

GIS REGISTRY INFORMATION

SITE NAME: MIRRO PLANT #9

BRRTS #: 03-36-274209 **FID # (if appropriate):**

COMMERCE # (if appropriate): 54220-5046-12

CLOSURE DATE: 11/26/2003

STREET ADDRESS: 1512 WASHINGTON STREET

CITY: MANITOWOC

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 706682 Y= 404483

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 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	NA
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)	NA
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.	NA
GW: Table of water level elevations, with sampling dates, and free product noted if present	NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	NA
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)	NA
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



November 26, 2003

Mr. Lou Meschede
Newell Rubbermaid, Inc.
6833 Stalter Drive, Suite 101
Rockford, IL 61108

RE: **Final Closure**

Commerce # 54220-5046-12 **WDNR BRRTS # 03-36-274209**
Mirro Plant #9, 1512 Washington Street, Manitowoc

Dear Mr. Meschede:

The Wisconsin Department of Commerce (Commerce) has received the item required as the condition for closure for the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk', with a long horizontal flourish extending to the right.

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Lynelle P. Caine - Northern Environmental Technologies, Inc.
Case File



December 18, 2001

Dr. Peter J. Schultz
Environmental Affairs
6833 Stalter Drive, Suite 101
Rockford, IL 61108

RE: **Conditional Closure**

Commerce #54220-5046-12 WDNR BRRS #03-36-274209
Mirro Plant #9, 1512 Washington, Manitowoc

Four 4,406-gallon fuel oil USTs

Dear Dr. Schultz:

The closure request for Mirro Plant #9, 1512 Washington, Manitowoc has been reviewed by Wisconsin Department of Commerce (department) Bureau of PECFA Site Review Section staff. Using the standards established in the Wisconsin Administrative Code NR 700 series, the department has determined the site has been investigated to a level indicating residual soil contamination meets environmental standards and **no further action** is necessary. In making this determination, the following documents prepared by Northern Environmental was reviewed:

- *Underground Storage Tank Closure Assessment, November 2001*

The presence of residual soil contamination necessitates that the owner sign and record a soil notification for the property. **The department recommends that a figure showing the location of the soil contamination be attached.**

The following documentation is necessary to satisfy conditions for closure:

1. A notification must be placed on the property deed addressing residual soil impacts. For case closure, please submit a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval before filing.

IMPORTANT: Before this case can be officially listed as "closed" on the Wisconsin Departments of Commerce/Natural Resources computer data base, you or your consultant must submit the requested information.

Dr. Peter J. Schultz

Commerce #54220-5046-12 WDNR BRRTS #03-36-274209

Mirro Plant #9

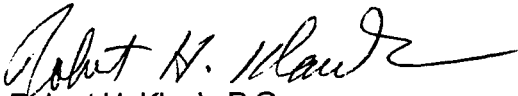
December 18, 2001

Page 2

If, in the future, site conditions indicate that the contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect the environment. If you have questions, you may contact me at (920) 424-0046.

Sincerely,



Robert H. Klauk, P.G.

Hydrogeologist

Site Review Section

Enclosure

cc: Nicole L. LaPlant – Northern Environmental
Case File

Legal Description

RECORD LEGAL DESCRIPTION:

All of Block 246, Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin.

NEW MEASURED LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 246, Original Plat of Manitowoc, City of Manitowoc, Manitowoc County, Wisconsin being more particularly described as follows:

Beginning at the Southeast corner of said Lot 17; thence N89 degrees 37'15"W, 300.00 feet; thence N00 degrees 20'39"E, 540.00 feet; thence S89 degrees 37'15"E, 300.00 feet; thence S00 degrees 20'39"E, 540.00 feet to the point of beginning.

Contained within said bounds 162,000 square feet or 3.7190 acres.

This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number X124416 having an effective date of October 20, 2003.

Notes Corresponding to Schedule B

10

Revocable Occupancy Permit recorded September 27, 2001 in Volume 1557, Page 355 as Document Number 886656. This item is plotted hereon and does affect the subject property.

ALTA/ACSM Land Title Survey

rk
ys

WARRANTY DEED

No.

