

**GIS REGISTRY INFORMATION**

**SITE NAME:** BUSY BEE CONVENIENCE MART

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**BRRTS #:** 03-05-000426 **FID # (if appropriate):**

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**COMMERCE # (if appropriate):**

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**CLOSURE DATE:** 04/12/2004

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**STREET ADDRESS:** 1754 MEMORIAL DRIVE

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**CITY:** GREEN BAY

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**SOURCE PROPERTY GPS COORDINATES** (meters in WTM91 projection): X= 674148 Y= 455336

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** 1738 Memorial Drive

**GPS COORDINATES** (meters in WTM91 projection): X= 674157 Y= 455354

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No

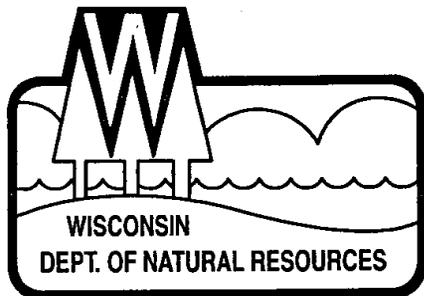
**IF YES, STREET ADDRESS 1:** 1738 Memorial Drive

**GPS COORDINATES** (meters in WTM91 projection): X= Y=

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	X
County Parcel ID number, if used for county, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	NA
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	X
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	X



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
1125 N. Military Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5800  
FAX 920-492-5913  
TTY Access via relay - 711

April 13, 2004

Ms. Karen Allen  
c/o Ruthanne Schabell  
Hanaway Ross Law Firm  
345 South Jefferson Street  
Green Bay, WI 54301

SUBJECT: Final Case Closure By Closure Committee with Conditions Met  
Busy Bee Convenience Mart, 1754 Memorial Drive, Green Bay, WI  
WDNR BRRTS #: 03-05-000426

Dear Ms. Allen:

On June 25, 2003, your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 26, 2003, you were notified that the Closure Committee had granted conditional closure to this case.

On April 12, 2004, the Department received correspondence indicating that you have complied with the conditions of closure (soil and groundwater GIS registration, filed deed restriction and monitoring well abandonment). Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm> If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that this 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 the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 492-5921.

Sincerely,



Keld B. Lauridsen  
Hydrogeologist  
Remediation & Redevelopment Program

cc: Kris Baran, Envirogen, Inc.,  
790 Marvelle Lane, Green Bay, WI 54304

1047902

WARRANTY DEED

1 8952 1 40

BY THIS DEED, Raymond S. Knower, a single person and an adult resident of the City of Green Bay, Brown County, Wisconsin, hereafter referred to as grantor, conveys and warrants to Leland Schabell, a single person and an adult resident of the City of Green Bay, Brown County, Wisconsin, hereafter referred to as grantee, for a valuable consideration the following described real estate in Brown County, Wisconsin:

TRANSFER  
\$ 75.00  
FEE

Lots Three (3) and Four (4), Block Two (2), according to the recorded Plat of Michaels Addition, in the Village of Howard, West side of Fox River, Brown County, Wisconsin.

ORIGINAL

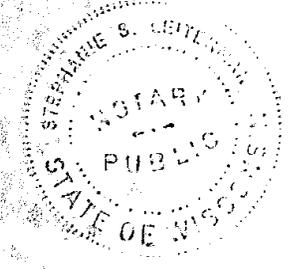
This is not homestead property.

Executed at the City of Green Bay, Wisconsin, this 17 day of April, 1985.

*Raymond S. Knower*  
Raymond S. Knower

STATE OF WISCONSIN )  
                                  ) ss.  
COUNTY OF BROWN )

Personally came before me this 17 day of April, 1985, the above named Raymond S. Knower, to me known to be the person who executed the foregoing instrument and acknowledged the same.



*Stephanie S. Leitnerman*  
STEPHANIE S. LEITNERMAN Notary Public  
(Print or type notary's name)  
STATE OF WISCONSIN  
My commission expires:

This instrument was drafted by Cecile M. Faller, Lawyer.

