





July 25, 2006

Mr. Michael Borlee  
SCJ Properties LLC  
2650 Pecan Street  
Green Bay, WI 54311

RE: **Final Closure**

**Commerce # 54302-2635-98 DNR BRRTS # 03-05-000182**  
Mike's Shell Station, 1698 Main Street, Green Bay

Dear Mr. Borlee:

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

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

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

Robert H. Klauk  
Senior Hydrogeologist  
Site Review Section



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

March 2, 2004

Mr. Michael Borlee  
2650 Pecan Street  
Green Bay, WI 54311

RE: **Conditional Case Closure**

**Commerce # 54302-2635-98**      **WDNR BRRTS # 03-05-000182**  
Mike's Shell Station, 1698 Main Street, Green Bay

Dear Mr. Borlee:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

**The following condition must be satisfied to obtain final closure:**

- Documentation of the abandonment (WDNR Abandonment Form 3300-5B) of Sump 1 through Sump 5.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk', written in a cursive style.

Robert H. Klauk  
Hydrogeologist  
Site Review Section

cc: Case File

1999910

Document Number

STATE BAR OF WISCONSIN FORM 3 - 2000  
QUIT CLAIM DEED

BROWN COUNTY  
REGISTER OF DEEDS  
CATHY WILLIQUETTE

2003 APR 10 A 11:32

This Deed, made between MICHAEL I. BORLEE AND SUSAN R. BORLEE, HUSBAND AND WIFE  
\_\_\_\_\_  
\_\_\_\_\_  
Grantor,  
and SCJ PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY  
\_\_\_\_\_  
\_\_\_\_\_  
Grantee.

Grantor quit claims to Grantee the following described real estate in BROWN County, State of Wisconsin: (if more space is needed, please attach addendum):  
**SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A**

Recording Area

1300

Name and Return Address  
**LIBERTY TITLE**  
PO BOX 2401  
GREEN BAY, WISCONSIN 54306  
03-01-10134

FEE \$77.25  
EXEMPT 15s

Together with all appurtenant rights, title and interests.

21-2112  
Parcel Identification Number (PIN)  
This IS NOT homestead property.  
(is) (is not)

Dated this 4th day of March, 2003.

Michael I. Borlee  
\* **MICHAEL I. BORLEE**

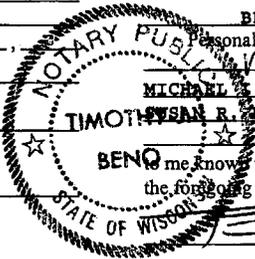
Susan R. Borlee  
\* **SUSAN R. BORLEE**

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_,

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
) ss.  
BROWN County. Personally came before me this 4th day of MARCH, 2003 the above named  
MICHAEL I. BORLEE AND SUSAN R. BORLEE



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

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

THIS INSTRUMENT WAS DRAFTED BY

ATTY. TIMOTHY F. POLACK  
PO BOX 2401 GREEN BAY, WISCONSIN 54306  
(Signatures may be authenticated or acknowledged. Both are not necessary.)

\* TIMOTHY J. BENO  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: JANUARY 14, 2004.)

\*Names of persons signing in any capacity must be typed or printed below their signature.

QUIT CLAIM DEED

STATE BAR OF WISCONSIN

FORM No. 3-2000

Liberty Title & Abstract, Inc 107 N Broadway Ste 1, Green Bay WI 54303-2727  
Phone: (920) 435-7708 Fax: (920) 435-7307 Tim Polack

