State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)

Form 4400-280 (R 7/12)

Source Property Information

CLOSURE DATE: Sep 30, 2013

BRRTS #: **02-05-551375** (No Dashes)

FID #: 405146500

ACTIVITY NAME: River Vision

DATCP #:

PROPERTY ADDRESS: 114, 115-2, 115-5 and 115-6 Pine St. & 315 and 325 N. Washington St.

PECFA#:

MUNICIPALITY: Green Bay

PARCEL ID #: 12-357, 12-358, 12-359, 12-360, 12-361 and 12-362

***WTM COORDINATES:**

X: **677756** Y: **451188**

** 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:

- [x] Groundwater Contamination > ES *(236)*
  - [x] Contamination in ROW
  - [ ] Off-Source Contamination

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

- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [x] Contamination in ROW
  - [ ] Off-Source Contamination

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

Continuing Obligations:

- [ ] N/A (*Not Applicable*)
- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*

  *(**note:** maintenance plan for groundwater or direct contact)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

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

Note: *Comments will not print out.*

Monitoring Wells:

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

(●) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

PLEASE ASSEMBLE IN THIS ORDER

GIS Registry Checklist

Form 4400-245 (R 8/11)

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 #: 02-05-551375 *(No Dashes)* PARCEL ID #: 12-357, 12-358, 12-359, 12-360, 12-361 and 12-362

ACTIVITY NAME: River Vision WTM COORDINATES: X: 677756 Y: 451188

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

- [x] **Closure Letter**
- [x] **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)
- [x] **Conditional Closure Letter**
- [ ] **Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- [x] **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:**
- [x] **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.

- [x] **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 & Local Topography**
- [x] **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 #: 2, 2 **Title: Site Layout, Site Layout with Soil Boring Locations**
- [x] **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 #: 5 **Title: Extent of Remaining Soil Contamination On Site**

BRRTS #: 02-05-551375 ACTIVITY NAME: River Vision

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 #: 6 **Title: Estimated Extent of Groundwater Contamination**

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

Figure #: 3 **Title: Monitoring Well Locations and Groundwater Contour Map (02-15-11)**

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 #: C1-3,1,2,6 **Title: Soil Analytical Results Summary**

☒ **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 #: 4a, 4b **Title: Groundwater Analytical Results, 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 #: 3 **Title: Water Level Data**

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 #: 02-05-551375 ACTIVITY NAME: River Vision

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.*

☐ **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:**

☒ **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

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2984 Shawano Avenue
Green Bay WI 54313-6727

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

WISCONSIN
DEPT. OF NATURAL RESOURCES

September 30, 2013

Mr. Kelly Denk
River Visions Partnership II, LLC
161 South 1st Street
Milwaukee, WI 53204

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations for River Vision
114, 115-2, 115-5, and 115-6 Pine St. and 315 and 325 N. Washington Street,
Green Bay, Wisconsin
WDNR BRRTS Activity #: 02-05-551375

Dear Mr. Denk:

The Department of Natural Resources (DNR) considers the River Vision site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region Closure Committee reviewed the request for closure on December 11, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on December 21, 2012, and documentation that the conditions in that letter were met was received on September 5, 2013. For residential property transactions, you are required to make disclosures under s. 709.02, Wis. Stats.

The Younkers Department Store was formerly located on this property. Currently, the property is being used as a children's museum and a restaurant. Future development activities, which are anticipated to include retail, office and residential space, will occur on the upper floors of the existing building. Soil and groundwater was found to be contaminated with lead, arsenic, benzene, tetrachloroethylene (PCE) and polynuclear aromatic hydrocarbons (PAHs). Contaminated soil was excavated. As a precautionary measure, a vapor barrier was placed below the building to alleviate the potential for vapor migration. The conditions of closure and continuing obligations required were based on the ground floor of the existing building being used for commercial purposes. Upper floors of the existing building are anticipated to be used for retail, office and residential purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.

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

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/topic/wells/documents/3300254.pdf or at the web address listed below for the GIS Registry.

All site information is also on file at the Northeast Region DNR office located at 2984 Shawano Avenue, Green Bay, Wisconsin. This letter and information that was submitted with your closure request application, including the maintenance plan and figure(s), will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement or a building foundation is required, as shown on the attached map (Figure 7 - Final Cap), unless prior written approval has been obtained from the DNR:

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

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan (Cap Maintenance Plan – November 2012) are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Kristin DuFresne
2984 Shawano Avenue
Green Bay, WI 54313

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)
Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on the attached map (Figure 6 – Estimated Extent of Groundwater Contamination). Affected right-of-way

holders were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you will need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains on the River Vision property as indicated on the attached map (Figure 5 – Extent of Remaining Soil Contamination On Site). If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

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

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)
The pavement or building foundation that exists in the location shown on the attached map (Figure 7 – Final Cap) shall be maintained in compliance with the attached maintenance plan (Cap Maintenance – November 2012) 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.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use in the ground floor of the existing building were to change, a residential exposure may apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The attached maintenance plan and inspection log (Cap Maintenance Plan – November 2012) are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation

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

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

General Wastewater Permits for Construction Related Dewatering Activities

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

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

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.

The DNR 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.

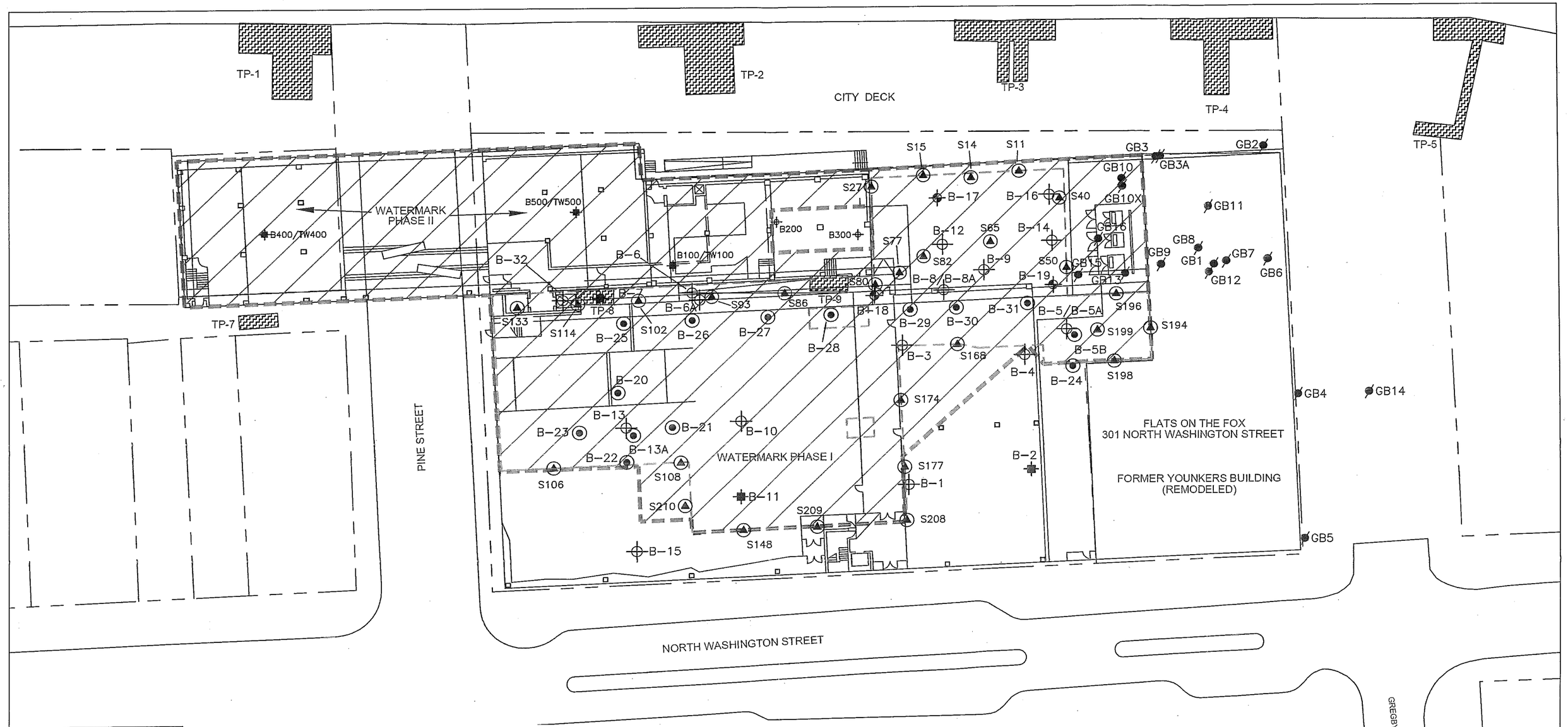
Sincerely,

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

Attachments:

- Figure 5 – Extent of Remaining Soil Contamination On Site
- Figure 6 – Estimated Extent of Groundwater Contamination
- Figure 7 – Final Cap
- Cap Maintenance Plan – November 2012
- Continuing Obligations for Environmental Protection, PUB RR 819

ec: Jeff Brand, Stantec



LEGEND

B-17	AECOM SOIL BORING/MONITORING WELL LOCATION	B100/TW100	STANTEC SOIL BORING/ TEMPORARY WELL LOCATION
B-2	AECOM SOIL BORING/TEMPORARY WELL LOCATION	B200	STANTEC SOIL BORING
B-1	AECOM SOIL BORING LOCATION	B-20	AECOM REMEDIATION PLANNING TEST PIT LOCATION
GB1	BT2 SOIL BORIING LOCATION COLLECTED AS PART OF INVESTIGATION AT FLATS ON THE FOX	TP-1	TEST PIT LOCATIONCOMPLETED BY STS (AECOM)
	APPROXIMATE PROPERTY LINE	S11	SOIL SAMPLE COLLECTED FOR FIELD SCREENING AND LAB ANALYSIS FROM SOIL EXCAVATION
	ESTIMATED EXTENT OF ON-SITE SOIL CONTAMINATION IN EXCESS OF RCLs OR SUGGESTED RCLs.		
	EXTENT OF REMEDIAL EXCAVATION		

SCALE IN FEET

20 0 20 40

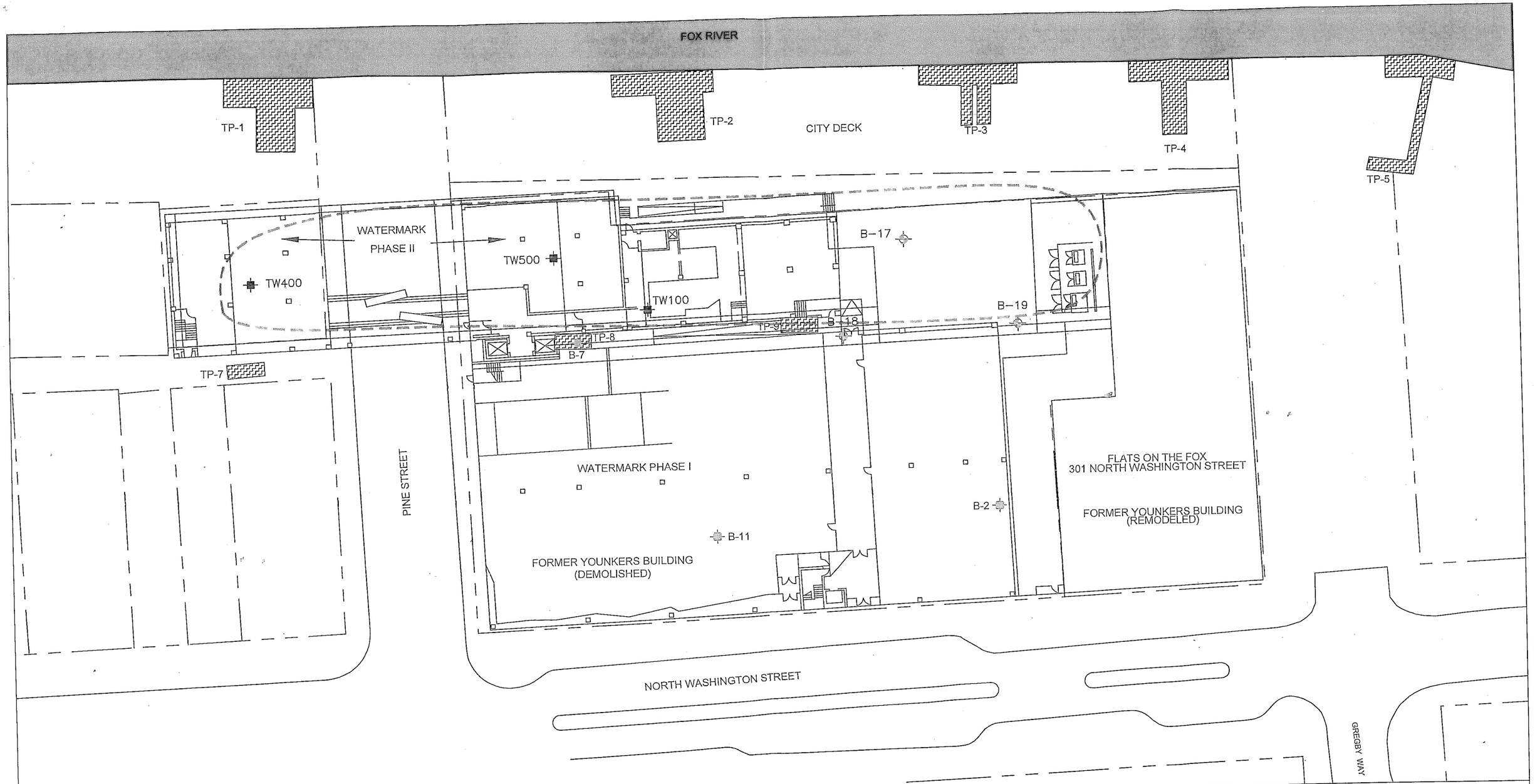
Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

EXTENT OF REMAINING SOIL CONTAMINATION ON SITE

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 09/09/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 5



LEGEND

TW100	TEMPORARY WELL LOCATION
B-17	FORMER MONITORING WELL LOCATION
B-7	FORMER TEMPORARY WELL LOCATION
	ESTIMATED EXTENT OF REMAINING GROUNDWATER CONTAMINATION
	APPROXIMATE PROPERTY LINE
TP-1	TEST PIT LOCATION COMPLETED BY STS (AECOM)

SCALE IN FEET

20 0 20 40

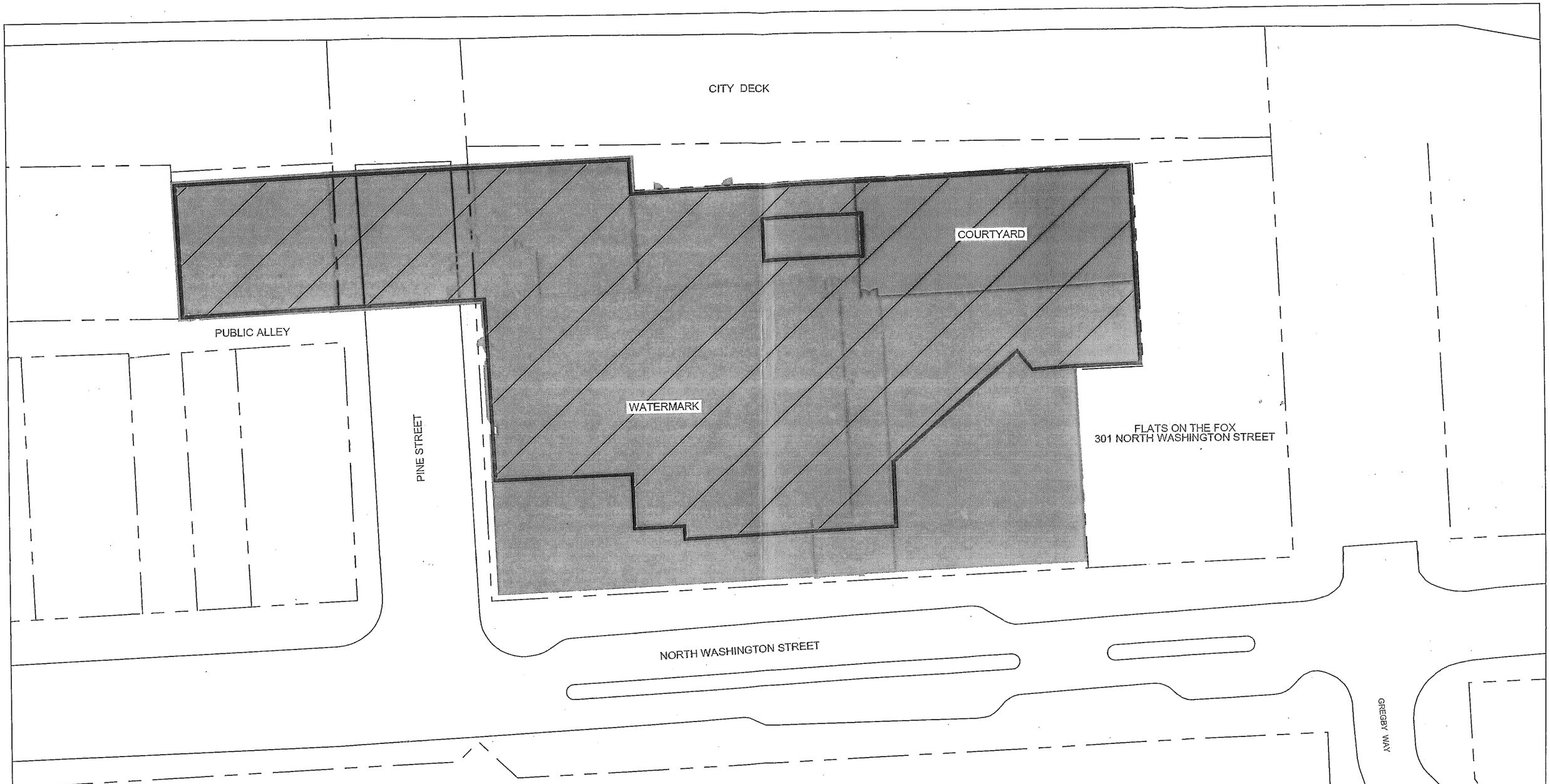
Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN MICHIGAN ILLINOIS IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 02/22/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 6



N

SCALE IN FEET

20 0 20 40

LEGEND

APPROXIMATE PROPERTY LINE

ESTIMATED EXTENT OF SOIL CONTAMINATION IN EXCESS OF RCLs OR SUGGESTED RCLs.

FINAL STRUCTURAL CAP – WATERMARK BUILDINGS

FINAL PAVED CAP – CONCRETE COURTYARD

Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN MICHIGAN ILLINOIS IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

FINAL CAP

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 09/09/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 7

Cap Maintenance Plan

November 2012

Site Names and Addresses:

River Vision Partnership II, LLC WaterMark Redevelopment Site - formerly 301 North Washington Street, Green Bay, Wisconsin. The Site has been assigned new addresses and is currently known as 114, 115-2, 115-5, and 115-6 Pine Street and 315 and 325 North Washington Street, Green Bay, WI.

WDNR BRRTS Activity No.:

- BRRTS #02-05-551375

Introduction

This document is the Maintenance Plan for the final cap at the River Vision Partnership II, LLC WaterMark Redevelopment Site at the above referenced addresses in accordance with the requirements of s. NR724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap occupying the area over contaminated soil and groundwater plume on-site.

More site-specific information about this property may be found in any of the following:

- The case file in Wisconsin Department of Natural Resources (WDNR) northeast regional office;
- BRRTS on the Web (WDNR's internet based data base of contaminated sites): http://dnr.wi.gov/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2; and
- The DNR project manager for the City of Green Bay, Brown County.