REGISTER OF DEEDS  
BROWN COUNTY

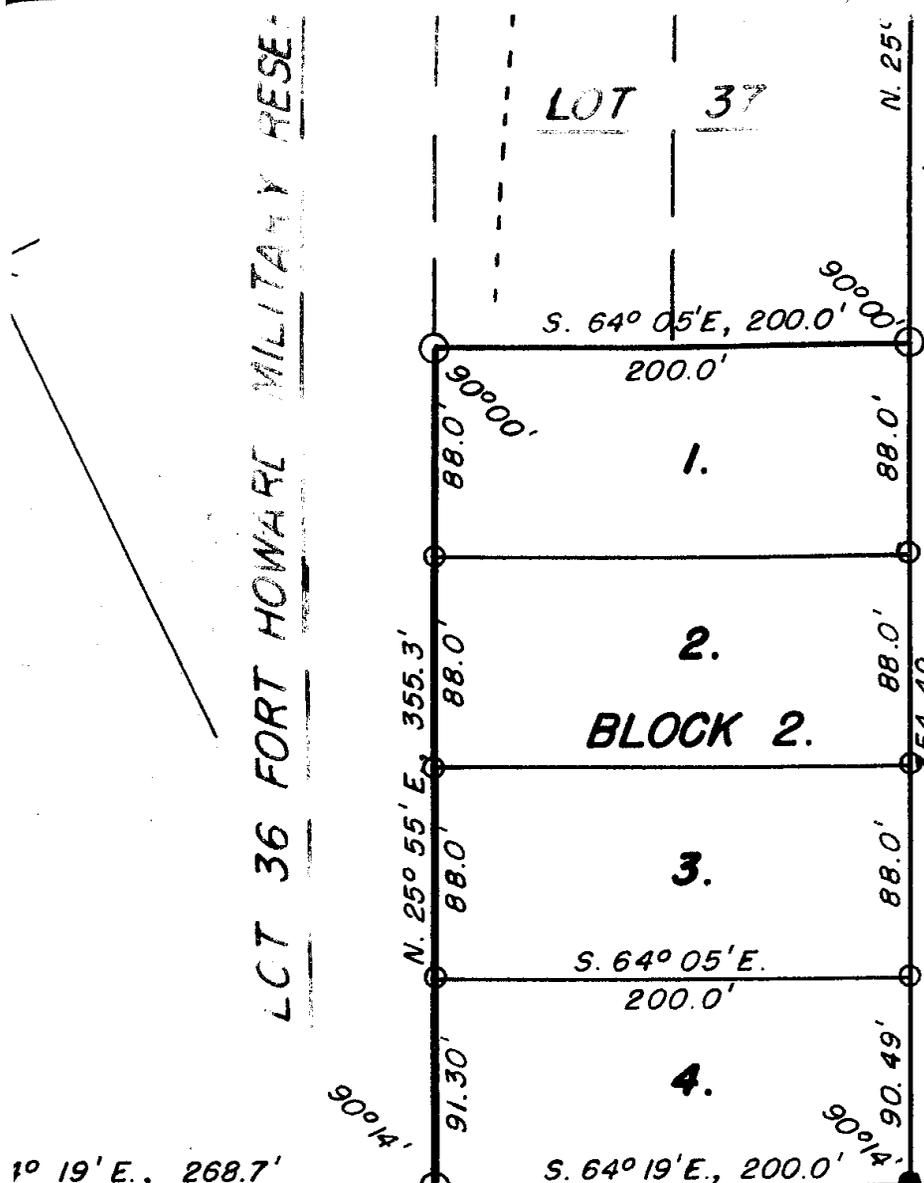
MAY - 3 1985

AT 3:10 O'CLOCK P M.  
*Cathy Willgeneth* REGISTER OF DEEDS

4.00

LCT 36 FORT HOWARD MILITARY RESERVE

LOT 37

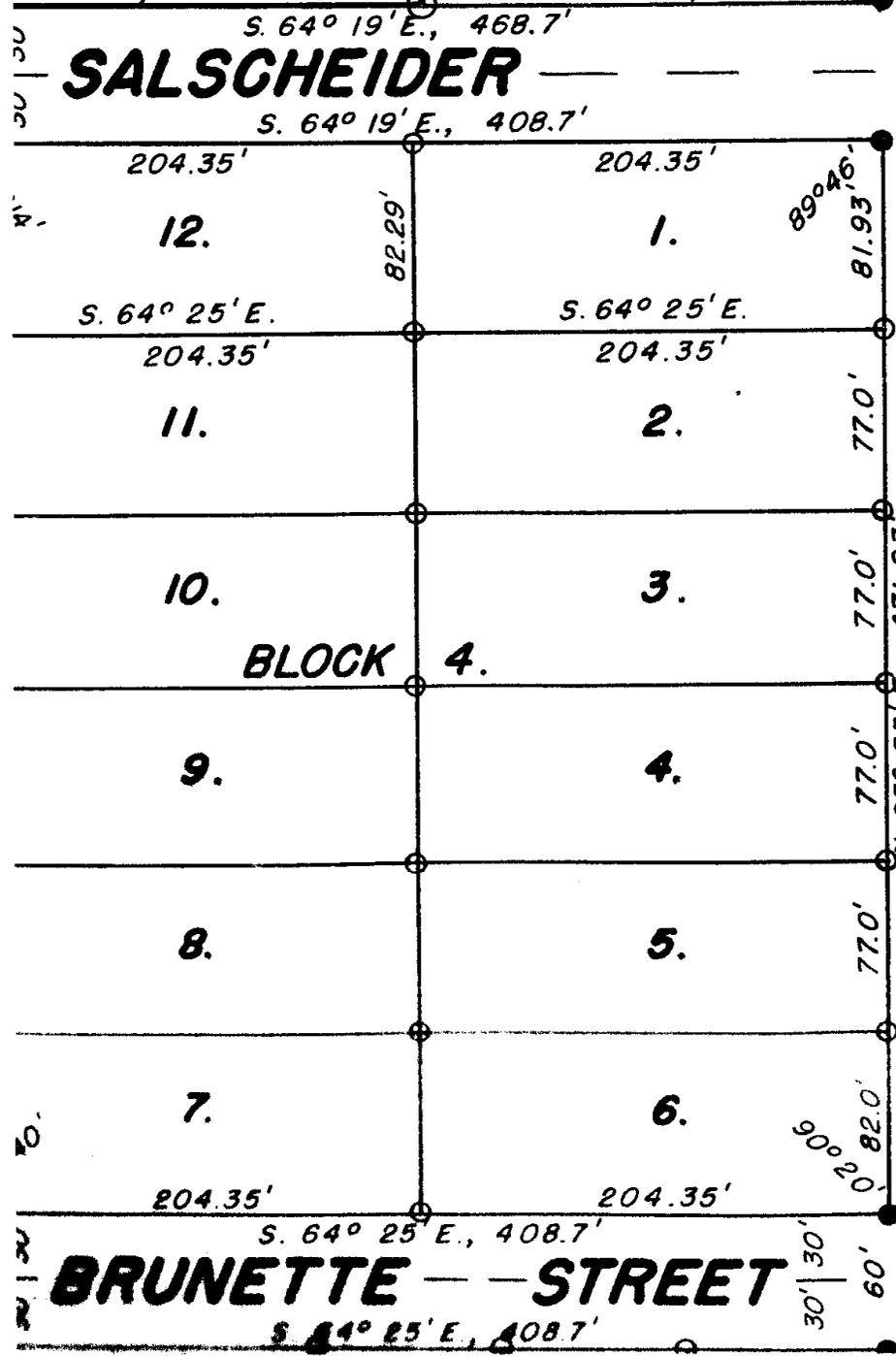


STREET

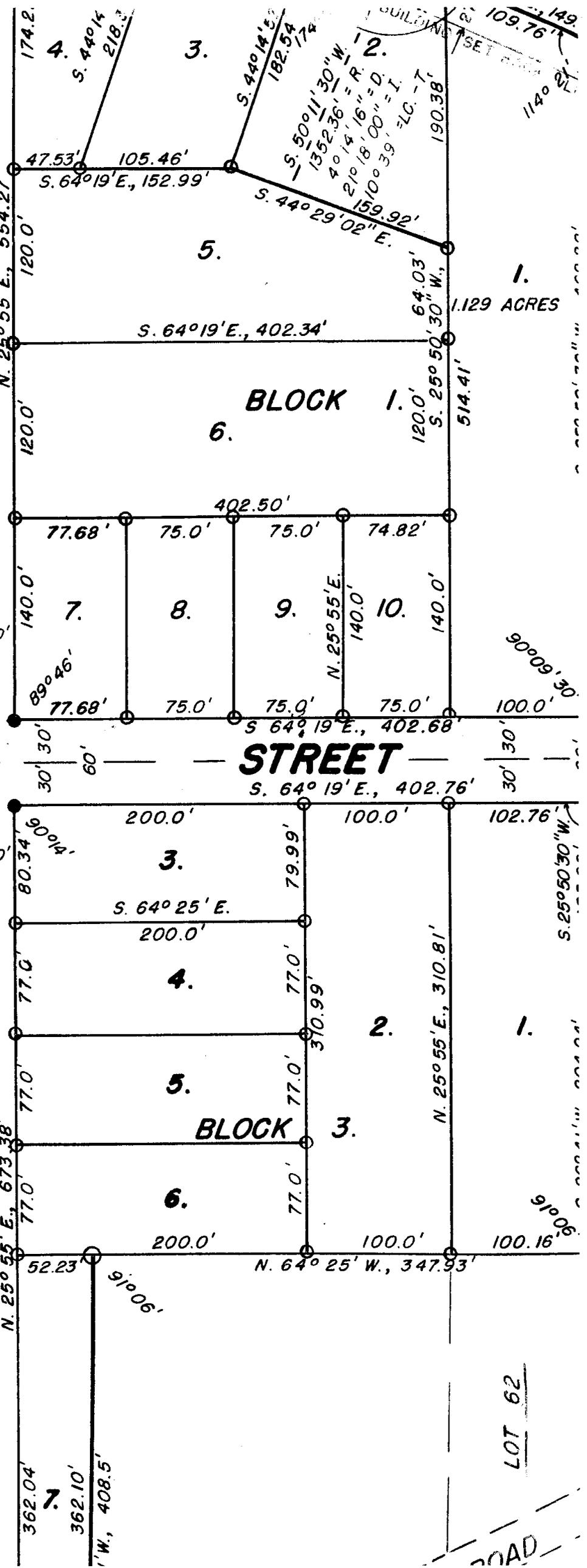
MICHAELS STREET

SALSCHIEDER STREET

STREET



BRUNETTE STREET



LOT 62

ROAD

1.129 ACRES

149  
109.76'  
1140.92'

S. 25° 50' 30" W.

90° 16'

90° 06'

ROAD

2.  
S. 50° 11' 30" W.  
1352.36' = R.  
40' 4" 16" = D.  
21° 18' 00" = I.  
150° 39' = LC. - T.  
159.92'  
S. 44° 29' 02" E.

4.  
S. 44° 14'  
218.2'

3.

N. 25° 55' E., 554.27'

N. 25° 55' E., 140.0'

N. 25° 55' E., 673.38'

N. 25° 55' E., 362.04'

362.10'

W., 408.5'

174.2'

120.0'

120.0'

140.0'

80.34'

77.0'

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814594

This Indenture, Made by Patrick D. Corey

Grantor of Brown County, Wisconsin, hereby conveys and warrants to Arthur H. Walters and Darlene D. Walters, his wife

Grantor of the sum of (\$1.00) One Dollar the following tract of land in Village of Howard, Brown County, Wisconsin for County, State of Wisconsin:

The South Forty-eight (48) feet of Lot Two (2), Block Two (2), according to the recorded Plat of Michaels Addition, in the Village of Howard, Brown County, Wisconsin.

"Buyer assume and agree to pay mortgage executed by seller on 10-22-71 and recorded in the Office of the Register of Deed for Brown County, Wisconsin, as Document No. 736094."
"Buyers also hereby assume the obligation of Patrick D. Corey and Susan R. Corey, his wife under terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned."

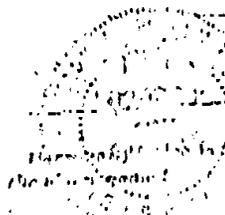
TRANSFER FILE

Register office, Brown Co. Wis.
L. J. Dwyer

In Witness Whereof, the said grantor has hereunto set his hand and seal this 14th day of July, A. D. 1975

Signed and Sealed in Presence of

Patrick D. Corey (Seal)
Darlene D. Walters (Seal)



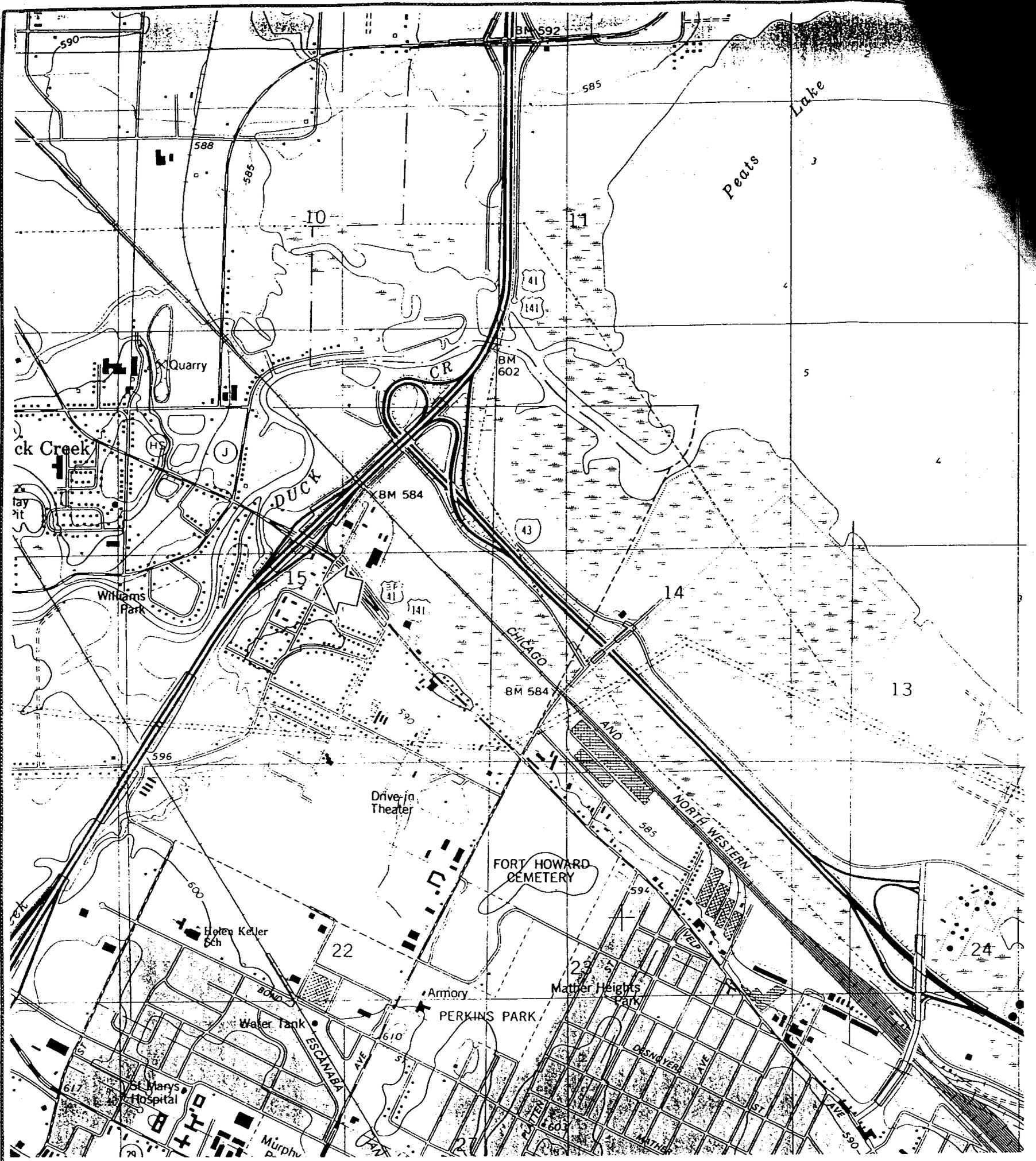
Subscribed and sworn to before me, this 14th day of July, A. D. 1975

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

Mark A. Morphew, Attorney at Law, Brown County, Wis.