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9806

T5922916.ZFX

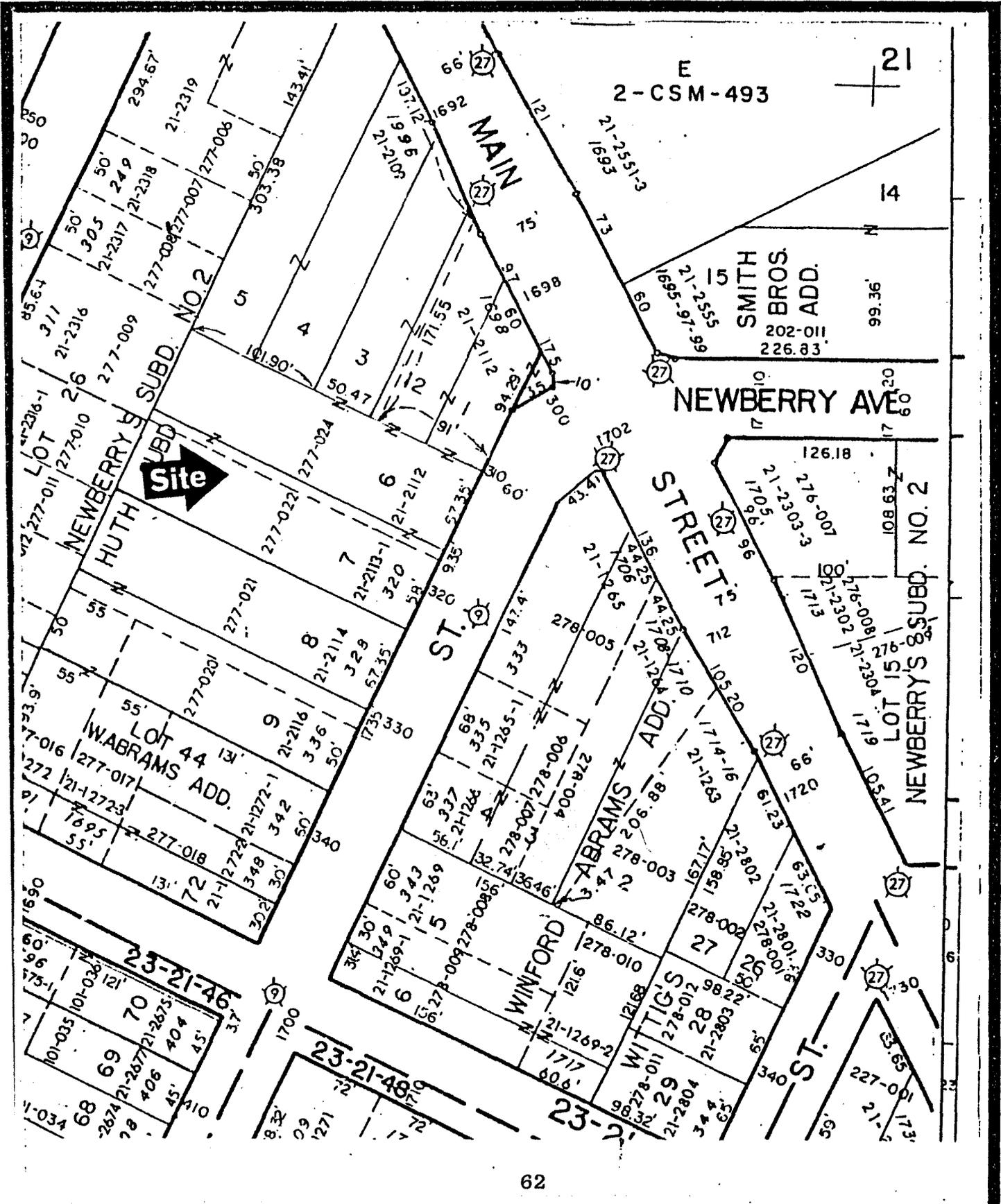
1999910

EXHIBIT A

LOTS 1 AND 2, EXCEPT THOSE PARTS DESCRIBED IN JACKET 12624 RECORDS, IMAGE 4 AND IN JACKET 13413 RECORDS, IMAGE 46, HUTH'S SUBDIVISION OF THE EAST 1/2 OF LOT 26, NEWBERRY'S ADDITION SUBDIVISION NO. 2, AND THE SOUTH 10 FEET OF LOT 3 OF SAID PLAT, ALL OF LOT 6 AND LOT 7, EXCEPT THE SOUTH 58 FEET THEREOF, AND THAT PART OF VACATED ABRAM'S STREET DESCRIBED IN JACKET 13601 RECORDS, IMAGE 39, EXCEPT THAT PART DESCRIBED IN DOCUMENT NO. 1692151, ALL IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

