

GIS REGISTRY INFORMATION

SITE NAME:	PETERS SERVICE CENTER			
BRRTS #:	02-05-000356	FID # (if appropriate):		
COMMERCE # (if appropriate):	54301-1332-30			
CLOSURE DATE:	01/20/2003			
STREET ADDRESS:	3630 RIVERSIDE DRIVE			
CITY:	GREEN BAY			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	674961	Y= 445097	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input type="checkbox"/>	Both <input checked="" type="checkbox"/>	
OFF-SOURCE GW CONTAMINATION >ES:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	3718 RIVERSIDE DRIVE			
GPS COORDINATES (meters in WTM91 projection):	X=	674931	Y= 445068	
IF YES, STREET ADDRESS 2:	NORTH 1/2 PRIVATE DRIVE			
GPS COORDINATES (meters in WTM91 projection):	X=	674935	Y= 445084	
IF YES, STREET ADDRESS 3:	SOUTH 1/2 PRIVATE DRIVE			
GPS COORDINATES (meters in WTM91 projection):	X=	674943	Y= 445074	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	NORTH 1/2 PRIVATE DRIVE			
GPS COORDINATES (meters in WTM91 projection):	X=	674935	Y= 445084	
IF YES, STREET ADDRESS 2:	SOUTH 1/2 PRIVATE DRIVE			
GPS COORDINATES (meters in WTM91 projection):	X=	674943	Y= 445074	
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
DOCUMENTS NEEDED:				
Closure Letter, and any conditional closure letter issued				X
Copy of most recent deed, including legal description, for all affected properties				X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties				X
County Parcel ID number, if used for county, for all affected properties				X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.				X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.				X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)				X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)				X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.				X
GW: Table of water level elevations, with sampling dates, and free product noted if present				X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)				X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour				X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)				NA
RP certified statement that legal descriptions are complete and accurate				X
Copies of off-source notification letters (if applicable)				X
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)				NA
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure				X



January 20, 2004

Mr. David Peters
Peters Service Center Inc
3630 Riverside Dr
Green Bay, WI 54301

RE: **Final Closure**

Commerce # 54301-1332-30 WDNR BRRTS # 02-05-000356
Peter's Service Inc, 3630 Riverside Dr, Green Bay

Dear Mr. Peters:

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

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

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0593.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian F. Taylor', written over a white background.

Brian F. Taylor
Hydrogeologist
Site Review Section

cc: Ms. Nancy Walker, Environmental Compliance Consultants, Inc
Case File

August 10, 2001

Mr. Dave Peters
Peters Service Center
3630 Riverside Drive
Green Bay, WI 54115

RE: **Conditional Case Closure**

Peters Service Center, 3630 Riverside Drive, Green Bay
COMMERCE #54115-9999-30 **DNR #02-05-000356**

Dear Mr. Peters:

The above referenced site was reviewed for closure by Wisconsin Department of Commerce (Commerce) PECFA Site Review staff in response to the closure request prepared by your consultant, Environmental Compliance Consultants, Inc. It is understood that residual soil and groundwater contamination remains on-site. It is also understood that soil and groundwater contamination has migrated off-site affecting a private roadway owned by Margaret Hockers Revocable Trust used to access the property located at 3718 Riverside Drive. It is further understood that groundwater contamination has migrated beyond this private roadway affecting the property located at 3718 Riverside Drive also owned by Margaret Hockers Revocable Trust.

Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health and no further investigation or remedial action is necessary.

The following items are necessary to satisfy the conditions of closure:

1. Soil notification and groundwater use restrictions must be placed on three property deeds:
 - The first, a soil notification and groundwater use restriction deed, will address residual petroleum impacts to soil and groundwater on the Peter's Service Center property located at 3630 Riverside Drive, DePere.
 - The second, a soil notification and groundwater use restriction deed, to be filed by Margaret Hockers Revocable Trust, will address the soil and groundwater contamination that has migrated off the Peter's Service Center site affecting the private roadway located adjacent. This private roadway is used to access property located at 3718 Riverside Drive, DePere, which is also owned by Margaret Hockers Revocable Trust.
 - The third, a groundwater use restriction, to also be filed by Margaret Hockers Revocable Trust, will address residual groundwater contamination that has migrated off the Peter's Service Center site affecting the property located at 3718 Riverside Drive.

For case closure Commerce will need the three deed notifications/restrictions that contains the County Register of Deeds' recording information. **The Department suggests including a site map indicating where the remaining contamination exists.** Enclosed are

examples of "Notice of Contamination to Property" for your use. If you wish to modify the language, submit copies to this office for approval prior to filing. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact the Department and a copy will be forwarded to you.

2. All monitoring wells must be abandoned and the appropriate forms forwarded to the letterhead address.

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

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

It is important to realize that if the land use conditions change in the future and the contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

If you have any questions, feel free to contact me at (608) 266-0593 or by e-mail at btaylor@commerce.state.wi.us.

Sincerely,



Brian F. Taylor
Hydrogeologist
Department of Commerce
PECFA Site Review Section

Enclosure

Cc: electronic storage
Mr. Noel Versch, ECCI

DOCUMENT NO.

1175455

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2 - 1982
J 14028 I 44

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER OF DEEDS
BROWN COUNTY

1989 FEB -6 AM 9:23

CATHY WILLIQUETTE BREUNIG
REGISTER OF DEEDS

LON NEUVILLE and
JEAN M. NEUVILLE, his wife,

conveys and warrants to DAVID J. PETERS, a married
person as individual property.

the following described real estate in Brown County,
State of Wisconsin:

UNIVERSITY BANK
P. O. Box 8007
Green Bay, WI 54308

Tax Parcel No: ED-1128-E-1-2

See legal description on attached
EXHIBIT "A".

TRANSFER
\$ 255.00
FEE

This Deed is given in full satisfaction of the terms and provisions
of that certain Land Contract entered into between the parties,
which Land Contract was dated December 3, 1986 and
recorded on December 9, 1986 in Jacket 11269 of Records,
Image 20, as Doc. No. 1105696, Brown County, Wisconsin,
Records.

I, Cathy Williquette, Brown County Register of
Deeds, do hereby certify that this is a true and
correct copy of the original record on file in
the Brown County Register of Deeds Office,
Green Bay, Wisconsin.
I herewith set my hand and official seal on
this 6th day of December A.D. 1989.
Cathy Williquette
REGISTER OF DEEDS

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

Exception to warranties:
easements, restrictions, and reservations of record;
municipal and zoning ordinances
31st

Dated this 31st day of January, 1989

Lon Neuville (SEAL)
Lon Neuville

Jean M. Neuville (SEAL)
Jean M. Neuville

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19____
TITLE: MEMBER STATE BAR OF WISCONSIN
(if not authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF WISCONSIN }
BROWN County, } ss.
Personally came before me this 31st day of
January 1989 the above named
Lon Neuville and
Jean M. Neuville,

to me known to be the person who executed the foregoing instrument and acknowledged the same.
Margaret J. Lemmond
Margaret J. Lemmond
Notary Public Brown County, Wis.
My Commission is permanent (if not, state expiration date: 3-31-1991)

THIS INSTRUMENT WAS DRAFTED BY
Atty. David P. Hanaway,
of 401 Crooks Street
Green Bay, WI 54301-4528.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

1175455

J 14028 I 45

EXHIBIT "A"

That part of Private Claim 26, East side of Fox River, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at the Northeast corner of Lot 3 of Volume 8 Certified Survey Maps, Pages 107-108, Brown County Records; thence N 36°-15'-00" E along the Westerly line of S.T.H. "57" a distance of 60.96 feet to the point of beginning, thence continuing N 36°-15'-00" E along the Westerly line of S.T.H. "57" a distance of 150.00 feet; thence N 63°-56'-18" W 245.18 feet; thence S 26°-03'-42" W 147.63 feet; thence S 63°-56'-18" E 218.65 feet to the Westerly line of S.T.H. "57" and the point of beginning which land is subject to the following:

1. An existing easement for ingress and egress over the 60 foot private roadway adjacent to the Southerly line of the immediately above described real estate;
2. A 30 foot building set back line adjacent to the Easterly line of the immediately above described real estate; and
3. A 12 foot utility easement and right of way adjacent to the Easterly line of the immediately above described real estate.

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

2406

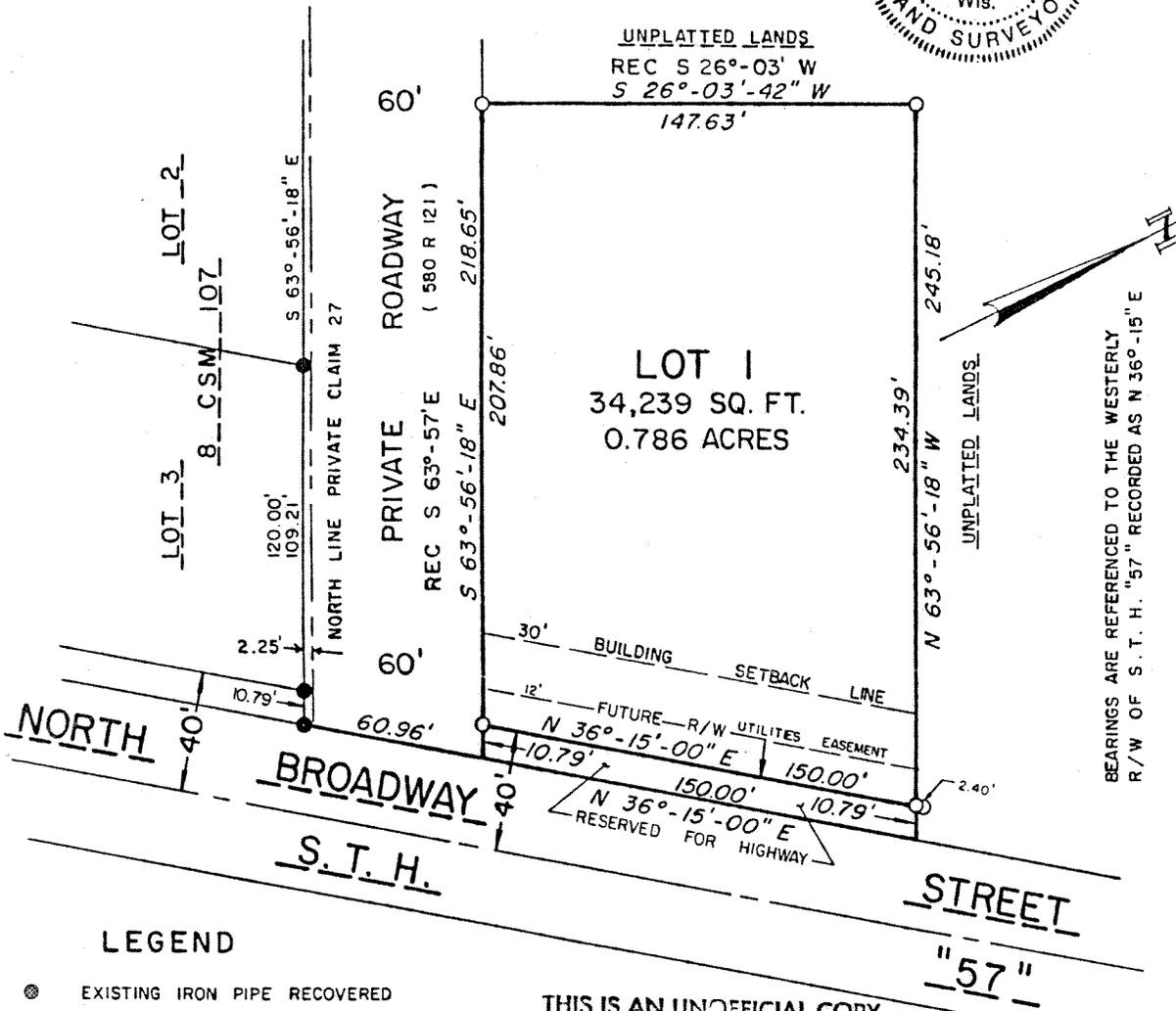
I, Bernard L. Watermolen, Registered Land Surveyor, hereby certify that have surveyed and mapped as shown part of Private Claim 26, East Side of Fox River, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Northeast corner of Lot 3 of Volume 8 Certified Survey Maps, Pages 107-108, Brown county Records; thence N 36°-15'-00" E along the Westerly line of S.T.H. "57" a distance of 60.96 feet to the point of beginning; thence continuing N 36°-15'-00" E along the Westerly line of S.T.H. "57" a distance of 150.00 feet; thence N 63°-56'-18" W 245.18 feet; thence S 26°-03'-42" W 147.63 feet; thence S 63°-56'-18" E 218.65 feet to the Westerly line of S.T.H. "57" and the point of beginning.