Dated by Mark A. Morphew, Attorney at Law

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ENVIRONMENTAL  
ASSESSMENTS, INC.  
APPLETON, WISCONSIN

TITLE:  
Regional Site Map  
(Topographic Quad of Green Bay)

PROJECT:  
BUSY BEE CONVENIENCE MART  
1754 MEMORIAL DR.  
GREEN BAY, WISCONSIN

FIGURE # 1

SCALE : 1" = 2,000'

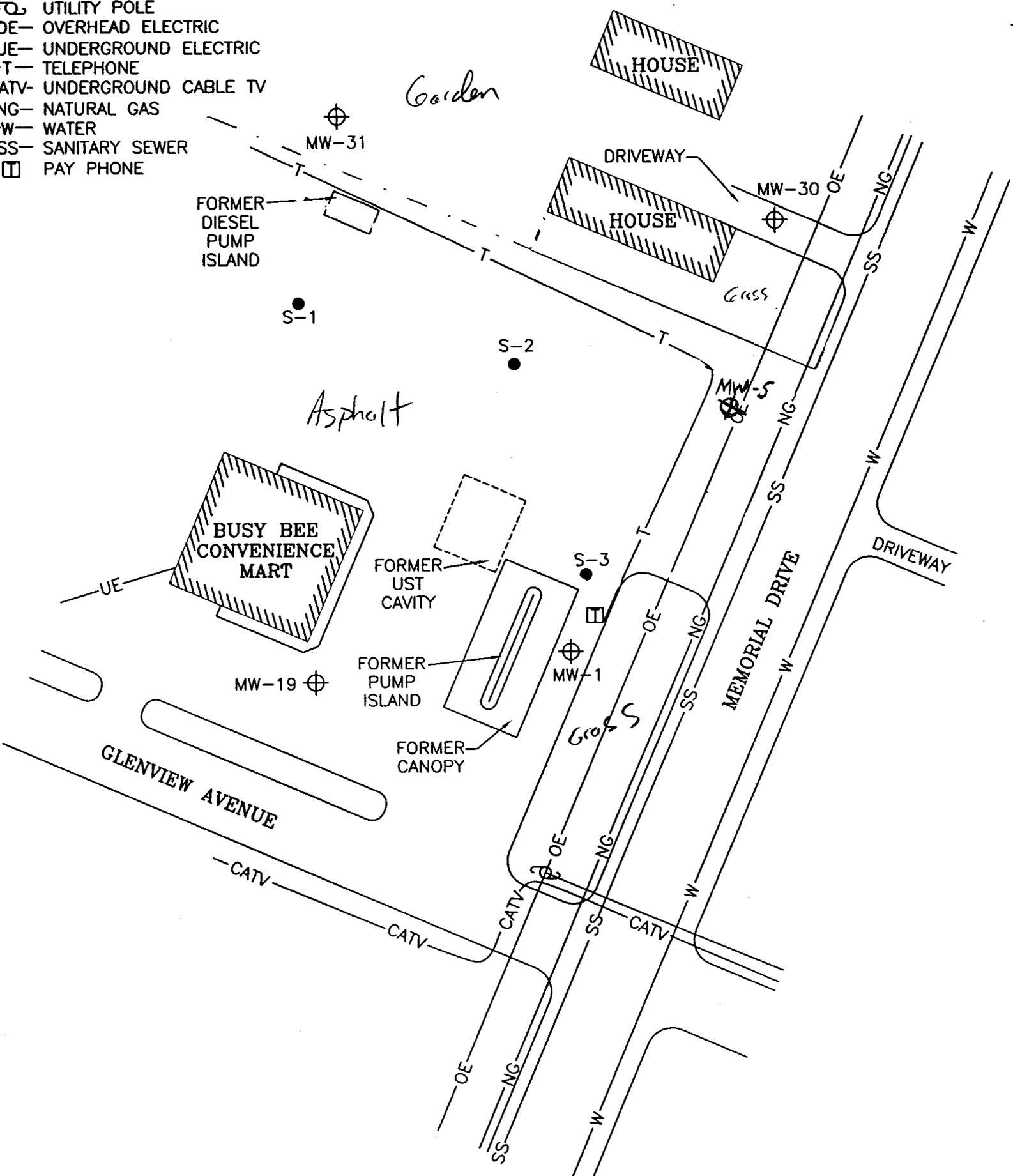
DRAWN BY: AMT

**LEGEND**

- ⊕ MONITORING WELL
- GROUNDWATER COLLECTION SUMP
- ⊕ UTILITY POLE
- OE— OVERHEAD ELECTRIC
- UE— UNDERGROUND ELECTRIC
- T— TELEPHONE
- CATV— UNDERGROUND CABLE TV
- NG— NATURAL GAS
- W— WATER
- SS— SANITARY SEWER
- ☐ PAY PHONE



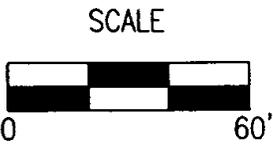
DRAWING NO.	99.284.1	DRAWN BY:	RRT	CHECKED BY:	09/21/00	APPROVED BY:	[Signature]
REVISIONS:		ENGINEER:		DATE:		ENGINEER:	



**ENVIROGEN**

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane  
Green Bay, Wisconsin 54304



*Site Plan View*

BUSY BEE CONVENIENCE MART SITE  
GREEN BAY, WISCONSIN

FIGURE NO.  
**1**

**TABLE 2**  
**Groundwater Sample Laboratory Analytical Results**  
**Busy Bee Convenience Mart**  
**Green Bay, Wisconsin**

Well	Sample Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	TMB	Naphthalene
MW-1	7/29/1992	16	26	45	175	ND	88	9.2
	4/13/1993	ND	ND	1.8	22	ND	--	ND
	9/12/1993	1.8	8.9	64	56.5	1	--	49
	7/14/1994	ND	ND	4.3	94	ND	--	1.1
	12/27/1994	ND	ND	ND	2	ND	--	ND
	3/25/1995	ND	ND	ND	4.71	ND	--	ND
	6/30/1995	ND	ND	ND	66	ND	--	4
	10/4/1995	ND	ND	0.38	10.99	ND	--	0.67
	10/28/1997	<0.4	<0.4	<0.2	<0.6	<1.2	--	NA
	4/8/1998	<0.5	<0.6	<0.6	<2.2	<0.92	--	<2.8
	8/18/1998	<0.19	0.19	<0.19	1.85	<0.73	--	<0.54
	3/3/1999	<0.32	<0.35	<0.34	<1	<0.35	--	<0.88
	3/3/2000	<0.5	<0.5	<0.5	<0.5	1.57	<2.0	NA
	5/19/2000	<0.5	1.16	1.72	0.547	113	<2.0	NA
MW-5	7/29/1992	<b>16,600</b>	<b>20,500</b>	<b>2,740</b>	<b>13,240</b>	<b>15,300</b>	--	<b>904</b>
	4/13/1993	<b>9,120</b>	<b>25,200</b>	<b>2,470</b>	<b>21,950</b>	<b>1,830</b>	--	<b>634</b>
	9/12/1993	<b>17,600</b>	<b>27,700</b>	<b>3,230</b>	<b>19,610</b>	<b>6,570</b>	--	<b>1,250</b>
	7/14/1994	<b>18,300</b>	<b>26,400</b>	<b>2,480</b>	<b>20,580</b>	<b>4,140</b>	--	<b>1,070</b>
	12/27/1994	<b>19,300</b>	<b>29,700</b>	<b>2,680</b>	<b>17,900</b>	<b>3,180</b>	--	<b>682</b>
	3/25/1995	<b>15,000</b>	<b>22,000</b>	<b>2,210</b>	<b>17,600</b>	<b>4,200</b>	--	<b>640</b>
	6/30/1995	<b>8,670</b>	<b>15,800</b>	<b>1,660</b>	<b>19,240</b>	<b>1,250</b>	--	<b>1,030</b>
	10/4/1995	<b>1,890</b>	<b>6,040</b>	<b>1,040</b>	<b>17,890</b>	ND	--	<b>1,000</b>
	1/4/1996	<b>4,530</b>	<b>9,120</b>	<b>1,260</b>	<b>16,330</b>	<b>487</b>	--	<b>1,060</b>
	10/28/1997	<b>7,970</b>	<b>9,960</b>	<b>1,960</b>	<b>19,800</b>	<b>1,820</b>	<b>4,138</b>	NA
	4/8/1998	<b>7,580</b>	<b>8,600</b>	<b>1,450</b>	<b>20,960</b>	<b>904</b>	<b>4,630</b>	<b>1,270</b>
	8/18/1998	<b>7,630</b>	<b>9,900</b>	<b>1,240</b>	<b>20,000</b>	<b>570</b>	<b>3,890</b>	<b>885</b>
	3/3/1999	<b>5,700</b>	<b>8,800</b>	<b>1,000</b>	<b>23,000</b>	<b>610</b>	<b>5,300</b>	<b>1,300</b>
	3/3/2000	<b>6,300</b>	<b>5,520</b>	<b>1,470</b>	<b>21,100</b>	<b>1,890</b>	<b>5,020</b>	NA
	5/19/2000	<b>3,290</b>	<b>4,850</b>	<b>812</b>	<b>18,000</b>	<b>381</b>	<b>4,581</b>	NA
	4/30/2001	<b>2,500</b>	<b>5,800</b>	<b>770</b>	<b>25,000</b>	<b>68</b>	<b>5,700</b>	NA
	7/30/2001	<b>2,400</b>	<b>3,100</b>	<b>680</b>	<b>17,000</b>	<b>120</b>	<b>4,600</b>	NA
	12/6/2001	<b>3,000</b>	<b>3,700</b>	<b>880</b>	<b>22,000</b>	<b>130</b>	<b>5,800</b>	NA
	4/15/2002	<b>1,700</b>	<b>2,700</b>	<b>690</b>	<b>21,000</b>	<b>&lt;49</b>	<b>6,700</b>	NA
10/23/2002	<b>340</b>	<b>350</b>	<b>3,100</b>	<b>7,900</b>	<b>56</b>	<b>2,360</b>	NA	
1/28/2003	<b>510</b>	<b>94</b>	<b>2,400</b>	<b>5,630</b>	<b>76</b>	<b>1,970</b>	NA	
5/6/2003	<b>87</b>	<b>130</b>	<b>2,400</b>	<b>5,570</b>	<b>27</b>	<b>2,210</b>	NA	
NR 140 ES		5	1,000	700	10,000	60	480	40*
NR 140 PAL		0.5	200	140	1,000	12	96	8*

Notes: All results are reported in ppb, unless otherwise noted

**BOLD** indicates value equals or exceeds the NR 140 Enforcement Standards.

*ITALICS* indicate value equals or exceeds the NR 140 Preventive Action Limit.

