

GIS REGISTRY INFORMATION

SITE NAME:	Quik Mart #30490 (Former)			FID #	
BRRTS #:	03-05-001391			(if appropriate):	
COMMERCE # (if appropriate):	54303-2045-65				
CLOSURE DATE:	5/24/04				
STREET ADDRESS:	1165 W Mason St				
CITY:	Green Bay				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	675245	Y =	451192	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
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)			RP letter to current owner of the property		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					na



commerce.wi.gov

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Cory L. Nettles, Secretary

May 24, 2004

Mr. Garry Blair
7-Eleven, Inc.
814 Baker Road
Virginia Beach, VA 23462

RE: **Final Closure**

Commerce # 54303-2045-65 **WDNR BRRTS # 03-05-001391**
Quik Mart #30490 (Former), 1165 W. Mason Street, Green Bay

Dear Mr. Blair:

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk". The signature is fluid and cursive.

Robert H. Klauk
Hydrogeologist
Site Review Section

cc: Peter J. Moore – ENSR Corporation
Case File



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

February 12, 2004

Mr. Garry Blair
7-Eleven, Inc.
814 Baker Road
Virginia Beach, VA 23462

RE: **Conditional Case Closure**

Commerce # 54303-2045-65 **WDNR BRRTS # 03-05-001391**
Quik Mart #30490 (Former), 1165 W. Mason Street, Green Bay

Dear Mr. Blair:

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

The following condition must be satisfied to obtain final closure:

- Documentation of the abandonment (WDNR Abandonment Form 3300-5B) of monitoring wells MW-101, MW-102R, MW-103, MW-6 and recovery wells RW-1 through RW-4.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk', written over a white background.

Robert H. Klauk
Hydrogeologist
Site Review Section

cc: Peter J. Moore - ENSR Corporation
Case File

1464417

J 25468 I 46

Property No. 30490
Green Bay, Wisconsin

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 24th day of August, 1995, by THE SOUTHLAND CORPORATION, a Texas corporation, with an address at 2711 North Haskell Avenue, Dallas, Texas 75204-2906 ("Grantor") to GREAT NORTHERN INVESTMENTS OF MASON & ONEIDA, INC., a Wisconsin corporation, with an address c/o Steven P. Krause, Krause, Metz & Snyder, 15 Park Place, Appleton, Wisconsin 54915 ("Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, forever, that certain real property with an address at 1165 West Mason Street in the City of Green Bay, County of Brown and State of Wisconsin, Tax Parcel No. 2-53, being more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

BEING AND INTENDED TO BE the same property conveyed to Grantor by deed dated October 31, 1984, and recorded on December 10, 1984, as Document No. 1039141 in Reel J8618, Image I14 in the Register of Deeds for Brown County, Wisconsin.

SUBJECT TO current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record; and any encroachments.

SUBJECT FURTHER to the following restrictions which shall run with the land:

Neither Grantee nor its assigns or legal representatives, lessees, or sublessees, shall conduct or permit the conduct on the Property of, and the Property shall never be used for:

- i. an auto parts or auto supply store or for the retail sale of auto parts, supplies, accessories or other automotive-related products; or
- ii. the sale of motor fuels and petroleum products.

Provided, however, that the restrictions shall not apply to the sale of the above products in connection with the operation of a "full service" drug store, a typical example of which would be a Walgreens store, where the total sales of such products would be insignificant in comparison to the total sales of the store.

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, either in possession or expectancy of, in and to the Property, and its hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property with the hereditaments and appurtenances, unto Grantee and to its successors and assigns, forever.

20461/blr

LAND OFFICE

TRANSFER

\$2,115.00

FEE

I, Cathy Williquette, Brown County Register of Deeds, do hereby certify that this is a true and correct copy of the original record on file in the Brown County Register of Deeds Office, Green Bay, Wisconsin.

I herewith set my hand and official seal this 8th day of January, A.D. 2004

Cathy Williquette

REGISTER OF DEEDS

Property No. 30490
Green Bay, Wisconsin

AND GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized officers and its corporate seal to be hereunto affixed as of the date first above written.

