

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

02-05-548282

ACTIVITY NAME:

Game World Property (Former)

PROPERTY ADDRESS:

811 Pilgrim Way

MUNICIPALITY:

Ashwaubenon

PARCEL ID #:

VA-143-7

CLOSURE DATE: Jul 19, 2010

FID #:

405045410

DATCP #:

COMM #:

*WTM COORDINATES:

X: 673652

Y: 447121

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

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

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

Monitoring Wells:

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

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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

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

BRRTS #:	02-05-548282	PARCEL ID #:	VA-143-7		
ACTIVITY NAME:	Game World Property (Former)	WTM COORDINATES: X:	673652	Y:	447121

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: 1 **Title: Brown County Certified Survey Map**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 2 **Title: Site Location Map**
- 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 #: 3 **Title: Sample Location Diagram**
- 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 #: 4 **Title: Approximate Extent Of Soil PAH Impact**

BRRTS #: 02-05-548282

ACTIVITY NAME: Game World Property (Former)

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 #: 5 **Title: Approximate Extent Of Groundwater Impact**

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 #: **Title:**

Figure #: **Title:**

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

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.

Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1A & 1B **Title: Soil Analytical Results**

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

Table #: 2A & 2B **Title: Groundwater Analytical Results**

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 #: **Title:**

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 #: 3 **Title: Sample Location Diagram**

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 #: 02-05-548282

ACTIVITY NAME: Game World Property (Former)

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

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:



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.
Green Bay, Wisconsin 54313-6727
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

July 19, 2010

Mr. Dave J. Holzem
Pilgrim Investors, LLC
2181 South Oneida Street
Ashwaubenon, Wisconsin 54304

Subject: Final Case Closure with Continuing Obligations, Former Game World Property,
811 Pilgrim Way, Parcel Number VA-143-7, Ashwaubenon, Wisconsin
BRRS #: 02-05-548282

Dear Mr. Holzem:

On July 8, 2010, the 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 July 8, 2010, your consultant (Roger Miller of AECOM) was notified by e-mail that the Closure Committee had granted conditional closure to this case.

On July 19, 2010, the Department received the final information or documentation indicating that you have complied with the requirements for final closure. On that date, your consultant provided a revised cap maintenance plan. On July 14, 2010, your consultant provided three additional figures showing the current property boundaries, parcel numbers, and remaining areas of soil and groundwater contamination. On July 9, 2010, your consultant provided monitoring well abandonment documentation.

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

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a building 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

- One monitoring well was not located and must be properly abandoned if found

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

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

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the building foundation and paved parking lot that currently exist in the locations of GWSB-2 and GWSB-4 respectively as shown on the attached maps 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 at GWSB-4, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health at GWSB-2. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

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

Prohibited Activities

The following activities are prohibited on any portion of the property where the pavement and building foundation are 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; 6) construction or placement of a building or other structure.

Residual Groundwater Contamination

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

Monitoring Well that could not be Properly Abandoned

On June 17, 2010 your consultant, Roger Miller notified the Department that a monitoring well (GWSB-2) located on at 811 Pilgrim Way / Parcel Number VA-143-7, depicted on the attached map, could not be properly abandoned because it was missing due to being paved over, covered or removed during site development activities. Your consultant has made a reasonable effort to locate the well depicted on the attached map and to determine whether it was properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with monitoring well GWSB-2 if it creates a conduit for contaminants to enter groundwater. If in the future any of the groundwater monitoring wells are found, the then current owner of the property on which the well is located will be required to notify the Department, to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

Because this monitoring well was not properly abandoned, the site will be listed on the DNR Remediation and Redevelopment GIS Registry.

Dewatering Permits

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

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/ww/>

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates that for benzo(a)pyrene, benzo(b)fluoranthene, and chrysene GWSB-1 and GWSB-2 and chrysene at GWSB-5, contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that these criteria have been or will be met because of the remedial actions that have occurred at this site. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for benzo(a)pyrene, benzo(b)fluoranthene, and chrysene GWSB-1 and GWSB-2 and chrysene at GWSB-5. Please keep this letter, because it serves as your exemption.

Post-Closure Notification Requirements

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

- Development, construction or other changes, including zoning changes, that change the land use from industrial to non-industrial
- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil
- One or more monitoring wells that were not located is found and properly abandoned

Please send written notifications in accordance with the above requirements to the Department of Natural Resources in Green Bay, to the attention of Alan Nass.

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 Alan Nass at the address above, by calling 920-662-5161, by fax at 920-662-5197, or by email at alan.nass@wisconsin.gov.

Mr. Dave J. Holzem
July 19, 2010
Page 5

Yours truly,

A handwritten signature in black ink, appearing to read "B.C. Urben". The signature is fluid and cursive, with the first name "B.C." and the last name "Urben" clearly distinguishable.

Bruce Urben, Team Supervisor
Northeast Remediation & Redevelopment Program

Attachments: Remaining soil contamination map
Remaining groundwater contamination / lost monitoring well map
Cap Maintenance Plan

cc: Roger Miller, AECOM, 1035 Kepler Drive, Green Bay, Wisconsin 54311
Bill Phelps, DG/5



Cap Maintenance Plan
July 19, 2010

Property Location: 811 Pilgrim Way, Ashwaubenon, Wisconsin
 WDNR BRRTS No.: 03-05-002101 (former Mackens Pontiac) & 02-05-548282 (former Game World)
 WDNR FID No.: 4050115410
 Parcel No. VA-143-7

This document is a maintenance plan for a surface cap at the above-referenced property in accordance with the requirements of s.NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to small portions of the existing building floor slab and asphalt parking lot over areas estimated to contain impacted soil and groundwater on site.

Description of Contamination

Soil contaminated by petroleum residues (polycyclic aromatic hydrocarbons [PAHs]) was detected at a depth of approximately 4 feet along the edge of the mid-1990s soil excavation for a closed leaking underground storage tank (LUST) case. This portion of the site is now covered by the floor slab for a retail structure. Approximately 30 yards of petroleum-impacted soil were excavated during construction of the northern building footing (adjacent to the former LUST excavation) and re-deposited on site beneath what is now a portion of the eastern asphalt-paved parking lot. The Wisconsin Department of Natural Resources (WDNR) approved the reuse of petroleum-impacted soil as fill on site in a Grant of Exemption letter dated October 23, 2006. The estimated extent of PAH-impacted soil and the location of re-deposited and capped soil is depicted on Figure 3.

Groundwater contaminated with vinyl chloride at concentrations above the NR 140 Enforcement Standard was detected in Monitoring Well GW-SB-4. Groundwater was encountered at depths of approximately 5 to 7 feet below grade. This portion of the site is now covered by impervious pavement (asphalt parking lot and concrete walkway). The estimated extent of vinyl chloride-impacted groundwater is depicted on Figure 4.

Description of Cap to be Maintained

The cap for PAH-impacted soil consists of a concrete building floor slab (nominal thickness 4 inches) over the location of former Boring GW-SB-2 and asphalt pavement (nominal thickness 3 inches plus several inches of base course) in the eastern portion of the parking lot. These barriers serve to limit the potential for direct human contact residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barriers should function as intended unless disturbed.

The cap for vinyl chloride-impacted groundwater consists of asphalt pavement (nominal thickness 3 inches) and concrete (nominal thickness 4 inches) over the location of former Boring/Monitoring Well GW-SB-4 in what is now a small area along the southern portion of the parking lot. These barriers serve to limit infiltration and thereby help prevent further groundwater quality degradation.

Annual Inspection

The concrete and asphalt caps will be inspected once a year, normally in the spring after snow and ice is gone, for deterioration, cracks, and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. 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 likely to become exposed will be documented. A log of 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. A copy of the inspection log will be kept at the address of the property owner and available for submittal to or inspection by WDNR representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at other times during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing and/or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard so that appropriate personal protective equipment can be provided. The owner must also sample any soil that is excavated from the capped areas of 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.