\* NR 140 Enforcement Standard & NR 140 Preventive Action Limit based on total TMB concentrations.

MTBE: Methyl t-butyl ether

ND: Not Detected

TMB: Trimethylbenzenes

NS: No Standard

NA: Not Analyzed

(Continued)

Checked by: \_\_\_\_\_  
 Approved by: \_\_\_\_\_



**TABLE 1**  
**Soil Sample Laboratory Analytical Results**  
**Busy Bee Convenience Mart**  
**Green Bay, Wisconsin**

Sampling Location	Sample Depth (feet bls)	PID (ppmv/v)	Benzene	Ethyl-benzene	Total Xylenes	1,2,4-TMB	1,3,5-TMB	Toluene
MW-5R	7-9	290	<b>110</b>	<b>9400</b>	<b>19,670</b>	18,000	5,800	950
NR 720 Generic Soil Standard			*5.5	*2,900	*4,100	NS	NS	*1,500

Notes: All results are reported in ppb, unless otherwise noted.  
**Bold** indicates value equals or exceeds the NR720 generic soil standard  
\*: Indicates NR 720 Generic Soil Cleanup Levels used  
bls: Below land surface  
PID: Photoionization detector  
TMB: Trimethylbenzene

Checked By: \_\_\_\_\_  
Approved By: \_\_\_\_\_

TABLE II (continued)  
EXCAVATION SOIL ANALYTICAL RESULTS

Sample ID	GRO (mg/kg)	DO (mg/kg)	Benzene (ug/kg) <sup>1</sup>	Toluene (ug/kg)	Ethylbenzene (ug/kg)	Total Xylene (ug/kg)	MTBE (ug/kg)	1,3,5-Trimethylbenzene (ug/kg)	1,2,4-Trimethylbenzene (ug/kg)	Dichloroethane (ug/kg)	1,2-Dichloroethane (ug/kg)	Naphthalene (ug/kg)
79-11	<0.65	<1.6	1,670	17	ND	ND	544	ND	ND	ND	ND	ND
81-6	157	23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
82-6	<0.65	<2.0	ND	128	86	116	544	22	22	ND	ND	ND
88-6	2,690	1,890	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
90-6	359	144	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
92-11	<0.65	<1.9	ND	ND	ND	32	ND	ND	ND	ND	ND	ND
93-11	<0.65	<1.7	1,010	ND	ND	ND	546	ND	ND	ND	ND	ND
94-6	656	2,060	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
95-6	<0.65	4.9	31	63	40	140	ND	22	57	ND	ND	ND
96-11	<0.65	<1.7	527	ND	ND	ND	322	ND	ND	ND	ND	ND
97-6	2.2	<1.9	187	93	150	762	ND	134	373	ND	ND	ND
98-6	<0.65	<1.7	ND	53	20	68	ND	ND	17	ND	ND	ND
100-6	7	<2.5	ND	55	123	2,633	ND	485	1,520	ND	ND	150
101-6	4,440	2,010	20,200	200,000	118,000	580,000	ND	85,300	17,300	ND	ND	55,300
102-6	294	39	3,940	11,600	3,000	20,740	ND	2,650	500	ND	ND	2,900
103-6	29	<2.1	20	660	1,200	4,236	ND	822	160	ND	ND	627
104-11	<0.65	<2.0	ND	21	22	38	ND	ND	27	ND	ND	ND
105-6	10	<2.1	438	926	87	345	ND	ND	25	ND	ND	ND
106-6	5,980	1,980	35,500	399,000	166,000	823,000	ND	112,000	363,000	ND	ND	67,300
107-6	9,680	3,320	86,700	739,000	261,000	1,341,000	ND	169,000	539,000	ND	ND	164,000
108-6	6,160	2,170	16,000	233,000	140,000	835,000	ND	126,000	397,000	ND	ND	88,900
109-6	<0.65	<1.8	ND	52	17	84	ND	11	51	ND	ND	ND
110-6	<0.65	<1.9	ND	43	ND	36	ND	ND	10	ND	ND	ND
111-6	4,750	2,870	14,900	141,000	110,000	659,000	ND	101,000	323,000	ND	ND	32,900
NR 720	100/250 <sup>2</sup>		5.5	1,500	2,900	4,100	NE	NE	NE	NE	4.9	NE

Values in **BOLD** exceed the NR 720 Standards.

ND = Not Detected  
NA = Not Analyzed  
NE = Not Established

1. mg/kg is micrograms per kilogram, roughly equivalent to parts per billion.
2. Maximum allowable concentration is 100 ug/kg for soil with hydraulic conductivity greater than 1/10<sup>4</sup>. However, the maximum allowable concentration is less than 1/10<sup>4</sup>.

*Handwritten notes:*  
BTEX = 6,990 ug/kg = 15 ppm  
= 166.0 ppm

TABLE II  
EXCAVATION SOIL ANALYTICAL RESULTS

Sample ID	GRO (mg/kg)	DRO (mg/kg)	Benzene (ug/kg) <sup>1</sup>	Toluene (ug/kg)	Ethylbenzene (ug/kg)	Total Xylene (ug/kg)	MTBE (ug/kg)	1,3,5-Trimethylbenzene (ug/kg)	1,2,4-Trimethylbenzene (ug/kg)	Dichloroethane (ug/kg)	Naphthalene
4-6	<0.65	<1.6	ND	ND	ND	ND	ND	ND	ND	ND	ND
5-6	<b>33</b>	4.4	ND	140	1,320	4,278	ND	1,460	4,450	NA	1,970
7-6	5.2	<1.9	ND	ND	338	523	ND	187	540	NA	396
8-6	<0.65	<1.9	ND	ND	ND	ND	ND	ND	ND	ND	ND
14-6	<b>35</b>	1.9	ND	219	750	813	ND	1,200	2,960	NA	1,330
20-6	<b>57</b>	12	426	346	1,720	3,715	ND	1,920	4,190	NA	1,740
25-11	<0.65	<1.8	ND	ND	ND	ND	ND	ND	ND	ND	ND
26-11	<0.65	2	ND	ND	ND	ND	ND	ND	ND	ND	ND
31-6	<b>468</b>	<b>359</b>	ND	445	3,150	10,940	ND	17,400	42,900	NA	23,600
32-11	<0.65	2.1	639	ND	149	298	ND	ND	25	ND	ND
37-6	<0.65	<1.8	ND	ND	ND	ND	ND	ND	ND	ND	ND
39-6	<b>47</b>	<1.9	ND	618	64	541	ND	765	79	NA	1,510
40-6	96	150	NA	NA	NA	NA	NA	NA	NA	NA	NA
42-11	1.4	<1.9	2,680	43	25	62	ND	ND	ND	ND	ND
44-6	96	5.7	8.5	30	8.4	48	ND	5.4	20	ND	439
46-6	<b>644</b>	<b>1,270</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA
47-6	<b>48</b>	23	ND	395	138	486	ND	1,280	905	NA	1,360
52-11	<0.65	<2.3	1,820	ND	ND	ND	255	ND	ND	ND	ND
55-6	<b>2,660</b>	<b>616</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA
61-6	<0.65	<1.7	ND	ND	ND	ND	ND	ND	ND	ND	ND
63-11	<0.65	<2.0	127	ND	ND	ND	96	ND	ND	ND	ND
66-6	<b>16</b>	<1.5	1,060	147	1,270	5,180	ND	613	2,050	NA	975
68-4	<b>4,330</b>	<b>2,030</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA
69-6	37	<1.8	NA	NA	NA	NA	NA	NA	NA	NA	NA
NR 720	100/250 <sup>2</sup>	100/250	5.5	1,500	2,900	4,100	NE	NE	NE	NE	NE

Values in **BOLD** exceed the NR 720 Standards.

ND = Not Detected

NA = Not Analyzed

NE = Not Established

1. mg/kg is micrograms per kilogram, roughly equivalent to parts per billion.

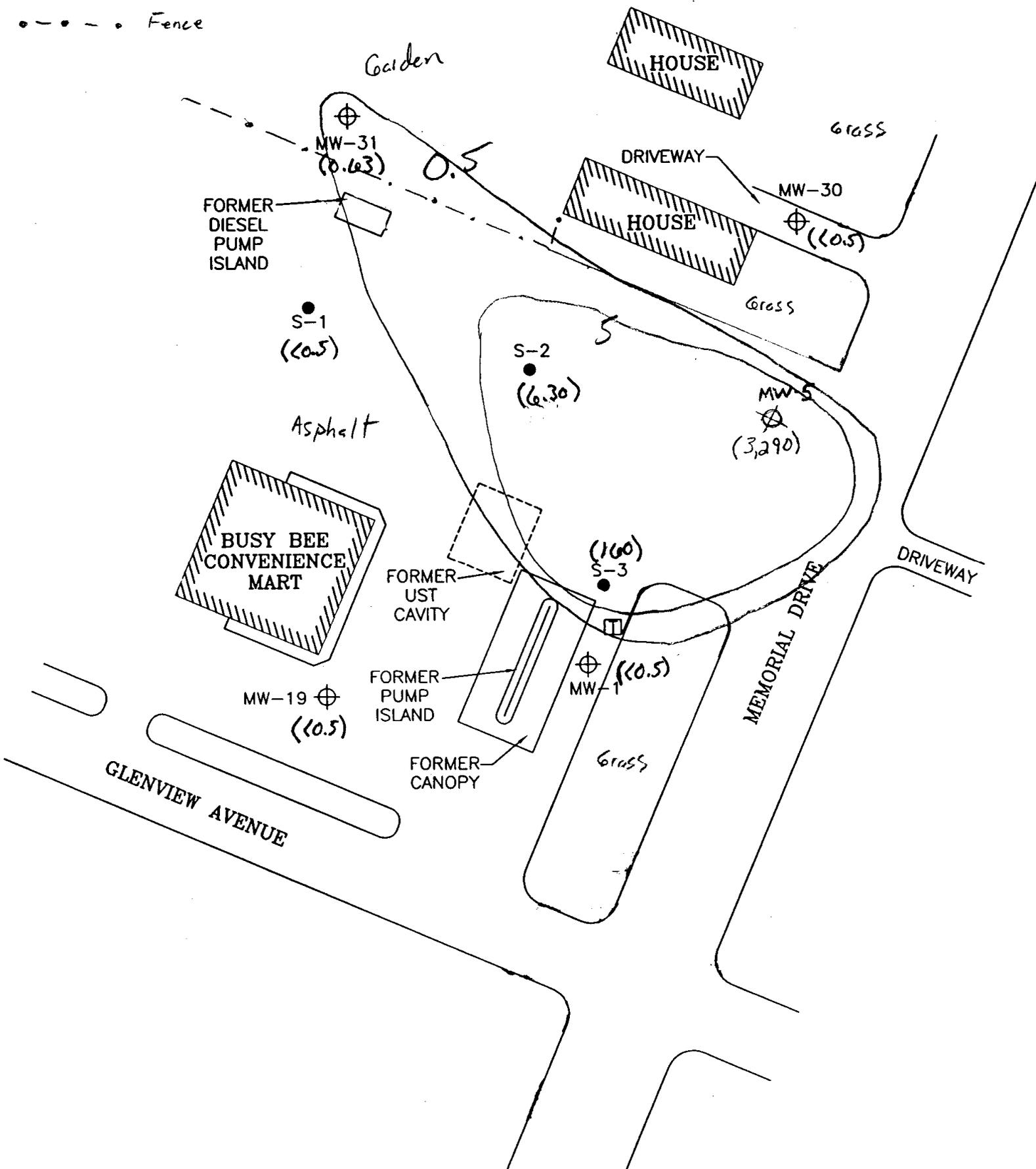
2. Maximum allowable concentration is 100 ug/kg for soil with hydraulic conductivity greater than 1/10<sup>4</sup>. However, the maximum allowable concentration is 250 ug/kg for soil with hydraulic conductivity less than 1/10<sup>4</sup>.





