# GIS REGISTRY
## Cover Sheet

July, 2008
(RR 5367)

## Source Property Information

CLOSURE DATE: Jul 12, 2000

**BRRTS #:** **03-05-000969**

FID #:

ACTIVITY NAME: WHIPP'S TAVERN - WI DOT

DATCP #:

PROPERTY ADDRESS: 5073 HWY 29

COMM #: 54311943173A

MUNICIPALITY: EATON TN

PARCEL ID #: E-198-1

***WTM COORDINATES:**

X: **692898** Y: **443488**

** 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
  - [x] Off-Source Contamination

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

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

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

### Land Use Controls:

- [ ] Soil: maintain industrial zoning *(220)*

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

- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [ ] Cover or Barrier *(222)*

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

- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  *(**note:** local government or economic development corporation)*

**Monitoring wells properly abandoned?** *(234)*

(●) Yes ( ) No ( ) N/A

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

# GIS Registry Checklist



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 #: 03-05-000969 PARCEL ID #: E-198-1

ACTIVITY NAME: WHIPP'S TAVERN - WI DOT WTM COORDINATES: X: 692898 Y: 443488

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

- [x] **Closure Letter**
- [ ] **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)
- [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.*
- [x] **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 #: na** **Title: Land Survey for Eddie Whipp**
- [ ] **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- [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 #: 2** **Title: Private Wells Within One Quarter Mile**
- [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 #: 1** **Title: Whip Property**
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, <u>this map is to show the location of all contaminated soil and a single contour</u> showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

  **Figure #: 2** **Title: Estimated Extent of GRO Impacted Soil**

BRRTS #: 03-05-000969 ACTIVITY NAME: WHIPP'S TAVERN - WI DOT

## 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 #: 2-5** **Title: Estimated Extent of Soil Contamination and Cross Section Locations**

**Figure #: 4 & 5** **Title: Cross section A - A1 & Cross Section C - C1**

☒ **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 #: 7** **Title: Estimated Extent of Impacted Groundwater**

☒ **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 #: 4** **Title: Groundwater Flow Direction (6/8/98)**

**Figure #:** **Title:**

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

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

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

**Table #: 5-1, 2** **Title: Results of the Chemical Analyses of Soil Samples, Confirmation Analytical Results - Soil**

☒ **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 #: 3 & 4** **Title: Groundwater Analytical Results**

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

**Table #:** **Title:**

## IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
***Note:*** *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

☒ **Not Applicable**

☐ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
***Note:*** *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

**Figure #:** **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 #: 03-05-000969 ACTIVITY NAME: WHIPP'S TAVERN - WI DOT

## NOTIFICATIONS

**Source Property**

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

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

**Off-Source Property**

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

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

**Number of "Off-Source" Letters:**

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

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

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

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

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

# Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #: 03-05-000969

ACTIVITY NAME: Whipps Tavern - WI DOT

| ID | Off-Source Property Address | Parcel Number | WTM X | WTM Y |
|---|---|---|---|---|
| A | Brown County Owned - No Address | N/A | 692871 | 443474 |
| B | | | | |
| C | | | | |
| D | | | | |
| E | | | | |
| F | | | | |
| G | | | | |
| H | | | | |
| I | | | | |

File

# State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, 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
TDD 920-492-5912

July 12, 2000

Mark and Louise Whipp
5073 STH 29 East
Eaton, WI 54311

SUBJECT: Case Closure of the Whipp Property, 5075 STH 29,
Eaton, WI
BRRTS # 03-05-000969

Dear Mr. and Mrs. Whipp:

On October 28, 1999, the above-named site was reviewed by the Bureau for Remediation and Redevelopment's Northeast Region Closeout Committee to determine whether the case qualified for closeout under ch. NR 726, Wis. Adm. Code. This panel reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. The committee has approved the closure of this case.

Upon receiving the monitoring well abandonment forms and the signed restrictions on July 12, 2000, the Department considers the above referenced case "closed", having determined that no further action is necessary at the site at this time. The site will now be listed as closed in the WDNR tracking system.

Based on the investigative documentation provided to the Department, it appears that the petroleum contamination at the above-named site is in compliance with the requirements of chs. NR 700 to NR 726, Wis. Adm. Code. However, this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety or welfare to the environment.

Thank you for your and your consultant's cooperation and cleanup efforts during this process. If you have any questions regarding the content of this letter, please contact me at (920) 492-5871.

Sincerely,

Scott C. Miller
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Dave M. Lennon, Advent Environmental Services, Inc.,
P.O. Box 277 Mequon, WI 53092-0277
Kenneth J. Bukowski, Brown County Corperation Counsil,
P.O. Box 23600, Green Bay, WI 54305-3600

1748817

Document Number

DEED RESTRICTION

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 APR 17 P 12: 46

RECEIVED
Apr 19 2000
LMD SOLID WASTE

Recording Area

Name and Return Address
Mark and Louise Whipp
5073 STH 29 East
Green Bay, WI 54311

## Declaration of Restrictions

In Re: The South Four Hundred Four (404) feet of the West Five Hundred Fifty-three (553) feet of the East Seven Hundred Seventy-three (773) feet of the Southeast Quarter of the Southeast Quarter (SE ¼ of SE ¼ ) of Section 21, Township 23 North, Range 22 East, in the Township of Eaton, Brown County, Wisconsin, except that part thereof used for highway purposes and subject to easements of record.

STATE OF WISCONSIN )
) ss
COUNTY OF BROWN )

E-198-1
Parcel Identification Number (PIN)

WHEREAS, Eugene Wypyszinski and Dorothy Wypyszinski, Vendors and Mark Whipp and Louise Whipp, Purchasers, are owners under a land contract of the above described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following location(s) on the following date: March 17, 1999; vapor extraction well (VE-2): benzene at 31 micrograms/per liter (ug/L). Soil contamination existed on the property at the following location on the following dates: Soil boring 5A (SB-5A) (1-3 ft): benzene at 346 parts per billion (ppb) and xylene at 4310 ppb. All soil samples were collected between March 31 and April 2, 1992. Location of vapor extraction well and soil borings are provided on Figure 1 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 groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

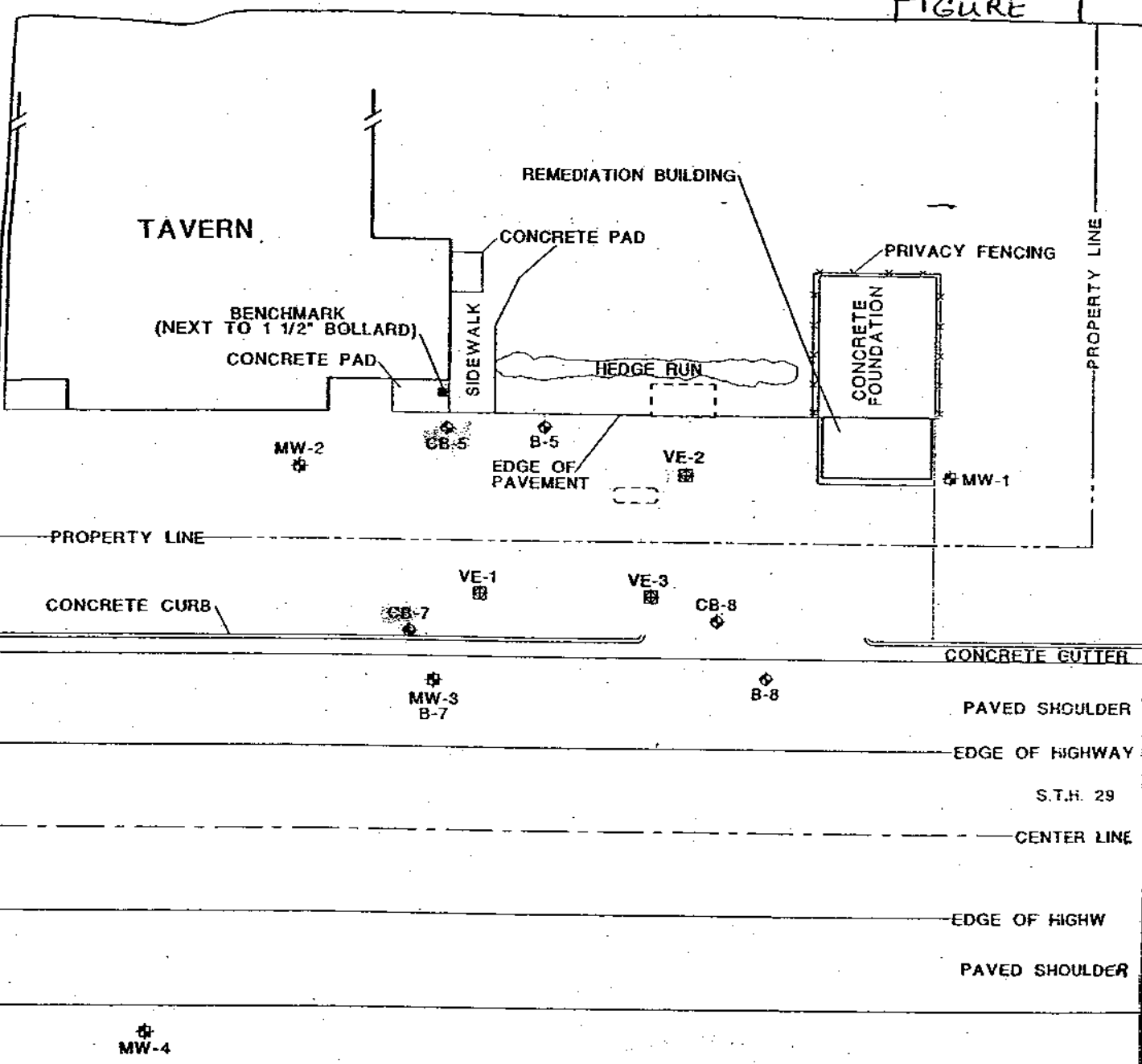
NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

> Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or it successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.
>
> If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.
>
> The property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted to determine the degree and extent of petroleum contamination that remains on the property and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. If contaminated soil that remains on the property is excavated in the future, it will have to be sampled and analyzed and the treatment or disposal of the soil as a solid or hazardous waste may be necessary.

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 benefits 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

FIGURE 1




## LEGEND:

CB-5 ◆ SOIL BORING LOCATION AND NUMBER (CLOSURE CONFIRMATION)

B-5 ◆ SOIL BORING LOCATION AND NUMBER (SITE INVESTIGATION)

MW-1 ✱ MONITORING WELL LOCATION AND NUMBER

VE-1 ▩ VAPOR EXTRACTION WELL LOCATION AND NUMBER

SCALE (FEET): 0 20

| | |
|---|---|
| DRAWN BY: KRK | FIGURE 1 DETAIL SHEET |
| APPROVED BY: | WHIPP PROPERTY<br>EATON, WISCONSIN |
| DATE: 6/16/99 | A D V E N T |
| PROJECT #96657.03G | ENVIRONMENTAL SERVICES, INC. |
| REVISION # | |

a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owners of the property have executed this Declaration of Restrictions, this 17th day of April, 2000.