Description of Contamination

A site-wide final cap is required to be maintained over remaining residual RCRA metals and/or PAHs in the soil and/or groundwater which may pose a potential direct contact concern. A Site map depicting the areas of remaining contamination are included in Exhibit A.

Description of Cap to be Maintained

The final cap consists of a minimum of two feet of sand overlain by an impermeable surface such as asphalt, concrete, or building foundations. The cap exists across the entire River Vision Partnership II, LLC WaterMark Redevelopment property as shown on the attached figure in exhibit B. The final cap serves as a barrier to prevent direct human contact with the soil contamination that might otherwise pose a threat to human health. The final cap also acts as a partial barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch.NR140 Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed. The final cap is currently in place.

Annual Inspection

The final cap overlying the contaminated soil and groundwater plume and as depicted in Exhibit B will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, erosion, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner(s) or their designated representative(s). 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 and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner(s) and is included as Exhibit C, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address(es) of the property owner(s) and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

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 or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the final cap 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 final cap, 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.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

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. Prior to performing any of the activities, notification will be submitted to the Wisconsin Department of Natural Resources (WDNR) Remediation and Redevelopment Office at 2984 Shawano Avenue, Green Bay, Wisconsin 54313-6727.

Amendment or Withdrawal of Maintenance Plan

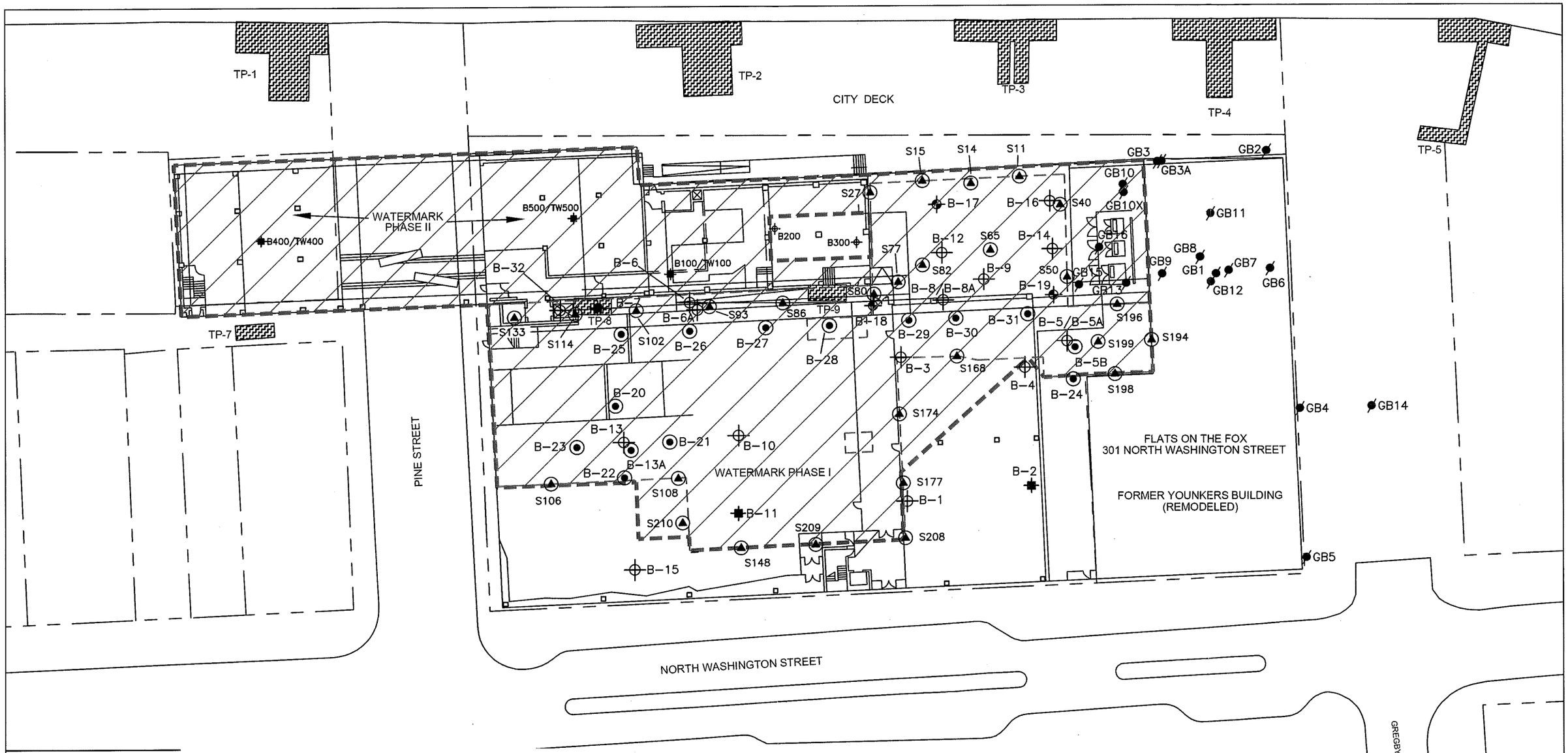
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information (October 2012)

Site Owner and Operator:	Kelly Denk River Vision Partnership II, LLC 161 South First Street Milwaukee, Wisconsin 53204 414-292-3707
Consultant:	Stantec Lynelle Caine, Project Manager 210 South Highway 141 Crivitz, Wisconsin 54114 715-854-3360
WDNR:	Kristin DuFresne Wisconsin Department of Natural Resources 2984 Shawano Avenue Green Bay, WI 54313 920-662-5443

Exhibit A

Remaining Contamination



LEGEND

B-17	AECOM SOIL BORING/MONITORING WELL LOCATION
B-2	AECOM SOIL BORING/TEMPORARY WELL LOCATION
B-1	AECOM SOIL BORING LOCATION
GB1	BT2 SOIL BORIING LOCATION COLLECTED AS PART OF INVESTIGATION AT FLATS ON THE FOX
	APPROXIMATE PROPERTY LINE
	ESTIMATED EXTENT OF ON-SITE SOIL CONTAMINATION IN EXCESS OF RCLs OR SUGGESTED RCLs.
	EXTENT OF REMEDIAL EXCAVATION
B100/TW100	STANTEC SOIL BORING/ TEMPORARY WELL LOCATION
B200	STANTEC SOIL BORING
B-20	AECOM REMEDIATION PLANNING TEST PIT LOCATION
TP-1	TEST PIT LOCATIONCOMPLETED BY STS (AECOM)
S11	SOIL SAMPLE COLLECTED FOR FIELD SCREENING AND LAB ANALYSIS FROM SOIL EXCAVATION

N

SCALE IN FEET

20 0 20 40

Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

EXTENT OF REMAINING SOIL CONTAMINATION ON SITE

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 09/09/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 5

FOX RIVER

TP-1

TP-2

CITY DECK

TP-3

TP-4

TP-5

WATERMARK PHASE II

TW400

TW500

TW100

B-17

B-19

B-18

TP-9

TP-8

B-7

TP-7

PINE STREET

WATERMARK PHASE I

FORMER YOUNKERS BUILDING (DEMOLISHED)

B-11

B-2

FLATS ON THE FOX
301 NORTH WASHINGTON STREET

FORMER YOUNKERS BUILDING (REMODELED)

NORTH WASHINGTON STREET

GREGBY WAY

N

SCALE IN FEET

20 0 20 40

LEGEND

TW100	TEMPORARY WELL LOCATION
B-17	FORMER MONITORING WELL LOCATION
B-7	FORMER TEMPORARY WELL LOCATION
	ESTIMATED EXTENT OF REMAINING GROUNDWATER CONTAMINATION
	APPROXIMATE PROPERTY LINE
TP-1	TEST PIT LOCATION COMPLETED BY STS (AECOM)

Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

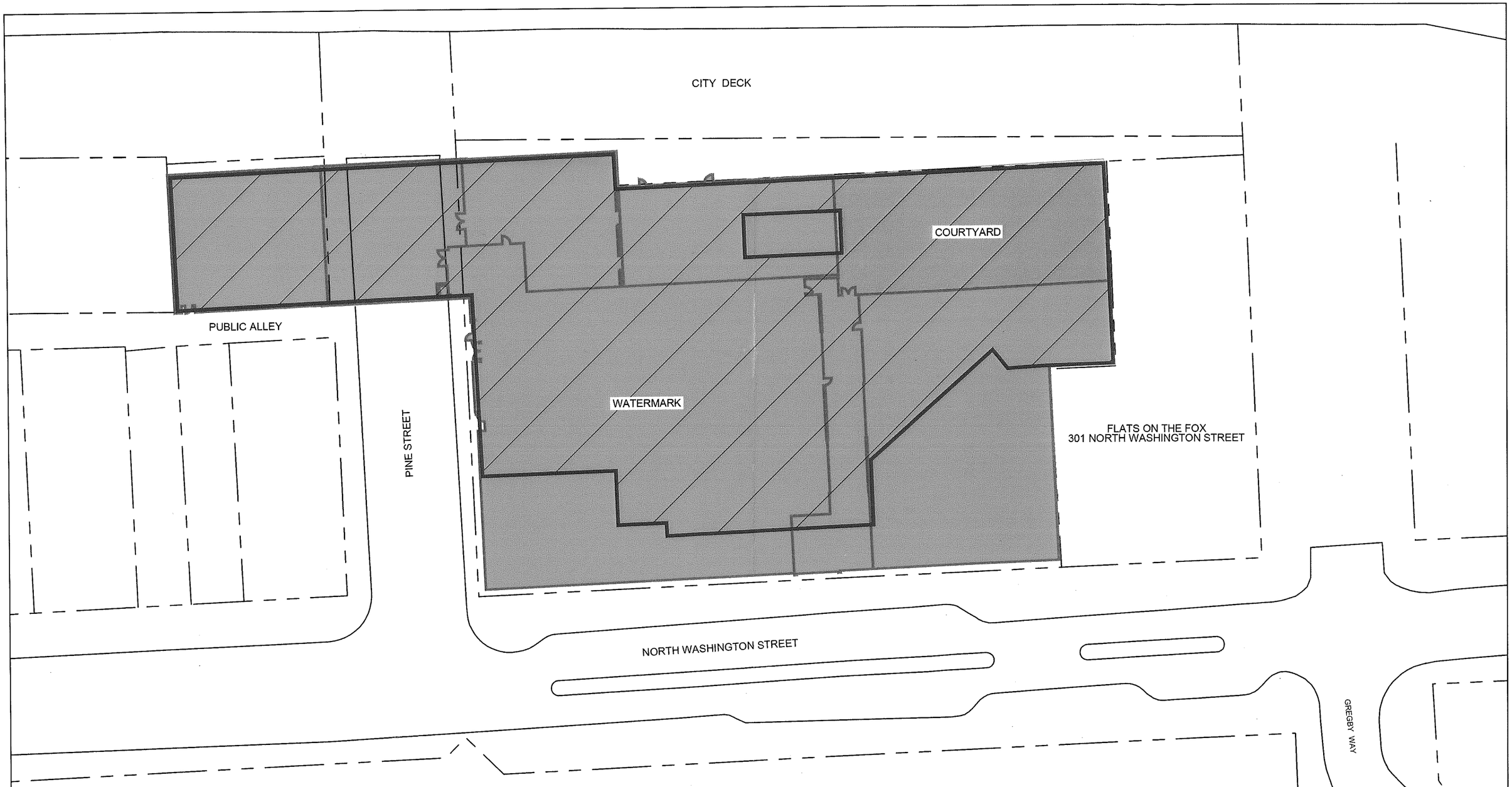
ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 02/22/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 6

Exhibit B

Cap Location



N

SCALE IN FEET

20 0 20 40

LEGEND

APPROXIMATE PROPERTY LINE

ESTIMATED EXTENT OF SOIL CONTAMINATION IN EXCESS OF RCLs OR SUGGESTED RCLs.

FINAL STRUCTURAL CAP – WATERMARK BUILDINGS

FINAL PAVED CAP – CONCRETE COURTYARD

Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

FINAL CAP

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 09/09/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 7

Exhibit C

Cap Inspection Log

BARRIER INSPECTION and MAINTENANCE LOG

River Visions WaterMark Redevelopment - BRRTS# 02-05-551375

Area of Inspection (check One):	[ ] - 114 Pine Street	[ ] - 115-2 Pine Street	[ ] -115-5 Pine Street	[ ] - 115-6 Pine Street	[ ] - 315 N. Wash Street	[ ] - 325 N. Wash Street
Inspection Date:						
Inspector:						
Condition of Cap:						
Recommendations:						
Has recommended maintenance from previous inspection been implemented?						

Area of Inspection (check One):	[ ] - 114 Pine Street	[ ] - 115-2 Pine Street	[ ] -115-5 Pine Street	[ ] - 115-6 Pine Street	[ ] - 315 N. Wash Street	[ ] - 325 N. Wash Street
Inspection Date:						
Inspector:						
Condition of Cap:						
Recommendations:						
Has recommended maintenance from previous inspection been implemented?						

Area of Inspection (check One):	[ ] - 114 Pine Street	[ ] - 115-2 Pine Street	[ ] -115-5 Pine Street	[ ] - 115-6 Pine Street	[ ] - 315 N. Wash Street	[ ] - 325 N. Wash Street
Inspection Date:						
Inspector:						
Condition of Cap:						
Recommendations:						
Has recommended maintenance from previous inspection been implemented?						

BARRIER INSPECTION and MAINTENANCE LOG

River Visions WaterMark Redevelopment - BRRTS# 02-05-551375

Area of Inspection (check One):	[ ] - 114 Pine Street	[ ] - 115-2 Pine Street	[ ] -115-5 Pine Street	[ ] - 115-6 Pine Street	[ ] - 315 N. Wash Street	[ ] - 325 N. Wash Street
Inspection Date:						
Inspector:						
Condition of Cap:						
Recommendations:						
Has recommended maintenance from previous inspection been implemented?						

Area of Inspection (check One):	[ ] - 114 Pine Street	[ ] - 115-2 Pine Street	[ ] -115-5 Pine Street	[ ] - 115-6 Pine Street	[ ] - 315 N. Wash Street	[ ] - 325 N. Wash Street
Inspection Date:						
Inspector:						
Condition of Cap:						
Recommendations:						
Has recommended maintenance from previous inspection been implemented?						

Area of Inspection (check One):	[ ] - 114 Pine Street	[ ] - 115-2 Pine Street	[ ] -115-5 Pine Street	[ ] - 115-6 Pine Street	[ ] - 315 N. Wash Street	[ ] - 325 N. Wash Street
Inspection Date:						
Inspector:						
Condition of Cap:						
Recommendations:						
Has recommended maintenance from previous inspection been implemented?						

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2984 Shawano Avenue
Green Bay WI 54313-6727

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

WISCONSIN
DEPT. OF NATURAL RESOURCES

December 21, 2012

Mr. Kelly Denk
River Visions Partnership II, LLC
161 South 1st Street
Milwaukee, WI 53204

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
River Vision 114, 115-2, 115-5, 115-6 Pine Street, 315 and 325 North Washington Street, Green Bay, Wisconsin
WDNR BRRTS Activity # 02-05-551375

Dear Mr. Denk:

On December 11, 2012, the Department of Natural Resources (Department) 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 petroleum, chlorinated solvent and metals contamination on the site, mainly from contaminated soil fill, appears to have been investigated and remediated 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 and the soil GIS registry. In order to complete the GIS registry process for the River Vision site, please provide the Department with the information highlighted on the attached forms.

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's Remediation and Redevelopment GIS Registry. 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://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2.

As part of the approval of the closure of this case, you will be responsible for the following continuing obligations:

- Groundwater contamination above ch. NR 140 enforcement standards.
- Residual soil contamination that must be properly managed should it be excavated or removed.
- Proper filling and sealing of lost monitoring wells, if they are found.
- Annual inspections of the existing cap. Documentation of the inspections will be required to be kept on site.

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
Remediation & Redevelopment Program

Enclosure

cc: Jeff Brand, Stantec
954 Circle Drive, Green Bay, WI 54304

State Bar of Wisconsin Form 3-2003

QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between **River Vision Partnership, LLC**

("Grantor," whether one or more), and **River Vision Partnership II, LLC**

("Grantee," whether one or more).
Grantor quit claims 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):

See Attached Addendum A

Recording Area

Name and Return Address
Kelly Denk
161 S. First Street, Suite 400
Milwaukee, WI 53204

12-1 and 12-14-B
Parcel Identification Number (PIN)

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

Dated **March 31, 2011**

River Vision Partnership, LLC

(SEAL) (SEAL)

* *Kelly Denk, Member

(SEAL) (SEAL)

* *

AUTHENTICATION

Signature(s)

authenticated on

*

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

THIS INSTRUMENT DRAFTED BY:
Rebecca H. Mitich
Whyte Hirschboeck Dudek S.C.

ACKNOWLEDGMENT

STATE OF **Wisconsin**)
) ss.
Milwaukee COUNTY)

Personally came before me on **March 31, 2011**, the above-named **Kelly Denk, Member of River Vision Partnership, LLC** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Deborah A Hall
Notary Public, State of **Wisconsin**
My commission (is permanent) (expires: 1/29/2012)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

©2003 STATE BAR OF WISCONSIN

*Type name below signatures.

INFO-PRO™ Legal Forms • (800)655-2021 • infoproforms.com

ADDENDUM A - LEGAL DESCRIPTION

Lots 2 and 3, Volume 52 Certified Survey Map, Page 285, Map Number 7657, Document Number 2311230, said map being part of Lot 1 and Outlot 1 of Volume 8 Certified Survey Maps, Page 405, Map Number 2012 and part of Lots 1, 2, 3, 4, 5 and 6, Plat of Navarino and the vacated portion of Washington Street and the vacated portion of Washington Way (Document Number 2186794) and the vacated portion of Milwaukee, Saint Paul and Pacific Railroad right of way (Document Number 2105014) all in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

Tax Parcel Numbers: 12-1 (North Washington Street) (Lot 2) and 12-14-B (Pine Street) (Lot 3)
Street Address: North Washington Street / Pine Street

River Vision Partnership II, LLC
161 South First Street
Milwaukee, WI 53204

August 6, 2012

RE: Legal Descriptions for GIS Registry, River Vision Partnership II, LLC WaterMark Redevelopment Site, Green Bay, Wisconsin; BRRTS #02-05-551375

To whom it may concern:

The legal description attached to this letter for the River Vision Partnership II, LLC WaterMark Redevelopment Site is accurate.

Please note that The City of Green Bay changed the Parcel Identification Numbers and addresses that were previously assigned to the site.