I further certify that I made such survey by the order of Grosskopf Oil Incorporated, owner of said lands and that I have complied with Chapter 236. Revised Statutes of Wisconsin and the Subdivision Requirements of the City of De Pere.

Dated this 24 day of January 1983. Bernard L. Watermolen
Bernard L. Watermolen S-909

NOTE: Lot 1 has an existing easement for ingress and egress over the 60 foot private roadway adjacent to the southerly line of lot 1.



BEARINGS ARE REFERENCED TO THE WESTERLY R/W OF S. T. H. "57" RECORDED AS N 36°-15' E

LEGEND

- EXISTING IRON PIPE RECOVERED
- 1" x 24" IRON PIPE SET
MIN. WT. = 1.13 #/LIN. FT.

GRAPHIC SCALE IN FEET

THIS IS AN UNOFFICIAL COPY OF A DOCUMENT RECORDED IN THE REGISTER OF DEEDS OFFICE.

SCALE: 1" = 50'

1530732

J 27859 I 22

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

1526262
DOCUMENT NO.

J 28038 I 52

REGISTER OF DEEDS
BROWN COUNTY

'96 NOV 7 AM 9 29

CATHY WILLIQUETTE
REGISTER OF DEEDS

MARGARET H. HOCKERS a/w MARGARET HOCKERS,
a single person
quit-claims to MARGARET H. HOCKERS REVOCABLE LIVING
TRUST u/a/d May 24, 1996

the following described real estate in Brown County,
State of Wisconsin:

Part of P.C. 26 & 27 E lying W of Monroe Avenue
& described in 580 R 118 BCR EX part of Lot 2
of 8 CSM 107 described in J 3535-8, City of
De Pere, Brown County, Wisconsin.

The S 1/2 of part of P.C. 26 & 27, East side of
Fox River, as described in 717 R 341, City of
De Pere, Brown County, Wisconsin.

Lot 3, Block 3, Arndt's First Addition, City
of De Pere, Brown County, Wisconsin.

Lot 11, Fox River Drive Estates, City of De Pere,
Brown County, Wisconsin

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT THE LEGAL DESCRIPTION
OF THAT DEED RECORDED IN J-27859 I-22.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Bernard U. Roels
P O Box 59
De Pere, WI 54115

1000

ED-1128-E-2

PARCEL IDENTIFICATION NUMBER

ED-1128-E-3-2

ED-13

ED-371-8-11

FEE
77.25 (16)
EXEMPT

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

Dated this 22nd day of October, 1996

REGISTER OF DEEDS (SEAL)
BROWN COUNTY

Margaret Hockers (SEAL)
MARGARET H. HOCKERS

DEC - 9 1996 (SEAL)

AT 2:11 O'CLOCK P.M.
CATHY WILLIQUETTE
REGISTER OF DEEDS
BROWN COUNTY, WIS.
AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

State of Wisconsin,
Brown County. } ss.

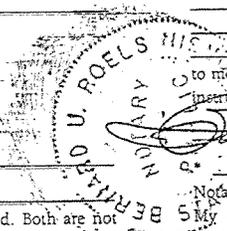
authenticated this day of 19

Personally came before me this 22nd day of
October, 1996, the above named
Margaret H. Hockers

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
BERNARD U. ROELS, Attorney



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

Bernard U. Roels
Notary Public, Brown County, Wis.

(Signatures may be authenticated or acknowledged. Both are not necessary.) My commission is permanent. (If not, state expiration date: 19)

583515

VOL 580 PAGE 118

WARRANTY DEED

THIS INDENTURE, made by Hockers Coal and Supply Company, a co-partnership consisting of Norbert Hockers and Leo Vercauteren; Leo Vercauteren and Agnes Vercauteren, his wife, grantors, of Brown County, Wisconsin, hereby conveys and warrants to Margaret Hockers, grantee, of Brown County, Wisconsin, for the sum of One (\$1.00) Dollar and other valuable considerations, the following tract of land in Brown County, Wisconsin:

All that part of the premises hereinafter designated as Parcel #1 which lies South of the South line of the premises described on Exhibit "B" attached hereto and hereby made a part hereof, said Parcel #1 being described as follows:

PARCEL #1: That part of Private Claims 26 and 27, East Side of Fox River, described in Volume 14 of Land Contracts page 275, except parts described in Volume 283 of Deeds page 457, Volume 318 of Deeds page 545, and Volume 366 of Deeds page 91, Brown County, Wisconsin records.

the premises hereby conveyed being subject to and with the benefit of:

- A) All recorded and existing easements relating to said premises, and portion conveyed to Railroad.
- B) All portions used for highway purposes,
- C) All leases and tenancies with respect to the premises;
- D) The grantee herein taking the premises subject to and with the benefit of such easements, highways, leases and tenancies; the grantors herein assigning all rights and interests they have with respect to such items and the grantee herein accepting the benefits and obligations of same.

And there is also conveyed by this instrument the following described premises hereinafter referred to as Parcel #2:

PARCEL #2: The North 8 feet of that parcel of Land described in Volume 283 of Deeds page 457, Brown County, Wisconsin records. (Subject to and with the benefit of the items hereinabove set forth and designated as A), B), C) and D)).

Grantors also convey to grantee herein, her heirs and assigns 1) a perpetual easement for roadway and ingress

and egress purposes over the premises described on Exhibit "B" attached hereto, to and from the premises conveyed under this instrument, and to be so used in common with the owners of that part of Parcel #1 above lying North of the premises hereby conveyed, and 2) the further right and perpetual easement to utilize the non-travelled portion on the south 1/2 of said exhibit "B" premises; for the relocation of the existing transmission line easement in favor of the Wisconsin Public Service Corporation easement over the premises conveyed by this instrument all subject, however, to the right of the grantor Leo Vercauteren, his heirs and assigns to transfer the premises described on said exhibit "B" to the town of Allouez for road or highway purposes in which event the roadway, ingress and egress easement granted shall terminate when the said town opens a street over said premises, except that the right or easement to utilize a portion of said premises for the relocation of the transmission line easement shall continue provided such last is acceptable to the town of Allouez, and should it not so be acceptable, then it shall also terminate; the easements hereby granted constituting covenants running with the premises hereby conveyed, unless and until terminated as hereinbefore provided.

Grantors and grantee herein by the execution, delivery and acceptance of this instrument agree that the existing spur track presently serving the premises hereby conveyed and that part of Parcel #1 above lying North thereof is to be maintained and continued in its present location and condition for the joint and mutual use of the premises conveyed under this instrument and said part of Parcel #1 to the North thereof and no portion of such spur track shall be removed by the owner of either parcel served by it without the consent of the other party, the expense of the upkeep and maintenance of said spur track to be borne equally by the owners of the two parcels served; this agreement being a covenant running with the land with respect to each of the two parcels served by said spur track.

IN WITNESS WHEREOF, that said grantors have hereunto set their hands and seals this 15th day of January, 1962.

Signed and Sealed
in presence of:

Richard C. Surplice
RICHARD C. SURPLICE

Felen Christopherson
FELEN CHRISTOPHERSON

HOCKERS COAL AND SUPPLY COMPANY
By Leo Vercauteren (SEAL)
Leo Vercauteren - Partner

Leo Vercauteren (SEAL)
Leo Vercauteren

Agnes Vercauteren (SEAL)
Agnes Vercauteren

DOCUMENT NO.

927002

J 3535 I 8

WARRANTY DEED
STATE OF WISCONSIN—FORM 9
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER OF DEEDS
BROWN COUNTY

SEP 27 1979

AT 8:01 O'CLOCK A.M.

Ray Delaf REGISTER OF DEEDS

THIS INSTRUMENT, Made by MARGARET HOCKERS,
unmarried,

grantor of Brown County, Wisconsin, hereby conveys and warrants to CHARLES J. HOCKERS and KAREN M. HOCKERS, his wife, as joint tenants with the full right of survivorship,

of Brown County, Wisconsin, for the sum of One Dollar and other valuable considerations

the following tract of land in Brown County, State of Wisconsin;

RETURN TO
Shaw Bank of De Pere
Box 70
De Pere, WI. 54115

That part of Lot 2 of a certified survey map recorded in Vol. 8 Certified Survey Maps, page 107, Brown County Records, being also in part of Private Claim 27, East Side of Fox River, City of De Pere, Brown County, Wisconsin, described as follows:-

Commencing at the intersection of the Southerly line of said Lot 2 and the westerly line of the Green Bay - De Pere Road (S.T.H. 57); thence N 63°57'00"W 268.84 feet along said southerly line; thence N 26°03'00"E 155.00 feet along the westerly line of said Lot 2; thence S 63°57'00"E 176.72 feet; thence S 36°15'00"W 34.18 feet; thence S 63°56'18"E 120.00 feet to the westerly line of the Green Bay - De Pere Road (S.T.H. 57); thence S 36°15'00"W 123.29 feet along said westerly line to the point of commencement.