Mike Bolie

# Plat Map



Property Tax Record  
 CITY OF GREEN BAY  
 Brown County, Wisconsin  
 Parcel Number: 21-2112

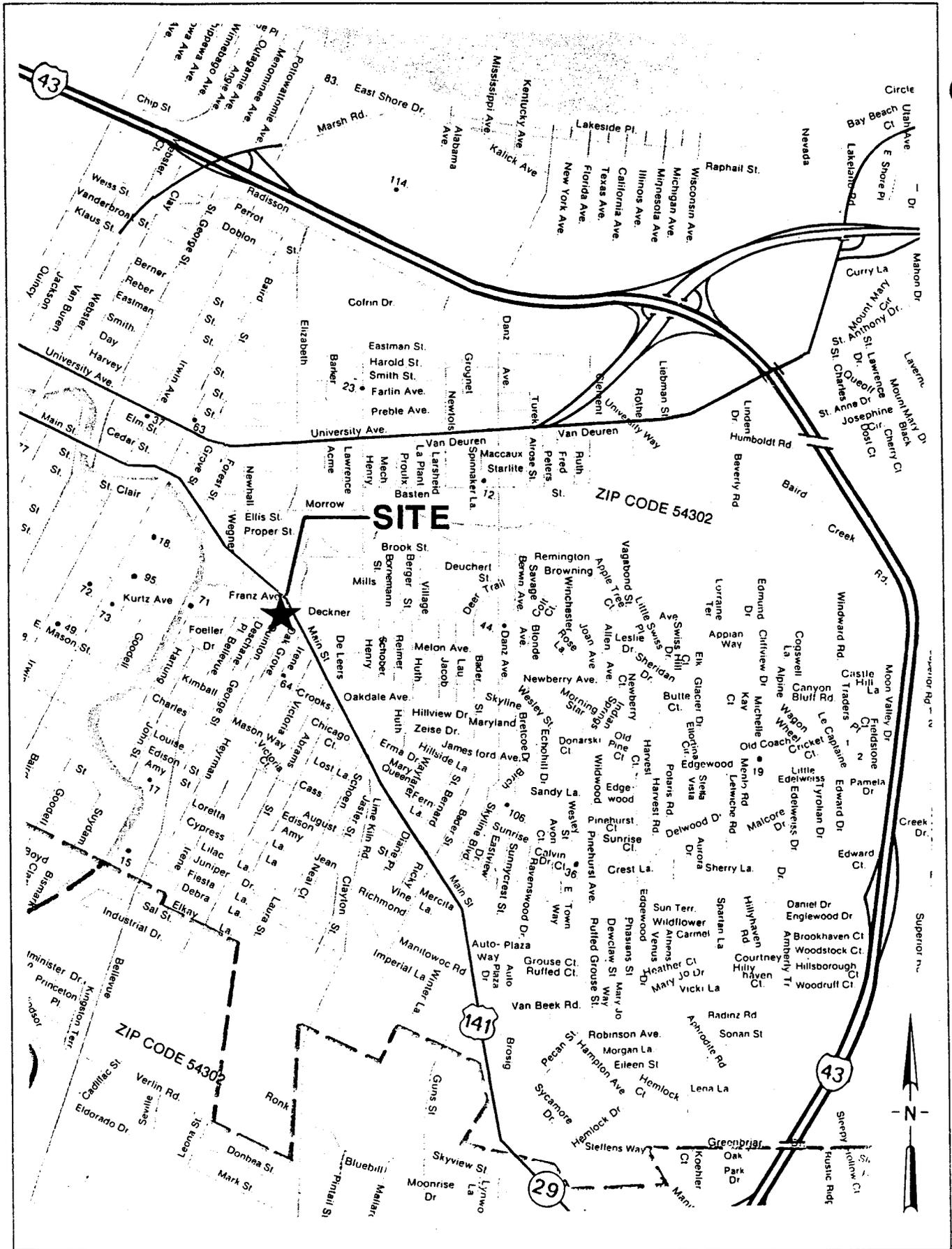
Information is as current as the postings of Sunday, October 12, 2003 at 1:19:42 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)