The previous Parcel Identification Numbers and addresses were:

Previous Parcel Identification Number (PIN)	**Previous Address**
12-1	N. Washington Street, Lot 2, Green Bay, WI 54301
12-14-B	Pine Street, Lot 3, Green Bay, WI 54301

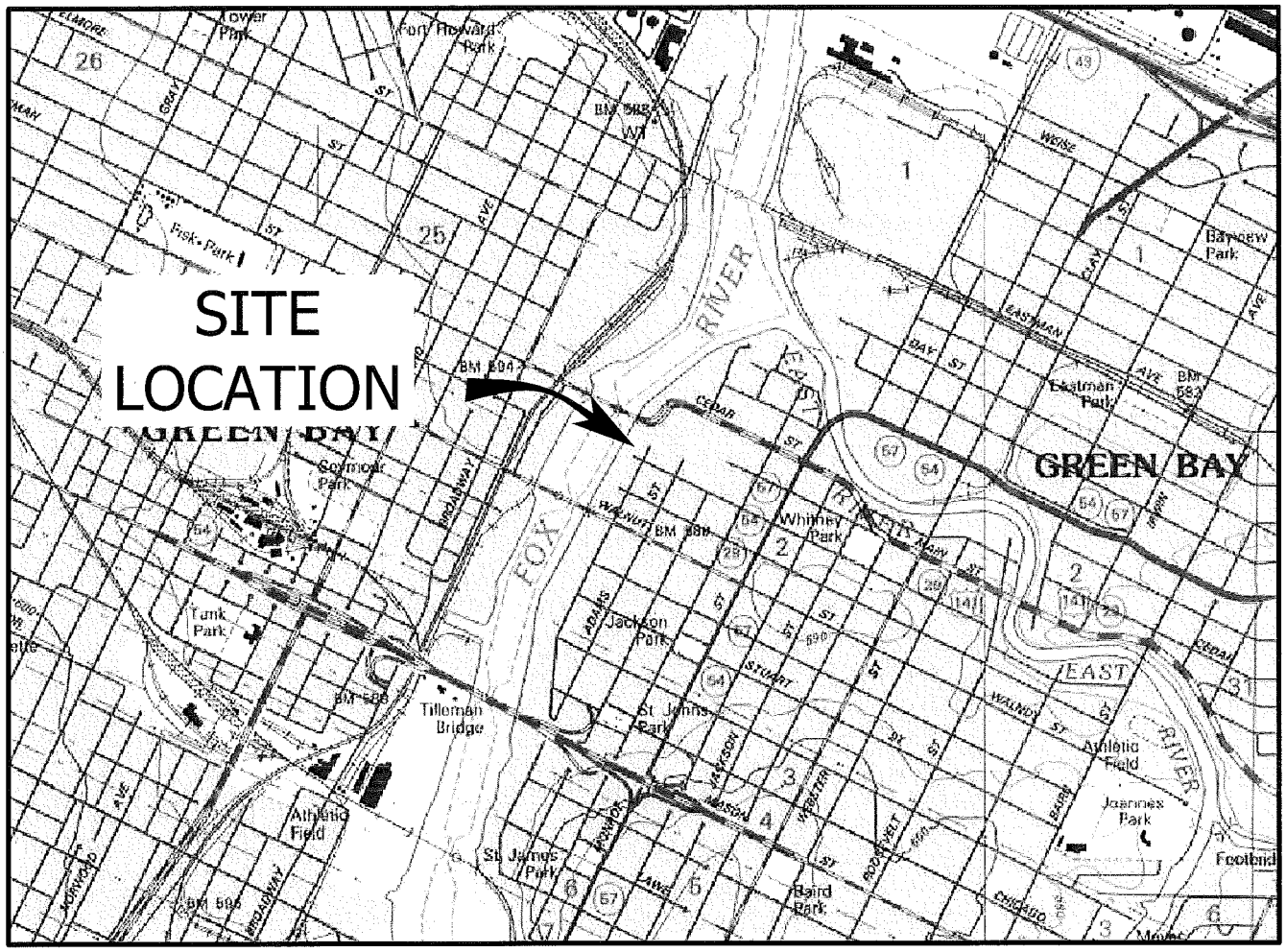
The current Parcel Identification Numbers and corresponding addresses are:

Current Parcel Identification Number (PIN)	**Current Address**
12-357	114 Pine Street, Green Bay, WI 54301
12-358	115-2 Pine Street, Green Bay, WI 54301
12-359	325 N. Washington Street, Green Bay, WI 54301
12-360	315 N. Washington Street, Green Bay, WI 54301
12-361	115-5 Pine Street, Green Bay, WI 54301
12-362	115-6 Pine Street, Green Bay, WI 54301

Thank you.

Sincerely,

Kelly Denk
Member
River Vision Partnership II, LLC



SCALE IN FEET

1" = 2000'

0 1000 2000 3000 4000 5000 6000 7000 8000

N

CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, GREEN BAY WEST, WISCONSIN, 1992 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)

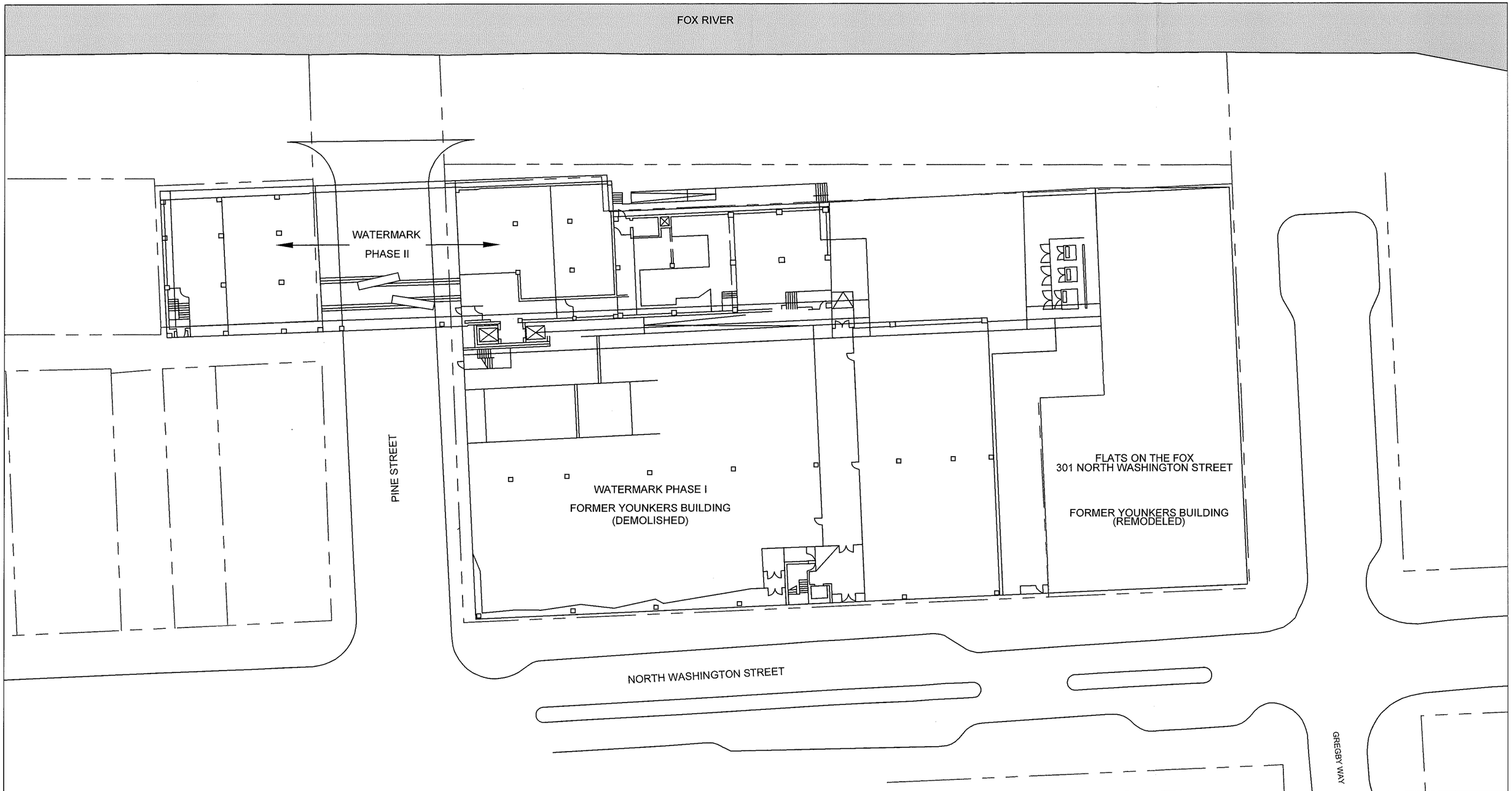
Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

SITE LOCATION & LOCAL TOPOGRAPHY

RIVER VISION'S PARTNERSHIP, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 02/14/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 1



N

SCALE IN FEET

20 0 20 40

LEGEND

APPROXIMATE PROPERTY LINE

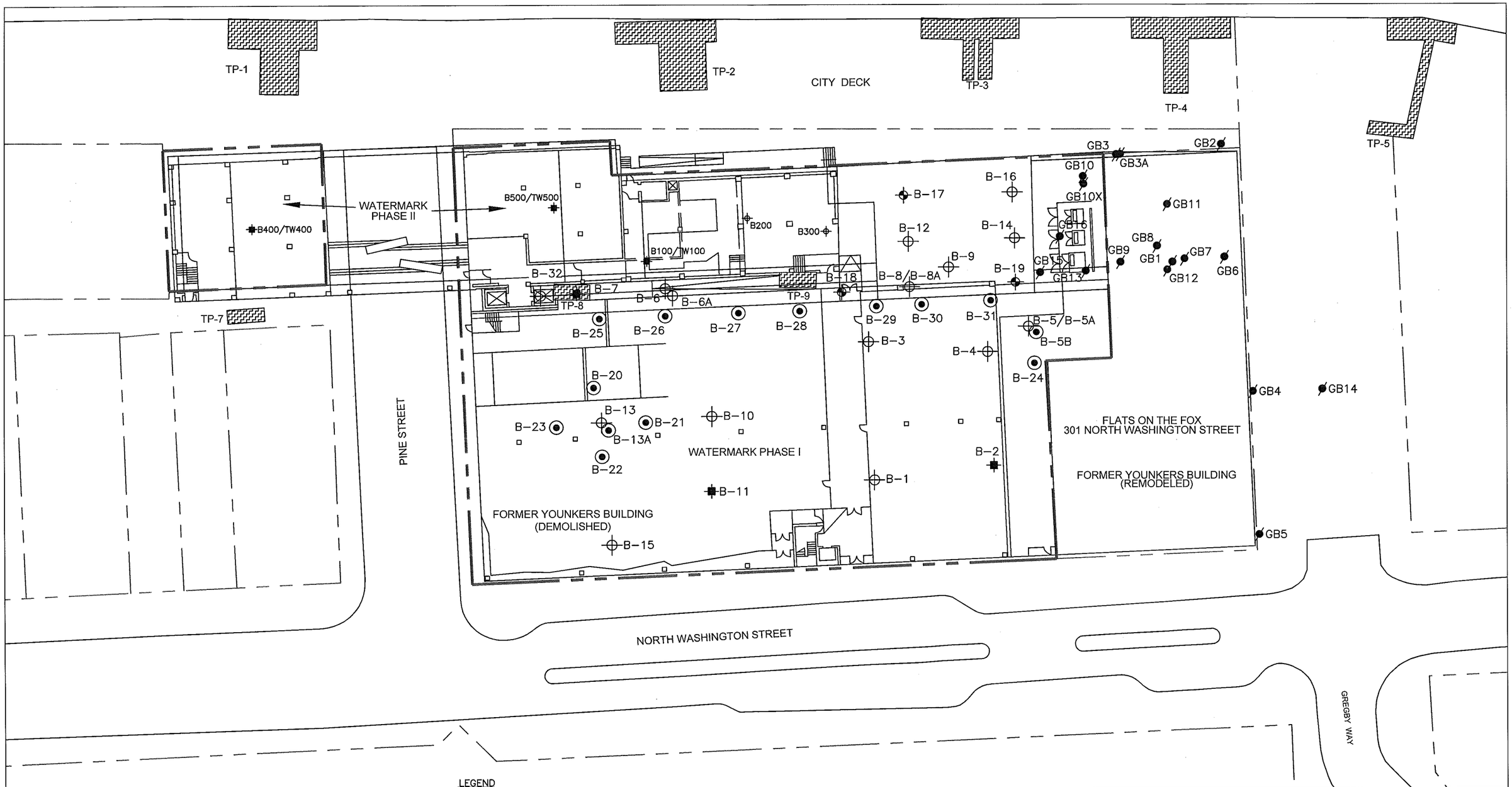
Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

SITE LAYOUT

RIVER VISION'S PARTNERSHIP, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 02/22/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 2



LEGEND

B-17	AECOM SOIL BORING/MONITORING WELL LOCATION	B100/TW100	STANTEC SOIL BORING/ TEMPORARY WELL LOCATION
B-2	AECOM SOIL BORING/TEMPORARY WELL LOCATION	B200	STANTEC SOIL BORING
B-1	AECOM SOIL BORING LOCATION	B-20	AECOM REMEDIATION PLANNING TEST PIT LOCATION
GB1	BT2 SOIL BORIING LOCATION COMPLETED AS PART OF INVESTIGATION AT FLATS ON FOX	TP-1	TEST PIT LOCATION COMPLETED BY STS (AECOM)
	APPROXIMATE PROPERTY LINE		
	APPROXIMATE WATERMARK PROPERTY LINE		

SCALE IN FEET

20 0 20 40

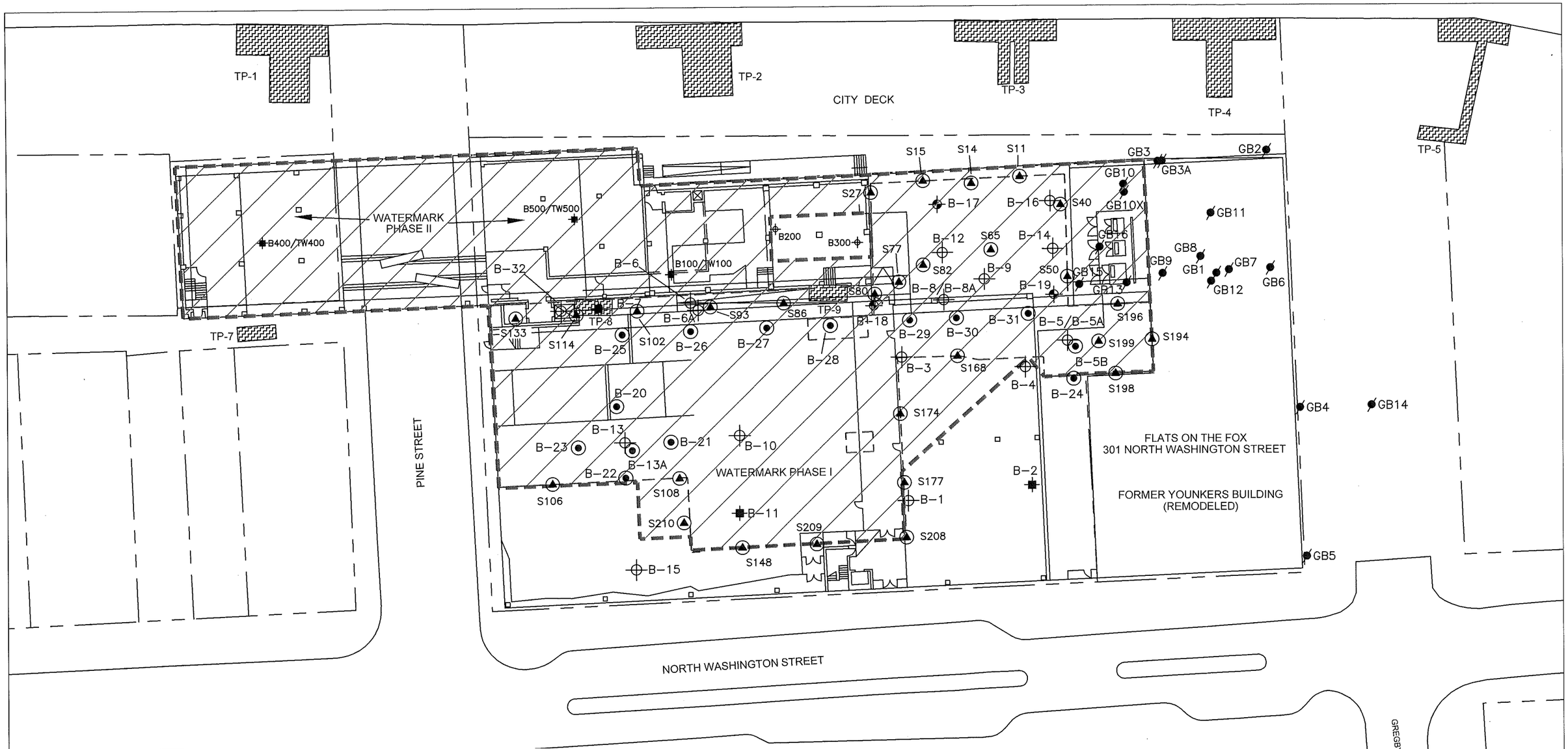
Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

SITE LAYOUT WITH SOIL BORING LOCATIONS

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 01/21/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 2



LEGEND

B-17	AECOM SOIL BORING/MONITORING WELL LOCATION	B100/TW100	STANTEC SOIL BORING/ TEMPORARY WELL LOCATION
B-2	AECOM SOIL BORING/TEMPORARY WELL LOCATION	B200	STANTEC SOIL BORING
B-1	AECOM SOIL BORING LOCATION	B-20	AECOM REMEDIATION PLANNING TEST PIT LOCATION
GB1	BT2 SOIL BORIING LOCATION COLLECTED AS PART OF INVESTIGATION AT FLATS ON THE FOX	TP-1	TEST PIT LOCATIONCOMPLETED BY STS (AECOM)
	APPROXIMATE PROPERTY LINE	S11	SOIL SAMPLE COLLECTED FOR FIELD SCREENING AND LAB ANALYSIS FROM SOIL EXCAVATION
	ESTIMATED EXTENT OF ON-SITE SOIL CONTAMINATION IN EXCESS OF RCLs OR SUGGESTED RCLs.		
	EXTENT OF REMEDIAL EXCAVATION		

N

SCALE IN FEET

20 0 20 40

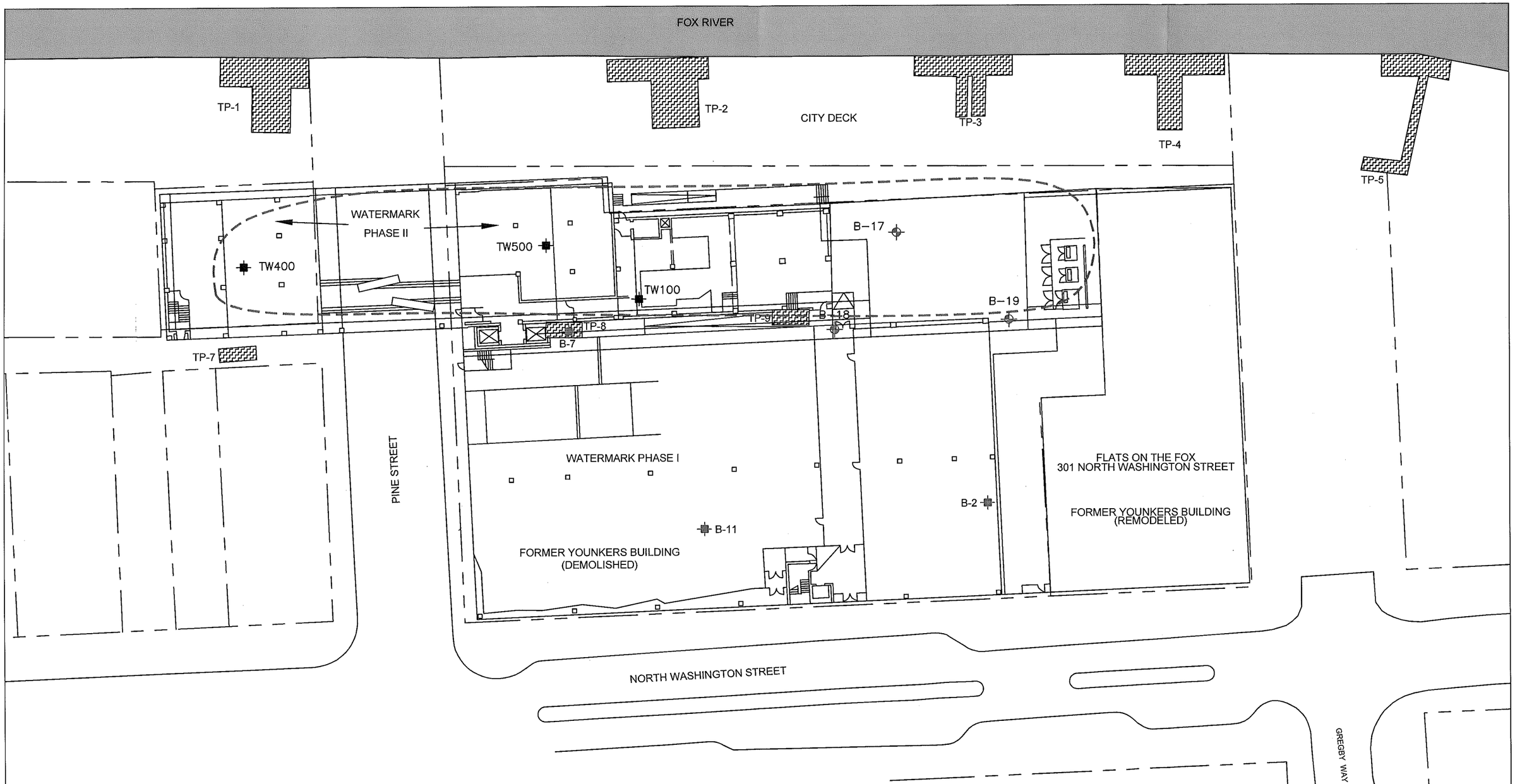
Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