Said parcel contains 0.91 acres of land more or less.

FEE EXEMPT
77.25(9)

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal this 24th day of September, A. D., 1979.

SIGNED AND SEALED IN PRESENCE OF

Margaret Hockers (SEAL)
Margaret Hockers

____ (SEAL)

____ (SEAL)

____ (SEAL)

STATE OF WISCONSIN,
Brown County, } ss.

Personally came before me, this 24th day of September, A. D., 19 79 the above named Margaret Hockers, unmarried,

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



Bernard U. Roels
Bernard U. Roels

This instrument drafted by
BERNARD U. ROELS, Attorney

Notary Public Brown County, Wis.

My Commission (Expires) (Is) permanent

(Section 23 of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantor, grantee, witness and notary.)

638258

A G R E E M E N T

WHEREAS, on the 15th day of January, 1961, Leo Vercauteren, hereinafter referred to as party of the first part, and Margaret Hockers, hereinafter referred to as party of the second part, entered into an agreement relative to the following described real estate, to-wit:

That part of Private Claims twenty-six (26), twenty-seven (27), and twenty-eight (28), East Side of Fox River, described in Fourteen (14) Land Contracts 275, except parts described in 283 Deeds 457, 318 Deeds, 545, and 366 Deeds 91, and including part described in 366 Deeds 90, all references being to Brown County, Wisconsin records, and

WHEREAS, in the said agreement the following described real estate, to-wit:

A part of Private Claim No. 26 and 27, East Side of Fox River in the Town of Allouez, Brown County, Wisconsin, and described as follows:

Commencing at the intersection of the South line of said Private Claim No. 27, East side of Fox River, with the centerline of the Green Bay-De Pere Road (State Trunk Highway No. 57 and 32), thence North 36 degrees and 15 minutes East along the centerline of said Road 621.95 feet, (said point being South 36 degrees and 15 minutes West 2.55 feet from the intersection of the centerline of said Road with the North line of said Private Claim No. 27), thence North 63 degrees and 57 minutes West 29.85 feet to the West line of said Green Bay-De Pere Road, and the place of beginning of this description, thence continuing North 63 degrees and 57 minutes West 302.39 feet, thence North 26 degrees and 03 minutes East 15.00 feet, thence North 63 degrees and 57 minutes West 245.10 feet along the North line of the parcel of land described in Volume 74 of Miscellaneous Records on page 599, Brown County Records, to the East line of the Chicago, Milwaukee and St. Paul Railroad right of way, thence continuing North 63 degrees and 57 minutes West to the East shore of the Fox River, thence North 26 degrees and 03 minutes East along said East shore 36 feet, thence South 63 degrees and 57 minutes East to the East side of said Chicago, Milwaukee and St. Paul Railroad, thence continuing South 63 degrees and 57 minutes East 245.0 feet, thence North 26 degrees and 03 minutes East 9.00 feet, thence South 63 degrees and 57 minutes East 313.28 feet to the West line of said Green Bay-De Pere Road, thence South 36 degrees and 15 minutes West 60.96 feet to the place of beginning.

A part of Private Claim No. 26 and 27, East Side of Fox River in the Town of Allouez, Brown County, Wisconsin, and described as follows:

Commencing at the intersection of the South line of said Private Claim No. 27, East side of Fox River, with the centerline of the Green Bay-De Pere Road (State Trunk Highway No. 57 and 32), thence North 36 degrees and 15 minutes East along the centerline of said Road 621.95 feet, (said point being South 36 degrees and 15 minutes West 2.55 feet from the intersection of the centerline of said Road with the North line of said Private Claim No. 27), thence North 63 degrees and 57 minutes West 29.85 feet to the West line of said Green Bay-De Pere Road, and the place of beginning of this description, thence continuing North 63 degrees and 57 minutes West 302.39 feet, thence North 26 degrees and 03 minutes East 15.00 feet, thence North 63 degrees and 57 minutes West 245.10 feet along the North line of the parcel of land described in Volume 74 of Miscellaneous Records on page 599, Brown County Records, to the East line of the Chicago, Milwaukee and St. Paul Railroad right of way, thence continuing North 63 degrees and 57 minutes West to the East shore of the Fox River, thence North 26 degrees and 03 minutes East along said East shore 36 feet, thence South 63 degrees and 57 minutes East to the East side of said Chicago, Milwaukee and St. Paul Railroad, thence continuing South 63 degrees and 57 minutes East 245.0 feet, thence North 26 degrees and 03 minutes East 9.00 feet, thence South 63 degrees and 57 minutes East 313.28 feet to the West line of said Green Bay-De Pere Road, thence South 36 degrees and 15 minutes West 60.96 feet to the place of beginning.

Private Road

Parcel No. 5

ED-1128-E-3-1

ED-1128-E-3-2

1200142

REGISTER OF DEEDS
BROWN COUNTY

1989 DEC 12 PM 1:43

CATHY WILLIGUEUIL BREUNIG
REGISTER OF DEEDS

This Deed, made between Leo A. Vercauteren
and Agnes N. Vercauteren, his wife
Grantor,
and State of Wisconsin (Department of Natural
Resources)

Witnesseth, That the said Grantor, for a valuable consideration
Two Hundred Twenty-eight Thousand Two Hundred
Dollars and no/100 (228,200.00)
conveys to Grantee the following described real estate in
County, State of Wisconsin:

RETURN TO
Martinson Law Offices
P.O. Box 891
Green Bay, WI 54305

Parcels I and II accepting any part thereof
of Parcels III and IV and an undivided one-half
(1/2) interest as tenants in common in Parcels III and IV, all said
Parcels as referenced being those which are hereinafter described on
"EXHIBIT A"

(See reverse for Legal Description - Exhibit "A")

TRANSFER
\$ 684.00
FEE

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Leo A. Vercauteren and Agnes N. Vercauteren
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except all
easements of record but particularly the access easement established
by the agreement recorded at Volume 717, Page 341, Document No. 638258

and will warrant and defend the same.

Dated this 15th day of November, 1989

(SEAL) *Leo A. Vercauteren* (SEAL)

(SEAL) *Agnes N. Vercauteren* (SEAL)
• Leo A. Vercauteren
• Agnes N. Vercauteren

AUTHENTICATION

Signature(s) *LEO A. VERCAUTEREN*
AND AGNES N. VERCAUTEREN
authenticated this 15th day of *NOVEMBER* 1989
John E. Martinson
JOHN E. MARTINSON

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not
authorized by § 706.04, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

County. } ss.
Personally came before me this day of
....., 19..... the above named

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney John E. Martinson
P. O. Box 891, Green Bay, WI 54305

Signatures may be authenticated or acknowledged. Both
Notary Public State Bar # 452226 UC

Notary Public: County, Wis.
My Commission is permanent. (If not, state expiration
date, 19.....)

Each party to this instrument should have a copy of this instrument printed below their signatures

That part of Private Claim 26, East side of Fox River, in the City of De Pere, Brown County, Wisconsin, lying North of Volume 717 Records, page 341, and West of the railroad.

Tax parcel number ED-1128-E-1.

PARCEL II

That part of Private Claim 26 and 27, East side of Fox River, in the City of De Pere, Brown County, Wisconsin and described as follows:

Commencing at the intersection of the South line of said Private Claim Number 27, East side of Fox River, with the centerline of North Broadway also being State Trunk Highway 57 (formerly the Green Bay-De Pere Road), thence North 36° 15' East along the centerline of said road 621.95 feet (said point being South 36° 15' West 2.55 feet from the intersection of the centerline of said Road with the North line of said Private Claim Number 27), thence North 63° 57' West 79.85 feet to the West line of said North Broadway, and the place of beginning of this description, thence North 36° 15' East 60.96 feet; thence North 63° 57' West (being the South line of the property leased to Heritage Hill Car Wash, a partnership consisting of Micheal Hansen and Reid Hansen, partners, hereinafter referred to as the "Car Wash") 218.65 feet; thence North 26° 3' East to the North boundary line of the City of De Pere; thence Westerly on a Northerly boundary line of the City of De Pere to the East right of way of the Chicago, Milwaukee and St. Paul Railroad; thence Southerly on the East line of the right of way of the Chicago, Milwaukee and St. Paul Railroad to a point 12.45 feet North of the South line of the said Private Claim 26; thence South 63° 57' East 245 feet; thence South 26° 3' West 15 feet; thence South 63° 57' East 302.39 feet to the point of beginning.

PARCEL III

The North 1/2 of the following described premises:

Part of Private Claim number 26 and 27, East side of Fox River, in the City of De Pere, Brown County, Wisconsin and described as follows:

Commencing at the intersection of the South line of said Private Claim Number 27, East side of Fox River, with the centerline of the Green Bay-De Pere Road (State Trunk Highway number 57 and 32), thence North 36° 15' East along the centerline of said Road 621.95 feet, (said point being South 36° 15' West 2.55 feet from the intersection of the centerline of said Road with the North line of said Private Claim Number 27), thence North 63° 57' West 79.85 feet to the West line of said Green Bay-De Pere Road, and the place of beginning of this description, thence continuing North 63° 57' West 302.39 feet, thence North 26° 03' East 15.00 feet, thence North 63° 57' West 245.10 feet along the North line of the parcel of land described in Volume 74 of Miscellaneous Records, on page 599. Brown County Records, to the East line of the Chicago, Milwaukee and St. Paul Railroad right of way, thence continuing North 63° and 57' West to the East shore of the Fox River, thence North 26° and 03' East along said East shore 36 feet, thence South 63° 57' East to the East side of said Chicago, Milwaukee and St. Paul Railroad, thence continuing South 63° 57' East 245.0 feet, thence North 26° 03' East 9.00 feet, thence South 63° 57' East 313.28 feet to the West line of said Green Bay-De Pere Road, thence South 36° 15' West 60.96 feet to the place of beginning.

PARCEL IV

The South 1/2 of the following described premises:

Part of Private Claim number 26 and 27, East side of Fox River, in the City of De Pere, Brown County, Wisconsin and described as follows:

Commencing at the intersection of the South line of said Private Claim Number 27, East side of Fox River, with the centerline of the Green Bay-De Pere Road (State Trunk Highway number 57 and 32), thence North 36° 15' East along the centerline of said Road 621.95 feet, (said point being South 36° 15' West 2.55 feet from the intersection of the centerline of said Road with the North line of said Private Claim Number 27), thence North 63° 57' West 79.85 feet to the West line of said Green Bay-De Pere Road, and the place of beginning of this description, thence continuing North 63° 57' West 302.39 feet, thence North 26° 03' East 15.00 feet, thence North 63° 57' West 245.10 feet along the North line of the parcel of land described in Volume 74 of Miscellaneous Records, on page 599. Brown County Records, to the East line of the Chicago, Milwaukee and St. Paul Railroad right of way, thence continuing North 63° and 57' West to the East shore of the Fox River, thence North 26° and 03' East along said East shore 36 feet, thence South 63° 57' East to the East side of said Chicago, Milwaukee and St. Paul Railroad, thence continuing South 63° 57' East 245.0 feet, thence North 26° 03' East 9.00 feet, thence South 63° 57' East 313.28 feet to the West line of said Green Bay-De Pere Road, thence South 36° 15' West 60.96 feet to the place of beginning.