Signature: Eugene Wypyszinski
Printed Name: Eugene Wypyszinski

Subscribed and sworn to before me
this 17th day of April, 2000.
Glenn J. Whipp
Notary Public, State of Wisconsin
My commission expires 2-3-02
GLENN J. WHIPP

Signature: Dorothy Wypyszinski
Printed Name: Dorothy Wypyszinski

Subscribed and sworn to before me
this 17th day of April, 2000.
Glenn J. Whipp
Notary Public, State of Wisconsin
My commission expires 2-3-02
GLENN J. WHIPP

Signature: Mark Whipp
Printed Name: Mark Whipp

Subscribed and sworn to before me
this 17th day of April, 2000.
Glenn J. Whipp
Notary Public, State of Wisconsin
My commission expires 2-3-02
GLENN J. WHIPP

Signature: Louise Whipp
Printed Name: Louise Whipp

Subscribed and sworn to before me
this 17th day of April, 2000.
Glenn J. Whipp
Notary Public, State of Wisconsin
My commission expires 2-3-02
GLENN J. WHIPP

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Advent Environmental Services

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# State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
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Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TDD 920-492-5912


November 12, 1999

Mark and Louise Whipp
5073 STH 29 East
Eaton, WI 54311

SUBJECT: Soil and Groundwater Use Deed Restriction for the Whipp Property
5075 STH 29 East, Eaton, WI 54311
**WDNR BRRTS # 03-05-000969**

Dear Mr. Whipp:

On October 28, 1999, the Bureau for Remediation and Redevelopment's Northeast Region Closure Committee met to discuss the above referenced site. The committee has agreed to close this site pending the completion and filing of a soil and groundwater use deed restriction. This soil and groundwater use deed restriction will state that inaccessible soil and groundwater contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Only when the soil and groundwater use deed restriction has been finalized and filed with Brown County and proof of filing the soil and groundwater use deed restriction has been received by the Department, can this site be closed. To expedite the completion of the soil and groundwater use deed restriction and closure process, the Department requests that you submit the following:

- a complete, legible and unabbreviated legal description of the property
- a copy of the most recent deed for your property
- available maps, such as a survey map, showing the property boundaries, building outlines, and monitoring well/piezometer locations

If you do not have these documents they can be obtained from the Brown County Register of Deeds. Once this information is received, the Department will send you a draft copy of the soil and groundwater use deed restriction containing language regarding the remaining petroleum contamination.

If the draft is accurate and acceptable, please sign it, file it with the Register of Deeds office and return a copy of the signed and filed restriction to the Department for our records. The Department must also receive documentation of proper abandonment of any and all monitoring wells, extraction wells, piezometers, sumps, and soil venting systems if you do not intend to perform long term monitoring at your site. Once all this information is received, the site will be conditionally closed.

This soil and groundwater use deed restriction is an option that the Department can offer in order to

conditionally close this site. If you choose not to accept this option you will need to perform additional investigation and cleanup of the remaining contamination. Within **14 days** of receipt of this notice please submit a letter to the Department documenting your intentions.

If you have any additional relevant information concerning this matter which was not formerly provided to the Department, you should submit this information to the Department for reevaluation.

If you have any questions, please contact me in Green Bay at (920)492-5871.

Sincerely,

Scott C. Miller
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Matthew Brokenhauer, Advent Environmental Services, Inc.,
P.O. Box 277, Mequon, WI 53092-0277

DOCUMENT NO.

1133461

STATE BAR OF WISCONSIN FORM 11 - 1982

LAND CONTRACT

Individual and Corporate

(TO BE USED FOR ALL TRANSACTIONS WHERE OVER $25,000 IS FINANCED AND IN OTHER NON-CONSUMER ACT TRANSACTIONS)

J 12399 1 01

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER OF DEEDS
BROWN COUNTY

1987 AUG 17 PM 2:12

CATHY WILLIQUETTE BREUNIG
REGISTER OF DEEDS

Contract, by and between Eugene Wypyszinski and Dorothy Wypyszinski, husband and wife. ("Vendor", whether one or more) and Mark Whipp and Louise Whipp, husband and wife. ("Purchaser", whether one or more).

Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this contract by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant interests (all called the "Property"), in Brown County, State of Wisconsin:

RETURN TO Atty. Kenneth Calewart
P.O. Box 488
Green Bay, WI 54305-0488

Tax Parcel No. E-196-1

The South Four Hundred Four (404) feet of the West Five Hundred Fifty-three (553) feet of the East Seven Hundred Seventy-three (773) feet of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 21, Township 23 North, Range 22 East, in the Town of Eaton, Brown County, Wisconsin, except that part thereof used for highway purposes and subject to easements of record.

FEE
$ 7.22(2)
EXEMPT

This is (is not) homestead property.

Purchaser agrees to purchase the Property and to pay to Vendor at Denmark, Wisconsin, the sum of $287,000.00 in the following manner: (a) $1,000.00 at the execution of this Contract; and (b) the balance of $286,000.00 together with interest from date hereof on the balance outstanding from time to time at the rate of seven and 8/100 (7.08%) per cent per annum until paid in full, as follows: The sum of $2500.00 shall be paid by Vendee to Vendor on the 30th day immediately subsequent to the execution of this contract, and on the same date of every month thereafter with the remaining principal and interest being due in its entirety exactly seven (7) years from the execution of this contract. In addition, the sum of $25,000.00 shall be paid by the Vendee to the Vendor, to be applied against the principal balance of this contract, within 7 days from the date that the Vendee sells the residence in which he currently resides.

~~Provided, however, the entire outstanding balance shall be paid in full on or before the _____ day of _____, 19_____ (the maturity date).~~

Following any default in payment, interest shall accrue at the rate of 12 % per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably anticipated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor, Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest unless otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. ~~Any amount may be prepaid without premium or fee upon principal at any time after _____ 19_____ (OR)~~ there may be no prepayment of principal without permission of Vendor.*

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination except: no exceptions

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall be retained by Vendor until the full purchase price is paid.

~~Purchaser shall be entitled to take possession of the Property on _____ 19_____.~~

*Cross Out One

NIP 2276

LAND CONTRACT—Individual and Corporate

STATE BAR OF WISCONSIN

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by 3869.30(3)(b).

1133461 J 12399 I 02

Purchaser promises to pay when due all taxes and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of $ 285,000.00 but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenantable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except: all easements and restrictions of record.

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of 30 days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of 30 days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if Purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof, or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses including reasonable attorney's fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed is a pledge or assignment of Purchaser's interest under this Contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Dated this 13TH day of August, 19 87

Eugene Wypyszinski (SEAL) — Eugene Wypyszinski

Mark Whipp (SEAL) — Mark Whipp

Dorothy Wypyszinski (SEAL) — Dorothy Wypyszinski

Louise Whipp (SEAL) — Louise Whipp

**AUTHENTICATION**

Signature(s) Eugene Wypyszinski and Dorothy Wypyszinski and Mark Whipp and Louise Whipp

authenticated this 13TH day of August, 1987

Kenneth G. Calewarts

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Atty. Kenneth G. Calewarts
P.O. Box 488
Green Bay, WI 54305-0488

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

**ACKNOWLEDGMENT**

STATE OF WISCONSIN } ss.
County }

Personally came before me this day of 19 the above named

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

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date: 19 )

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

State Bar of Wisconsin

FORM 2-1984

Land Survey for
Eddie Whipp
Rt. 2
Green Bay, Wisc. 54301

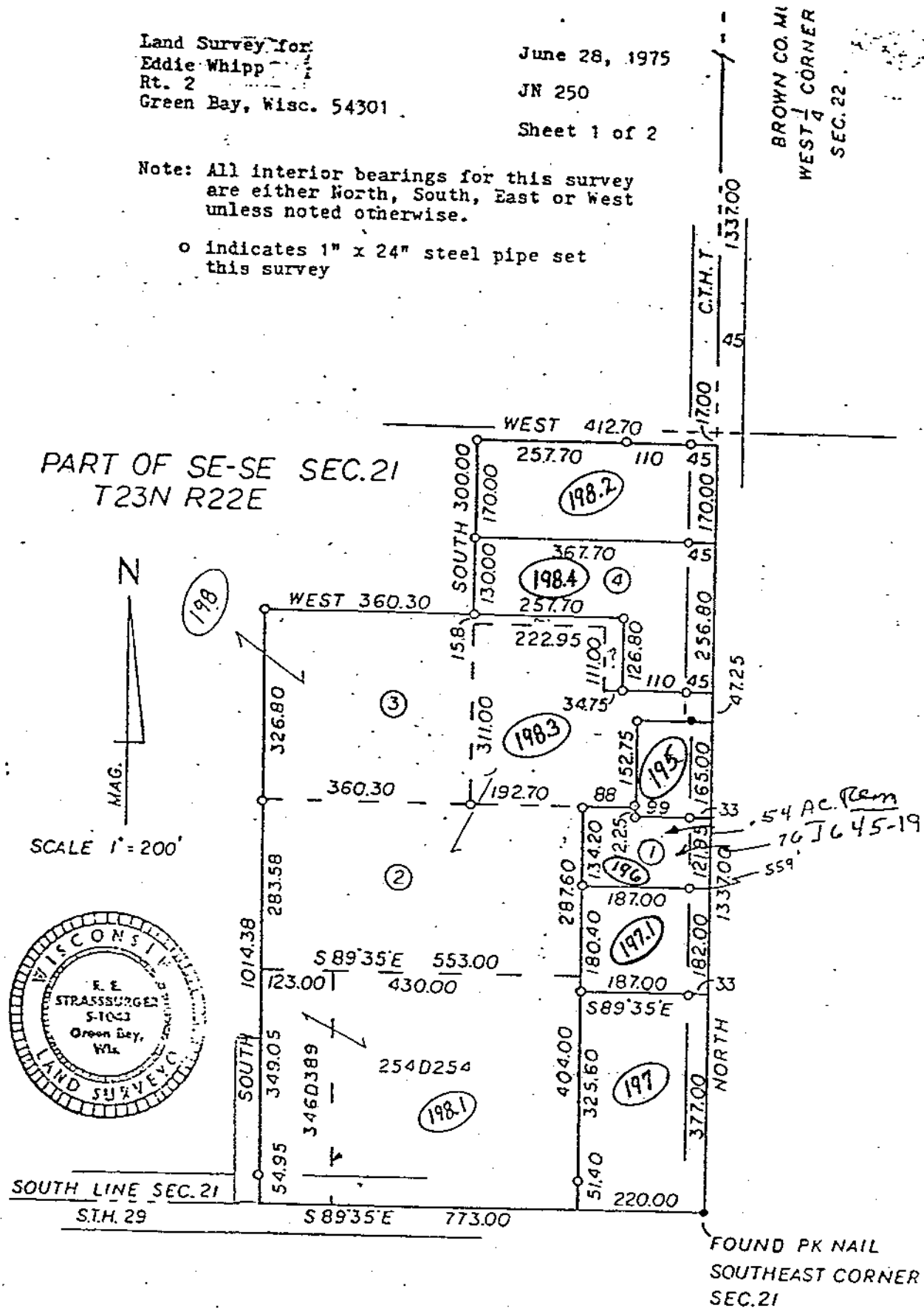
June 28, 1975

JN 250

Sheet 1 of 2

Note: All interior bearings for this survey are either North, South, East or West unless noted otherwise.

o indicates 1" x 24" steel pipe set this survey




I, R. E. Strassburger, Land Surveyor, hereby certify that I made the survey of the property described above and that the drawing of said survey with the description and all information relative thereto hereon shown is a true representation of the survey.