EXTENT OF REMAINING SOIL CONTAMINATION ON SITE

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 09/09/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 5



N

SCALE IN FEET

20 0 20 40

LEGEND

TW100	TEMPORARY WELL LOCATION
B–17	FORMER MONITORING WELL LOCATION
B–7	FORMER TEMPORARY WELL LOCATION
	ESTIMATED EXTENT OF REMAINING GROUNDWATER CONTAMINATION
	APPROXIMATE PROPERTY LINE
TP-1	TEST PIT LOCATION COMPLETED BY STS (AECOM)

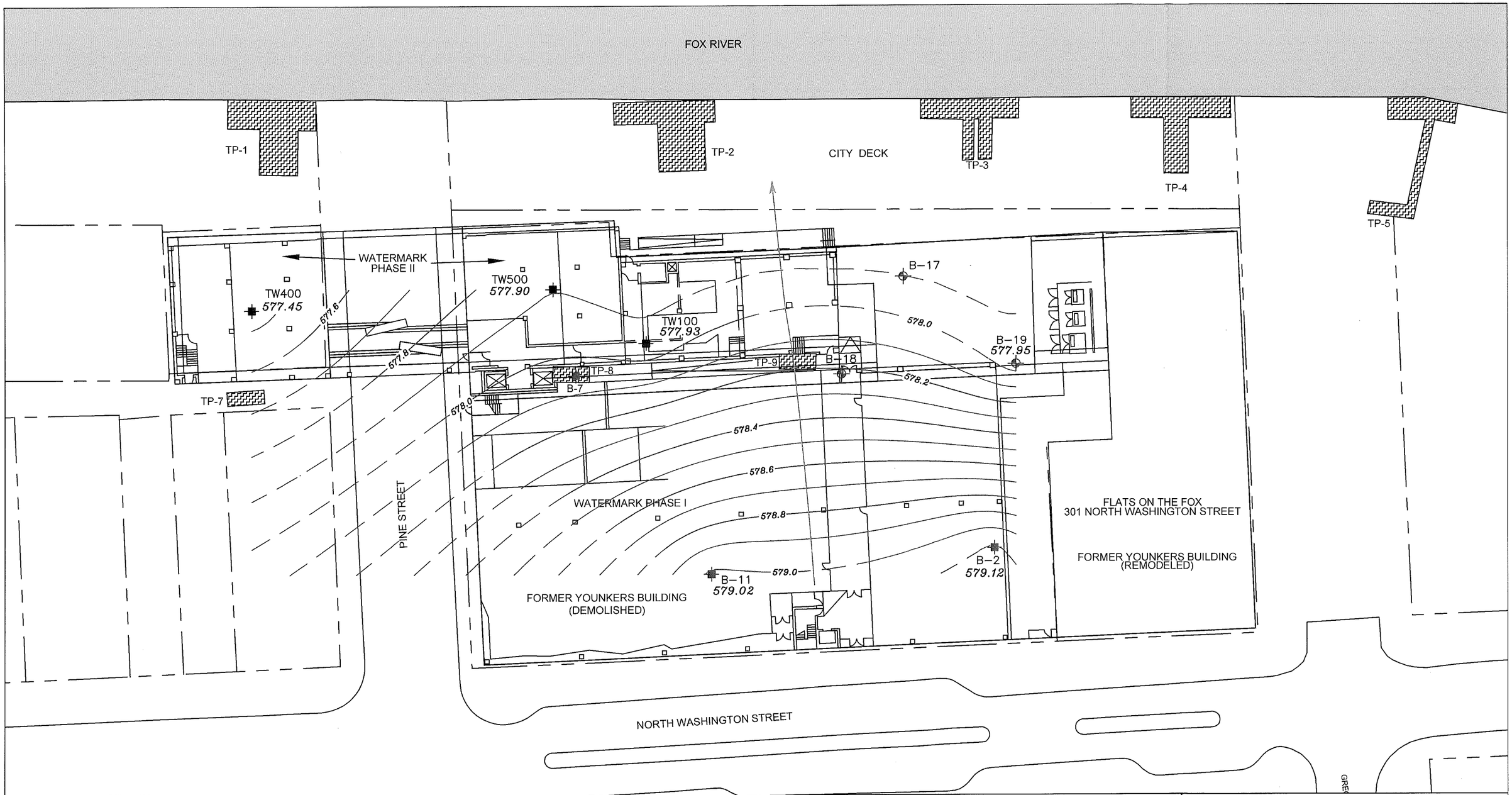
Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 02/22/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 6



LEGEND

B-19 577.95	MONITORING WELL LOCATION AND GROUNDWATER ELEVATION ON 2/15/11
TW100 577.93	TEMPORARY WELL LOCATION AND GROUNDWATER ELEVATION ON 2/15/11
578.4	GROUNDWATER CONTOUR LINE: DASHED WHERE INFERRED CONTOUR LINE INTERVAL = 0.10 FEET
	GROUNDWATER FLOW DIRECTION
B-17	FORMER MONITORING WELL LOCATION
B-7	FORMER TEMPORARY WELL LOCATION
TP-1	TEST PIT LOCATION COMPLETED BY STS (AECOM)
	APPROXIMATE PROPERTY LINE

SCALE IN FEET

20 0 20 40

Stantec
954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

MONITORING WELL LOCATIONS AND GROUNDWATER CONTOUR MAP (02/15/11)

RIVER VISION'S PARTNERSHIP II, LLC
RIVER VISION'S REDEVELOPMENT - WATERMARK PHASE I & II
GREEN BAY, WISCONSIN

DATE: 02/22/11	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193700796	FIGURE 3

Table C-1
Soil Analytical Results Summary - VOCs
River Center Lofts - Green Bay, WI / BT^2 Project #3307
(Results are in µg/kg, except where noted otherwise)

	Sample	Date	Depth (feet)	Lab Notes	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Other VOCs	
	GB1 S2	3/27/2007	2-4	(1)	<27	NA	NA	NA	NA	NA	NA	Tetrachloroethene	880 *
	GB2 S2	3/27/2007	2-4	(2)	<26	<26	<26	<89	<26	<26	<26	ND	
	GB3 S3	3/27/2007	4-6	(2)	<28	<28	<28	<96	<28	<28	<28	ND	
	GB4 S4	3/27/2007	6-8	(2)	<29	<29	<29	<99	<29	<29	<29	ND	
	GB5 S3	3/27/2007	4-6	(2)	<30	<30	<30	<100	<30	<30	<30	ND	
	GB6 S1	9/24/2007	0-2	--	<28	<28	58	<95	<28	<28	<28	Tetrachloroethene	35
	GB7 S2	9/24/2007	2-4	--	<29	<29	<29	<99	<29	<29	<29	Naphthalene	59
												Tetrachloroethene	350
	GB8 S2	9/24/2007	2-4	--	<28	<28	<28	<95	<28	<28	<28	ND	
	GB9 S2	9/24/2007	2-4	--	<27	<27	56	130	54	<27	<27	Chloroform	37
												Naphthalene	110
												Tetrachloroethene	540
*	GB10 S2	9/24/2007	2-4	--	<26	<26	<26	<89	<26	<26	<26	ND	
	GB11 S2	9/24/2007	2-4	--	<26	<26	<26	<89	<26	<26	<26	ND	
	GB12 S2	9/24/2007	2-4	--	<27	<27	38	120	44	<27	<27	Naphthalene	95
												Tetrachloroethene	1,800
*	GB13 S2	9/24/2007	2-4	--	<27	<27	36	110	44	<27	<27	Naphthalene	150
												Tetrachloroethene	1,600
	GB14 S3	9/24/2007	4-6	--	<27	<27	<27	<93	<27	<27	<27	ND	
*	GB15	3/12/2008	4-6	--	<28	<28	35	110	40	<28	<28	Naphthalene	100
												Tetrachloroethene	800
*	GB16	3/12/2008	4-6	--	<30	<30	34	<100	<30	<30	<30	Naphthalene	420
	Elevator Pit	9/24/2007	1-1.5	--	<25	<25	<25	<85	<25	<25	<25	ND	

Table C-1
Soil Analytical Results Summary - VOCs
River Center Lofts - Green Bay, WI / BT^2 Project #3307
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	Lab Notes	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Other VOCs
MW1 S2	1/2/2009	2-4	--	<27	<27	<27	<91	<27	<27	<27	ND
MW2 S2	1/2/2009	2-4	--	**74**	<27	48	<92	<27	<27	<27	Naphthalene 76
Methanol Blank	3/27/2007	--	(2)	<25	<25	<25	<85	<25	<25	<25	ND
	9/24/2007	--	--	<25	<25	<25	<85	<25	<25	<25	ND
	3/12/2008	--	--	<25	<25	<25	<85	<25	<25	<25	ND
	1/2/2009	--	--	<25	<25	<25	<85	<25	<25	<25	ND
Methanol Blank 2	9/24/2007	--	--	<25	<25	<25	<85	<25	<25	<25	ND
NR 720 Residual Contaminant Level (RCL)				5.5	2,900	1,500	4,100	NE	NE	NE	NE
NR 746 Table 1				8,500	4,600	38,000	42,000	83,000	11,000	NE	NE
NR 746 Table 2				1,100	NE	NE	NE	NE	NE	NE	NE

ABBREVIATIONS:
µg/kg = micrograms per kilogram or parts per billion (ppb)
VOCs = Volatile Organic Compounds
NE = Not Established
TMB = Trimethylbenzene
NA = Not Analyzed
-- = Not Applicable
MTBE = Methyl-tert-butyl ether
ND = Not Detected

NOTES:
Bold+underlined values exceed NR 720 RCLs.
NR 720 RCL - Wisconsin Administrative Code (WAC), Chapter NR 720 Residual Contaminant Level.
NR 746 Table 1 - WAC, Chapter NR 746.06(2)(b) Table 1 - Indicators of Residual Petroleum Product in Soil Pores.
NR 746 Table 2 - WAC, Chapter NR 746.06(2)(b) Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil.

* = Soil Borings Advanced on WaterMark Property

Table C-1
Soil Analytical Results Summary - VOCs
River Center Lofts - Green Bay, WI / BT^2 Project #3307

LABORATORY NOTES/QUALIFIERS:
(1) 2-Butanone (MEK) analysis - Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
(2) Dichlorodifluoromethane analysis - Laboratory Control Sample and/or Laboratory Control Sample Duplicate recovery was above acceptance limits.
Trans-1,2-Dichloroethene analysis - Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.

*GB1 S2 soil was analyzed for "Protocol B" waste disposal parameters.

Other VOCs analyzed include (units in µg/kg):

2-Butanone (MEK)	<27	1,2-Dichloroethane	<27
Carbon Tetrachloride	<27	1,1-Dichloroethene	<27
Chlorobenzene	<27	Trichloroethene	<27
Chloroform	<27	Vinyl Chloride	<38

Created by:	LMH	Date:	4/13/2007
Last revision by:	LMH	Date:	1/14/2009
Checked by:	JMM	Date:	4/6/2009

I:\3307\Reports\Closure Request - Additional Information\PDFs\[C1.xls]Laboratory Notes

Table C-2
Soil Analytical Results Summary - PAHs
River Center Lofts - Green Bay, WI / BT^2 Project #3307
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	Lab Notes	Acenaph-thene	Acenaph-thylene	Anthracene	Benzo(a) anthracene	Benzo(b) fluoranthene	Benzo(k) fluoranthene	Benzo(a) pyrene	Benzo(ghi) perylene	Chrysene	Dibenzo(a,h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd) pyrene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene
GB2 S2	3/27/2007	2-4	--	<100	<180	230	**640**	**430**	290	**550**	310	480	**70**	1,300	86	**320**	72	520	110	740	610
GB3 S3	3/27/2007	4-6	--	<56	<96	21	85	72	46	**89**	59	84	**9.9**	240	13	60	<34	60	<34	160	260
GB4 S4	3/27/2007	6-8	--	<57	<98	<5.7	11	9.4	<5.7	**8.9**	6.1	9.1	<8.6	28	<11	6.8	<34	<29	<34	16	20
GB5 S3	3/27/2007	4-6	--	<150	<250	<15	<15	<15	<15	<15	<15	<15	<22	<29	<29	<15	<88	<74	<88	<15	<15
GB6 S2	9/24/2007	2-4	(1)	<550	<940	67	**360**	**300**	170	**410**	370	210	<83	770	<110	**320**	<330	550	<330	390	450
GB9 S2	9/24/2007	2-4	(1)	<550	<930	200	**1,100**	**870**	540	**1,100**	850	800	**150**	2,700	160	**800**	440	1,500	<330	1,500	2,300
* GB10 S2	9/24/2007	2-4	--	<100	<180	<10	29	25	17	**36**	34	29	<16	77	<21	27	<63	<52	<63	44	57
GB11 S2	9/24/2007	2-4	--	<52	<89	<5.2	20	20	13	**26**	22	20	<7.8	49	<10	19	<31	<26	<31	22	40
* GB13 S2	9/24/2007	2-4	(1)	<540	<930	520	**2,100**	**1,600**	**970**	**2,200**	1,500	1,800	**270**	5,000	290	**1,500**	460	2,300	**420** *	**2,900** *	4,700
GB14 S3	9/24/2007	4-6	(1)	620	<930	1,400	**3,400**	**1,900**	**1,300**	**3,400**	1,700	2,900	**440**	7,300	540	**1,900**	460	2,600	340	**3,600** *	4,500
Elevator Pit	9/24/2007	1-1.5	--	<50	<85	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<7.5	<10	<10	<5.0	<30	<25	<30	<5.0	<5.0
MW1 S2	1/2/2009	2-4	(1)	<400	<680	400	**710**	**410**	340	**720**	440	530	<60	2,700	160	**440**	<240	700	<240	1,100	1,600
MW2 S2	1/2/2009	2-4	(1)	<950	<1,600	140	**1,100**	**730**	590	**1,300**	1,000	800	<140	1,400	<190	**880**	<570	<470	<570	330	1,500
WDNR PAH Soil Generic Residual Contaminant Levels (RCLs) (Interim Guidance - April 1997)																					
Groundwater Pathway				38,000	700	3,000,000	17,000	360,000	870,000	48,000	6,800,000	37,000	38,000	500,000	100,000	680,000	23,000	20,000	400	1,800	8,700,000
Non-Industrial Direct Contact				900,000	18,000	5,000,000	88	88	880	8.8	1,800	8,800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000
Industrial Direct Contact				60,000,000	360,000	300,000,000	3,900	3,900	39,000	390	39,000	390,000	390	40,000,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000

ABBREVIATIONS:
µg/kg = micrograms per kilogram or parts per billion (ppb)
WDNR = Wisconsin Department of Natural Resources
PAHs = Polynuclear Aromatic Hydrocarbons

NOTES:
Bold values indicate Non-Industrial Direct Contact RCLs exceeded.
Bold and underlined values indicate Industrial Direct Contact RCLs exceeded.
Bold and * asterisk values indicate Groundwater Pathway RCLs exceeded.

LABORATORY NOTES/QUALIFIERS
(1) Surr: 2-Fluorobiphenyl = The sample required a dilution due to the nature of the sample matrix. Because of this dilution, the surrogate spike concentration in the sample was reduced to a level where the recovery calculation does not provide useful i

Created by:	LMH	Date:	4/13/2007
Last revision by:	LMH	Date:	1/14/2009
Checked by:	JMM	Date:	4/6/2009

I:\3307\Reports\Closure Request - Additional Information\PDFs\[C2.xls]Soil PAHs

* = Soil Borings Advanced on WaterMark Property

Table C-3
Soil Analytical Results Summary - Metals
River Center Lofts - Green Bay, WI / BT^2 Project #3307
(Results are in mg/kg)

Sample	Date	Depth (feet)	Arsenic	Barium	Cadmium	Chromium	Copper	Lead	TCLP-Lead (mg/l)	Mercury	Nickel	Selenium	Silver	Zinc
GB1 S2	3/27/2007	2-4	**7.7**	80	0.79	6.6	160	**140**	0.18	0.49	6.8	<4.4	0.24	290
GB2 S2	3/27/2007	2-4	**11**	4.8	<0.11	3.1	NA	13	NA	0.01	NA	<4.2	0.31	NA
GB3 S3	3/27/2007	4-6	**1.8**	64	<0.11	3.4	NA	**240**	NA	0.16	NA	<4.5	0.12	NA
GB3A	9/24/2007	4-6	NA	NA	NA	NA	NA	NA	0.21	NA	NA	NA	NA	NA
GB4 S4	3/27/2007	6-8	**4.2**	20	0.12	4.5	NA	**57**	NA	<0.012	NA	<4.7	<0.13	NA
GB5 S3	3/27/2007	4-6	**6.4**	6.1	<0.12	3.7	NA	5.6	NA	<0.012	NA	<4.7	<0.13	NA
GB6 S2	9/24/2007	2-4	**1.9**	NA	NA	NA	NA	20	NA	NA	NA	NA	NA	NA
GB9 S2	9/24/2007	2-4	**6.2**	NA	NA	NA	NA	**190**	0.63	NA	NA	NA	NA	NA
* GB10 S2	9/24/2007	2-4	**4.8**	NA	NA	NA	NA	13	NA	NA	NA	NA	NA	NA
* GB13 S2	9/24/2007	2-4	**6.3**	NA	NA	NA	NA	**250**	<0.20	NA	NA	NA	NA	NA
GB14 S3	9/24/2007	4-6	**1.3**	NA	NA	NA	NA	**180**	NA	NA	NA	NA	NA	NA
Elevator Pit	9/24/2007	1-1.5	<0.19	NA	NA	NA	NA	<1.2	NA	NA	NA	NA	NA	NA
MW1 S2	1/2/2009	2-4	**5.7**	NA	NA	NA	NA	**60**	NA	NA	NA	NA	NA	NA
MW2 S2	1/2/2009	2-4	**5.7**	NA	NA	NA	NA	31	NA	NA	NA	NA	NA	NA
NR 720 RCLs Non-Industrial			0.039	NE	8	(a)	NE	50	NE	NE	NE	NE	NE	NE
NR 720 RCLs Industrial			1.6	NE	510	(a)	NE	500	NE	NE	NE	NE	NE	NE
TCLP Acceptance Limits			NE	NE	NE	NE	NE	NE	5	NE	NE	NE	NE	NE

ABBREVIATIONS:
mg/kg - milligrams per kilogram or parts per million (ppm) -- = Not Applicable NA = Not Analyzed NE = No Standard Established
TCLP = Toxicity Characterstic Leaching Procedure

* = Soil Boring Advanced on WaterMark Property

Table C-3
Soil Analytical Results Summary - Metals
River Center Lofts - Green Bay, WI / BT^2 Project #3307

NOTES:
(a) Chromium, hexavalent non-industrial = 14 mg/kg; industrial = 200 mg/kg. Chromium, trivalent non-industrial = 16,000 mg/kg; industrial = not applicable.
Bold+underlined values exceed NR 720 RCLs.
NR 720 RCLs Non-Industrial = NR 720 Table 2 Residual Contaminant Levels (RCLs) Based On Human Health Risk From Direct Contact Related To Land Use for Non-Industrial.
NR 720 RCLs Industrial = NR 720 RCLs Table 2 Based On Human Health Risk From Direct Contact Related To Land Use for Industrial.

