release. This release is currently under review for closure from the Wisconsin Department of Safety and Professional Services (formerly Dept. of Commerce). Notification to the party responsible for maintaining the affected ROW is required for site closure consideration.

No further investigation or remediation is planned for this release at this time. Please feel free to contact us at (414) 224-8300 if you have any questions regarding this letter.

Sincerely,

KEY ENGINEERING GROUP, LTD


Mitchell C. Banach
Staff Scientist


Kenneth A. Wein, CHMM
President

MCB/dmm

Attachments: Table 1 Summary of Soil Sample Analytical Results
Figure 1 Site Location Map
Figure 2 Site Aerial Map
Figure 4 Soil Contamination Contour Map