R. E. Strassburger

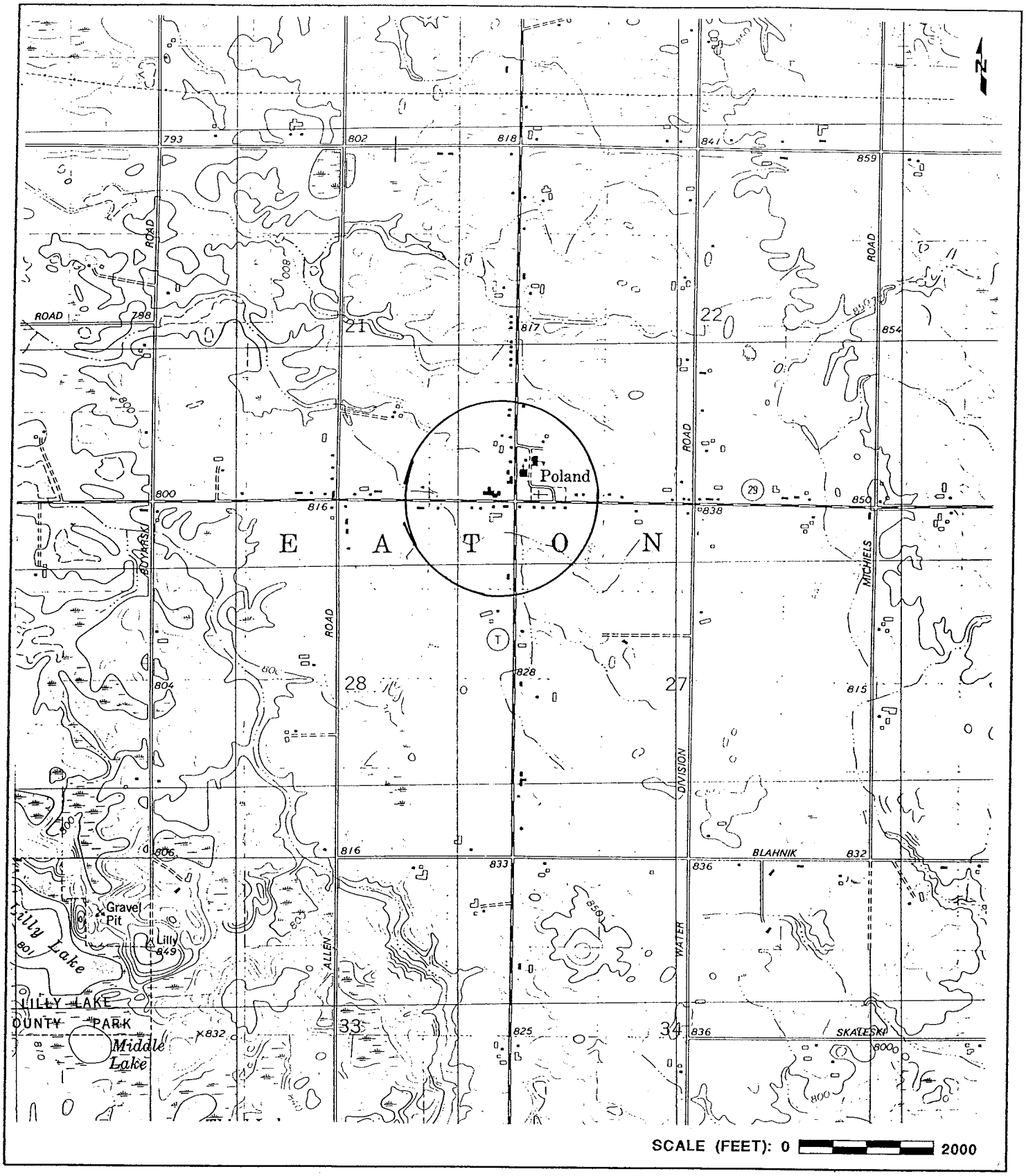
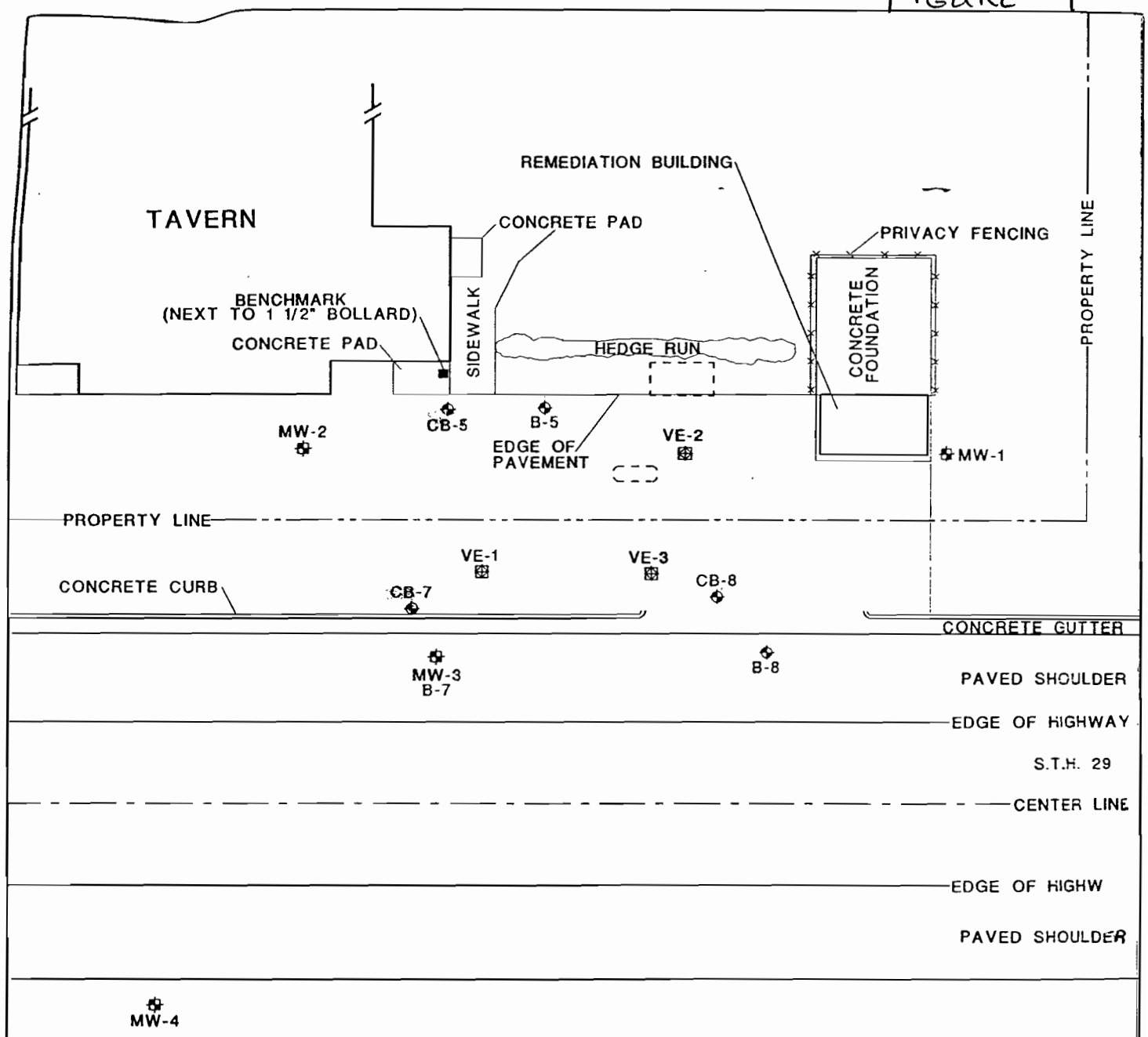



FIGURE 2 PRIVATE WELLS WITHIN ONE QUARTER MILE OF THE WHIPP SITE
WHIPP PROPERTY
EATON, WISCONSIN

QUADRANGLE LOCATION

ADVENT
ENVIRONMENTAL SERVICES, INC.
DATE: 8/30/93
DRAWING # 96657

FIGURE 1




## LEGEND:

CB-5 ⊕ SOIL BORING LOCATION AND NUMBER (CLOSURE CONFIRMATION)
B-5 ⊕ SOIL BORING LOCATION AND NUMBER (SITE INVESTIGATION)
MW-1 ⊕ MONITORING WELL LOCATION AND NUMBER
VE-1 ⊞ VAPOR EXTRACTION WELL LOCATION AND NUMBER

SCALE (FEET): 0 20

| | |
|---|---|
| DRAWN BY: KRK | FIGURE 1 DETAIL SHEET |
| APPROVED BY: | WHIPP PROPERTY<br>EATON, WISCONSIN |
| DATE: 6/16/99 | |
| PROJECT #96657.03G | A D V E N T |
| REVISION # | ENVIRONMENTAL SERVICES, INC. |

PRE-Remediation

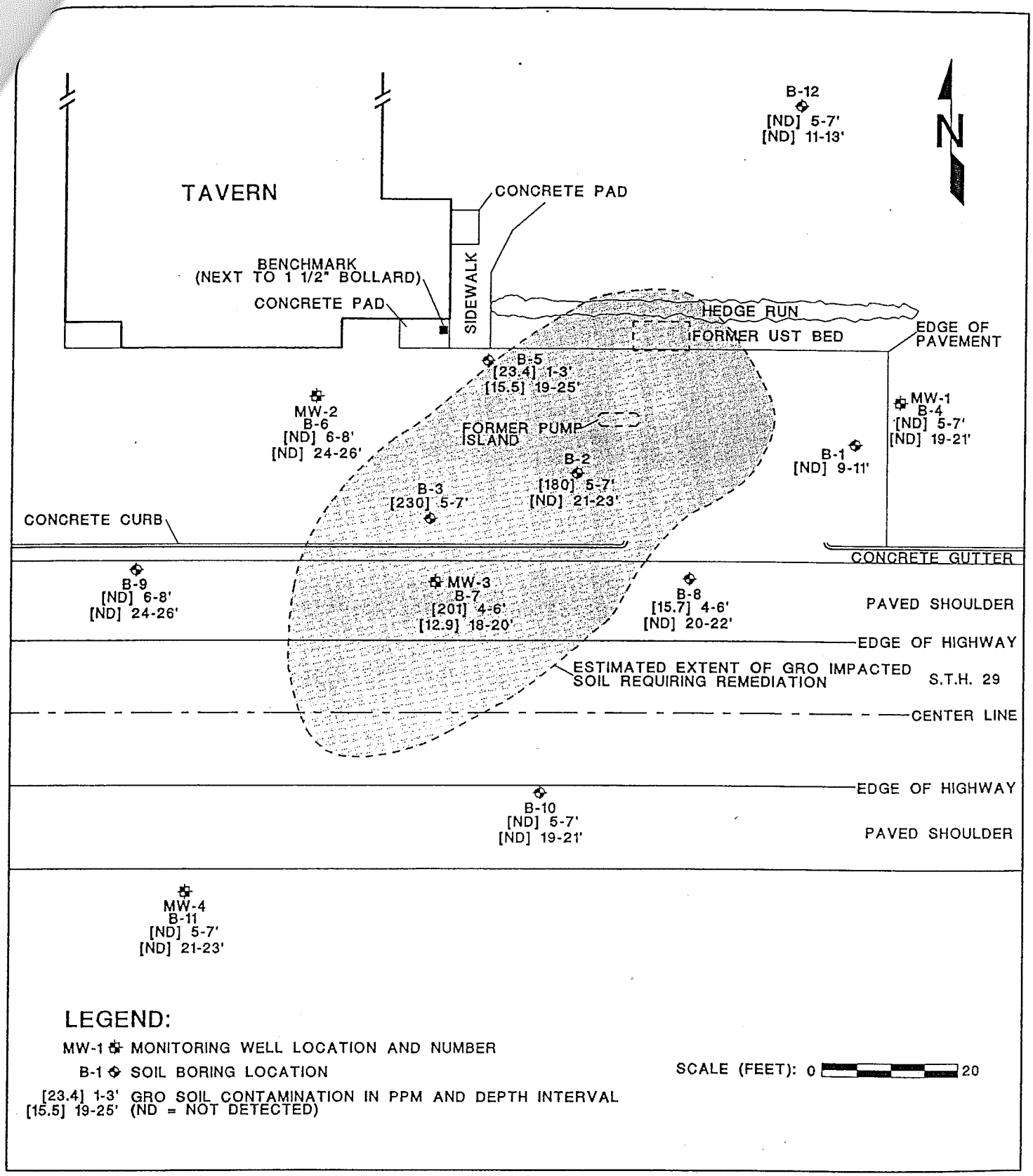
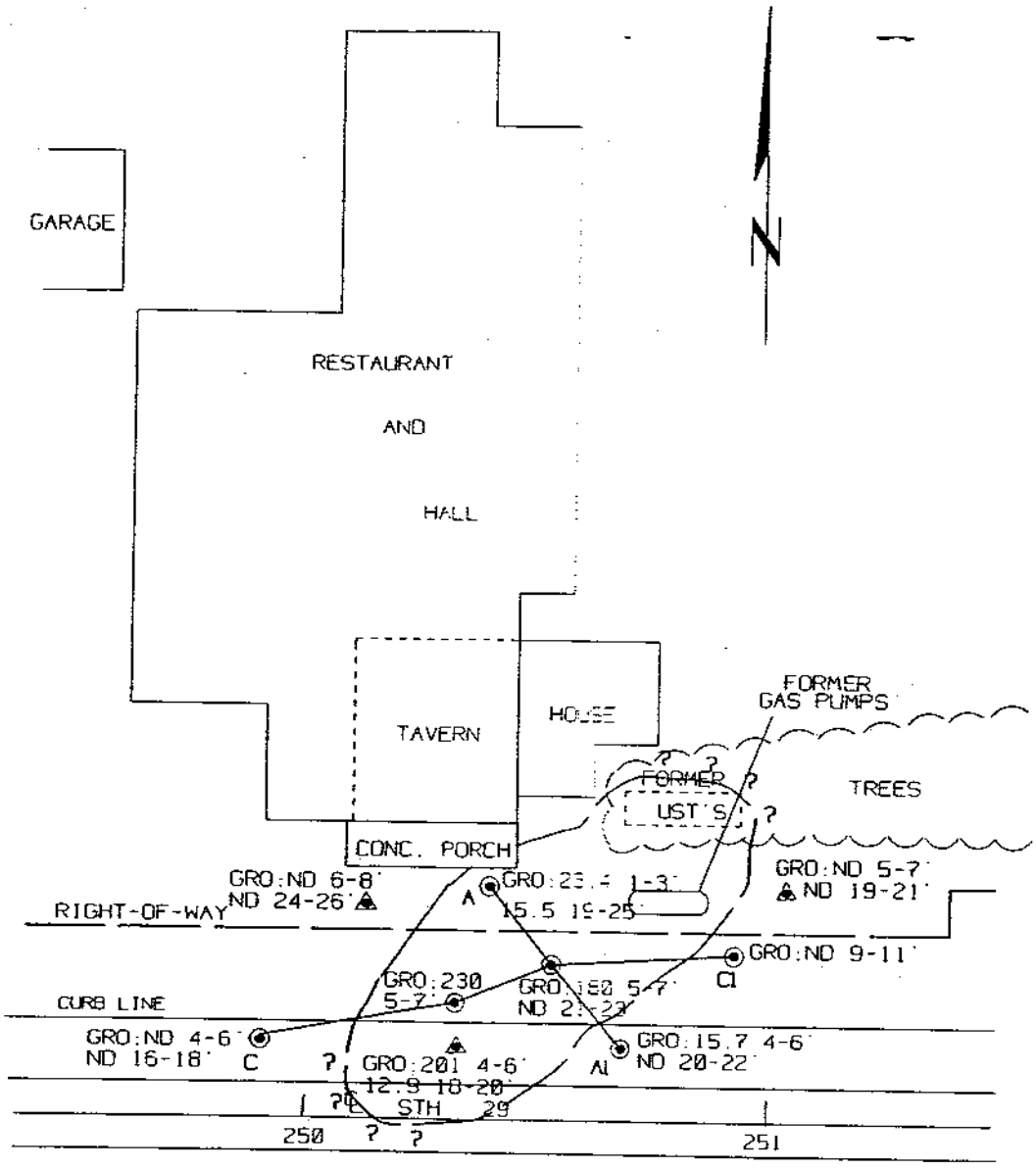