Parcel I thru IV collectively can be described as follows:

A parcel of land located in part of Private Claim 26 and in part of Private Claim 27, East side of Fox River, in the City of De Pere, Brown County, Wisconsin described as follows:

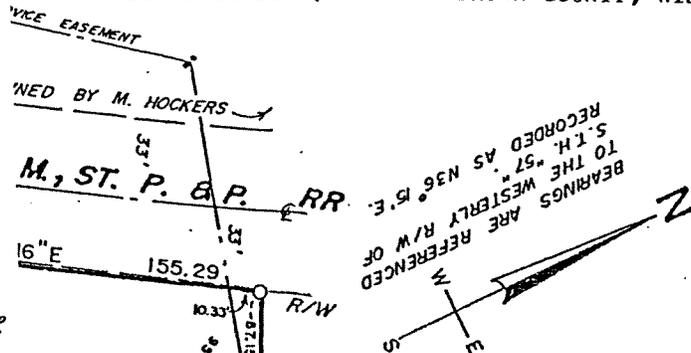
Commencing at an existing 1" iron pipe marking the Northeasterly corner of Lot 3 of Volume 8, Certified Survey Maps, page 107, said corner also being the point of beginning, thence North 36° 15' 00" East along the Westerly line of S.T.H. "57" a distance of 60.96 feet thence North 63° 56' 18" West 218.65 feet; thence North 26° 03' 42" East 360.64 feet; thence North 63° 55' 31" West 404.32 feet; thence continuing North 63° 55' 31" West 25 feet more or less, to the water's edge of the Fox River; thence Southwesterly 490 feet more or less along the water's edge of the Fox River, thence South 63° 56' 18" East 24 feet more or less; thence continuing South 63° 56' 18" East 490.00 feet thence South 26° 03' 00" West 15.00 feet; thence South 63° 56' 18" East 302.30 feet to the point of beginning and except railroad R/W and

CERTIFIED SURVEY MAP

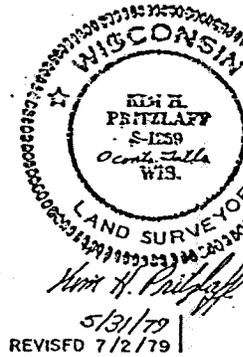
PART OF PRIVATE CLAIM 27, EAST SIDE OF FOX RIVER
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

*Lot 3 - Zestys +
Additional Testing
behind Zestys*

*Private Road - N of Zestys
Neighborhood Rev. Trust + DNR
undivided interest in private drive*



BEARINGS ARE REFERENCED TO THE WESTERLY R/W OF S.T.H. #57 AS N36°5'E.



THIS INSTRUMENT WAS DRAFTED BY DENNIS REIN

1/2" CURVE DATA
5722.65'
155.29'
155.29'
77.65'

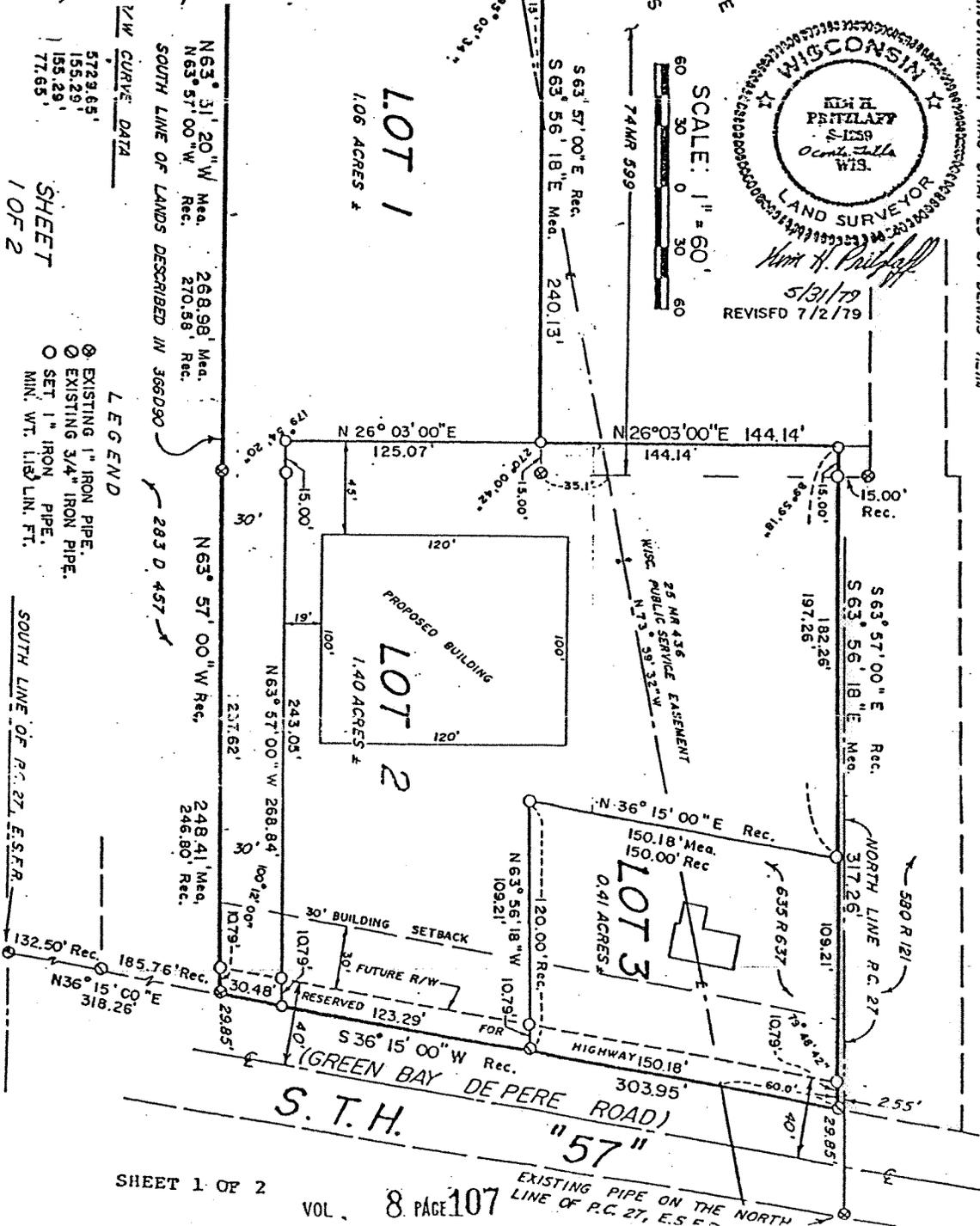
SOUTH LINE OF LANDS DESCRIBED IN 366090

SHEET 1 OF 2

LOT 1
1.06 ACRES ±

LEGEND
⊗ EXISTING 1" IRON PIPE.
⊙ EXISTING 3/4" IRON PIPE.
○ SET 1" IRON PIPE.
MIN. WT. 1.183 LIN. FT.

SOUTH LINE OF P.C. 27, E.S.F.R.



Map No. 1891

SHEET 1 OF 2

VOL. 8 PAGE 107

EXISTING PIPE ON THE NORTH LINE OF P.C. 27, E.S.F.R.

Peters Service Station
3630 Riverside Drive
Green Bay, Wisconsin 54301
BRRTS #02-05-00356
Page 1 of 3

Legal descriptions of the four properties within or partially within the contaminated site boundary.

Parcel # ED-1128-E-1-2
3630 Riverside Drive
Green Bay, Wisconsin 54301

That part of Private Claim 26, East side of Fox River, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at the Northeast corner of Lot 3 of Volume 8 Certified Survey Maps, Pages 107-108, Brown County Records; thence N 36°-15'-00" E along the Westerly line of S.T.H. "57" a distance of 60.96 feet to the point of beginning, thence continuing N 36°-15'-00" E along the Westerly line of S.T.H. "57" a distance of 150.00 feet; thence N 63°-56'-18" W 245.18 feet; thence S 26°-03'-42" W 147.63 feet; thence S 63°-56'-18" E 218.65 Feet to the Westerly line of S.T.H. "57" and the point of beginning which land is subject to the following:

1. An existing easement for ingress and egress over the 60 foot private roadway adjacent to the Southerly line of the immediately above described real estate;
2. A 30 foot building set back line adjacent to the Easterly line of the immediately above described real estate; and
3. A 12 Foot utility easement and right of way adjacent to the Easterly line of the immediately above described real estate.

Peters Service Station
3630 Riverside Drive
Green Bay, Wisconsin 54301
BRRTS #02-05-00356
Page 2 of 3

Parcel #ED1128-E-3-1
Private Roadway to the south adjacent to 3630 Riverside Drive

The South ½ of the following described premises:

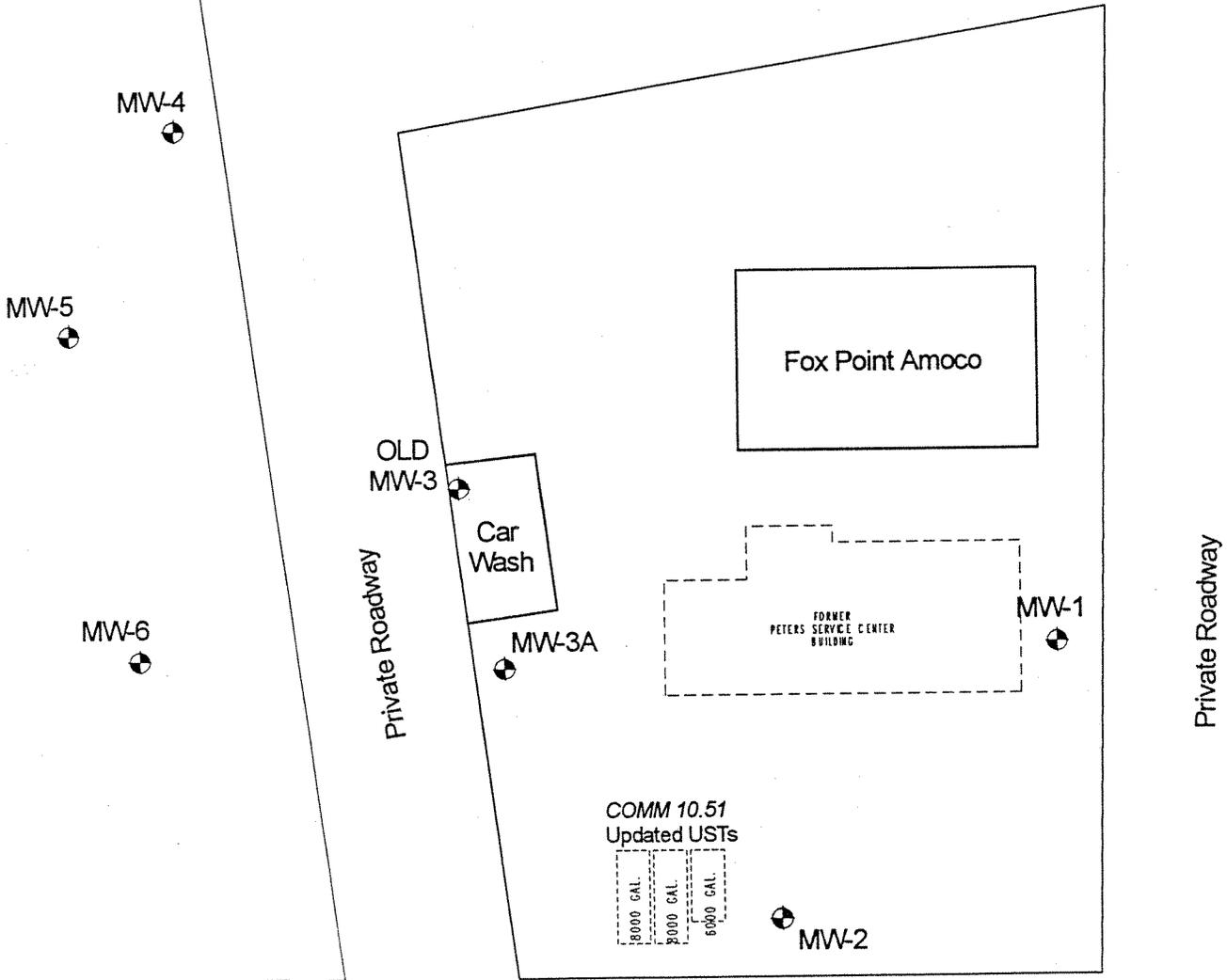
Part of Private Claim number 26 and 27, East side of Fox River, in the City of De Pere, Brown County, Wisconsin and described as follows:

Commencing at the intersection of the South line of said Private Claim Number 27, East side of Fox River, with the centerline of the Green Bay-De Pere Road (State Trunk Highway number 57 and 22), thence North 36° 15' East along the centerline of said Road 621.95 feet, (said point being South 36° and 15' West 2.55 feet from the intersection of the centerline of said Road with the North line of said Private Claim Number 27), thence North 63° 57' West 29.85 feet to the West line of said Green Bay-De Pere Road, and the place of beginning of this description, thence continuing North 63° 57' West 302.39 feet, thence North 26° 03' East 15.00 feet, thence North 63° 57' West 245.10 feet along the North line of the parcel of land described in Volume 74 of Miscellaneous Records, on page 599. Brown County Records, to the East line of the Chicago, Milwaukee and St. Paul Railroad right of way, thence continuing North 63° 57' West to the East shore of the Fox River, thence North 26° and 03' East along said East shore 36 feet, thence South 63° 57' East to the East side of said Chicago, Milwaukee and St. Paul Railroad, thence continuing South 63° 57' East 245.0 feet, thence North 26° 03' East 9.00 feet, thence South 63° 57' East 311.28 feet to the West line of said Green Bay-De Pere Road, thence South 36° 15' West 60.96 feet to the place of beginning.



Note: Taken from the
DePere, Wis.
7.5 Minute USGS
Topographic Map (1982)

Peter's Service Center, DePere, WI	
FIGURE 1	
SITE LOCATION MAP	
SCALE: 1:24 000	DATE: Nov. 30, 2000
Environmental Compliance Consultants, Inc.	BY: N. Versch.



Riverside Drive (STH 57)

PETERS SERVICE CENTER - DEPERE, WISCONSIN

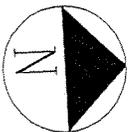
FIGURE 2
SITE DETAIL MAP

SCALE: 1" = 50'

DATE: upd 6-5-00

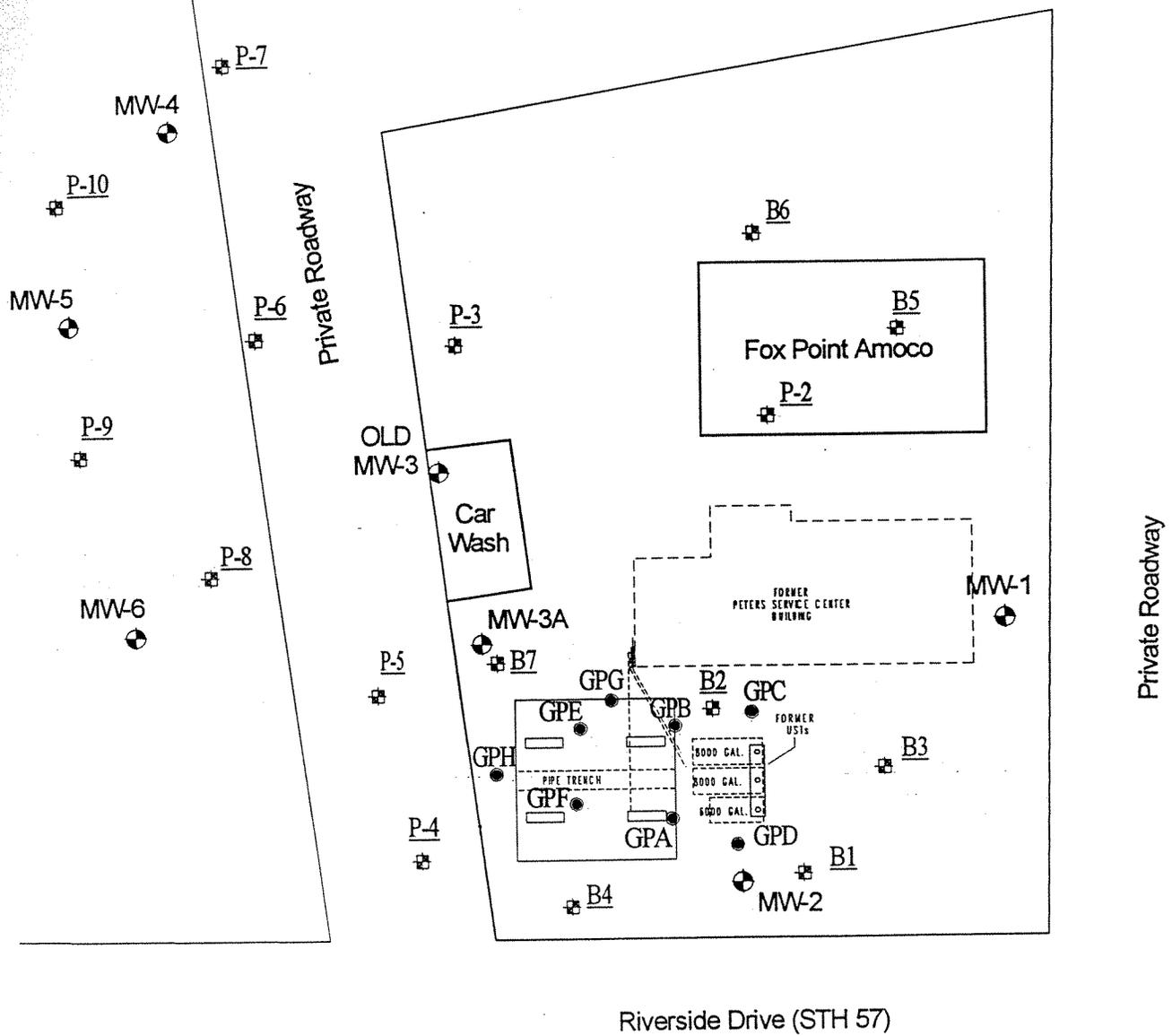
Environmental Compliance Consultants, Inc.

BY: NMV



LEGEND

- ⊠ B6 Summit Envirosolutions Subsurface Investigation
- GPD ECCI Subsurface Investigation



Riverside Drive (STH 57)

⊠ P-1

PETERS SERVICE CENTER - DEPERE, WISCONSIN

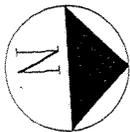
FIGURE 3
SUBSURFACE INVESTIGATION

SCALE: 1" = 50'

DATE: upd 6-5-00

Environmental Compliance Consultants, Inc.

BY: NMV



**TABLE 5
PETER'S SERVICE STATION
GROUNDWATER ANALYTICAL RESULTS - MW-1**

PARAMETER	UNITS	NR 140.10 ES/PAL	MW-1				
			* 13-Feb-96	* 11-Mar-96	^o 26-Aug-98	09-Dec-99	31-Mar-00
GRO	ug/L		na	na	<50	na	na
DRO	ug/L		na	na	370	na	na
Benzene	ug/L	5/0.5	<1	na	<.26	<.27	<.27
Ethyl Benzene	ug/L	700/140	<1	na	<.24	<.32	<.32
MTBE	ug/L	60/12	<1	na	<.22	<.32	<.32
Toluene	ug/L	343/68.6	<1	na	<.21	<.27	<.27
1,2,4-TMB	ug/L		<1	na	<.86	<.22	<.22
1,3,5-TMB	ug/L		<1	na	<.54	<.27	<.27
Total TMB	ug/L	480/96	nd	na	nd	nd	nd
Xylenes, -m, -p	ug/L		<1	na	<.97	<.43	<.43
Xylene, -o	ug/L		<1	na	<.37	<.24	<.24
Total Xylenes	ug/L	620/124	nd	na	nd	nd	nd
BETX	ug/L		nd	na	nd	nd	nd
PVOC/VOC	ug/L		nd	na	nd	nd	nd
Temperature (Celsius)			na	na	17.3	11.1	9
Dissolved Oxygen (DO)			na	na	1.02	1.6	3
pH			na	na	7.4	8.2	na
Alkalinity (CaCO3)	mg/L		na	na	na	910	950
Iron - Dissolved	ug/L		na	na	>10	34000	27000
Nitrogen, NO3 + NO2	mg/L		na	na	na	<.037	0.1
Sulfate	mg/L		na	na	na	51	47

Bold and Italic cell indicates NR 140.10 Enforcement Standard (ES) exceedence

Bold text indicate NR 140.10 Preventive Action Limit (PAL) exceedence

nd = not detected above laboratory method detection limit (mdl)

na = not analyzed

* = Sampled by the Wisconsin Department of Natural Resources

^o = Sampled by Summit (Envirosolutions)

