

**GIS REGISTRY**  
**Cover Sheet**

March, 2010  
(RR 5367)

**Source Property Information**

**BRRTS #:** 02-41-384704  
**ACTIVITY NAME:** Prime Manufacturing Corporation - South Parcel  
**PROPERTY ADDRESS:** 7730 S. 6th Street, Oak Creek, WI 53154  
**MUNICIPALITY:** Oak Creek  
**PARCEL ID #:** 7829029

**CLOSURE DATE:** Apr 5, 2010  
**FID #:** 241094370  
**DATCP #:**  
**COMM #:**

**\*WTM COORDINATES:**

X: 689888 Y: 272280

*\* 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:**

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

**Land Use Controls:**

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action)*

**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 #:	02-41-384704	PARCEL ID #:	
ACTIVITY NAME:	PRIME MFG CORP-SOUTH PARCEL	WTM COORDINATES: X:	
		Y:	

**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 #: 686                      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 #:**                      **Title: Prime Manufacturing Inc**
  - 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 #: 1                      Title: Existing Monitoring Well Locations**
  - 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 #: 1                      Title: Soil Analytical Results**

BRRTS #: 02-41-384704

ACTIVITY NAME: PRIME MFG CORP-SOUTH PARCEL

**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 #:**                      **Title:**

**Figure #:**                      **Title:**

**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 Analytical Results**

**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 #: 1 of 2**                      **Title: Prime MFG - South Spill**

**Figure #: 2 of 2**                      **Title: Prime MFG - South Spill**

**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: Field GC and PID Screening 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 #: 1**                      **Title: Analytical Results - Groundwater**

**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 #: 1**                      **Title: Analytical Results - Groundwater**

**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 #: 02-41-384704

ACTIVITY NAME: PRIME MFG CORP-SOUTH PARCEL

## 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: 2**

**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:**

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="7800 S 6th St, Oak Creek, Baseball Facility"/>	<input type="text" value="7829045"/>	<input type="text" value="689982"/>	<input type="text" value="272256"/>
<input type="text" value="B"/>	<input type="text" value="7760 S 6th St, Oak Creek (Clarent Corp)"/>	<input type="text" value="7829029"/>	<input type="text" value="689907"/>	<input type="text" value="272209"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8606  
TTY 711

April 5, 2010

Mr. David Scrima  
Crown Prince, Inc.  
7730 South 6<sup>th</sup> Street  
Oak Creek, WI 53154

Subject: Final Case Closure with Continuing Obligations  
Prime Manufacturing Corporation - South Parcel  
7730 South 6<sup>th</sup> Street, Oak Creek, WI 53154  
FID #: 241094370; BRRTS#: 02-41-384704

Dear Mr. Scrima:

On December 8, 2009, the Southeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On December 15, 2009, you were notified that the Committee had granted conditional closure to this case.

On January 27, 2010, the Department received information or documentation indicating that you have complied with the requirements for final closure. The condition of closure required the responsible party to abandon the monitoring wells used for the cleanup activities at the site.

Based on the correspondence and data provided, including documentation for lost or unabandoned monitoring well AMW-8, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

### GIS Registry

This site will 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
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

Mr. David Scrima  
RE: Final Case Closure with Continuing Obligations  
Prime Manufacturing Corporation - South Parcel  
7730 South 6<sup>th</sup> Street, Oak Creek, WI 53154  
April 5, 2010  
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This letter and 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 the property is listed on the GIS Registry because of remaining contamination and 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.

#### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you the current property owner and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

#### Impervious Barrier Required

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the location shown on the attached map (**Exhibit A: Figure 1 - Site Features: Area to Remain Covered with Pavement or Building, Prime Manufacturing - South Parcel**), shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, 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 is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes 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 during excavation activities to prevent a health threat to humans.

Mr. David Scrima  
RE: Final Case Closure with Continuing Obligations  
Prime Manufacturing Corporation - South Parcel  
7730 South 6<sup>th</sup> Street, Oak Creek, WI 53154  
April 5, 2010  
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#### Prohibited Activities

The following activities are prohibited on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required as shown on the attached map (**Exhibit A: Figure 1 - Site Features: Area to Remain Covered with Pavement or Building, Prime Manufacturing - South Parcel**), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

#### Residual Groundwater Contamination

Groundwater impacted by 1,1,1 trichloroethane contamination and other compounds greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off this contaminated property. Off-property owners have been notified of the presence of groundwater contamination. 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 the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

#### Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

#### Post-Closure Notification Requirements

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Any activity or construction that results in the removal or modification of a structural impediment that obstructed a complete site investigation or cleanup
- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

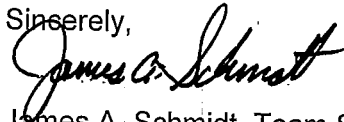
Please send written notifications in accordance with the above requirements to Southeast Region RR Program, 2300 N. Dr. MLK Jr., Drive, Milwaukee, WI 53212, to the attention of Victoria Stovall.



Mr. David Scrima  
RE: Final Case Closure with Continuing Obligations  
Prime Manufacturing Corporation - South Parcel  
7730 South 6<sup>th</sup> Street, Oak Creek, WI 53154  
April 5, 2010  
Page 4

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 Eric Amadi at (414) 263-8639.

Sincerely,



James A. Schmidt, Team Supervisor  
SER Remediation & Redevelopment Program, Milwaukee Service Center

Enclosures: Cap Maintenance Plan and Map  
Extent of Groundwater Contamination Exceeding NR140 ES And/Or PAL

cc: Peter Pavalko - PEP Environmental Services, LLC.  
7147 Cedar Sauk Road, Saukville, WI 53080-2452  
SER Case File #: 02-41-384704

## PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

**Date:** August 16, 2009

**Property Located at:**

Prime Manufacturing Corp. - South site  
7730 South 6<sup>th</sup> Street, Oak Creek, Milwaukee County, Wisconsin.  
WDNR BRRTS #: 02-41-384704 and FID #241094370. Tax Parcel ID #:  
7829029. PEP Project No. 25015.02

**Introduction**

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building and other paved surfaces occupying the area over the contaminated soil on-site. The contaminated soil is impacted by industrial solvents and related VOCs, including 1,1,1-trichloroethane (TCA), tetrachloroethane (PCE), 1,1-dichloroethane (DCA), 1,1-dichloroethene (DCE), and to a lesser degree, petroleum volatile organic compounds. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A).

**Cover and Building Barrier Purpose**

The paved surfaces and the building foundation over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that could violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

**Annual Inspection**

The paved surfaces and building foundation overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Page Two  
Prime Manufacturing Corp. - South site  
WDNR BRRTS #: 02-41-384704

A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources ("WDNR") at least annually after every inspection, unless otherwise directed in the case closure letter.

### **Maintenance Activities**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and the building, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Page Three  
Prime Manufacturing Corp. - South site  
WDNR BRRTS #: 02-41-384704

**Amendment or Withdrawal of Maintenance Plan**

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Dave Scrima  
Chief Executive Officer  
T-Shirt International, Inc. formerly Crown Prince Inc.  
7730 S. 6th St.  
Oak Creek, WI 53154  
Phone: (414) 762-6581  
Fax: (414) 762-8905  
Email: [scrima@greatshirts.com](mailto:scrima@greatshirts.com)

Consultant:

Peter E. Pavalko  
PEP Environmental Services, LLC  
7147 Cedar Sauk Road  
Saukville, WI 53080  
Cell Phone: 414-801-1730

WDNR:

Eric Amadi  
WDNR  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, WI 53212  
Phone: 414-263-8639

**Exhibit B**

**Barrier Inspection Log**

Inspection Date: \_\_\_\_\_

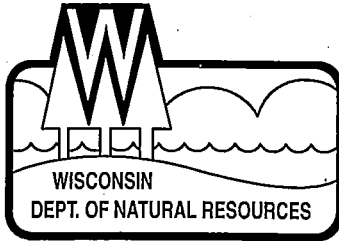
Inspector: \_\_\_\_\_

Condition of Cap: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
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Have Previous Recommendations Been Implemented: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8606  
TTY 711

December 15, 2009

Mr. David Scrima  
Crown Prince, Inc.  
7730 South 6<sup>th</sup> Street  
Oak Creek, WI 53154

Subject: Conditional Closure Decision With Requirements to Achieve Final Closure  
Prime Manufacturing Corporation - South Parcel  
7730 South 6<sup>th</sup> Street, Oak Creek, WI 53154  
FID #: 241094370; BRRTs#: 02-41-384704

Dear Mr. Scrima:

On December 8, 2009, the Department of Natural Resources (Department) reviewed your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. Information submitted to the Department for the closure request include: soil and groundwater documents for GIS registry; notification letters (to: the City of Oak Creek - County Parks Department regarding groundwater contamination beneath the Little League Baseball Complex located to the east of subject property; and the Building Manager, GWZ, LLC regarding groundwater contamination that has migrated onto his property located at 7760 South 6<sup>th</sup> Street); and cap maintenance and the maintenance plan's map (**Exhibit A: Figure 1 - Site Features: Area to Remain Covered with Pavement or Building**) regarding residual solvent and/or petroleum contamination that remain on the property.

Based on the information provided, the Department has determined that the solvent and/or petroleum release discovered on the site appear to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to the Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following condition is satisfied:

**MONITOR WELL ABANDONMENT/"LOST" OR UNABANDONED MONITOR WELL(S)**

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dgw/gw/](http://www.dnr.state.wi.us/org/water/dgw/gw/) or provided by the Department. If you have a "lost" or unabandoned monitoring well, please include a copy of site location map with the surveyed well location (from construction) identified, and a copy of the well construction report for that well. These items will be added to the GIS packet. When the indicated condition has been satisfied, please submit a letter to let me know that the applicable condition has been met, and your case will be closed.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites when closure letter is issued. Information that was submitted with your closure request application will be included on the GIS Registry.

Mr. David Scrima  
RE: Conditional Closure Decision With Requirements to Achieve Final Closure  
Prime Manufacturing Corporation - South Parcel  
7730 South 6<sup>th</sup> Street, Oak Creek, WI 53154  
December 15, 2009  
Page 2.


To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wisconsin Administrative 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://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. 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 to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8639.

Sincerely,



Eric Amadi - Hydrogeologist  
Remediation & Redevelopment Program,  
SER Milwaukee Service Center

Enclosure: Cap Maintenance Plan & Maintenance Map  
Exhibit A: Figure 1 - Site Features: Area to Remain Covered with Pavement or Building.

cc: Peter Pavalko - PEP Environmental Services, LLC.  
7147 Cedar Sauk Road, Saukville, WI 53080-2452  
SER Case File #: 02-41-384704

DOCUMENT NO.

WISCONSIN  
SPECIAL WARRANTY DEED

This Deed, made between

PRIME MANUFACTURING CORPORATION, a Delaware corporation,  
f/k/a VAS CORPORATION

Grantor, and

CPP PROPERTIES, LLC, a Wisconsin limited liability company

Grantee,

Witnesseth that the said Grantor, for a valuable consideration conveys to

Grantee the following described real estate in Milwaukee County; Tax Parcel No: 782-9013

Parcel 1 of Certified Survey Map No. 686, recorded June 1, 1967 on Reel 361, Images 1535 to 1537 incl., as Document No. 4320749, being a Redivision of Parcel III in Certified Survey Map No. 422 and Parcel III in Certified Survey Map No. 425, in the South East 1/4 of Section 8, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin. \*

Tax Key No. 782-9013-000

ADDRESS: 7730 S. 6th Street

\*Subject to all matters set forth on Exhibit A attached hereto as a part hereof.

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to:

Susan Sorrentino, Esq.  
N21 W 23350 Ridgeview Parkway  
Waukesha, WI 53188

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And grantor warrants title to said real estate and will defend the same against the lawful claims of all persons claiming by, through or under said grantor and none other.



EXHIBIT A

1. General taxes for the year 2003.
2. Utility easement granted by M. R. Liles to Wisconsin Electric Power Company and Wisconsin Telephone Company, their successors and assigns by an instrument dated August 30, 1967 and recorded September 15, 1967, on Reel 380, Image 135, as Document No. 4344223.
3. Utility easement granted by M. R. Liles to Wisconsin Electric Power Company and Wisconsin Telephone Company, their successors and assigns by an instrument dated November 27, 1968 and recorded December 12, 1968, on Reel 455, Image 721, as Document No. 4435065.
4. Encroachment to an extent ranging from 0.7 feet to 13.3 feet upon the premises adjoining the subject premises on the South by blacktop as shown in Plat of Survey No. 28497 dated November 3, 2000 prepared by Surveying Associates, Inc.
5. Utility easement granted to Wisconsin Electric Power Company recorded as Document No. 7115683.
6. Municipal and zoning ordinances and agreements entered under them.