FIGURE 2 ESTIMATED EXTENT OF GRO IMPACTED SOIL REQUIRING REMEDIATION
WHIPP PROPERTY
EATON, WISCONSIN

ADVENT
ENVIRONMENTAL SERVICES, INC.
DATE: 1/12/95
DRAWING # 96657G

FIGURE 2-5




LEGEND:

⊙ -SOIL BORING

▲ - GW MONITORING WELL

* -ALL GRO VALUES ARE IN ppm

# WHIPP PROPERTY

ESTIMATED EXTENT OF SOIL CONTAMINATION AND CROSS SECTION LOCATIONS

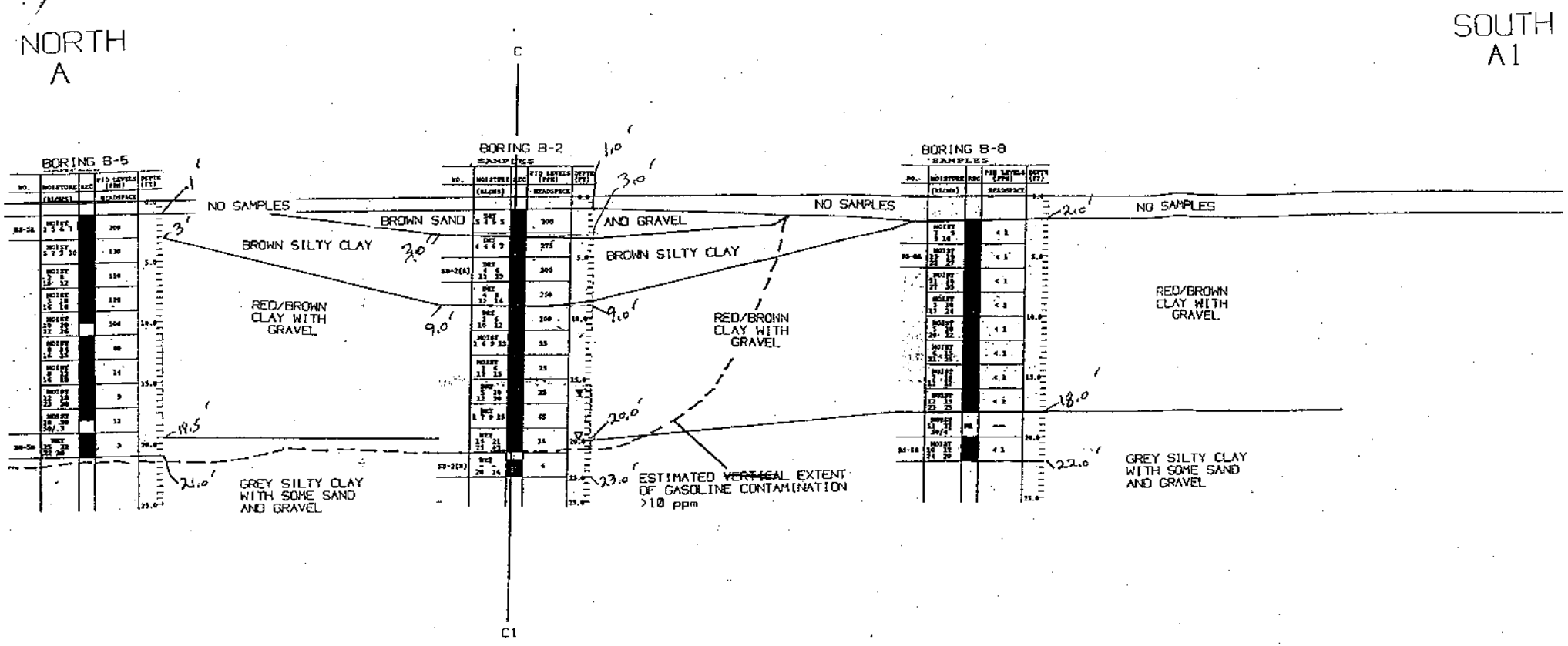
DWG # 9665F-

ADVENT

ENVIRONMENTAL SERVICES, INC.

6802 WEST EXECUTIVE DRIVE, SUITE E, MEQUON, WISCONSIN (414) 238-1998

| DRAFTER | CHECKED | DATE | SCALE |
|---|---|---|---|
| R. RICHARDSON | | 10/16/91 | 1" = 40' |




0 2.5 5 FEET

1" = 10'

FIGURE 4

WHIPP PROPERTY

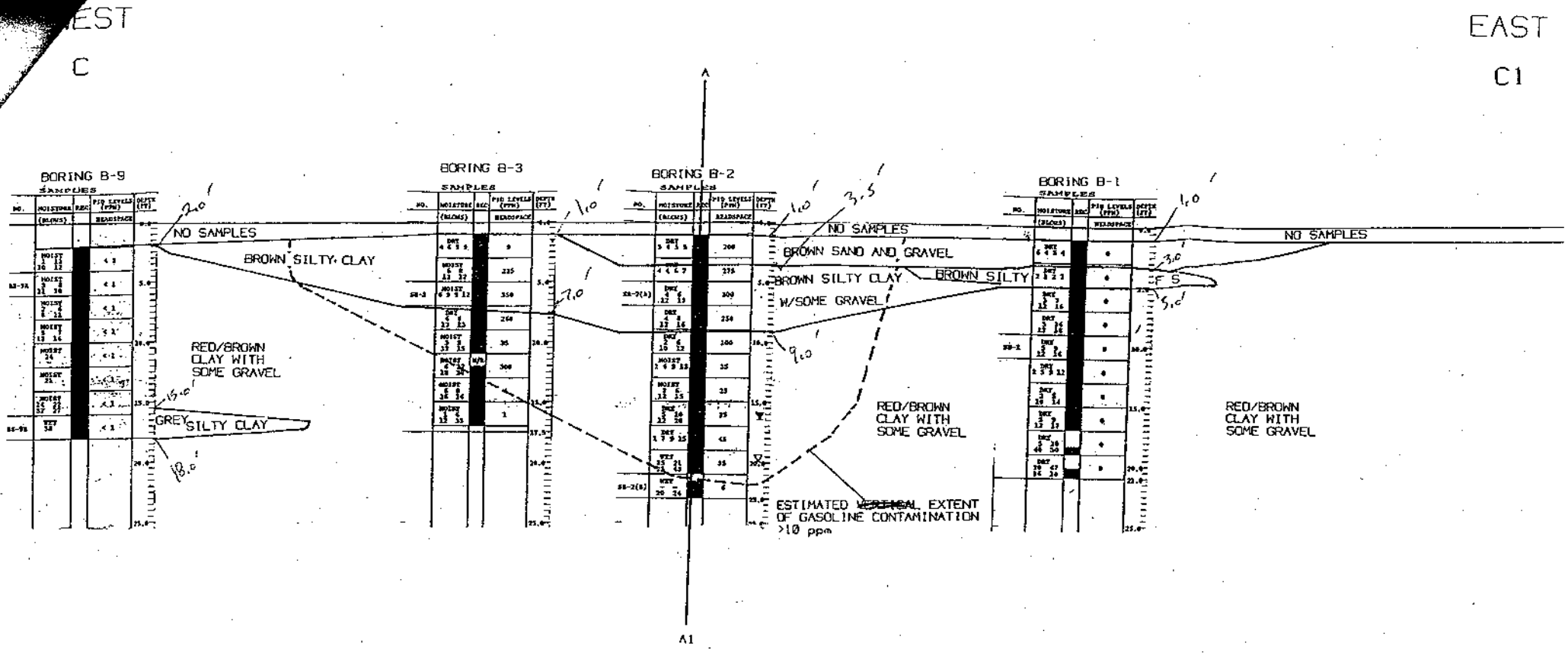
CROSS SECTION A A1

ADVENT

ENVIRONMENTAL SERVICES, INC.

P.O. BOX 248 • PORT WASHINGTON, WI 53074 • 414-284-7247

| DRAFTER | CHECKED | DATE | SCALE |
|---|---|---|---|
| RICHARDSON | MW | 7/1/92 | AS 1.0 |




0 5 10 FEET

FIGURE 5

WHIPP PROPERTY

CROSS SECTION C C1

ADVENT

ENVIRONMENTAL SERVICES, INC.