104958

This Indenture, Made this 3rd day of April in the year of our Lord, one thousand nine hundred and eleven between Michael L. Kleman and Dora Kleman his wife of Manitowish County Wisconsin part 1st of the first part, and Aluminum Goods Mfg Company a corporation organized under the laws of New Jersey part 2^d of the second part

Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of Four Thousand (4000⁰⁰) Dollars to them 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, situated in the county of Manitowish and State of Wisconsin, to-wit:

Lot No. Nine (9) in Block No two hundred forty - Six (246) in the city of Manitowish Wisconsin according to the recorded plat thereof

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the said part 1st 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 Michael L. Kleman and Dora Kleman his wife for themselves 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 encasing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all encumbrances whatsoever.

and that the above bargained premises in the quiet and peaceful 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 party of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of
Allen Kleman
Frank Hoffmann

Michael L. Kleman [SEAL]
Dora Kleman [SEAL]
 _____ [SEAL]

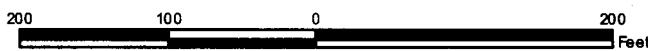
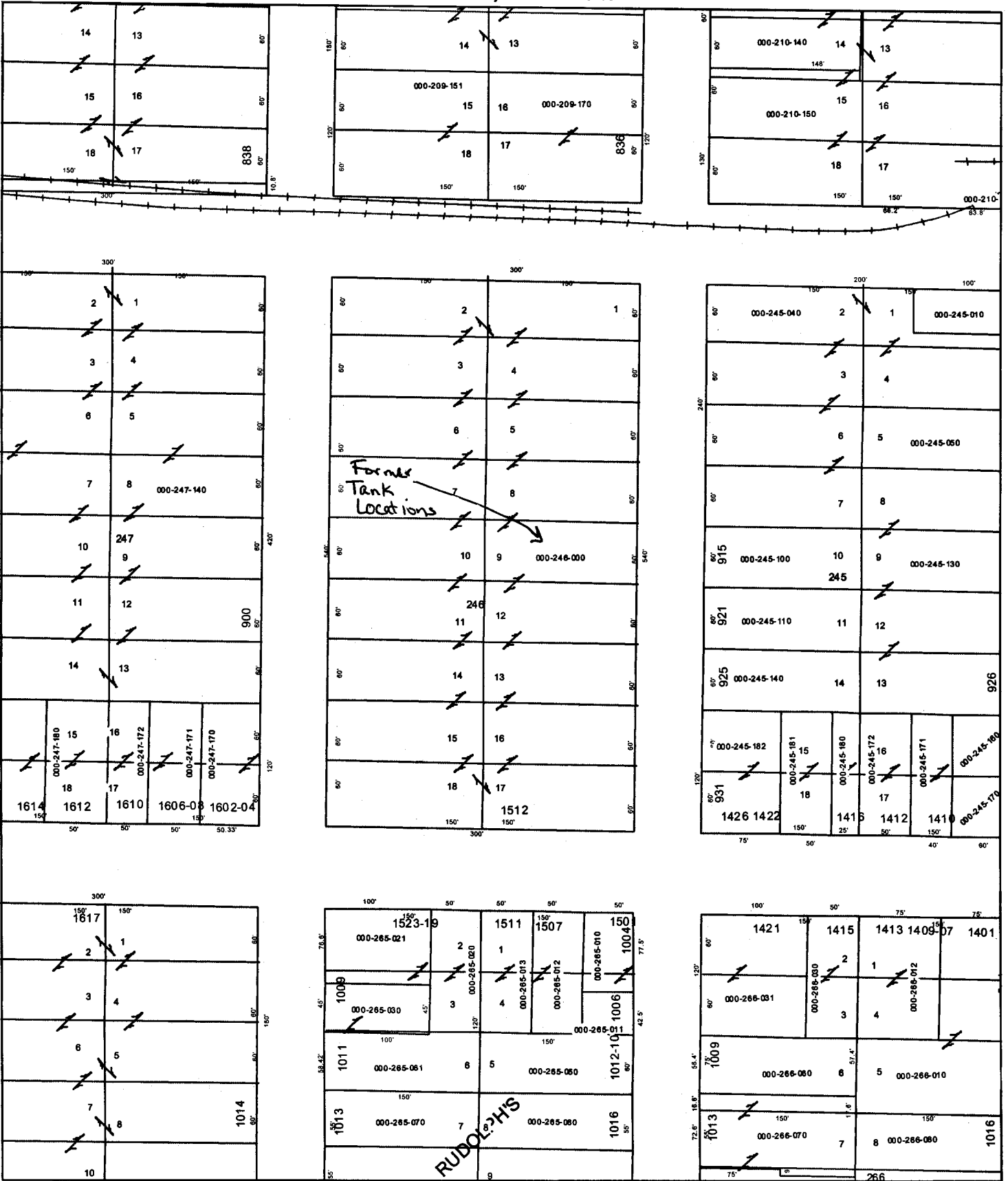
STATE OF WISCONSIN, }
 COUNTY OF Manitowish, ss.