**LEGEND**

- ⊕ MONITORING WELL
- GROUNDWATER COLLECTION SUMP
- Fence



ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
09/21/00	RRT
DRAWN BY:	
99.284.1	
DRAWING NO.	



**ENVIROGEN**

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvelle Lane  
Green Bay, Wisconsin 54304



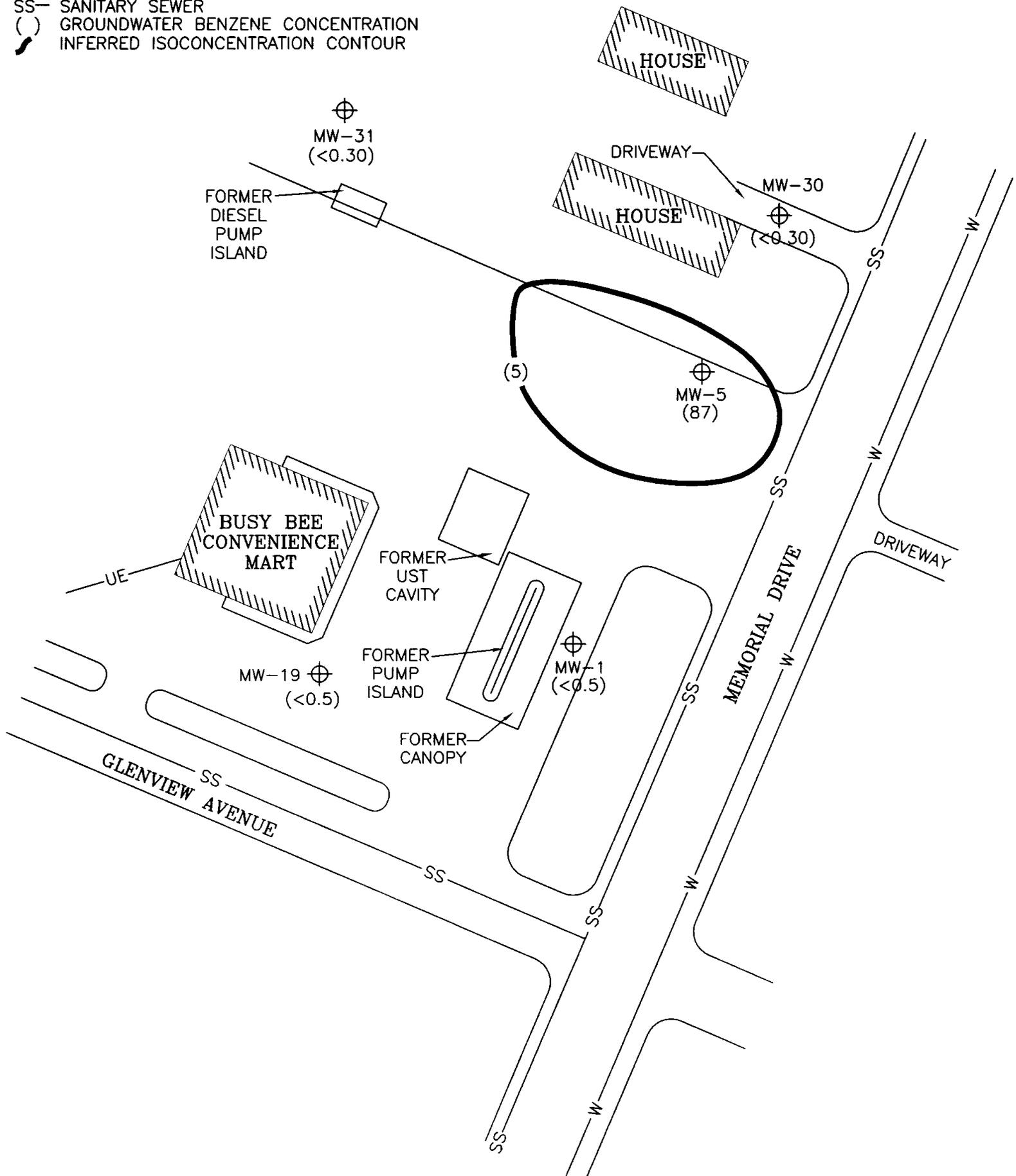
Benzene Distribution Map  
Groundwater 5/19/2000

BUSY BEE CONVENIENCE MART SITE  
GREEN BAY, WISCONSIN

FIGURE NO.  
1

**LEGEND**

- ⊕ MONITORING WELL
- UE— UNDERGROUND ELECTRIC
- W— WATER
- SS— SANITARY SEWER
- ( ) GROUNDWATER BENZENE CONCENTRATION
- INFERRED ISOCONCENTRATION CONTOUR



SCALE



<b>Shaw E &amp; I, Inc.</b>	PREPARED FOR BUSY BEE CONVENIENCE MART SITE GREEN BAY, WISCONSIN			
	FIGURE 2 GROUNDWATER BENZENE CONTOUR MAP			
DESIGNED BY	KKB	04/7/04	CHECKED BY	
DRAWN BY	BFB	04/7/04	APPROVED BY	
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.
A	AS SHOWN	99284.002	1 OF 1	0

REV	DATE	BY	CHK'D	APR'VD	DESCRIPTION/ISSUE

**TABLE 2**  
**Groundwater Elevation Data**  
**Busy Bee Convenience Mart**  
**Green Bay, Wisconsin**

Well	Top-of-Casing Elevation	Top-of-Screen Elevation	Date	Top-of-Casing to Water (feet)	Groundwater Elevation
MW-1	589.24	NM	10/15/1999	7.90	581.34
			3/3/2000	7.05	582.19
			3/14/2000	7.64	581.60
			3/22/2000	7.62	581.62
			5/19/2000	7.16	582.08
			4/30/2001	7.04	582.20
			7/30/2001	7.24	582.0
			12/6/2001	7.25	581.99
			10/23/2002	NM	NM
			1/28/2003	7.71	581.53
			5/6/2003	NM	NM
			10/5/2003	6.87	582.37
MW-5	588.61	NM	10/15/1999	9.61	579.0
			3/3/2000	7.72	580.89
			3/14/2000	7.65	580.96
			3/22/2000	7.67	580.94
			5/19/2000	7.25	581.36
			4/30/2001	6.94	581.67
			7/30/2001	7.25	581.36
			12/6/2001	7.12	581.49
			10/23/2002	7.16	581.45
			1/28/2003	7.62	580.99
			5/6/2003	6.65	581.96
			10/5/2003	6.89	581.72

**TABLE 2 (CONT)**  
**Groundwater Elevation Data**  
**Busy Bee Convenience Mart**  
**Green Bay, Wisconsin**

MW-19	589.1	NM	10/15/1999	8.23	580.87
			3/3/2000	7.68	581.42
			3/14/2000	7.40	581.7
			3/22/2000	7.40	581.7
			5/19/2000	7.07	582.03
			4/30/2001	7.44	581.66
			7/30/2001	7.51	581.59
			12/6/2001	7.53	581.57
			10/23/2002	NM	NM
			1/28/2003	7.94	581.16
			5/6/2003	NM	NM
			10/5/2003	7.19	581.91
MW-30	NM	NM	10/15/1999	NI	NI
			3/3/2000	8.15	NM
			3/14/2000	7.97	NM
			3/22/2000	7.98	NM
			5/19/2000	7.44	NM
			4/30/2001	7.12	NM
			7/30/2001	7.33	NM
			12/6/2001	7.37	NM
			10/23/2002	3.51	NM
			1/28/2003	7.96	NM
			5/6/2003	6.97	NM
			10/5/2003	7.21	NM

**TABLE 2 (CONT)**  
**Groundwater Elevation Data**  
**Busy Bee Convenience Mart**  
**Green Bay, Wisconsin**

MW-31	NM	NM	10/15/1999	NI	NM
			3/3/2000	12.57	NM
			3/14/2000	7.93	NM
			3/22/2000	7.85	NM
			5/19/2000	6.42	NM
			4/30/2001	5.77	NM
			7/30/2001	6.01	NM
			12/6/2001	6.09	NM
			10/23/2002	7.95	NM
			1/28/2003	8.04	NM
			5/6/2003	6.83	NM
			10/5/2003	6.49	NM
S-1	NM	NM	10/15/1999	7.24	NM
			3/3/2000	NM	NM
			3/14/2000	6.48	NM
			3/22/2000	6.48	NM
			5/19/2000	5.88	NM
			4/30/2001	5.54	NM
			7/30/2001	6.11	NM
			12/6/2001	NM	NM
			10/23/2002	NM	NM
			1/28/2003	7.98	NM
			5/6/2003	NM	NM
			10/5/2003	5.65	NM