P.O. BOX 246 • PORT WASHINGTON, WI 53074 • 414-284-2447

| DRAWN BY | CHECKED | DATE | SCALE |
|---|---|---|---|
| RICHARDSON | | 7/1/92 | AS NOTED |

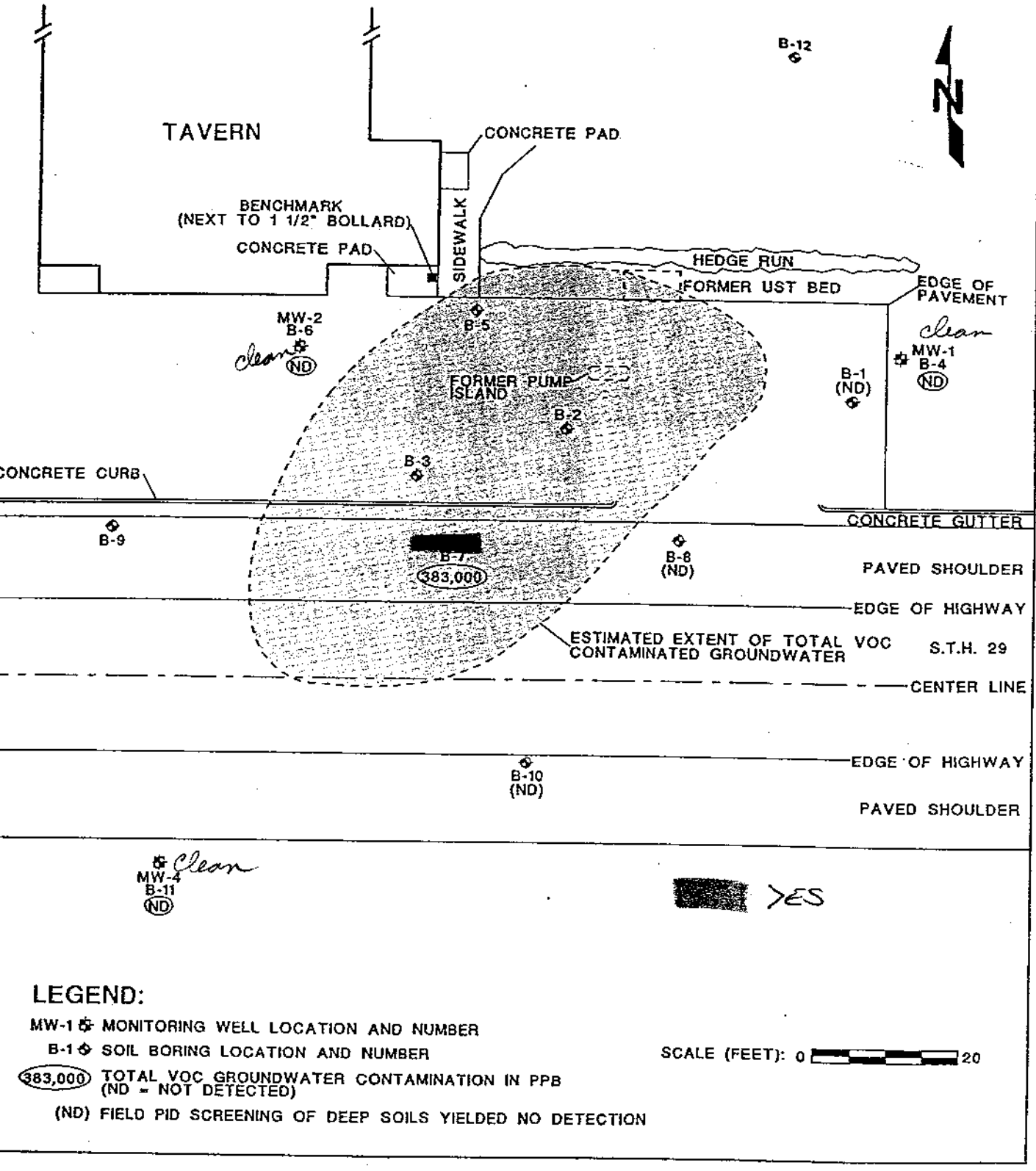
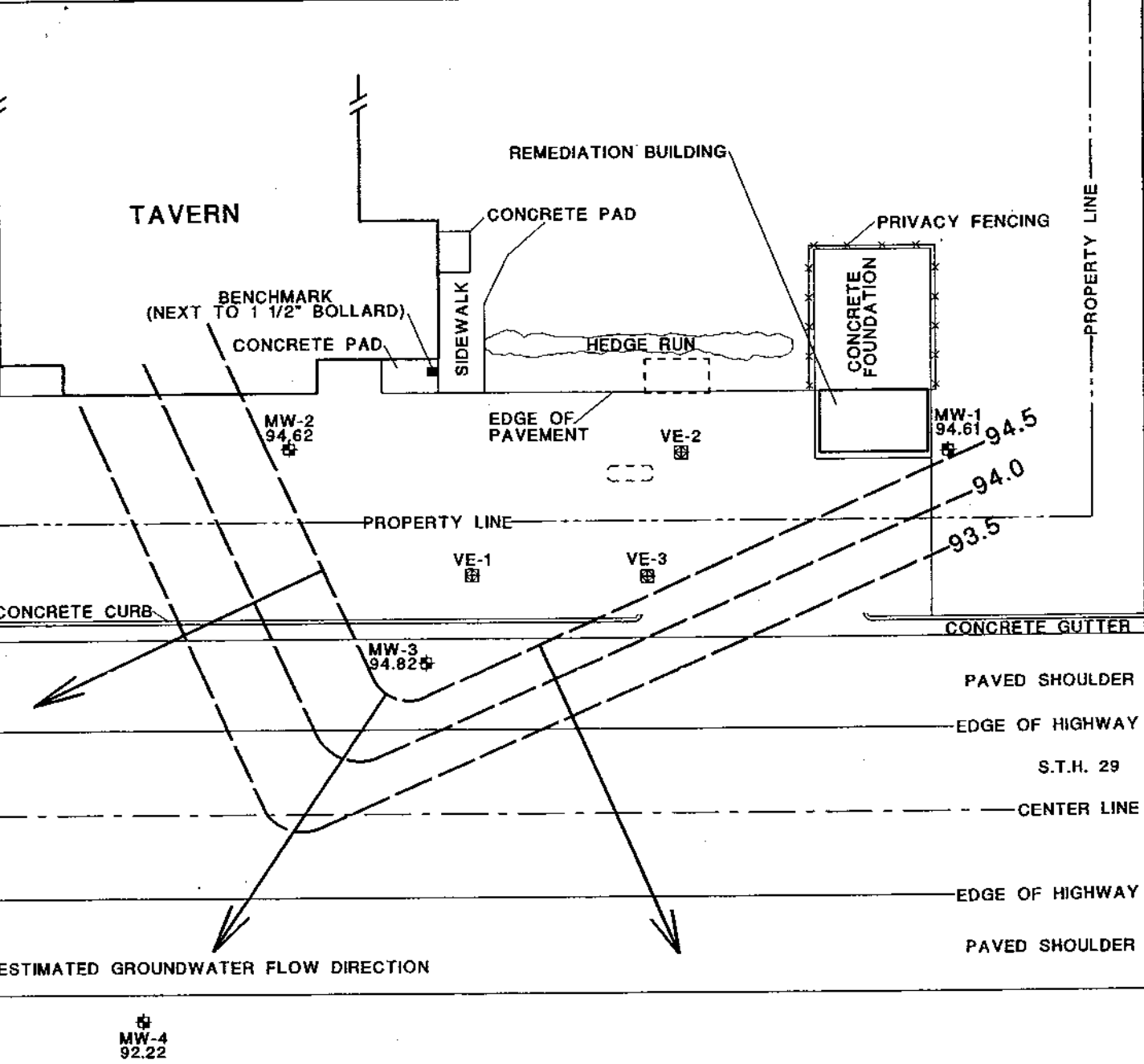



FIGURE 7 ESTIMATED EXTENT OF IMPACTED GROUNDWATER
WHIPP PROPERTY
EATON, WISCONSIN

ADVENT
ENVIRONMENTAL SERVICES, INC.
DATE: 1/12/95
DRAWING # 96657F




## LEGEND:

MW-1 ⊕ MONITORING WELL LOCATION AND NUMBER

VE-1 ⊠ VAPOR EXTRACTION WELL LOCATION AND NUMBER

94.61 RELATIVE GROUNDWATER ELEVATION IN FEET

94.5 — — ESTIMATED GROUNDWATER ELEVATION CONTOUR IN FEET

SCALE (FEET): 0 20

| | |
|---|---|
| DRAWN BY: KRK | FIGURE #4 DETAIL SHEET |
| APPROVED BY: | GROUNDWATER FLOW DIRECTION (6/8/98) |
| DATE: 9/30/98 | WHIPP PROPERTY<br>EATON, WISCONSIN |
| PROJECT #96657.03E | A D V E N T |
| REVISION # | ENVIRONMENTAL SERVICES, INC. |

SAR

Pre-Soil

TABLE 5-1
RESULTS OF THE CHEMICAL ANALYSES
OF SOIL SAMPLES
COLLECTED AT THE WHIPP SITE

| Parameter | Sample SB-1 | Sample SB-2A | Sample SB-2B | Sample SB-3 | Composite of Soil Cuttings | Laboratory Detection Limits |
|---|---|---|---|---|---|---|
| Depth (feet) | 9.0-11.0 | 5.0-7.0 | 21.23.0 | 5.0-7.0 | --- | --- |
| Total Solids (%) | 79 | 84 | 89 | 85 | 86 | --- |
| TPH as Kerosene | ND | ND | ND | ND | ND | 10 ug/g |
| TPH as Diesel Fuel | ND | ND | ND | ND | ND | 10 ug/g |
| TPH as Gasoline ug/g (ppm) | ND | 180 | ND | 230 | 145 | 1.0 ug/g (ppm) |
| Benzene ug/g (ppm) | --- | --- | --- | --- | 1.08 | 0.50 ug/g (ppm) |
| Toluene ug/g (ppm) | --- | --- | --- | --- | 6.0 | 0.50 ug/g (ppm) |
| Ethylbenzene ug/g (ppm) | --- | --- | --- | --- | 2.8 | 0.50 ug/g (ppm) |
| Xylenes ug/g (ppm) | --- | --- | --- | --- | 20.0 | 0.50 ug/g (ppm) |
| pH (units) | --- | --- | --- | --- | 7.64 | --- |
| Flash Point (°F) | --- | --- | --- | --- | >200 | --- |
| Free Liquids (%) | --- | --- | --- | --- | 0 | --- |
| Specific Gravity | --- | --- | --- | --- | 2.20 | --- |
| TCLP Lead | --- | --- | --- | --- | <0.30 mg/l | 0.30 mg/l |

ND = Not Detected

**TABLE 2**
**CONFIRMATION ANALYTICAL RESULTS - SOIL**
**WHIPP PROPERTY SITE, EATON, WISCONSIN**

| Boring | BS-5A | CB-5A | SPLP | CB-5C | SPLP | BS-5B | CB-5B | SPLP | BS-7A | CB-7A | SPLP | CB-7C | SPLP | BS-7B | CB-7B | SPLP | BS-8A | CB-8A | SPLP | SPLP Blank | *NR 720 Generic RCLs for Soil* | *NR 140 Groundwater Standards* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Date | 3/31/92 | 5/13/99 | | 5/13/99 | | 3/31/92 | 5/13/99 | | 3/31/92 | 5/13/99 | | 5/13/99 | | 3/31/92 | 5/13/99 | | 3/31/92 | 5/13/99 | | 5/13/99 | | | |
| Depth (feet) | 1-3 | 1-3 | | 5-7 | | 19-21 | 19-21 | | 4-6 | 4-6 | | 8-10 | | 18-20 | 18-20 | | 4-6 | 4-6 | | | | | |
| PID | 200 | 1 | | | | 3 | 2 | | 350 | 6 | | | | 5 | 9 | | <1 | 1 | | | | *ES* | *PAL* |
| GROs (ppm) | 23.4 | <5.4 | — | 170 | — | 15.5 | <5.8 | — | 201 | 110 | — | 45 | — | 12.9 | <5.8 | — | 15.7 | <5.7 | — | | *100* | — | — |
| PVOCs (ppb) | | | | | | | | | | | | | | | | | | | | | | | |
| Benzene | 346 | <25 | <0.50 | 270 | 29 | 358 | <25 | <0.50 | 3,240 | <50 | 8.3 | 1,100 | 55 | 268 | <25 | <0.50 | 307 | <25 | <0.50 | <0.50 | *25* | *5* | *0.5* |
| Ethylbenzene | 1,300 | <25 | 1.7B | 1,200 | 60B | 1,400 | <25 | <0.50 | 12,900 | 240 | 5.2B | 1,800 | 40B | 1,090 | <25 | <0.50 | 1,230 | <25 | 2.4B | 6.1 | *2,900* | *700* | *140* |
| Methy-tert-butyl-ether | <2.0 | <25 | <0.20 | <130 | <10 | <2.0 | <25 | <0.20 | <2.0 | 200 | <2.0 | 180 | 3 | <2.0 | <25 | <0.20 | <2.0 | <25 | <0.20 | <0.20 | | *60* | *12* |
| Toluene | 1,460 | <25 | 1.3 | 240 | 43 | 1,500 | <25 | 0.81 | 14,600 | <50 | 6.0 | 1,500 | 49 | 1,140 | <25 | 0.59 | 1,330 | <25 | 1.4 | <0.50 | *1,500* | *343* | *68.6* |
| 1,2,4-Trimethylbenzene | 2,340 | <25 | 9.2B | 3,700 | 160B | 2,480 | 49 | 1.2B | 24,500 | 1,200 | 27B | 2,300 | 31B | 1,820 | 78 | 1.1B | 2,250 | <25 | 21B | 1 | | — | — |
| 1,3,5-Trimethylbenzene | 1,190 | <25 | 3 | 2,700 | 140 | 1,110 | 73 | <1.0 | 10,500 | 1,000 | 25 | 780 | 10 | 829 | 45 | <1.0 | 1,010 | 72 | 3.9 | <1.0 | | — | — |
| Xylenes | 4,310 | <25 | 7.7B | 3,500 | **220B** | 3,160 | 35 | 2.4B | 45,000 | 430 | 11B | 6,200 | **140B** | 2,940 | 71 | 1.2B | 4,640 | <25 | 12B | 29 | *4,100* | *620* | *124* |

BOLD values indicate values exceeding the NR 140 Preventive Action Limt.
BOLD and Shaded values indicate values exceeding the NR 720 Generic RCLs or the NR 140 Enforcement Standard.

