

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*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")*

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential 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 or economic
development corporation)*

Monitoring wells properly abandoned? (234)

- Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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

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

BRRTS #: 02-05-539256 PARCEL ID #: 9-34

ACTIVITY NAME: Mary Morgan - North WTM COORDINATES: X: 678853 Y: 450862

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 1 **Title: Site Plan**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Post Remedial Areal Extent of Soil Contamination**

BRRTS #: 02-05-539256

ACTIVITY NAME: Mary Morgan - North

MAPS (continued)

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

Figure #: **Title:**

Figure #: **Title:**

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

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

Figure #: 3 **Title: Post Remedial Areal Extent of Groundwater Contamination**

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

Figure #: 7 **Title: Groundwater Elevations & Groundwater Flow Direction (June 29, 2007)**

Figure #: **Title:**

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #: 1 **Title: Mary Morgan Printing - Solvent Contamination, Analytical Results for Soil Samples**

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

Table #: 2 **Title: Mary Morgan Printing - Solvent Contamination, Analytical Results for Groundwater Sample**

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

Table #: 4 **Title: Groundwater Measurements and Elevations, Mary Morgan Printing Site**

IMPROPERLY ABANDONED MONITORING WELLS

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

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

- Not Applicable**

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

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

Figure #: **Title:**

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

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

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

BRRTS #: 02-05-539256

ACTIVITY NAME: Mary Morgan - North

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters: 1

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

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

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

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="423 - 427 North Clay St"/>	<input type="text" value="9-52"/>	<input type="text" value="678865"/>	<input type="text" value="450850"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

August 7, 2008

Joseph J Morgan & Mary K Morgan Revocable Trust
Mary C Morgan Trust and Mary Morgan Inc
c/o Joseph Morgan
2995 N Nicolet Drive
Green Bay WI 54311

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Mary Morgan – North, 1023 – 1025 Main Street, Green Bay, Wisconsin
WDNR BRRTS Activity #: 02-05-539256

Dear Mr. Morgan:

On May 9, 2008, the Wisconsin Department of Natural Resources Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 16, 2008, you were notified that the Closure Committee had granted conditional closure to this case.

On August 5, 2008, the Department received correspondence indicating that you have complied with the requirements of closure (submittal of missing GIS registry information, monitoring well abandonment and soil/water disposal documentation).

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior

Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

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

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement, a building foundation or other barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Remaining Residual Groundwater Contamination

Groundwater impacted by chlorinated solvent contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring

well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and 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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kristin DuFresne at 920-662-5443.

Sincerely,



Bruce G. Urben
Northeast Region Remediation & Redevelopment Team Supervisor

Enclosure

ec: Amy Kasper, MMA, Inc.
Jodi Arndt, Liebmann, Conway, Olejniczak & Jerry

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

August 5, 2008

Subject Site:

**Mary Morgan, Inc. - North
1023 – 1025 Main Street
Green Bay, WI 54301
BRRTS No. 02-05-539256**

Tax Parcel ID Numbers: 9-34 (North site), 9-50 (South Site) and 9-52 (North site), City of Green Bay

Introduction

This document shall serve as the Maintenance Plan for a pavement cover and building barrier at the above-referenced properties in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building and other paved surfaces occupying the area over the contaminated groundwater and soil plume on-site. The contaminated groundwater plume at the subject site is impacted by tetrachloroethylene, trichloroethylene, cis-1,2-dichloroethylene and vinyl chloride. The contaminated soil plume at the subject site is impacted by tetrachloroethylene, trichloroethylene and cis-1,2-dichloroethylene. The site has been placed on the WDNR GIS Registry for residual soil and groundwater contamination. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted groundwater and soil plume are identified in the attached map (Exhibit A).

Cover and Building Barrier Purpose

The paved surfaces and the building foundation over the contaminated soil and groundwater plume serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative

Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed. The WDNR must be contacted prior to disturbing the capped area.

Annual Inspection

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

Maintenance Activities

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

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

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

Amendment or Withdrawal of Maintenance Plan

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

Contact Information:

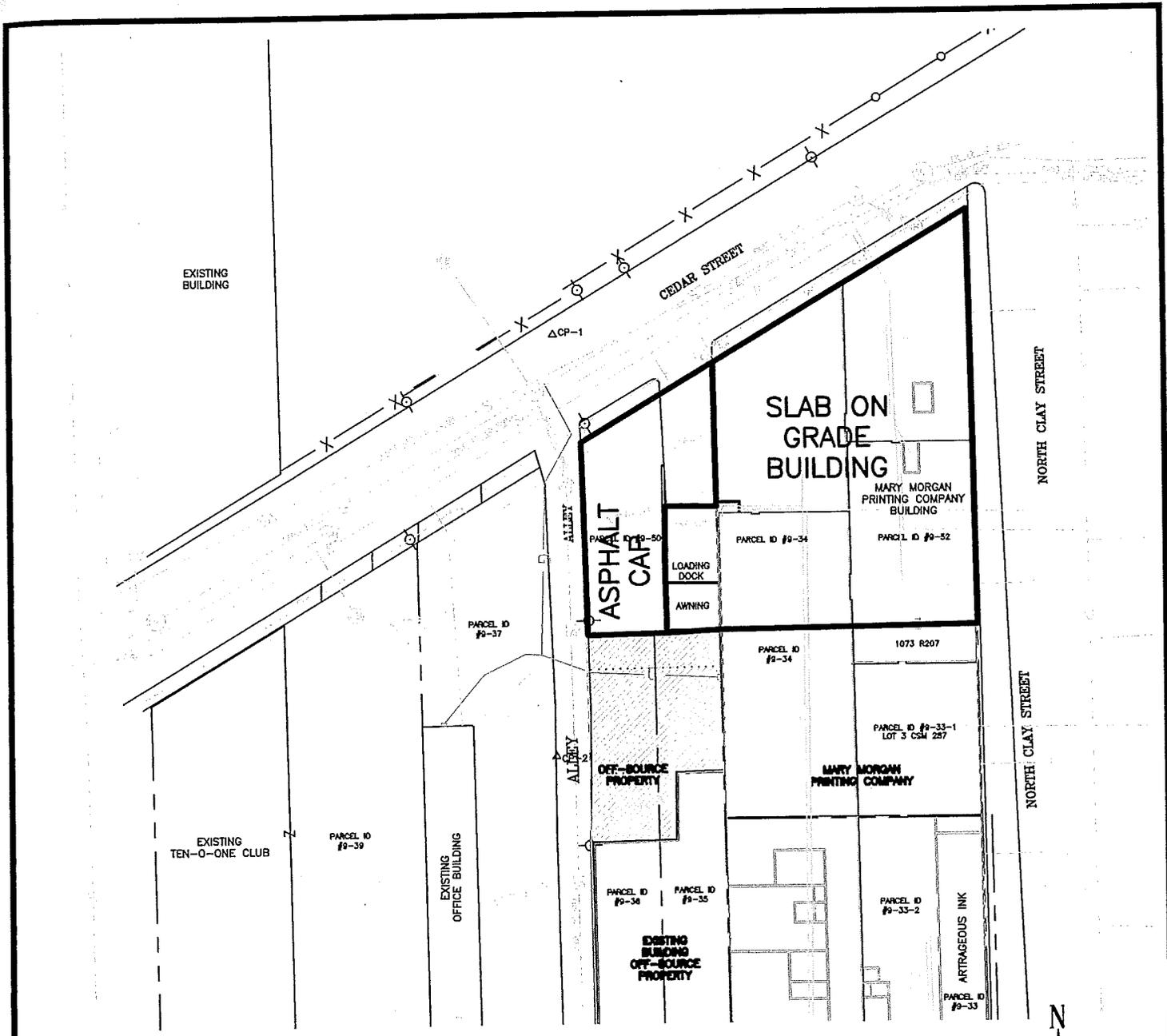
Mr. Joseph Morgan
Joseph J. Morgan and Mary K. Morgan Trust (“Trust”)
1023 Main Street
Green Bay, WI 54301
(920) 437-0877

Consultant Contact Information:

MMA, INC.
2304 Bel-Aire Court
Green Bay, WI 54304
(920) 592-9606

EXHIBIT "A"

