

## Source Property Information

**BRRTS #:**  (No Dashes)

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

**\*WTM COORDINATES:**

X:  Y:

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

**WTM COORDINATES REPRESENT:**

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

**Please check as appropriate:** (BRRTS Action Code)

### Contaminated Media:

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)*

### Continuing Obligations:

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 )*

**Note:** Comments will not print out.

### Monitoring Wells:

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

Yes    No    N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

**BRRTS #:** 06-36-551669

**FID #:** 436042310

**SITE NAME:** PARAGON ELECTRIC CO INC (FORMER) (VPLE)

### **Associated ERP/LUST Sites**

This VPLE applies to the following closed ERP and/or LUST site(s). The following links can be used to access the associated GIS packet(s).

**BRRTS #**

**SITE NAME**

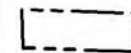


02-36-000153

[PARAGON ELECTRIC CO INC](#)






**LEGEND**

-  FORMER PARAGON ELECTRIC SITE PROPERTY LINE
-  PARAGON ELECTRIC BRRTS OPEN SITE
-  CITGO EXPRESS BRRTS CLOSED SITE

200 0 400  
1" = 400'







June 12, 2013

VPLE BRRTS # 06-36-551669

Mr. Paul A. Ahearn  
Invensys, Inc.  
33 Commercial Street, B51-2J  
Foxboro, MA 02035

Rabbi Yitzchok Wolf  
SJ Abrams Cheder Lubavitch Hebrew Day School  
5201 Howard Street  
Skokie, Illinois 60077

SUBJECT: Certificate of Completion for the former Paragon Electric Co. Inc.  
606 Parkway Blvd, Two Rivers, Manitowoc County, Wisconsin  
WDNR BRRTS Activity #: 02-36-000153  
Parcel Tax # 053-211-102-001.08

Dear Mr. Ahearn and Rabbi Wolf:

Congratulations! Your Certificate of Completion is attached. It has been a pleasure working with Invensys, Ranco Incorporated of Delaware, and your consultant Vasanta Kalluri of AECOM on this Voluntary Party Liability Exemption (VPLE) process for the former Paragon Electric site.

On June 6, 2008, the Department of Natural Resources ("the Department") received your request for issuance of a *Certificate of Completion* for the property owned previously owned by Ranco Incorporated of Delaware, located at 606 Parkway Blvd, Two Rivers, Manitowoc County, Wisconsin and herein after referred to as "the Property". You have requested that the Department determine whether Ranco Incorporated of Delaware has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a *Certificate of Completion*.

The Property subject of this *Certificate of Completion* is real property currently owned by SJ Abrams Cheder Lubavitch Hebrew Day School, and encompasses approximately 27 acres. The Property is described more or less as:

A parcel of land located partially in the S ½ of the SE ¼ of Section 2, Township 19 North, Range 24 East, partially in the Subdivision of Government Lot 1 of Section 11, Township 19 North, Range 24 East, and in Block 3 of Thiede and Goeler's Addition, in the City of Two Rivers, Manitowoc County, Wisconsin.

### Determination

As you are aware, s. 292.15, Wis. Stats., authorizes the Department to issue a *Certificate of Completion* to a voluntary party that conducts an approved environmental investigation of a property and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the property. Based on the information received by the Department, the Department has determined that the investigation and restoration (to the extent

practicable) of the Property is complete and that all the conditions in s. 292.15(2), Wis. Stats., have been met. Attached is the *Certificate of Completion* for this Property.

While the conditions for issuance of a *Certificate of Completion* have been met, residual soil and groundwater contamination exists on the Property. The Department must be notified if a new well is to be constructed within the groundwater contamination plume. The concrete floor slab in certain parts of the facility must be maintained and vapor intrusion may be a concern depending on future use of the existing building or new building construction. Due to vapor levels beneath certain parts of the building the current zoning or land use must be maintained.

### Conclusions

The Department appreciates the work undertaken by Invensys and Ranco Incorporated of Delaware to investigate and remediate to the extent practicable the contamination associated with the Property. The exemption provided by the *Certificate of Completion* applies to any successor or assignee of Invensys, Ranco Incorporated of Delaware, if the successor or assignee complies with the appropriate conditions, pursuant to s. 292.15(3), Wis. Adm. Code. If you have any questions or concerns regarding this letter or the *Certificate of Completion*, please call me at (920) 662-5165.