Depth indicated to show that dirty soils are below G.W. table of 5-8 ft bgs.

* From Roadwork (DOT)
CB-# are

**TABLE 3 (page 1 of 4)**
**GROUNDWATER ANALYTICAL RESULTS - MONITORING WELLS**
**WHIPP PROPERTY LUST SITE, TOWNSHIP OF EATON, WISCONSIN**
**GROUNDWATER PUMP & TREAT SYSTEM MONITORING**

| Monitoring Well | MW-1 | | | | | | | | | | | | | | | NR 140 Standards | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Date Collected | 03/17/92 | 7/20/93 | 11/10/93 | 05/01/96 | 08/05/96 | 11/06/96 | 3/25/97 | 5/29/97 | 8/21/97 | 12/12/97 | 3/20/98 | 6/8/98 | 9/14/98 | 1/14/99** | 3/17/99 | | |
| System Operation | Pre-Operation | | | Active | | | | | | | | Post Operation | | | | | |
| ANALYTE | | | | | | | | | | | | | | | | ES | PAL |
| Iron (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | <0.050 | --- | 0.21 | --- | --- |
| Manganese (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | <0.050 | --- | <0.050 | --- | --- |
| Nitrate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.092 | --- | <0.050 | --- | --- |
| Sulfate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 38 | --- | 39 | --- | --- |
| GROs (ppb) | --- | <100 | <50 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Dissolved Oxygen (mg/L) | --- | --- | --- | --- | --- | --- | --- | -- | --- | --- | 3.26 | 1.60 | 0.70 | 10.77 | 3.41 | --- | --- |
| VOCs (ppb)* | | | | | | | | | | | | | | | | | |
| Benzene | ND | <1.0 | <1.0 | ND | ND | ND | <0.21 | <0.21 | <0.21 | <0.21 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 5 | 0.5 |
| Chloromethane | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 3 | 0.3 |
| 1,2-Dichloroethane | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 5 | 0.5 |
| Ethyl Benzene | ND | <1.0 | <1.0 | ND | ND | ND | <0.68 | <0.68 | <0.68 | <0.68 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 700 | 140 |
| Isopropylbenzene | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Methyl-tert-butyl-ether | ND | <1.0 | <1.0 | ND | ND | ND | <0.21 | <0.21 | <0.21 | <0.21 | 8.8 | <0.20 | <0.20 | <0.20 | <0.20 | 60 | 12 |
| Naphthalene | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 40 | 8 |
| n-Propylbenzene | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Toluene | ND | <1.0 | <1.0 | ND | ND | ND | <1.5 | <1.5 | <1.5 | <1.5 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 343 | 68.6 |
| 1,2,4-Trimethlbenzene | ND | <1.0 | <1.0 | 2.8 | ND | ND | <1 | <1 | <1 | <1 | <1.0 | <1.0 | <1.0 | <1.0 | <1.0 | --- | --- |
| 1,3,5-Trimethlbenzene | ND | <1.0 | <1.0 | ND | ND | ND | <0.86 | <0.86 | <0.86 | <0.86 | <1.0 | <1.0 | <1.0 | <1.0 | 1.2 | --- | --- |
| Total Xylenes | ND | <1.0 | <1.0 | 2.6 | ND | ND | <1.8 | <1.8 | <1.8 | <1.8 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 620 | 124 |
| TOTAL VOCs (ppb) | 0 | 0 | 0 | 5.4 | 0 | 0 | 0 | 0 | 0 | 0 | 8.8 | 0 | 0 | 0 | 1.2 | | |

* NOTE: Only those VOCs that were detected are listed. See Appendix B for complete list of VOCs analyzed.
Bold indicates concentrations exceeding the PAL.
Shaded boxes indicate concentrations exceeding the ES.
ND = not detected
--- = not tested
** The groundwater trip blank for this sampling event showed 5.4 ppb Benzene, 6.9 ppb Toluene, 7.5 ppb 124-Trimethylbenzene, and 13 ppb Xylenes.

**TABLE 3 (page 2 of 4)**
**GROUNDWATER ANALYTICAL RESULTS - MONITORING WELLS**
**WHIPP PROPERTY LUST SITE, TOWNSHIP OF EATON, WISCONSIN**
**GROUNDWATER PUMP & TREAT SYSTEM MONITORING**

| Monitoring Well | MW-2 | | | | | | | | | | | | | | | NR 140 Standards | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Date Collected | 03/17/92 | 7/20/93 | 11/10/93 | 05/01/96 | 08/05/96 | 11/06/96 | 3/25/97 | 5/29/97 | 8/21/97 | 12/12/97 | 3/20/98 | 6/8/98 | 9/14/98 | 1/14/99** | 3/17/99 | | |
| System Operation | Pre-Operation | | | Active | | | | | | | | Post Operation | | | | | |
| ANALYTE | | | | | | | | | | | | | | | | ES | PAL |
| Iron (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | <0.050 | --- | 0.053 | --- | --- |
| Manganese (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | <0.050 | --- | <0.050 | --- | --- |
| Nitrate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.62 | --- | 2.6 | --- | --- |
| Sulfate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 52 | --- | 69 | --- | --- |
| GROs (ppb) | --- | <100 | <50 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Dissolved Oxygen (mg/L) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 4.52 | 3.11 | 3.62 | 2.66 | 5.50 | --- | --- |
| VOCs (ppb)* | | | | | | | | | | | | | | | | | |
| Benzene | ND | <1.0 | <1.0 | ND | ND | ND | <0.21 | <0.21 | <0.21 | <0.21 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 5 | 0.5 |
| Chloromethane | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 3 | 0.3 |
| 1,2-Dichloroethane | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 5 | 0.5 |
| Ethyl Benzene | ND | <1.0 | <1.0 | ND | ND | ND | <0.68 | <0.68 | <0.68 | <0.68 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 700 | 140 |
| Isopropylbenzene | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Methyl-tert-butyl-ether | ND | <1.0 | <1.0 | ND | ND | ND | <0.21 | <0.21 | <0.21 | <0.21 | 7.8 | 1.1 | <0.20 | <0.20 | <0.20 | 60 | 12 |
| Naphthalene | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 40 | 8 |
| n-Propylbenzene | ND | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Toluene | ND | <1.0 | <1.0 | ND | ND | ND | <1.5 | <1.5 | <1.5 | <1.5 | 1.6 | <0.50 | <0.50 | <0.50 | <0.50 | 343 | 68.6 |
| 1,2,4-Trimethlbenzene | ND | <1.0 | <1.0 | ND | ND | ND | <1 | <1 | <1 | <1 | <1.0 | <1.0 | <1.0 | <1.0 | <1.0 | --- | --- |
| 1,3,5-Trimethlbenzene | ND | <1.0 | <1.0 | ND | ND | ND | <0.86 | <0.86 | <0.86 | <0.86 | <1.0 | 1.5 | <1.0 | <1.0 | <1.0 | --- | --- |
| Total Xylenes | ND | <1.0 | <1.0 | ND | ND | ND | <1.8 | <1.8 | <1.8 | <1.8 | 0.52 | <0.50 | <0.50 | <0.50 | <0.50 | 620 | 124 |
| | | | | | | | | | | | | | | | | | |
| TOTAL VOCs (ppb) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9.92 | 2.6 | 0 | 0 | 0 | | |

* NOTE: Only those VOCs that were detected are listed. See Appendix B for complete list of VOCs analyzed.
Bold indicates concentrations exceeding the PAL.
Shaded boxes indicate concentrations exceeding the ES.
ND = not detected
--- = not tested
** The groundwater trip blank for this sampling event showed 5.4 ppb Benzene, 6.9 ppb Toluene, 7.5 ppb 124-Trimethylbenzene, and 13 ppb Xylenes.

TABLE 3 (page 3 of 4)
GROUNDWATER ANALYTICAL RESULTS - MONITORING WELLS
WHIPP PROPERTY LUST SITE, TOWNSHIP OF EATON, WISCONSIN
GROUNDWATER PUMP & TREAT SYSTEM MONITORING

| Monitoring Well | MW-3 | | | | | | | | | | | | | | | | NR 140 Standards | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Date Collected | 03/17/92 | 7/20/93 | 11/10/93 | 05/01/96 | 08/05/96 | 11/08/96 | 3/25/97 | 3/25/97DUP | 5/29/97 | 8/21/97 | 12/12/97 | 3/20/98 | 6/8/98 | 9/14/98 | 1/14/99** | 3/17/99 | | |
| System Operation | Pre-Operation | | | Active | | | | | | | | | Post Operation | | | | ES | PAL |
| ANALYTE | | | | | | | | | | | | | | | | | | |
| Iron (ppm) | — | — | — | — | — | — | — | — | — | — | — | — | — | 13 | — | 7.9 | — | — |
| Manganese (ppm) | — | — | — | — | — | — | — | — | — | — | — | — | — | 1.6 | — | 1.4 | — | — |
| Nitrate (ppm) | — | — | — | — | — | — | — | — | — | — | — | — | — | <0.050 | — | <0.050 | — | — |
| Sulfate (ppm) | — | — | — | — | — | — | — | — | — | — | — | — | — | 8.0 | — | 21 | — | — |
| GROs (ppm) | — | 38,000 | 40,000 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Dissolved Oxygen (mg/L) | — | — | — | — | — | — | — | — | — | — | — | 0.23 | 0.10 | 0.12 | 0.10 | 6.3 | — | — |
| VOCs (ppb)* | | | | | | | | | | | | | | | | | | |
| Benzene | 4060 | 13,000 | 13,000 | — | 10,000 | 7800 | 9500 | 8100 | 4300 | 6400 | 4000 | 5800 | 2200 | 5800 | 4700 | 4200 | 5 | 0.5 |
| Chloromethane | ND | <250 | — | — | ND | ND | — | — | — | — | — | — | — | — | — | — | 3 | 0.3 |
| 1,2-Dichloroethane | ND | <250 | — | — | 100 | 62 | — | — | — | — | — | — | — | — | — | — | 5 | 0.5 |
| Ethyl Benzene | 7640 | 1900 | 2100 | — | 2300 | 2500 | 2190 | | 1700 | 1200 | 800 | 1400 | 1300 | 1400 | 1100 | 990 | 700 | 140 |
| Methyl-tert-butyl-ether | ND | <250 | <100 | — | ND | ND | <0.21 | <0.21 | <0.21 | <0.21 | <10.5 | 14 | 86 | <2.0 | <10 | 23 | 60 | 12 |
| Isopropylbenzene | ND | <250 | — | — | ND | 59 | — | — | — | — | — | — | — | — | — | — | — | — |
| Naphthalene | 1570 | <250 | — | — | 420 | 220 | — | — | — | — | — | — | — | — | — | — | 40 | 8 |
| n-Propylbenzene | ND | <250 | — | — | ND | 91 | — | — | — | — | — | — | — | — | — | — | — | — |
| Toluene | 11,900 | 4100 | 8100 | — | 8700 | 6900 | 9400 | 8,000 | 4800 | 7100 | 3600 | 5400 | 3500 | 2700 | 1700 | 2700 | 343 | 68.6 |
| 1,2,4-Trimethlbenzene | 16,500 | 810 | 1200 | — | 1500 | 1400 | 1330 | 1310 | 1300 | 1200 | 1000 | 1300 | 1300 | 1800 | 1400 | 1500 | — | — |
| 1,3,5-Trimethlbenzene | 4300 | <250 | 320 | — | 400 | 400 | 580 | 580 | 340 | 380 | 360 | 370 | 420 | 520 | 620 | 460 | — | — |
| Total Xylenes | 38,340 | 5700 | 7300 | — | 8400 | 9300 | 8,700 | 8,000 | 6900 | 7800 | 5700 | 7000 | 6400 | 8300 | 6700 | 6000 | 620 | 124 |
| TOTAL VOCs (ppb) | 84,330 | 26,610 | 32,030 | — | 32,820 | 28,732 | 31,700 | 27,980 | 19,940 | 24,080 | 15,460 | 21,284 | 15,208 | 20,320 | 15,720 | 16,073 | | |

* NOTE: Only those VOCs that were detected are listed. See Appendix B for complete list of VOCs analyzed.
Bold indicates concentrations exceeding the PAL.
Shaded boxes indicate concentrations exceeding the ES.
ND = not detected
— = not tested
** The groundwater trip blank for this sampling event showed 5.4 ppb Benzene, 6.9 ppb Toluene, 7.5 ppb 124-Trimethylbenzene, and 13 ppb Xylenes.