FIGURES



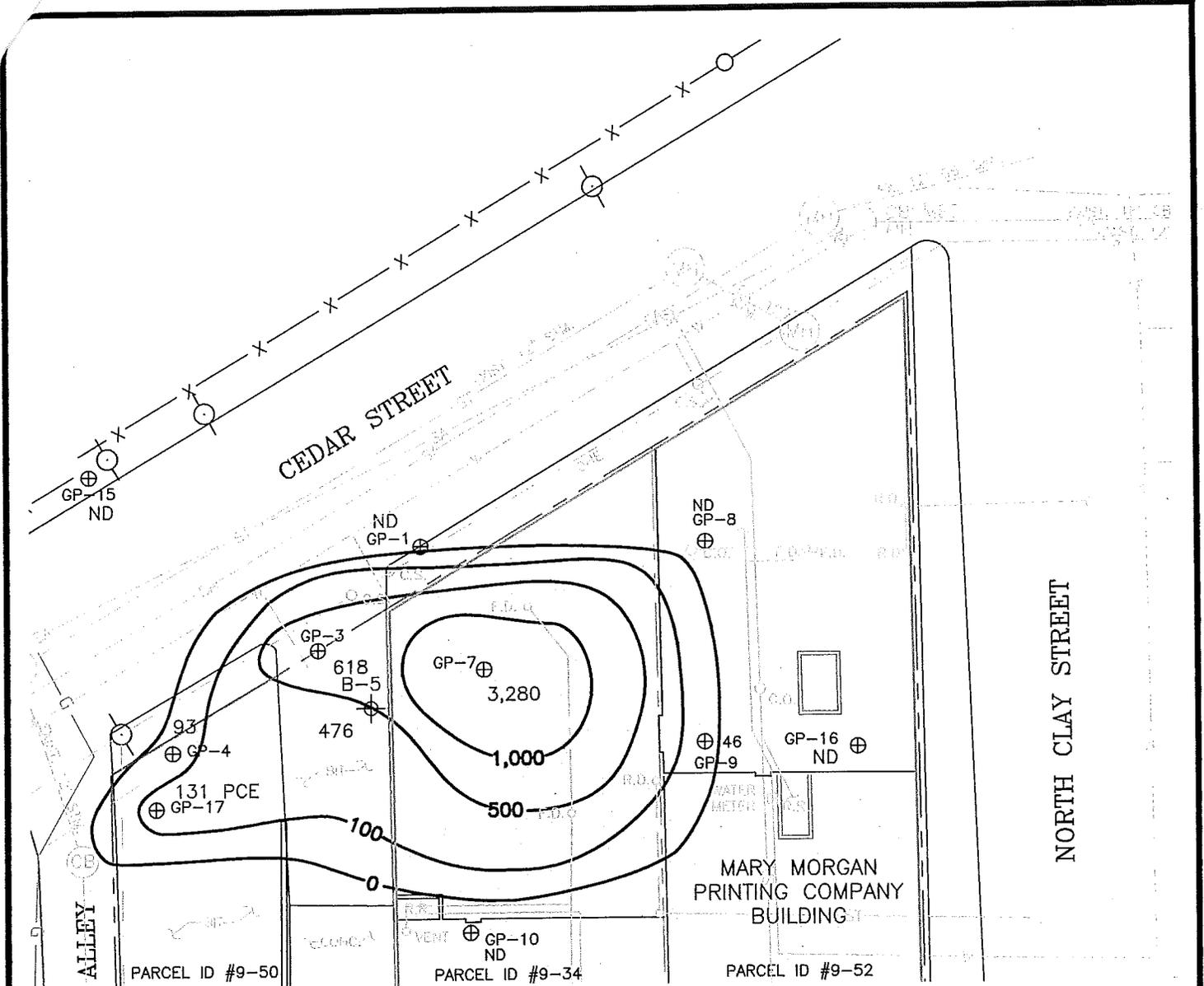
LEGEND

- G — BURIED GAS LINE
- ... OVERHEAD ELECTRIC LINE
- POWER POLE
- ⊠ LIGHT POLE
- CURB STOP



C:\PROJECTS\MORGAN,JOE\MARY MORGAN PRINTING\STEVE\072408\Morgan.dwg

CAP DETAIL	MARY MORGAN PRINTING COMPANY 1023 MAIN STREET GREEN BAY, WI 54301		
MMA, INC. CONSULTING ENGINEERS 2304 Bel-Aire Court Green Bay, WI 54304-5017 Phone: 920/592-9808 Fax: 920/592-9813	SCALE:	1" = 60'	DRAWN BY: SMM
	DATE:	1/18/2008	REVIEWED BY: JMM
			FIGURE NUMBER: 10



LEGEND

- ⊕ GP-10 GEOPROBE BY MMA, INC.
- ⊕ B-1 APPROX. BORING/TEMPORARY WELL BY ENSR (ESA)
- — — — — PROPERTY LINE (OWNER)
- — — — — LOT LINE (OWNER INTERIOR LOTS)
- — — — — LOT LINE (OTHERS)
- — — — — WATER LINE
- — — — — SANITARY SEWER LINE
- — — — — STORM SEWER LINE
- G — G — G — BURIED GAS LINE
- — — — — OVERHEAD ELECTRIC LINE
- — — — — GRAVEL
- ⊙ POWER POLE
- ⊕ LIGHT POLE
- ⊕ CLEANOUT
- ⊕ CURB STOP
- ⊕ ROOF DRAIN
- ⊕ FLOOR DRAIN



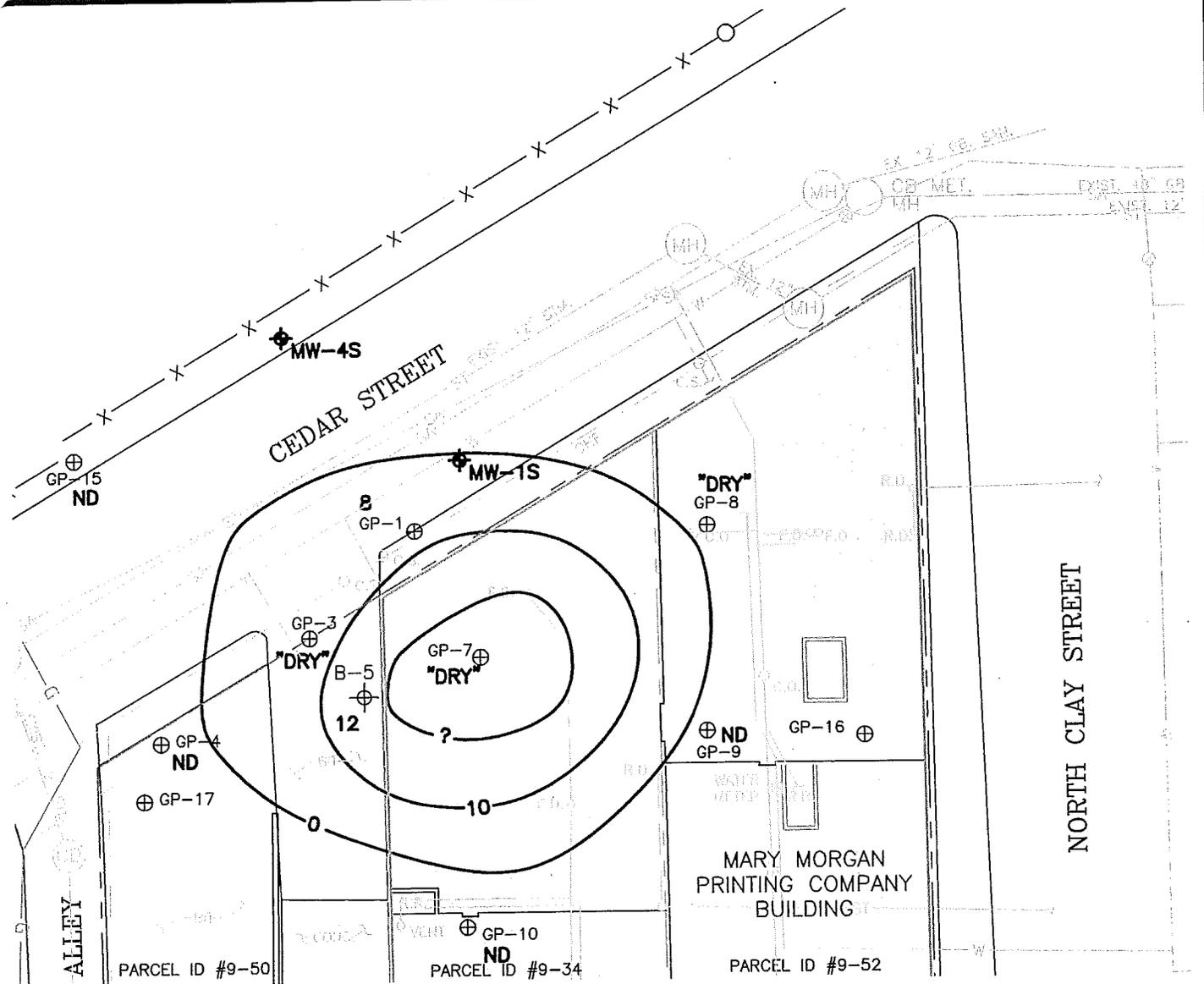
POST REMEDIAL AREAL EXTENT OF SOIL CONTAMINATION

MARY MORGAN NORTH SITE
 1023-1025 MAIN STREET
 GREEN BAY, WI 54301

MMA, INC.
 CONSULTING ENGINEERS
 2304 Bel-Aire Court
 Green Bay, WI 54304-5017
 Phone: 920/592-9808 Fax: 920/592-9813

SCALE: 1" = 30'
 DATE: 7/24/2008
 DRAWN BY: SMF
 REVIEWED BY: JMM

FIGURE NUMBER:
2



LEGEND

- MW MONITORING WELL LOCATIONS
- 10 ISOCOCONCENTRATIONS OF PCE CONTAMINATION IN THE GROUNDWATER (HIGHEST DETECTABLE CONCENTRATION)
- GP-10 GEOPROBE BY MMA, INC.
- B-1 APPROX. BORING/TEMPORARY WELL BY ENSR (ESA)
- PROPERTY LINE (OWNER)
- LOT LINE (OWNER INTERIOR LOTS)
- LOT LINE (OTHERS)
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- G G G BURIED GAS LINE
- OVERHEAD ELECTRIC LINE
- GRAVEL
- POWER POLE
- CLEANOUT
- ROOF DRAIN
- LIGHT POLE
- CURB STOP
- FLOOR DRAIN



POST REMEDIAL AREAL EXTENT OF GROUNDWATER CONTAMINATION

MARY MORGAN NORTH SITE

1023-1025 MAIN STREET
GREEN BAY, WI 54301

MMA, INC.
CONSULTING ENGINEERS

2304 Bel-Aire Court
Green Bay, WI 54304-5017
Phone: 920/592-9808 Fax: 920/592-9813

SCALE: 1" = 30'
DATE: 7/24/2008

DRAWN BY: SMF
REVIEWED BY: JMM

FIGURE NUMBER:

3

EXHIBIT "B"
INSPECTION LOGS

CAP INSPECTION LOG

Mary Morgan, Inc. – Solvent Release

North Site
1023 – 1025 Main Street
Green Bay, WI 54301
BRRTS Case No. 02-05-539256

South Site
1018 Cedar Street
Green Bay, WI 54301
BRRTS No. 02-05-551272

Inspection Date: _____

Inspected By: _____

Weather Conditions: _____

1. Did inspection cover entire area of the site? Y N

2. Were any cracks noted in the asphalt or concrete? Y N
If yes, describe location and extent: _____

3. Are there any sections that require crack filling? Y N
If yes, describe location and extent: _____

4. Are there any sections that require complete replacement/overlay? Y N
If yes, describe location and extent: _____

5. Is any further action required beyond this annual inspection? Y N
If yes, detail work to be completed: _____

If applicable, complete the following:

Date work completed: _____

Contractor on-site: _____

Description of work completed: _____

Signature

Date



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

May 16, 2008

Joseph J Morgan & Mary K Morgan Revocable Trust
Mary C Morgan Trust and Mary Morgan Inc
c/o Joseph Morgan
2995 N Nicolet Drive
Green Bay WI 54311

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
Mary Morgan – North, 1023 – 1025 Main Street, Green Bay, Wisconsin
WDNR BRRTS Activity # 02-05-539256

Dear Mr. Morgan:

On May 9, 2008, the Wisconsin Department of Natural Resources Northeast Region Closure Committee reviewed your request for closure of the case described above. The Northeast Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the chlorinated solvent contamination on the site appears to have been investigated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

Your site has been approved for closure with a listing on the groundwater GIS registry for B5 and the soil GIS registry for GP3, GP4, B5, GP7, GP9 and GP17. In effort to complete the GIS registry process for the Mary Morgan – North site, please provide the Department with the information highlighted on the attached forms.