307948.1

EXHIBIT A

DESCRIPTION OF PROPERTY

Parcel 1 of Certified Survey Map No. 686, recorded June 1, 1967 on Reel 361, Images 1535 to 1537 incl., as Document No. 4320749, being a Redivision of Parcel III in Certified Survey Map No. 422 and Parcel III in Certified Survey Map No. 425, in the South East  $\frac{1}{4}$  of Section 8, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

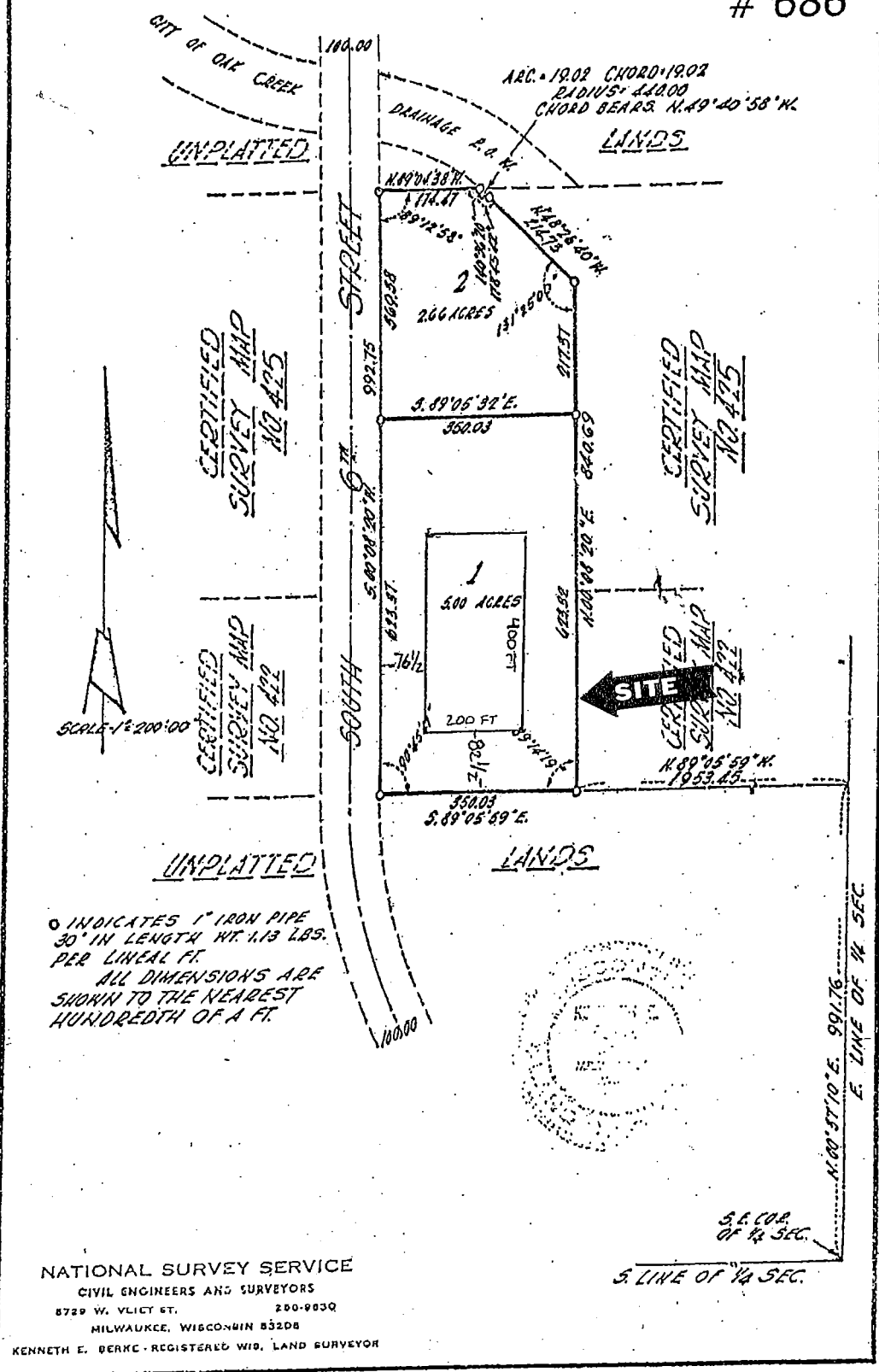
Tax Key No. 782-9013-000

Address: 7730 South 6<sup>th</sup> Street

# CERTIFIED SURVEY MAP

Doc. 4320749  
 BEING A REDIVISION OF PARCEL III IN CERTIFIED SURVEY MAP NO. 422 AND PARCEL III IN CERTIFIED SURVEY MAP NO. 425, IN THE SE 1/4 OF SECTION 8, T 5 N, R 22 E, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

# 686





March 10, 2008

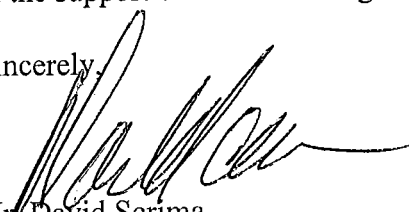
Mr. Eric Amadi  
WDNR  
P.O. Box 12436  
Milwaukee, WI 53212

RE: Prime Manufacturing Corp. – South Site  
7730 South 6<sup>th</sup> Street, Oak Creek, Milwaukee County, Wisconsin  
PEP Project No. 25015.01; WDNR BRRTS ID No. 02-41-384704

Dear Mr. Amadi:

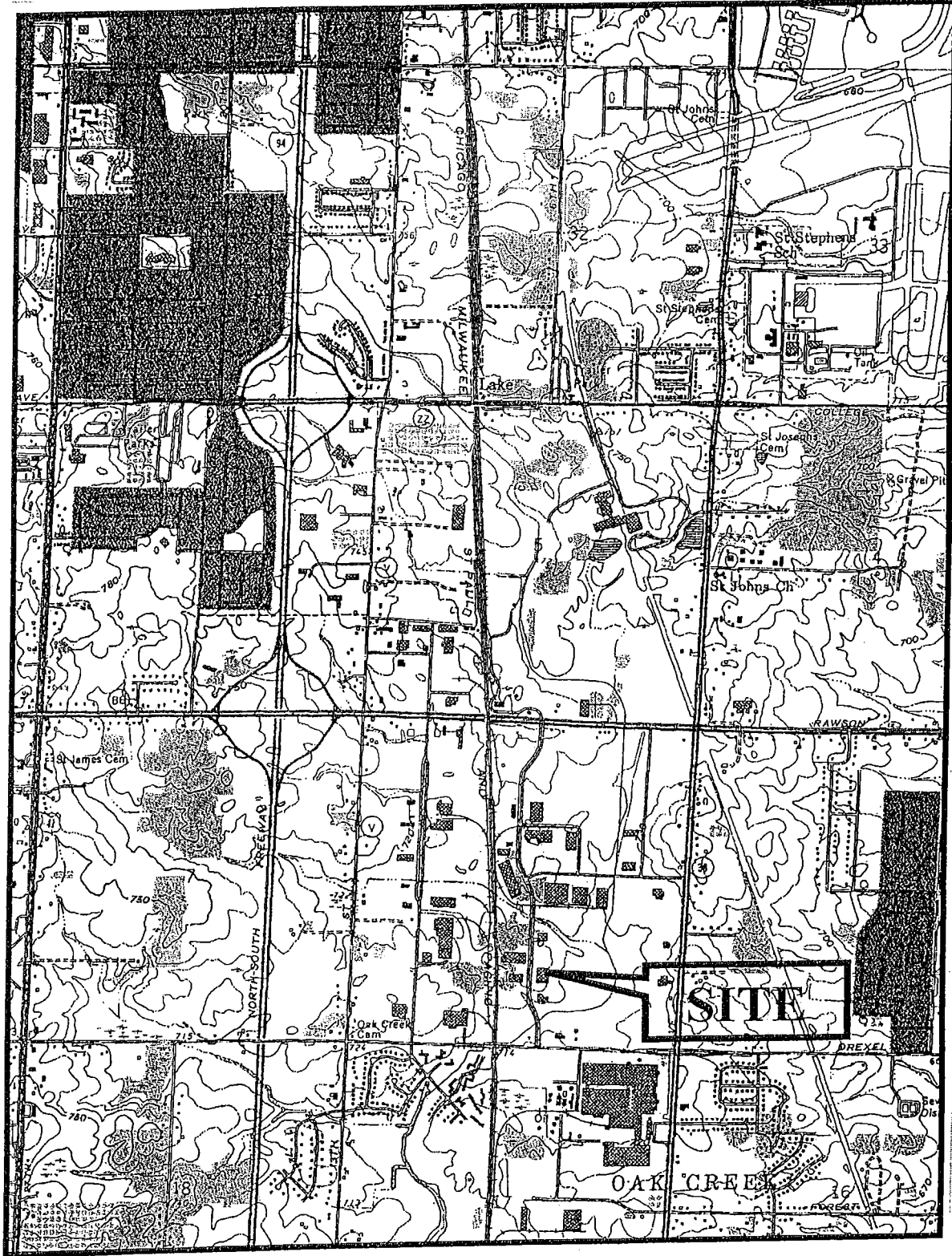
I, Mr. David Scrima, a stockholder and Chief Financial Officer of Crown Prince, Inc., certify that to the best of my knowledge, the information and legal descriptions submitted in the support of the attached groundwater GIS registry packet are complete and accurate.

Sincerely,



Mr. David Scrima  
Property Owner and Responsible Party

# Figure 1 - Site Location



Scale: 1" = 2000 feet

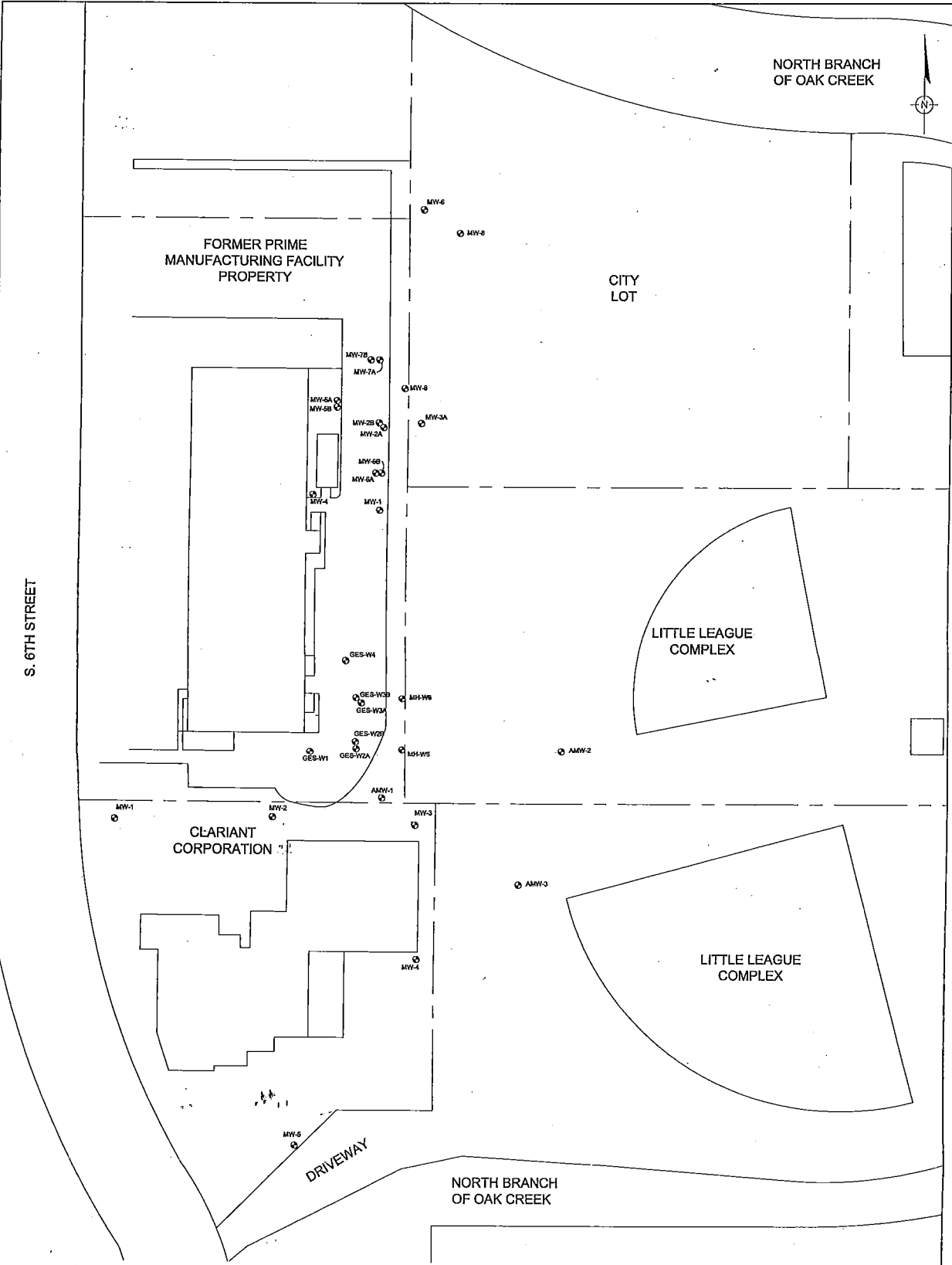
(Approximate)

Prime Manufacturing, Inc., Site  
7730 S. 6<sup>th</sup> Street  
Oak Creek  
Manitowoc County  
Wisconsin  
SW¼, SE¼, Sec. 8, T.5N, R.22E

PEP Environmental Services, LLC

Prime Manufacturing, Inc.  
Oak Creek, WI

23008.01



- LEGEND**
- MONITORING WELL
  - GEOPROBE

0 25 50 100  
 APPROXIMATE SCALE  
 1 INCH = 100 FEET

BASED ON FIGURE PREPARED BY  
 SIMON HYDRO-SEARCH DATED 02/15/93

*Site Features*

**EXISTING MONITORING WELL LOCATIONS**

**FIGURE  
 1**



FORMER PRIME MANUFACTURING  
 OAK CREEK, WISCONSIN

PRIME MANUFACTURING CORP. BUILDING

(CONCRETE)

LOADING RAMP

FORMER OIL STORAGE AREA (CONCRETE)