**TABLE 6
PETER'S SERVICE STATION
GROUNDWATER ANALYTICAL RESULTS - MW-2**

PARAMETER	UNITS	NR 140.10 ES/PAL	MW-2				
			* 13-Feb-96	* 11-Mar-96	^o 26-Aug-98	09-Dec-99	31-Mar-00
GRO	ug/L		na	na	360	na	na
DRO	ug/L		na	na	380	na	na
Benzene	ug/L	5/0.5	100	71	13	54	4.4
Ethyl Benzene	ug/L	700/140	150	93	13	91	12
MTBE	ug/L	60/12	1.3	2.2	0.93	<.032	<.32
Toluene	ug/L	343/68.6	2.9	3.0	1.8	1.9	<.27
1,2,4-TMB	ug/L		98	60	14	29	5.9
1,3,5-TMB	ug/L		7.1	5.1	1.3	2.8	0.34
Total TMB	ug/L	480/96	0	0	0	0	0
Xylenes, -m, -p	ug/L		35	56	4	5.2	1.6
Xylene, -o	ug/L		<1	1.3	0.56	<.24	<.24
Total Xylenes	ug/L	620/124	0	0	0	0	0
BETX	ug/L		100	71	13	54	4.4
PVOC/VOC	ug/L		100	71	13	54	4.4
Temperature (Celsius)			na	na	na	11.5	7
Dissolved Oxygen (DO)			na	na	na	1.6	2.6
pH			na	na	na	8	na
Alkalinity (CaCO3)	mg/L		na	na	na	350	260
Iron - Dissolved	ug/L		na	na	na	2800	4400
Nitrogen, NO3 + NO2	mg/L		na	na	na	<.037	<.037
Sulfate	mg/L		na	na	na	48	110

Bold and Italic cell indicates NR 140.10 Enforcement Standard (ES) exceedence

Bold text indicate NR 140.10 Preventive Action Limit (PAL) exceedence

nd = not detected above laboratory method detection limit (mdl)

na = not analyzed

* = Sampled by the Wisconsin Department of Natural Resources

^o = Sampled by Summit (Envirosolutions)

**TABLE 7
PETER'S SERVICE STATION
GROUNDWATER ANALYTICAL RESULTS--MW-3/MW-3A**

PARAMETER	UNITS	NR 140.10 ES/PAL	MW-3/MW-3A				
			*	*	o		
			13-Feb-96	11-Mar-96	26-Aug-98	09-Dec-99	31-Mar-00
GRO	ug/L		na	na	32000	na	na
DRO	ug/L		na	na	12000	na	na
Benzene	ug/L	5/0.5	1300	13000	10000	11000	5200
Ethyl Benzene	ug/L	700/140	1600	1700	880	2700	2100
MTBE	ug/L	60/12	4100	3800	1900	210	160
Toluene	ug/L	343/68.6	6000	8800	2900	5500	3500
1,2,4-TMB	ug/L		1800	2800	1100	2200	2500
1,3,5-TMB	ug/L		800	1100	310	510	670
Total TMB	ug/L	480/96	2600	3900	1410	2710	3170
Xylenes, -m, -p	ug/L		5000	6500	3100	8400	7800
Xylene, -o	ug/L		1700	2400	1300	2900	2300
Total Xylenes	ug/L	620/124	6700	8900	4400	11300	10100
BETX	ug/L		15600	32400	18180	22300	15300
PVOC/VOC	ug/L		22300	40100	21490	25010	18470
Temperature (Celsius)			na	na	na	13.5	9
Dissolved Oxygen (DO)			na	na	na	1.5	2
pH			na	na	na	7.5	na
Alkalinity (CaCO3)	mg/L		na	na	na	440	350
Iron - Dissolved	ug/L		na	na	na	14000	11000
Nitrogen, NO3 + NO2	mg/L		na	na	na	0.05	0.057
Sulfate	mg/L		na	na	na	20	79

Bold and Italic cell indicates NR 140.10 Enforcement Standard (ES) exceedence

Bold text indicate NR 140.10 Preventive Action Limit (PAL) exceedence

nd = not detected above laboratory method detection limit (mdl)

* = Sampled by the Wisconsin Department of Natural Resources

o = Sampled by Summit (Envirosolutions)

**TABLE 8
PETER'S SERVICE STATION
GROUNDWATER ANALYTICAL RESULTS - MW-4 & MW-5**

PARAMETER	UNITS	NR 140.10 ES/PAL	MW-4		MW-5	
			26-Aug-98	09-Dec-99	26-Aug-98	09-Dec-99
GRO	ug/L		<50	na	<50	na
DRO	ug/L		<100	na	<100	na
Benzene	ug/L	5/0.5	<.26	<.27	<.26	<.27
Ethyl Benzene	ug/L	700/140	<.24	<.32	<.24	<.32
MTBE	ug/L	60/12	0.23	0.46	<.22	<.32
Toluene	ug/L	343/68.6	<.21	<.27	<.21	<.27
1,2,4-TMB	ug/L		<.86	<.22	<.86	<.22
1,3,5-TMB	ug/L		<.54	<.27	<.54	<.27
Total TMB	ug/L	480/96	nd	nd	nd	nd
Xylenes, -m, -p	ug/L		<.97	<.43	<.97	<.43
Xylene, -o	ug/L		<.37	<.24	<.37	<.24
Total Xylenes	ug/L	620/124	nd	nd	nd	nd
BETX	ug/L		nd	nd	nd	nd
PVOC/VOC	ug/L		0	0	nd	nd
Temperature (Celsius)			17.5	10	na	10.8
Dissolved Oxygen (DO)			0.99	2.4	na	1.6
pH			7.5	7.8	na	8.4
Alkalinity (CaCO3)	mg/L		na	560	na	470
Iron - Dissolved	ug/L		3000	1700	na	58
Nitrogen, NO3 + NO2	mg/L		na	0.057	na	0.057
Sulfate	mg/L		na	22	na	93

Bold and Italic cell indicates NR 140.10 Enforcement Standard (ES) exceedence

Bold text indicate NR 140.10 Preventive Action Limit (PAL) exceedence

nd = not detected above laboratory method detection limit (mdl)

TABLE 4
PETERS SERVICE CENTER
SOIL ANALYTICAL RESULTS - MW-3A
SEPTEMBER 8, 1999

Boring	GRCL	MW-3A	
		7.0-7.5	13.0-14.0
Depth (feet)		7.0-7.5	13.0-14.0
GRO (mg/kg)	100	58	210
PVOCs (ug/kg)			
Benzene	5.5	2700	5200
Ethylbenzene	2900	2300	7100
MTBE		220	310
Toluene	1500	330	800
1,2,4-TMB		950	17000
1,3,5-TMB		4100	4400
Total TMB		5050	21400
Xylenes, -m, -p		4100	20000
Xylene, -o		5800	2800
Total Xylenes	4100	9900	22800

Bold text represent NR 720.09 GRCL exceedance

TABLE 3:

Soil Samples
 Peters Service Center
 DePere, Wisconsin
 Summit Project No. 931051

Parameter	B-1 6-8'	B-2 6-8'	B-3 6-8'	B-4 6-8'	B-5 6-8'	B-6 6-8'	B-7 6-8'
Gasoline Range Organics (GRO)	4000	1400	140	<6.2	<5.7	<5.9	230
Petroleum Volatile Organic Compounds:							
Benzene	<12	8.6	<0.28	<0.062	<0.057	<0.059	9
Ethylbenzene	62	30	3.5	<0.062	<0.057	<0.059	4.9
Methyl Tert Butyl Ether (MTBE)	15	<3.1	0.71	<0.062	<0.057	<0.059	2
Toluene	25	20	0.71	<0.062	<0.057	<0.059	25
1,2,4 Trimethylbenzene	100	65	2.1	<0.062	<0.057	<0.059	11
1,3,5 Trimethylbenzene	36	21	0.88	<0.062	<0.057	<0.059	2.9
Total Xylenes	130	140	0.84	<0.12	<0.11	<0.12	29

Units are mg/kg (approximately = parts per million)
 All samples were collected on December 17, 1993 using a split spoon sampler
 All samples were analyzed at Precision Analytical Laboratory, Inc.

TABLE 1
SOIL AND GROUNDWATER SAMPLE ANALYTICAL RESULTS
 Peters Service Center
 DePere, Wisconsin
 Summit Project No. 931051
 7-16-96

Soil Sample Location	Depth (feet)	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB	GRO	DRO
P-1	6	<0.002	<0.002	<0.002	<0.002	NA	<0.002	<0.002	<0.050	<
P-1	14.5	<0.002	<0.002	<0.002	<0.002	NA	<0.002	<0.002	<0.050	<
P-2	6	<0.002	<0.002	<0.002	<0.002	NA	<0.002	<0.002	<0.050	<
P-2	10.5	<0.002	<0.002	<0.002	<0.002	NA	<0.002	<0.002	<0.050	<
P-4	4	<0.002	<0.002	<0.002	<0.002	NA	<0.002	<0.002	<0.050	<
P-4 (lab)	4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.2	<0
P-5 (lab)	6	24,000	220	80	420	<2.0	210	67	3,800	230
P-6	4	<0.002	<0.002	<0.002	<0.002	NA	<0.002	<0.002	<0.050	<
P-6	7.5	0.037	<0.002	0.002	0.006	NA	0.011	<0.002	0.072	<
P-8 (lab)	8	<1.3	4	42	160	<1.3	190	70	3,800	230
P-9	12	<0.002	<0.002	<0.002	<0.002	NA	<0.002	<0.002	<0.050	<
MeOH Blank	NA	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.5	NA