Created by:	LMH	Date:	4/13/2007
Last revision by:	LMH	Date:	1/14/2009
Checked by:	JMM	Date:	4/6/2009

I:\3307\Tables-General\[Soil_Metals.xls]Soil Metals

TABLE 1
Soil Analytical Results - Metals and PAHs
Former Younkers Building
Green Bay, Wisconsin

	Sample No.	TP-1		TP-2		TP-3		TP-4	TP-5			TP-6		TP-7	TP-8*	TP-9*	TP-10	TP-11	Stockpile	NR 720 Direct Contact RCLs	
		W/D	W/S	E	W	E	W	S-1	N	S	TB	S-1	S-2							Non-Industrial	Industrial
	Sample Date	10/14/05	10/14/05	10/13/05	10/13/05	10/11/05	10/11/05	10/3/2005	10/11/05	10/11/05	10/11/05	10/4/2005	10/4/2005	10/14/05	10/14/05	10/14/05	10/14/05	10/14/05	10/15/05		
Metals	***Units***																				
Barium	(mg/kg)	7.3	27.7	8.5	10.4	11.8	7.1	29	13.4	7.1	17.3	11	56	37.5	10.4	7.8	11.5	63.7	100	--	--
Cadmium	(mg/kg)	<0.027	0.69	<0.024	0.084	<0.023	0.027	0.18	1.0	<0.021	0.090	0.15	0.62	0.33	<0.027	<0.022	0.045	0.22	1.5	8	510
Chromium	(mg/kg)	4.5	15.4	4.9	4.9	3.1	3.9	6.1	5.4	3.5	6.8	6.2	11	5.0	4.9	6.0	5.5	9.9	12	14	200
Lead	(mg/kg)	1.8	**201**	6.3	8.0	1.4	1.4	**67**	8.0	3.5	36	15	**98**	**1,550**	1.1	1.6	13.1	**108**	**280**	50	500
Silver	(mg/kg)	<0.27	<0.24	<0.24	<0.25	<0.23	<0.27	0.41	<0.24	<0.21	<0.26	0.03	0.21	0.68	<0.27	<0.22	<0.24	<0.32	0.086	--	--
Arsenic	(mg/kg)	<0.30	<0.27	<0.27	<0.27	<0.26	<0.30	**1.6**	<0.27	<0.24	<0.29	**2.3**	**1.7**	**1.5**	<0.30	<0.25	<0.27	**0.47**	**2.5**	0.039	1.6
Mercury	(mg/kg)	0.0089	0.05	0.017	0.011	0.003	0.0064	0.18	0.025	0.015	0.18	0.067	0.13	0.26	0.0039	0.012	0.012	0.36	0.27	--	--
Selenium	(mg/kg)	2.6	2.8	1.7	0.71	0.78	0.62	1.3	<0.36	2.8	0.89	1.9	0.82	0.47	<0.41	2.0	0.48	2.1	0.4	--	--

	Sample No.	TP-1		TP-2		TP-3		TP-4	TP-5			TP-6		TP-7	TP-8	TP-9	TP-10	TP-11	Stockpile	1997 Interim PAH Suggested RCL Guidance Values				
		W/D	W/S	E	W	E	W	S-1	N	S	TB	S-1	S-2							Groundwater Pathway	Direct Contact Pathway			
																					Non-industrial		Industrial	
	Sample Date	10/14/05	10/14/05	10/13/05	10/13/05	10/11/05	10/11/05	10/3/2005	10/11/05	10/11/05	10/11/05	10/4/2005	10/4/2005	10/14/05	10/14/05	10/14/05	10/14/05	10/14/05	10/15/05		Ingestion	Inhalation	Ingestion	Inhalation
PAHs																								
Acenaphthene	(ug/kg)	<3.1	5.9	<3.5	<3.2	<4.3	<3.5	56	<4.2	6.3	33	26	230	380	<3.4	<3.1	<5.2	500	240	38,000	900,000	nd	60,000,000	nd
Acenapthylene	(ug/kg)	<3.0	5.8	6.7	<3.1	<3.5	<3.4	26	6.9	7.4	95	43	76	130	<3.3	<3.0	<5.1	32	**720**	700	18,000	nd	390000	360,000
Anthracene	(ug/kg)	<3.8	20	8.8	<3.8	<3.2	<4.2	77	4.5	17	140	100	300	1,000	<4.1	<3.7	<6.3	1,100	1,300	3,000,000	5,000,000	nd	300,000,000	nd
Benzo(a)anthracene	(ug/kg)	<5.6	**100**	28	<5.7	<4.1	<6.2	**150**	26	53	**700**	**270**	**460**	**1,100**	<6.1	<5.6	<9.3	**1,100**	**3,800**	17,000	88	11,000	3,900	150,000
Benzo(a)pyrene	(ug/kg)	<3.0	<4.9	29	<3.1	<4.1	<3.4	**160**	**29**	**55**	*790*	**260**	*440*	*820*	3.7	<3.0	<5.1	*900*	*3,500*	48,000	8.8	1,600	390	22,000
Benzo(b)fluoranthene	(ug/kg)	<3.0	**100**	28	<3.0	<2.6	<3.3	**170**	27	48	**780**	**170**	**330**	**600**	<3.2	<2.9	<5.0	**710**	**3,000**	360,000	88	4,600	3,900	65,000
Benzo(g,h,i)perylene	(ug/kg)	<3.8	56	14	<3.8	<5.4	<4.2	47	15	29	260	110	190	220	<4.1	<3.7	<6.3	300	1,400	6,800,000	1,800	1,100,000	39,000	7,700,000
Benzo(k)fluoranthene	(ug/kg)	<3.2	110	27	<3.3	<4.7	<3.6	170	28	44	710	210	350	760	3.8	<3.2	<5.4	870	**2,900**	870,000	880	380,000	39,000	5,300,000
Chrysene	(ug/kg)	<4.6	120	31	<4.7	<3.5	<5.1	170	32	53	710	240	460	1,000	<5.0	<4.6	<7.7	1,100	4,400	37,000	8,800	270,000	390,000	3,800,000
Dibenzo(a,h)anthracene	(ug/kg)	<2.9	<6.8	3.9	<3.0	<5.7	<3.2	**17**	<5.5	<5.0	**77**	**35**	**66**	**180**	<3.2	<2.9	<4.9	**140**	**460**	38000	8.8	7,800	390	110,000
Fluoranthene	(ug/kg)	<3.0	130	79	<3.1	<4.0	<3.4	360	54	89	1,200	530	1,100	2,600	8.3	<3.0	8.2	2,800	9,600	500,000	600,000	nd	40,000,000	nd
Fluorene	(ug/kg)	<3.6	5.9	<4.0	<3.7	<3.5	<4.0	36	<3.3	6.6	30	33	390	460	<3.9	<3.6	<6.0	500	650	100,000	600,000	nd	40,000,000	nd
Indeno(1,2,3-cd)pyrene	(ug/kg)	<2.7	<8.1	14	<2.7	<6.8	<2.9	45	12	26	**210**	**110**	**190**	**280**	<2.9	<2.6	<4.4	**280**	**1,400**	680,000	88	54,000	3,900	750,000
1-Methylnapthalene	(ug/kg)	<3.2	19	<3.5	<3.3	<4.3	<3.5	20	5.3	4.8	17	11	280	140	<3.5	<3.2	<5.3	240	110	23,000	1,100,000	nd	70,000,000	nd
2-Methylnapthalene	(ug/kg)	<3.3	36	<3.6	<3.4	<4.5	<3.7	27	5.9	6.1	25	11	340	220	<3.6	<3.3	<5.5	290	91	20,000	600,000	nd	40,000,000	nd
Naphthalene	(ug/kg)	<4.2	23	4.7	<4.3	<4.7	<4.7	24	5.7	6.4	42	19	**840**	330	<4.6	<4.2	<7.1	320	180	400	60,000	20,000	4,000,000	110,000
Phenanthrene	(ug/kg)	<3.1	79	50	<3.2	<3.5	<3.4	220	35	48	430	380	1,600	3,200	5.0	<3.1	6.0	**3,400**	**6,900**	1,800	18,000	160,000	390,000	1,100,000
Pyrene	(ug/kg)	<2.6	240	77	3.9	<3.2	<2.9	390	53	89	1,300	670	1,300	2,200	7.6	<2.6	8.0	2,500	11,000	8,700,000	500,000	nd	30,000,000	nd

Notes:
RCL = Residual Contaminant Level

50	Exceeds Suggested Generic Non-Industrial Direct Contact RCL.
100	Exceeds Groundwater Pathway RCL.
946	Exceeds Suggested Generic Industrial Direct Contact RCL.

* = Test Pits Completed on River Visions / WaterMark Site

TABLE 1a
Soil Analytical Results - VOCs
Former Younkers Building
Green Bay, Wisconsin

	Sample No.	TP-1		TP-2		TP-3		TP-4	TP-5			TP-6		TP-7	TP-8	TP-9	TP-10	TP-11	Stockpile	NR 720 RCL Groundwater Pathway	Comm 46 - Values	
		W/D	W/S	E	W	E	W		N	S	TB										Table 1 Soil Screening	Table 2 Direct Contact
	Sample Date	10/14/05	10/14/05	10/13/05	10/13/05	10/11/05	10/11/05	10/3/2005	10/11/05	10/11/05	10/11/05	10/4/2005	10/4/2005	10/14/05	10/14/05	10/14/05	10/14/05	10/14/05	10/15/05			
VOCs																						
1,1,1,2-Tetrachloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
1,1,1-Trichloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,1,2,2-Tetrachloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,1,2-Trichloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,1-Dichloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,1-Dichloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,1-Dichloropropene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
1,2,3-Trichlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,2,3-Trichloropropane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
1,2,4-Trichlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,2,4-Trimethylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	94000	--
1,2-Dibromo-3-Chloropropane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,2-Dibromoethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,2-Dichlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,2-Dichloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	4.9	60	540
1,2-Dichloropropane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,3,5-Trimethylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	94000	--
1,3-Dichlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,3-Dichloropropane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,4-Dichlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
2,2-Dichloropropane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
2-Chlorotoluene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
4-Chlorotoluene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Benzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	37	<25	<25	<25	<25	<25	<25	5.5	8500	1100
Bromobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Bromochloromethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
Bromodichloromethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Bromoform	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Bromomethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Carbon Tetrachloride	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Chlorobenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Chloroethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Chloroform	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Chloromethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
cis 1,2-Dichloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
cis-1,3-Dichloropropene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
Dibromochloromethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Dibromomethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
Dichlorodifluoromethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Ethylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2900	4600	--
Hexachlorobutadiene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Isopropylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Methylene Chloride	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
n-Butylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
n-Propylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Naphthalene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	33	<25	790	<25	<25	<25	<25	<25	47	--	--	--
p-Isopropyltoluene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
sec-Butylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Styrene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
tert-Butylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Tetrachloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Toluene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1500	38000	--
trans 1,2-Dichloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
trans-1,3-Dichloropropene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
Trichloroethene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Trichlorofluoromethane	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Vinyl Chloride	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Xylenes	(ug/kg)	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<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 carcinocens 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 1
Summary of Soil Analytical Results
Former Younkers Property
Green Bay, Wisconsin
AECOM Project No. 13083-007
Page 1 of 3

Parameter	Units	Sample Location													Wisconsin Regulatory Standards			
															NR 720 RCL[1,2]			NR 746 Values[3] Table 1 Soil
															Groundwater Pathway	Direct Contact Non-Industrial	Direct Contact Industrial	
date:		4/22/2009	4/22/2009	4/22/2009	4/22/2009	4/22/2009	4/22/2009	4/22/2009	4/22/2009	4/22/2009	4/22/2009	4/22/2009	4/22/2009	4/22/2009				
VOCs																		
Benzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	5.5	NL	NL	8,500
Toluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500	NL	NL	38,000
Ethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2,900	NL	NL	4,600
Total Xylenes	µg/kg	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	4,100	NL	NL	42,000
MTBE	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
1,2,4 TMB	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	83,000
1,3,5-TMB	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	11,000
Naphthalene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	2,700
sec-Butylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Isopropylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
p-Isopropyltoluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
n-Propylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Tetrachloroethene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Methylene Chloride	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Metals																		
Arsenic	mg/kg	**0.68 (j)**	**2.0**	**1.4 (j)**	**1.9**	**0.51 (j)**	**1.3 (j)**	**0.65 (j)**	**0.98 (j)**	**1.9**	**3**	**4.3**	**26.5**	**1.4 (j)**	NL	0.039	1.6	NL
Barium	mg/kg	18	6.6	11.0	7.0	7	9.9	11.4	25.7	33.6	66.7	100	605	7.5	NL	NL	NL	NL
Cadmium	mg/kg	0.018 (j)	<0.013	0.023 (j)	<0.012	<0.012	0.041 (j)	0.016 (j)	0.030 (j)	0.18 (j)	0.41 (j)	1.4	1.5	<0.013	NL	8	510	NL
Chromium	mg/kg	4.9	3.8	4.4	4.4	2.4	7.7	3	4.9	7.1	13.1	11.6	15.6	2.6	NL	16,000	NL	NL
Copper	mg/kg	3.9	1.4	8.7	1.8	1.2	5.0	2.2	5.1	40.1	52.5	256	83.6	1.3				
Lead	mg/kg	5.6	1.2	6.6	1.3	1.6	1.9	3.4	2.5	23.4	**52.9**	**283**	**1050**	1.4	NL	50	500	NL
Nickel	mg/kg	2.1	2.8	4.3	3.3	1.2	8.0	1.4	3.0	4.4	7.7	9	9.8	2.0				
Selenium	mg/kg	<0.24	<0.19	<0.18	0.23 (j)	<0.19	0.26 (j)	<0.23	0.47 (j)	<0.17	0.20 (j)	0.55 (j)	1.2 (j)	<0.20	NL	NL	NL	NL
Silver	mg/kg	<0.019	0.019 (j)	<0.014	<0.015	<0.015	<0.013	<0.018	0.047 (j)	<0.014	0.093 (j)	0.18 (j)	0.79 (j)	<0.016	NL	NL	NL	NL
Mercury	mg/kg	0.2	0.0075 (j)	0.1	0.0051 (j)	0.041	0.0059 (j)	0.069	0.12	0.088	0.260	0.120	0.85	0.012 (j)	NL	NL	NL	NL
PAHs																		
Acenaphthene	µg/kg	<1.2	<1.2	<1.1	<1.2	<1.1	<1.2	<1.2	<1.3	<1.1	18.7 (j)	114 (j)	33.3	<1.2	38,000	900,000	6.00E+07	NL
Acenaphthaylene	µg/kg	<2.1	<2.2	<2.0	<2.2	<2.0	<2.2	<2.2	<2.5	<1.9	70.5	**1750**	101	<2.2	700	18,000	390,000	NL
Anthracene	µg/kg	<5.7	<5.8	<5.4	<5.8	<5.4	<5.8	<5.9	<6.6	<5.2	117	1790	228	<5.8	3.00E+06	5.00E+06	3.00E+08	NL
Benzo(a)anthracene	µg/kg	<10.4	<10.6	<9.9	<10.6	<9.9	<10.6	<10.9	<12.1	<9.5	**203**	**3230**	**280**	<10.6	17,000	88	3,900	NL
Benzo(a)pyrene	µg/kg	<4.5	<4.6	4.5 (j)	<4.6	<4.3	<4.6	<4.7	<5.3	<4.1	**212**	**3220**	**266**	<4.6	48,000	8.8	390	NL
Benzo(b)fluoranthene	µg/kg	<7.0	<7.2	<6.7	<7.2	<6.7	<7.1	<7.4	<8.2	<6.5	**201**	**2970**	**249**	<7.2	360,000	88	3,900	NL
Benzo(g,h,i)perylene	µg/kg	<5.2	<5.3	<5.0	<5.3	<5.0	<5.3	<5.5	<6.1	<4.8	148	**1900**	184	<5.3	6.80E+06	1,800	39,000	NL
Benzo(k)fluoranthene	µg/kg	<7.7	<7.9	<7.3	<7.9	<7.4	<7.8	<8.1	<9.0	<7.1	189	**3070**	218	<7.9	870,000	880	39,000	NL
Chrysene	µg/kg	<4.3	<4.4	5.5 (j)	<4.4	<4.1	<4.3	<4.5	<5.0	<3.9	238	3350	285	<4.4	37,000	8,800	390,000	NL
Dibenz(a,h)anthracene	µg/kg	<5.8	<5.9	<5.5	<5.9	<5.5	<5.9	<6.1	<6.8	<5.3	**45.3**	**781**	**66.3**	<5.9	38,000	8.8	390	NL
Fluoanthene	µg/kg	1.8 (j)	<1.4	10.3 (j)	<1.4	<1.3	<1.4	8.1 (j)	2.4 (j)	<1.3	495	6310	514	2.3 (j)	500,000	600,000	4.00E+07	NL
Fluorene	µg/kg	<1.1	<1.2	<1.1	<1.2	<1.1	<1.2	<1.2	<1.3	<1.0	28.9	374 (j)	39	<1.2	100,000	600,000	4.00E+07	NL
Indeno(1,2,3-cd)pyrene	µg/kg	<5.2	<5.3	<5.0	<5.3	<5.0	<5.3	<5.5	<6.1	<4.8	**134**	**1780**	**141**	<5.3	680,000	88	3,900	NL
1-Methylnaphthalene	µg/kg	<2.3	<2.3	<2.2	<2.3	<2.2	<2.3	<2.4	<2.7	<2.1	45.2	66.0 (j)	15.5 (j)	<2.3	23,000	1.10E+06	7.00E+07	NL
2-Methylnaphthalene	µg/kg	<2.3	<2.4	<2.2	<2.4	<2.2	<2.3	<2.4	<2.7	<2.1	56.9	83.5 (j)	21.3 (j)	<2.4	20,000	600,000	4.00E+07	NL
Naphthalene	µg/kg	<1.5	<1.6	<1.5	<1.6	<1.5	<1.6	<1.6	<1.8	<1.4	56.5	148 (j)	32.7	1.7 (j)	400	60,000	4.00E+06	NL
Phenanthrene	µg/kg	<2.5	<2.5	6.9 (j)	<2.5	<2.4	<2.5	8.8 (j)	<2.9	<2.3	357	**2980**	286	<2.5	1,800	18,000	390,000	NL
Pyrene	µg/kg	1.5 (j)	<1.3	8.7 (j)	<1.3	<1.2	<1.3	7.0 (j)	2.2 (j)	<1.2	423	4510	498	2.6 (j)	8.70E+06	500,000	3.00E+07	NL