0 5'-1' DRO 3,900 mg/kg  
TCA 1,300 ppb  
3'-5' DRO ND  
TCA 290 ppb  
PCE 44 ppb

⊕ GES-G8 1'-3' VOCs ND  
DRO ND

● GP-6 0.5'-1' VOCs ND  
DRO ND  
3'-5' VOCs ND  
DRO ND

⊕ GES-G5 1'-3' Acetone 110 ug/kg  
1,1,1-TCA 90 ug/kg  
Xylenes 45 ug/kg  
DRO 5B mg/kg  
7'-9' VOCs ND  
13'-15' VOCs ND

⊕ GES-G6 5'-7' Acetone 120 ug/kg

1'-3' VOCs ND  
5'-7' VOCs ND

⊕ GES-G4

● GP-16 0'-2' DRO 30.3 mg/kg  
8'-10' DRO ND

● GP-15 0'-2' DRO 176 mg/kg  
8'-10' DRO ND

⊕ GES-G3 9'-11' 1,1-DCA 32 ug/kg  
1,1,1-TCA 220 ug/kg  
15'-17' 1,1,1-TCA 7ug/kg

● GP-14 0'-2' DRO ND  
8'-10' DRO ND

⊕ GES-G1 5'-7' 1,1-DCE 87 ug/kg  
1,1-DCA 66 ug/kg  
1,1,1-TCA 270 ug/kg  
PCE 21 ug/kg  
7'-9' 1,1-DCE 8 ug/kg  
1,1,1-TCA 110 ug/kg  
15'-17' VOCs ND

5'-7' VOCs ND  
9'-11' 1,1-DCE 13 ug/kg  
1,1,1-TCA 240 ug/kg

● GP-12 4'-6' DRO ND

⊕ GES-G2

⊕ GES-G7 5'-7' DRO ND

● GP-11 4'-6' DRO ND  
8'-10' DRO ND

EXPLANATION

- Prior investigation sampling location
  - ⊕ GESI sampling location
  - Estimated area of DRO exceeding 250 ppm
- Compounds attributable to laboratory contamination not shown



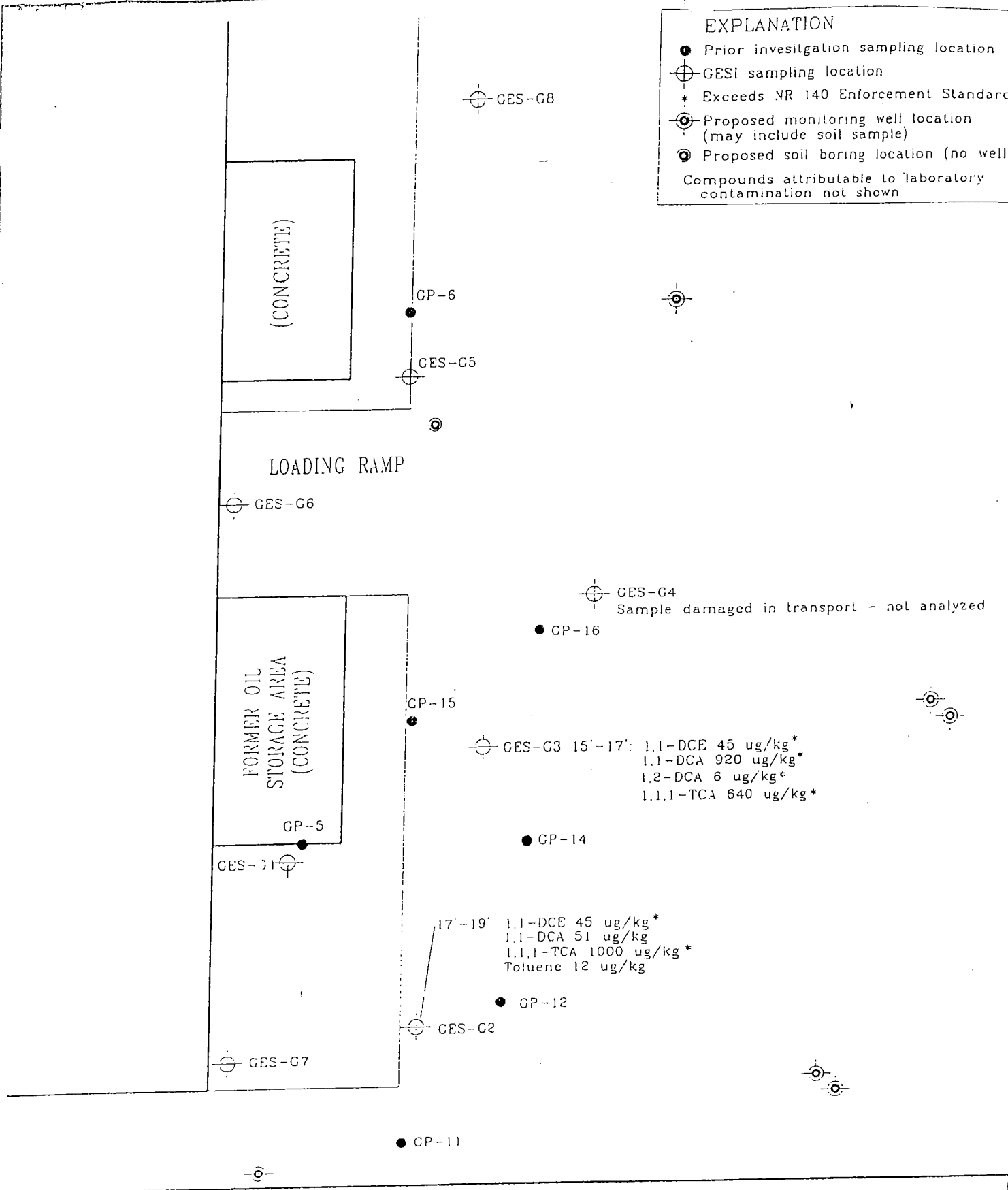
DATE:	05/03/05	PROJ. #:	MW029514
SCALE:	1:120	PROJ. MGR.:	KMC
DWG #:	SII-F1	REVIEWED BY:	WJL
FILE #:	SII-F1	DRAWN BY:	KMC



FIGURE 1 - SOIL ANALYTICAL RESULTS  
PRIME MANUFACTURING CORP.  
7730 SOUTH 6TH STREET  
OAK CREEK, WISCONSIN

**EXPLANATION**

- Prior investigation sampling location
  - ⊕ GESI sampling location
  - \* Exceeds NR 140 Enforcement Standard.
  - ⊕ Proposed monitoring well location (may include soil sample)
  - ⊙ Proposed soil boring location (no well)
- Compounds attributable to laboratory contamination not shown

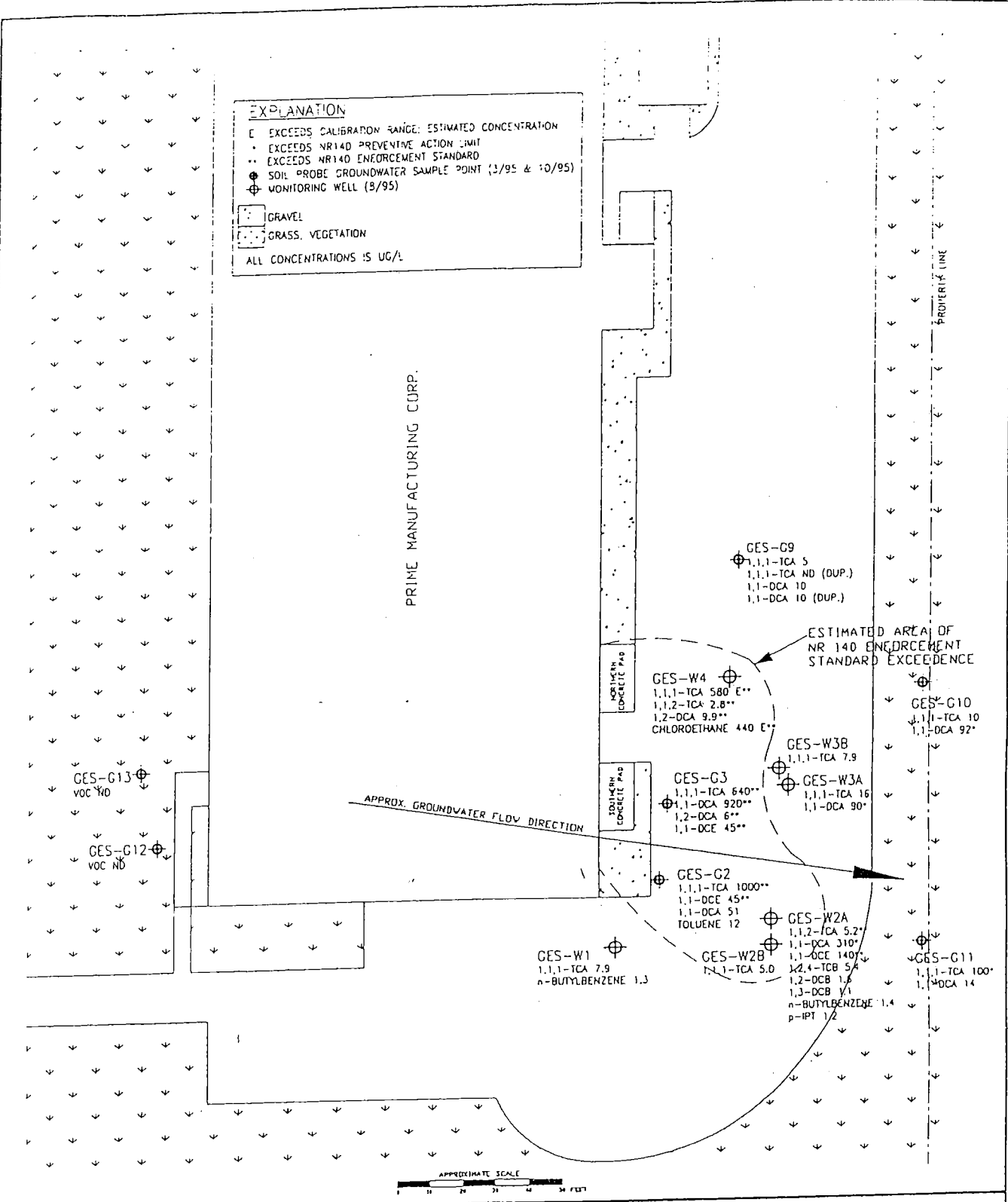


DATE:	06/02/95	PROJ. #:	MW029514
SCALE:	1:120	PROJ. MGR.:	KMC
DWG #:	S11-F2	REVIEWED BY:	WCL
FILE #:	S11-F2	DRAWN BY:	KMC



**FIGURE 2 - GROUNDWATER ANALYTICAL RESULTS/PROPOSED LOCATIONS**  
**PRIME MANUFACTURING CORP.**  
 7730 SOUTH 6TH STREET  
 OAK CREEK, WISCONSIN



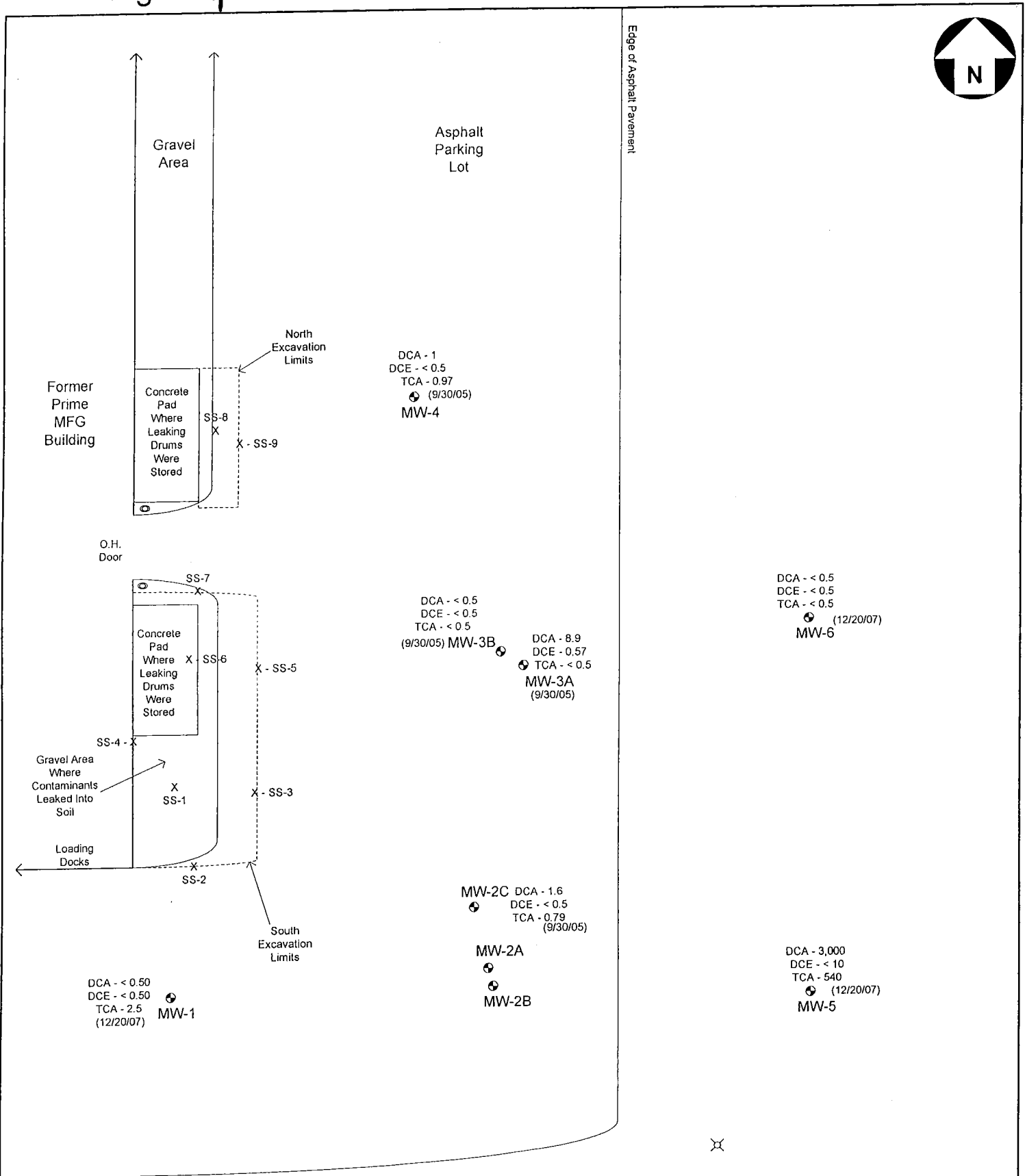


DATE:	12-8-95
PROJ #:	MWO29514.3
FILE #:	SI-RE-3
REV:	WCL
DRAWN:	KMC



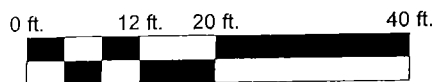
**FIGURE 3**  
**GROUNDWATER ANALYTICAL RESULTS**  
**PRIME MANUFACTURING CORP.**  
**7730 SOUTH 6TH STREET**  
**OAK CREEK, WISCONSIN**

# Figure 4 - Extent of Groundwater Contamination (1 of 2)



Most Recent Groundwater Sampling Event, Either 9/30/05, 1/6/06, 4/12/06, 7/30/06, 11/5/06, 3/19/07, 6/24/07, 9/11/07, or 12/20/07.