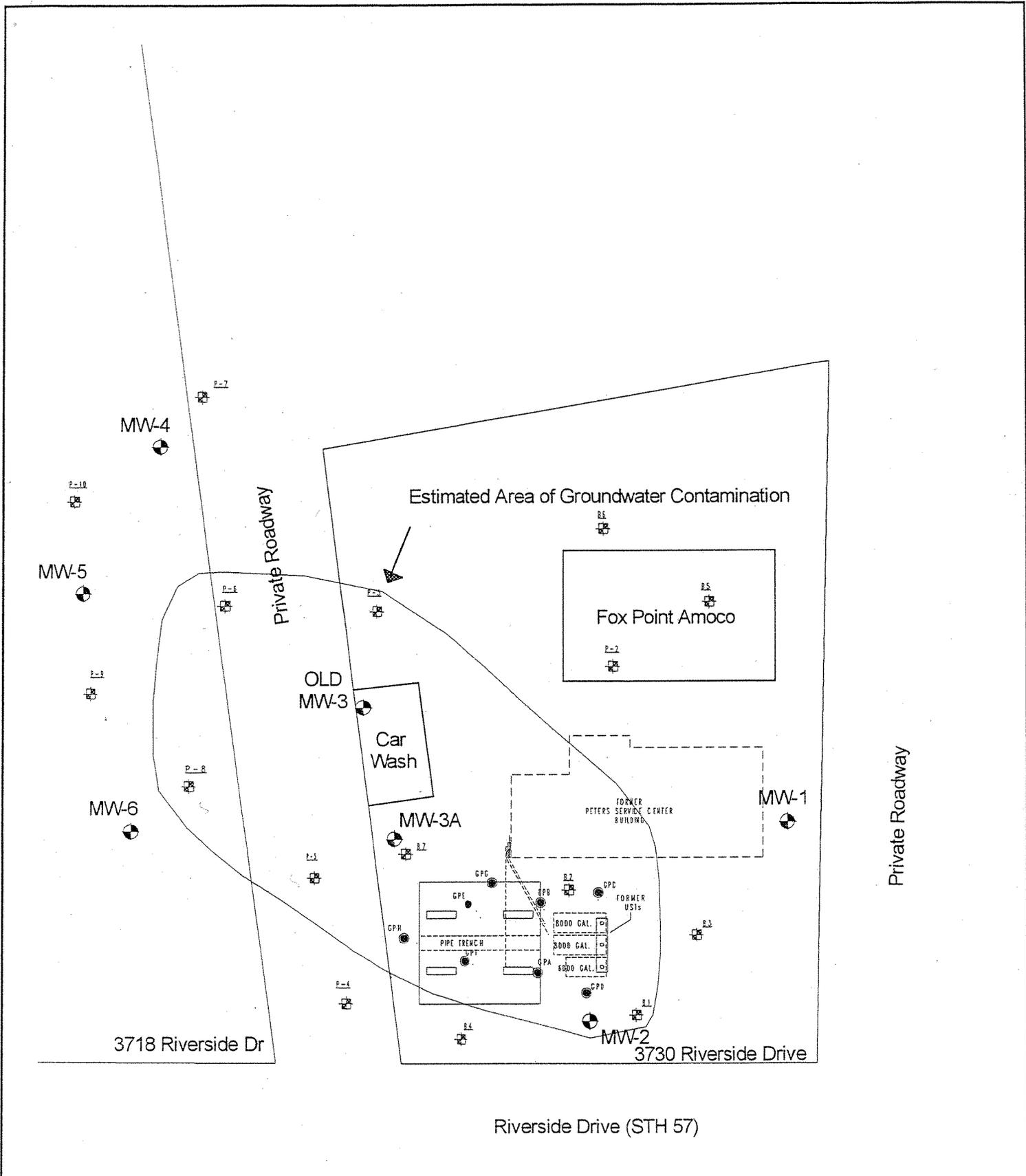
Soil sample concentrations reported in milligrams per kilogram which is equivalent to parts per million (ppm).

Groundwater Sample Location	Depth (feet)	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB	GRO	DRO
P-2	12	<	<	<	<	NA	<	<	<0	<0
P-2 (lab)	12	<0.6	<1.0	<1.0	<1.0	17	<1.0	<1.0	<0	250
P-3	12	7	<	<	<	NA	<	<	<0	<0
P-4	7	17	<	<	3	NA	<	<	<0	<0
P-5	8	28,200	155,000	56,500	288,000	NA	199,000	120,000	1,620,000	19,900,000
P-6	8	1,249	<0	<0	<0	NA	<0	<0	<2,500	<0
P-6 (lab)	8	1,400	51	25	70	590	39	<10	2,800	450
P-7	8	<	<	<	<	NA	<	<	<0	<0
P-8	12	<0	778	2,050	7,860	NA	3,340	1,690	<0	<0
P-8 (lab)	12	25	650	2,400	7,800	100	4,400	1,400	21,300	90,000
P-9	12	<	<	<	<	NA	<	<	<0	<0
P-10	12	<	<	<	<	NA	<	<	<0	<0
Trip Blank	-	<	<	<	<	<	<	<	<0	NA

Groundwater sample concentrations reported in micrograms per liter which is equivalent to parts per billion (ppb).

NA: Not Analyzed
 Depth in feet below grade.
 MTBE: Methyl-tert-butyl-ether
 1,2,4-TMB: 1,2,4-trimethylbenzene
 1,3,5-TMB: 1,3,5-trimethylbenzene
 DRO: Dissolved range organics
 GRO: Gasoline range organics
 NA: Not Analyzed





PETERS SERVICE CENTER - DEPERE, WISCONSIN	
ATTACHMENT A	
SCALE: 1" = 50'	DATE:
Environmental Compliance Consultants, Inc.	BY: NMV

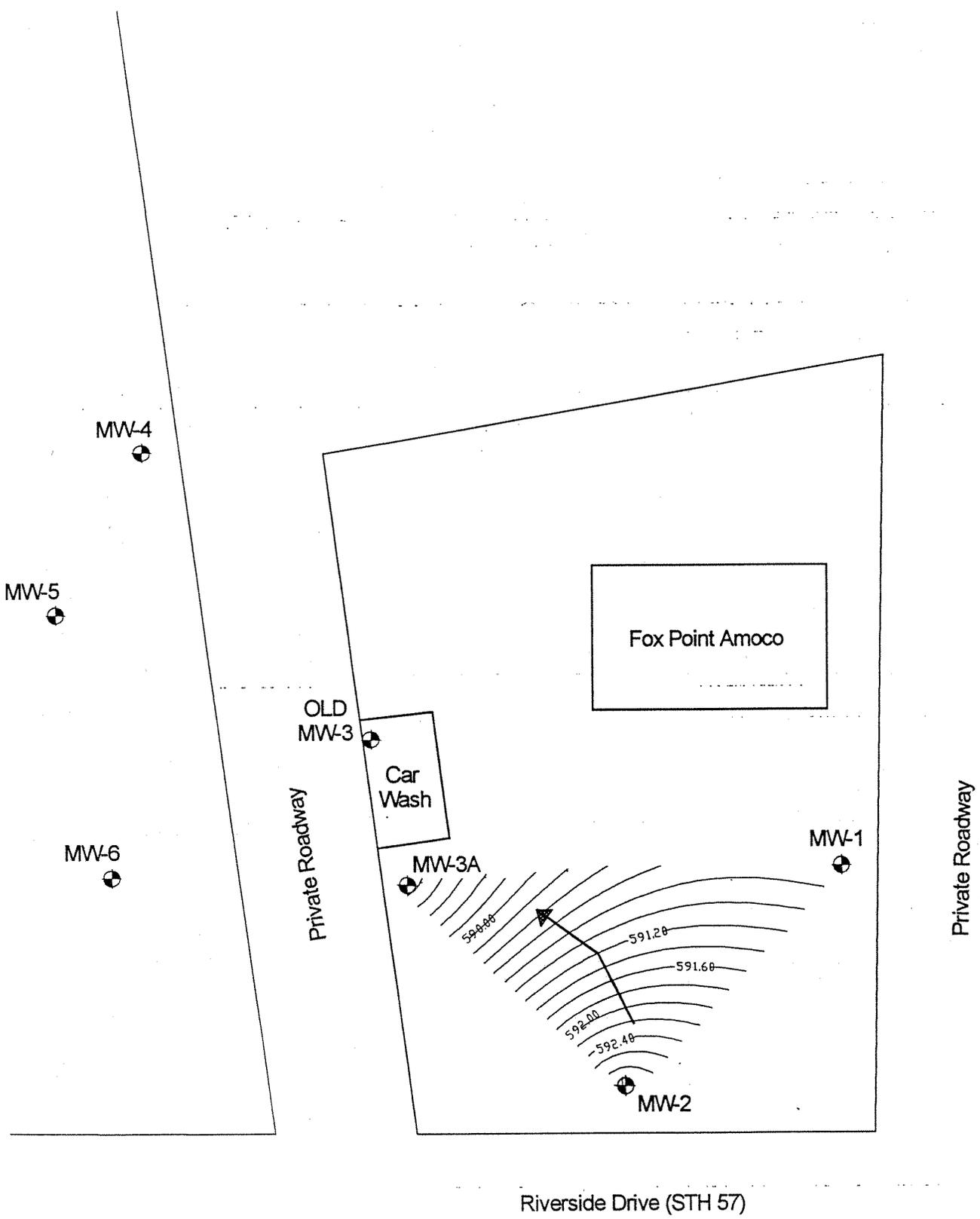
**TABLE 9
SUMMARY OF GROUNDWATER DATA**

DATE	MW-1			MW-2			MW-3A		
	WL	WT (MSL)	FEET (BG)	WL	WT (MSL)	FEET (BG)	WL	WT (MSL)	FEET (BG)
09/21/99	4.75	592.09	4.93	4.30	592.77	4.46	9.02	587.24	9.45
12/09/99	6.24	590.60	6.42	4.65	592.42	4.81	10.08	586.18	10.51
03/31/00	6.22	590.62	6.40	4.02	593.05	4.18	7.41	588.85	7.84

DATE	MW-4			MW-5		
	WL	WT (MSL)	FEET (BG)	WL	WT (MSL)	FEET (BG)
21-Sep-99	3.90	583.04	4.13	6.32	584.51	6.88
09-Dec-99	3.58	583.36	3.81	6.45	584.38	7.01
31-Mar-00	na	na	na	na	na	na

WELL#	PVC (MSL)	LS (MSL)	TOP OF SCREEN	BOTTOM OF WELL	AVG WT (MSL)	RANGE MAX	RANGE MIN
MW-1	596.84	597.02	592.84	582.84	591.10	592.09	590.60
MW-2	597.07	597.23	592.45	582.45	592.75	593.05	592.42
MW-3	596.26	596.69	591.53	581.53	587.42	588.85	586.18
MW-4	586.94	587.17	581.51	571.51	583.20	583.36	583.04
MW-5	590.83	591.39	585.40	575.40	584.45	584.51	584.38

All Results in feet
na = Data not available
BG = Feet Below Grade
LS = Landsurface



Riverside Drive (STH 57)