Sincerely,



Annette Weissbach, Hydrogeologist  
Remediation & Redevelopment Program

Attachment: *Certificate of Completion*

e-cc: Michael Prager – RR/5  
Vasanta Kalluri – AECOM

*State of Wisconsin*  
*Department of Natural Resources*

**CERTIFICATE OF COMPLETION  
OF RESPONSE ACTIONS  
UNDER SECTION 292.15(2)(ae), WIS. STATS.**

*Whereas*, **Ranco Incorporated of Delaware** has applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 606 Parkway Boulevard, Two Rivers, Wisconsin, which is commonly referred to as the Paragon Electric Co. Inc. site, further described in the legal description found on Attachment A (the "Property");

*Whereas*, an environmental investigation of the Property has been conducted and the Wisconsin Department of Natural Resources ("WDNR") has determined that environmental contamination exists at the Property;

*Whereas*, **Ranco Incorporated of Delaware** has submitted to the WDNR certain investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

*Whereas*, in accordance with s. 292.15(2)(ae)1, Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property. The WDNR approved of the site investigation on December 16, 2010;

*Whereas*, the Property contains soil contamination that exceeds site-specific and/or generic residual contaminant levels ("RCLs") under ch. NR 720, Wis. Adm. Code, and groundwater contamination that exceeds a groundwater quality enforcement standard under ch. NR 140, Wis. Adm. Code. Therefore, the Property will be included on the WDNR's Geographical Information System data base ("the GIS Registry") pursuant to s. 292.12(3), Wis. Stats. **Ranco Incorporated of Delaware** has submitted to the WDNR all the information necessary to be included on the GIS Registry, pursuant to Wis. Adm. Code;

*Whereas*, on **June 4, 2013** the WDNR issued a case closure letter for the Property (Attachment C). The owner of this Property shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached state case closure letter and maintenance plan(s);

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- The concrete floor slab in certain parts of the facility must be maintained over contaminated soil and the WDNR must approve any changes to this barrier.
- Site-specific exposure assumptions were used. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure is still protective.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the WDNR agrees that conditions are protective of the new use.

*Whereas*, the WDNR has determined that the response action is complete and was based on the Property being used as an industrial facility. In the event that the concrete floor slab that currently exists in the storage room, press room, and paint area is removed, the replacement barrier must be equally protective. Because of the residual soil and vapor contamination and certain continuing obligations for this site, before use of this site can be changed to a non-industrial use, notification of the Department is required at a minimum. Additional sampling and/or cleanup may be required to ensure that the residual contamination levels, existing remedial action and land use is protective;

*Whereas*, if the requirements of this Certificate, the case closure letter or the maintenance plans are not followed, or if the land use changes, the WDNR may take actions under ss. 292.11 or 292.12, Wis. Stats., to ensure compliance with the specified requirements, and the person who owns or controls the Property may no longer qualify for the liability protections under s. 292.15, Wis. Stats.;

*Whereas*, **Ranco Incorporated of Delaware** has paid to WDNR the appropriate insurance fee and has submitted a complete insurance application form to obtain coverage for the Property under the state's master insurance contract in accordance with s. 292.15(2)(ae)3m., Wis. Stats., and ch. NR 754, Wis. Adm. Code, based on their desire to use natural attenuation to remediate groundwater contamination that exceeds ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards; and

*Whereas*, on **June 4, 2013**, the WDNR determined that response actions necessary to restore the environment were completed, except with respect to groundwater contaminated with trichloroethylene, perchloroethylene,

1,2 dichloroethylene, and vinyl chloride above the ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards. The WDNR has determined that this groundwater contamination will be brought into compliance through natural attenuation, in accordance with administrative rules promulgated by the WDNR.

*Therefore*, based upon the information that has been submitted, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Property and any other necessary response actions have been completed, except with respect to trichloroethylene, perchloroethylene, 1,2-dichloroethylene, and vinyl chloride contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards that WDNR has determined will be brought into compliance through natural attenuation, in accordance with rules promulgated by WDNR.

Upon issuance of this Certificate, **Ranco Incorporated of Delaware** and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the WDNR approved the environmental investigation required under s. 292.15(2)(ae)1., Wis. Stats. However, the person who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by the conditions in this Certificate, the **June 4, 2013** case closure letter, s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any discharges of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

If natural attenuation of contaminated groundwater fails, the insurance coverage under s. 292.15(2)(ae)3m., Wis. Stats., may be used by the state to cover the costs of complying with s. 292.11(2), Wis. Stats., with respect to groundwater quality.

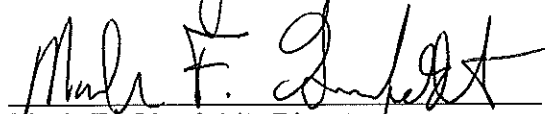
The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by knowingly failing to disclose material information or under circumstances in which **Ranco Incorporated of Delaware** knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b)



and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 10<sup>th</sup> day of June, 2013.