Signed and sealed in
the presence of:

THE SOUTHLAND CORPORATION

Ronda Breedlove
Name: Ronda Breedlove
Witness

By: [Signature]
Name: MICHAEL CUTLER
Vice President

Deborah A. Cleveland
Name: DEBORAH A. CLEVELAND
Witness

ATTEST: [Signature]
By: [Signature]
Name: J. Donald Stevenson
Assistant Secretary

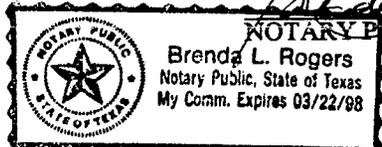


STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, on this day personally appeared Michael Cutter and J. Donald Stevenson, Jr., Vice President and Assistant Secretary, respectively, of THE SOUTHLAND CORPORATION, a Texas corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of August, 1995. [Signature]

My commission expires:



This instrument was drafted by:

After recording, return this instrument to:

The Southland Corporation
2711 North Haskell Avenue
Dallas, Texas 75204-2906

Steven P. Krause
Krause, Metz & Snyder
15 Park Place
Appleton, Wisconsin 54915

J 25468 I 48

Property No. 30490
Green Bay, Wisconsin
REGISTER OF DEEDS
BROWN COUNTY

146441.7

'95 AUG 31 PM 2 23

CATHY WILLIQUETTE
REGISTER OF DEEDS

EXHIBIT A

1400

PARCEL I:

That part of the East Five (5) acres of the West Ten (10) acres and the middle Five (5) acres of Lot Twenty-five (25), according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of Fox River, in the City of Green Bay, Brown County, Wisconsin, lying South of the South line of West Mason Street as an 82-foot street and West of the West line of Oneida Street as a 70-foot street, described as follows: Commencing at the Northwest corner of Van's Plat; thence N 64° W on the South line of West Mason Street 70 feet to the West line of Oneida Street as the starting point; thence continuing N 64° W 90 feet; thence S 25° 46' 30" W 155.00 feet; thence S 64° E 90 feet to the West line of Oneida Street; thence N 25° 46' 30" E 155 feet on the West line of Oneida Street to the starting point.

AND:

That part of the East Five (5) acres of the West Ten (10) acres of Lot Twenty-five (25), according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2-9, West side of Fox River, in the City of Green Bay, Brown County, Wisconsin, described as follows: Commencing at the Northwest corner of Van's Plat; thence N 64° W on the South line of West Mason Street 160 feet to the starting point of the property intended to be described; thence continuing N 64° W 99.9 feet; thence S 25° 24' W 155.02 feet; thence S 64° E 98.89 feet; thence N 25° 46' 30" E 155 feet to the starting point.

LESS AND EXCEPT:

That part of Lot Twenty-five (25), according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of Fox River, in the City of Green Bay, Brown County, Wisconsin, being more particularly described as follows: Beginning at the intersection of the South line of West Mason Street and the West line of Oneida Street and running thence N 64° 00' W 30.92 feet; thence along the arc of a 21.0 foot radius curve to the right 32.90 feet, said curve having a chord which bears S 19° 06' 45" E 29.64 feet; thence S 25° 46' 30" W along a line 10.0 feet Westerly of and parallel to said West line of Oneida Street 66.00 feet; thence along the arc of an 847.12 foot radius curve to the left 68.19 feet, said curve having a chord which bears S 23° 28' 08" W 68.18 feet to the North line of Lot Two (2), Block One (1), Tilkens Subdivision, in the City of Green Bay; thence S 64° 00' E 7.26 feet; thence N 25° 46' 30" E 155 feet to the point of beginning.