BE IT REMEMBERED, That on the 3rd day of April

A. D. 1911, personally came before me the above named Michael L. Kleman and Dora Kleman his wife to me known to be the persons who executed the above Deed and acknowledged the same to be their free act and deed, for the uses and purposes therein mentioned.

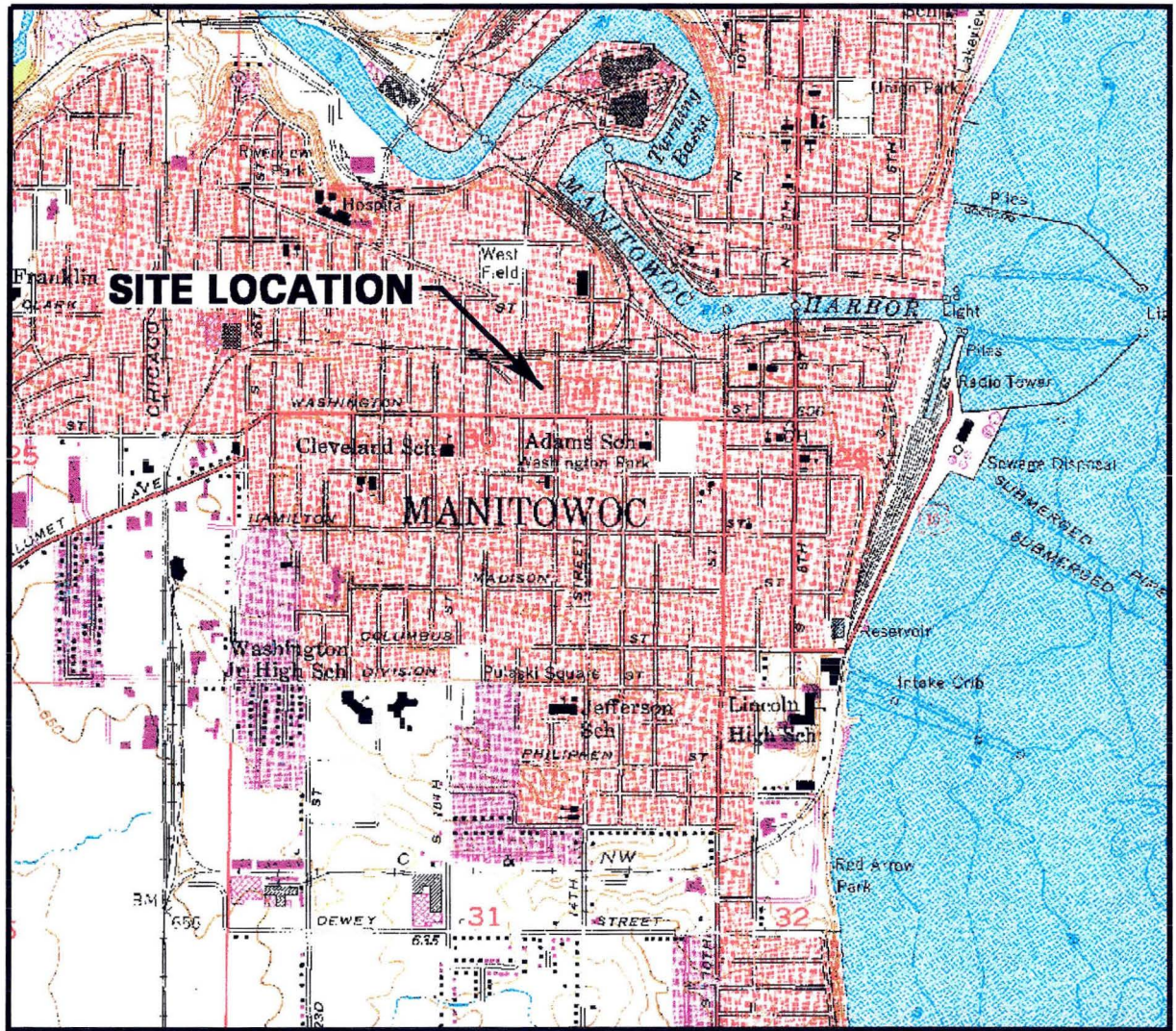
Received for record at 11³⁵ o'clock A. M. Mar 31st A. D. 1911
Notary Public
Frank Hoffmann