**TABLE 3 (page 4 of 4)**
**GROUNDWATER ANALYTICAL RESULTS - MONITORING WELLS**
**WHIPP PROPERTY LUST SITE, TOWNSHIP OF EATON, WISCONSIN**
**GROUNDWATER PUMP & TREAT SYSTEM MONITORING**

| Monitoring Well | MW-4 | | | | | | | | | | | | | | | NR 140 Standards | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Date Collected | 9/18/92 | 7/20/93 | 11/10/93 | 05/01/96 | 08/05/96 | 11/06/96 | 3/25/97 | 5/29/97 | 8/21/97 | 12/12/97 | 3/20/98 | 6/8/98 | 9/15/98 | 1/14/99** | 3/17/99 | | |
| System Operation | Pre-Operation | | | Active | | | | | | | | Post Operation | | | | | |
| ANALYTE | | | | | | | | | | | | | | | | ES | PAL |
| Iron (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | <0.050 | --- | 0.059 | --- | --- |
| Manganese (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | <0.050 | --- | <0.050 | --- | --- |
| Nitrate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.46 | --- | 0.47 | --- | --- |
| Sulfate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 57 | --- | 58 | --- | --- |
| GROs (ppm) | <0.10 | <0.10 | <50 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Dissolved Oxygen (mg/L) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 4.42 | 2.16 | 1.66 | 8.45 | 7.50 | | |
| VOCs (ppb)* | | | | | | | | | | | | | | | | | |
| Benzene | <1.0 | <1.0 | <1.0 | ND | ND | ND | <0.21 | <0.21 | <0.21 | <0.21 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 5 | 0.5 |
| Chloromethane | <1.0 | <1.0 | --- | ND | **2.2** | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 3 | 0.3 |
| 1,2-Dichloroethane | <1.0 | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 5 | 0.5 |
| Ethyl Benzene | <1.0 | <1.0 | <1.0 | ND | ND | ND | <0.68 | <0.68 | <0.68 | <0.68 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 700 | 140 |
| Isopropylbenzene | <1.0 | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Methyl-tert-butyl-ether | <1.0 | <1.0 | <1.0 | ND | ND | ND | <0.21 | <0.21 | <0.21 | 0.86 | <0.20 | <0.20 | <0.20 | <0.20 | <0.20 | 60 | 12 |
| Naphthalene | <1.0 | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 40 | 8 |
| n-Propylbenzene | <1.0 | <1.0 | --- | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Toluene | 11 | <1.0 | <1.0 | ND | ND | ND | <1.5 | <1.5 | <1.5 | <1.5 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 343 | 68.6 |
| 1,2,4-Trimethlbenzene | <1.0 | <1.0 | <1.0 | ND | ND | ND | <1 | <1 | <1 | <1 | <1.0 | <1.0 | <1.0 | <1.0 | <1.0 | --- | --- |
| 1,3,5-Trimethlbenzene | <1.0 | <1.0 | <1.0 | ND | ND | ND | <0.86 | <0.86 | <0.86 | <0.86 | <1.0 | <1.0 | <1.0 | <1.0 | <1.0 | --- | --- |
| Total Xylenes | <1.0 | <1.0 | <1.0 | ND | ND | ND | <1.8 | <1.8 | <1.8 | <1.8 | <0.50 | <0.50 | <0.50 | <0.50 | <0.50 | 620 | 124 |
| | | | | | | | | | | | | | | | | | |
| TOTAL VOCs (ppb) | **11** | **0** | **0** | **0** | **2.2** | **0** | **0** | **0** | **0** | **0.86** | **0** | **0** | **0** | **0** | **0** | | |

* NOTE: Only those VOCs that were detected are listed. See Appendix B for complete list of VOCs analyzed.
Bold indicates concentrations exceeding the PAL.
Shaded boxes indicate concentrations exceeding the ES.
ND = not detected
--- = not tested.
** The groundwater trip blank for this sampling event showed 5.4 ppb Benzene, 6.9 ppb Toluene, 7.5 ppb 124-Trimethylbenzene, and 13 ppb Xylenes.

TABLE 4 (page 1 of 3)
GROUNDWATER ANALYTICAL RESULTS - EXTRACTION WELLS
WHIPP PROPERTY, TOWNSHIP OF EATON, WISCONSIN
GROUNDWATER PUMP & TREAT SYSTEM MONITORING

| Monitoring Well | VE-1 | | | | | | | | | | | | NR 140 Standards | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Date Collected | 05/01/96 | 08/05/96 | 11/06/96 | 3/25/97 | 5/29/97 | 8/21/97 | 12/12/97 | 3/20/98 | 6/8/98 | 9/15/98 | 1/14/99** | 3/17/99 | | |
| System Operation | Active | | | | | | | | Post Operation | | | | ES | PAL |
| ANALYTE | | | | | | | | | | | | | | |
| Iron (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 1.3 | --- | <0.050 | --- | --- |
| Manganese (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.41 | --- | <0.050 | --- | --- |
| Nitrate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.21 | --- | 3.2 | --- | --- |
| Sulfate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 130 | --- | 110 | --- | --- |
| Dissolved Oxygen (mg/L) | --- | --- | --- | --- | --- | --- | --- | 0.43 | 0.05 | 0.15 | 0.09 | 9.3 | --- | --- |
| VOCs (ppb)* | | | | | | | | | | | | | | |
| Benzene | 5800 | 17 | 1.0 | 7.7 | 37 | 45 | 490 | 1,100 | 2400 | 200 | 5000 | 33 | 5 | 0.5 |
| 1,2-Dichloroethane | 100 | 7.7 | 1.6 | --- | --- | --- | --- | --- | --- | --- | --- | --- | 3 | 0.3 |
| Ethyl Benzene | 680 | ND | ND | 0.73 | 8.1 | 4.9 | 29 | 74 | 1100 | 130 | 830 | 13 | 700 | 140 |
| Isopropylbenzene | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Methyl-tert-butyl-ether | ND | ND | ND | <0.21 | <0.21 | <0.21 | <0.21 | <2.0 | <10 | 2.2 | <10 | 0.59 | 60 | 12 |
| Naphthalene | 140 | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 40 | 8 |
| n-Propylbenzene | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Toluene | 4300 | 7.8 | ND | 5.3 | 8.3 | 16 | 290 | 820 | 4,600 | 79 | 2600 | 20 | 343 | 68.6 |
| 1,2,4-Trimethlbenzene | 210 | ND | ND | 1.2 | 5.4 | 3.1 | 18 | 140 | 1,000 | 130 | 720 | 26 | --- | --- |
| 1,3,5-Trimethlbenzene | ND | ND | ND | 1.5 | 2.3 | 1.9 | 5.6 | 72 | 310 | 19 | 160 | 6.5 | --- | --- |
| Total Xylenes | 3,600 | 8.3 | ND | 11 | 26 | 29 | 160 | 680 | 5,200 | 290 | 3,600 | 53 | 620 | 124 |
| | | | | | | | | | | | | | | |
| TOTAL VOCs (ppb) | 14,830.0 | 40.8 | 2.6 | 27.4 | 87.1 | 99.9 | 992.6 | 2,886.0 | 14,610 | 850 | 12,910 | 152.09 | | |

* NOTE: Only those VOCs that were detected are listed. See Appendix B for complete list of VOCs analyzed.

Bold indicates concentrations exceeding the PAL.

Shaded boxes indicate concentrations exceeding the ES.

ND = not detected

--- = not tested

** The groundwater trip blank for this sampling event showed 5.4 ppb Benzene, 6.9 ppb Toluene, 7.5 ppb 124-Trimethylbenzene, and 13 ppb Xylenes.

**TABLE 4 (page 2 of 3)**
**GROUNDWATER ANALYTICAL RESULTS - EXTRACTION WELLS**
**WHIPP PROPERTY, TOWNSHIP OF EATON, WISCONSIN**
**GROUNDWATER PUMP & TREAT SYSTEM MONITORING**

| Monitoring Well | VE-2 | | | | | | | | | | | NR 140 Standards | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Date Collected | 05/01/96 | 08/05/96 | 11/06/96 | 3/25/97 | 5/29/97 | 8/21/97 | 12/12/97 | 3/20/98 | 6/8/98 | 9/15/98 | 3/17/99 | | |
| System Operation | Active | | | | | | | | Post Operation | | | | |
| ANALYTE | | | | | | | | | | | | ES | PAL |
| Iron (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 13 | 1.1 | --- | --- |
| Manganese (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.37 | 0.21 | --- | --- |
| Nitrate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 1.7 | 0.82 | --- | --- |
| Sulfate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 120 | 77 | --- | --- |
| Dissolved Oxygen (mg/L) | --- | --- | --- | --- | --- | --- | --- | --- | 3.30 | 0.10 | 7.9 | --- | --- |
| VOCs (ppb)* | | | | | | | | | | | | | |
| Benzene | 1800 | 790 | 23 | 4.9 | 13 | 42 | 510 | 180 | 95 | 110 | 31 | 5 | 0.5 |
| 1,2-Dichloroethane | 31 | ND | 6.8 | --- | --- | --- | --- | --- | --- | --- | --- | 3 | 0.3 |
| Ethyl Benzene | 880 | 16 | ND | 0.93 | 2.3 | 4.5 | 90 | 64 | **230** | **160** | 26 | 700 | 140 |
| Isopropylbenzene | 28 | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Methyl-tert-butyl-ether | ND | ND | ND | <0.21 | <0.21 | <0.21 | <0.21 | 8.4 | <10 | **14** | 1.2 | 60 | 12 |
| Naphthalene | 130 | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | 40 | 8 |
| n-Propylbenzene | 42 | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Toluene | 1,200 | **260** | 3.8 | 9.6 | 2.1 | 13 | 350 | **66** | **78** | 9.3 | 6.2 | 343 | 68.6 |
| 1,2,4-Trimethlbenzene | 150 | 12 | 2.1 | 2 | 1.6 | 3 | 69 | 170 | 290 | 200 | 55 | --- | --- |
| 1,3,5-Trimethlbenzene | 28 | ND | 1.9 | 4.1 | <0.86 | 1.8 | 17 | 38 | <50 | 9.5 | 9.3 | --- | --- |
| Total Xylenes | 3490 | 82 | 26 | 30 | 7.1 | 24 | **430** | **280** | **500** | **240** | 79 | 620 | 124 |
| | | | | | | | | | | | | | |
| TOTAL VOCs (ppb) | **7,779.0** | **1,160.0** | **63.6** | **51.5** | **26.1** | **89.3** | **1,476.0** | **806.4** | **1,193** | **743** | **207.7** | | |

* NOTE: Only those VOCs that were detected are listed. See Appendix B for complete list of VOCs analyzed.
Bold indicates concentrations exceeding the PAL.
Shaded boxes indicate concentrations exceeding the ES.
ND = not detected
--- = not tested
** The groundwater trip blank for this sampling event showed 5.4 ppb Benzene, 6.9 ppb Toluene, 7.5 ppb 124-Trimethylbenzene, and 13 ppb Xylenes.