Notes:
No Detect = No detectable VOCs above the laboratory method detection limit.
(j) = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
RCL = Residual Contaminant Level; SSLs = Soil Screening Levels; NL = Not listed
[1] NR 720 RCL = Chapter NR 720, Wisconsin Administrative Code, Generic Residual Contaminant Level
[2] RCLs for PAH from WDNR Publication RR-519-97, "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons Interim Guidance."
[3] NR 746 Values = Chapter NR 746, Wisconsin Administrative Code, Risk Screening and Closure Criteria
PVOC = Petroleum Volatile Organic Compounds; VOC = Volatile Organic Compounds; PAH = Polycyclic Aromatic Hydrocarbons
Regulatory exceedance Identified By:

Table 1
Summary of Soil Analytical Results
Former Younkers Property
Green Bay, Wisconsin
AECOM Project No. 13083-007
Page 2 of 3

Parameter	Units	Sample Location													Wisconsin Regulatory Standards NR 720 RCL[1,2] Groundwater Pathway	Direct Contact Non-Industrial	Direct Contact Industrial	NR 746 Values[3] Table 1 Soil
		RV-B7-S02	RV-B7-S04A	RV-B8-S02	RV-B8A-S02	RV-B8A-S06	RV-B9-S01A	RV-B9-S03A	RV-B10-S01A	RV-B10-S02A	RV-B-11-S01A	RV-B11-S02A	RV-B12-S01A	RV-B12-S03A				
date:		4/23/2009	4/23/2009	4/23/2009	4/27/2009	4/27/2009	4/23/2009	4/23/2009	4/23/2009	4/23/2009	4/23/2009	4/23/2009	4/23/2009	4/23/2009				
VOCs																		
Benzene	µg/kg	<25	<25	<25	102	<25	<25	<25	<25	<25	<25	<25	<25	<25	5.5	NL	NL	8,500
Toluene	µg/kg	<25	<25	<25	83.6	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500	NL	NL	38,000
Ethylbenzene	µg/kg	<25	<25	<25	36.3 (j)	<25	<25	<25	<25	<25	<25	<25	<25	<25	2,900	NL	NL	4,600
Total Xylenes	µg/kg	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	4,100	NL	NL	42,000
MTBE	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
1,2,4 TMB	µg/kg	<25	<25	<25	65.7 (j)	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	83,000
1,3,5-TMB	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	11,000
Naphthalene	µg/kg	<25	<25	<25	219	<25	<25	<25	<25	<25	<25	<25	124	<25	NL	NL	NL	2,700
sec-Butylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Isopropylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
p-Isopropyltoluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
n-Propylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Tetrachloroethene	µg/kg	<25	<25	111	<25	<25	93	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Methylene Chloride	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	55.4 (j)	<25	NL	NL	NL	NL
Metals																		
Arsenic	mg/kg	**2.9**	**1.4 (j)**	**8.2**	**2.2**	**1.0 (j)**	**17**	**1.2 (j)**	**1.1 (j)**	**0.8 (j)**	**0.7 (j)**	**0.89 (j)**	**9.2**	**1.7 (j)**	NL	0.039	1.6	NL
Barium	mg/kg	2.7	12.7	108.0	7.4	12.8	254.0	10.4	20.3	12.1	5.8	6.6	672	12.4	NL	NL	NL	NL
Cadmium	mg/kg	<0.016	<0.013	0.29 (j)	0.18 (j)	<0.011	3.1	<0.019	0.035 (j)	0.062(j)	<0.013	<0.013	22.4	0.02 (j)	NL	8	510	NL
Chromium	mg/kg	8.3	6.2	12.3	3	6.7	14.3	5	3.4	8.3	4.3	3.5	21.9	6.8	NL	16,000	NL	NL
Copper	mg/kg	10.8	3.2	109	18.6	3.2	2260	2.5	7.1	5.8	0.67 (j)	12.2	101	3.4				
Lead	mg/kg	10.9	1.8	**127**	3.8	1.9	**661**	1.7	4.7	1.9	1.5	1.2	**4410**	3.7	NL	50	500	NL
Nickel	mg/kg	6.6	5	16.6	3	4.7	11.3	3.7	1.9	9.4	2.6	3.9	5.3	5.5				
Selenium	mg/kg	<0.25	<0.2	0.74 (j)	<0.17	0.24 (j)	0.72 (j)	<0.29	<0.28	0.26 (j)	<0.2	<0.19	0.81 (j)	<0.25	NL	NL	NL	NL
Silver	mg/kg	0.078 (j)	<0.016	0.35 (j)	<0.014	0.026 (j)	0.87 (j)	0.28 (j)	0.029 (j)	<0.015	<0.016	<0.015	0.65 (j)	<0.02	NL	NL	NL	NL
Mercury	mg/kg	0.68	0.0090 (j)	0.3	0.050	0.0045 (j)	1.2	0.0078 (j)	0.0	0.0067 (j)	0.0088 (j)	0.0072 (j)	0.460	0.015	NL	NL	NL	NL
PAHs																		
Acenaphthene	µg/kg	40.2	<1.1	36.3	3.3 (j)	30.8	1000	<1.1	<1.1	2.3 (j)	3.3 (j)	2.4 (j)	2240 (j)	2.4 (j)	38,000	900,000	6.00E+07	NL
Acenaphthaylene	µg/kg	148	<2.1	57	3.3 (j)	<2.1	**806**	<2.1	<2.1	<2.2	8.8 (j)	<2.2	**8360**	<2.1	700	18,000	390,000	NL
Anthracene	µg/kg	261	<5.7	81.4	6.7 (j)	11.2 (j)	3540	<5.6	<5.6	<5.8	14.7 (j)	<6.0	17900	<5.6	3.00E+06	5.00E+06	3.00E+08	NL
Benzo(a)anthracene	µg/kg	**443**	<10.3	**114**	13.5 (j)	<10.4	**5680**	<10.2	<10.2	<10.7	28.2	<10.9	**38700**	<10.3	17,000	88	3,900	NL
Benzo(a)pyrene	µg/kg	**487**	<4.5	**78.5**	**13.0 (j)**	<4.5	**5430**	<4.4	<4.4	7.3 (j)	**35.7**	<4.7	**37600**	<4.5	48,000	8.8	390	NL
Benzo(b)fluoranthene	µg/kg	**721**	<7.0	**127**	10.6 (j)	<7.0	**4730**	<6.9	<6.9	<7.2	**30.8**	<7.4	**33700**	<7.0	360,000	88	3,900	NL
Benzo(g,h,i)perylene	µg/kg	375	<5.2	57.9	9.6 (j)	<5.2	**3480**	<5.1	<5.1	<5.4	25.6	<5.5	**14000**	<5.2	6.80E+06	1,800	39,000	NL
Benzo(k)fluoranthene	µg/kg	294	<7.7	65.9	11.0 (j)	<7.7	**4490**	<7.6	<7.6	<7.9	31.6	<8.1	**37700**	<7.6	870,000	880	39,000	NL
Chrysene	µg/kg	606	<4.3	173	13.2 (j)	<4.3	5790	<4.2	<4.2	8.2 (j)	42.7	<4.5	**51200**	<4.2	37,000	8,800	390,000	NL
Dibenz(a,h)anthracene	µg/kg	**133**	<5.8	**24.7**	<5.2	<5.8	**1230**	<5.7	<5.7	<6.0	6.6 (j)	<6.1	**6240**	<5.7	38,000	8.8	390	NL
Fluoanthene	µg/kg	958	<1.4	257	24.2	14.2 (j)	13500	<1.3	<1.3	19.7 (j)	89	2.3 (j)	103000	2.8 (j)	500,000	600,000	4.00E+07	NL
Fluorene	µg/kg	47.3	<1.1	42.4	2.6 (j)	17.6 (j)	966	<1.1	<1.1	1.3 (j)	5.0 (j)	1.8 (j)	4600 (j)	<1.1	100,000	600,000	4.00E+07	NL
Indeno(1,2,3-cd)pyrene	µg/kg	**331**	<5.2	47.3	8.0 (j)	<5.2	**3100**	<5.1	<5.1	<5.4	20.8	<5.5	**14100**	<5.2	680,000	88	3,900	NL
1-Methylnaphthalene	µg/kg	415	<2.3	603	4.9 (j)	8.4 (j)	634	<2.2	<2.2	<2.4	35.1	4.4 (j)	1800 (j)	<2.3	23,000	1.10E+06	7.00E+07	NL
2-Methylnaphthalene	µg/kg	535	<2.3	503	7.1 (j)	15.4 (j)	762	<2.3	<2.3	<2.4	41	9.1 (j)	1910 (j)	<2.3	20,000	600,000	4.00E+07	NL
Naphthalene	µg/kg	**429**	<1.5	285	8.1 (j)	24	**1050**	<1.5	<1.5	<1.6	37	9.4 (j)	**3010 (j)**	1.5 (j)	400	60,000	4.00E+06	NL
Phenanthrene	µg/kg	839	<2.5	552	17.4 (j)	30.5	**11700**	<2.4	<2.4	14.6 (j)	88.9	6.1 (j)	**87000**	3.3 (j)	1,800	18,000	390,000	NL
Pyrene	µg/kg	900	<1.3	221	22.4	9.7 (j)	12000	<1.2	<1.2	15.3 (j)	81.9	1.9 (j)	102000	2.4 (j)	8.70E+06	500,000	3.00E+07	NL

Notes:
No Detect = No detectable VOCs above the laboratory method detection limit.
(j) = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
RCL = Residual Contaminant Level; SSLs = Soil Screening Levels; NL = Not listed
[1] NR 720 RCL = Chapter NR 720, Wisconsin Administrative Code, Generic Residual Contaminant Level
[2] RCLs for PAH from WDNR Publication RR-519-97, "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons Interim Guidance."
[3] NR 746 Values = Chapter NR 746, Wisconsin Administrative Code, Risk Screening and Closure Criteria
PVOC = Petroleum Volatile Organic Compounds; VOC = Volatile Organic Compounds; PAH = Polycyclic Aromatic Hydrocarbons
Regulatory Exceedance Identified By: **100**

Table 1
Summary of Soil Analytical Results
Former Younkers Property
Green Bay, Wisconsin
AECOM Project No. 13083-007
Page 3 of 3

Parameter	Units	Sample Location														Wisconsin Regulatory Standards			
																NR 720 RCL[1,2]			NR 746 Values[3] Table 1 Soil
																Groundwater Pathway	Direct Contact Non-Industrial	Direct Contact Industrial	
		RV-B13-S01	RV-B13-S02A	RV-B14-S01A	RV-B14-S04A	RV-B15-S01A	RV-B15-S02A	RV-B16-S02	RV-B16-S03A	RV-B17-S02	RV-B17-S07	RV-B18-S02	RV-B18-S06	RV-B19-S02	RV-B19-S06				
date:		4/23/2009	4/23/2009	4/23/2009	4/23/2009	4/23/2009	4/23/2009	4/23/2009	4/23/2009	4/27/2009	4/27/2009	4/27/2009	4/27/2009	4/27/2009	4/27/2009				
VOCs																			
Benzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	5.5	NL	NL	8,500
Toluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500	NL	NL	38,000
Ethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2,900	NL	NL	4,600
Total Xylenes	µg/kg	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	4,100	NL	NL	42,000
MTBE	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
1,2,4 TMB	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	83,000
1,3,5-TMB	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	11,000
Naphthalene	µg/kg	52.0 (j)	<25	<25	<25	<25	<25	39.6 (j)	<25	<25	<25	35.4 (j)	39.1 (j)	<25	<25	NL	NL	NL	2,700
sec-Butylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Isopropylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
p-Isopropyltoluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
n-Propylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Tetrachloroethene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	100	<25	NL	NL	NL	NL
Methylene Chloride	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL	NL	NL	NL
Metals																			
Arsenic	mg/kg	**5.2**	**0.67 (j)**	**5.7**	**2.9**	**0.90 (j)**	**0.92 (j)**	**4.6**	**0.91 (j)**	**2.5**	**1.9 (j)**	**2.9**	**1.1 (j)**	**4.3**	**1.1 (j)**	NL	0.039	1.6	NL
Barium	mg/kg	120	8.3	50.4	8.3	7.9	8.8	75.7	19.0	66.5	24.7	12.8	9.7	70	8.8	NL	NL	NL	NL
Cadmium	mg/kg	0.12 (j)	0.019 (j)	0.059 (j)	<0.015	<0.012	<0.018	7.6	0.081 (j)	0.22 (j)	<0.020	0.41 (j)	<0.014	0.29 (j)	0.041 (j)	NL	8	510	NL
Chromium	mg/kg	5.9	3.7	11.4	3.5	3.5	5.2	5.8	3.0	5.1	9.4	5.2	5.9	10.1	4	NL	16,000	NL	NL
Copper	mg/kg	62.6	2.8	15.2	1.7	1.2	2.0	50.3	1.7	12.8	4.9	42.4	2.8	115	12.5				
Lead	mg/kg	**578**	5.0	23.8	2.6	1.9	1.8	**227**	5.4	**109**	2.7	**58.3**	2.2	**58.7**	7.4	NL	50	500	NL
Nickel	mg/kg	3.8	2.5	7.4	3.4	2.0	3.3	6.7	2.3	3.7	6.6	5.5	4.4	8.2	2.2				
Selenium	mg/kg	<0.23	<0.23	0.24 (j)	<0.22	<0.18	<0.27	0.63 (j)	<0.17	0.45 (j)	0.34 (j)	<0.26	0.24 (j)	0.46 (j)	<0.27	NL	NL	NL	NL
Silver	mg/kg	0.36 (j)	<0.018	0.054 (j)	0.021 (j)	<0.014	<0.021	0.21 (j)	<0.014	0.12 (j)	<0.24	.011 (j)	0.025 (j)	0.14 (j)	<0.021	NL	NL	NL	NL
Mercury	mg/kg	1.3	0.019	0.026	0.019	0.0095 (j)	0.0084 (j)	0.38	0.022	0.036	0.0074 (j)	0.760	0.0031 (j)	0.11	0.031	NL	NL	NL	NL
PAHs																			
Acenaphthene	µg/kg	20.6	<1.2	6.1 (j)	<1.2	<1.1	<1.1	276 (j)	<1.1	100 (j)	2.5 (j)	15.9 (j)	14.9 (j)	22.9	2.3 (j)	38,000	900,000	6.00E+07	NL
Acenaphthaylene	µg/kg	26.7	<2.1	19.6	<2.1	<2.0	<2.1	**1250**	<2.1	332 (j)	<2.3	23.5	<2.2	46.4	<2.3	700	18,000	390,000	NL
Anthracene	µg/kg	136	<5.7	30.3	<5.7	<5.4	<5.6	2500	<5.6	408	<6.1	61.6	10.9 (j)	123	<6.0	3.00E+06	5.00E+06	3.00E+08	NL
Benzo(a)anthracene	µg/kg	**278**	<10.4	73.5	<10.4	<9.8	<10.3	**7790**	<10.2	**856**	<11.1	**121**	<10.7	**281**	<11.0	17,000	88	3,900	NL
Benzo(a)pyrene	µg/kg	**256**	<4.5	**82.3**	<4.5	<4.3	<4.5	**9610**	<4.4	**925**	<4.8	**119**	<4.6	**309**	<4.8	48,000	8.8	390	NL
Benzo(b)fluoranthene	µg/kg	**193**	<7.1	86.7	<7.0	<6.7	<7.0	**7520**	<6.9	**753**	<7.5	**91.5**	<7.2	**268**	<7.5	360,000	88	3,900	NL
Benzo(g,h,i)perylene	µg/kg	132	<5.3	36.2	<5.2	<5.0	<5.2	**4980**	<5.1	529	,5.6	64	<5.4	200	<5.6	6.80E+06	1,800	39,000	NL
Benzo(k)fluoranthene	µg/kg	243	<7.8	78.9	<7.7	<7.3	<7.6	**8010**	<7.6	814	<8.2	105	<7.9	225	<8.2	870,000	880	39,000	NL
Chrysene	µg/kg	273	<4.3	86.3	<4.3	<4.1	<4.2	8210	<4.2	984	<4.6	120	<4.4	288	<4.5	37,000	8,800	390,000	NL
Dibenz(a,h)anthracene	µg/kg	**56.9**	<5.8	16.3 (j)	<5.8	<5.5	<5.7	**2040**	<5.7	**166 (j)**	<6.2	**24.6**	<5.9	**69.4**	<6.2	38,000	8.8	390	NL
Fluoanthene	µg/kg	549	<1.4	151	<1.4	<1.3	<1.4	16100	1.5 (j)	2330	1.8 (j)	232	7.9 (j)	616	9.6 (j)	500,000	600,000	4.00E+07	NL
Fluorene	µg/kg	23.3	<1.1	7.9 (j)	<1.1	<1.1	<1.1	441	<1.1	177 (j)	1.8 (j)	19.3 (j)	13.5 (j)	24.1	1.9 (j)	100,000	600,000	4.00E+07	NL
Indeno(1,2,3-cd)pyrene	µg/kg	**125**	<5.3	34.8	<5.2	<5.0	<5.2	**4920**	<5.1	**489**	<5.6	58.9	<5.4	**170**	<5.6	680,000	88	3,900	NL
1-Methylnaphthalene	µg/kg	8.4 (j)	<2.3	40	<2.3	<2.2	<2.3	738	<2.3	74.2 (j)	<2.4	12.6 (j)	13.4 (j)	36.9	4.9 (j)	23,000	1.10E+06	7.00E+07	NL
2-Methylnaphthalene	µg/kg	11.8 (j)	<2.3	56.4	<2.3	<2.2	<2.3	**1100**	<2.3	99.1 (j)	3.5 (j)	20.3	23.6	49	7.5 (j)	20,000	600,000	4.00E+07	NL
Naphthalene	µg/kg	28.2	<1.5	39.7	1.5 (j)	<1.5	<1.5	**1610**	1.7 (j)	223 (j)	13.3 (j)	48.4	47.2	51.3	11.7 (j)	400	60,000	4.00E+06	NL
Phenanthrene	µg/kg	370	<2.5	96.8	<2.5	<2.3	<2.4	**7490**	6.1 (j)	1800	4.6 (j)	142	25.8	319	11.3 (j)	1,800	18,000	390,000	NL
Pyrene	µg/kg	441	<1.3	131	<1.3	<1.2	<1.3	13500	1.2 (j)	1800	1.3 (j)	197	6.2 (j)	503	7.1 (j)	8.70E+06	500,000	3.00E+07	NL

Notes:
No Detect = No detectable VOCs above the laboratory method detection limit.
(j) = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
RCL = Residual Contaminant Level; SSLs = Soil Screening Levels; NL = Not listed
[1] NR 720 RCL = Chapter NR 720, Wisconsin Administrative Code, Generic Residual Contaminant Level
[2] RCLs for PAH from WDNR Publication RR-519-97, "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons Interim Guidance."
[3] NR 746 Values = Chapter NR 746, Wisconsin Administrative Code, Risk Screening and Closure Criteria
PVOC = Petroleum Volatile Organic Compounds; VOC = Volatile Organic Compounds; PAH = Polycyclic Aromatic Hydrocarbons
Regulatory Exceedance Identified By: **100**