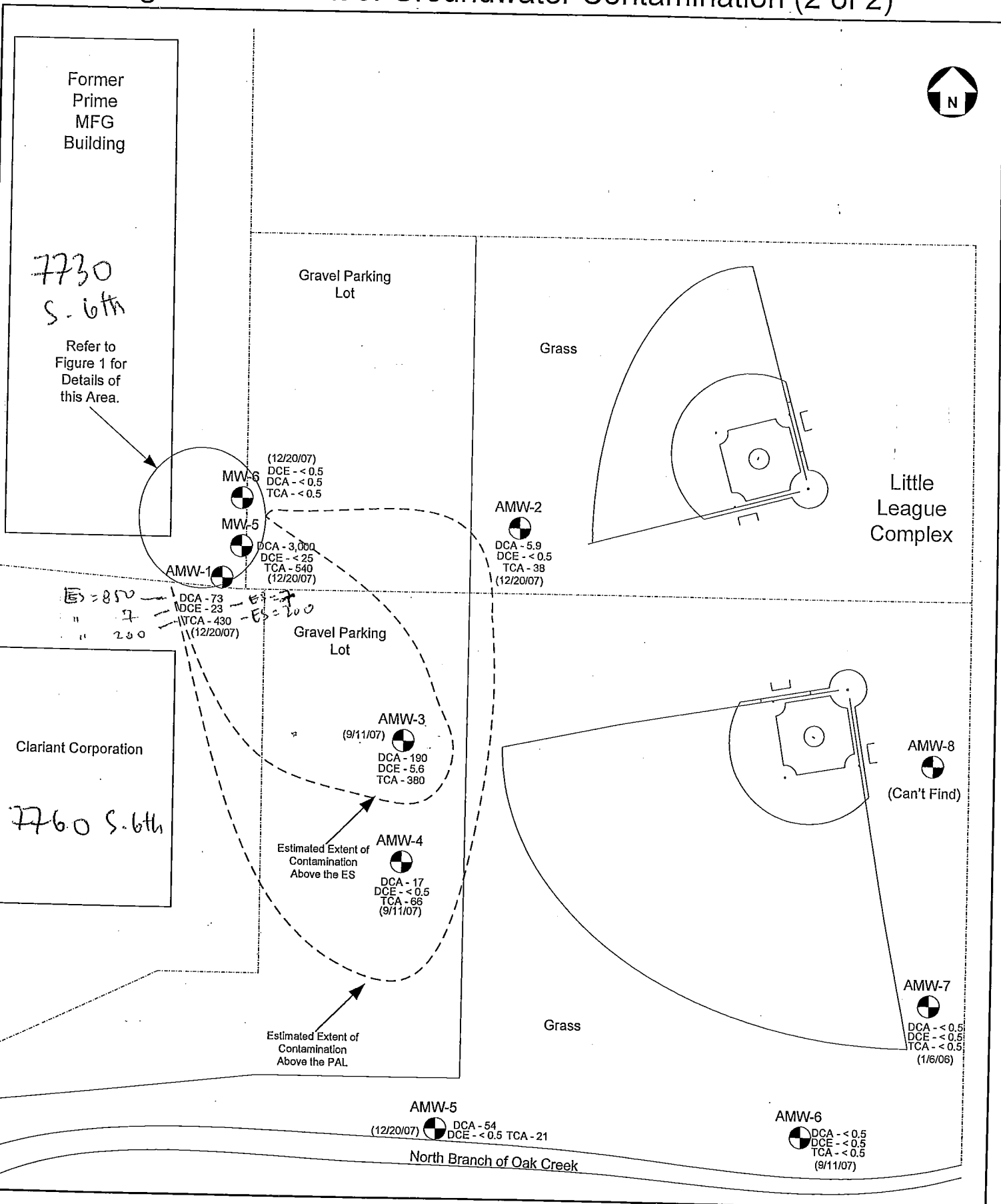
DCA - 2,200 = concentration of 1,1-DCA in ppb  
 DCE - 14 = concentration of 1,1-DCE in ppb  
 TCA - 660 = concentration of 1,1,1-TCA in ppb



⊕  
 MW-1  
 Monitoring  
 Well I.D.

<b>PEP Environmental Services, LLC</b>	
Prime MFG - South Spill	25015.01
Oak Creek, WI	

Figure 4 - Extent of Groundwater Contamination (2 of 2)



PEP Environmental Services, LLC

Prime MFG - South Spill  
Oak Creek, WI

25015.01

0 ft. 60 ft. 100 ft. 200 ft.



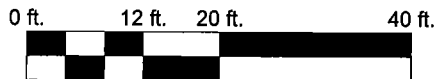
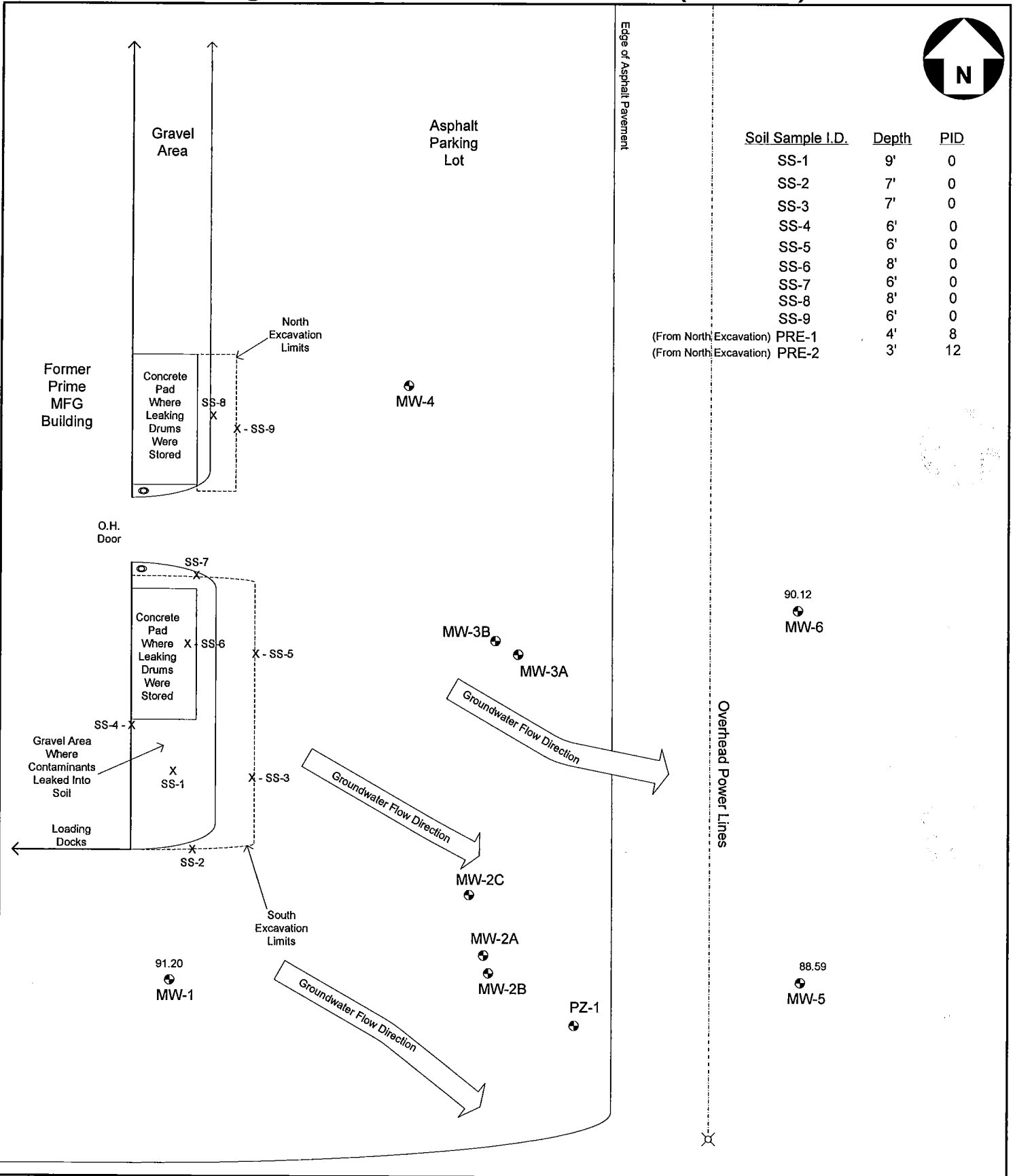
(Approximate)

Most Recent Groundwater Sampling Event,  
Either 9/30/05, 1/6/06, 4/12/06, 7/30/06, 11/5/  
06, 3/19/07, 6/24/07, 9/11/07, or 12/20/07

DCA - 2,200 = concentration of 1,1-DCA in ppb  
DCE - 14 = concentration of 1,1-DCE in ppb  
TCA - 660 = concentration of 1,1,1-TCA in ppb

AMW-6  Boring Location and ID

# Figure 1 - Site Features (1 of 2)



X - SS - 1 - Soil Sample Location and I.D.

MW-1  
Monitoring Well I.D.

92.03 - Groundwater Elevation (12/20/07)

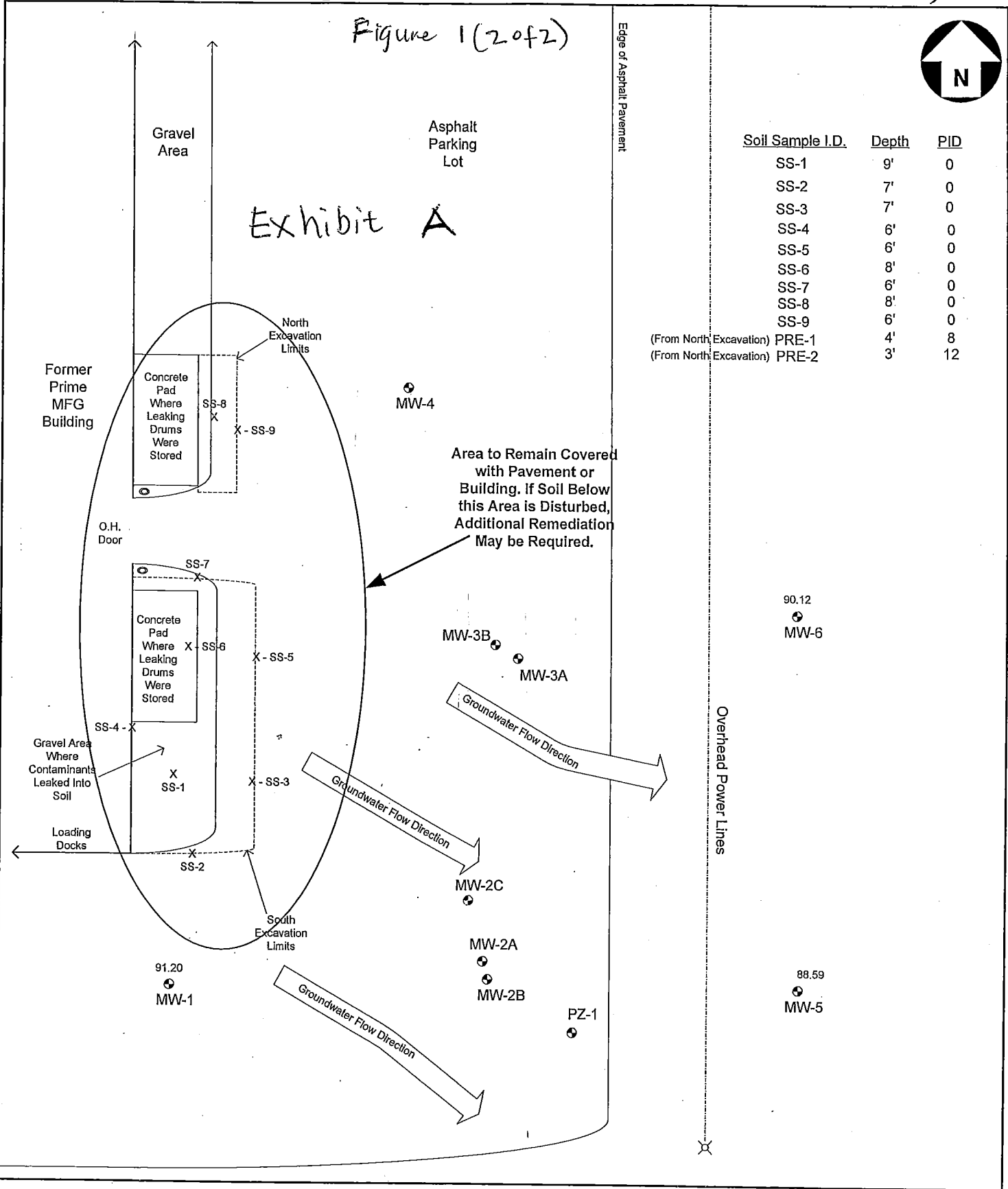
**PEP Environmental Services, LLC**

Prime MFG - South Spill  
Oak Creek, WI

25015.01

# Figure 1 - Site Features (Exhibit A)

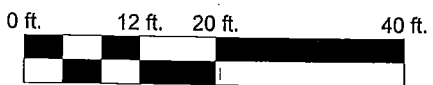
Figure 1 (2 of 2)