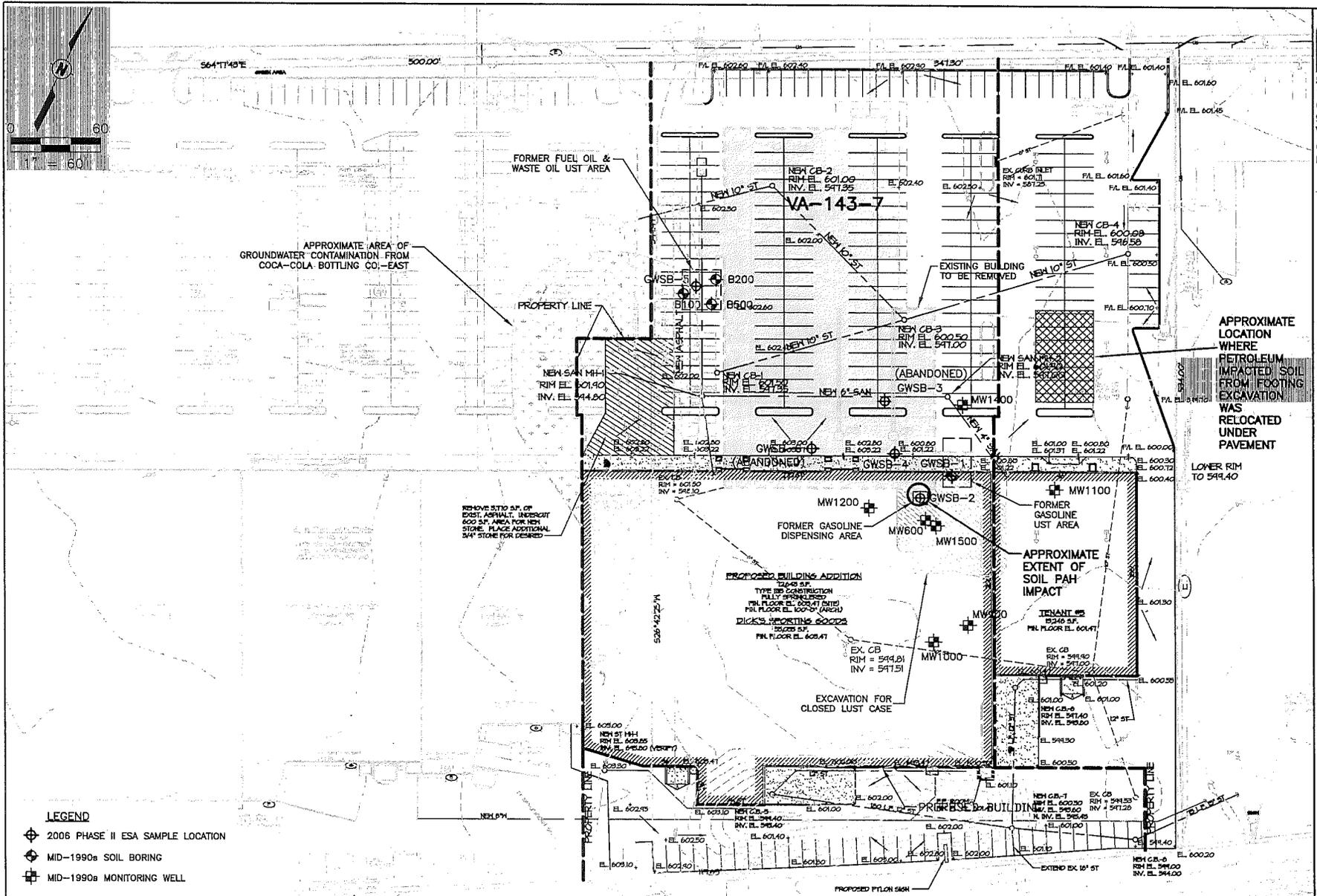
In the event an overlying cap is removed, a replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan, unless indicated otherwise by the WDNR or its successor.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cap

The following activities are prohibited on any portion of the property where an impervious cap is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

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.

X:\PROJECTS\429791XF\Drawings\429791XF_PAH_Impact_Fig3_PHASE II.dwg: 7/13/2010 3:46:05 PM: CALAWAY, JIM L



LEGEND

- ⊕ 2006 PHASE II ESA SAMPLE LOCATION
- ⊕ MID-1990s SOIL BORING
- ⊕ MID-1990s MONITORING WELL

NOTE: FIGURE MODIFIED FROM BASE MAP PROVIDED BY PILGRIM INVESTORS, LLC.

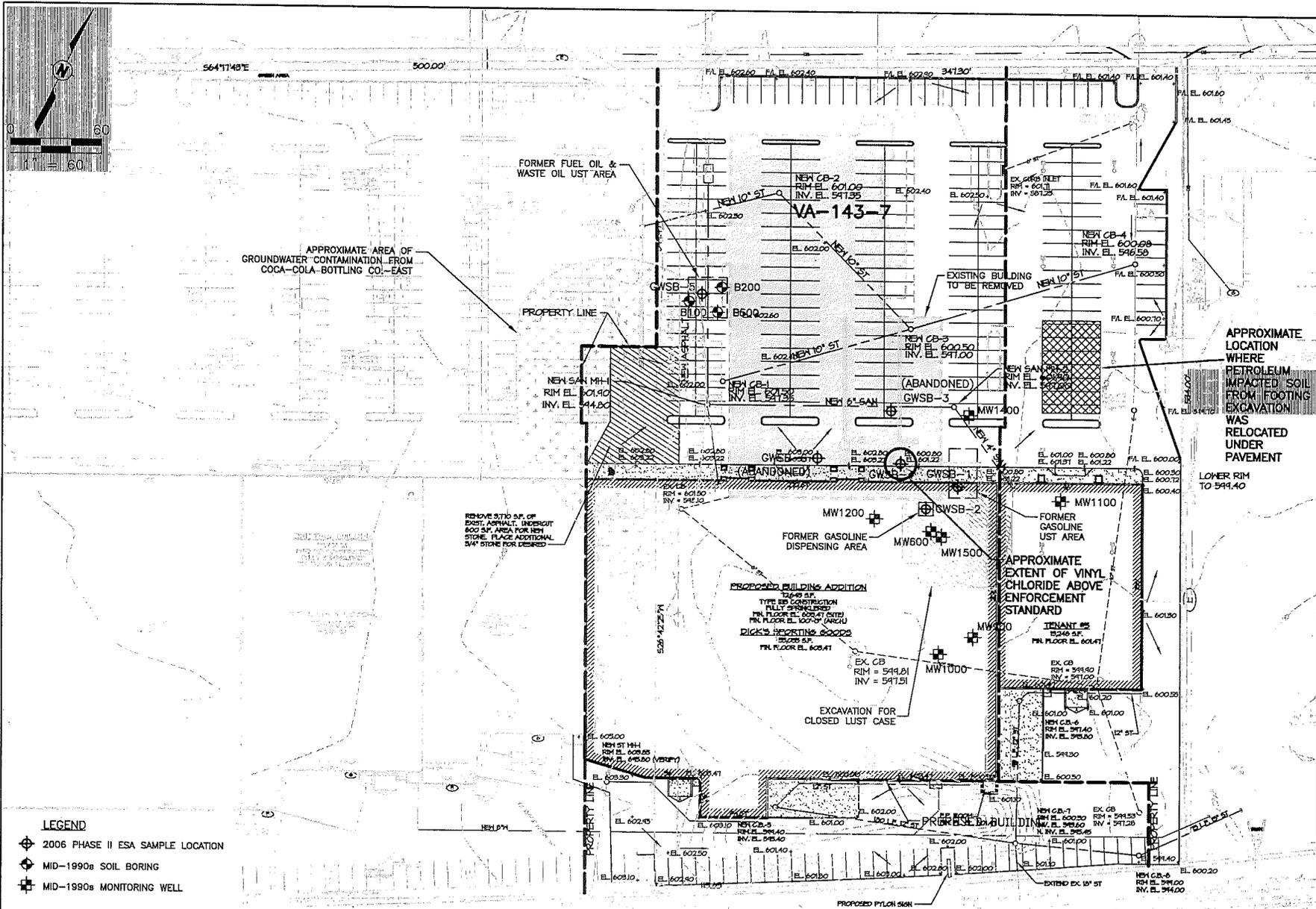


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 Green Bay, Wisconsin
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 www.stsconsultants.com
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APPROXIMATE EXTENT OF SOIL PAH IMPACT
 FORMER GAME WORLD SITE
 811 PILGRIM WAY
 ASHWAUBANON, WISCONSIN

Drawn :	ALB 10/16/2006
Checked:	RSR 10/16/2006
Approved:	RSR 10/16/2006
PROJECT NUMBER	4-29791XF
FIGURE NUMBER	3

X:\PROJECTS\429791XF\Drawings\429791XF_Groundwater_Impact_Fig4_PHASE II.dwg: 7/13/2010 3:47:14 PM: CALWAY, JIM L



STS
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APPROXIMATE EXTENT OF GROUNDWATER IMPACT
 FORMER GAME WORLD SITE
 811 PILGRIM WAY
 ASHWAUBANON, WISCONSIN

- LEGEND**
- ⊕ 2006 PHASE II ESA SAMPLE LOCATION
 - ⊕ MID-1990s SOIL BORING
 - ⊕ MID-1980s MONITORING WELL

NOTE: FIGURE MODIFIED FROM BASE MAP PROVIDED BY PILGRIM INVESTORS, LLC.

Drawn: ALB 10/16/2006
 Checked: RSR 10/16/2006
 Approved: RSR 10/16/2006
 PROJECT NUMBER 4-29791XF
 FIGURE NUMBER 4



2417128

State Bar of Wisconsin Form 2 - 2003
WARRANTY DEED

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

Document Number

Document Name

THIS DEED, made between Maverick Investors, LLC, a Wisconsin limited liability company ("Grantor," whether one or more), and Pilgrim Investors, LLC, a Wisconsin limited liability company ("Grantee," whether one or more).

RECORDED ON
04/30/2009 02:50:50PM
REC FEE: 11.00
TRANS FEE:
EXEMPT # 77.25 (3)
PAGES: 1

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Brown County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): Lot 1, Volume 53 Certified Survey Maps, Page 71, Map No. 7706, said map being a part of Private Claim 22, West side of Fox River, Village of Ashwaubenon, Brown County, Wisconsin.

Recording Area
Name and Return Address
Stelipflug, Janssen, Hammer, Kirschling & Bartels, S.C.
P.O. Box 5637
De Pere, WI 54115
BAY TITLE

This Warranty Deed is correcting a discrepancy in the boundary line description between the Warranty Deed dated March 27, 2007 and recorded on June 14, 2007 as Document No. 2318516 and the Certified Survey Map recorded on August 21, 2007 in Vol. 53 of CSM on Page 71 as Document No. 2328883.