TABLE 4 (page 3 of 3)
GROUNDWATER ANALYTICAL RESULTS - EXTRACTION WELLS
WHIPP PROPERTY, TOWNSHIP OF EATON, WISCONSIN
GROUNDWATER PUMP & TREAT SYSTEM MONITORING

| Monitoring Well | VE-3 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Date Collected | 05/01/96 | 08/05/96 | 11/06/96 | 3/25/97 | 5/29/97 | 8/21/97 | 12/12/97 | 3/20/98 | 6/8/98 | 9/14/98 | 1/14/99** | 3/17/99 | NR 140 Standards | |
| System Operation | Active | | | | | | | | Post Operation | | | | | |
| ANALYTE | | | | | | | | | | | | | ES | PAL |
| Iron (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 1.3 | --- | 0.19 | --- | --- |
| Manganese (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.41 | --- | 0.25 | --- | --- |
| Nitrate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.095 | --- | 1.7 | --- | --- |
| Sulfate (ppm) | --- | --- | --- | --- | --- | --- | --- | --- | --- | 110 | --- | 66 | --- | --- |
| Dissolved Oxygen (mg/L) | --- | --- | --- | --- | --- | --- | --- | --- | 3.13 | 0.10 | 0.10 | 9.9 | --- | --- |
| VOCs (ppb)* | | | | | | | | | | | | | | |
| Benzene | 1,700 | 990 | 1.1 | 10 | 1.2 | 1.9 | 510 | 790 | 600 | 59 | <25 | 160 | 5 | 0.5 |
| 1,2-Dichloroethane | ND | 39 | 1.5 | --- | --- | --- | --- | --- | --- | --- | --- | --- | 3 | 0.3 |
| Ethyl Benzene | 310 | 14 | 4.0 | 1.8 | <0.68 | 1 | 87 | 66 | 320 | 21 | 550 | 46 | 700 | 140 |
| Isopropylbenzene | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Methyl-tert-butyl-ether | ND | ND | ND | <0.21 | <0.21 | 0.27 | <0.21 | <10 | 30 | 2.1 | <10 | 2.3 | 60 | 12 |
| Naphthalene | 53 | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | 40 | 8 |
| n-Propylbenzene | ND | ND | ND | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Toluene | 740 | 650 | 7.1 | 23 | <1.5 | 2.3 | 340 | 160 | 560 | 32 | 750 | 47 | 343 | 68.6 |
| 1,2,4-Trimethlbenzene | 72 | 110 | 7.4 | 5.4 | <1 | 4.1 | 60 | 110 | 300 | 23 | 580 | 56 | --- | --- |
| 1,3,5-Trimethlbenzene | ND | 58 | 6.2 | 11 | <0.86 | 3 | 15 | 32 | 63 | 2.4 | 71 | 14 | --- | --- |
| Total Xylenes | 1,520 | 1,080 | 44 | 70 | <1.8 | 15 | 410 | 410 | 970 | 69 | 1,100 | 200 | 620 | 124 |
| | | | | | | | | | | | | | | |
| TOTAL VOCs (ppb) | 4,395.0 | 2,927.0 | 71.3 | 121.2 | 1.2 | 27.6 | 1,422.0 | 1,568.0 | 2,843 | 209 | 3,861 | 525 | | |

* NOTE: Only those VOCs that were detected are listed. See Appendix B for complete list of VOCs analyzed.
Bold indicates concentrations exceeding the PAL.
Shaded boxes indicate concentrations exceeding the ES.
ND = not detected
--- = not tested
** The groundwater trip blank for this sampling event showed 5.4 ppb Benzene, 6.9 ppb Toluene, 7.5 ppb 124-Trimethylbenzene, and 13 ppb Xylenes.

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

# Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #: 03-05-000969

ACTIVITY NAME: Whipps Tavern - WI DOT

| ID | Off-Source Property Address | Parcel Number | WTM X | WTM Y |
|---|---|---|---|---|
| A | Brown County Owned - No Address | N/A | 692871 | 443474 |
| B | | | | |
| C | | | | |
| D | | | | |
| E | | | | |
| F | | | | |
| G | | | | |
| H | | | | |
| I | | | | |

OFF-SOURCE A PROPERTY

RIGHT-OF-WAY

ATTACHMENT A

W. Form No. 4 Sec. 84.09

# CONVEYANCE OF LANDS TO COUNTY FOR HIGHWAY PURPOSES

It having been deemed necessary to change or relocate a portion of a highway through or acquire interests in lands owned by Eugene Wypyszinski and Dorothy Wypyszinski, his wife

in the Town of Eaton Brown County, and an order and map showing the old and new locations and the lands and interests required having been filed with the County Highway Committee and with the County Clerk of said County, by the State Highway Commission as required by Section 84.09(1); and the said County Highway Committee having dealt by contract with the owner of said lands;

KNOW ALL MEN BY THESE PRESENTS, That the said owner(s), for a valuable consideration, to-wit: the sum of Two Thousand Five Hundred Seventy-four and No/100 Dollars, ($2574.00)

in hand paid, the receipt of which is hereby acknowledged, do(es) hereby grant and convey to Brown County, Wisconsin, for highway purposes as long as so used, the lands of said owner(s), shown on the said map and described as follows, to-wit:

All that part of the SE 1/4 - SE 1/4, Section 21, T23N, R22E, that lies south of a line located 50 feet north of and parallel with a reference line located and described as follows:

Commencing at the southeast corner of said Section 21; Thence N 88°-22'-23" W 220 feet to the east line of said grantors property and the point of beginning; Thence N 88°-22'-23" W 430 feet to the west line of said grantors property.

Excepting therefrom the north 10 feet of the east 234.5 feet.

Said parcel contains 0.20 acres, more or less, exclusive of all lands previously acquired or now used for highway purposes.

The grantor releases all claim to any trees within the said lands, and understands and agrees that the purposes of this agreement include the right to preserve and protect any vegetation existing on the said lands, and the right to plant thereon and protect any vegetation that the highway authorities may deem desirable to prevent erosion of the soil or to beautify the highway.

A covenant is hereby made with the said Brown County that the said grantor holds the above described premises by good and perfect title; having good right and lawful authority to sell and convey the same; that said premises are free and clear from all liens and encumbrances whatsoever except as hereinafter set forth.

This conveyance shall be binding on the grantor, h heirs, executors, assigns and grantees, and the consideration hereinbefore named is acknowledged to be in full payment of all claims of whatsoever nature by the grantor arising through or by reason of the granting and conveying of the said lands.

And None

being the owner and holder of certain lien against said premises, do hereby join in and consent to said conveyance free of said lien.

WITNESS the hand and seal of the grantor and the person joining in and consenting to this conveyance, this 21 day of May, 1956.

In Presence of

Walter E. Neufeld — Eugene Wypiszynski (SEAL)

Walter E. Neufeld — Eugene Wypiszynski

Joseph T. Flaherty — Dorothy Wypiszynski (SEAL)

Joseph T. Flaherty — Dorothy Wypiszynski

(SEAL)

(SEAL)

(SEAL)

STATE OF WISCONSIN
County of Brown } SS.

On this the 21 day of May, 1956 before me, Joseph T. Flaherty the undersigned officer, personally appeared Eugene Wypiszynski (Also Wypyszinski) and Dorothy Wypiszynski (Also Wypyszinski), his wife

known to me (or satisfactorily proven) to be the person whose name are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My commission expires September 14, 1956

Joseph T. Flaherty
Notary Public
Brown County

Project T 0439(4)

Parcel No. 33

1756738

Document Number

DEED RESTRICTION

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 JUN -5 P 4:02

OFF-SOURCE A PROPERTY

RIGHT-OF-WAY

Recording Area

Name and Return Address
Brown County Corporation Counsil
P.O. Box 23600
Green Bay, WI 54305-3600

Parcel Identification Number (PIN)

## Declaration of Restrictions

In Re: All that part of the SE ¼ - SE ¼, Section 21, T23N, R22E, that lies south of a line located 50 feet north of and parallel with a reference line located and described as follows:

Commencing at the southeast corner of said Section 21; Thence N 88°-22'-23" W 220 feet to the east line of said grantors property and the point of beginning; Thence N 88°-22'-23" W 430 feet to the west line of said grantors property. Excepting therefrom the north 10 feet of the east 234.5 feet.

Said parcel contains 0.20 acres, more or less, exclusive of all lands previously acquired or now used for highway purposes.

STATE OF WISCONSIN )
) ss
COUNTY OF BROWN )

WHEREAS, Brown County is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum-contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following locations on the following date: March 17, 1999; monitoring well (MW-3): benzene at 4,200 micrograms / per liter (ug/L), ethylbenzene at 990 ug/L, toluene at 2,700 ug/L, trimethylbenzenes at 2,160 ug/L, and xylenes at 6,000 ug/L, Vapor extraction well (VE-1): benzene at 33 ug/L, and VE-3; benzene at 160 ug/L and soil contamination existed on the property at the following locations: BS-7A ( 4-6 ft): benzene at 3,240 parts per billion (ppb), ethylbenzene at 12,900 ppb, toluene at 14,600 ppb, and xylenes at 45,000 ppb, BS-8A (4-6 ft): benzene at 307 ppb, and xylene at 4640 ppb. Soil samples were collected between March 31 and April 2, 1992. The location of the monitoring well, vapor extraction wells, and soil borings are provided on Figure 1 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 groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

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:

> Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or it successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.
>
> If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.
>
> The property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted to determine the degree and extent of petroleum contamination that remains on the property and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. If contaminated soil that remains on the property is excavated in the future, it will have to be sampled and analyzed and the treatment or disposal of the soil as a solid or hazardous waste may be necessary.

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 benefits 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 to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Darlene K. Marcelle asserts that he/she is duly authorized to sign this document on behalf of Brown County.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 2nd day of June, 2000.

Signature: Darlene K. Marcelle

Printed Name: Darlene K. Marcelle

Title: Brown County Clerk

Subscribed and sworn to before me

This 2nd day of June, 2000.

K. Bukowski

KENNETH J. BUKOWSKI

Notary Public, State of Wisconsin

My commission is permanent

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Advent Environmental Services.

1756738

OFF-SOURCE
A
PROPERTY

RIGHT-OF-WAY

FIGURE 1

TAVERN

REMEDIATION BUILDING

CONCRETE PAD

PRIVACY FENCING

PROPERTY LINE

BENCHMARK
(NEXT TO 1 1/2" BOLLARD)

CONCRETE PAD

SIDEWALK

HEDGE RUN

CONCRETE FOUNDATION

MW-2

CB-5

B-5

EDGE OF PAVEMENT

VE-2

MW-1

PROPERTY LINE

VE-1

VE-3

CONCRETE CURB

CB-7

CB-8

CONCRETE GUTTER

MW-3
B-7

B-8

PAVED SHOULDER

EDGE OF HIGHWAY

S.T.H. 29

CENTER LINE

EDGE OF HIGHW

PAVED SHOULDER

MW-4

LEGEND:

CB-5 SOIL BORING LOCATION AND NUMBER (CLOSURE CONFIRMATION)

B-5 SOIL BORING LOCATION AND NUMBER (SITE INVESTIGATION)

MW-1 MONITORING WELL LOCATION AND NUMBER

VE-1 VAPOR EXTRACTION WELL LOCATION AND NUMBER

SCALE (FEET): 0 20

| | |
|---|---|
| DRAWN BY: KRK | FIGURE 1 DETAIL SHEET |
| APPROVED BY: | WHIPP PROPERTY<br>EATON, WISCONSIN |
| DATE: 6/16/99 | |
| PROJECT #96657.03G | ADVENT |
| REVISION # | ENVIRONMENTAL SERVICES, INC. |