Soil Sample I.D.	Depth	PID
SS-1	9'	0
SS-2	7'	0
SS-3	7'	0
SS-4	6'	0
SS-5	6'	0
SS-6	8'	0
SS-7	6'	0
SS-8	8'	0
SS-9	6'	0
(From North Excavation) PRE-1	4'	8
(From North Excavation) PRE-2	3'	12

Area to Remain Covered with Pavement or Building. If Soil Below this Area is Disturbed, Additional Remediation May be Required.

X - SS - 1 - Soil Sample Location and I.D.



MW-1 Monitoring Well I.D.

92.03 - Groundwater Elevation (12/20/07)

**PEP Environmental Services, LLC**  
 Prime MFG - South Spill  
 Oak Creek, WI  
 25015.01

TABLE 1

PRIME MANUFACTURING CORP.  
FORMER OIL STORAGE AREA  
FIELD GC AND PID SCREENING RESULTS

SAMPLE ID	SAMPLE SUBMITTED TO LAB	SAMPLE DEPTH	PID	GAS CHROMATOGRAPH			
				1,1,1-TCA	TCE	PCE	DILUTION
GES-G1-1		1'-3'	4.7	26.876	0.166	2.365	40
GES-G1-2		3'-5'	3.5	7.498	<1	<1	40
GES-G1-3	**	5'-7'	6.1	2.596	<1	0.046	40
GES-G1-4	**	7'-9'	6.1	3.815	NF	0.018	40
GES-G1-5		9'-11'	1.4	0.79	NF	<1	40
GES-G1-6		11'-13'	1.8	0.02	NF	<1	40
GES-G1-7		13'-15'	4.7	0.046	NF	<1	40
GES-G1-8	**	15'-17'	1.0	<1	NF	<1	40
GES-G2-1		1'-3'	1.0	<1	NF	<1	40
GES-G2-2		3'-5'	1.5	<1	NF	<1	40
GES-G2-3	**	5'-7'	0.8	<1	NF	<1	40
GES-G2-4		7'-9'	6.3	2.794	<1	<1	40
GES-G2-5	**	9'-11'	2.9	4.744	<1	<1	40
GES-G2-6		11'-13'	4.5	<1	NF	NF	40
GES-G2-7		13'-15'	2.2	<1	NF	<1	40
GES-G2-8		15'-17'	2.1	<1	NF	NF	40
GES-G2-9		17'-19'	3.7	<1	NF	NF	40
GES-G2-GW	**	17'-19'	NA	0.187	NF	<1	1
GES-G3-1		1'-3'	7.2	0.079	NF	NF	40
GES-G3-2		3'-5'	7.8	<1	NF	NF	40
GES-G3-3		5'-7'	0.1	<1	<1	<1	400
GES-G3-4		7'-9'	6.3	0.699	NF	<1	200
GES-G3-5	**	9'-11'	6.9	2.899	<1	NF	40
GES-G3-6A		11'-13'	6.7	0.684	NF	NF	40
GES-G3-6B		11'-13'	6.4	<1	NF	NF	40
GES-G3-7		13'-15'	53.1	0.009	NF	<1	40
GES-G3-8	**	15'-17'	4.7	<1	NF	NF	40
GES-G3-GW	**	15'-17'	NA	0.190	0.004	<1	40
GES-G4-1	**	1'-3'	4.8	<1	NF	<1	40
GES-G4-2		3'-5'	6.1	<1	NF	<1	40
GES-G4-3	**	5'-7'	6.0	<1	NF	<1	40
GES-G4-4		7'-9'	5.1	<1	NF	<1	40
GES-G4-5		9'-11'	6.9	<1	NF	NF	40
GES-G4-GW	**	9'-11'	NA	NA	NA	NA	NA

TABLE 1

PRIME MANUFACTURING CORP.  
FORMER OIL STORAGE AREA  
FIELD GC AND PID SCREENING RESULTS

SAMPLE ID	SAMPLE SUBMITTED TO LAB	SAMPLE DEPTH	PID	GAS CHROMATOGRAPH			
				1,1,1-TCA	TCE	PCE	DILUTION
GES-G5-1	**	1'-3'	40.7	<1	NF	<1	40
GES-G5-2A		3'-5'	8.3	<1	NF	<1	40
GES-G5-2B		3'-5'	8.8	<1	NF	<1	40
GES-G5-3		5'-7'	7.9	<1	NF	<1	40
GES-G5-4	**	7'-9'	5.4	<1	NF	NF	40
GES-G5-5		11'-13'	NR	NR	NR	NR	--
GES-G5-6		13'-15'	7.1	NF	NF	NF	40
GES-G5-7	**	15'-17'	5.4	<1	NF	<1	40
GES-G6-1		3'-5'	8.0	<1	NF	<1	40
GES-G6-2	**	5'-7'	5.9	<1	NF	<1	40
GES-G6-3A		7'-9'	6.9	<1	NF	<1	40
GES-G6-3B		7'-9'	6.9	<1	NF	<1	40
GES-G7-1		1'-3'	26.8	0.123	NF	<1	40
GES-G7-2		3'-5'	7.0	0.061	NF	<1	40
GES-G7-3	**	5'-7'	4.8	0.372	<1	<1	40
GES-G8-1	**	1'-3'	3.8	<1	NF	<1	40
GES-G8-2		3'-5'	7.6	<1	NF	<1	40
GES-G8-3		5'-7'	0.3	<1	NF	<1	40
GES-G8-4		7'-9'	8.0	<1	NF	<1	40

All PID screening reported in Instrument Units (ppm based on 100 ppm isobutylene calibration).

All GC analyses reported in parts per million (ppm).

NF - Not found.

NR - No sample recovery.

NA - Not analyzed.

MW029514

sitl.wk4

TABLE 2

PRIME MANUFACTURING CORP.  
FORMER OIL STORAGE AREA  
SOIL LABORATORY ANALYTICAL RESULTS

SAMPLE ID	SAMPLE DEPTH	ANALYTES								
		Methylene Chloride	Acetone	1,1-DCE	1,1-DCA	2-Butanone	1,1,1-TCA	PCE	Total Xylenes	DRO (mg/kg)
GES-G1-3	5'-7'	ND	ND	87	66	ND	270	21	ND	NA
GES-G1-4	7'-9'	ND	ND	8	ND	ND	110	ND	ND	NA
GES-G1-8	15'-17'	ND	18	ND	ND	ND	ND	ND	ND	NA
GES-G2-3	5'-7'	ND	84	ND	ND	18	ND	ND	ND	NA
GES-G2-5	9'-11'	ND	ND	13	ND	ND	240	ND	ND	NA
GES-G3-5	9'-11'	ND	19	ND	32	ND	220	ND	ND	NA
GES-G3-8	15'-17'	ND	27	ND	ND	ND	7	ND	ND	NA
GES-G4-1	1'-3'	ND	33	ND	ND	ND	ND	ND	ND	NA
GES-G4-3	5'-7'	7	96	ND	ND	19	ND	ND	ND	NA
GES-G5-1	1'-3'	ND	110	ND	ND	ND	90	ND	45	58
GES-G5-4	7'-9'	10	61	ND	ND	14	ND	ND	ND	ND
GES-G5-7	13'-15'	17	ND	ND	ND	ND	ND	ND	ND	ND
GES-G6-2	5'-7' (3'-5' *)	19	120	ND	ND	17	ND	ND	ND	ND
GES-G7-3	5'-7'	6	ND	ND	ND	ND	64	ND	ND	ND
GES-G8-1	1'-3'	ND	ND	ND	ND	ND	ND	ND	ND	ND

All analytes reported in ug/kg except DRO (reported in mg/kg, as noted).

Only compounds detected are reported in this table.

ND - Analyte not detected above practical quantitation limit.

NA - Not analyzed.

Concentrations are attributable to laboratory contamination.

\* Normalized depth (sample collected from atop loading ramp).

MW029514

sit2.wk4



**TABLE 1  
ANALYTICAL RESULTS - SOIL  
PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)  
7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

	NR 720 Generic RCLs	COMM 46 Table 1 Values (groundwater protection)	COMM 46 Table 2 Values (direct contact)	Samples									
				SS-1	SS-2	SS-3	SS-4	SS-5	SS-6	SS-7	SS-8	SS-9	Trip Blank
Date Sampled				9/21/2005	9/21/2005	9/21/2005	9/21/2005	9/21/2005	9/21/2005	9/21/2005	9/21/2005	9/21/2005	9/21/2005
Depth (feet)				9	7	7	6	6	8	6	8	6	
Sample Location				South Excavation - South Floor	South Excavation - South Wall	South Excavation - East Wall	South Excavation - West Wall	South Excavation - East Wall	South Excavation - North Floor	South Excavation - North Wall	North Excavation - Floor	North Excavation - East Wall	
PID (instrument units)				0	0	0	0	0	0	0	0	0	
DROs (ppm)	250			< 5.7	< 5.8	< 6.0	< 5.8	< 6.0	< 6.1	< 5.8	< 6.4	< 6.4	NA
<b>VOCs (ppb)</b>													
Benzene <sup>1</sup>	25	8,500	1,100	< 29	< 29	< 30	< 32	< 30	< 30	< 29	< 32	< 32	< 25
1,1-Dichloroethane				< 29	< 29	< 30	32	< 30	38	< 29	< 32	< 32	< 25
Ethylbenzene	2,900	4,600		< 29	< 29	< 30	< 32	< 30	< 30	< 29	< 32	< 32	< 25
Methylene Chloride				65	< 58	< 60	450	< 60	< 61	< 58	280	< 64	< 50
Methyl-t-Butyl Ether				< 29	< 29	< 30	< 32	< 30	< 30	< 29	< 32	< 32	< 25
Naphthalene	400	2,700		< 57	< 58	< 60	< 64	< 60	< 61	< 58	< 64	< 64	< 25
Tetrachloroethane				< 29	< 29	< 30	110	< 30	< 30	< 29	< 32	< 32	< 50
Toluene	1,500	38,000		< 29	< 29	< 30	< 32	< 30	< 30	< 29	< 32	< 32	< 25
1,1,1-Trichloroethane				920	< 29	< 30	2,100	< 30	94	< 29	< 32	< 32	< 25
Trichloroethene				< 29	< 29	< 30	< 32	< 30	< 30	< 29	< 32	< 32	< 25
1,2,4-Trimethylbenzene		83,000		< 29	< 29	< 30	< 32	< 30	< 30	< 29	< 32	< 32	< 25
1,3,5-Trimethylbenzene		11,000		< 29	< 29	< 30	< 32	< 30	< 30	< 29	< 32	< 32	< 25
Total Xylenes	4,100	42,000		< 97	< 99	< 100	< 110	< 100	< 100	< 98	< 110	< 110	< 85

Underlined values indicate concentrations above the WDNR generic RCLs.

Bolded values indicate concentrations above the COMM 46 Table 1 or 2 standards.

For laboratory detection limits, see the laboratory report.

RCL = Residual Contaminant Level

<sup>1</sup> RCL for benzene exceeds soil RCL (5.5 ppb) due to methanol preservation.

TABLE 3

PRIME MANUFACTURING CORP.  
FORMER OIL STORAGE AREA  
GROUNDWATER LABORATORY ANALYTICAL RESULTS

GROUNDWATER		ANALYTES					
SAMPLE ID	SAMPLE DEPTH	Acetone	1,1-DCE	1,1-DCA	1,2-DCA	1,1,1-TCA	Toluene
GES-G2	17'-19'	ND	45	51	ND	1000	12
GES-G3	15'-17'	ND	45	920	6	640	ND
GES-G4	9'-11'	SD	SD	SD	SD	SD	SD

REGULATORY CRITERIA		ANALYTES					
NR 140 STANDARD		Acetone	1,1-DCE	1,1-DCA	1,2-DCA	1,1,1-TCA	Toluene
Enforcement Standard (ES)		1000	7.0	850	5	200	343
Preventive Action Limit (PAL)		200	0.7	85	0.5	40	68.6

FIELD / TRIP BLANKS		ANALYTES					
SAMPLE ID		Acetone	1,1-DCE	1,1-DCA	1,2-DCA	1,1,1-TCA	Toluene
TB-1		ND	ND	ND	ND	ND	ND
TB-2		ND	ND	ND	ND	ND	ND
FB-1		ND	ND	ND	ND	8	ND
FB-2		ND	ND	ND	ND	ND	ND


All analytes reported in ug/l.