PETERS SERVICE CENTER - DEPERE, WISCONSIN

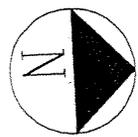
FIGURE 7
GROUNDWATER CONTOUR 3/31/00

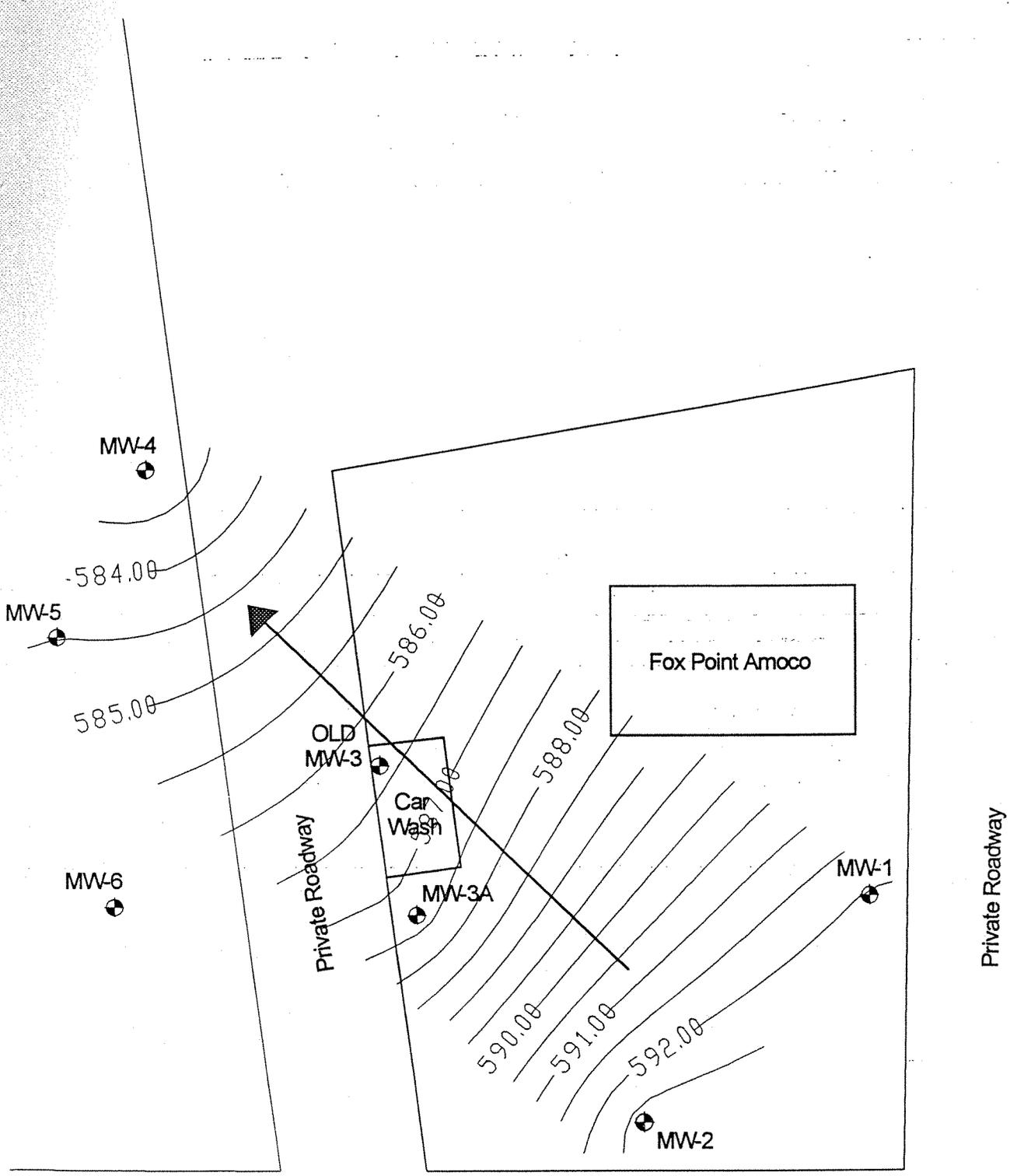
SCALE: 1" = 50'

DATE: 8/2/00

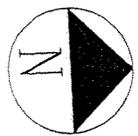
Environmental Compliance Consultants, Inc.

BY: NMV





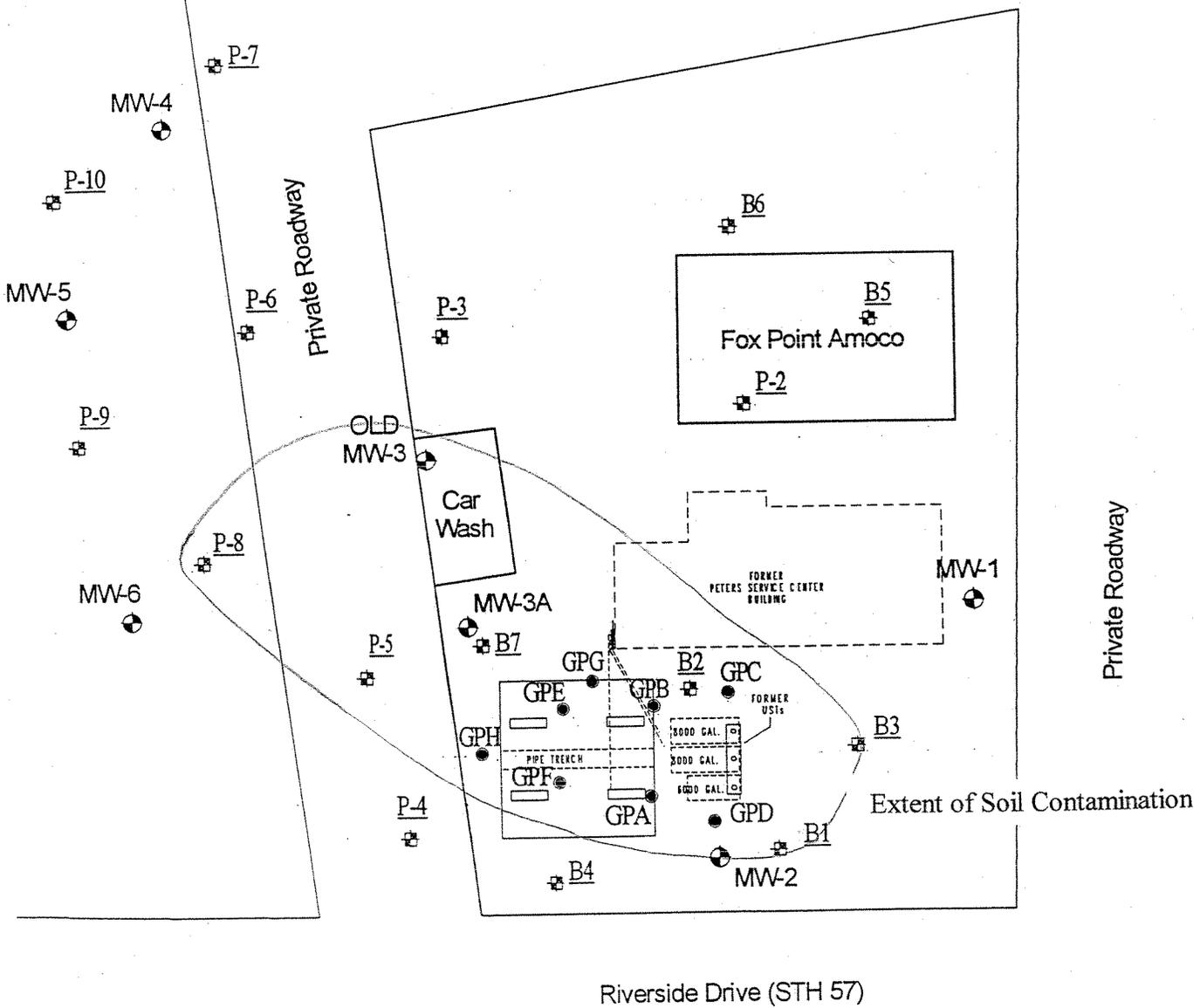
Riverside Drive (STH 57)



PETERS SERVICE CENTER - DEPERE, WISCONSIN	
FIGURE 5 GROUNDWATER CONTOUR 9/21/99	
SCALE: 1" = 50'	DATE: 8/2/00
Environmental Compliance Consultants, Inc.	BY: NMV

LEGEND

- ⊠ B6 Summit Envirosolutions Subsurface Investigation
- GPD ECCI Subsurface Investigation



⊠ P-1

PETERS SERVICE CENTER - DEPERE, WISCONSIN

FIGURE 3
SUBSURFACE INVESTIGATION

SCALE: 1" = 50'

DATE: upd 6-5-00

Environmental Compliance Consultants, Inc.

BY: NMV

**Peters Service Station
3630 Riverside Drive
Green Bay, Wisconsin 54301
BRRTS #02-05-00356
Page 3 of 3**

**Parcel #ED-1128-E-3-2
Private Roadway south of 3630 Riverside Drive**

The S ½ of part of P.C. 26 & 27, East side of the Fox River, as described in 717 R 341, City of De Pere, Brown County, Wisconsin

(717 R 341 is attached)

**Parcel #ED-1128-E-2
3718 Riverside Drive**

Part of P.C. 26 & 27 E lying W of Monroe Avenue & described in 580 R 118 BCR EX part of Lot 2 of 8 CSM 107 described in J3535-8, City of De Pere, Brown County, Wisconsin.

(580 R118 is attached)

I hereby attest to the best of my knowledge that the above legal descriptions describe the correct contaminated properties within the site boundaries.



Signature

10-21-03

Date

David J Peters

Printed Name

October 20, 2003

COPY

Gary Hanson
WDNR
Regional Trail Coordinator
PO Box 10448
Green Bay, Wisconsin 54307

Dear Mr. Hanson:

Groundwater contamination that appears to have originated on the Peters Service Center property located at 3630 Riverside Drive, Green Bay, Wisconsin may have migrated onto the WDNR's roadway property located between 3630 and 3718 Riverside Drive, Green Bay, Wisconsin. The levels of benzene, toluene, Methyl tert-butyl ether (MTBE), ethylbenzene, total xylenes, and total trimethylbenzene contamination in the groundwater on this property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I 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 and chapter NR 746, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Neither the WDNR nor any subsequent owner of your property will be held responsible for investigation or cleanup of groundwater contamination migrating from Peters Service Station, 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. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review my final closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide additional 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 Department of Natural Resources that is relevant to this closure request, you should mail that information to: Mr. Brian Taylor, Wisconsin Department of Commerce, PO Box 8040, Madison, Wisconsin 53708.

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 Department of Natural Resources 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 chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

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 the 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 Department of Natural Resources 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 Department makes a decision on my final closure request, it will be documented in a letter. If the Department 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 DNR GIS Registry of Closed Remediation Sites on the internet at 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 Mr. David Peters at (920) 336-8262 or my consultant at Environmental Compliance Consultants, Inc. PO Box 11417, Green Bay, Wisconsin 54307, telephone number (920)434-5380.

CC: Mr. Brian Taylor, Wisconsin Department of Commerce

October 20, 2003

Margaret H Hockers
Revocable Living Trust
718 N Wisconsin St
De Pere, Wisconsin 54115-2652

COPY

Dear Ms. Hockers:

Groundwater contamination that appears to have originated on the Peters Service Center property located at 3630 Riverside Drive, Green Bay, Wisconsin may have migrated onto your property at 3718 Riverside Drive, Green Bay, Wisconsin. The levels of benzene, Methyl tert-butyl ether (MTBE), ethylbenzene, and total trimethylbenzene contamination in the groundwater on this property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I 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 and chapter NR 746, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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