[Print Tips](#)

<p><b>Property Information</b></p> <p>Parcel Number 21-2112                  Owner Name SCJ PROPERTIES LLC                  Property Address 1698 MAIN ST                  Municipality CT - CITY OF GREEN BAY                  School District 2289 - GREEN BAY SCH DIST                  Sanitary District None                  Special District(s) None</p>	<p><b>Current Unofficial Valuation</b></p> <table border="1"> <thead> <tr> <th>Class</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>B - MERCANTILE</td> <td>0.000</td> <td>160,200.00</td> <td>488,200.00</td> <td>648,400.00</td> </tr> <tr> <td>All Classes</td> <td>0.000</td> <td>160,200.00</td> <td>488,200.00</td> <td>648,400.00</td> </tr> <tr> <td>Legal Acres</td> <td>0.000</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Values are not official until new tax bills are issued in December.</b></p> <p>Note: For a specific tax year valuation, select tax year from tax records available below.</p> <p>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</p>	Class	Acres	Land	Improvements	Total	B - MERCANTILE	0.000	160,200.00	488,200.00	648,400.00	All Classes	0.000	160,200.00	488,200.00	648,400.00	Legal Acres	0.000			
Class	Acres	Land	Improvements	Total																	
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All Classes	0.000	160,200.00	488,200.00	648,400.00																	
Legal Acres	0.000																				
<p><b>Mailing Address Information</b></p> <p>SCJ PROPERTIES LLC                  1698 MAIN ST                  GREEN BAY, WI 54302-2635</p>	<p><b>Reference Document</b></p> <p>Document #: 1999910</p>																				
<p><b>Tax Records Available</b></p> <table border="1"> <thead> <tr> <th>Tax Year</th> </tr> </thead> <tbody> <tr> <td><input type="radio"/> 2001</td> </tr> <tr> <td><input checked="" type="radio"/> 2002</td> </tr> </tbody> </table> <p><b>[REDACTED]</b></p> <p>Tax Detail may take a few moments to appear</p>	Tax Year	<input type="radio"/> 2001	<input checked="" type="radio"/> 2002	<p><b>Tax Legal Description</b></p> <p>32,369 SQ FT                  HUTHS SUBD LOTS 1,2 &amp; 3 EX PART DESC IN J1262404 &amp; EX ST IN J13413-46 &amp; ALSO PART VAC ABRAMS ST DESC IN J13601-39 &amp; ALL OF LOT 6 &amp; LOT 7 EX S 58 FT EX RD IN 1692151</p> <p>Note: May not be a full legal description</p> <p><b>[REDACTED]</b></p>																	
Tax Year																					
<input type="radio"/> 2001																					
<input checked="" type="radio"/> 2002																					