Only compounds detected are reported in this table.

ND - Analyte not detected above practical quantitation limit.

SD - Sample damaged during transport to laboratory - no analyses performed.

ES and PAL - From Wisconsin Administrative Code ch. NR 140, April 1994.

 Shaded areas denote exceedence of NR 140 ES.

 Concentrations are attributable to laboratory contamination.

**TABLE 1**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)**  
**7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	MW-1									MW-2C	MW-3A	NR 140 Remedial Action Limits	
	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-2C	MW-3A		
Monitoring well	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-2C	MW-3A		
Date	9/30/2005	4/12/2006	7/30/2006	11/5/2006	3/19/2007	6/24/2007	9/11/2007	12/20/2007		9/30/2005	9/30/2005		
VOCs (ppb)												ES	PAL
Benzene	0.21	0.24	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
n-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
sec-Butylbenzene	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	NS	NS
tert-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
1,1-Dichloroethane	0.99	0.59	0.54	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	1.6	8.9	850	85
1,1-Dichloroethene	0.64	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	0.57	7	0.7
Ethylbenzene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	700	140
Isopropylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
MTBE	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	60	12
Naphthalene	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	40	8
Toluene	0.39	0.54	0.61	0.27	0.27	0.37	0.48	0.5	< 0.20	< 0.20	< 0.20	1,000	200
1,1,1-Trichloroethane	2.2	2	3.1	3.7	2.8	2.5	5.6	2.5	0.79	< 0.50	< 0.50	200	40
Trichloroethene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
1,2,4-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	480	96
1,3,5-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20		
Xylene (total)	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	10,000	1,000
DO (ppm)													
Temperature (C)													
Approximate Total Well Depth to Ground Surface	15.0									23.0	15.0		
Top of Casing Elevation	97.82									97.38	98.81		
Groundwater to Top of Casing	5.79	4.86	5.91	6.20	4.87	5.42	4.95	6.62	5.35	6.73			
Relative Groundwater Elevation <sup>1</sup>	92.03	92.96	91.91	91.62	92.95	92.40	92.87	91.20	92.03	92.08			

ND = not detected

NS = no standards

MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see the laboratory report.

NA = Not Analyzed

<sup>1</sup> Groundwater elevation data listed for 9/30/05 is actually from 1/6/06.

25015r1a

**TABLE 1**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)**  
**7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	MW-3B	MW-4	MW-5									NR 140 Remedial Action Limits	
			Monitoring well	MW-3B	MW-4	MW-5	MW-5	MW-5	MW-5	MW-5	MW-5	MW-5	MW-5
Date	9/30/2005	9/30/2005	9/30/2005	1/6/2006	4/12/2006	7/30/2006	11/5/2006	3/19/2007	6/24/2007	9/11/2007	12/20/2007		
<b>VOCs (ppb)</b>												ES	PAL
Benzene	< 0.20	0.20	< 10	< 8	< 8	< 3.2	< 3.2	< 16	< 10	< 4	< 4	5	0.5
n-Butylbenzene	< 0.20	< 0.20	< 10	< 8	< 8	< 3.2	< 3.2	< 16	< 10	< 4	< 4	NS	NS
sec-Butylbenzene	< 0.25	< 0.25	< 12	< 10	< 10	< 4	< 4	< 20	< 12	< 5	< 5	NS	NS
tert-Butylbenzene	< 0.20	< 0.20	< 10	< 8	< 8	< 3.2	< 3.2	< 16	< 10	< 4	< 4	NS	NS
1,1-Dichloroethane	< 0.50	1.0	<b>2,200</b>	<b>1,400</b>	<b>4,100</b>	<b>1,800</b>	<b>3,900</b>	<b>2,700</b>	<b>3,700</b>	<b>2,000</b>	<b>3,000</b>	850	85
1,1-Dichloroethene	< 0.50	< 0.50	< 25	< 20	< 20	< 8	< 8	< 40	< 25	< 10	< 10	7	0.7
Ethylbenzene	< 0.50	< 0.50	< 25	< 20	< 20	< 8	< 8	< 40	< 25	< 10	< 10	700	140
Isopropylbenzene	< 0.20	< 0.20	< 10	< 8	< 8	< 3.2	< 3.2	< 16	< 10	< 4	< 4	NS	NS
MTBE	< 0.50	< 0.50	< 25	< 20	< 20	< 8	< 8	< 40	< 25	< 10	< 10	60	12
Naphthalene	< 0.25	< 0.25	< 12	< 10	< 10	< 4	< 4	< 20	< 12	< 5	< 5	40	8
Toluene	< 0.20	0.42	< 10	< 8	< 8	< 3.2	< 3.2	< 16	< 10	< 4	< 4	1,000	200
1,1,1-Trichloroethane	< 0.50	0.97	<b>660</b>	<b>610</b>	<b>490</b>	<b>530</b>	<b>440</b>	<b>470</b>	<b>360</b>	<b>480</b>	<b>540</b>	200	40
Trichloroethene	< 0.20	< 0.20	< 10	< 8	< 8	< 3.2	< 3.2	< 16	< 10	< 4	< 4	5	0.5
1,2,4-Trimethylbenzene	< 0.20	< 0.20	< 10	< 8	< 8	< 3.2	< 3.2	< 16	< 10	< 4	< 4	480	96
1,3,5-Trimethylbenzene	< 0.20	< 0.20	< 10	< 8	< 8	< 3.2	< 3.2	< 16	< 10	< 4	< 4		
Xylene (total)	< 0.50	< 0.50	< 25	< 20	< 20	< 20	< 8	< 40	< 25	< 10	< 10	10,000	1,000
DO (ppm)													
Temperature (C)													
Approximate Total Well Depth to Ground Surface	27.5	14.6	25.0										
Top of Casing Elevation	99.06	100.00	99.03										
Groundwater to Top of Casing	7.04	7.92		7.09	7.48	10.63	10.60	8.80	10.45	7.14	10.44		
Relative Groundwater Elevation	92.02	92.08		91.94	91.55	88.40	88.43	90.23	88.58	91.89	88.59		

ND = not detected

NS = no standards

MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see the laboratory report.

NA = Not Analyzed

**TABLE 1  
ANALYTICAL RESULTS - GROUNDWATER  
PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)  
7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	MW-6									NR 140 Remedial Action Limits		
	Monitoring well	MW-6	MW-6	MW-6	MW-6	MW-6	MW-6	MW-6	MW-6	MW-6		
Date	9/30/2005	1/6/2006	4/12/2006	7/30/2006	11/5/2006	3/19/2007	6/24/2007	9/11/2007	12/20/2007			
<b>VOCs (ppb)</b>										<i>ES</i>	<i>PAL</i>	
Benzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5	
n-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS	
sec-Butylbenzene	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	NS	NS	
tert-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS	
1,1-Dichloroethane	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	850	85	
1,1-Dichloroethene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	7	0.7	
cis-1,2-Dichloroethene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	70	7	
Ethylbenzene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	700	140	
Isopropylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS	
MTBE	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	60	12	
Naphthalene	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	40	8	
Toluene	< 0.20	< 0.20	< 0.20	0.26	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	1,000	200	
1,1,1-Trichloroethane	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	200	40	
Trichloroethene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5	
1,2,4-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	480	96	
1,3,5-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20			
Xylene (total)	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	10,000	1,000	
DO (ppm)												
Temperature (C)												
Approximate Total Well Depth to Ground Surface	24.5											
Top of Casing Elevation	97.98											
Groundwater to Top of Casing		8.35	6.23	7.43	7.63	6.25	7.10	6.68	7.86			
Relative Groundwater Elevation		89.63	91.75	90.55	90.35	91.73	90.88	91.30	90.12			

ND = not detected

NS = no standards

MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see the laboratory report.

NA = Not Analyzed

**TABLE 1**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)**  
**7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	AMW-1									NR 140 Remedial Action Limits		
	Monitoring well	AMW-1	AMW-1	AMW-1	AMW-1	AMW-1	AMW-1	AMW-1	AMW-1	AMW-1		
Date	9/30/2005	1/6/2006	4/12/2006	7/30/2006	11/5/2006	3/19/2007	6/24/2007	9/11/2007	12/20/2007			
<b>VOCs (ppb)</b>										<i>ES</i>	<i>PAL</i>	
Benzene	< 1	< 1	< 1.6	< 1.6	< 1.6	< 2.0	< 1	< 1.6	< 1	5	0.5	
n-Butylbenzene	< 1	< 1	< 1.6	< 1.6	< 1.6	< 2.0	< 1	< 1.6	< 1	NS	NS	
sec-Butylbenzene	< 1.2	< 1.2	< 2.0	< 2.0	< 2.0	< 2.5	< 1.2	< 2.0	< 1.2	NS	NS	
tert-Butylbenzene	< 1	< 1	< 1.6	< 1.6	< 1.6	< 2.0	< 1	< 1.6	< 1	NS	NS	
1,1-Dichloroethane	63	53	110	67	<u>120</u>	66	46	52	73	850	85	
1,1-Dichloroethene	<b>14</b>	<b>11</b>	<b>22</b>	<b>20</b>	<b>30</b>	<b>13</b>	<b>17</b>	<b>15</b>	<b>23</b>	7	0.7	
cis-1,2-Dichloroethene	< 1	< 1	< 1	< 1	5.1	< 5.0	< 2.5	< 4.0	< 2.5	70	7	
Ethylbenzene	< 2.5	< 2.5	< 4.0	< 4.0	< 4.0	< 5.0	< 2.5	< 4.0	< 2.5	700	140	
Isopropylbenzene	< 1	< 1	< 1.6	< 1.6	< 1.6	< 2.0	< 1	< 1.6	< 1	NS	NS	
MTBE	< 2.5	< 2.5	< 4.0	< 4.0	< 4.0	< 5.0	< 2.5	< 4.0	< 2.5	60	12	
Naphthalene	< 1.2	< 1.2	< 2.0	< 2.0	< 2.0	< 2.5	< 1.2	< 2.0	< 1.2	40	8	
Toluene	< 1	< 1	< 1.6	< 1.6	< 1.6	< 2.0	< 1	< 1.6	< 1	1,000	200	
1,1,1-Trichloroethane	<b>310</b>	<b>160</b>	<b>460</b>	<b>470</b>	<b>550</b>	<b>240</b>	<b>390</b>	<b>360</b>	<b>430</b>	200	40	
Trichloroethene	< 1	< 1	< 1.6	< 1.6	< 1.6	< 2.0	< 1	< 1.6	< 1	5	0.5	
1,2,4-Trimethylbenzene	< 1	< 1	< 1.6	< 1.6	< 1.6	< 2.0	< 1	< 1.6	< 1	480	96	
1,3,5-Trimethylbenzene	< 1	< 1	< 1.6	< 1.6	< 1.6	< 2.0	< 1	< 1.6	< 1			
Xylene (total)	< 2.5	< 2.5	< 4.0	< 4.0	< 4.0	< 5.0	< 2.5	< 4.0	< 2.5	10,000	1,000	
DO (ppm)												
Temperature (C)												
Approximate Total Well Depth to Ground Surface	17.0											
Top of Casing Elevation	98.65											
Groundwater to Top of Casing		7.60	7.02	8.45	8.59	7.12	8.09	7.03	8.89			
Relative Groundwater Elevation		91.05	91.63	90.20	90.06	91.53	90.56	91.62	89.76			

ND = not detected

NS = no standards

MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see the laboratory report.

NA = Not Analyzed

**TABLE 1**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)**  
**7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	AMW-2									NR 140 Remedial Action Limits	
	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2		
Monitoring well	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2	AMW-2		
Date	9/30/2005	1/6/2006	4/12/2006	7/30/2006	11/5/2006	3/19/2007	6/24/2007	9/11/2007	12/20/2007		
<b>VOCs (ppb)</b>										<i>ES</i>	<i>PAL</i>
Benzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
n-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
sec-Butylbenzene	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	NS	NS
tert-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
1,1-Dichloroethane	4.8	5.5	3.6	5.5	5.1	3.1	2.9	3.9	5.9	850	85
1,1-Dichloroethene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	7	0.7
cis-1,2-Dichloroethene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	70	7
Ethylbenzene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	700	140
Isopropylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
MTBE	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	60	12
Naphthalene	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	40	8
Toluene	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	1,000	200
1,1,1-Trichloroethane	<u>86</u>	<u>43</u>	31	<u>68</u>	<u>49</u>	28	32	35	38	200	40
Trichloroethene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
1,2,4-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	480	96
1,3,5-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20		
Xylene (total)	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	10,000	1,000
DO (ppm)											
Temperature (C)											
Approximate Total Well Depth to Ground Surface	17.5										
Top of Casing Elevation	92.01									93.34	
Groundwater to Top of Casing		8.83	7.58	9.56	9.27	7.23	8.78	8.67	11.08		
Relative Groundwater Elevation		83.18	84.43	82.45	82.74	84.78	83.23	83.34	82.26		

ND = not detected

NS = no standards

MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see the laboratory report.