VA-143-7
Parcel Identification Number (PIN)
This is not homestead property.
(is) (is not)

Exceptions to warranties:

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, other easements, restrictions and reservations of record, and general taxes levied in the year 2008.

Dated 4-7-09

Maverick Investors, LLC

Larry L. Gilong, President of Maverick Manager, Inc., its managing member

(SEAL) _____ (SEAL)

(SEAL)

(SEAL) _____ (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney Mark A. Bartels

STATE OF WISCONSIN

BROWN COUNTY } ss.

Personally came before me on 07/09, the above-named Larry L. Gilong, President of Maverick Manager, Inc. to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Patricia A. Kozlowski
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 10/24/10)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

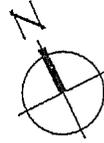
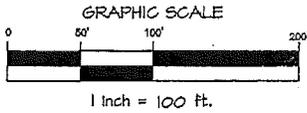
2328883

Figure 1

7706

BROWN COUNTY CERTIFIED SURVEY MAP NO. Part of Private Claim 22, West side of Fox River, Village of Ashwaubenon, Brown County, Wisconsin.

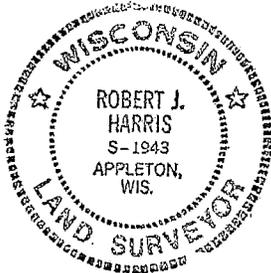
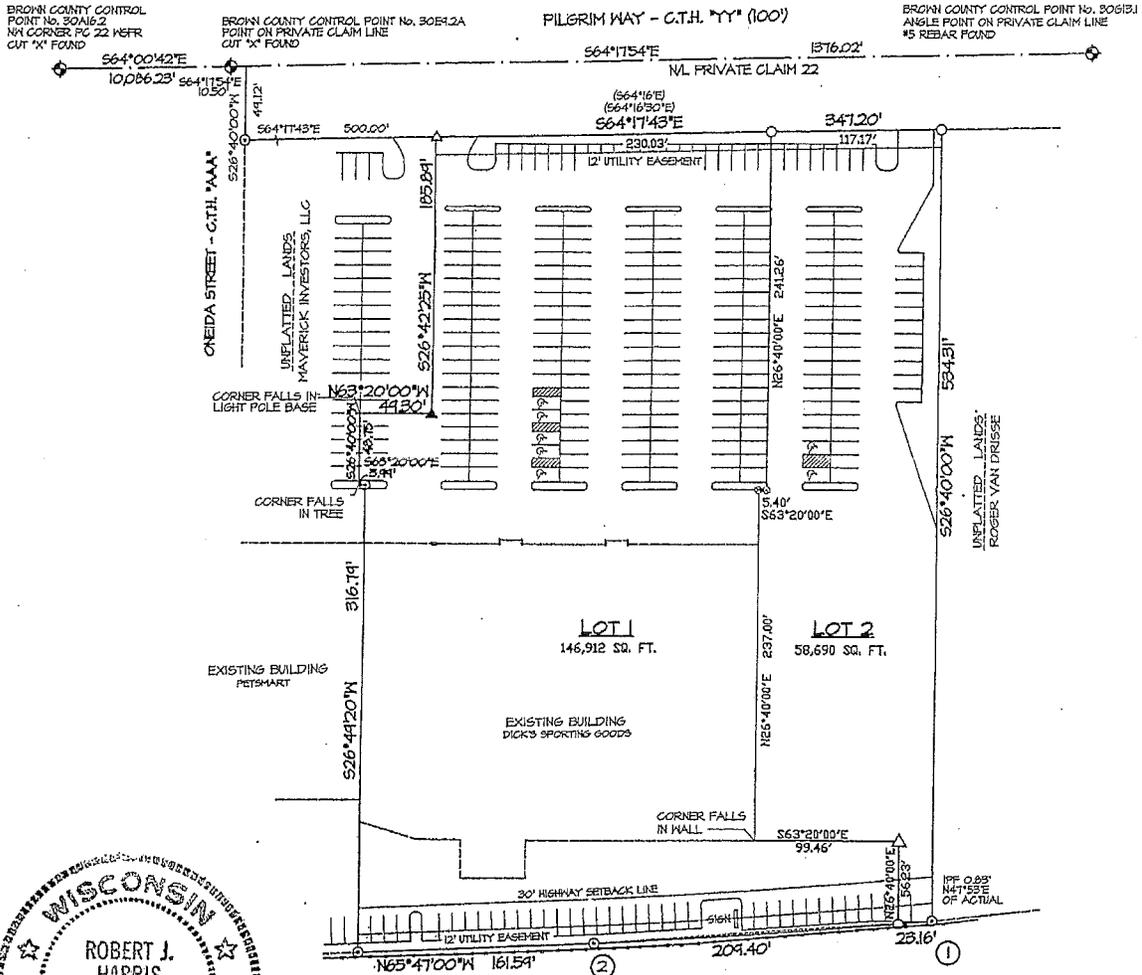
Bearings are referenced to the East line of Onelda Street, assumed to bear N26°40'00"E.



LEGEND

- O = 1.5" x 24" CAPPED IRON PIPE SET, WEIGHING 1502 LBS./LIN. FT.
@ = 1" IRON PIPE FOUND
● = 3/4" REBAR FOUND
Δ = MASONRY NAIL SET
▲ = MASONRY NAIL FOUND
() = RECORDED AS

LOT 1 44 CSM 142



NO ACCESS PER DOCUMENT NO. 763441 S.T.H. "172" (160')

CURVE DATA

Table with 7 columns: CURVE NO., RADIUS, ARC, CHORD, CHORD BEG., DELTA, TANGENT. Contains data for Lot 1 and Lot 2 curves.

Notes:

- 1. Reciprocal access easements between Lot One and Lot Two are defined and recorded in a separate document...
2. A Brown County Highway Department access permit must be obtained prior to any construction of a new street/road connection...
3. The underlying zoning for these parcels is SB - Community Business.

Robert J. Harris 8-13-07 Robert J. Harris RLS - 1943 Date

HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 2718 NORTH HEADE ST. APPLETON, WI 54911

SURVEYOR'S CERTIFICATE

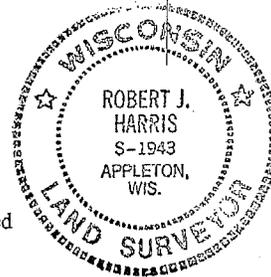
I, Robert J. Harris, Registered Wisconsin Land Surveyor, certify that I have surveyed and mapped part of Private Claim No. 22, West side of Fox River, Village of Ashwaubenon, Brown County, Wisconsin, described as follows: Commencing at the Northwest corner of Private Claim 22; thence S64°01'17"E, 10,086.11 feet to Brown County Control Point No. 30E9.2A; thence S64°17'54"E, 10.50 feet; thence S26°40'00"W, 49.12 feet to the Southeasterly corner of Oneida Street and Pilgrim Way; thence S64°17'43"E, along the Southerly right-of-way line of Pilgrim Way, 500.00 feet to the point of beginning; thence continuing S64°17'43"E, along said line, 347.20 feet; thence S26°40'00"W, 534.31 feet; thence 232.56 feet along an arc of a 4,423.66 foot curve to the right whose chord bears N67°17'22"W, 232.53 feet; thence N65°47'00"W, 161.59 feet; thence N26°49'20"E, along the centerline of a 12" party wall and its extension, 316.79 feet; thence N63°20'00"W, 3.99 feet; thence N26°40'00"E, 48.75 feet; thence S63°20'00"E, 49.30 feet; thence N26°42'25"E, 185.89 feet to the point of beginning.

That I have made such survey, map and land division as shown hereon, under the direction of Larry L. Nifong.

That this map is a correct representation of the exterior boundary lines of the land surveyed, and the division of that land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 21 of the Brown County Subdivision Ordinance in surveying and mapping the same.

Robert J. Harris 8-13-07
Robert J. Harris Date

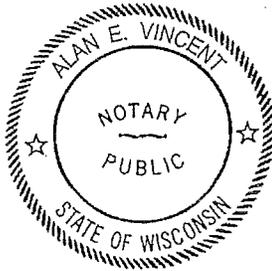


OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused that land described on this plat to be surveyed and mapped as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be presented to the following for approval or objection:

VILLAGE OF ASHWAUBENON
BROWN COUNTY PLANNING

Larry L. Nifong
Pilgrim Investors, LLC
Larry L. Nifong, Manager



STATE OF WISCONSIN)
ss
BROWN COUNTY)

Personally came before me this 14th day of AUGUST, 2007, the above-named person to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, Alan E. Vincent, State of WISCONSIN

My commission expires 9-27-09

EROSION CONTROL NOTE

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlines in "Wisconsin Construction Site Best Management Practice Handbook" (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

2328883

BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 21st day of AUGUST, 2007.

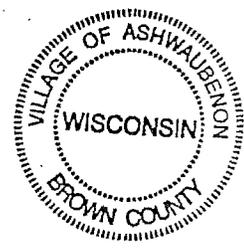
Joe Matgwin
Senior County Planner



VILLAGE BOARD APPROVAL CERTIFICATE

Approved by the Village of Ashwaubenon this 20th day of August, 2007.