*Attached - C*

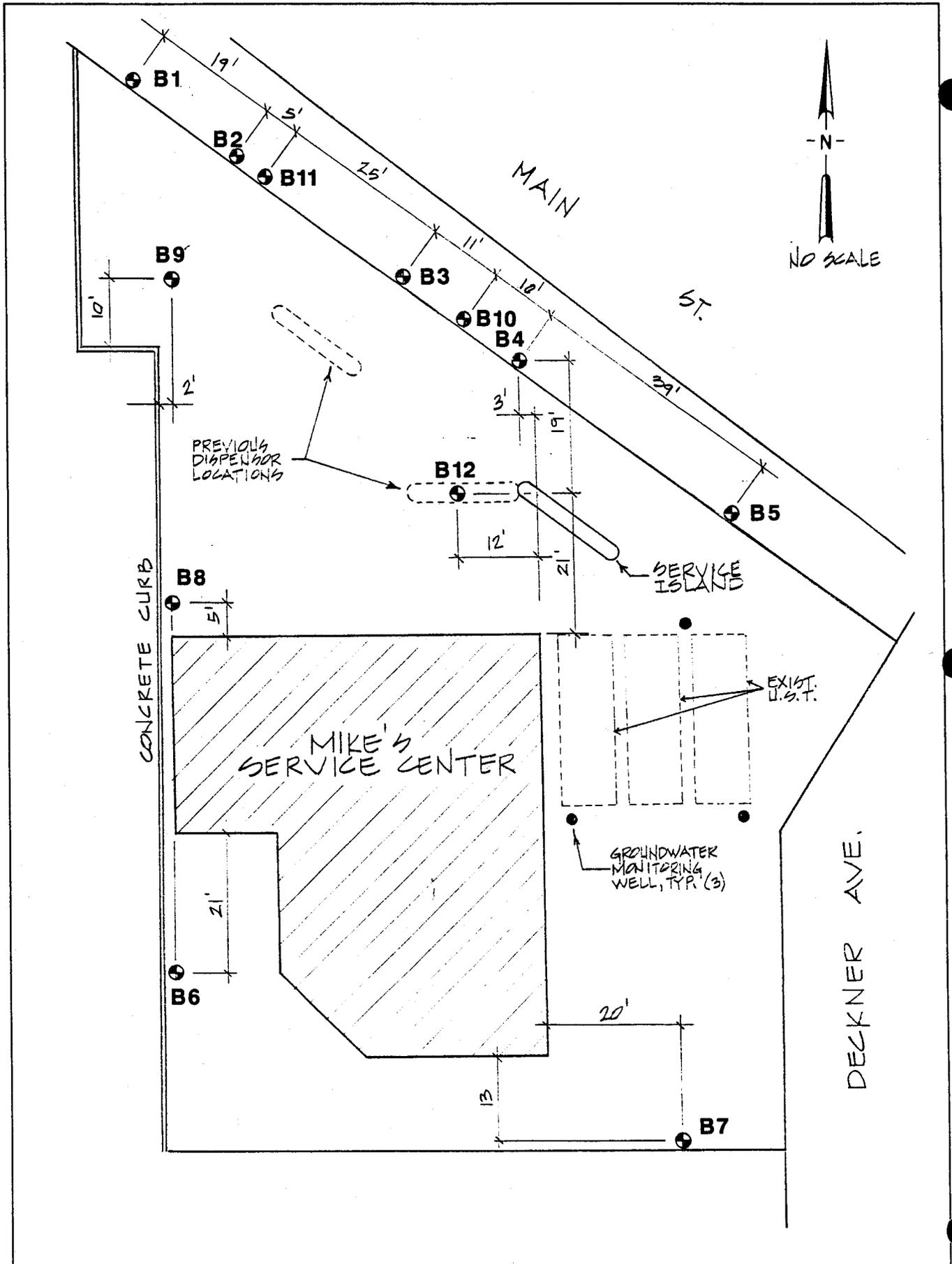


MIKE'S SERVICE CENTER - GREEN BAY, WIS.  
JOB NO. 10443E 11-2-39 NO SCALE

MILLER ENGINEERS

*Attached - C.*

**SITE LOCATION MAP**



ROBERT E. LEE & ASSOCIATES  
LABORATORY SERVICES  
2825 S. WEBSTER AVE. P.O. BOX 2100  
GREEN BAY, WIS. 54306  
TELEPHONE NO.: (414) 336-6338  
WISCONSIN CERTIFICATION NUMBER 405043870

CLIENT: MILLER ENGINEERING  
MILLER PROJECT: BORLEE SITE INSPECTION  
1898 MAIN ST  
GREEN BAY, WIS

SAMPLE NAME: SOIL  
DATE OF SAMPLES: 04/28/90  
DATE ANALYSIS COMPLETED: 01/25/90  
PROJECT NUMBER: 10448E.1

RESULTS OF ANALYSIS

SAMPLE	TPH (MG/KG)	BENZENE (MG/KG)	TOLUENE (MG/KG)	ETHYLBENZENE (MG/KG)	XYLENES (MG/KG)
S-7	66	2.29	1.16	1.92	26.5
S-8	2.0	.077	.049	.018	.738
S-9	153	1.42	7.52	3.68	62.4
S-10	1780	27.4	138	38.1	570
S-17	15	.286	.788	.381	5.11
S-18	<0.5	<.015	<.020	<.015	<.025
S-19	316	4.43	30.1	6.33	92.2

COMMENTS:

TPH AS GASOLINE BY CALIFORNIA METHOD

ATTEST



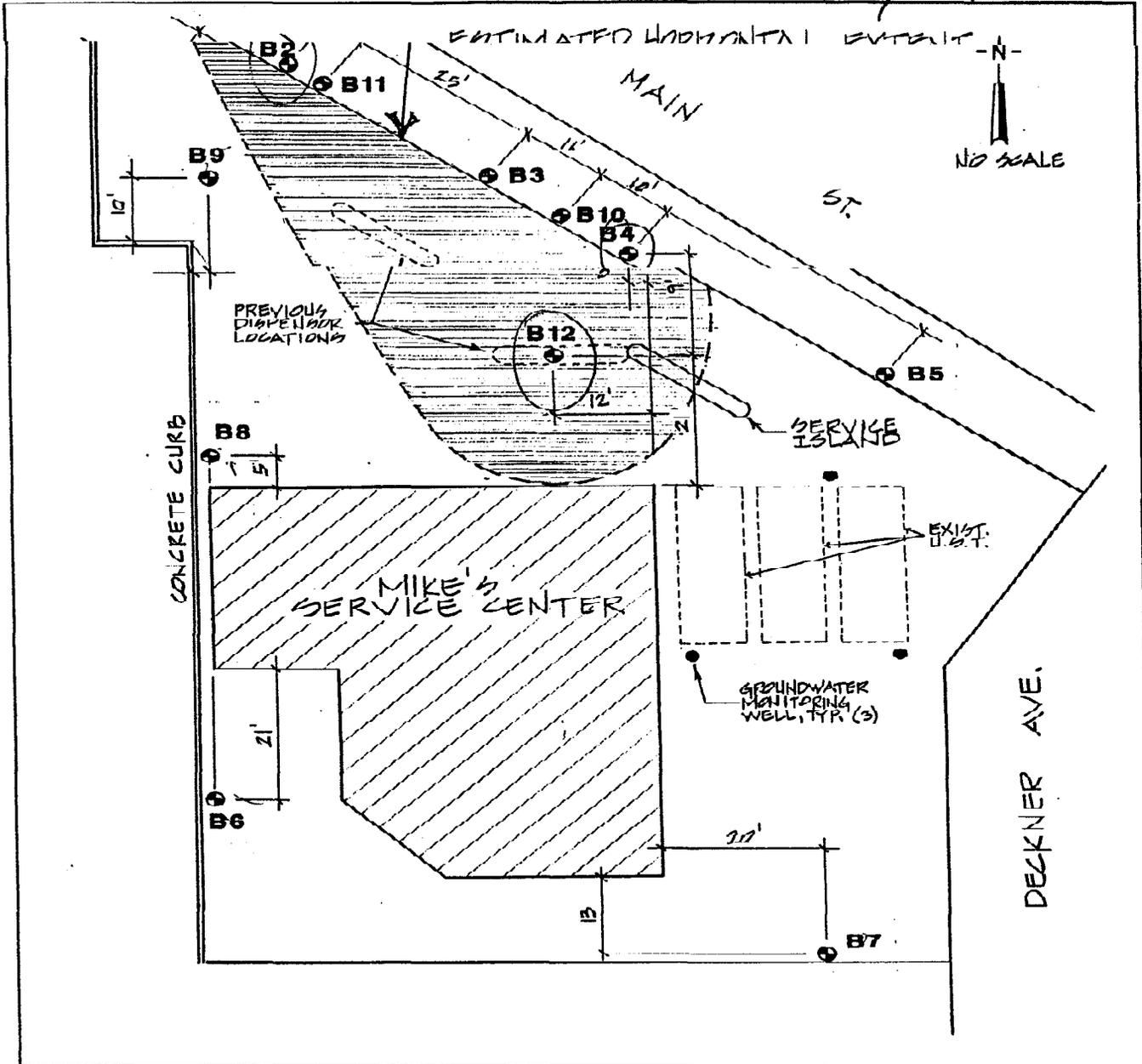
**SOIL VAPOR SURVEY RESULTS**

<u>SAMPLE #</u>	<u>DEPTH</u>	<u>LOCATION</u>	<u>SOIL TYPE</u>	<u>*FIELD TLV (ppmv)</u>	<u>**LAB HNu (ppmv)</u>	<u>***TPH (ppm)</u>
S-1	4.0'	North Wall	Sand	2,000	310	
S-2	4.0'	East Wall	Sand	230	2	
S-3	4.0'	East Wall	Sand	60	0.2	
S-4	4.0'	East Wall	Sand	230	0.2	
S-5	4.0'	East Wall	Sand	110	0.5	
S-6	4.0'	SE Wall	Sand	170	0.2	
S-7	11.0'	Bottom	Clay	300	1.0	66
S-8	4.0'	East Wall	Sand	230	5.0	2.0
S-9	4.0'	North Wall	Sand	900	230	153
S-10	4.0'	South Wall	Sand	7,000	450	1,780
S-11	4.0'	South Wall	Sand	2,900/5,000		
S-12	4.0'	North Wall	Sand	250	4	
S-13	7.0'	Bottom	Clay	1,300	240	
S-14	4.0'	West Wall	Sand	86	1	