NA = Not Analyzed

**TABLE 1**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)**  
**7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	AMW-3						NR 140 Remedial Action Limits	
	AMW-3	AMW-3	AMW-3	AMW-3	AMW-3	AMW-3	ES	PAL
Monitoring well	AMW-3	AMW-3	AMW-3	AMW-3	AMW-3	AMW-3		
Date	1/6/2006	4/12/2006	7/30/2006	3/19/2007	6/24/2007	9/11/2007		
<b>VOCs (ppb)</b>							<i>ES</i>	<i>PAL</i>
Benzene	< 1.6	< 1.6	< 1.0	< 1.0	< 1.0	< 1.0	5	0.5
n-Butylbenzene	< 1.6	< 1.6	< 1.0	< 1.0	< 1.0	< 1.0	NS	NS
sec-Butylbenzene	< 2.0	< 2.0	< 1.2	< 1.2	< 1.2	< 1.2	NS	NS
tert-Butylbenzene	< 1.6	< 1.6	< 1.0	< 1.0	< 1.0	< 1.0	NS	NS
1,1-Dichloroethane	<b>130</b>	<b>110</b>	<b>190</b>	<b>130</b>	<b>140</b>	<b>190</b>	850	85
1,1-Dichloroethene	< 4	<u>4.6</u>	<u>5.7</u>	<u>3.6</u>	<u>3.8</u>	<u>5.6</u>	7	0.7
Ethylbenzene	< 4	< 4	< 2.5	< 2.5	< 2.5	< 2.5	700	140
Isopropylbenzene	< 1.6	< 1.6	< 1.0	< 1.0	< 1.0	< 1.0	NS	NS
MTBE	< 4	< 4	< 2.5	< 2.5	< 2.5	< 2.5	60	12
Naphthalene	< 2	< 2	< 1.2	< 1.2	< 1.2	< 1.2	40	8
Toluene	< 1.6	< 1.6	< 1.0	< 1.0	< 1.0	< 1.0	1,000	200
1,1,1-Trichloroethane	<b>300</b>	<b>330</b>	<b>340</b>	<b>260</b>	<b>260</b>	<b>380</b>	200	40
Trichloroethene	< 1.6	< 1.6	< 1.0	< 1.0	< 1.0	< 1.0	5	0.5
1,2,4-Trimethylbenzene	< 1.6	< 1.6	< 1.0	< 1.0	< 1.0	< 1.0	480	96
1,3,5-Trimethylbenzene	< 1.6	< 1.6	< 1.0	< 1.0	< 1.0	< 1.0		
Xylene (total)	< 4	< 4	< 2.5	< 2.5	< 2.5	< 2.5	10,000	1,000
DO (ppm)								
Temperature (C)								
Approximate Total Well Depth to Ground Surface	18.0							
Top of Casing Elevation	92.58							
Groundwater to Top of Casing	9.89	8.6	10.61	8.38	9.87	9.69		
Relative Groundwater Elevation	82.69	83.98	81.97	84.20	82.71	82.89		

ND = not detected

NS = no standards

MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see the laboratory report.

NA = Not Analyzed



**TABLE 1  
ANALYTICAL RESULTS - GROUNDWATER  
PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)  
7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	AMW-4							NR 140 Remedial Action Limits	
	AMW-4	AMW-4	AMW-4	AMW-4	AMW-4	AMW-4	AMW-4		
Monitoring well	AMW-4	AMW-4	AMW-4	AMW-4	AMW-4	AMW-4	AMW-4		
Date	9/30/2005	1/6/2006	4/12/2006	7/30/2006	3/19/2007	6/24/2007	9/11/2007		
<b>VOCs (ppb)</b>								<i>ES</i>	<i>PAL</i>
Benzene	< 0.40	< 0.40	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
n-Butylbenzene	< 0.40	< 0.40	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
sec-Butylbenzene	< 0.50	< 0.50	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	NS	NS
tert-Butylbenzene	< 0.40	< 0.40	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
1,1-Dichloroethane	35	31	15	18	14	12	17	850	85
1,1-Dichloroethene	<u>1.1</u>	< 1	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	7	0.7
Ethylbenzene	< 1	< 1	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	700	140
Isopropylbenzene	< 0.40	< 0.40	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
MTBE	< 1	< 1.0	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	60	12
Naphthalene	< 0.50	< 0.50	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	40	8
Toluene	< 0.40	< 0.40	< 0.20	0.25	< 0.20	< 0.20	< 0.20	1,000	200
1,1,1-Trichloroethane	<u>140</u>	<u>110</u>	<u>77</u>	<u>80</u>	<u>56</u>	<u>49</u>	<u>66</u>	200	40
Trichloroethene	< 0.40	< 0.40	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
1,2,4-Trimethylbenzene	< 0.40	< 0.40	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	480	96
1,3,5-Trimethylbenzene	< 0.40	< 0.40	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20		
Xylene (total)	< 1	< 1.0	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	10,000	1,000
DO (ppm)									
Temperature (C)									
Approximate Total Well Depth to Ground Surface	18.0								
Top of Casing Elevation	92.33								
Groundwater to Top of Casing		9.70	8.40	10.43	8.24	9.68	9.49		
Relative Groundwater Elevation		82.63	83.93	81.90	84.09	82.65	82.84		

ND = not detected

NS = no standards

MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see the laboratory report.

NA = Not Analyzed

**TABLE 1**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)**  
**7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	AMW-5								NR 140 Remedial Action Limits	
	AMW-5	AMW-5	AMW-5	AMW-5	AMW-5	AMW-5	AMW-5	AMW-5		
Monitoring well	AMW-5	AMW-5	AMW-5	AMW-5	AMW-5	AMW-5	AMW-5	AMW-5		
Date	1/6/2006	4/12/2006	7/30/2006	11/5/2006	3/19/2007	6/24/2007	9/11/2007	12/20/2007		
<b>VOCs (ppb)</b>									<i>ES</i>	<i>PAL</i>
Benzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
n-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
sec-Butylbenzene	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	NS	NS
tert-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
1,1-Dichloroethane	60	64	64	77	52	48	66	54	850	85
1,1-Dichloroethene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	7	0.7
Ethylbenzene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	700	140
Isopropylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
MTBE	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	60	12
Naphthalene	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	40	8
Toluene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	1,000	200
1,1,1-Trichloroethane	22	33	17	22	22	19	37	21	200	40
Trichloroethene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
1,2,4-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	480	96
1,3,5-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20		
Xylene (total)	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	10,000	1,000
DO (ppm)										
Temperature (C)										
Approximate Total Well Depth to Ground Surface	13.0									
Top of Casing Elevation	87.51									
Groundwater to Top of Casing	6.79	6.55	7.24	7.06	6.60	6.81	6.66	7.18		
Relative Groundwater Elevation	80.72	80.96	80.27	80.45	80.91	80.70	80.85	80.33		

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MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see the laboratory report.

NA = Not Analyzed

**TABLE 1**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**PRIME MANUFACTURING CORP. - SOUTH SITE (BRRTS #: 02-41-384704)**  
**7730 SOUTH 6TH STREET, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	AMW-6			AMW-7	NR 140 Remedial Action Limits	
	AMW-6	AMW-6	AMW-6	AMW-7		
Monitoring well	AMW-6	AMW-6	AMW-6	AMW-7		
Date	1/6/2006	3/19/2007	9/11/2007	1/6/2006		
<b>VOCs (ppb)</b>					<i>ES</i>	<i>PAL</i>
Benzene	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
n-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
sec-Butylbenzene	< 0.25	< 0.25	< 0.25	< 0.25	NS	NS
tert-Butylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
1,1-Dichloroethane	< 0.50	< 0.50	< 0.50	< 0.50	850	85
1,1-Dichloroethene	< 0.50	< 0.50	< 0.50	< 0.50	7	0.7
Ethylbenzene	< 0.50	< 0.50	< 0.50	< 0.50	700	140
Isopropylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	NS	NS
MTBE	< 0.50	< 0.50	< 0.50	< 0.50	60	12
Naphthalene	< 0.25	< 0.25	< 0.25	< 0.25	40	8
Toluene	< 0.20	< 0.20	0.24	< 0.20	1,000	200
1,1,1-Trichloroethane	< 0.50	< 0.50	< 0.50	< 0.50	200	40
Trichloroethene	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
1,2,4-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	480	96
1,3,5-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20		
Xylene (total)	< 0.50	< 0.50	< 0.50	< 0.50	10,000	1,000
DO (ppm)						
Temperature (C)						
Approximate Total Well Depth to Ground Surface	14.5	14.5	14.5	15.6		
Top of Casing Elevation	84.40	84.40	84.40	88.43		
Groundwater to Top of Casing	2.29	2.6	3.16	2.49		
Relative Groundwater Elevation	82.11	81.80	81.24	85.94		

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MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see the laboratory report.

NA = Not Analyzed

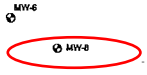
IMPROPERLY ABANDONED  
MONITORING WELL

NORTH BRANCH  
OF OAK CREEK



FORMER PRIME  
MANUFACTURING FACILITY  
PROPERTY

CITY  
LOT



S. 6TH STREET

LITTLE LEAGUE  
COMPLEX

CLARIANT  
CORPORATION

LITTLE LEAGUE  
COMPLEX

DRIVEWAY

NORTH BRANCH  
OF OAK CREEK

LEGEND

- MONITORING WELL
- GEOPROBE

0 25 50 100  
APPROXIMATE SCALE  
1 INCH = 100 FEET

BASED ON FIGURE PREPARED BY  
SIMON HYDRO-SEARCH DATED 02/15/93

*Site Features*

EXISTING MONITORING WELL LOCATIONS

FIGURE

1



FORMER PRIME MANUFACTURING  
OAK CREEK, WISCONSIN

**IMPROPERLY ABANDONED  
MONITORING WELL**

Department of Natural Resources  
PO Box 7921, Madison WI 53707-7921

**Well / Drillhole / Borehole Abandonment**  
Form 3300-005 (R 10/03) Page 1 of 2

**Notice:** Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between \$10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

Route to:  Drinking Water  Watershed/Wastewater  Waste Management  Remediation/Redevelopment  Other: \_\_\_\_\_

**1. General Information** **2. Facility / Owner Information**

WI Unique Well No. _____		DNR Well ID No. _____		County <b>MILWAUKEE</b>		Facility Name <b>PRIME MFG-NORTH SPILL</b>	
Common Well Name <b>MW-8</b>		Gov't Lot # (if applicable) _____		Facility ID _____		License/Permit/Monitoring No. _____	
City, Village or Town <b>OAK CREEK</b>		Street Address of Well <b>7730 S. 6<sup>th</sup> STREET</b>		Present Well Owner <b>CROWN PRINCE INC.</b>		Original Well Owner <b>PRIME MFG CORP.</b>	
1/4 1/4 <b>SW, SE</b>		Section <b>8</b>		Township <b>5 N</b>		Range <b>22 E</b>	
Grid Location Feet <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W		<input type="checkbox"/> Local Grid Origin		<input type="checkbox"/> (estimated) OR <input type="checkbox"/> Well Location		Street Address or Route of Owner <b>7730 S. 6<sup>th</sup> ST.</b>	
Latitude: DEG MIN SEC _____ N		Longitude: DEG MIN SEC _____ W		City <b>OAK CREEK</b>		State <b>WI</b>	
Reason For Abandonment <b>SITE CLOSED</b>		WI Unique Well No. of Replacement Well _____		City <b>OAK CREEK</b>		State <b>WI</b>	
City <b>OAK CREEK</b>		State <b>WI</b>		ZIP Code <b>53154</b>		ZIP Code <b>53154</b>	

**3. Well / Drillhole / Borehole Information**

<input checked="" type="checkbox"/> Monitoring Well		Original Construction Date _____	
<input type="checkbox"/> Water Well		If a Well Construction Report is available, please attach.	
<input type="checkbox"/> Borehole / Drillhole			
Construction Type:			
<input checked="" type="checkbox"/> Drilled		<input type="checkbox"/> Driven (Sandpoint)	
<input type="checkbox"/> Other (specify): _____		<input type="checkbox"/> Dug	
Formation Type:			
<input checked="" type="checkbox"/> Unconsolidated Formation		<input type="checkbox"/> Bedrock	
Total Well Depth From Groundsurface (ft.) <b>20</b>		Casing Diameter (in.) <b>2</b>	
Lower Drillhole Diameter (in.) <b>8</b>		Casing Depth (ft.) _____	
Was well annular space grouted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown			
If yes, to what depth (feet)? _____		Depth to Water (feet) <b>~ 8-10</b>	

**4. Pump, Liner, Screen, Casing & Sealing Material**

Pump and piping removed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Liner(s) removed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Screen removed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Casing left in place?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Was casing cut off below surface?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Did sealing material rise to surface?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Did material settle after 24 hours?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
If yes, was hole retopped?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If bentonite chips were used, were they hydrated with water from a known safe source?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Required Method of Placing Sealing Material	
<input type="checkbox"/> Conductor Pipe-Gravity <input type="checkbox"/> Conductor Pipe-Pumped	
<input checked="" type="checkbox"/> Screened & Poured (Bentonite Chips) <input type="checkbox"/> Other (Explain): _____	
Sealing Materials	
<input type="checkbox"/> Neat Cement Grout <input type="checkbox"/> Clay-Sand Slurry (11 lb./gal. wt.)	
<input type="checkbox"/> Sand-Cement (Concrete) Grout <input type="checkbox"/> Bentonite-Sand Slurry " "	
<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Bentonite Chips	
For Monitoring Wells and Monitoring Well Boreholes Only:	
<input checked="" type="checkbox"/> Bentonite Chips <input type="checkbox"/> Bentonite - Cement Grout	
<input type="checkbox"/> Granular Bentonite <input type="checkbox"/> Bentonite - Sand Slurry	