Dawn Collins
Dawn Collins Clerk



WDOT RESTRICTIONS AND NOTES

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of STH 172, it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the department or it's assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

No improvement or structures are allowed between the right of way and the highway setback line. Improvement and structures include but are not limited to signs, parking lots, driveway, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

The Department of Transportation has granted a special exception to allow a reduced setback of 30 feet and to allow signs, surface parking, fire hydrants, storm sewers and a driveway within this setback area. In the event that the State of Wisconsin Department of Transportation requires any additional right of way within the highway setback area, the State will pay fair market value of the land as if it were vacant. However, the undersigned hereby agree(s) to waive any and all claims against the State of Wisconsin, Department of Transportation for damages to the improvements listed above by any future highway project constructed within the current setback area of the above-described lands.

Further, the State is not obligated to pay for any damages to the land, buildings, or other improvements on the remaining land outside the setback area as a result of a highway project that requires the modification or removal or the improvements listed above.

The undersigned further agrees(s) that the above conditions shall apply to and bind their heirs, executors, administrators, successors, and assigns.

Robert J. Harris 8-13-07
Robert J. Harris RLS-1943 Date



REGISTER'S OFFICE
Brown Co. Wis.
Received for record the 21st
day of August A.D. 2007
at 9:55 o'clock A M.
and recorded in Vol. 53 of
Certified Survey Maps on Page 71
Scott H. [Signature]
Register of Deeds

15th

STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s.NR726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge the legal descriptions that are attached to this statement are complete and accurate for the retail property located at 811 Pilgrim Way in the village of Ashwaubenon, Wisconsin.



(Signature)

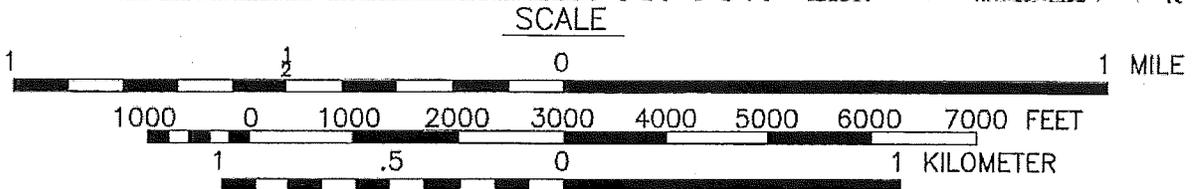
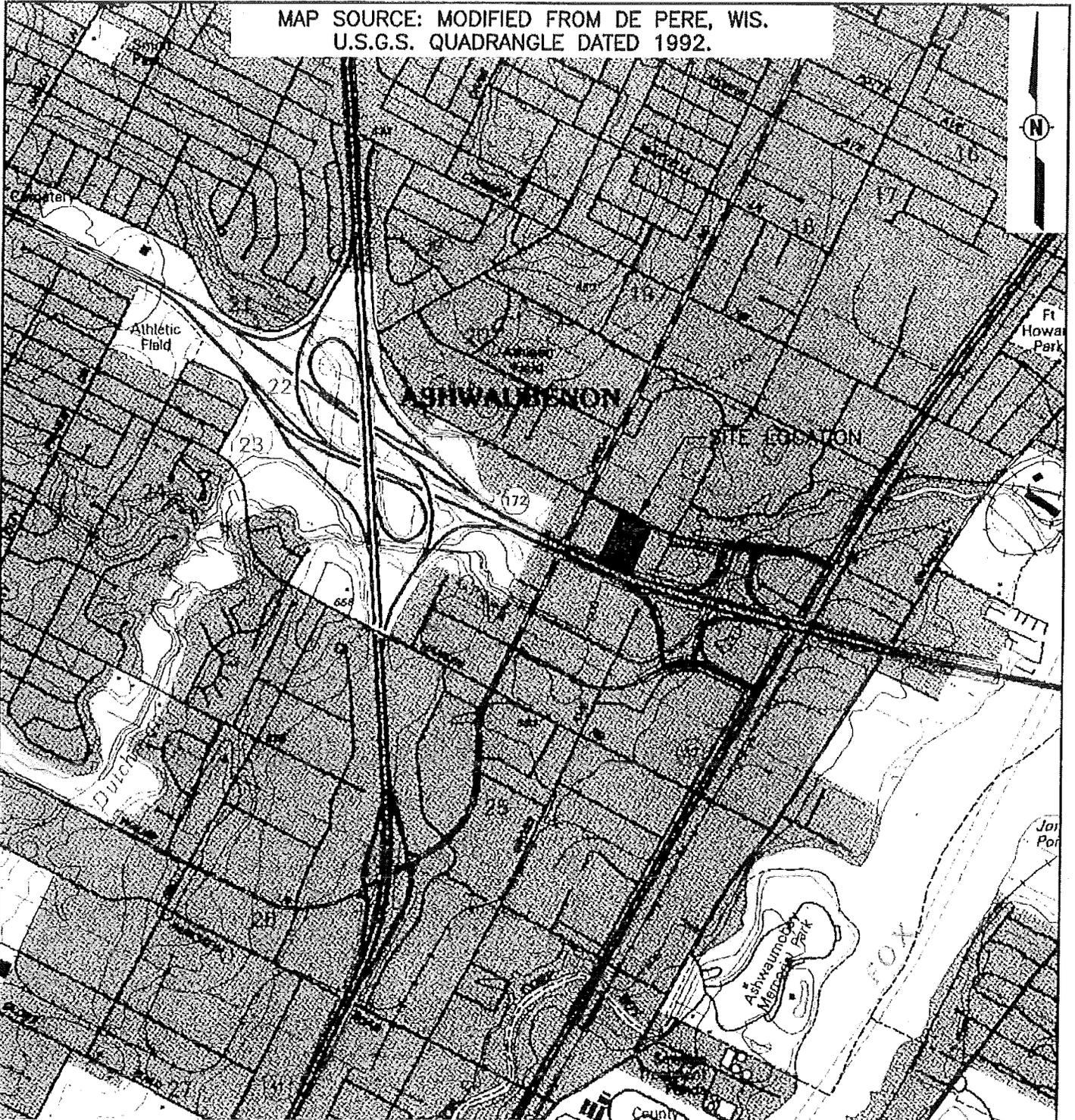
Date 6-15-10

DAVE J HOLZEM
(Name)

AGENT OF OWNER
(Title)

Pilgrim Investors, LLC
(Company)

MAP SOURCE: MODIFIED FROM DE PERE, WIS.
U.S.G.S. QUADRANGLE DATED 1992.



X:\PROJECTS\429791XF\Drawings\429791XF_Site_Location_Map_Fig1_PHASE II.dwg: 6/17/2010 10:03:09 AM; DUCKART, RYAN

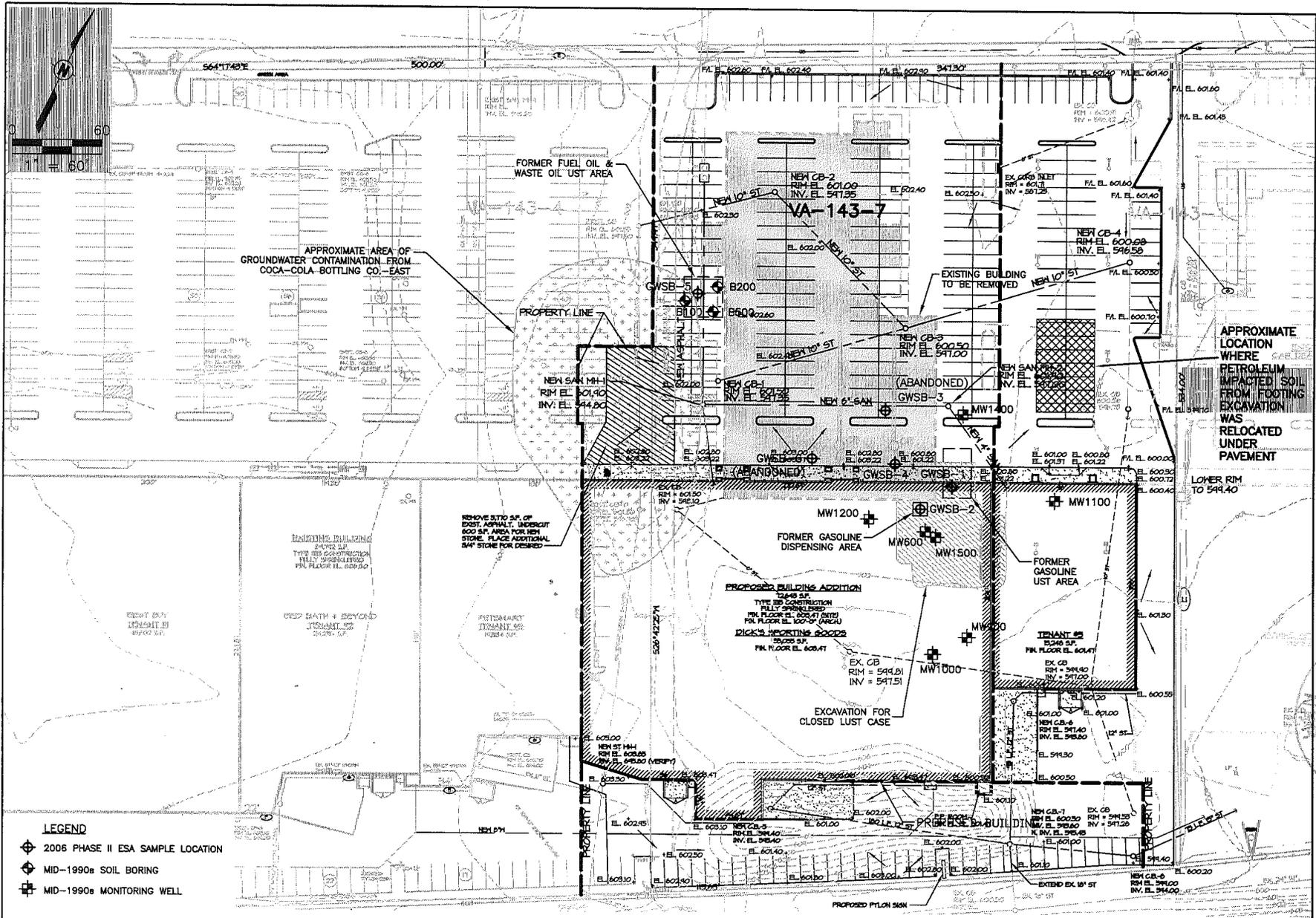


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1035 Kepler Drive
Green Bay, WI 54311
920-468-1978
www.stsconsultants.com
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SITE LOCATION MAP
PHASE II ENVIRONMENTAL SITE ASSESSMENT
FORMER GAME WORLD SITE
811 PILGRIM WAY
GREEN BAY, WISCONSIN