**TABLE 2 (CONT)**  
**Groundwater Elevation Data**  
**Busy Bee Convenience Mart**  
**Green Bay, Wisconsin**

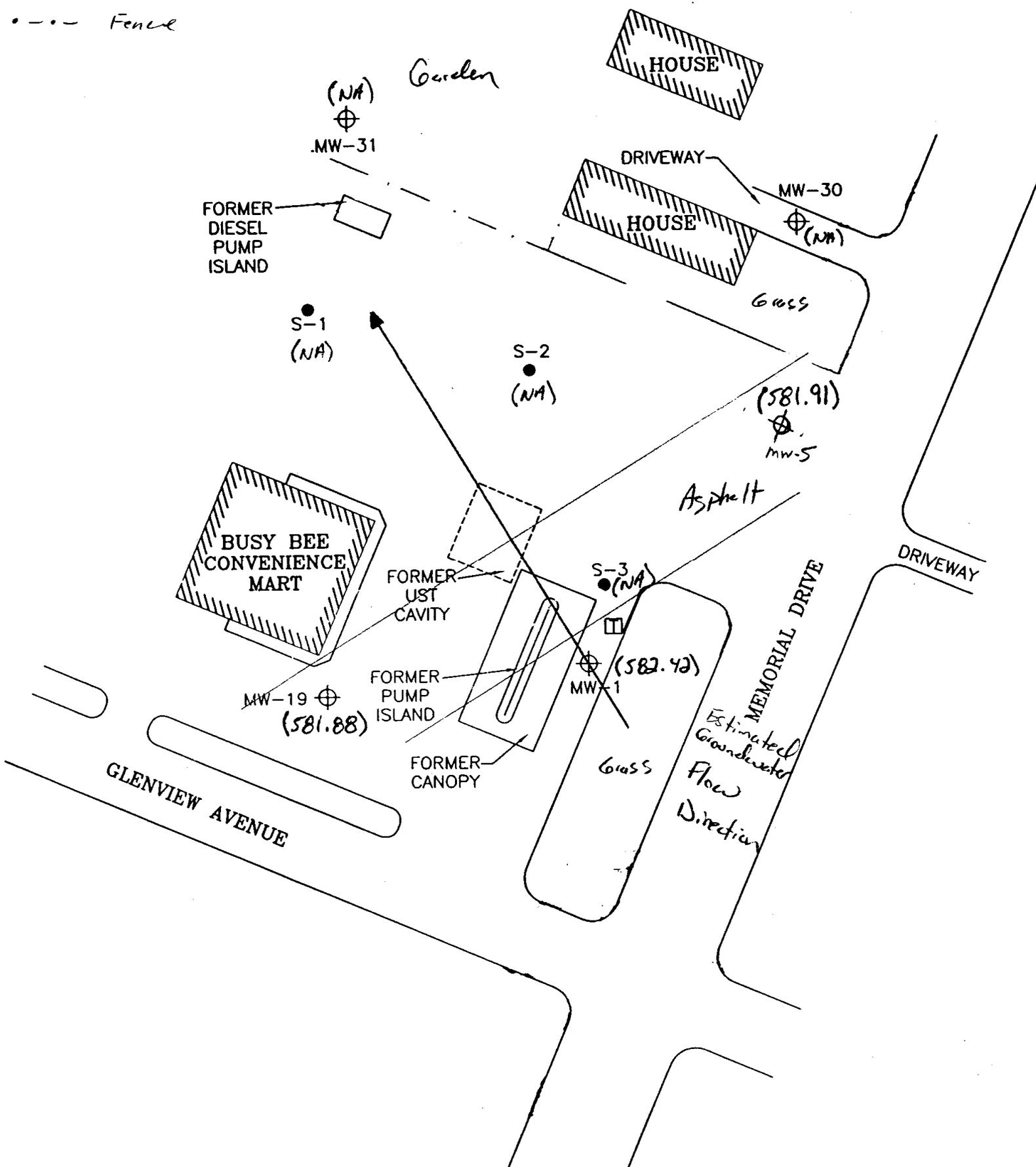
S-2	NM	NM	10/15/1999	7.32	NM
			3/3/2000	NM	NM
			3/14/2000	6.63	NM
			3/22/2000	6.60	NM
			5/19/2000	5.98	NM
			4/30/2001	ABD	NM
			7/30/2001	ABD	NM
			12/6/2001	ABD	NM
			10/23/2002	ABD	NM
			1/28/2003	ABD	NM
			5/6/2003	ABD	NM
			10/5/2003	ABD	NM
S-3	NM	NM	10/15/1999	7.19	NM
			3/3/2000	NM	NM
			3/14/2000	6.49	NM
			3/22/2000	6.45	NM
			5/19/2000	5.83	NM
			4/30/2001	5.54	NM
			7/30/2001	5.64	NM
			12/6/2001	6.36	NM
			10/23/2002	NM	NM
			1/28/2003	7.69	NM
			5/6/2003	NM	NM
			10/5/2003	5.64	NM

Notes: Elevations are in feet above mean sea level  
 NM: Not measured  
 NI : Not installed

Checked by: \_\_\_\_\_  
 Approved by: \_\_\_\_\_

**LEGEND**

- ⊕ MONITORING WELL
- GROUNDWATER COLLECTION SUMP
- Fence



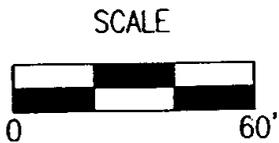
ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	09/21/00
DRAWN BY:	RRT
DRAWING NO.	99.284.1



**ENVIROGEN**

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane  
Green Bay, Wisconsin 54304



Potentiometric Surface Map 4/15/02  
 BUSY BEE CONVENIENCE MART SITE  
 GREEN BAY, WISCONSIN

FIGURE NO.  
1

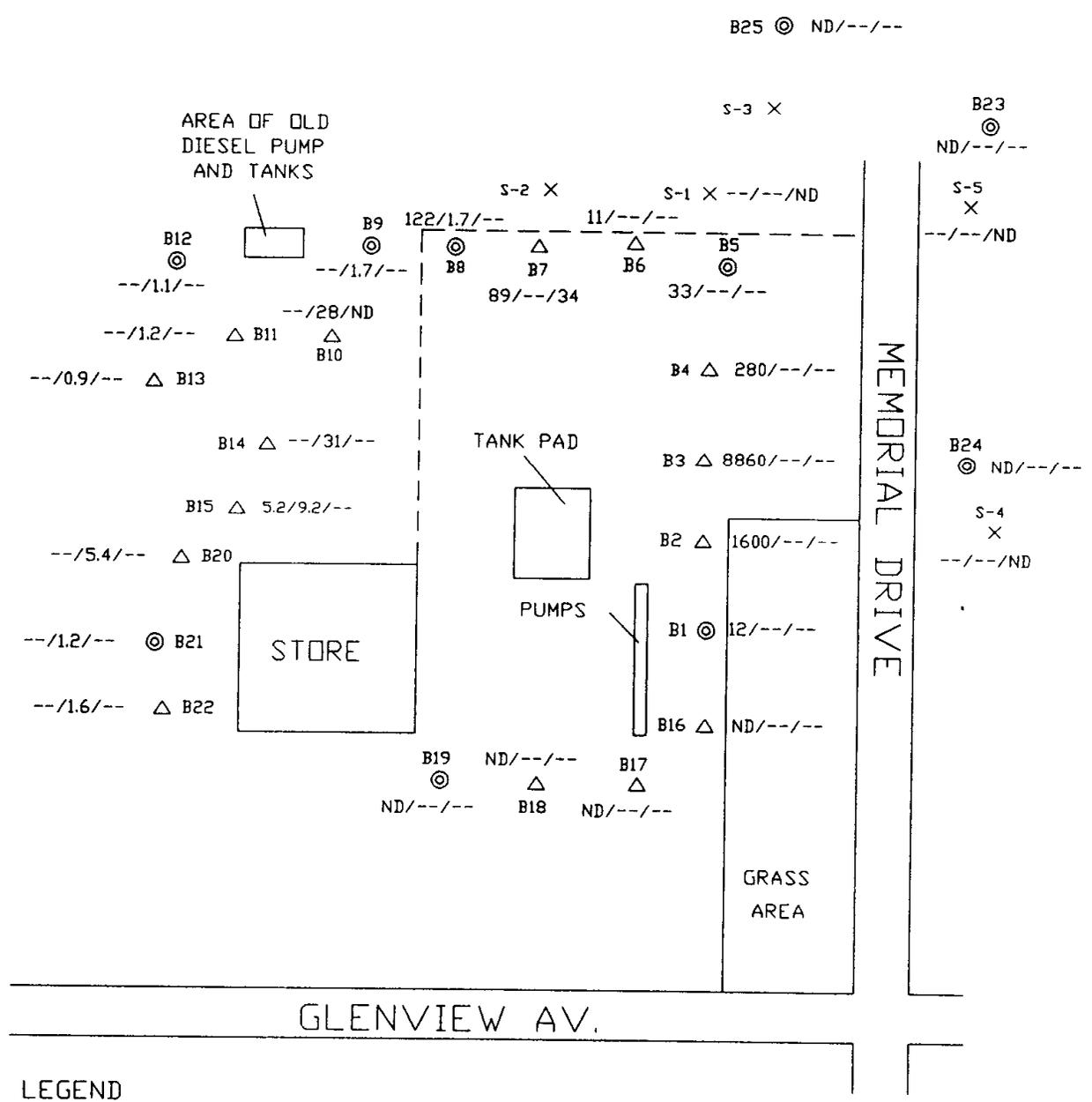
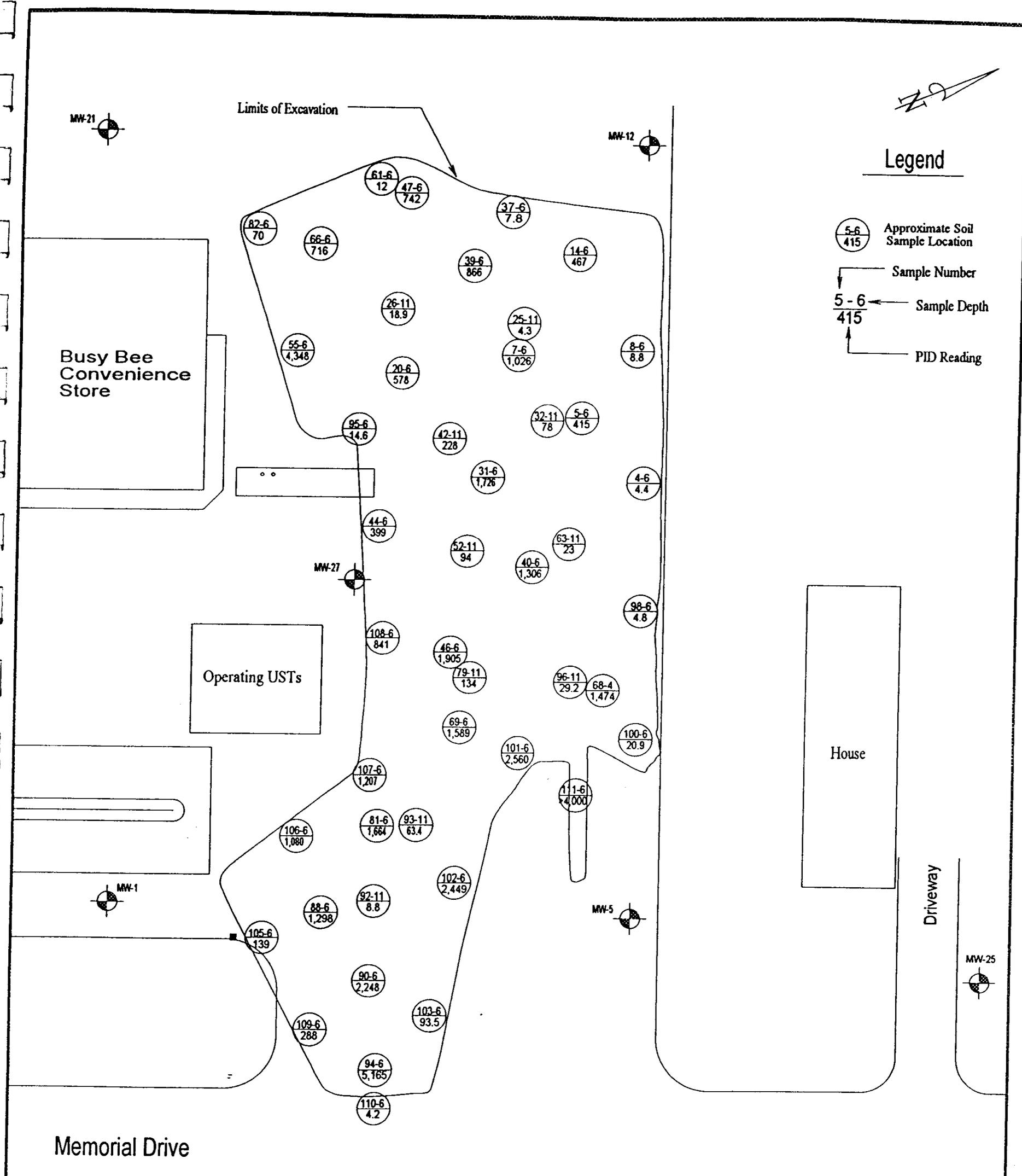