Table 2a Site Investigation Soil Analytical Results, WaterMark Redevelopment, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Lead (mg/kg)	Arsenic (mg/kg)	Relevant and Significant VOC Analytical Results (µg/kg)										
							Benzene	1,2-Dichloroethane	Ethylbenzene	MTBE	Tetrachloroethene	Toluene	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Xylenes
NR 720.09 Residual Contaminant Level					50	8*	5.5	4.9	2,900	NE	NE	1,500	NE	NE	NE	NE	4,100
NR 746.06 Table 1 Values					NE	NE	8,500	NE	4,600	NE	NE	38,000	NE	83,000	11,000	NE	42,000
NR 746.06 Table 2 Values					NE	NE	1,100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
B100	S101	0-2	1	02/07/11	<0.3	<3.6	<8.9	<13	<55	<12	<24	<50	<17	<80	<48	<16	<136
B200	S201	0-2	2	02/07/11	0.59 J	<3.6	<8.9	<13	<55	<12	<24	<50	<17	<80	<48	<16	<136
B300	S301	0-2	2	02/07/11	0.72 J	<3.6	<8.9	<13	<55	<12	<24	<50	<17	<80	<48	<16	<136
B400	S402	2-4	2	02/08/11	9.8	<3.6	<8.9	<13	<55	<12	<24	<50	<17	<80	<48	<16	<136
	S404	6-8	2	02/08/11	452	<3.6	<8.9	<13	<55	<12	<24	<50	<17	<80	<48	<16	<136
B500	S502	2-4	1	02/08/11	6.67	<3.6	<8.9	<13	<55	<12	<24	<50	<17	<80	<48	<16	<136
	S504	6-8	2	02/08/11	185	<3.6	<8.9	<13	<55	<12	<24	<50	<17	<80	<48	<16	<136

Key:

VOC	=	Volatile Organic Compound	J	=	Analyte detected between the Limit of Detection and the Limit of Quantitati
mg/kg	=	milligrams per kilogram	---	=	Not Analyzed
MTBE	=	Methyl-tert-butyl-ether	mg/L	=	milligrams per liter
< X	=	Not detected above Laboratory Limit of Detection (L	NE	=	Not Established by Wisconsin Administrative Code (Wis. Adm. Code)
fbg	=	Feet Below Grade	100	=	Exceeds Chapter NR 720.09 Wis. Adm. Code Residual Contaminant Leve
iui	=	instrument units as isobutylene	**XXX**	=	Exceeds Chapter NR 746.06 Wis. Adm. Code Table 1 Values
µg/kg	=	micrograms per kilogram	XXX	=	Exceeds Chapter NR 746.06 Wis. Adm. Code Table 2 Values
*	=	Site specific RCLs set for Arsenic by WDNR-NER			

Table 2b Site Investigation Soil Analytical Results, WaterMark Redevelopment, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Relevant and Significant PAH Analytical Results (µg/kg)																		
					Acenapthene	Acenapthylene	Anthracene	Benzo(A)Anthracene	Benzo(A)Pyrene	Benzo(B)Fluoranthene	Benzo(K)Fluoranthene	Benzo(G,H,I)Perylene	Chrysene	Dibenzo(A,H)Anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-CD)Pyrene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 720.09 Residual Contaminant Level					NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Suggested RCL for Protection from Direct Contact (non-industrial)					900000	18000	5000000	88	8.8	88	880	1800	8800	8.8	600000	600000	88	1100000	600000	20000	18000	500000
Suggested RCL for Protection of Groundwater					38000	700	3000000	17000	48000	360000	870000	6800000	37000	38000	500000	100000	680000	23000	20000	400	1800	8700000
B100	S101	0-2.0	1	02/07/11	<15.2	7.2 J	11.8 J	45 J	**51**	81	28.6 J	53	60	10.5 J	99	6.3 J	40	<15	15 J	<16.2	52	87
B200	S201	0-2.0	2	02/07/11	<15.2	<5.1	<6.4	<17	<4.7	<6.5	<9.8	<7.7	<8.9	<5.5	<9.2	<5.6	<7.8	<15	<9.7	<16.2	<10.6	<7.7
B300	S301	0-2.0	2	02/07/11	<15.2	<5.1	<6.4	<17	<4.7	<6.5	<9.8	<7.7	<8.9	<5.5	<9.2	<5.6	<7.8	<15	<9.7	<16.2	<10.6	<7.7
B400	S402	2.0-4.0	2	02/08/11	<15.2	75	87	**330**	**380**	**450**	138	188	299	**55**	530	22.4	**184**	<15	10.5 J	<16.2	200	510
	S404	6.0-8.0	2	02/08/11	134	740	1110	**2940**	**3110**	**3700**	**1130**	1390	2580	**460**	4900	420	**1410**	111	108	97	2660	4500
B500	S502	2.0-4.0	1	02/08/11	<15.2	9.0 J	8.8 J	45 J	**52**	67	20.9 J	38	44	8.0 J	74	<5.6	32	<15	<9.7	<16.2	35	75
	S504	6.0-8.0	2	02/08/11	870	650	4500	**6000**	**3600**	**4900**	**1560**	**1820**	4600	**470**	21900	820	**1620**	91 J	88 J	125 J	13700	16500

Key:

PAH	=	Polynuclear Aromatic Hydrocarbons
iui	=	instrument units as isobutylene
J	=	Analyte detected between the Limit of Detection and the Limit of Quantitation
< X	=	Not detected above Laboratory Limit of Detection (LOD) of X.
fbg	=	Feet Below Grade
NE	=	Not Established by Wisconsin Administrative Code (Wis. Adm. Code)
µg/kg	=	micrograms per kilogram
---	=	Not Analyzed
100	=	Exceeds Chapter NR 720.09 Wis. Adm. Code Residual Contaminant Level
XXX	=	Exceeds Suggested RCL for Protection from Direct Contact at a Non-Industrial Site
XXX	=	Exceeds Suggested RCL for Protection of Groundwater
*	=	Soil sample taken at or below historic measured high water table

Table 6a, Remedial Excavation VOC Soil Analysis
WaterMark Redevelopment, 301 North Washington Street, Green Bay, Wisconsin
Stantec Project 193700796

Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Sample Location	DRO (mg/kg)	GRO (mg/kg)	Lead (mg/kg)	Arsenic (mg/kg)	Relevant and Significant Analytical Results (µg/kg)																						
									Benzene	Bromobenzene	Bromodichloromethane	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Carbon Tetrachloride	Chlorobenzene	Chloroethane	Chloroform	Chloromethane	2-Chlorotoluene	4-Chlorotoluene	1,2-Dibromo-3-Chloropropan	Dibromochloromethane	1,2-Dichlorobenzene	1,3-Dichlorobenzene	1,4-Dichlorobenzene	Dichlorodifluoromethane	1,1-Dichloroethane	1,2-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene
NR720.09 Residual Contaminant Level					100	100	50	8*	5.5	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
NR746.06 Table 1 Value					NE	NE	NE	NE	8,500	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
NR746.06 Table 2 Value					NE	NE	NE	NE	1,100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
S11	2	0	03/21/11	Area 1	---	---	99.7	1.93 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S14	4	2	03/21/11	Area 1	---	---	37.9	1.06 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S15	2	1	03/21/11	Area 1	---	---	38.7	1.17 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S27	2	2	03/21/11	Area 1	---	---	40.6	1.30 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S40	4	1	03/21/11	Area 1	---	---	1.64	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S50	2	0	03/21/11	Area 1	---	---	6.12	1.10 J	<8.9	<14	<12	<48	<51	<54	<12	<9.4	<142	<46	<207	<84	<76	<77	<9.5	<51	<53	<52	<12	<11	<13	<22	<14	<22
S65	6	1	03/22/11	Area 1	---	---	579	18.8	<8.9	<14	<12	<48	<51	<54	<12	<9.4	<142	<46	<207	<84	<76	<77	<9.5	<51	<53	<52	<12	<11	<13	<22	<14	<22
S77	6	3	03/22/11	Area 1	---	---	18.6	<0.72	<8.9	<14	<12	<48	<51	<54	<12	<9.4	<142	<46	<207	<84	<76	<77	<9.5	<51	<53	<52	<12	<11	<13	<22	<14	<22
S80	6	3	03/22/11	Area 1	---	---	1.03	0.91 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S82	8	2	03/22/11	Area 1	---	---	3.37	<0.72	<8.9	<14	<12	<48	<51	<54	<12	<9.4	<142	<46	<207	<84	<76	<77	<9.5	<51	<53	<52	<12	<11	<13	<22	<14	<22
S86	4	1	03/25/11	Area 4	---	---	39	3.1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S93	4	1	03/25/11	Area 4	---	---	7.38	0.96 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S102	4	0	03/25/11	Area 4	---	---	9.79	0.92 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S106	1.5	0	03/28/11	Area 5	---	---	1.55	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S108	1.5	0	03/28/11	Area 5	---	---	0.90 J	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S114	4	0	03/28/11	Area 4	---	---	14	1.64 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S133	2	1	03/28/11	Area 4	---	---	1.35	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S148	1.5	0	03/30/11	Area 5	---	---	1.00	0.89 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S168	4	4	03/31/11	Area 6	---	---	1.70	0.87	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S174	1.5	2	04/01/11	Area 5	---	---	14.4	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S177	1.5	2	04/01/11	Area 5	---	---	0.65 J	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S194	4	2	04/01/11	Area 2	---	---	14.5	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S196	4	3	04/01/11	Area 2	---	---	14.2	0.90 J	16.2 J	<14	<12	<48	<51	<54	<12	<9.4	<142	<46	<207	<84	<76	<77	<9.5	<51	<53	<52	<12	<11	<13	<22	<14	<22
S198	4	3	04/01/11	Area 2	---	---	18.5	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S199	4	2	04/01/11	Area 2	---	---	7.3	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S208	2	3	04/01/11	Area 5	---	---	0.52 J	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S209	2	3	04/01/11	Area 5	---	---	0.96	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S210	2	3	04/01/11	Area 5	---	---	4.96	<0.72	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Key:

DRO = Diesel Range Organics
GRO = Gasoline Range Organics
MTBE = Methyl-tertiary-butyl-ether
< X = Not detected above Laboratory Limit of Detection (LOD) of X.
fbg = Feet Below Grade
mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram
--- = Not Analyzed

J = Analyte detected between the Limit of Detection and the Limit of Quantitation
VOC = Volatile Organic Compound
PAH = Polynuclear Aromatic Hydrocarbons
NE = Not Established by Wisconsin Administrative Code (Wis. Adm. Code)
100 = Exceeds Chapter NR 720.09 Wis. Adm. Code Residual Contaminant Level
XXX = Exceeds Chapter NR 746.06 Wis. Adm. Code Table 1 Values
XXX = Exceeds Chapter NR 746.06 Wis. Adm. Code Table 2 Values
* = Site specific RCLs set for Arsenic by WDNR-NER

Table 6a, Remedial Excavation VOC Soil Analysis
WaterMark Redevelopment, 301 North Washington
Stantec Project 193700796

Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Sample Location	1,2-Dichloropropane	1,3-Dichloropropane	2,2-Dichloropropane	Di-Isopropyl Ether	Ethylbenzene	EDB (1,2-Dibromoethane)	Hexachlorobutadiene	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	MTBE	Naphthalene	n-Propylbenzene	1,1,2,2-Tetrachloroethane	Tetrachloroethene	Toluene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene	1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethene	Trichlorofluoromethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Xylenes
NR720.09 Residual Contaminant Level					NE	NE	NE	NE	2,900	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	1,500	NE	NE	NE	NE	NE	NE	NE	NE	NE	4,100
NR746.06 Table 1 Value					NE	NE	NE	NE	4,600	NE	NE	NE	NE	NE	NE	2,700	NE	NE	NE	38,000	NE	NE	NE	NE	NE	NE	83,000	11,000	NE	42,000
NR746.06 Table 2 Value					NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
S11	2	0	03/21/11	Area 1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S14	4	2	03/21/11	Area 1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S15	2	1	03/21/11	Area 1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S27	2	2	03/21/11	Area 1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S40	4	1	03/21/11	Area 1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S50	2	0	03/21/11	Area 1	<11	<11	<33	<47	<55	<17	<95	<53	<45	<119	<12	<107	<53	<20	<24	<50	<129	<74	<11	<16	<17	<43	<80	<48	<16	<136
S65	6	1	03/22/11	Area 1	<11	<11	<33	<47	<55	<17	<95	<53	<45	<119	<12	<107	<53	<20	<24	<50	<129	<74	<11	<16	<17	<43	<80	<48	<16	<136
S77	6	3	03/22/11	Area 1	<11	<11	<33	<47	<55	<17	<95	<53	<45	<119	<12	<107	<53	<20	<24	<50	<129	<74	<11	<16	<17	<43	<80	<48	<16	<136
S80	6	3	03/22/11	Area 1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S82	8	2	03/22/11	Area 1	<11	<11	<33	<47	<55	<17	<95	<53	<45	<119	<12	<107	<53	<20	<24	<50	<129	<74	<11	<16	<17	<43	<80	<48	<16	<136
S86	4	1	03/25/11	Area 4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S93	4	1	03/25/11	Area 4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S102	4	0	03/25/11	Area 4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S106	1.5	0	03/28/11	Area 5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S108	1.5	0	03/28/11	Area 5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S114	4	0	03/28/11	Area 4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S133	2	1	03/28/11	Area 4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S148	1.5	0	03/30/11	Area 5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S168	4	4	03/31/11	Area 6	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S174	1.5	2	04/01/11	Area 5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S177	1.5	2	04/01/11	Area 5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S194	4	2	04/01/11	Area 2	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S196	4	3	04/01/11	Area 2	<11	<11	<33	<47	<55	<17	<95	<53	<45	<119	<12	<107	<53	<20	<24	64 J	<129	<74	<11	<16	<17	<43	<80	<48	<16	<136
S198	4	3	04/01/11	Area 2	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S199	4	2	04/01/11	Area 2	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S208	2	3	04/01/11	Area 5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S209	2	3	04/01/11	Area 5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
S210	2	3	04/01/11	Area 5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Table 6b, Remedial Excavation PAH Soil Analysis
WaterMark Redevelopment, 301 North Washington Street, Green Bay, Wisconsin
Stantec Project 193700796

Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Sample Location	Acenapthene	Acenapthylene	Anthracene	Benzo(A)Anthracene	Benzo(A)Pyrene	Benzo(B)Fluoranthene	Benzo(K)Fluoranthene	Benzo(G,H,I)Perylene	Chrysene	Dibenzo(A,H)Anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-CD)Pyrene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
					Relevant and Significant PAH Analytical Results (µg/kg)																	
Suggested Residual Contaminant Level for Non-Industrial Direct Contact					900,000	18,000	5,000,000	88	8.8	88	880	1,800	8,800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000
Suggested Residual Contaminant Level for Groundwater					38,000	700	3,000,000	17,000	48,000	360,000	870,000	6,800,000	37,000	38000	500,000	100,000	680,000	23,000	20,000	400	1,800	8,700,000
S11	2	0	03/21/11	Area 1	111	263	700	2,700	2,930	3,200	970	1,730	2,650	360	5,800	236	1,460	44 J	42	88	**3,000**	6,700
S14	4	2	03/21/11	Area 1	2,830	171 J	4,800	7,300	8,100	9,800	3,100	5,000	7,400	930	19,200	2,020	4,300	350 J	540	**1,160**	**13,800**	16,300
S15	2	1	03/21/11	Area 1	42	107	161	360	580	670	198	390	390	79	710	49	330	21.4 J	21.6 J	24.1 J	430	760
S27	2	2	03/21/11	Area 1	10.7 J	64	76	260	410	440	133	308	243	52	400	17 J	240	<17.9	11.6 J	13.4 J	157	480
S40	4	1	03/21/11	Area 1	<9.7	<8.4	12.4 J	25.5 J	24.8 J	26 J	<16.1	14.2 J	19 J	<10.5	41	<10.7	12 J	<17.9	<9.6	<10.8	46	44
S50	2	0	03/21/11	Area 1	<9.7	<8.4	<10.2	20.8 J	19.2 J	23.5 J	<16.1	14.2 J	17.2 J	<10.5	30.2 J	<10.7	12.6 J	<17.9	<9.6	<10.8	16.2 J	27.6 J
S65	6	1	03/22/11	Area 1	148	60	294	450	450	540	182	229	460	53	960	134	207	55 J	54	49	900	900
S77	6	3	03/22/11	Area 1	74	90	222	450	760	1,200	380	510	650	117	820	65	410	<17.9	20.6 J	34 J	470	820
S80	6	3	03/22/11	Area 1	<9.7	10.5 J	21.2 J	47 J	49 J	60	21 J	28.1	46	<10.5	85	<10.7	23.7 J	<17.9	<9.6	<10.8	56	81
S82	8	2	03/22/11	Area 1	<9.7	<8.4	<10.2	22.6 J	18.3 J	21.9 J	<16.1	13.5 J	17.5 J	<10.5	30.9 J	<10.7	10.7 J	<17.9	<9.6	<10.8	18.8 J	28.5 J
S86	4	1	03/25/11	Area 4	64	38	213	390	301	370	124	132	316	30.9 J	680	73	122	<17.9	13.7 J	13.3 J	500	620
S93	4	1	03/25/11	Area 4	<9.7	<8.4	<10.2	<14.6	<16.6	<16.7	<16.1	<8.2	<9.2	<10.5	15.2 J	<10.7	<9.5	<17.9	<9.6	<10.8	10.9 J	13.8 J
S102	4	0	03/25/11	Area 4	<9.7	<8.4	<10.2	17.6 J	<16.6	<16.7	<16.1	<8.2	11.3 J	<10.5	19.8 J	<10.7	<9.5	<17.9	<9.6	<10.8	13.3 J	18.1 J
S106	1.5	0	03/28/11	Area 5	<9.7	<8.4	<10.2	<14.6	<16.6	<16.7	<16.1	<8.2	<9.2	<10.5	<9.8	<10.7	<9.5	<17.9	<9.6	<10.8	<9.8	<9.5
S108	1.5	0	03/28/11	Area 5	<9.7	<8.4	<10.2	<14.6	<16.6	<16.7	<16.1	<8.2	<9.2	<10.5	<9.8	<10.7	<9.5	<17.9	<9.6	<10.8	<9.8	<9.5
S114	4	0	03/28/11	Area 4	<9.7	<8.4	<10.2	22.1 J	<16.6	19.9 J	<16.1	10.8 J	13.8 J	<10.5	27.3 J	<10.7	<9.5	<17.9	<9.6	<10.8	13.7 J	26.9 J
S133	2	1	03/28/11	Area 4	<9.7	<8.4	<10.2	<14.6	<16.6	<16.7	<16.1	<8.2	<9.2	<10.5	13.2 J	<10.7	<9.5	<17.9	<9.6	<10.8	<9.8	11.2 J
S148	1.5	0	03/30/11	Area 5	<9.7	<8.4	<10.2	<14.6	<16.6	<16.7	<16.1	<8.2	<9.2	<10.5	<9.8	<10.7	<9.5	<17.9	<9.6	<10.8	<9.8	<9.5
S168	4	4	03/31/11	Area 6	<9.7	22.5 J	36	71	73	99	40 J	80	81	13.8 J	171	10.9 J	61	<17.9	<9.6	<10.8	126	149
S174	1.5	2	04/01/11	Area 5	52	25.7 J	198	370	294	420	144	192	310	38	790	68	168	<17.9	14.8 J	37	590	630
S177	1.5	2	04/01/11	Area 5	<9.7	<8.4	<10.2	<14.6	<16.6	<16.7	<16.1	<8.2	<9.2	<10.5	<9.8	<10.7	<9.5	<17.9	<9.6	<10.8	<9.8	<9.5
S194	4	2	04/01/11	Area 2	550	29.5	1,220	1,790	1,430	1,840	560	870	1,380	206	3,700	510	780	99	159	320	**3,500**	3,050
S196	4	3	04/01/11	Area 2	<9.7	17.8 J	40	104	105	127	52	82	86	13.6 J	187	<10.7	61	<17.9	9.7 J	<10.8	102	171
S198	4	3	04/01/11	Area 2	135	33	350	620	530	660	195	340	470	70	1,190	114	288	32 J	40	62	850	1,050
S199	4	2	04/01/11	Area 2	<9.7	<8.4	27.6 J	90	86	109	43 J	61	74	<10.5	141	<10.7	48	<17.9	<9.6	<10.8	66	135
S208	2	3	04/01/11	Area 5	<9.7	<8.4	<10.2	<14.6	<16.6	<16.7	<16.1	<8.2	<9.2	<10.5	<9.8	<10.7	<9.5	<17.9	<9.6	<10.8	<9.8	<9.5
S209	2	3	04/01/11	Area 5	<9.7	<8.4	<10.2	<14.6	<16.6	<16.7	<16.1	<8.2	<9.2	<10.5	<9.8	<10.7	<9.5	<17.9	<9.6	<10.8	<9.8	<9.5
S210	2	3	04/01/11	Area 5	<9.7	<8.4	<10.2	17.6 J	<16.6	<16.7	<16.1	<8.2	10.6 J	<10.5	23.8 J	<10.7	<9.5	<17.9	<9.6	<10.8	21.9 J	21.4 J