Mark F. Giesfeldt, Director  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources

**ATTACHMENT A  
LEGAL DESCRIPTION  
Paragon Electric Co Inc.**

A parcel of land located partially in the South One-half (S½) of the Southeast Quarter (SE¼) of Section Numbered Two (2), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, partially in the Subdivision of Government Lot Numbered One (1) of Section Numbered Eleven (11), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, and in the Block Numbered Three (3) of Thiede and Goeler's Addition, in the City of Two Rivers, Manitowoc County, Wisconsin, described as follows:

Commencing at the S¼ corner of said Section 2; thence N.05°23'40"E. along the ¼ section line, 331.39 feet to its intersection with the South line of 7<sup>th</sup> Street extended West; thence N.89°14'10"E. along the extension of the South line of 7<sup>th</sup> Street, 70.14 feet to the intersection of the South line of 7<sup>th</sup> Street and the East line of Columbus Street, said point being the point of real beginning; thence continue N.89°14'10"E. along the South line of 7<sup>th</sup> Street, 1349.18 feet; thence S.86°00'50"E. along the South line of 7<sup>th</sup> street, 343.20 feet to its intersection with the West line of Buchholz Street; thence S.00°38'30"W along the West line of Buchholz Street, 302.05 feet to its intersection with the South section line of said Section 2; thence N.89°16'00"E. along said section line, 66.42 feet to its intersection with the Northerly line of the Fox River Valley Railroad; thence S.68°29'50"W. along the Northerly line of the Fox River Valley Railroad, thence 1914.13 feet to its intersection with the East line of Columbus Street; thence N.00°26'00"W along the East line of Columbus Street; 674.83 feet; thence N.05°23'40"E along the East line of Columbus Street, 335.33 feet to the point of real beginning.



**ATTACHMENT B  
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS  
Paragon Electric Co Inc.**

<b>Date</b>	<b>Title</b>	<b>Author</b>
Mar 1990	Revision Report AST Installation And UST Closure	CBC
May 1990	Contamination Assessment	STS
Jun 1990	Revised Closure Of 12000 Gal Diesel UST	CBC
Feb 1991	Subsurface/Hydrogeologic Investigation	Sigma
Mar 1991	Soils And Groundwater Assessment For A 550 Gal UST Mineral Spirits Tank	Sigma
Jun 1991	Initial Design And Construction Of Soil Vapor And Groundwater Extraction And Treatment System	STS
Sep 1991	September 1991 monthly progress report	STS
Apr 1992	Results Of Site Assessment And Corrective Action	STS
Jun 1992	Estimated vapor emissions from GW treatment system and SVE system	STS
Sep 1992	Work Plan For Characterizing Groundwater Quality	STS
Feb 1993	Quarterly Progress Report 4 <sup>th</sup> Quarter 1992	STS
Aug 1993	Progress Report And Downgradient Groundwater Extraction Work Plan	STS
Apr 1994	1993 Progress Report And Groundwater Extraction Construction Record	STS
Dec 1994	Additional Subsurface Exploration	STS
Jun 1995	1995 Report And Ext 16 Construction	STS
Feb 1997	1996 Progress Report Groundwater Extraction And Treatment System	STS
Sep 1999	Oct 1996- April 99 Progress Report	STS
Jul 2000	O&M With Closure Options Identified	STS
Jan 2001	Suppl. information for Closure Request	STS
Jun 2001	Request for Closure	STS
Oct 2001	Closure Not Approved	
Apr 2004	Work Plan For Enhanced Natural Attenuation	STS
Aug 2004	Edible Oil Substrate Enhanced NA Work Plan	STS
Mar 2005	Groundwater Monitoring Results	STS
Jan 2006	Closure Request	STS
Jul 2006	Remedial Action Options Report	STS
Aug 2008	Work Plan/ Phase I For Site Assessment	STS/AECOM
Dec 2008	Phase I And Site Assessment Work Plan	STS/AECOM
Aug 2009	Revised Final Work Plan	AECOM
Sep 2010	Phase II ESA	AECOM
Jun 2011	Work Plan For Remedial Action Under VPLE	AECOM
Jul 2011	Design Plans And Specs For SVE	AECOM
Aug 2011	SVE Shutdown Procedure	AECOM
Oct 2012	Summary Of Soil, Groundwater And Vapor Conditions	AECOM
Nov 2012	Request For Site Evaluation	AECOM
Jan 2013	Closure Sampling Plan Under VPLE	AECOM

**ATTACHMENT C**  
**Closure Letter and Cap Maintenance Plan**  
**Paragon Electric Co Inc.**

See Attached **June 4, 2013** Case Closure Letter and Cover Barrier Maintenance Plan for the **Paragon Electric Co Inc.** site.