Drawn :	JMR	05/25/2006
Checked:	JSC	05/25/2006
Approved:		
PROJECT NUMBER	4-29791XF	
FIGURE NUMBER	2	

X:\PROJECTS\429791\Fig_2\429791_VF_Sample_Location_Diagram_Fig2_PHASE II.dwg: 7/13/2010 3:47:41 PM: CALWAY, JIM L



- LEGEND**
- ⊕ 2006 PHASE II ESA SAMPLE LOCATION
 - ⊕ MID-1990s SOIL BORING
 - ⊕ MID-1990s MONITORING WELL

NOTE: FIGURE MODIFIED FROM BASE MAP PROVIDED BY PILGRIM INVESTORS, LLC.

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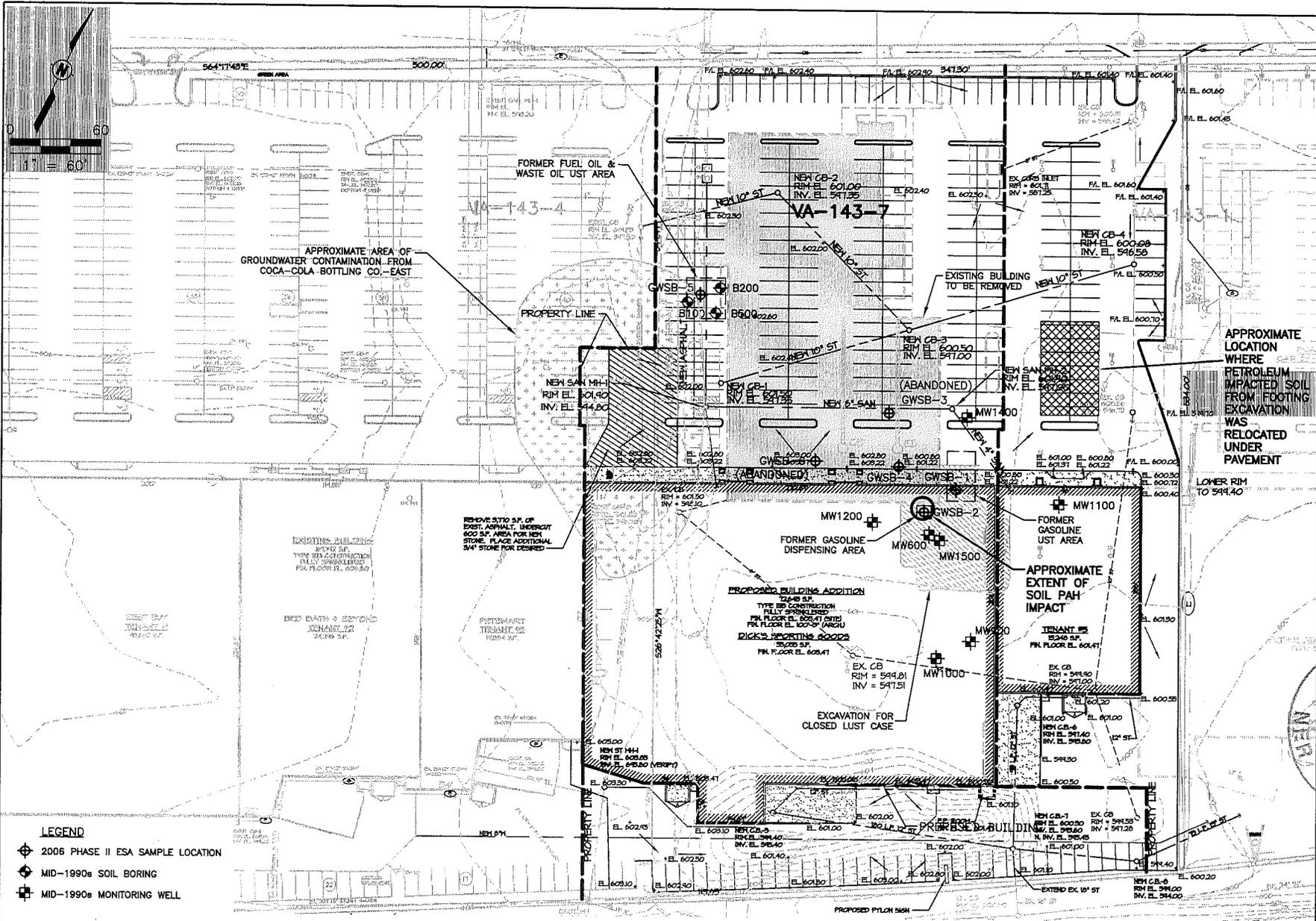
SAMPLE LOCATION DIAGRAM
 FORMER GAME WORLD SITE
 811 PILGRIM WAY
 ASHWAUBANON, WISCONSIN



Drawn: ALB 10/16/2006
 Checked: RSR 10/16/2006
 Approved: RSR 10/16/2006

PROJECT NUMBER 4-29791XF
 FIGURE NUMBER 3

X:\PROJECTS\429791XF\Drawings\429791XF_PAH_Impecl_Eng_3_PHASE II.dwg; 7/13/2010 3:46:05 PM; CALWAY, JIM L



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APPROXIMATE EXTENT OF SOIL PAH IMPACT
 FORMER GAME WORLD SITE
 811 PILGRIM WAY
 ASHWAUBANON, WISCONSIN



- LEGEND**
- ⊕ 2006 PHASE II ESA SAMPLE LOCATION
 - ⊕ MID-1990s SOIL BORING
 - ⊕ MID-1990s MONITORING WELL

NOTE: FIGURE MODIFIED FROM BASE MAP PROVIDED BY PILGRIM INVESTORS, LLC.

Drawn:	ALB	10/16/2006
Checked:	RSR	10/16/2006
Approved:	RSR	10/16/2006
PROJECT NUMBER	4-29791XF	
FIGURE NUMBER	4	

Table IA
Soil Analytical Results (VOCs)
Village of Ashwaubenon
Former Game World Structure
811 Pilgrim Way
Green Bay, Wisconsin

	Sample No. Sample Date	GW-SB1-S2 8/21/2006	GW-SB2-S2 8/21/2006	GW-SB3C-S3 8/21/2006	GW-SB4-S2 8/21/2006	GW-SB5-S1 8/21/2006	GW-SB6-S2 8/21/2006	NR 720 RCL Groundwater Pathway	Comm 46 - Values	
									Table 1 Soil Screening	Table 2 Direct Contact
<i>VOCs</i>										
1,1,1,2-Tetrachloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,1,1-Trichloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,1,2,2-Tetrachloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,1,2-Trichloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,1-Dichloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,1-Dichloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,1-Dichloropropene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,2,3-Trichlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,2,3-Trichloropropane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,2,4-Trichlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,2,4-Trimethylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,2-Dibromo-3-Chloropropane	(ug/kg)	<82	<82	<82	<82	<82	<82		94000	--
1,2-Dibromoethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,2-Dichlorobenzene	(ug/kg)	<44	<44	<44	<44	<44	<44		--	--
1,2-Dichloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25	4.9	60	540
1,2-Dichloropropane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,3,5-Trimethylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		94000	--
1,3-Dichlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,3-Dichloropropane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
1,4-Dichlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
2,2-Dichloropropane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
2-Chlorotoluene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
4-Chlorotoluene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Benzene	(ug/kg)	<25	<25	<25	<25	<25	<25	5.5	8500	1100
Bromobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Bromochloromethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Bromodichloromethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Bromoform	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Bromomethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Carbon Tetrachloride	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Chlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Chloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Chloroform	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Chloromethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
cis-1,2-Dichloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
cis-1,3-Dichloropropene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Dibromomethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Dichlorodifluoromethane	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Ethylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	2900	4600	--
Hexachlorobutadiene	(ug/kg)	<26	<26	<26	<26	<26	<26		--	--
Isopropylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Methylene Chloride	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
n-Butylbenzene	(ug/kg)	<40	<40	<40	<40	<40	<40		--	--
n-Propylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Naphthalene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
p-Isopropyltoluene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
sec-Butylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Styrene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
tert-Butylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Tetrachloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Toluene	(ug/kg)	<25	<25	<25	<25	<25	<25	1500	38000	--
trans-1,2-Dichloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
trans-1,3-Dichloropropene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Trichloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Vinyl Chloride	(ug/kg)	<25	<25	<25	<25	<25	<25		--	--
Xylenes	(ug/kg)	<75	<75	<75	<75	<75	<75	4100	42000	--

Notes:

RCL = Residual Contaminant Level

100 Exceeds Groundwater Pathway RCL/SSL.

* EPA Values Provided for Detected Compounds Without Wisconsin Generic RCLs

Region IX PRGs = EPA Region IX Preliminary Remediation Goals (PRGs) for residential (i.e., non-industrial) soil based on an excess cancer risk of 1E-06 for carcinogens and a hazard quotient of 1 for non-carcinogens. (<http://www.epa.gov/region09/waste/sfund/prg/index.htm>)

Generic SSL Groundwater = EPA 1996 Soil Screening Guidance: Technical Background Document - Appendix A Generic Soil Screening Levels (SSLs) for migration to groundwater assuming a dilution attenuation factor of 20.