Manitowoc, Wisconsin



Tax parcel maps & data are believed to be accurate, but are not warranted. This is not a legal document and is not intended for legal, survey, or related uses.





SCALE IN FEET

1" = 2000'




CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION



BASE MAP SOURCE: USGS MANITOWOC, WISCONSIN 7.5 MINUTE QUADRANGLE, 1954 (PHOTOREVISED 1973)

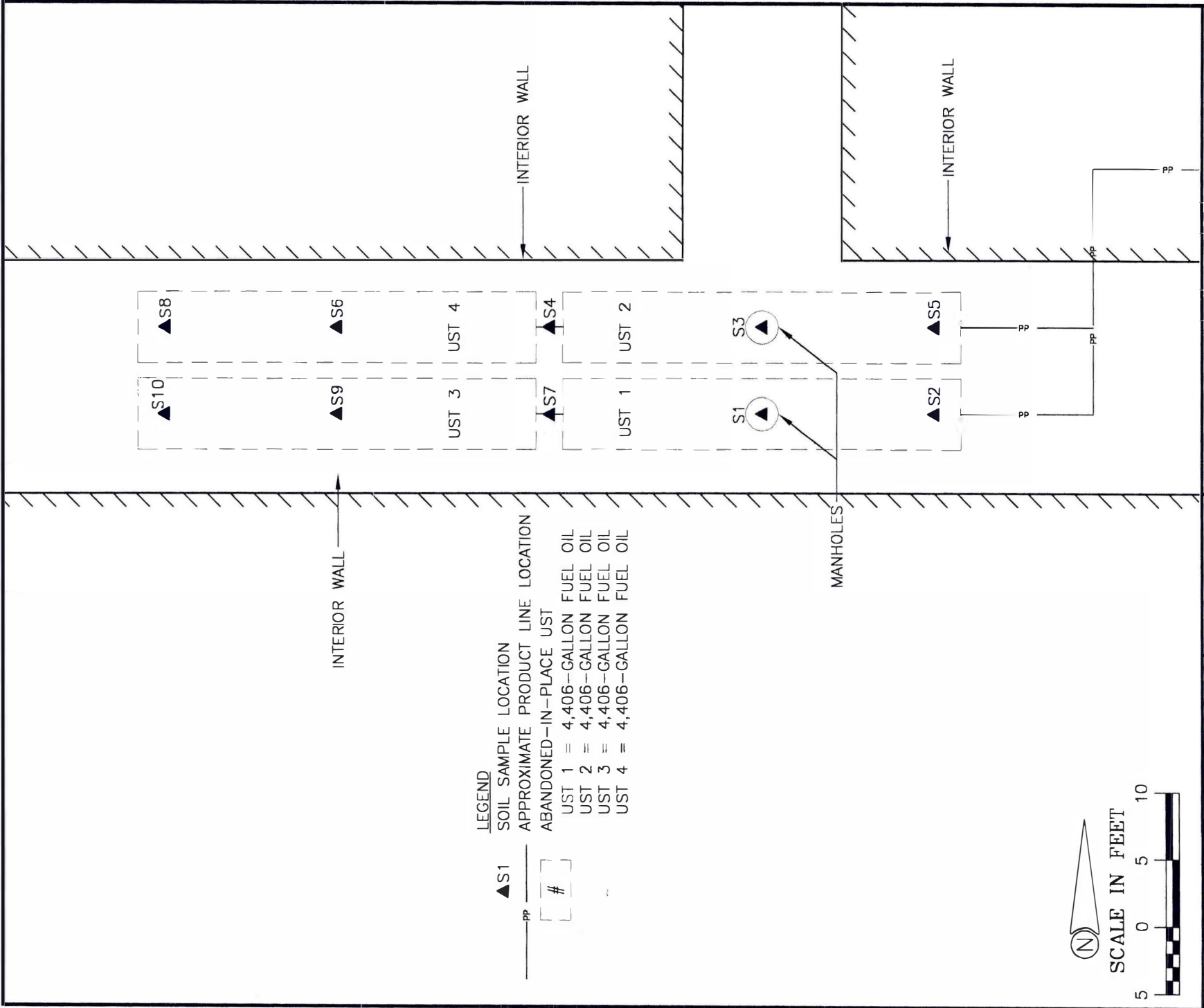
DRAWN BY: KRE	PROJECT: ESP-1241	DATE: 9/18/01
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
 Northern Environmental SM Hydrologists · Engineers · Geologists		