June 4, 2013

VPLE BRRTS # 06-36-551669

Mr. Paul A. Ahearn  
paul.ahearn@invensys.com  
Invensys, Inc.  
33 Commercial Street, B51-2J  
Foxboro, MA 02035

Rabbi Yitzchok Wolf  
rabbiwolf@clhds.com  
SJ Abrams Cheder Lubavitch Hebrew Day School  
5201 Howard Street  
Skokie, Illinois 60077

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

**SUBJECT:** Final Case Closure with Continuing Obligations  
Paragon Electric Co Inc., 606 Parkway Blvd, Two Rivers, Wisconsin  
WDNR BRRTS Activity #: 02-36-000153  
Parcel Tax # 053-211-102-001.08

Dear Mr. Ahearn and Rabbi Wolf:

The Wisconsin Department of Natural Resources (WDNR) considers the Paragon Electric Co Inc. site closed, with continuing obligations. No further investigation or remediation is required at this time. However, current and future property owners must comply with the continuing obligations as explained in the *conditions of closure* in this letter. Please read over this letter closely to ensure that current and future property owners comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property.

This final closure decision is based on the correspondence and data provided to WDNR, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on April 11, 2013. The NER Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by WDNR on April 11, 2013, and documentation that the conditions in that letter were met was received on June 4, 2013.

**Background**

The Paragon Electric Co Inc. ("Paragon") site has a long history that began in the late 1980s with the WDNR Remediation and Redevelopment program. In 1989, EPA notified WDNR of spill incidents at Paragon in 1983 and 1984. In 1989 and 1990, Paragon excavated and closed four former underground storage tanks (12,000 gallon fuel oil; 2,000 gallon and 550 gallon cutting oil; and 550 gallon mineral spirits) and no additional actions were required to address those tanks at that time. However, during that environmental work, the presence of trichloroethylene (TCE) contamination in soil and groundwater was a consistent occurrence, therefore, in early 1991, the Department assigned case # 02-36-000153 to the TCE contamination at the property.

Over the course of the last 20+ years numerous site investigations were completed to address the TCE groundwater plume on and off the property. The subsurface at the site consists of a fine to medium poorly graded sand with a clay layer at 40 feet, followed by another 15 feet of sand. Groundwater at the site moves rather rapidly toward Lake Michigan which is located about 400 feet south of the site.

In 1992, a combined soil vapor and groundwater cleanup was started at the contaminant source below the building. In the mid 1990s, several other groundwater extraction wells were added and installed outside of the building to continue withdrawal of contaminated groundwater that had moved away from the source. The extracted groundwater was aerated in an underground chamber and then discharged into the City of Two Rivers sanitary sewer. The active source remedy resulted in the extraction of over 120 gallons of TCE contaminated groundwater. Additional water table monitoring wells and piezometers were installed on and off the property and the groundwater was monitored for many years. The groundwater contamination case was conditionally closed in September 2006.

In June 2008, in lieu of accepting the conditional closure decision, the responsible party, Invensys, chose to enter the property into the Voluntary Party Liability Exemption (VPLE) process. Subsequently under the VPLE process, Phase I and Phase II investigations (additional soil, vapor, and groundwater sampling) were undertaken. Additional cleanup activities included extraction of soil vapors in portions of the east half of the building and disposal of an underground vessel were completed. The soil vapor extraction remedy resulted in a ~95% reduction in vapors beneath the building and an additional 18 gallons of TCE were removed from the subsurface. All remediation system components have been decommissioned and all monitoring wells have been filled and sealed.

As part of this closure for case #02-36-000153, the following two historic spills at the facility are also be closed on the WDNR database: 1) BRRTS #04-36-039873 – August 6, 1984, Pumping hose failure, 2) BRRTS# 04-36-045266 –November 20, 1990, 70 gallon spill from faulty valve.

#### Continuing Obligations

The conditions of closure and continuing obligations required were based on the property being used for **Industrial purposes**. The continuing obligations for this site are summarized below. Further details on actions required are found in the section titled *Closure Conditions*.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- The concrete floor slab in certain parts of the facility must be maintained over contaminated soil and the WDNR must approve any changes to this barrier.
- Site-specific exposure assumptions were used. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure is still protective.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the WDNR agrees that conditions are protective of the new use.

The following WDNR fact sheet, “Continuing Obligations for Environmental Protection”, RR-819, was included with this letter, to help explain a property owner’s responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://DNR.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

#### GIS Registry

This site will be listed on the Remediation and Redevelopment Program’s internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations.



WDNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the WDNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://DNR.wi.gov/topic/wells/documents/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Northeast Regional WDNR office, at 2984 Shawano Avenue, Green Bay, WI 54313-6727. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

#### Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a cover barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the WDNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the concrete floor slab is required, as shown on the attached **Exhibit A (Location Map)**, unless prior written approval has been obtained from the WDNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

#### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. WDNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the WDNR 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.

#### Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the attached **Figure B.3.b (Groundwater Isoconcentration Map)**. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you will need prior WDNR approval.

#### Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains under the concrete floor slab in limited areas below the storage area, press room, and paint area as indicated on the attached **Exhibit A (Location Map)**. 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 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 standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The concrete floor slab that exists in the location shown on **Exhibit A (Location Map)** shall be maintained in compliance with **Attachment D: Cover Barrier 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.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the WDNR to determine if additional response actions are warranted. A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the WDNR prior to implementation.