Key:

PAH	=	Polynuclear Aromatic Hydrocarbons
J	=	Analyte detected between the Limit of Detection and the Limit of Quantitation
< X	=	Not detected above Laboratory Limit of Detection (LOD) of X.
fbg	=	Feet Below Grade
µg/kg	=	micrograms per kilogram
---	=	Not Analyzed
XXX	=	Exceeds Suggested Residual Contaminant Level for Non-Industrial Direct Contact
XXX	=	Exceeds Suggested Residual Contaminant Level for Groundwater

Table 4a Groundwater Analytical Results, WaterMark Redevelopment, Green Bay, Wisconsin

Well ID	Screened Interval (msl or fbg)	Date Sampled	Water Table Elevation (msl or fbg)	Relevant and Significant Metals Analytical Results (µg/l)										Relevant and Significant VOC Analytical Results (µg/l)																			
				Arsenic	Barium	Cadmium	Chromium	Copper	Lead	Mercury	Nickel	Selenium	Silver	Benzene	1,1-Dichloroethane	1,2-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2- Dichloroethene	Ethylbenzene	Fluorotrichloromethane	Hexachlorobutadiene	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	MTBE	Naphthalene	Tetrachloroethene	Toluene	Trichloroethene	Trimethylbenzene	Vinyl Chloride	Xylenes
NR 140 Preventive Action Limit (µg/l)				1	400	0.5	10	130	1.5	0.2	20	10	10	0.5	85	0.5	0.7	7	20	140	698	NE	NE	NE	0.5	12	8	0.5	200	0.5	96	0.02	1,000
NR 140 Enforcement Standard (µg/l)				10	2,000	5	100	1,300	15	2	100	50	50	5	850	5	7	70	100	700	3490	NE	NE	NE	5	60	40	5	1,000	5	480	0.2	10,000
B-2	---	05/05/09	---	6.6 J	162	<0.45	0.94 J	<0.31	1.5 J	<0.10	2.3 J	6.3 J	<0.47	<0.41	ND	ND	ND	ND	ND	<0.54	---	ND	<0.59	<0.67	<0.43	<0.61	<0.89	<0.45	<0.67	ND	<1.80	ND	<2.63
	---	02/15/11	579.12	<0.6	---	---	---	---	<0.7	---	---	---	---	<0.5	<0.98	<0.5	<0.6	<0.74	<0.79	<0.78	---	<2.2	<0.92	<0.92	<1.1	<0.8	<2.1	<0.44	<0.53	<0.47	<1.54	<0.18	<1.9
	---	05/12/11	580.11	<0.6	---	---	---	---	<0.7	---	---	---	---	<0.5	<0.98	<0.5	<0.6	<0.74	<0.79	<0.78	---	<2.2	<0.92	<0.92	<1.1	<0.8	<2.1	<0.44	<0.53	<0.47	<1.54	<0.18	<1.9
B7	---	05/05/09	---	5.4 J	162	<0.45	0.56 J	<0.31	<1.3	<0.10	0.80 J	<2.5	<0.47	<0.41	ND	ND	ND	ND	ND	<0.54	---	ND	<0.59	<0.67	<0.43	<0.61	<0.89	<0.45	<0.67	ND	<1.80	ND	<2.63
B-11	---	05/05/09	---	6.1 J	124	<0.45	2.3 J	0.80 J	<1.3	<0.10	3.2 J	6.2 J	<0.47	<0.41	ND	ND	ND	ND	ND	<0.54	---	ND	<0.59	<0.67	<0.43	<0.61	<0.89	<0.45	<0.67	ND	<1.80	ND	<2.63
	---	02/15/11	579.02	<0.6	---	---	---	---	<0.7	---	---	---	---	<0.5	<0.98	<0.5	<0.6	<0.74	<0.79	<0.78	---	<2.2	<0.92	<0.92	<1.1	<0.8	<2.1	<0.44	<0.53	<0.47	<1.54	<0.18	<1.9
B-17	---	05/05/09	---	**11.6 J**	144	<0.45	0.48 J	3.3 J	3.4 J	<0.10	2.0 J	6.4 J	<0.47	<0.41	ND	ND	ND	ND	ND	<0.54	---	ND	<0.59	<0.67	<0.43	<0.61	<0.89	<0.45	<0.67	ND	<1.80	ND	<2.63
B-18	---	05/05/09	---	6.6 J	193	<0.45	0.40 J	<0.31	1.4 J	<0.10	2.2 J	<2.5	<0.47	<0.41	ND	ND	ND	ND	ND	<0.54	---	ND	<0.59	<0.67	<0.43	<0.61	7.6	<0.45	<0.67	ND	<1.80	ND	<2.63
B-19	---	05/05/09	---	**10 J**	121	<0.45	0.67 J	<0.31	1.7 J	<0.10	2.9 J	8.6 J	<0.47	<0.41	ND	ND	ND	ND	ND	<0.54	---	ND	<0.59	0.71 J	<0.43	<0.61	<0.89	<0.45	<0.67	ND	<1.80	ND	<2.63
	---	02/15/11	577.95	<0.6	---	---	---	---	<0.7	---	---	---	---	<0.5	<0.98	<0.5	<0.6	<0.74	<0.79	<0.78	---	<2.2	<0.92	<0.92	<1.1	<0.8	<2.1	<0.44	<0.53	<0.47	<1.54	<0.18	<1.9
	---	05/12/11	579.50	0.9 J	---	---	---	---	<0.7	---	---	---	---	<0.5	<0.98	<0.5	<0.6	<0.74	<0.79	<0.78	---	<2.2	<0.92	<0.92	<1.1	<0.8	<2.1	0.75 J	<0.53	<0.47	<1.54	<0.18	<1.9
TW100	2-12	02/15/11	577.93	<0.6	---	---	---	---	<0.7	---	---	---	---	<0.5	<0.98	<0.5	<0.6	<0.74	<0.79	<0.78	---	<2.2	<0.92	<0.92	<1.1	<0.8	<2.1	<0.44	<0.53	<0.47	<1.54	<0.18	<1.9
TW400	2-12	02/15/11	577.45	<0.6	---	---	---	---	<0.7	---	---	---	---	<0.5	<0.98	<0.5	<0.6	<0.74	<0.79	<0.78	---	<2.2	<0.92	<0.92	<1.1	<0.8	<2.1	<0.44	<0.53	<0.47	<1.54	<0.18	<1.9
TW500	2-12	02/15/11	577.90	<0.6	---	---	---	---	<0.7	---	---	---	---	<0.5	<0.98	<0.5	<0.6	<0.74	<0.79	<0.78	---	<2.2	<0.92	<0.92	<1.1	<0.8	<2.1	<0.44	<0.53	<0.47	<1.54	<0.18	<1.9

Key:

VOC = volatile organic compound
µg/l = micrograms per liter
NE = Not Established by Wis. Adm. Code
MTBE = Methyl-Tertiary-Burty-Ether
J = Analyte detected between Limit of Detection and Limit of Quantitation

--- = Not Analyzed
32 = NR 140 Preventive Action Limit Exceeded
32 = NR 140 Enforcement Standard Exceeded
msl = Mean sea level
fbg = Feet below grade

Table 4b Groundwater Analytical Results, WaterMark Redevelopment, Green Bay, Wisconsin

Well ID	Screened Interval (msl or fbg)	Date Sampled	Water Table Elevation (msl or fbg)	Relevant and Significant PAH Analytical Results (µg/l)																	
				Acenaphthene	Acenapthylene	Anthracene	Benzo(A)Anthracene	Benzo(A)Pyrene	Benzo(B)Fluoranthene	Benzo(K)Fluoranthene	Benzo(G,H,I)Perylene	Chrysene	Dibenzo(A,H)Anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-CD)Pyrene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 140 Preventive Action Limit (µg/l)				NE	NE	600	NE	0.02	0.02	NE	NE	0.02	NE	80	80	NE	NE	NE	8	NE	50
NR 140 Enforcement Standard (µg/l)				NE	NE	3,000	NE	0.2	0.2	NE	NE	0.2	NE	400	400	NE	NE	NE	40	NE	250
B-2	---	05/05/09	---	<0.0078	<0.0050	0.0067 J	<0.0035	<0.0054	<0.0051	<0.0078	<0.0062	<0.0070	<0.0043	<0.0053	<0.0063	<0.0036	0.023 J	<0.011	0.16	<0.0075	<0.0068
	---	02/15/11	579.12	<0.01	<0.014	<0.009	0.017 J	<0.011	0.013 J	<0.015	<0.015	<0.013	<0.016	0.021 J	<0.008	<0.015	<0.009	<0.013	<0.015	0.015 J	0.018 J
	---	05/12/11	580.11	<0.01	<0.014	<0.009	<0.014	<0.011	<0.013	<0.015	<0.015	<0.013	<0.016	<0.012	<0.008	<0.015	<0.009	<0.013	<0.015	<0.01	<0.013
B7	---	05/05/09	---	<0.0081	<0.0052	<0.0068	<0.0036	<0.0056	<0.0053	<0.0081	<0.0065	<0.0073	<0.0045	0.0065 J	<0.0065	<0.0037	<0.0099	<0.011	0.057	<0.0078	<0.0070
B-11	---	05/05/09	---	<0.0081	<0.0052	<0.0068	<0.0036	<0.0056	<0.0053	<0.0081	<0.0065	<0.0073	<0.0045	<0.0056	<0.0065	<0.0037	<0.0099	<0.011	0.064	<0.0078	<0.0070
	---	02/15/11	579.02	<0.01	<0.014	<0.009	<0.014	<0.011	<0.013	<0.015	<0.015	<0.013	<0.016	<0.012	<0.008	<0.015	<0.009	<0.013	<0.015	<0.01	<0.013
B-17	---	05/05/09	---	<0.0082	<0.0052	<0.0068	<0.0036	<0.0057	<0.0054	<0.0082	<0.0065	<0.0073	<0.0045	<0.0056	<0.0066	<0.0038	<0.010	<0.011	0.020 J	<0.0078	<0.0071
B-18	---	05/05/09	---	0.61	0.024 J	0.098	<0.0038	<0.0060	<0.0057	<0.0086	<0.0069	<0.0077	<0.0048	0.040 J	0.45	<0.0040	0.72	0.32	0.8	0.37	0.031 J
B-19	---	05/05/09	---	<0.0080	<0.0051	<0.0066	<0.0035	<0.0055	<0.0052	<0.0079	<0.0064	<0.0071	<0.0044	<0.0054	<0.0064	<0.0037	<0.0097	<0.011	0.019 J	<0.0076	<0.0069
	---	02/15/11	577.95	<0.01	<0.014	<0.009	0.019 J	0.013 J	0.019 J	<0.015	<0.015	0.015 J	<0.016	0.025 J	<0.008	<0.015	<0.009	<0.013	<0.015	0.015 J	0.021 J
	---	05/12/11	579.50	<0.01	<0.014	<0.009	<0.014	<0.011	<0.013	<0.015	<0.015	<0.013	<0.016	<0.012	<0.008	<0.015	<0.009	<0.013	<0.015	<0.01	<0.013
TW100	2-12	02/15/11	577.93	<0.01	<0.014	0.013 J	0.029 J	0.028 J	0.044	<0.015	0.023 J	0.03 J	<0.016	0.061	<0.008	0.023 J	<0.009	<0.013	0.016 J	0.035	0.057
	2-12	05/12/11	579.19	0.078	0.015 J	0.184	0.51	**0.44**	**0.98**	0.22	0.43	**0.59**	0.023 J	1.58	0.093	0.35	0.024 J	0.037 J	0.081	0.83	1.24
	2-12	09/09/11	579.29	0.153	0.04 J	0.42	1.56	**1.69**	**3.2**	0.96	1.49	**2.14**	0.242	4.9	0.135	1.26	0.051	0.033 J	0.208	1.87	3.9
	2-12	12/07/11	578.73	0.033	<0.014	0.084	0.272	**0.33**	**0.63**	0.18	0.28	**0.41**	0.049 J	0.91	0.033	0.235	0.015 J	0.021 J	0.03 J	0.39	0.75
TW400	2-12	02/15/11	577.45	0.065	0.03J	0.038	0.09	0.113	0.136	0.043 J	0.065	0.083	0.017 J	0.146	0.015 J	0.063	0.013 J	0.019 J	0.026 J	0.094	0.145
	2-12	05/12/11	579.07	0.014 J	<0.014	0.017 J	0.037 J	0.021 J	0.032 J	<0.015	<0.015	0.018 J	<0.016	0.044	0.009 J	<0.015	<0.009	<0.013	<0.015	0.031 J	0.04 J
	2-12	09/09/11	578.90	0.043	0.042 J	0.077	0.18	0.137	0.179	0.066	0.064	0.138	0.019 J	0.32	0.025 J	0.061	0.009 J	<0.013	0.037 J	0.141	0.273
	2-12	12/07/11	578.15	0.058	0.125	0.235	0.58	**0.54**	**0.64**	0.196	0.224	**0.51**	0.069	1.06	0.071	0.223	0.016 J	0.014 J	0.037 J	0.43	0.91
TW500	2-12	02/15/11	577.90	0.40	0.037 J	0.058	0.105	0.132	0.175	0.058	0.102	0.113	0.023 J	0.216	0.053	0.09	0.023 J	0.028 J	0.07	0.23	0.212
	2-12	05/12/11	579.35	0.122	0.023 J	0.063	0.215	0.189	**0.39**	0.086	0.182	**0.207**	<0.016	0.55	0.031	0.144	0.01 J	0.013 J	0.019 J	0.25	0.46
	2-12	09/09/11	579.31	0.57	0.072	0.124	0.272	**0.307**	**0.47**	0.165	0.252	**0.292**	0.05	<0.012	0.054	0.204	0.02 J	<0.013	0.046 J	0.38	0.43
	2-12	12/07/11	578.72	0.36	0.027 J	0.051	0.096	0.115	0.157	0.043 J	0.086	0.096	0.018 J	0.218	0.045	0.073	0.043	0.017 J	0.089	0.136	0.209

Key:

PAH = Polynuclear Aromatic Hydrocarbon
µg/l = micrograms per liter
NE = Not Established by Wis. Adm. Code
J = Analyte detected between Limit of Detection and Limit of Quantitation

--- = Not Analyzed
32 = NR 140 Preventive Action Limit Exceeded
32 = NR 140 Enforcement Standard Exceeded
msl = Mean sea level
fbg = Feet below grade

Table 3 Water Level Data, WaterMark Redevelopment, Green Bay, Wisconsin

Well I.D.	Ground Surface Elevation (msl)	Reference Point Elevation (msl)	Top / Bottom Well Screen Elevation (msl or fbg))	Date	Depth to Water (feet)		Water Table Elevation (feet)
					Below Riser	Below Grade	
B-2	---	583.23		02/15/11	4.11	---	579.12
				05/12/11	3.12	---	580.11
B-11	---	584.53		02/15/11	5.51	---	579.02
B-19	---	589.86		02/15/11	11.91	---	577.95
				05/12/11	10.36	---	579.50
TW100	579.3	579.29	0-5 fbg	02/15/11	1.36	1.37	577.93
				05/12/11	0.10	0.11	579.19
				09/09/11	0.00	0.01	579.29
				12/07/11	0.56	0.57	578.73
TW400	584.89	588.03	2-12 fbg	02/15/11	10.58	7.44	577.45
				05/12/11	8.96	5.82	579.07
				09/09/11	9.13	5.99	578.90
				12/07/11	9.88	6.74	578.15
TW500	584.87	587.84	2-12 fbg	02/15/11	9.94	6.97	577.90
				05/12/11	8.49	5.52	579.35
				09/09/11	8.53	5.56	579.31
				12/07/11	9.12	6.15	578.72

Key:

*	=	Well Screen Submerged
msl	=	Mean Sea Level
fbg	=	Feet Below Grade
---	=	Not Collected

RIGHT-OF-WAY

Stantec

Stantec Consulting Services Inc.
954 Circle Drive
Green Bay WI 54304
Tel: (920) 592-8400
Fax: (920) 592-8444

October 19, 2012

Mr. Ed Wiesner
Director of Public Works
100 N Jefferson Street
Green Bay, Wisconsin 54301

Reference: Notification of Remaining Contamination within Right-of-Way adjacent to the River Visions Watermark Redevelopment Project, 115-2 Pine Street, Green Bay, Wisconsin (the Property); Brown County;
WDNR BRRTS #02-05-551375
Client Project No.: 193700796

Dear Mr. Wiesner:

Per Section NR 726.05, Wisconsin Administrative Code (Wis. Adm. Code), Stantec is submitting written notification that possible soil and groundwater contamination may extend beneath the Right-of-Ways of Pine Street and the City Deck adjacent to the River Visions Watermark Redevelopment Project, 115-2 Pine Street (fka 301 North Washington Street), Green Bay, Wisconsin (the Site). Results of the investigation and remedial action activities completed at the Site indicate that the Site may be eligible for case closure.

Based on the results of the investigation and remedial action completed in association with the release, soil and groundwater contamination exists on-site and may extend off-site beneath the right-of-ways of Pine Street and the City Deck. Laboratory analytical results of soil samples collected adjacent to the Pine Street and City Deck right-of-ways indicate that PAHs (polynuclear aromatic hydrocarbons) remain in soil at the surface and extend to the water table at approximately 5 to 6 feet below grade (fbg). Laboratory results of groundwater samples collected from monitoring wells installed adjacent to the right-of-ways indicate that concentrations of PAHs were present in excess of Wisconsin Administrative Code NR140 enforcement standards (ES) in the groundwater during a December 2011 sampling event. Precautions may need to be taken when excavating or dewatering these areas in the future. Figures showing the soil boring and monitoring well locations with the estimated extent of soil and groundwater contamination as well as tables summarizing analytical results are included with this notification.

RIGHT-OF-WAY

Stantec

If you have any questions or concerns regarding the remaining contamination, please feel free to call Ms. Lynelle Caine of Stantec at (715) 854-3360 or Ms. Kristin DuFresne of the Wisconsin Department of Natural Resources (WDNR) at (920) 662-5443.

Respectfully,

STANTEC CONSULTING SERVICES INC.

Jeffrey R. Brand
Staff Engineer
Tel: 920-592-8400
Fax: 920-592-8444
email: jeffrey.brand@stantec.com

Lynelle P. Caine
Senior Project Geologist
Tel: 715-854-3360
Fax: 715-854-3361
email: lynelle.caine@stantec.com

Attachments

C. Ms. Kristin DuFresne, Wisconsin Department of Natural Resources
Mr. Kelly Denk, River Vision Partnership II, LLC
Ms. Kris Teske, City Clerk, City of Green Bay