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Kristin DuFresne on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

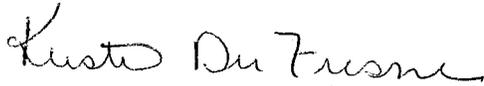
When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was

submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-662-5443.

Sincerely,



Kristin DuFresne
Hydrogeologist
Bureau for Remediation & Redevelopment

Enclosure

ec: Jodi Arndt, Liebmann, Conway, Olejniczak & Jerry
John Maas, MMA, Inc.

2301587

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
03/01/2007 10:58:50AM

REC FEE: 11.00
TRANS FEE:
EXEMPT # 77.25(16)
PAGES: 1

QUIT-CLAIM DEED
State Bar of Wisconsin Form 3 - 2000

DOCUMENT NO.

THIS Deed, made between Joseph J. Morgan and Mary Kay Morgan,
husband and wife

Grantor,
and The Joseph J. Morgan and Mary K. Morgan
Revocable Trust of 1989, u/a/d December 21, 1989

Grantor quit claims to Grantee the following described real estate in
Brown County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Davis & Kuelthau, s.c.
318 S. Washington Street, Ste. 300
Green Bay, WI 54301

9-34 and 9-50
(Parcel Identification Number)

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

Lots 206, 268 and 269, Plat of Navarino, City of Green Bay, Wisconsin, subject to the right of owners of Lots 205 and 270, in the Plat of Navarino, City of Green Bay, Wisconsin to use the East Wall of the brick building situated on Lots 206 and 269.

Together with all appurtenant rights, title and interest.

Dated this 30th day of January, 2007.

Mary Kay Morgan (SEAL)
Mary Kay Morgan

AUTHENTICATION

Signature(s) Joseph J. Morgan and Mary Kay Morgan
authenticated this 30th day of January, 2007

Timothy A. Cisler
*Timothy A. Cisler # 1008919
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by \$706.06, Wis. Stats.)

Joseph J. Morgan (SEAL)
Joseph J. Morgan

ACKNOWLEDGMENT

STATE OF WISCONSIN :
: SS:
BROWN COUNTY :

Personally came before me this _____ day of _____,
2007, the above named
Joseph J. Morgan and Mary Kay Morgan

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

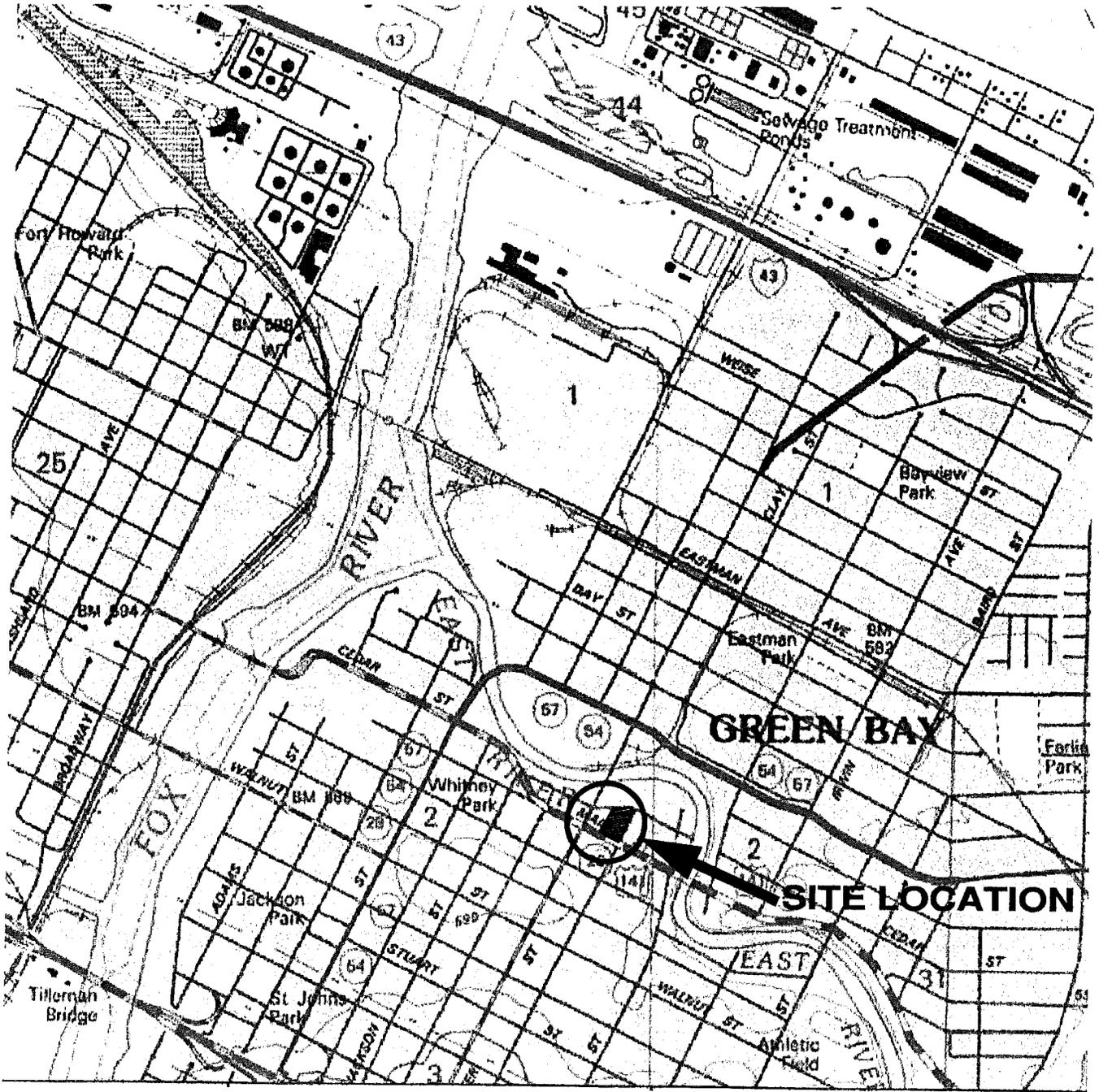
*
Notary Public _____ County, Wis.
My commission is permanent. (If not, state expiration date: _____)

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

I, Mr. Joseph Morgan, the representative for the Joseph J. Morgan and Mary K. Morgan Trust ("Trust"), the responsible party (RP) for the Mary Morgan solvent release site located at 1023 – 1025 Main Street in the City of Green Bay, Wisconsin, do hereby state that the legal descriptions attached to this statement are complete and accurate.


Signature

2-12-08
Date



TAKEN FROM:

GREEN BAY EAST, WIS.
 NATIONAL GEOGRAPHIC WISCONSIN
 USGS TOPOGRAPHIC MAPS
 NOT TO SCALE

MORGAN, JOE\MARY\MORGAN PRINTING\SITE.DWG

SITE LOCATION

MARY MORGAN PRINTING COMPANY

1023 MAIN STREET
 GREEN BAY, WI 54301

MMA, INC.
 CONSULTING ENGINEERS

2304 Bel-Aire Court
 Green Bay, WI 54304-5017
 Phone: 920/592-9606 Fax: 920/592-9613

SCALE: NONE

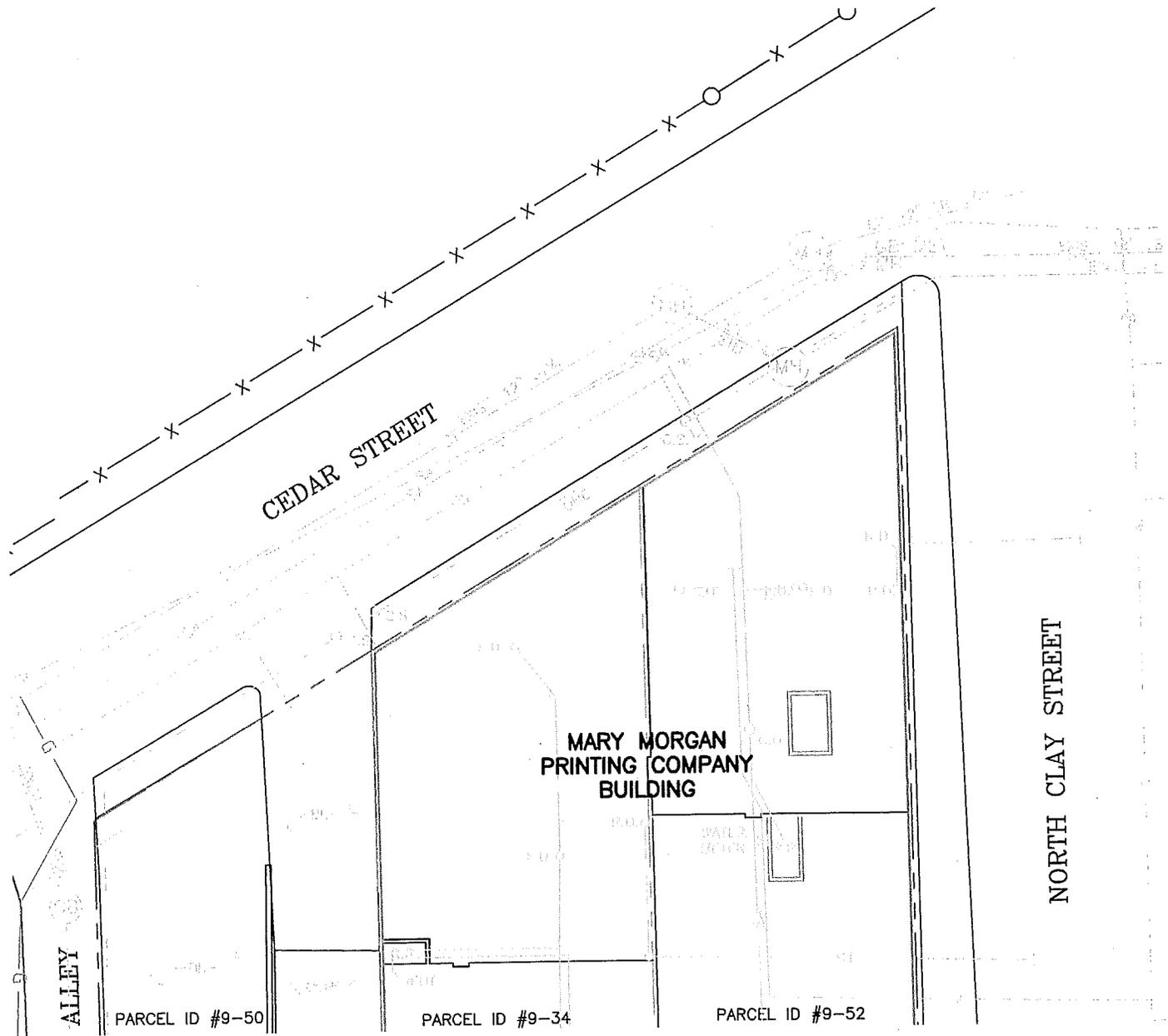
DRAWN BY: SMM

FIGURE NUMBER:

DATE: 1/26/05

REVIEWED BY: JMM

1



LEGEND

- | | | | |
|-------|--------------------------------|---------------|------------------------|
| ——— | PROPERTY LINE (OWNER) | — G — G — G — | BURIED GAS LINE |
| ——— | LOT LINE (OWNER INTERIOR LOTS) | — — — — — | OVERHEAD ELECTRIC LINE |
| ——— | LOT LINE (OTHERS) | | GRAVEL |
| | WATER LINE | — O — | POWER POLE |
| | SANITARY SEWER LINE | — X — | LIGHT POLE |
| | STORM SEWER LINE | — □ — | CURB STOP |
| | | — ○ — | FLOOR DRAIN |
| | | — □ — | |



SITE PLAN

MARY MORGAN NORTH SITE

1023-1025 MAIN STREET
GREEN BAY, WI 54301

MMA, INC.
CONSULTING ENGINEERS

2304 Bel-Aire Court
Green Bay, WI 54304-5017
Phone: 920/592-9606 Fax: 920/592-9613

SCALE: 1" = 30'

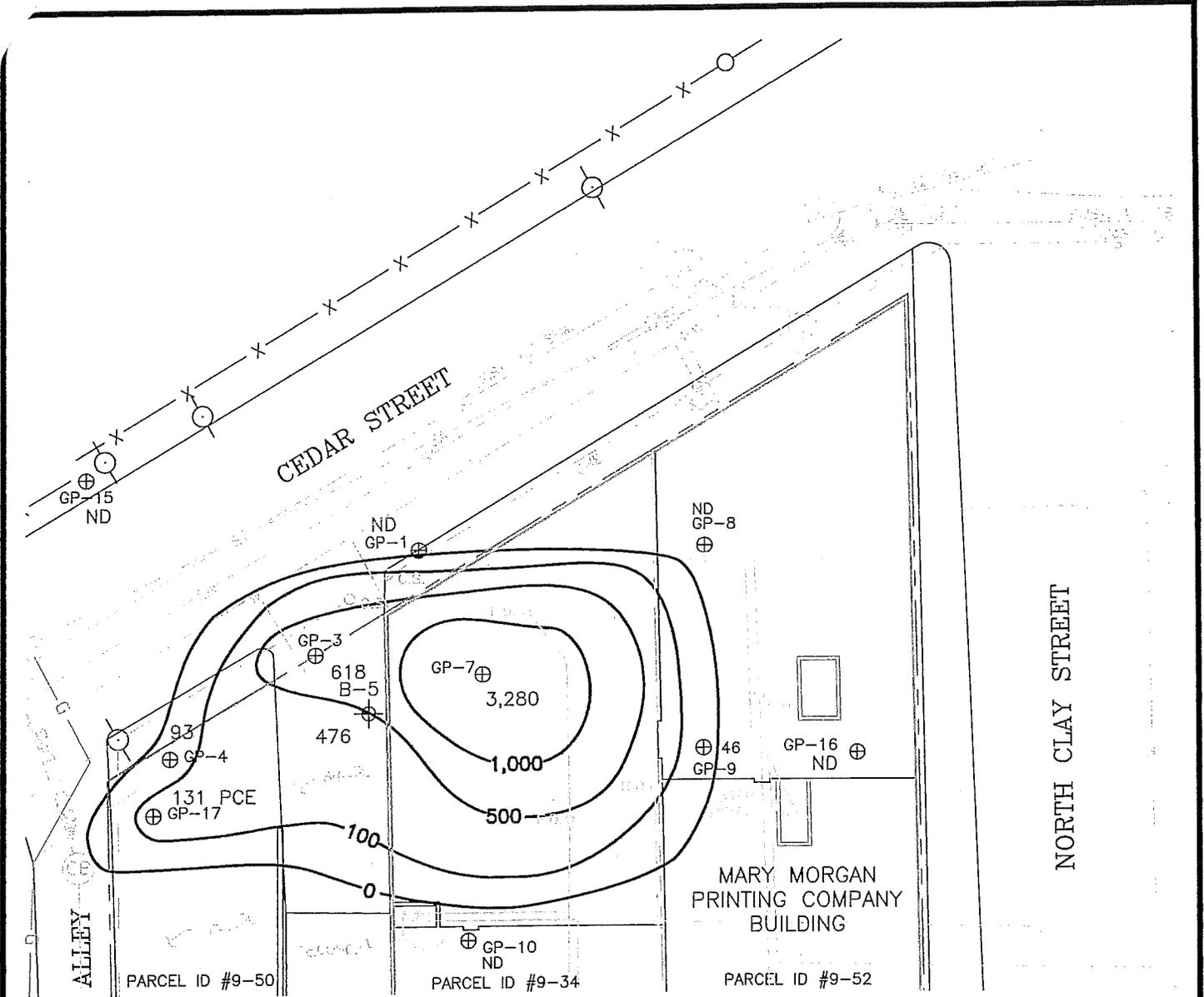
DRAWN BY: SMF

FIGURE NUMBER:

DATE: 7/24/2008

REVIEWED BY: JMM

1



LEGEND

- ⊕ GP-10 GEOPROBE BY MMA, INC.
- ⊕ B-1 APPROX. BORING/TEMPORARY WELL BY ENSR (ESA)
- — — — — PROPERTY LINE (OWNER)
- — — — — LOT LINE (OWNER INTERIOR LOTS)
- — — — — LOT LINE (OTHERS)
- — — — — WATER LINE
- — — — — SANITARY SEWER LINE
- — — — — STORM SEWER LINE
- G — G — G — BURIED GAS LINE
- — — — — OVERHEAD ELECTRIC LINE
- GRAVEL
- ⊙ POWER POLE
- ⊕ CLEANOUT
- ⊕ ROOF DRAIN
- ⊕ LIGHT POLE
- ⊕ CURB STOP
- ⊕ FLOOR DRAIN

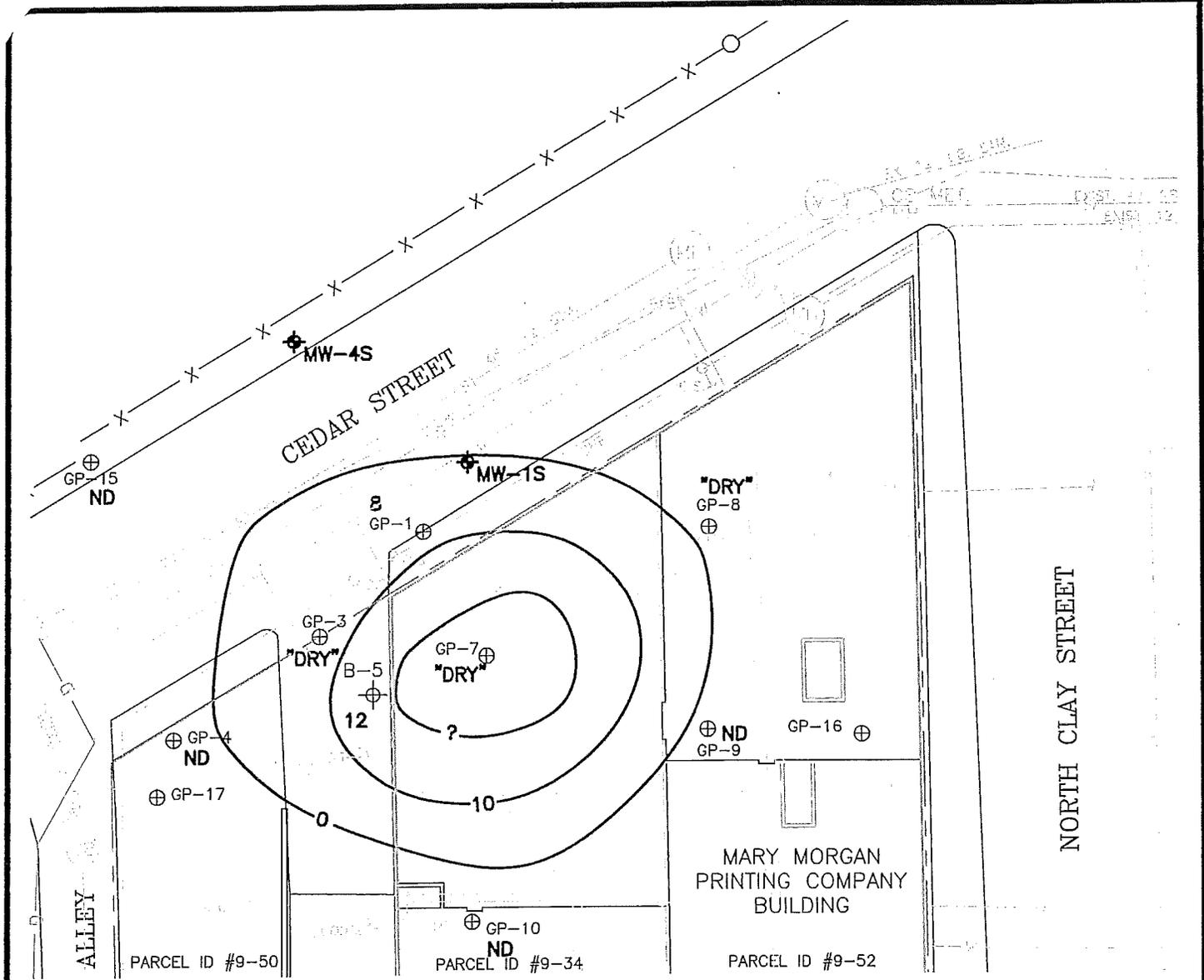


POST REMEDIAL AREAL EXTENT OF SOIL CONTAMINATION

MARY MORGAN NORTH SITE
 1023-1025 MAIN STREET
 GREEN BAY, WI 54301

MMA, INC.
 CONSULTING ENGINEERS
 2304 Bel-Aire Court
 Green Bay, WI 54304-5017
 Phone: 920/592-9606 Fax: 920/592-9613