**Generic RCLs from the WDNR's Interim PAH Guidance (Groundwater Pathway/Direct Contact).

Table 1B
Soil Analytical Results
(Metals and PAHs)
Village of Ashwaubenon
Former Game World Structure
811 Pilgrim Way
Green Bay, Wisconsin

	Sample No. Sample Date	GW-SB1-S2	GW-SB2-S2	GW-SB3C-S3	GW-SB4-S2	GW-SB5-S1	GW-SB6-S2	NR 720 Direct Contact RCLs	
		8/21/2006	8/21/2006	8/21/2006	8/21/2006	8/21/2006	8/21/2006	8/21/2006	Non-Industrial
Metals	Units								
Cadmium	(mg/kg)	<0.058	0.22	0.45	0.39	<0.053	0.47	8	510
Chromium	(mg/kg)	5	15	31	41	2.4	31	16000	--
Lead	(mg/kg)	1.8	3.6	6.9	9.3	4.7	6.5	50	500

	Sample No. Sample Date	GW-SB1-S2 8/21/2006	GW-SB2-S2 8/21/2006	GW-SB3C-S3 8/21/2006	GW-SB4-S2 8/21/2006	GW-SB5-S1 8/21/2006	GW-SB6-S2 8/21/2006	1997 Interim PAH Suggested RCL Guidance Values				
								Groundwater Pathway	Direct Contact Pathway			
									Non-industrial		Industrial	
									Ingestion	Inhalation	Ingestion	Inhalation
PAHs												
Acenaphthene	(ug/kg)	<3.4	7.2 (Q)	<3.6	<3.8	<3.1	<3.7	38,000	900,000	nd	60,000,000	nd
Acenaphthylene	(ug/kg)	<3.3	30	<3.5	<3.7	<3.0	<3.6	700	18,000	nd	390,000	360,000
Anthracene	(ug/kg)	<4.0	57	<4.3	<4.5	<3.7	<4.4	3,000,000	5,000,000	nd	300,000,000	nd
Benzo(a)anthracene	(ug/kg)	<6.0	210	<6.5	<6.7	<5.5	<6.6	17,000	88	11,000	3,900	150,000
Benzo(a)pyrene	(ug/kg)	<3.3	280	<3.5	<3.6	<3.0	<3.5	48,000	8.8	1,600	390	22,000
Benzo(b)fluoranthene	(ug/kg)	<3.2	220	<3.4	<3.6	<2.9	<3.5	360,000	88	4,600	3,900	65,000
Benzo(g,h,i)perylene	(ug/kg)	<4.0	130	<4.3	<4.5	<3.7	<4.4	6,800,000	1,800	1,100,000	39,000	7,700,000
Benzo(k)fluoranthene	(ug/kg)	<3.5	200	<3.7	<3.9	<3.2	<3.8	870,000	880	380,000	39,000	5,300,000
Chrysene	(ug/kg)	<5.0	230	<5.3	<5.5	<4.5	<5.4	37,000	8,800	270,000	390,000	3,800,000
Dibenzo(a,h)anthracene	(ug/kg)	<3.1	32	<3.4	<3.5	<2.9	<3.4	38,000	8.8	7,800	390	110,000
Fluoranthene	(ug/kg)	<3.3	350	4.3 (Q)	<3.7	<3.0	<3.6	500,000	600,000	nd	40,000,000	nd
Fluorene	(ug/kg)	<3.9	<8.0	<4.2	<4.3	<3.5	<4.2	100,000	600,000	nd	40,000,000	nd
Indeno(1,2,3-cd)pyrene	(ug/kg)	<2.9	88	<3.1	<3.2	<2.6	<3.1	680,000	88	54,000	3,900	750,000
1-Methylnaphthalene	(ug/kg)	<3.4	7.1 (Q)	<3.7	<3.8	<3.1	<3.7	23,000	1,100,000	nd	70,000,000	nd
2-Methylnaphthalene	(ug/kg)	<3.6	15 (Q)	5.6 (Q)	<4.0	<3.2	<3.9	20,000	600,000	nd	40,000,000	nd
Naphthalene	(ug/kg)	<4.6	18 (Q)	38	<5.1	18	<5.0	400	60,000	20,000	4,000,000	110,000
Phenanthrene	(ug/kg)	<3.3	120	10 (Q)	<3.7	<3.1	<3.6	1,800	18,000	160,000	390,000	1,100,000
Pyrene	(ug/kg)	<2.8	430	4.4 (Q)	<3.1	<2.5	<3.0	8,700,000	500,000	nd	30,000,000	nd

Notes:
RCL = Residual Contaminant Level
nd = Not Determined

50 Exceeds Suggested Generic Non-Industrial Direct Contact RCL.

Table 2A
Groundwater Analytical Results (VOCs)
Village of Ashwaubenon
Former Game World Structure
811 Pilgrim Way
Green Bay, Wisconsin