S-15	4.0'	North Wall	Sand	2,600	160	
S-16	4.0'	South Wall	Sand	2,200	190	
S-17	4.0'	West Wall	Sand		2.4	15
S-18	4.0'	South Wall	Sand		0.2	<0.5
S-19	4.0'	North Wall	Sand		90	316
S-20	11.0'	Bottom	Clay		40	

\* "Headspace" analysis of vapors in sealed containers with TLV meter, Model 0023-7356, manufactured by Bacharach Instruments. Expressed on volume basis as equivalent hexane.

\*\* "Headspace" analysis of vapors in sealed containers with HNu meter, Model P-101 with a 10.2 eV lamp. Expressed on volume basis as equivalent benzene.

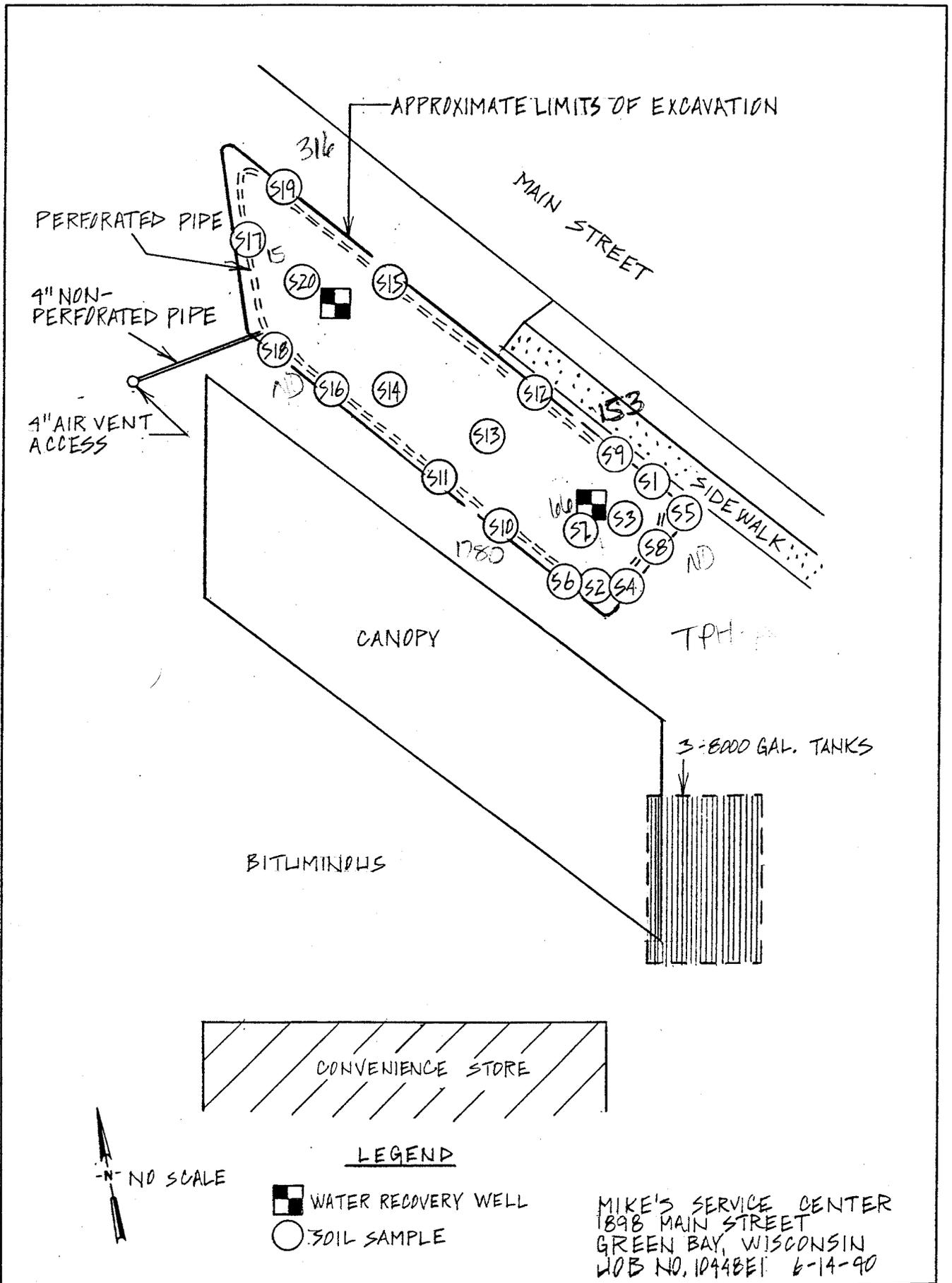
\*\*\* Analytic Test Results (refer to attached reports) for Total Petroleum Hydrocarbon Concentration (California Test Method).