**Attachment D: Cover Barrier Maintenance Plan and Inspection Log** are to be kept up-to-date and on-site. The inspection log should not be submitted to WDNR unless requested

This property may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless prior written approval has been obtained from the WDNR. An investigation and remedial action to meet applicable soil cleanup standards may be required at that time.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats.)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Soil vapor beneath the storage area, press room, and paint area of the Paragon Electric building as shown in Exhibit A (Location Map) contain chlorinated solvent vapors at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building. Case closure was based on the property being used for industrial purposes and currently contains a vacant industrial building. Therefore, use of this property is restricted to the following uses: industrial or manufacturing. If changes in property or land use are planned, the property owner must notify the WDNR and assess whether the closure is still protective. Additional response actions may be necessary.

In addition, before a new building is constructed over vapor contaminated soil, the property owner must notify the WDNR. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and WDNR concurs that property conditions are protective of the new use.

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.

#### General Wastewater Permits for Construction Related Dewatering Activities

The WDNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://DNR.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

#### Post Closure Notification Requirements

Please send written notifications in accordance with the above requirements to the Northeast Regional office in Green Bay, to the attention of the Environmental Program Associate.

We appreciate the efforts of Invensys to restore the environment at this site and enroll the property in the Voluntary Party Liability Exemption (VPLE) process. We will be issuing Invensys a final invoice for WNDR oversight fees under the VPLE process; we received the environmental insurance fee paid by Invensys on April 2, 2013. The Certificate of Completion will be issued upon payment of the final invoice. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Annette Weissbach at 920-662-5165.

Sincerely,



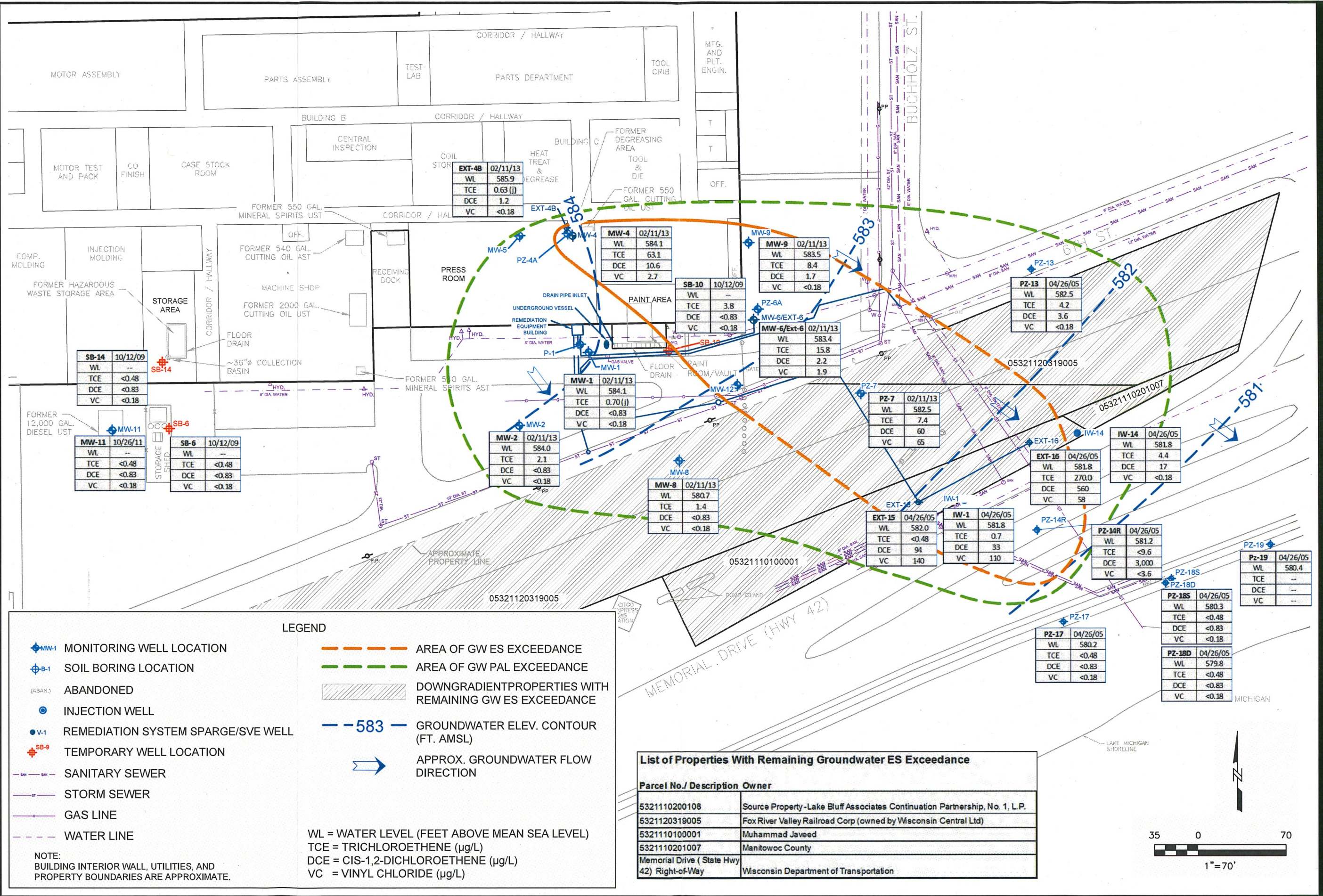
Roxanne N. Chronert, Team Supervisor  
Northeast Remediation & Redevelopment Program