Figure 6. Soil Contamination Map - Laboratory Results.  
 (Benzene is reported in parts per billion)  
 (GRO & Dro are in parts per million)



### Legend

- Approximate Soil Sample Location
- Sample Number
- Sample Depth
- PID Reading



ENVIRONMENTAL  
ASSESSMENTS, INC.  
APPLETON, WISCONSIN

TITLE: PID Sample Location

PROJECT: BUSY BEE CONVENIENCE MART  
1754 MEMORIAL DR.  
GREEN BAY, WISCONSIN

Figure # 6

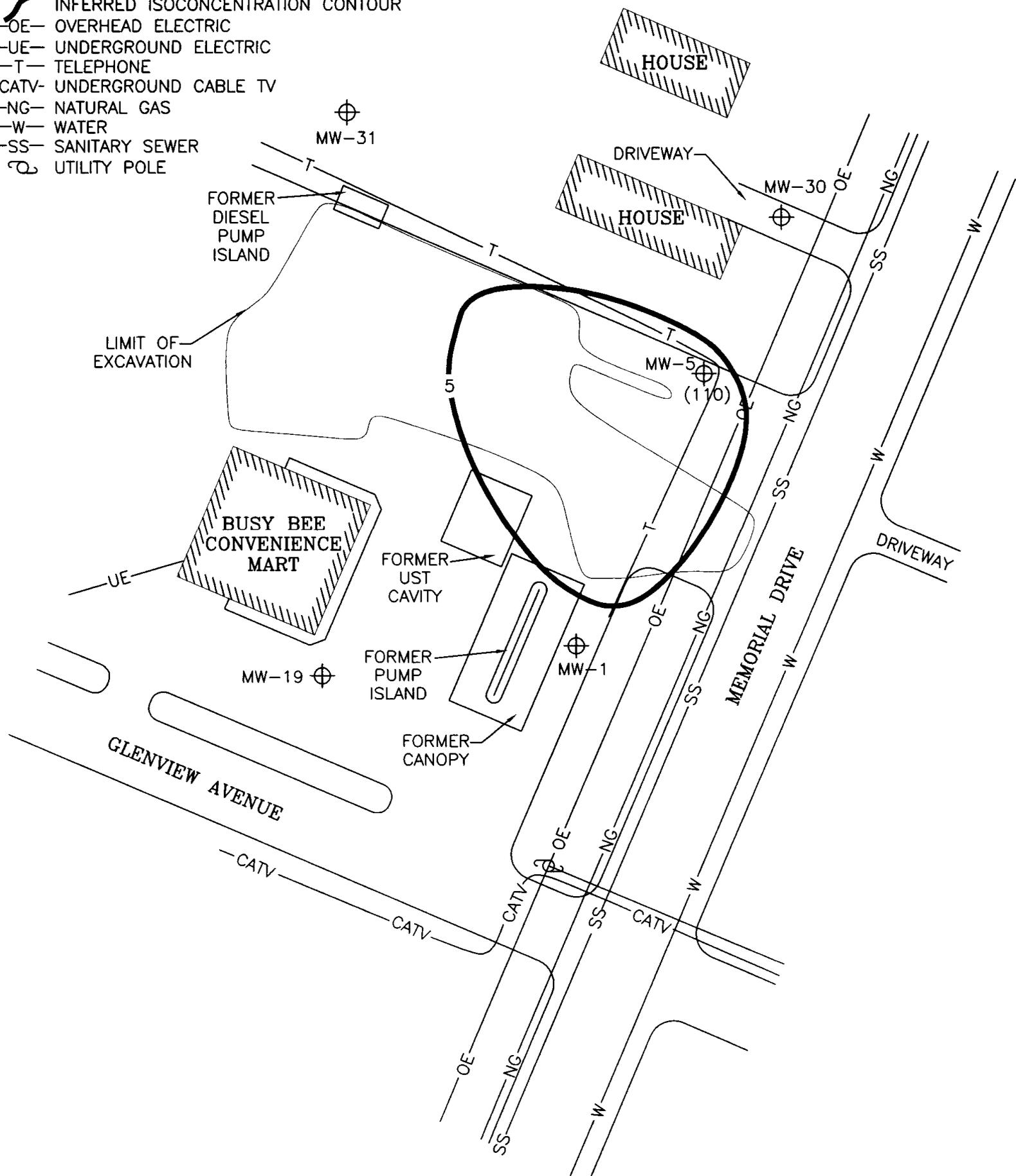
Scale : 1" = 30'

Drawn By: AMT



**LEGEND**

- ⊕ MONITORING WELL
- ( ) SOIL BENZENE CONCENTRATION
- INFERRED ISOCONCENTRATION CONTOUR
- OE- OVERHEAD ELECTRIC
- UE- UNDERGROUND ELECTRIC
- T- TELEPHONE
- CATV- UNDERGROUND CABLE TV
- NG- NATURAL GAS
- W- WATER
- SS- SANITARY SEWER
- ⊕ UTILITY POLE



SCALE



 <b>Shaw E &amp; I, Inc.</b>		PREPARED FOR BUSY BEE CONVENIENCE MART SITE GREEN BAY, WISCONSIN			
		FIGURE 1 SOIL BENZENE CONTOUR MAP			
DESIGNED BY	KKB	04/7/04	CHECKED BY		
DRAWN BY	BFB	04/7/04	APPROVED BY		
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.	
A	AS SHOWN	99284.001	1 OF 1	0	

REV	DATE	BY	CHK'D	APR'VD	DESCRIPTION/ISSUE

## CERTIFICATE OF LEGAL DESCRIPTION

I hereby certify on behalf of Ms. Ruthann Kroll, the responsible party, the legal description provided below is a true and accurate description of the property located at 1754 Memorial Drive, Village of Howard, Brown County, Wisconsin.

Lots Three (3) and Four (4), Block Two (2), according to the recorded Plat of Michaels Addition, in the Village of Howard, West side of Fox River, Brown County, Wisconsin.

TAX KEY NUMBER VH-747-M-13

Ruthann Kroll  
Signature

5.20.02  
Date

## GEOGRAPHIC POSTIONING

The Geographic Position of the contaminated site boundary based upon the WTM91 Interactive Map is 674148, 455336.

July 8, 2003

Mr. Arthur Walters  
1738 Memorial Drive  
Green Bay, WI 54303

**RE: Groundwater Contamination Migration Correspondence**  
**BRRTS #: 03-05-000426**  
**COMM#: 54303-6427-54**  
**Envirogen Project #: 990284**

Dear Mr. Walters:

Groundwater contamination that appears to have originated on the property located at *1754 Memorial Drive* has migrated onto your property at *1738 Memorial Drive*. The levels of *benzene, ethyl-benzene, toluene, trimethylbenzene, and total xylenes* contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultant who has investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right contact the department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure

request, you should mail that information to: Mr. Keld Lauridsen, 1125 North Military Avenue, P.O. Box 10448, Green Bay, Wisconsin 54307-0448.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter 140 enforcement standards was found at the time the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

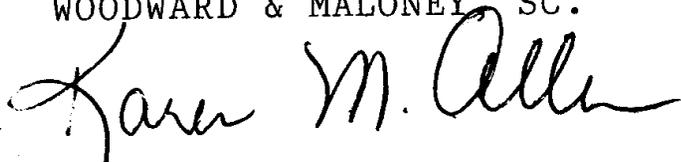
Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who poses to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipality owned water system, or contact the Drinking Water program within the Wisconsin Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 920-432-3381 or you may contact Mr. Keld Lauridsen at (920) 492-5921 or by letter at 1125 North Military Avenue, P.O. Box 10448, Green Bay, Wisconsin 54307-0448.

Sincerely,

HANAWAY, WEIDNER, BACHHUBER,  
WOODWARD & MALONEY, SC.