SCALE: 1" = 30'	DRAWN BY: SMF	FIGURE NUMBER: 2
DATE: 7/24/2008	REVIEWED BY: JMM	



LEGEND

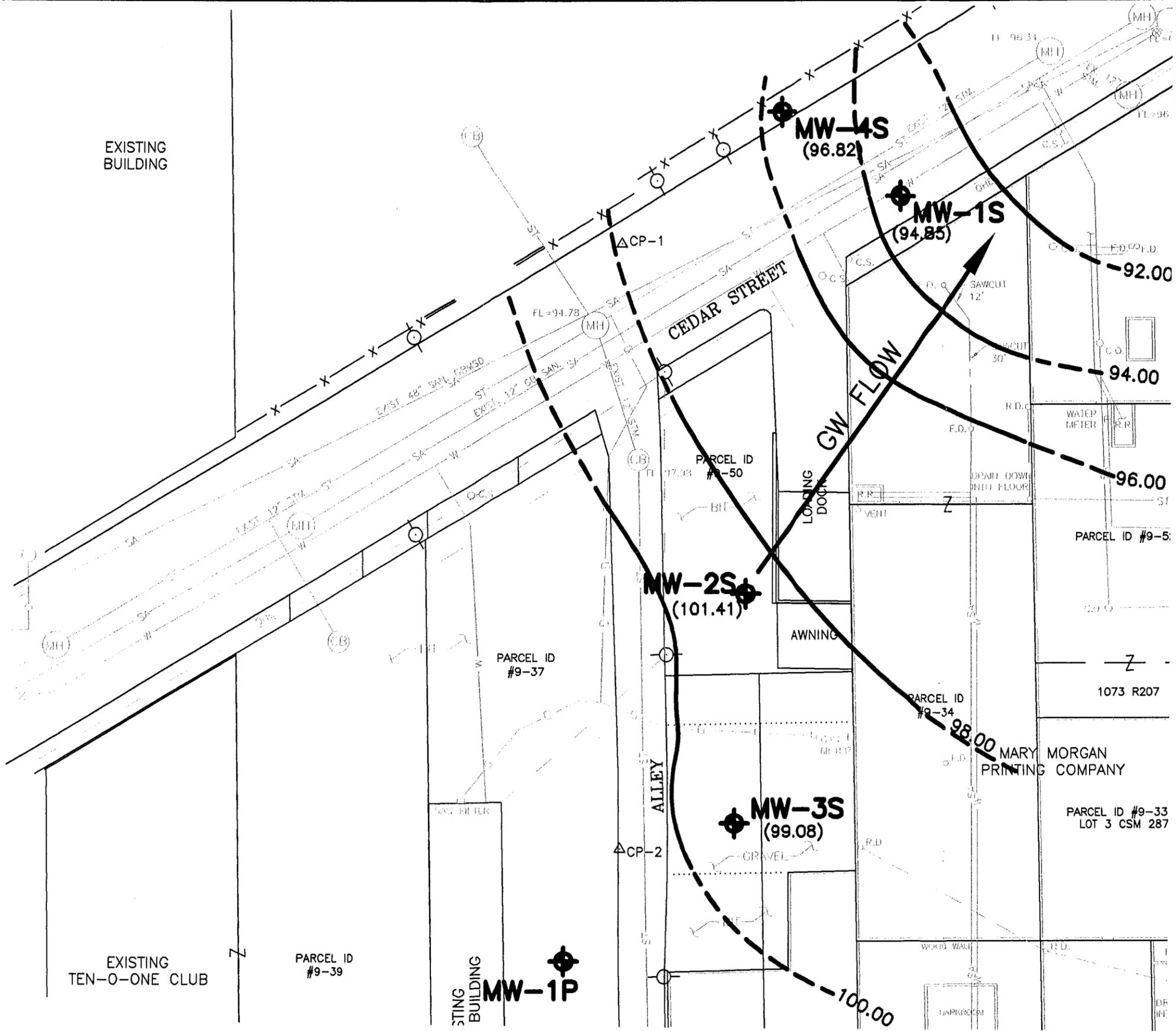
- MW MONITORING WELL LOCATIONS
- 10' ISOCOCONCENTRATIONS OF PCE CONTAMINATION IN THE GROUNDWATER (HIGHEST DETECTABLE CONCENTRATION)
- GP-10 GEOPROBE BY MMA, INC.
- B-1 APPROX. BORING/TEMPORARY WELL BY ENSR (ESA)
- PROPERTY LINE (OWNER)
- LOT LINE (OWNER INTERIOR LOTS)
- LOT LINE (OTHERS)
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- BURIED GAS LINE
- OVERHEAD ELECTRIC LINE
- GRAVEL
- POWER POLE
- CLEANOUT
- ROOF DRAIN
- LIGHT POLE
- CURB STOP
- FLOOR DRAIN



<p>POST REMEDIAL AREAL EXTENT OF GROUNDWATER CONTAMINATION</p>	<p>MARY MORGAN NORTH SITE 1023-1025 MAIN STREET GREEN BAY, WI 54301</p>		
<p>MMA, INC. CONSULTING ENGINEERS</p>	<p>2304 Bel-Aire Court Green Bay, WI 54304-5017 Phone: 920/592-9808 Fax: 920/592-9813</p>	<p>SCALE: 1" = 30' DATE: 7/24/2008</p>	<p>DRAWN BY: SMF REVIEWED BY: JMM</p>
			<p>FIGURE NUMBER: 3</p>

NOTE:
 MAP IGNORES WATER LEVEL
 MEASURED IN MW-1P BECAUSE IT
 IS NOT REPRESENTATIVE OF THE
 WATER TABLE IN THE AREA.

EXISTING
 BUILDING



LEGEND

- MW-1** MONITORING WELL LOCATIONS
- BURIED GAS LINE
- OVERHEAD ELECTRIC LINE
- POWER POLE
- LIGHT POLE
- CURB STOP
- (99.16)** GW ELEVATION

EXISTING
 TEN-O-ONE CLUB

STING
 BUILDING
MW-1P

MARY MORGAN
 PRINTING COMPANY
 1023 MAIN STREET
 GREEN BAY, WI 54301

**GROUNDWATER ELEVATIONS
 AND GROUNDWATER FLOW
 DIRECTION (JUNE 29, 2007)**

2304 Bel-Aire Court
 Green Bay, WI 54304
 Phone: 920/592-9606

MMA, INC.
 CONSULTING ENGINEERS

DRAWN BY: SMM
 DATE: 8/28/07
 SCALE: 1" = 30'
 DRAWING NO.
7

C:\PROJECTS\MORGAN\CE\MARY MORGAN PRINTING\DWG\PLAN\GW-ELEV.DWG

TABLE NO. 1

MARY MORGAN PRINTING – SOLVENT CONTAMINATION

ANALYTICAL RESULTS FOR SOIL SAMPLES

Sample ID	Date	Depth (ft.)	DRO mg/kg	Benzene ug/kg	Ethyl-benzene ug/kg	cis-1,2 DCE ug/kg	trans-1,2 DCE ug/kg	Naphthalene ug/kg	Tetrachloro-ethene ug/kg	Trichloro-ethene ug/kg	Toluene ug/kg	Total Xylenes ug/kg
ENSR Investigation												
B-1	12/16/04	4	<6.6	<35	<35	<35	<35	<35	<35	<35	<35	<49
B-2	12/16/04	4	<5.9	<30	<30	<30	<30	<30	<30	<30	<30	<41
B-3	12/16/04	2	342	<27	<27	<27	<27	49	<27	<27	<27	<27
B-4	12/16/04	6	<5.9	<29	<29	<29	<29	<29	176	60	<29	<41
B-5	12/16/04	2	7.7	<28	<28	<28	<28	<28	476	<28	<28	<28
MMA, INC. Investigation												
GP-1	1/14/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-1	1/14/05	8-10		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-2	1/14/05	0-2		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-2	1/14/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-3	1/14/05	0-2		<25	<25	<25	<25	<25	618	<25	<25	<50
GP-3	1/14/05	6-8		<25	<25	87	<25	<25	<25	36 J	<25	<50
GP-4	1/14/05	0-2		<25	<25	<25	<25	26	93	<25	31	<50
GP-4	1/14/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-5	1/14/05	2-4		<25	<25	<25	<25	<25	108	<25	<25	<50
GP-5	1/14/05	4-6		<25	<25	163	<25	<25	545	30 J	29	<50
GP-6	1/14/05	2-4		<25	<25	40 J	<25	<25	1410	<25	<25	<50
GP-6	1/14/05	4-6		<25	<25	521	<25	<25	5790	104	<25	<50
GP-7	1/14/05	2-4		<25	<25	217	<25	<25	3280	50	<25	<50
GP-7	1/14/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-8	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-8	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-9	4/22/05	2-4		<25	<25	<25	<25	<25	46 J	<25	36	<50
GP-9	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-10	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-10	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-11	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-11	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-12	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-12	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-13	4/22/05	2-4		<25	<25	<25	<25	<25	<25	<25	36	<50
GP-13	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-14	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-14	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-15	4/22/05	1-4		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-15	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-16	8/3/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-17	8/3/05	4-6		<25	<25	<25	<25	<25	131	<25	<25	<50
GP-18	8/3/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-19	8/3/05	4-6		<25	<25	410	<25	<25	2200	<25	<25	<50
GP-20	8/3/05	2-4		<25	<25	<25	<25	<25	200	<25	<25	<50
GP-21	8/3/05	2-4		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-22	8/3/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-23	8/3/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
NR 720				5.5	2900			400 ^A			1500	4100
SSRCLs						27	98		4.1	3.7		

^ADRAFT PAH Limits

SSRCLs = calculated site-specific residual contaminant levels for soil

Bold – Significant Results

J = Analyte detected between limit of detection (LOD) and limit of quantification (LOQ)