#### Attachments:

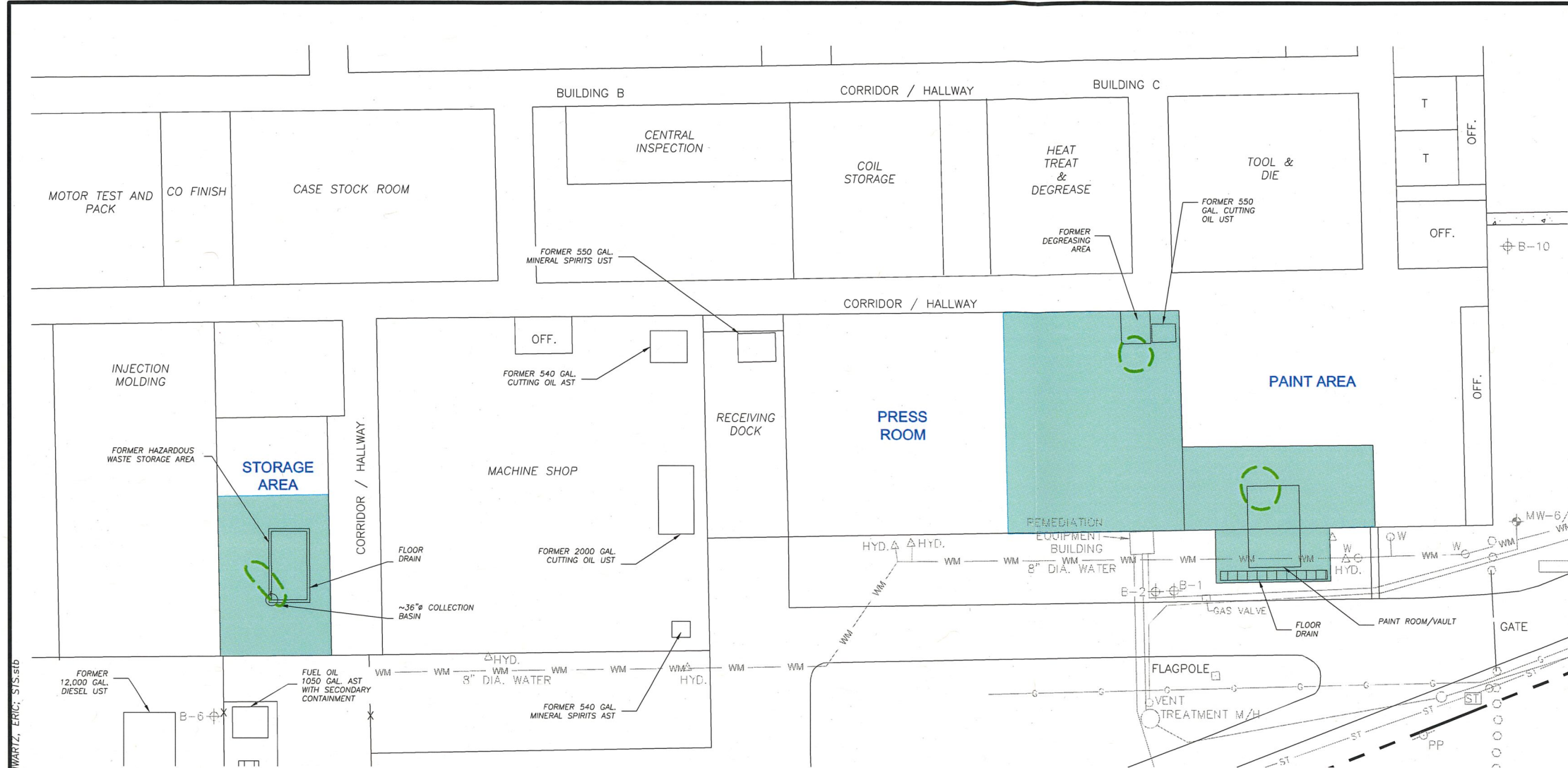
- Groundwater Isoconcentration Map (Figure B.3.b)
- Remaining Soil Contamination Map (Exhibit A – Location Map)
- Cover Barrier Maintenance Plan (Attachment D)
- Publication RR-819 Continuing Obligations Factsheet

cc: Vasanta Kalluri – AECOM









**LEGEND**

- SAN — SANITARY SEWER
- ST — STORM SEWER
- G — GAS LINE
- WM — WATER LINE
- APPROX. EXTENT OF REMAINING SOIL EXCEEDING SOIL-TO-GROUNDWATER LEACHING PATHWAY
- AREA OF FLOOR MAINTENANCE (ENGINEERED BARRIER FOR GROUNDWATER INFILTRATION)