**MILLER**  
ENGINEERS

MIKE'S SERVICE CENTER - GREEN BAY, WIS.  
JOB NO. 10448E 11-2-87

**BORING LOCATION PLAN**



**MILLER**  
ENGINEERS

**SOIL SAMPLE LOCATION PLAN**

February 8, 2004

2650 Pecan Street  
Green Bay, WI. 54311

To Whom It May Concern:

All information submitted for the purpose of obtaining closure for site #54302-2635-98, is to the best of my knowledge, complete and accurate.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Borlee". The signature is written in a cursive style with a large, prominent initial "M".

Mike Borlee  
Partner, SCJ Properties

**SCJ Properties**  
**2650 Pecan Street**  
**Green Bay, WI 54311**

2650 Pecan Street — Green Bay, WI 54311

February 9, 2004

City of Green Bay- Public Works Department  
100 N. Jefferson  
Green Bay, WI 54301



To Whom It May Concern:

In the spring of 1990, the property located at 1698 Main St. underwent a complete rebuild. The existing service station building and petroleum equipment was removed to make way for a new convenience store/automotive repair facility. The petroleum dispensing equipment was replaced with new pumps, piping, and safety devices that meet current E.P.A. standards.

Along with equipment upgrades, remediation of contaminated soil was performed. A plume of contaminated soil was located around two Dispenser Island that had been in use for many years. The plume terminated within the boundaries of 1698 Main Street. Soil remediation occurred, all soil within the plume was removed and land filled. There was however a concern that some contaminated soil still existed to the north end of the site. (North, being the area which abutted Main Street.)

It was determined at that time to finish remediation of the plume within the property boundaries. The road was on the docket for a major rebuild, including all utilities. Property at 1698 Main Street was to be acquired by the city for a street widening project. At that time there would be an opportunity to determine whether or not soil contamination did in fact stretch beyond the original known plume.

Fast forward to 1996 and major street reconstruction did in fact begin. Again as part of the street project, all utilities were replaced. Water and sewer laterals were replaced and digging extended below the depth of the contaminated plume located at 1698 Main Street. (see engineering prints). At no time during the excavation and installation of utility upgrades was there an issue of contamination. There was no special handling of soil removed. In conclusion, the issue of contamination was addressed at the time of the original site upgrade performed in April of 1990.

Respectfully Yours



Mike Borlee