MIRRO COMPANY PLANT #9
MANITOWOC, WISCONSIN

SITE LOCATION AND
LOCAL TOPOGRAPHY

S:\PROJ\ESP\22001241\DRAWINGS\081801-1.DWG

FIGURE 1



LEGEND

▲ S1 SOIL SAMPLE LOCATION

—PP— APPROXIMATE PRODUCT LINE LOCATION

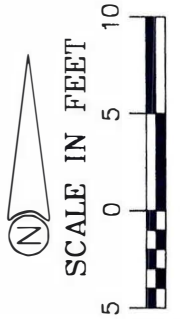
[#] ABANDONED—IN—PLACE UST

UST 1 = 4,406—GALLON FUEL OIL

UST 2 = 4,406—GALLON FUEL OIL

UST 3 = 4,406—GALLON FUEL OIL

UST 4 = 4,406—GALLON FUEL OIL



DRAWN BY: KRE PROJECT: ESP-1241 DATE: 9/18/01

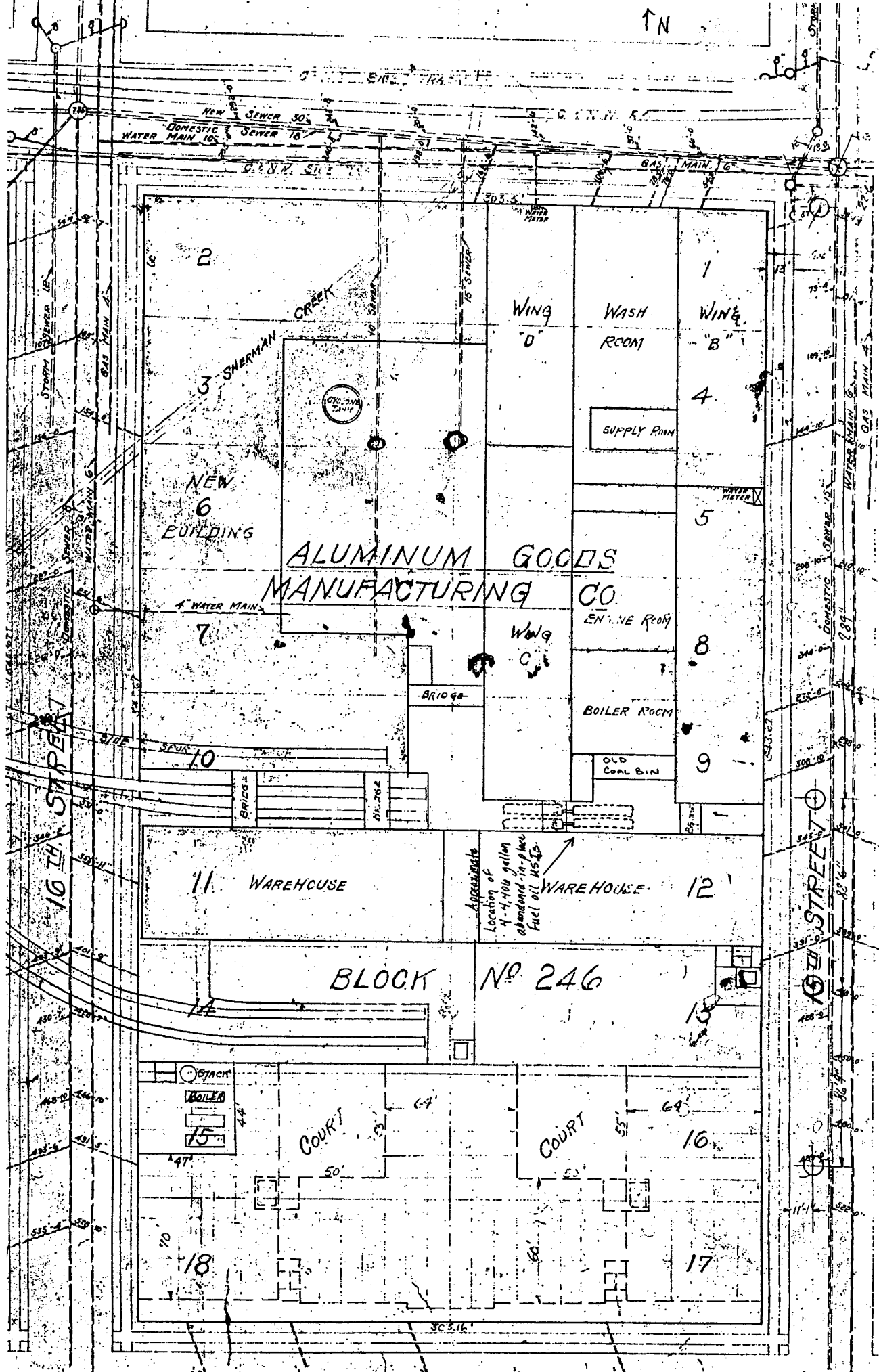
REV. DATE THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