**NOTE:**  
BUILDING INTERIOR WALL, UTILITIES, AND PROPERTY BOUNDARIES ARE APPROXIMATE.

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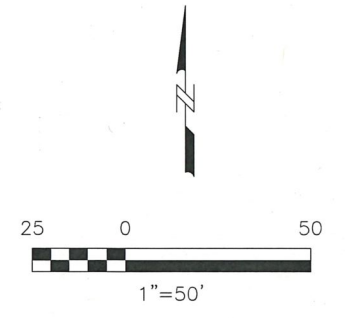
STORAGE ROOM



PRESS ROOM



PAINT ROOM





## ATTACHMENT D : Cover Barrier Maintenance Plan

Paragon Electric Site, Two Rivers, Wisconsin

WDNR BRRTS No. 02-36-000153

### PROPERTY LOCATED AT:

606 Parkway Boulevard, Two Rivers, Wisconsin (the "Property")

**PROPERTY LEGAL DESCRIPTION:** NW 1/4 NE 1/4 & NE 1/4 NE 1/2 OF S11 T19N R24E PT OF SUB GOVT LOT 1 LYING N OF C & N W RR ROW ALSO SW 1/4 SE 1/4 S2 T19N R24E TRACTS REC IN V 256 P 261 & V 499 P 327 OF DEEDS ALSO THIEDE & GOELE D ALL OF BLK 3 & VAC STREET IN V 249 P 197 OF DEEDS

**PARCEL TAX #:** 053-211-102-001.08

### Introduction

The Wisconsin Department of Natural Resources ("DNR") has approved closure of the remedial project at the Property to industrial standards with, which is often the case in industrial remediation projects, the installation and maintenance of a cover barrier over three limited locations in the building located at the Property. This document constitutes the Maintenance Plan required by s. NR 724.13(2), Wisconsin Administrative Code for the cover barrier at the Property, which will consist of the concrete floor of the Property's existing building.

More site-specific information about this Property may be found in: (i) the case file in the DNR Northeast regional office; (ii) BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do> (iii) GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>; and (iv) the DNR project manager for Manitowoc County.

### Soil Description

Residual low level impacts of trichloroethene and tetrachloroethene (chlorinated solvents) are located at a depth of 0 to 6 feet in the soil in several places at the Property, as shown on the attached Exhibit A (Figure D.1). DNR desires to minimize the soil-to-groundwater leaching of these solvents through the maintenance of a cover barrier, and has acknowledged that such soil may remain in place provided that a cover barrier, such as the concrete slab of the Property's existing building, is maintained.

### Description of the Cover Barrier and Maintenance Activities

The cover barrier consists of the approximately 6-inch thick concrete floor slab in the Property's existing building. The areas of the cover barrier to be maintained are in the southeast portion of the building, specifically in the Storage, Press, and Paint areas, as shown in Exhibit A (the "Designated Areas"). The cover barrier over the Designated Areas will be inspected by the owner or its designated representative once a year for deterioration, cracks and other potential problems that may result in leaching of the solvents noted above into underlying groundwater. Any needed repairs to the said cover barrier will be promptly scheduled and completed by the owner. A log of the inspections and any repairs and recommendations will be maintained by the owner at the Property and is included as Exhibit B, Cap Inspection Log. The inspection log will be available for submittal to or inspection by DNR representatives upon their request.] Any soil that is excavated from the Designated Areas must be tested, treated, and disposed of by the owner in accordance with applicable law. If any portion of the cover barrier overlying any portion of the Designated Areas is removed or replaced, the replacement barrier must be equally impervious and subject to the same maintenance and inspection guidelines outlined in this

Maintenance Plan (unless indicated otherwise by the DNR or its successor). The owner will maintain a copy of this Maintenance Plan at the Property and make it available to all interested parties (i.e. on-site employees, contractors, future owners, etc.). This Maintenance Plan can be amended or withdrawn by the owner and its successors with the written approval of WDNR.

Notwithstanding the above, the owner will not modify the cover barrier over the Designated Areas in a manner that will adversely affect the soil-to-groundwater leaching pathway of the above cited solvents unless prior written approval has been obtained from the DNR.