Sample No.	Date	GW-SB1	GW-SB1	GW-SB4	GW-SB4	GWSB2	GWSB2	GWSB5	ES	PAL
		W060822	D060822	W060821	W061024	W060825	D060825	W060828		
		8/22/2006	8/22/2006	8/21/2006	10/23/2006	8/25/2006	8/25/2006	8/28/2006		
VOCs										
1,1,1,2-Tetrachloroethane	(ug/l)	<0.92	<0.92	<0.92	<0.92	<0.92	<0.92	<0.92	70	7
1,1,1-Trichloroethane	(ug/l)	<0.90	<0.90	<0.90	<0.90	<0.90	<0.90	<0.90	200	40
1,1,2,2-Tetrachloroethane	(ug/l)	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.2	0.02
1,1,2-Trichloroethane	(ug/l)	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	5	0.5
1,1-Dichloroethane	(ug/l)	<0.75	<0.75	<0.75	<0.75	<0.75	<0.75	<0.75	850	85
1,1-Dichloroethene	(ug/l)	<0.57	<0.57	<0.57	<0.57	<0.57	<0.57	<0.57	7	0.7
1,1-Dichloropropene	(ug/l)	<0.75	<0.75	<0.75	<0.75	<0.75	<0.75	<0.75	NL	NL
1,2,3-Trichlorobenzene	(ug/l)	<0.74	<0.74	<0.74	<0.74	<0.74	<0.74	<0.74	NL	NL
1,2,3-Trichloropropane	(ug/l)	<0.99	<0.99	<0.99	<0.99	<0.99	<0.99	<0.99	60	12
1,2,4-Trichlorobenzene	(ug/l)	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	70	14
1,2,4-Trimethylbenzene	(ug/l)	22	27	1.9 Q	<0.97	<0.97	<0.97	<0.97	480	96
1,2-Dibromo-3-Chloropropane	(ug/l)	<0.87	<0.87	<0.87	<0.87	<0.87	<0.87	<0.87	0.2	0.02
1,2-Dibromoethane	(ug/l)	<0.56	<0.56	<0.56	<0.56	<0.56	<0.56	<0.56	0.5	0.005
1,2-Dichlorobenzene	(ug/l)	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	600	60
1,2-Dichloroethane	(ug/l)	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	5	0.5
1,2-Dichloropropane	(ug/l)	<0.46	<0.46	<0.46	<0.46	<0.46	<0.46	<0.46	5	0.5
1,3,5-Trimethylbenzene	(ug/l)	1.1 Q	1.4 Q	<0.83	<0.83	<0.83	<0.83	<0.83	480	96
1,3-Dichlorobenzene	(ug/l)	<0.87	<0.87	<0.87	<0.87	<0.87	<0.87	<0.87	1250	125
1,3-Dichloropropane	(ug/l)	<0.61	<0.61	<0.61	<0.61	<0.61	<0.61	<0.61	NL	NL
1,4-Dichlorobenzene	(ug/l)	<0.95	<0.95	<0.95	<0.95	<0.95	<0.95	<0.95	75	15
2,2-Dichloropropane	(ug/l)	<0.62	<0.62	<0.62	<0.62	<0.62	<0.62	<0.62	NL	NL
2-Chlorotoluene	(ug/l)	<0.85	<0.85	<0.85	<0.85	<0.85	<0.85	<0.85	NL	NL
4-Chlorotoluene	(ug/l)	<0.74	<0.74	<0.74	<0.74	<0.74	<0.74	<0.74	NL	NL
Benzene	(ug/l)	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	5	0.5
Bromobenzene	(ug/l)	<0.82	<0.82	<0.82	<0.82	<0.82	<0.82	<0.82	NL	NL
Bromochloromethane	(ug/l)	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	NL	NL
Bromodichloromethane	(ug/l)	<0.56	<0.56	<0.56	<0.56	<0.56	<0.56	<0.56	0.6	0.06
Bromoform	(ug/l)	<0.94	<0.94	<0.94	<0.94	<0.94	<0.94	<0.94	4.4	0.44
Bromomethane	(ug/l)	<0.91	<0.91	<0.91	<0.91	<0.91	<0.91	<0.91	10	1
Carbon Tetrachloride	(ug/l)	<0.49	<0.49	<0.49	<0.49	<0.49	<0.49	<0.49	5	0.5
Chlorobenzene	(ug/l)	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	NL	NL
Chlorodibromomethane	(ug/l)	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	NL	NL
Chloroethane	(ug/l)	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	400	80
Chloroform	(ug/l)	<0.37	<0.37	<0.37	<0.37	<0.37	<0.37	<0.37	6	0.6
Chloromethane	(ug/l)	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	3	0.3
cis 1,2-Dichloroethene	(ug/l)	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	70	7
cis 1,3-Dichloropropene	(ug/l)	<0.19	<0.19	<0.19	<0.19	<0.19	<0.19	<0.19	0.2	0.02
Dibromomethane	(ug/l)	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	NL	NL
Dichlorodifluoromethane	(ug/l)	<0.99	<0.99	<0.99	<0.99	<0.99	<0.99	<0.99	1000	200
di-Isopropyl ether	(ug/l)	<0.76	<0.76	<0.76	<0.76	<0.76	<0.76	<0.76	NL	NL
Ethylbenzene	(ug/l)	<0.54	<0.54	<0.54	<0.54	<0.54	<0.54	<0.54	700	140
Fluorotrichloromethane	(ug/l)	<0.79	<0.79	<0.79	<0.79	<0.79	<0.79	<0.79	3490	698
Hexachlorobutadiene	(ug/l)	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	NL	NL
Isopropylbenzene	(ug/l)	0.82 Q	0.88 Q	<0.59	<0.59	<0.59	<0.59	<0.59	NL	NL
Methylene Chloride	(ug/l)	<0.43	<0.43	<0.43	<0.43	<0.43	<0.43	<0.43	5	0.5
Methyl-tertiary-butyl ether	(ug/l)	<0.61	<0.61	<0.61	<0.61	2.4	<0.61	<0.61	60	12
Naphthalene	(ug/l)	<0.74	0.79 Q	1.1 Q	<0.74	<0.74	<0.74	<0.74	40	8
n-Butylbenzene	(ug/l)	<0.93	<0.93	<0.93	<0.93	<0.93	<0.93	<0.93	NL	NL
n-Propylbenzene	(ug/l)	1.4 Q	1.6 Q	<0.81	<0.81	<0.81	<0.81	<0.81	NL	NL
p-Isopropyltoluene	(ug/l)	<0.67	<0.67	19	1.7 Q	<0.67	<0.67	<0.67	NL	NL
sec-Butylbenzene	(ug/l)	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	NL	NL
Styrene	(ug/l)	<0.86	<0.86	<0.86	<0.86	<0.86	<0.86	<0.86	100	10
tert-Butylbenzene	(ug/l)	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	NL	NL
Tetrachloroethene	(ug/l)	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	5	0.5
Toluene	(ug/l)	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	1,000	200
trans 1,2-Dichloroethene	(ug/l)	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	100	20
trans 1,3-Dichloropropene	(ug/l)	<0.19	<0.19	<0.19	<0.19	<0.19	<0.19	<0.19	0.2	0.02
Trichloroethene	(ug/l)	<0.48	<0.48	<0.48	<0.48	<0.48	<0.48	<0.48	5	0.5
Vinyl Chloride	(ug/l)	<0.18	<0.18	1.6	1.3	<0.18	<0.18	<0.18	0.2	0.02
Xylenes	(ug/l)	<2.63	<2.63	<2.63	<2.63	<2.63	<2.63	<2.63	10,000	1,000

Notes:
ES = WAC Chapter NR 140 Public Health Groundwater Quality Enforcement Standard established March 2000
PAL = WAC Chapter NR 140 Public Health Groundwater Quality Preventive Action Limit established March 2000
NR 140 ES Exceedance Noted By: **131**
(j) = Detected at concentration between the limit of detection and the limit of quantification.
-- = not analyzed; < = analyte not detected above method detection limit; NL = PAL or ES not specified in WAC NR 140

Table 2B
Groundwater Analytical Results
(Metals and PAHs)
Village of Ashwaubenon
Former Game World Structure
811 Pilgrim Way
Green Bay, Wisconsin

Sample No.		GW-SB1	GW-SB1	GW-SB4	GWSB2	GW-SB2R	GWSB5	ES	PAL
Sample Date		W060822	D060822	W060821	W060825	W061024	W060825		
		8/22/2006	8/22/2006	8/21/2006	8/25/2006	10/24/2006	8/25/2006		
Metals									
Cadmium	(ug/l)	<0.40	<0.40	<0.40	<0.40	NA	<0.40	5	0.5
Chromium	(ug/l)	<0.40	0.42	<0.40	1.4	NA	1.1	100	10
Lead	(ug/l)	<0.40	<0.40	<0.40	1.6	<0.049	1.8	15	1.5

Sample No.		GW-SB1	GW-SB1	GW-SB4	GWSB2	GW-SB2R	GWSB5	ES	PAL
Sample Date		W060822	D060822	W060821	W060825	W061024	W060825		
		8/22/2006	8/22/2006	8/21/2006	8/25/2006	10/24/2006	8/25/2006		
PAH									
Acenaphthene	(µg/l)	<0.033	<0.019	0.019	0.013 Q	<0.0086	<0.0083	-	-
Acenaphthylene	(µg/l)	<0.032	<0.019	<0.0088	0.013 Q	<0.0086	<0.0083	-	-
Anthracene	(µg/l)	<0.046	<0.027	<0.013	0.021 Q	0.012 Q	<0.012	3000	600
Benzo(a)anthracene	(µg/l)	<0.062	0.038 Q	<0.017	0.064	<0.017	<0.016	-	-
Benzo(a)Pyrene	(µg/l)	<0.073	0.045 Q	<0.020	0.11	<0.019	<0.019	0.2	0.02
Benzo(b)Fluoranthene	(µg/l)	<0.063	0.042 Q	<0.017	0.11	<0.017	0.019 Q	0.2	0.02
Benzo(ghi)Perylene	(µg/l)	<0.077	<0.045	<0.021	0.096	<0.020	0.027 Q	-	-
Benzo(k)fluoranthene	(µg/l)	<0.077	<0.046	<0.021	0.092	<0.020	<0.020	-	-
Chrysene	(µg/l)	<0.076	0.051 Q	<0.021	0.081	<0.020	0.02 Q	0.2	0.02
Dibenzo(a,h)Anthracene	(µg/l)	<0.075	<0.044	<0.020	0.021 Q	<0.020	<0.019	-	-
Fluoranthene	(µg/l)	0.1 Q	0.1 Q	<0.017	0.15	<0.016	0.038 Q	400	80
Fluorene	(µg/l)	<0.036	<0.021	<0.0098	0.017 Q	0.017 Q	<0.0092	400	80
Indeno(1,2,3-cd)pyrene	(µg/l)	<0.075	<0.044	<0.02	0.073	<0.020	<0.019	-	-
1-Methyl Naphthalene	(µg/l)	<0.041	<0.024	<0.011	0.079	0.054	0.014 Q	-	-
2-Methyl Naphthalene	(µg/l)	0.048 Q	0.03	<0.012	0.097	0.11	0.014 Q	-	-
Naphthalene	(µg/l)	0.87	0.82	0.063	0.12	0.082	0.03 Q	40	8
Phenanthrene	(µg/l)	<0.045	0.04 Q	<0.012	0.081	0.087	0.025 Q	-	-
Pyrene	(µg/l)	0.097 Q	0.096 Q	<0.016	0.13	<0.015	0.037 Q	250	50

Notes:

NA = Not Analyzed

ES = NR 140 Enforcement Standard (March 2000)

PAL = NR 140 Preventive Action Limit (March 2000)