**5. Material Used To Fill Well / Drillhole**

Material Used To Fill Well / Drillhole <b>CHIPPED BENTONITE</b>	
--	--

From (ft.)	To (ft.)	No. Yards, Sacks Sealant or Volume (circle one)	Mix Ratio or Mud Weight
Surface	<b>20</b>	<b>~ 1-50 lb SACK</b>	

**6. Comments**

**7. Supervision of Work** **DNR Use Only**

Name of Person or Firm Doing Sealing Work <b>PEP ENVIR. SVC. LLC</b>		Date of Abandonment <b>8-6-05</b>		Date Received _____		Noted By _____	
Street or Route <b>7147 CEDAR SAWK Rd</b>		Telephone Number <b>(414) 801-1730</b>		Comments _____			
City <b>Saukville</b>		State <b>WI</b>		ZIP Code <b>53080</b>		Signature of Person Doing Work <i>[Signature]</i>	
						Date Signed <b>8-6-05</b>	

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="7800 S 6th St, Oak Creek, Baseball Facility"/>	<input type="text" value="7829045"/>	<input type="text" value="689982"/>	<input type="text" value="272256"/>
<input type="text" value="B"/>	<input type="text" value="7760 S 6th St, Oak Creek (Clarent Corp)"/>	<input type="text" value="7829029"/>	<input type="text" value="689907"/>	<input type="text" value="272209"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

## PEP Environmental Services, LLC

March 8, 2008

Mr. Doug Schachtner  
City of Oak Creek – Parks Department  
8640 S. Howell Avenue  
Oak Creek, WI 53154

RE: Off-Source Notification of Groundwater Contamination from the  
Prime Manufacturing Corp. – South Site  
7730 South 6<sup>th</sup> Street, Oak Creek, WI  
BRRTS No.: 02-41-384704. PEP Project No.: 25015.01

Dear Mr. Schachtner:

Groundwater contamination that appears to have originated on the property located at 7730 South 6<sup>th</sup> Street, in the City of Oak Creek, has migrated onto your property, the baseball field complex located to the east of the Crown Prince, Inc., facility. The levels of 1,1,1-trichloroethane (TCA) contamination in groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code (WAC). However, the environmental consultants who have investigated this contamination have determined that this groundwater contaminant plume is stable or receding and will naturally degrade over time. We believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, WAC., and I will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action be taken, other than the reliance on natural attenuation.

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

The WDNR will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to: Mr. Eric Amadi, WDNR, P.O. Box 12436, Milwaukee, WI 53212.

**PEP Environmental Services, LLC**  
7147 Cedar Sauk Road, Saukville, WI 53080-2452  
Phone: 414-801-1730 Fax: 262-675-2062 Email: pepenviro@core.com

Page Two  
Prime MFG – South Site

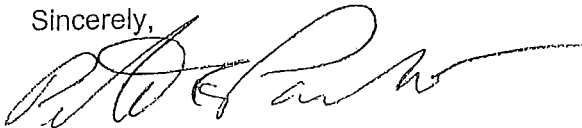
If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the WDNRs' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above NR 140 enforcement standards was found at the time the case was closed. This GIS Registry will be available to the general public on the WDNRs' internet web site. Please review the enclosed description of your property, and notify me within the next 30 days if the address and description (figure attached) is incorrect. Most of the contaminated groundwater plume appears to be located beneath the parking lot area west of the baseball fields.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the WDNR makes a decision on my closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at PEP Environmental Services, Cedar Sauk Road, Saukville, WI 53080, or 414-801-1730.

Sincerely,



Pete Pavalko, CHMM  
President

Cc: Mr. Eric Amadi, WDNR, P.O. Box 12436, Milwaukee, WI 53212  
Mr. Dave Scrima, Crown Prince, Inc., 7730 South 6<sup>th</sup> Street, Oak Creek, WI 53154



OFF-SOURCE  
A  
PROPERTY

**SENDER: COMPLETE THIS SECTION**

- 1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR. DOUG SCHACHTNER  
CITY of OAK CREEK  
PARKS DEPT.  
8640 S. Howell Ave  
OAK CREEK WI 53154

2. Article Number (Copy #)

7007 2680 0003 0272 0435

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

*[Signature]* 3/14/08

C. Signature

*[Signature: Richard Kalka]*  Agent  Addressee

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail
- Registered  Return Receipt for Merchandise
- Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7007 2680 0003 0272 0435

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 30.41	0072
Certified Fee	\$2.65	87
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$3.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 38.21</b>	03/13/2008

Sent To MR. DOUG SCHACHTNER  
Street, Apt. No., or PO Box No. 8640 S. HOWELL AVE  
City, State, ZIP+4 OAK CREEK WI 53154

## ***PEP Environmental Services, LLC***

March 4, 2009

Building Manager  
GWZ, LLC  
7760 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

RE: Off-Source Notification of Groundwater Contamination from the  
Prime Manufacturing Corp. – South Site  
7730 South 6<sup>th</sup> Street, Oak Creek, WI  
BRRTS No.: 02-41-384704. PEP Project No.: 25015.02

To Whom It May Concern:

Groundwater contamination that appears to have originated on the property located at 7730 South 6<sup>th</sup> Street, in the City of Oak Creek, has migrated onto your property, the former Clariant Corporation facility (Parcel #7829029) located to the south of the Crown Prince, Inc., facility. Although we have no monitoring wells on the former Clariant Corp. property, based on sampling results from a monitoring well just upgradient of your property, it appears certain the levels of 1,1,1-trichloroethane (TCA) and 1,1-dichloroethene contamination in groundwater on your property are most likely above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code (WAC). However, the environmental consultants who have investigated this contamination have determined that this groundwater contaminant plume is stable or receding and will naturally degrade over time. We believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, WAC., and I will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action be taken, other than the reliance on natural attenuation.

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

**PEP Environmental Services, LLC**  
2147 Cedar Sauk Road, Saukville, WI 53080-2452  
Phone: 414-801-1730 Fax: 262-675-2062 Email: pepenviro@core.com

Page Two  
Prime MFG – South Site

The WDNR will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to: Mr. Eric Amadi, WDNR, P.O. Box 12436, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the WDNRs' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above NR 140 enforcement standards was found at the time the case was closed. This GIS Registry will be available to the general public on the WDNRs' internet web site. Please review the enclosed figure of your property, and notify me within the next 30 days if the address and description (figures attached) is incorrect. Most of the contaminated groundwater plume appears to be located beneath the far northeast corner of your property.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the WDNR makes a decision on my closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at PEP Environmental Services, Cedar Sauk Road, Saukville, WI 53080, or 414-801-1730.

Sincerely,



Pete Pavalko, CHMM  
President

Cc: Mr. Eric Amadi, WDNR, P.O. Box 12436, Milwaukee, WI 53212  
Mr. Dave Scrima, Crown Prince, Inc., 7730 South 6<sup>th</sup> Street, Oak Creek, WI 53154



## Land Records Web Portal

Welcome to the City of Oak Creek, Wisconsin Land Records Web Portal page.

Note:  
Internet Explorer 7.0, Google Chrome or Firefox is required to see search results!

Search By: **Parcel**

[Reset Search](#) | [Show Search](#)

Type	Owner	Status	Parcel #	Property Address	Municipality	PLS/Tract	Alt. Parcel #
RE	G W Z LLC	CURRENT OWNER	7829029	7760 S 6TH ST	CITY OF OAK CREEK		

Parcel  
Taxes  
Assessments  
Documents

Prop Type	Parcel Number	Property Address	Owner	Owner Status
Real Estate	7829029	7760 S 6TH ST	G W Z LLC	CURRENT OWNER

### Summary

Parcel #:	7829029
Alt. Parcel #:	
Plat:	NOT AVAILABLE
Acres:	2.940
Block:	
Lot:	

### District

Code ▲	Description	Category
	CITY OF OAK CREEK	OTHER DISTRICT
	COUNTY SALES TAX CREDIT	OTHER DISTRICT
0900	MATC-0900	TECHNICAL COLLEGE
	MILWAUKEE COUNTY	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
4018	SCHOOL DISTRICT-4018	REGULAR SCHOOL
5020	MMSD-5020	METRO SEWERAGE

### Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	7760 S 6TH ST OAK CREEK 53154

### Owners

Name ▲	Status
G W Z LLC	CURRENT OWNER

### Public Land Survey - Tracts

No Tracts were found

### Legal Description

CERTIFIED SURVEY MAP NO.1058 LOT 1 SE1/4 SEC 8-5-22

Search Powered By



Version 1.3.0.0  
Copyright © 2000-2008

Note: Internet Explorer 7.0, Firefox or Google Chrome is required!

*INFO. FOR OFF-SITE AFFECTED,  
PROPERTY - THE CLARIANT CORP.  
SITE.*

OFF-SOURCE  
B  
PROPERTY

REEL 3877IMAG 568

DOCUMENT NO.

7261362

WARRANTY DEED  
STATE OF WISCONSIN - FORM 2

THIS SPACE RESERVED FOR RECORDING DATA

-2:45 PM

REGISTER'S OFFICE  
Milwaukee County, WI  
RECORDED AT  
SEP - 5 1996 568  
REEL 3877 IMAGE 569  
REGISTER  
DE DEETS

This indenture, Made this 3rd day of September,  
A. D., 1996, between Henkel Corporation  
Delaware Corporation duly organized and existing under and by  
virtue of the laws of the State of Delaware located at Gulph Mills, Pennsylvania  
~~XXXXXX~~ party of the first part, and Hodgson Process Chemicals Inc.

part Y of the second part.  
Witnesseth, That the said party of the first part, for and in consideration of the sum  
of one dollar (\$1.00)  
to it paid by the said part Y of the second part, the receipt whereof is hereby confessed and  
acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and con-  
firmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto  
the said part Y of the second part, its successors ~~XXXX~~ and assigns forever, the following described real estate, situated in  
the County of Milwaukee, State of Wisconsin, to-wit:

RETURN TO  
Hodgson Process Chemicals Inc.  
7760 S. 6th Street  
Oak Creek, Wisconsin 53154

Lot 1 in Certified Survey Map No. 1058, being a Re-division of Lot 2 in Certified  
Survey Map No. 755, recorded June 10, 1969 on Reel 483, Images 346 to 349 inclusive,  
as Document No. 4468305, all being in the Southwest 1/4 of the Southeast 1/4 of  
Section 8, Town 5 North, Range 22 East, City of Oak Creek, County of Milwaukee,  
State of Wisconsin

TAX KEY NO. 782-9029

ADDRESS: 7760 S. 6th Street

TRANSFER

\$ 2,820.00  
FEE

7261362 #  
RECORD 12.00  
RTX 2820.00

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the  
estate, right, title, interest, claim or demand whatsoever, of the said party 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 part Y  
of the second part, and to its successors ~~XXXX~~ and assigns FOREVER.

And the said Henkel Corporation  
party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part Y of the  
second part, its successors ~~XXXX~~ and assigns, that at the time of the sealing and delivery of these presents it is 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 whatever, except municipal and zoning ordinances,  
recorded easements and restrictions of record and those liens described on Exhibit A  
attached hereto and made a part hereof.

and that the above bargained premises in the quiet and peaceable possession of the said part Y of the second part, its successors  
~~XXXX~~, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and  
DEFEND.

In Witness Whereof, the said Henkel Corporation  
party of the first part, has caused these presents to be signed by Monika Krug  
Vice its President, and countersigned by Ernest G. Szoke, its Secretary,  
at Gulph Mills, Pennsylvania, ~~XXXXXX~~, and its corporate seal to be hereunto affixed, this  
3rd day of September, A. D., 1996.

SIGNED AND SEALED IN PRESENCE OF

Henkel Corporation  
Corporate Name  
By: Monika Krug  
Monika Krug Vice President  
Corporate Planning & Development  
COUNTERSIGNED:  
Attest: Ernest G. Szoke  
Ernest G. Szoke Secretary

Commonwealth of Pennsylvania  
~~XXXXXXXXXXXXXXXX~~ } ss.  
Montgomery County.

Personally came before me, this 3rd day of September, A. D., 1996,  
Monika Krug Vice President and Ernest G. Szoke Secretary  
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such  
Vice President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of  
said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY  
Christel Emerson, Esq.

NOTARY  
SEAL

Notarial Seal  
Patricia A. Mosesso, Notary Public  
Upper Merion Twp., Montgomery County, Wis.  
My Commission Expires Dec. 30, 1999  
Member Pennsylvania Notary Association

EXHIBIT A  
LIENS

1. Rights of the public in and to that part of the property lying within the bed of Oak Creek; also to the rights of the riparian owners in and to the free and unobstructed flow of the water of said creek.
2. Easement granted by Irene Wolter to the City of Oak Creek, dated November 28, 1964 and recorded December 18, 1964 on Reel 226, Image 340, Document No. 4150145, granting to the City of Oak Creek the right to construct, maintain, repair, rebuild and operate a public sanitary sewer and appurtenances on a twenty foot wide strip.
3. Easement granted by Henkel Corporation to the City of Oak Creek, dated August 8, 1984 and recorded August 21, 1984 on Reel 1671, Image 384, Document No. 5743925, granting to the City of Oak Creek the right to construct, maintain, operate and reconstruct a sanitary sewer and water main with appurtenances on a ten foot wide strip on the southern boundary of the grantor's property.