### **Contact Information**

#### Responsible Party:

Mr. Paul A. Ahearn  
Ranco Incorporated of Delaware c/o Invensys Inc.  
33 Commercial Street, B51-2J  
Foxboro, Massachusetts 02035  
Phone: (508) 549-4949

#### Owner:

Lake Bluff Associates Continuation Partnership, No. 1, L.P.  
c/o Rabbi Yitzchok Wolf  
SJ Abrams Cheder Lubavitch Hebrew Day School  
Central Office  
5201 Howard Street  
Skokie, Illinois 60077  
Phone: 847-675-6777

#### Consultant:

Mr. Mark W. Magee  
AECOM  
1035 Kepler Drive  
Green Bay, Wisconsin 54311  
Phone: (920) 406-3141

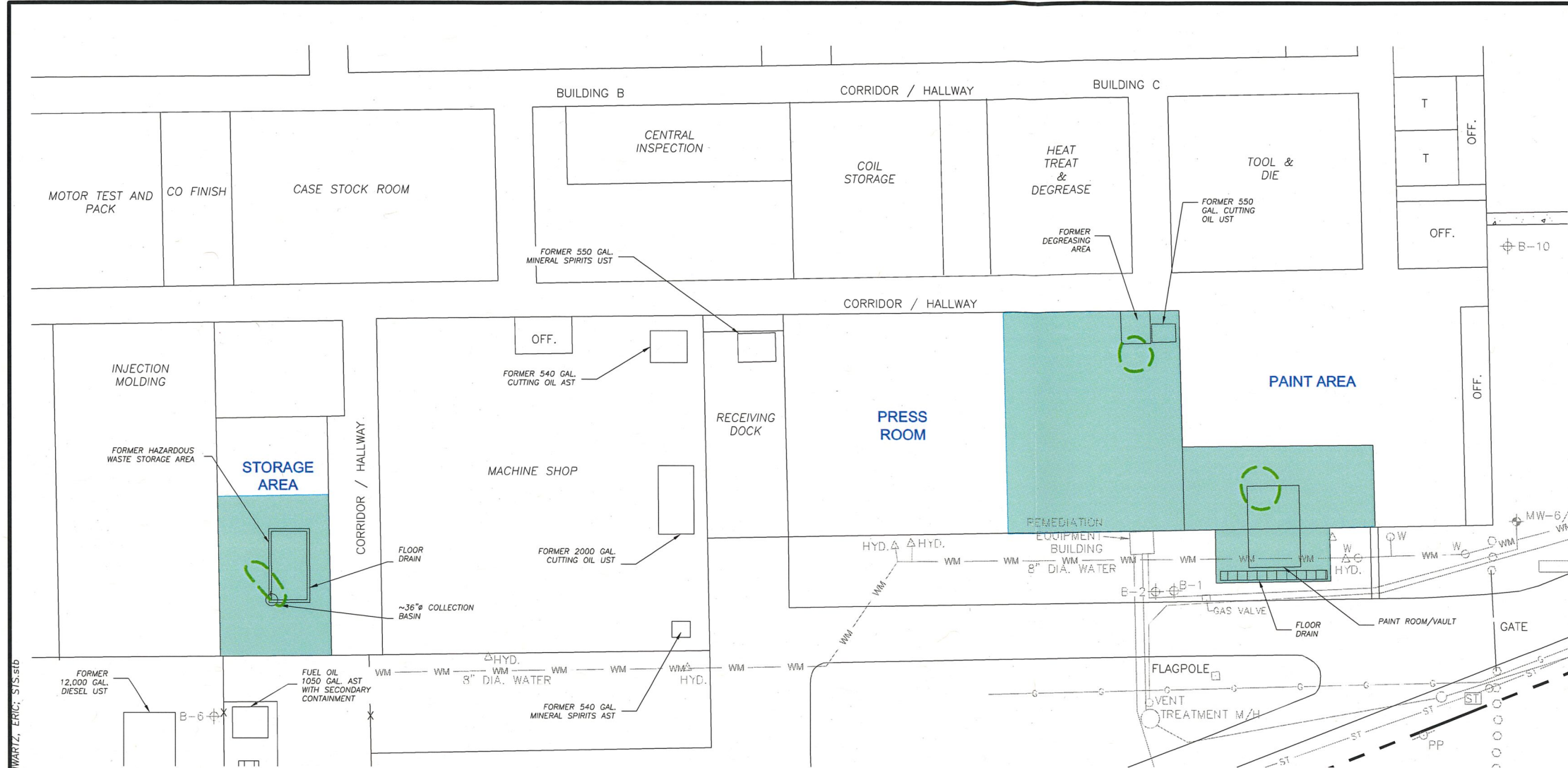
Or

Ms. Vasanta M. Kalluri  
AECOM  
717, 17<sup>th</sup> Street, Suite 2600  
Denver, Colorado 80202  
Phone: (303) 228-3058

#### DNR:

Ms. Annette Weissbach  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, Wisconsin 54307-0448  
Phone: (920) 662-5165





**LEGEND**

- SANITARY SEWER
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STORAGE ROOM



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