15 NR 140 Preventive Action Limit Exceedance

Q = Analyte detected between the limit of detection and limit of quantification

○ Lost Well

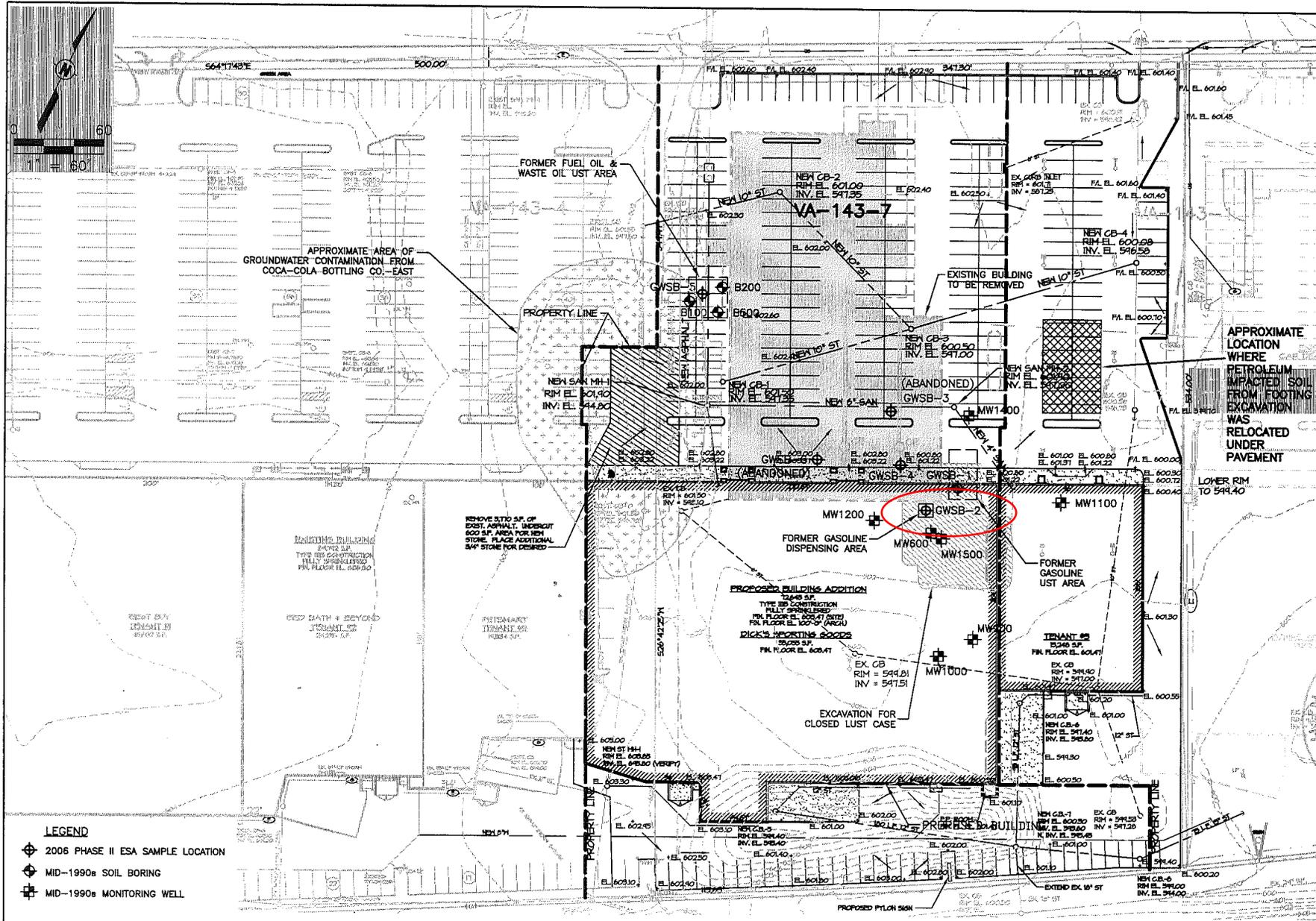
IMPROPERLY ABANDONED MONITORING WELL

SOURCE PROPERTY



STS CONSULTANTS
1035 Kepler Drive
Green Bay, Wisconsin
920-468-1978
www.stsconsultants.com
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X:\PROJECTS\429791\Fig_2\429791_VF_Sample_Location_Diagram_Fig2_PHASE II.dwg: 7/13/2010 3:47:41 PM: CALWAY, JIM L



SAMPLE LOCATION DIAGRAM
FORMER GAME WORLD SITE
811 PILGRIM WAY
ASHWAUBANON, WISCONSIN



Drawn: ALB 10/16/2006
Checked: RSR 10/16/2006
Approved: RSR 10/16/2006

PROJECT NUMBER 4-29791XF

FIGURE NUMBER 3

- LEGEND**
- ⊕ 2006 PHASE II ESA SAMPLE LOCATION
 - ⊕ MID-1990s SOIL BORING
 - ⊕ MID-1990s MONITORING WELL

NOTE: FIGURE MODIFIED FROM BASE MAP PROVIDED BY PILGRIM INVESTORS, LLC.

IMPROPERLY ABANDONED MONITORING WELL

SOURCE PROPERTY

MONITORING WELL CONSTRUCTION
Form 4400-113A Rev. 7-98

Route To: Watershed/Wastewater Remediation/Redevelopment Other

Facility/Project Name Village of Ashwaubenon Former Game World	Local Grid Location of Well ft. <input type="checkbox"/> N. <input type="checkbox"/> S. <input type="checkbox"/> E. <input type="checkbox"/> W.	Well Name GW-SB2
Facility License, Permit or Monitoring No.	Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Well Location <input type="checkbox"/>	Wis. Unique Well No. DNR Well Number
Facility ID	Lat. _____ Long. _____ or St. Plane _____ ft. N, _____ ft. E. S/C/N	Date Well Installed 08/21/2006
Type of Well	Section Location of Waste/Source _____ 1/4 of _____ 1/4 of Sec. _____, T. _____ N, R. _____ <input type="checkbox"/> E <input type="checkbox"/> W	Well Installed By: (Person's Name and Firm) T. Parkinson
Well Code 11/mw	Location of Well Relative to Waste/Source u <input checked="" type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known	Gov. Lot Number
Distance from Waste/Source ft.	Enf. Stds. Apply <input type="checkbox"/>	

- A. Protective pipe, top elevation _____ ft. MSL
- B. Well casing, top elevation _____ 101.50 ft. MSL
- C. Land surface elevation _____ ft. MSL
- D. Surface seal, bottom _____ ft. MSL or _____ ft.

12. USCS classification of soil near screen:
 GP GM GC GW SW SP
 SM SC ML MH CL CH
 Bedrock

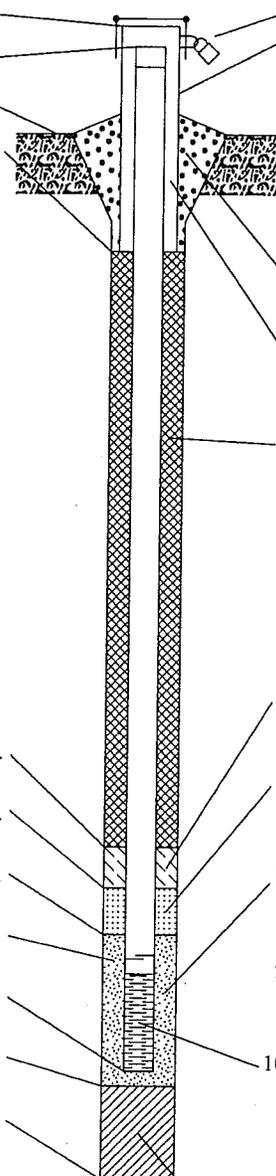
13. Sieve analysis attached? Yes No

14. Drilling method used: Rotary 5 0
 Hollow Stem Auger 4 1
 _____ Other

15. Drilling fluid used: Water 0 2 Air 0 1
 Drilling Mud 0 3 None 9 9

16. Drilling additives used? Yes No
 Describe _____

17. Source of water (attach analysis, if required):



- 1. Cap and lock? Yes No
- 2. Protective cover pipe:
 - a. Inside diameter: _____ in.
 - b. Length: _____ ft.
 - c. Material: Steel 0 4
Other
 - d. Additional protection? Yes No
If yes, describe: _____
- 3. Surface seal: Bentonite 3 0
Concrete 0 1
Other
- 4. Material between well casing and protective pipe: Bentonite 3 0
Other
- 5. Annular space seal:
 - a. Granular/Chipped Bentonite 3 3
 - b. _____ Lbs/gal mud weight . . . Bentonite-sand slurry 3 5
 - c. _____ Lbs/gal mud weight . . . Bentonite slurry 3 1
 - d. _____ % Bentonite . . . Bentonite-cement grout 5 0
 - e. _____ Ft³ volume added for any of the above
 - f. How installed: Tremie 0 1
Tremie pumped 0 2
Gravity 0 8
- 6. Bentonite seal:
 - a. Bentonite granules 3 3
 - b. 1/4 in. 3/8 in. 1/2 in. Bentonite chips 3 2
 - c. _____ Other
- 7. Fine sand material: Manufacturer, product name & mesh size
 a. _____
 b. Volume added _____ 21 ft³
- 8. Filter pack material: Manufacturer, product name & mesh size
 a. _____
 b. Volume added _____ 21 ft³
- 9. Well casing: Flush threaded PVC schedule 40 2 3
 Flush threaded PVC schedule 80 2 4
 _____ Other
- 10. Screen material: PVC
 a. Screen Type: Factory cut 1 1
 Continuous slot 0 1
 _____ Other
- b. Manufacturer Crestline
 c. Slot size: 0.006 in.
 d. Slotted length: 10.0 ft.
- 11. Backfill material (below filter pack): None 1 4
 Other

- E. Bentonite seal, top _____ ft. MSL or _____ 1.0 ft.
- F. Fine sand, top _____ ft. MSL or _____ 2.5 ft.
- G. Filter pack, top _____ ft. MSL or _____ 2.5 ft.
- H. Screen joint, top _____ ft. MSL or _____ 3.5 ft.
- I. Well bottom _____ ft. MSL or _____ 13.5 ft.
- J. Filter pack, bottom _____ ft. MSL or _____ 13.5 ft.
- K. Borehole, bottom _____ ft. MSL or _____ 16.0 ft.
- L. Borehole, diameter _____ 2.0 in.
- M. O.D. well casing _____ 1.25 in.
- N. I.D. well casing _____ 1.00 in.

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature *Rosetta Mott* Firm STS
 1035 Kepler Drive Green Bay, Wisconsin 54311
 Tel: 920-468-1978 Fax: 920-468-3312

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.