TABLE NO. 2

MARY MORGAN PRINTING – SOLVENT CONTAMINATION

ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES

Samp ID	Date	Benzene ug/l	cis-1,2-DCE ug/l	trans-1,2-DCE ug/l	Ethylbenzene ug/l	Naphthalene ug/l	Tetrachloroethene ug/l	Trichloroethene ug/l	Toluene ug/l	Total TMBs ug/l	Vinyl Chloride ug/l	Xylenes ug/l
ENSR Investigation												
B-1	12/16/04	<0.20	<0.20	<0.20	<0.20	0.27	<0.50	<0.20	0.27	0.38	<0.20	1.6
B-2	12/16/04	0.32	<0.20	<0.20	<0.20	0.28	<0.50	<0.20	0.59	0.30	<0.20	1.2
B-4	12/16/04	0.20	<0.20	<0.20	<0.20	<0.25	1.1	<0.20	0.31	0.29	<0.20	<0.50
B-5	12/16/04	0.26	<0.20	<0.20	<0.20	0.30	12	0.30	0.37	<0.20	<0.20	<0.5
MMA, INC. Investigation												
GP-1	1/14/05	<0.29	15	<0.22	<0.56	<0.6	8	<0.27	<0.57		<0.21	<1.1
GP-2	1/14/05	<0.29	1.9	0.99	<0.56	<0.6	<0.7	<0.27	<0.57		0.65 J	<1.1
DUP	1/14/05	<0.29	1.9	0.95	<0.56	<0.6	<0.7	<0.27	<0.57		0.7	<1.1
GP-4	1/14/05	<0.29	1.0	<0.22	<0.56	<0.6	<0.7	<0.27	0.8 J		<0.21	<1.1
GP-5	5/3/05	<0.26	17	0.95 J	<0.3	<0.85	6.9	0.88 J	<0.52	<0.83	<0.16	<0.79
GP-6	1/14/05	<0.29	36	0.51 J	<0.56	<0.6	48	1.6	0.8 J		<0.21	<1.1
TRIP	1/14/05	<0.29	<0.29	<0.22	<0.56	<0.6	<0.7	<0.27	<0.57		<0.21	<1.1
GP-8	Geoprobe was dry											
GP-9	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	28	1.9	<0.16	0.93 J
DUP	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	28	1.8	<0.16	0.9 J
GP-10	4/22/05	0.31 J	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	30	<0.83	<0.16	<0.79
GP-11	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	3.3	1.3	<0.16	<0.79
GP-12	4/22/05	0.45 J	<0.27	<0.4	0.35 J	<0.85	<0.45	<0.37	9.4	0.48 J	<0.16	<0.79
GP-13	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	1.07 J	<0.83	<0.16	<0.79
GP-14	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	1.6	<0.83	<0.16	<0.79
GP-15	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	2.2	0.67 J	<0.16	<0.79
Post-Remediation Monitoring Results												
MW-1	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-2	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-3	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-4	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
DUP	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-1	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	1.1	<0.48	<0.67	<0.87	<0.18	<1.8
MW-2	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-3	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	1.1	<0.48	<0.67	<0.87	<0.18	<1.8
MW-4	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
DUP	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
NR140 PAL/ES		0.5/5	7/70	20/100	140/700	8/40	0.5/5	0.5/5	200/1000		0.02/0.2	1000/10000

J – Analyte detected between limit of detection (LOD) and limit of quantification (LOQ)

Bold – Significant results

TABLE NO. 4

GROUNDWATER MEASUREMENTS AND ELEVATIONS

MARY MORGAN PRINTING SITE

Well ID	WI Unique Well No.	Elev. (TPVC) MSL (ft.)	Measurement Date January 26, 2007		Measurement Date April 19, 2007		Measurement Date June 29, 2007	
			Water Depth (ft.)	Elev. Water (ft.)	Water Depth (ft.)	Elev. Water (ft.)	Water Depth (ft.)	Elev. Water (ft.)
Mary Morgan Printing Solvent Site								
MW-1S	PA397	102.39	8.47	93.92	6.70	95.69	7.54	94.85
MW-2S	PA400	103.76	6.11	97.65	4.60	99.16	2.35	101.41
MW-3S	PA399	104.63	7.60	97.03	5.32	99.31	5.55	99.08
MW-4S	PA398	102.04	7.40	94.64	4.75	97.29	5.22	96.82
Former Andrews Oil Petroleum Site								
MW-1P	VT610	104.56	dry	----	dry	----	16.25	88.31

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #:

02-05-539256

ACTIVITY NAME:

Mary Morgan - North

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	423 - 427 North Clay St	9-52	678865	450850
B				
C				
D				
E				
F				
G				
H				
I				

DOCUMENT NO

1215003

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

J 1562A I 18

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER OF DEEDS
BROWN COUNTY

1990 JUN -6 PM 12:12

CATHY WILLIAMS ILL BREUNIG
REGISTER OF DEEDS

Joseph J. Morgan, a married man,

quit-claims to Joseph J. Morgan, Trustee of The Joseph J.
and Mary K. Morgan Revocable Trust of 1989, u/a/d
December 21, 1989

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

RETURN TO
Schober & Ulatowski, S.C.
P.O. Box 1069
Green Bay, WI 54305-1069

Tax Parcel No: 9-33-1 and
9-52

Lot Two Hundred Seventy (270), Plat of Navarino, City of Green Bay.
All of Lot Two Hundred Five (205) in the Plat of Navarino lying North of
the North wall of the building situated on said Lot Two Hundred Five (205),
said wall being approximately fifteen (15) feet South of the North line of
said Lot Two Hundred Five (205), Plat of Navarino, City of Green Bay. Parcel
3 of Vol. 7 CSM 287, City of Green Bay, Brown County, Wisconsin.

FEE
\$ 11.25 (16)
EXEMPT

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

Dated this 21th day of May, 1990

Joseph J. Morgan (SEAL)
Joseph J. Morgan (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
Adrian T. Ulatowski

Schober & Ulatowski, S.C.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Brown County, ss.

Personally came before me this 21th day of
May, 1990 the above named
Joseph J. Morgan

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

Notary Public _____ County, Wis.
My Commission expires _____ date: _____ 19____

Julius A. Karaman
Notary Public
STATE OF WISCONSIN

MMA, INC.
CONSULTING ENGINEERS

2304 BEL-AIRE COURT
GREEN BAY, WI 54304-5017
PHONE: 920/592-9606 FAX: 920/592-9613

January 15, 2008

Mr. Carl Weber, Director of Public Works
City of Green Bay, Public Works
100 N. Jefferson
Green Bay, WI 54301

Re: Notification of Contamination in the City Right-of-Way
Subject Site: Mary Morgan Printing Site
1023 – 1025 Main Street
Green Bay, WI 54301
BRRTS No. 02-05-539256

Dear Mr. Weber:

On behalf of Mr. Joseph Morgan, the representative for the Joseph J. Morgan and Mary K. Morgan Trust (“Trust”), the responsible party (RP) for the above referenced subject site, this letter is written to notify the City of Green Bay that contamination has been documented to exist in the soil and groundwater in the right-of-way of Cedar Street and in the alley between 1015 and 1023 Main Street. The subject site is currently being used as a printing business by Mary Morgan Printing. Mary Morgan has been operating at the site since circa 1975

The contamination at the site is a result of historic releases of tetrachloroethylene over the years. Tetrachloroethylene was used in the past at the site as a cleaning solvent. The WDNR issued a letter dated June 26, 2006 stating that the wastes at the site can be handled as a non-hazardous waste. As such, if the City of Green Bay ever excavates the soil or pumps the groundwater in the area, the wastes can be handled as being non-hazardous.

Figure No. 1 – *Site Location Map*, included in Attachment “A”, details the location of the Mary Morgan Printing Site at 1023 – 1025 Main Street in the City of Green Bay, Wisconsin. A copy of Figure No. 1 is provided in Attachment “A” – Figures and Maps.

Figure No. 5 – *Areal Extent of PCE Contaminated Soil* and Figure No. 6 – *Areal Extent of Groundwater Contamination*, included in Attachment “A”, detail the location and concentration of contamination in the soil and groundwater documented to exist at the subject site during the investigation conducted in 2005. Table No. 1 – *Analytical Results for Groundwater Samples* and Table No. 2 – *Analytical Results for Soil Samples*, included

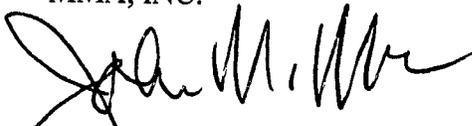
Mr. Weber
January 15, 2008
Page 2

in Attachment "B", summarize the analytical results for the groundwater and soil samples collected and analyzed during the investigation of the subject site in 2005.

If you have any questions, or require any additional information, please call me at your convenience.

Sincerely,

MMA, INC.



John M. Maas, P.E.
Project Manager

Attachments

Attachment "A" - Figures and Maps

Attachment "B" - Tables of Analytical Results

cc: Mr. Joseph Morgan, Representative for the Trust
Ms. Kristin DuFrense, WDNR - Project Manager

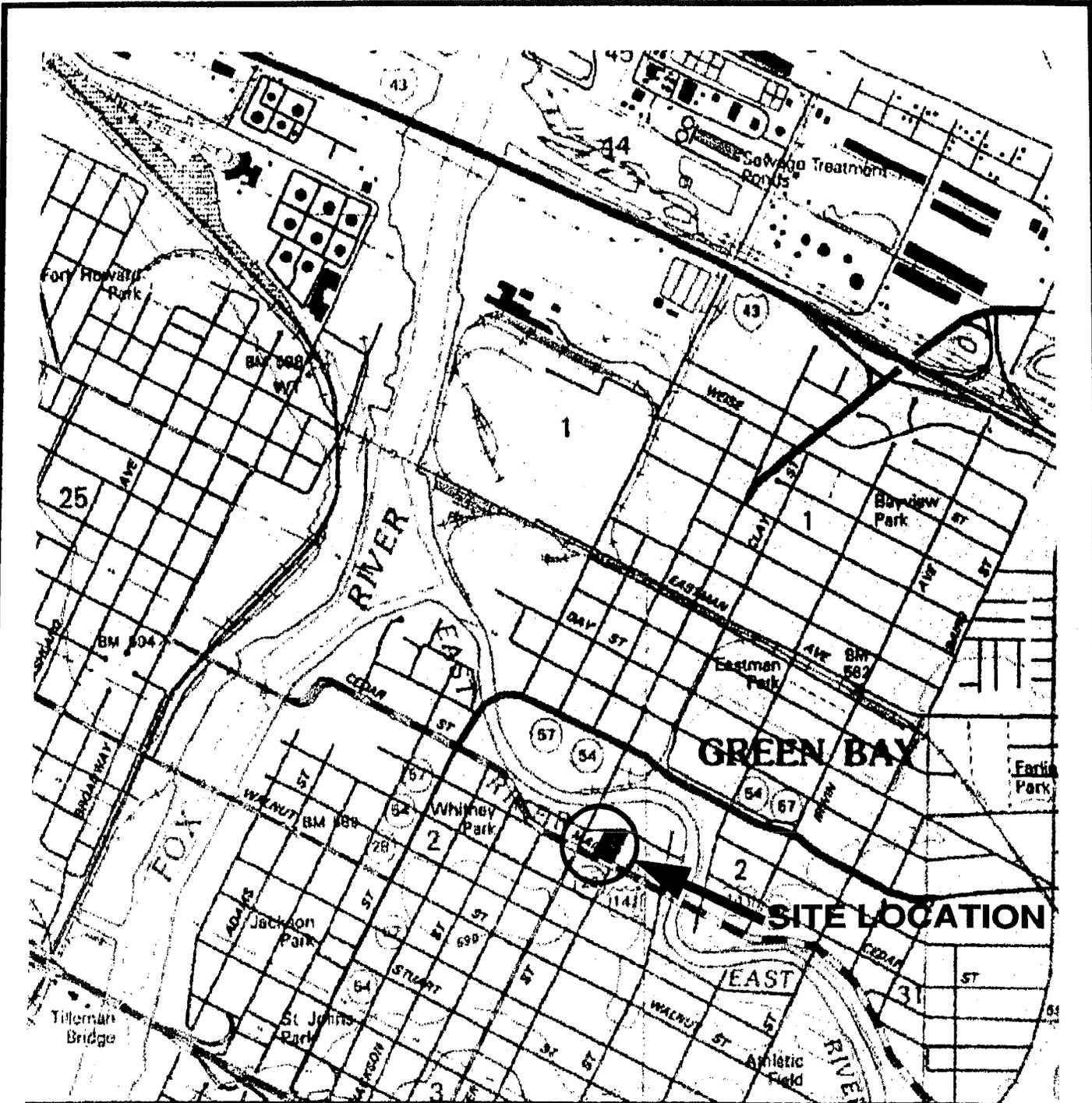
ATTACHMENT "A"