Northern EnvironmentalSM
Hydrologists • Engineers • Geologists

MIRRO COMPANY PLANT #9
MANITOWOC, WISCONSIN

SITE LAYOUT WITH
SOIL SAMPLE LOCATIONS

FIGURE 2



MAP PROVIDED BY THE MIRRO COMPANY

FIGURE 1

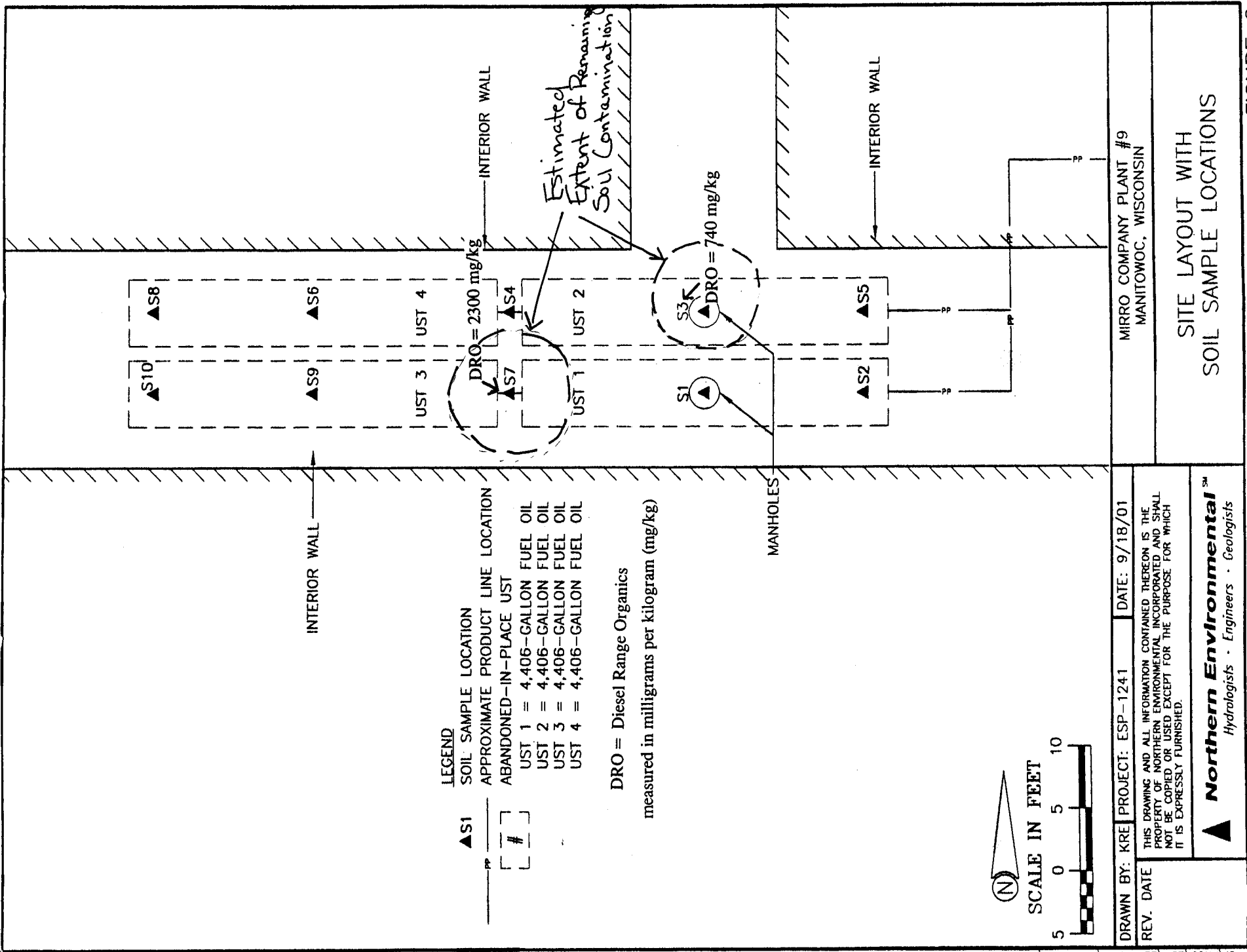


FIGURE 2

Table 4 Soil Analytical Results, Mirro Company Plant #09, Manitowoc, Wisconsin

Sample Number	Date Sampled	DRO (mg/kg)	Relevant and Significant Analytical Results (µg/kg)										
			Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Pyrene
WAC Residual Contaminant Level		100	5.5	2900	NE	1500	NE	NE	4100	NE	NE	NE	NE
S1	06/20/01	< 10	---	---	---	---	---	---	---	---	---	---	---
S2	06/20/01	< 10	---	---	---	---	---	---	---	---	---	---	---
S3	06/20/01	740	---	---	---	---	---	---	---	---	---	---	---
S4	06/20/01	11	---	---	---	---	---	---	---	---	---	---	---
S5	06/20/01	< 10	---	---	---	---	---	---	---	---	---	---	---
S6	06/20/01	< 10	---	---	---	---	---	---	---	---	---	---	---
S7	06/20/01	2300	< 25	37	< 25	< 25	1100	430	200	390	540 "J"	140 "J"	410 "J"
S8	06/20/01	< 10	---	---	---	---	---	---	---	---	---	---	---
S9	06/20/01	< 10	---	---	---	---	---	---	---	---	---	---	---
S10	06/20/01	< 10	---	---	---	---	---	---	---	---	---	---	---

Key:

- DRO = Diesel Range Organics
- MTBE = Methyl-Tertiary-Butyl-Ether
- mg/kg = Milligrams per kilogram
- µg/kg = Micrograms per kilogram
-
- NE = Not Analyzed
- NE = Not Established by Wisconsin Administrative Code

Newell RubbermaidTM

November 19, 2003

Transmit via overnight delivery


To Whom It May Concern:

Subject: *Former Mirro Plant #9, 1512 Washington Street, Manitowoc, WI*

This is to confirm that the legal description attached to this letter for the fuel oil release (BRRTS #03-36-274209) at Mirro Plant #9, 1512 Washington Street, Manitowoc, Wisconsin is complete and accurate.

If you have any questions, please feel free to call me at (815) 233-8059.

Sincerely,



Arthur C. Garcia, Jr.
Manager, Real Estate & Property

Enclosures