Karen Allen, Legal Assistant

Owner: Estate of Leland Schabell, Deceased  
Ruthann Kroll, Pers. Representative  
enclosure

Envirogen, Inc.

Conversation Record

Job Number 990284

Date 7/23/03

Time Start 0955

Time End 1005

Incoming Call     

Outgoing Call X

Other     

Envirogen, Inc. Kris Baran

Name of Person(s) Involved Darlene Walters

Firm or Organization 1738 Memorial Drive

Telephone Number (920) 494 7843

Subject

Groundwater Contamination Migration Correspondence  
(Appendix A 1tr)

Summary

- Spoke w/ Darlene Walters and she verified that they had received the letter regarding the groundwater contamination.
- Darlene wanted to verify that they had to take no action.
- I told her that she will not be held responsible for any contamination coming from the Busy Bee property.

Follow-Up Action Required

Contact held @ DNR to verify receipt of Appendix A 1tr.

Documented By KRB



**FILE  
COPY**

790 Marvelle Lane  
Green Bay, WI 54304

Tel: 920/497-8910  
Fax: 920/497-8065  
www.envirogen.com

May 16, 2002

Mr. Geoffrey Farr, Sr. Staff Engineer  
Village of Howard  
1336 Cornell Road  
Green Bay, WI 54313

**Re: Busy Bee Convenience Mart  
1754 Memorial Drive  
Green Bay, Wisconsin  
WDNR LUST ID No. 03-05-000246  
PECFA ID No. 54303-6427-54  
Envirogen Project No. 990284**

Dear Mr. Farr:

The Wisconsin Department of Natural Resources (WDNR) in accordance with NR746 is requiring the property owner/responsible party of the above referenced property, Ms. Ruthanne Schabell, to notify the local municipality of the potential of soil and/or groundwater contamination within the right-of-way of Memorial Drive. Based upon the site investigation and subsequent remedial actions, residual groundwater petroleum contamination may be found within the right-of-way of Memorial Drive located in the Village of Howard, Brown County, Wisconsin.

The insitu residual petroleum contamination does not pose a threat to public health, safety or welfare, or the environment. Remaining soil contamination is located at depth or beneath asphalt and is inaccessible to direct human contact. Remaining groundwater contamination is limited to the area identified on the attached figure. Routes of contaminant exposure to negatively affect human health of the environment are minimal. If the land use conditions change in the future and contaminated soil is disturbed, appropriate measures must be implemented to ensure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

If you have any questions please do not hesitate to contact me at (920) 497-8910.

Sincerely,  
**ENVIROGEN, INC.**

A handwritten signature in black ink that reads "Jason M. Simons".

Jason M. Simons  
Staff Environmental Specialist

cc: Ms. Karen Allen

Document Number

DEED RESTRICTION

2089227

CATHY WILLIQUETTE  
BROWN COUNTY RECORDER  
GREEN BAY, WI

RECORDED ON  
01/08/2004 04:09:47PM

REC FEE: 15.00  
TRANS FEE:  
EXEMPT #  
PAGES: 3

Declaration of Restrictions

In Re: Lots Three (3) and Four (4), Block Two (2),  
according to the recorded Plat of Michaels Addition, in  
the Village of Howard, West side of Fox River, Brown  
County, Wisconsin

STATE OF WISCONSIN            )  
  ) ss  
COUNTY OF BROWN            )

WHEREAS, the Estate of Leland F. Schabell is the  
owner of the above-described property.

WHEREAS, one or more petroleum discharges have  
occurred on this property, and as of October 2002  
when soil samples were collected on this property,  
petroleum-contaminated soil remained on this property  
at the following location: soil sampling location MW-5R.  
Benzene contamination remains in the soil at MW-5R at a concentration of 110  
micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ), which is above the Wisconsin Administrative  
Code Chapter NR 720 value of 5.5  $\mu\text{g}/\text{kg}$ . Ethyl Benzene contamination remains  
in the soil at MW-5R at a concentration of 9,400  $\mu\text{g}/\text{kg}$ , which is above the  
Wisconsin Administrative Code Chapter NR 746 Table 1 value of 4,600  $\mu\text{g}/\text{kg}$ .  
Total Xylene contamination remains at MW-5R at a concentration of 19,670  
 $\mu\text{g}/\text{kg}$ , which is above the Wisconsin Administrative Code Chapter NR720 value  
of 4,100  $\mu\text{g}/\text{kg}$ . Location of the soil sample is provided on Exhibit A (figure 1) and  
is attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the  
property restrictions which will make it unnecessary to conduct further soil  
remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described  
above is held and shall be held, conveyed or encumbered, leased, rented, used,  
occupied and improved subject to the following limitation and restrictions:

The impervious cap that existed on the above-described property in the location  
shown on the attached map, labeled Exhibit A on the date that this restriction  
was signed shall be maintained in compliance with the Busy Bee Convenience  
Mart Asphalt Cover Maintenance Plan dated November 6, 2003 that was  
submitted to the Wisconsin Department of Natural Resources by Kris Baran of  
Envirogen on behalf of the Estate of Leland F. Schabell as required by section  
NR 724.13(2), Wis. Adm. Code (1999).

Recording Area

Name and Return Address

Ms Karen Allen  
345 South Jefferson Street  
Green Bay, WI 54301

VH-747-M-13

Parcel Identification Number

1510  
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In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist on Exhibit A, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 8 day of January, 2004.

Signature: X Ruthann Kroll  
Printed Name: Ruthann Kroll  
Title: Personal Representative

Subscribed and sworn to before me  
this 8 day of Jan. 2004

Karen M. Allen Karen M. Allen  
Notary Public, State of Wisconsin  
My commission exp. 8-29-04



This document was drafted by The Department of Natural Resources based on the information from Hanaway and Ross.

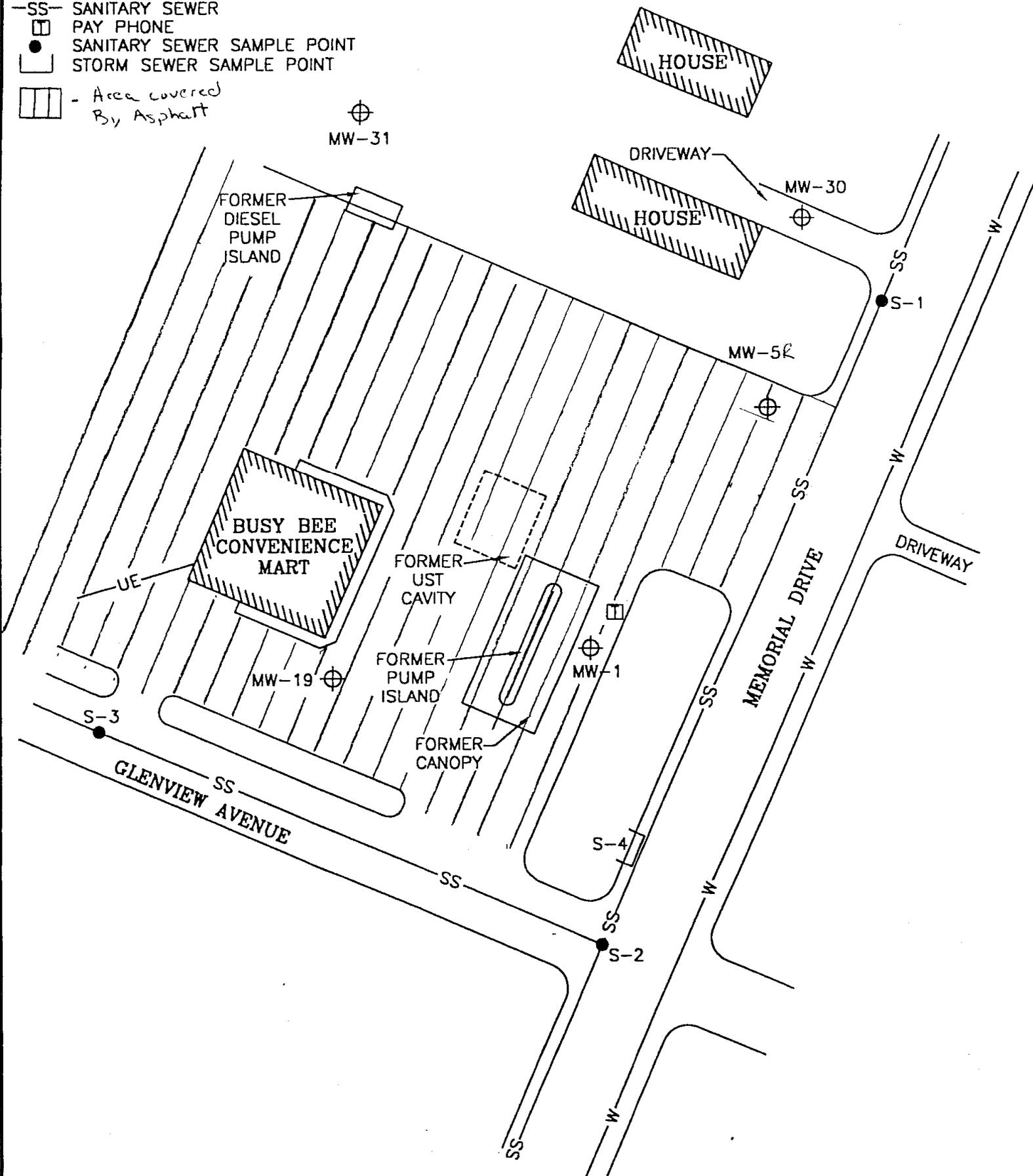
EXHIBIT A

LEGEND

- ⊕ MONITORING WELL
- UE- UNDERGROUND ELECTRIC
- W- WATER
- SS- SANITARY SEWER
- ☐ PAY PHONE
- SANITARY SEWER SAMPLE POINT
- ☐ STORM SEWER SAMPLE POINT
- ▨ - Area covered By Asphalt



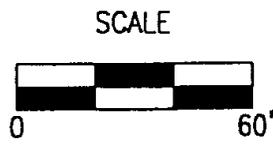
DRAWING NO.	99.284.101	RRT	DRAWN BY:
CHECKED BY:	02/08/01	REVISIONS:	APPROVED BY:
ENGINEER	DATE	ENGINEER	DATE



**ENVIROGEN**

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane  
Green Bay, Wisconsin 54304



SITE PLAN VIEW

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BUSY BEE CONVENIENCE MART SITE  
GREEN BAY, WISCONSIN

FIGURE NO.

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