FIGURES AND MAPS

Figure No. 1 – *Site Location Map*

Figure No. 5 – *Areal Extent of PCE Contaminated Soil*

Figure No. 6 – *Areal Extent of Groundwater Contamination*



TAKEN FROM:

GREEN BAY EAST, WIS.
 NATIONAL GEOGRAPHIC WISCONSIN
 USGS TOPOGRAPHIC MAPS
 NOT TO SCALE

MORGAN, JOE\MARY\MORGAN PRINTING\SITE.DWG

SITE LOCATION

MARY MORGAN PRINTING COMPANY
 1023 MAIN STREET
 GREEN BAY, WI 54301

MMA, INC.
 CONSULTING ENGINEERS

2304 Bel-Aire Court
 Green Bay, WI 54304-5017
 Phone: 920/592-9606 Fax: 920/592-9613

SCALE: NONE

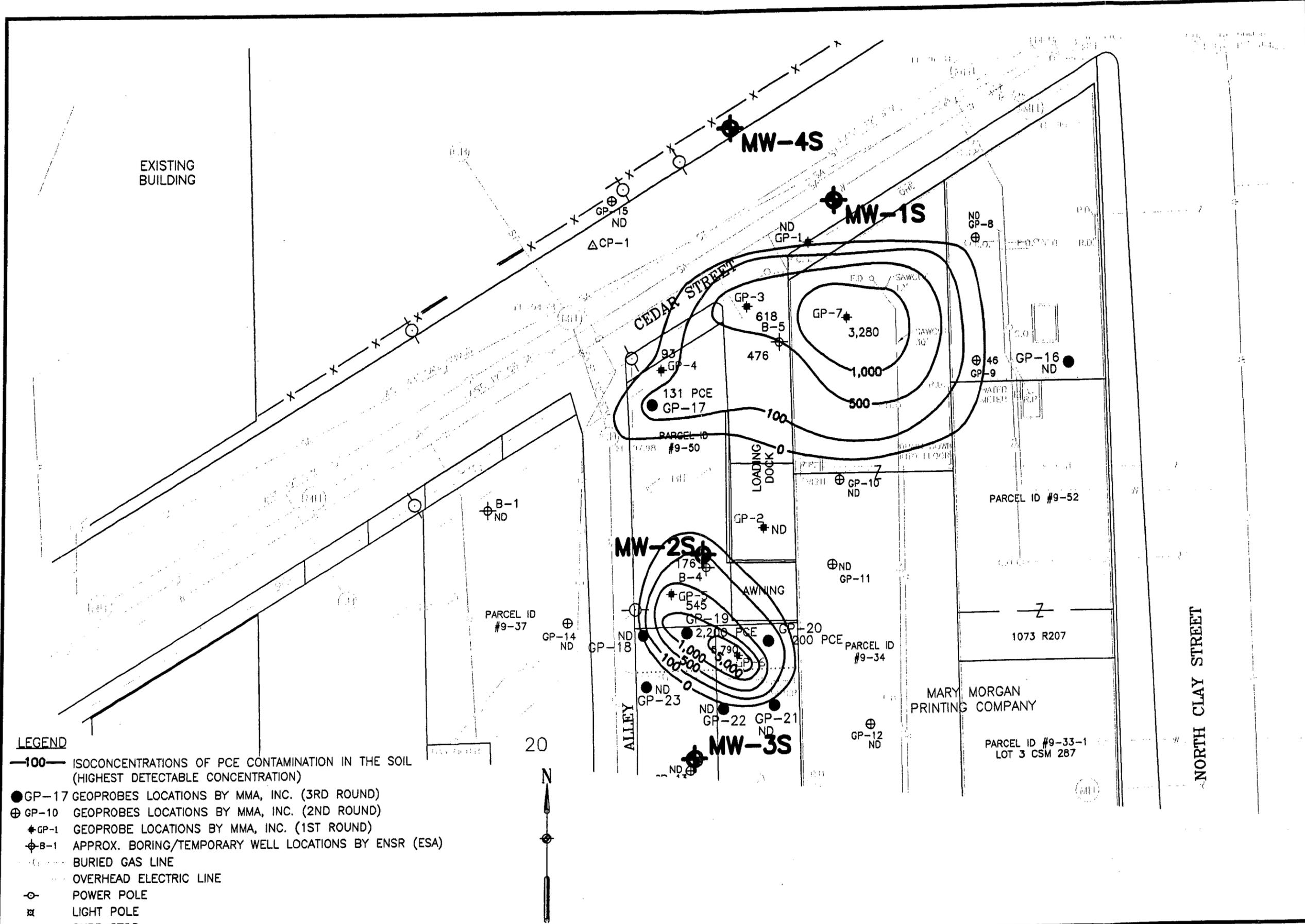
DRAWN BY: SMM

FIGURE NUMBER:

DATE: 1/26/05

REVIEWED BY: JMM

1



LEGEND

- 100— ISOCONCENTRATIONS OF PCE CONTAMINATION IN THE SOIL (HIGHEST DETECTABLE CONCENTRATION)
- GP-17 GEOPROBES LOCATIONS BY MMA, INC. (3RD ROUND)
- ⊕ GP-10 GEOPROBES LOCATIONS BY MMA, INC. (2ND ROUND)
- ⊕ GP-1 GEOPROBE LOCATIONS BY MMA, INC. (1ST ROUND)
- ⊕ B-1 APPROX. BORING/TEMPORARY WELL LOCATIONS BY ENSR (ESA)
- BURIED GAS LINE
- OVERHEAD ELECTRIC LINE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ CURB STOP

MARY MORGAN
PRINTING COMPANY
1023 MARY STREET
GREEN BAY, WI 54301

**AREAL EXTENT OF
PCE CONTAMINATED
SOIL**

2304 Bel-Aire Court
Green Bay, WI 54304
Phone: 920/592-9608

MMA, INC.
CONSULTING ENGINEERS

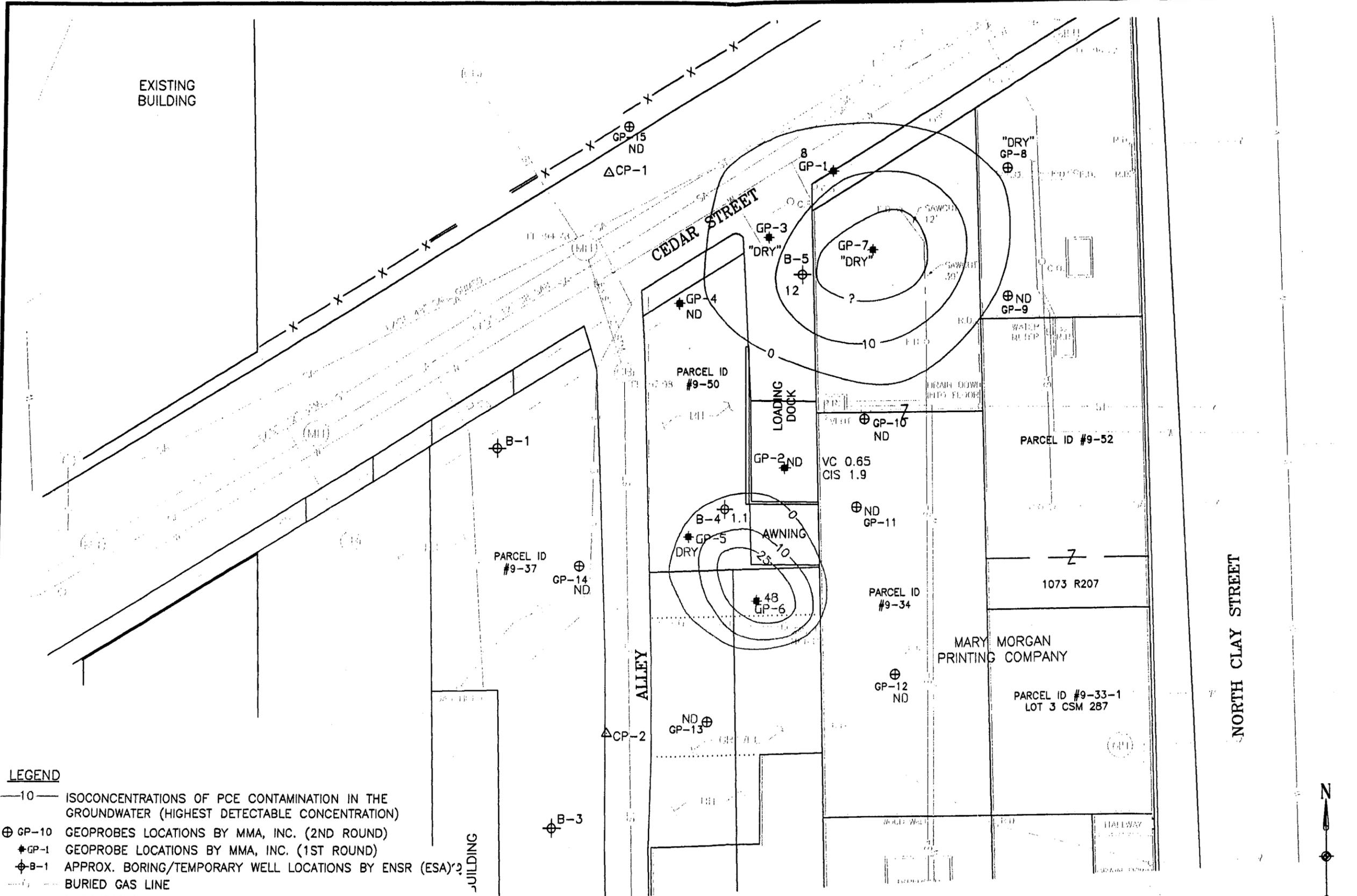
DRAWN BY: SML

DATE: 9/2/05

SCALE: 1" = 30'

DRAWING NO.

5



LEGEND

- 10— ISOCONCENTRATIONS OF PCE CONTAMINATION IN THE GROUNDWATER (HIGHEST DETECTABLE CONCENTRATION)
- ⊕ GP-10 GEOPROBES LOCATIONS BY MMA, INC. (2ND ROUND)
- ⊕ GP-1 GEOPROBE LOCATIONS BY MMA, INC. (1ST ROUND)
- ⊕ B-1 APPROX. BORING/TEMPORARY WELL LOCATIONS BY ENSR (ESA)?
- BURIED GAS LINE
- OVERHEAD ELECTRIC LINE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ CURB STOP

MARY MORGAN
PRINTING COMPANY
1023 MAIN STREET
GREEN BAY, WI 54304

**AREAL EXTENT OF
GROUNDWATER
CONTAMINATION**

2304 Bel-Aire Court
Green Bay, WI 54304
Phone: 920/592-8606

MMA, INC.
CONSULTING ENGINEERS

DRAWN BY: SMM
DATE: 7/18/08
SCALE: 1" = 30'
DRAWING NO.

ATTACHMENT "B"

TABLES OF ANALYTICAL RESULTS

Table No. 1 – *Analytical Results for Groundwater Samples*

Table No. 2 – *Analytical Results for Soil Samples*

TABLE NO. 1

MARY MORGAN PRINTING – SOLVENT CONTAMINATION
ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES

Samp ID	Date	Benzene ug/l	cis-1,2-DCE ug/l	trans-1,2-DCE ug/l	Ethylbenzene ug/l	Naphthalene ug/l	Tetrachloroethene ug/l	Trichloroethene ug/l	Toluene ug/l	Total TMBs ug/l	Vinyl Chloride ug/l	Xylenes ug/l
ENSR Investigation												
B-1	12/16/04	<0.20	<0.20	<0.20	<0.20	0.27	<0.50	<0.20	0.27	0.38	<0.20	1.6
B-2	12/16/04	0.32	<0.20	<0.20	<0.20	0.28	<0.50	<0.20	0.59	0.30	<0.20	1.2
B-4	12/16/04	0.20	<0.20	<0.20	<0.20	<0.25	1.1	<0.20	0.31	0.29	<0.20	<0.50
B-5	12/16/04	0.26	<0.20	<0.20	<0.20	0.30	12	0.30	0.37	<0.20	<0.20	<0.5
MMA, INC. Investigation												
GP-1	1/14/05	<0.29	15	<0.22	<0.56	<0.6	8	<0.27	<0.57		<0.21	<1.1
GP-2	1/14/05	<0.29	1.9	0.99	<0.56	<0.6	<0.7	<0.27	<0.57		0.65 J	<1.1
DUP	1/14/05	<0.29	1.9	0.95	<0.56	<0.6	<0.7	<0.27	<0.57		0.7	<1.1
GP-4	1/14/05	<0.29	1.0	<0.22	<0.56	<0.6	<0.7	<0.27	0.8 J		<0.21	<1.1
GP-5	5/3/05	<0.26	17	0.95 J	<0.3	<0.85	6.9	0.88 J	<0.52	<0.83	<0.16	<0.79
GP-6	1/14/05	<0.29	36	0.51 J	<0.56	<0.6	48	1.6	0.8 J		<0.21	<1.1
TRIP	1/14/05	<0.29	<0.29	<0.22	<0.56	<0.6	<0.7	<0.27	<0.57		<0.21	<1.1
GP-8	Geoprobe was dry											
GP-9	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	28	1.9	<0.16	0.93 J
DUP	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	28	1.8	<0.16	0.9 J
GP-10	4/22/05	0.31 J	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	30	<0.83	<0.16	<0.79
GP-11	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	3.3	1.3	<0.16	<0.79
GP-12	4/22/05	0.45 J	<0.27	<0.4	0.35 J	<0.85	<0.45	<0.37	9.4	0.48 J	<0.16	<0.79
GP-13	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	1.07 J	<0.83	<0.16	<0.79
GP-14	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	1.6	<0.83	<0.16	<0.79
GP-15	5/3/05	<0.26	<0.27	<0.4	<0.3	<0.85	<0.45	<0.37	2.2	0.67 J	<0.16	<0.79
MW-1	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-2	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-3	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-4	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
DUP	1/26/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-1	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	1.1	<0.48	<0.67	<0.87	<0.18	<1.8
MW-2	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
MW-3	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	1.1	<0.48	<0.67	<0.87	<0.18	<1.8
MW-4	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
DUP	6/29/07	<0.41	<0.83	<0.89	<0.54	<0.74	<0.45	<0.48	<0.67	<0.87	<0.18	<1.8
NRI40 PAL/ES		0.5/5	7/70	20/100	140/700	8/40	0.5/5	0.5/5	200/1000		0.02/ 0.2	1000/ 10000

J - Analyte detected between limit of detection (LOD) and limit of quantification (LOQ)
Bold - Significant results

TABLE NO. 2

MARY MORGAN PRINTING – SOLVENT CONTAMINATION

ANALYTICAL RESULTS FOR SOIL SAMPLES

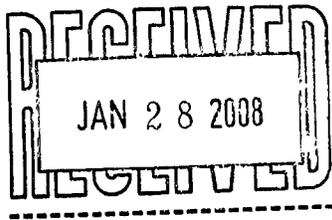
Sample ID	Date	Depth (ft.)	DRO mg/kg	Benzene ug/kg	Ethylbenzene ug/kg	cis-1,2 DCE ug/kg	trans-1,2 DCE ug/kg	Naphthalene ug/kg	Tetrachloroethene ug/kg	Trichloroethene ug/kg	Toluene ug/kg	Total Xylenes ug/kg
ENSR Investigation												
B-1	12/16/04	4	<6.6	<35	<35	<35	<35	<35	<35	<35	<35	<49
B-2	12/16/04	4	<5.9	<30	<30	<30	<30	<30	<30	<30	<30	<41
B-3	12/16/04	2	342	<27	<27	<27	<27	49	<27	<27	<27	<27
B-4	12/16/04	6	<5.9	<29	<29	<29	<29	<29	176	60	<29	<41
B-5	12/16/04	2	7.7	<28	<28	<28	<28	<28	476	<28	<28	<28
MMA, INC. Investigation												
GP-1	1/14/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-1	1/14/05	8-10		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-2	1/14/05	0-2		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-2	1/14/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-3	1/14/05	0-2		<25	<25	<25	<25	<25	618	<25	<25	<50
GP-3	1/14/05	6-8		<25	<25	87	<25	<25	<25	36 J	<25	<50
GP-4	1/14/05	0-2		<25	<25	<25	<25	26	93	<25	31	<50
GP-4	1/14/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-5	1/14/05	2-4		<25	<25	<25	<25	<25	108	<25	<25	<50
GP-5	1/14/05	4-6		<25	<25	163	<25	<25	545	30 J	29	<50
GP-6	1/14/05	2-4		<25	<25	40 J	<25	<25	1410	<25	<25	<50
GP-6	1/14/05	4-6		<25	<25	521	<25	<25	5790	104	<25	<50
GP-7	1/14/05	2-4		<25	<25	217	<25	<25	3280	50	<25	<50
GP-7	1/14/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-8	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-8	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-9	4/22/05	2-4		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-9	4/22/05	6-8		<25	<25	<25	<25	<25	46 J	<25	36	<50
GP-10	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-10	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-11	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-11	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-12	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-12	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-13	4/22/05	2-4		<25	<25	<25	<25	<25	<25	<25	36	<50
GP-13	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-14	4/22/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-14	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-15	4/22/05	1-4		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-15	4/22/05	6-8		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-16	8/3/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-17	8/3/05	4-6		<25	<25	<25	<25	<25	131	<25	<25	<50
GP-18	8/3/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-19	8/3/05	4-6		<25	<25	410	<25	<25	2200	<25	<25	<50
GP-20	8/3/05	2-4		<25	<25	<25	<25	<25	200	<25	<25	<50
GP-21	8/3/05	2-4		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-22	8/3/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
GP-23	8/3/05	4-6		<25	<25	<25	<25	<25	<25	<25	<25	<50
NR 720				5.5	2900			400 ^A			1500	4100
SSRCLs						27	98		4.1	3.7		

^ADRAFT PAH Limits

SSRCLs = calculated site-specific residual contaminant levels for soil

Bold – Significant Results

J = Analyte detected between limit of detection (LOD) and limit of quantification (LOQ)



Law Department

Allison C. Swanson
City Attorney

January 25, 2008

John M. Maas, P.E.
MMA, INC.
2304 Bel-Aire Ct.
Green Bay, WI 54304

Re: Notification of Contamination in the City Right-of-Way
Subject Site: Mary Morgan Printing Site
1023-1025 Main Street
Green Bay, WI 54301
BRRTS No. 02-05-539256

Dear Mr. Maas:

Your letter dated January 15, 2008 addressed to Carl Weber of our Public Works Department has been forwarded to me for review. The City of Green Bay acknowledges the existence of tetrachloroethylene in the City right-of-way at or near 1023-1025 Main Street, Green Bay, Wisconsin. We understand that appropriate health and safety precautions may need to be instituted in the event that the tetrachloroethylene-impacted soil and groundwater are exposed in the future.

This letter is not intended to act as a bar to any claim or suit against any party as a result of contamination beneath the Main Street right-of-way at or near 1023-1025 Main Street. If the City of Green Bay is in the future required to investigate, cleanup, remove, or otherwise remediate the site under any federal, state, or local rule, then the City of Green Bay may seek reimbursement and indemnification or contribution for its costs from any responsible party.

Sincerely,

Allison C. Swanson
City Attorney

ACS:lb

cc: Tom Giese
Carl Weber