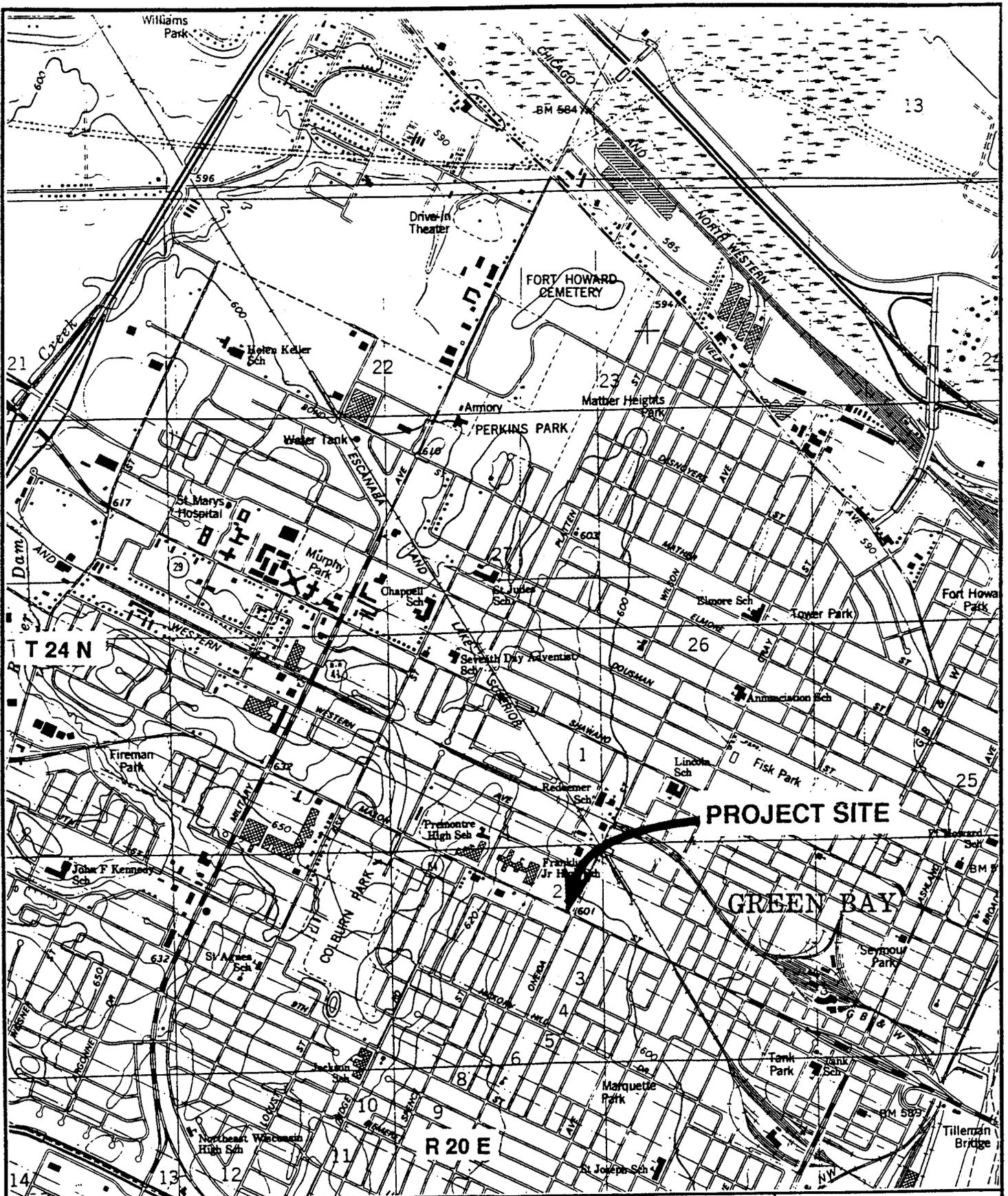
Property Tax Record
 CITY OF GREEN BAY
 Brown County, Wisconsin
 Parcel Number: 2-53

Information is as current as the postings of Sunday, December 28, 2003 at 1:17:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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<p>Property Information</p> <p>Parcel Number 2-53 Owner Name GREAT NORTHERN INVESTMENTS OF MASON & ONEIDA INC Property Address 1165 W MASON ST Municipality CT - CITY OF GREEN BAY School District 2289 - GREEN BAY SCH DIST Sanitary District None Special District(s) None</p>	<p>Current Unofficial Valuation</p> <table border="1"> <thead> <tr> <th>Class</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>B - MERCANTILE</td> <td>0.000</td> <td>364,200.00</td> <td>632,000.00</td> <td>996,200.00</td> </tr> <tr> <td>All Classes</td> <td>0.000</td> <td>364,200.00</td> <td>632,000.00</td> <td>996,200.00</td> </tr> <tr> <td>Legal Acres</td> <td>0.000</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Values are not official until new tax bills are issued in December. Note: For a specific tax year valuation, select tax year from tax records available below. Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</p>	Class	Acres	Land	Improvements	Total	B - MERCANTILE	0.000	364,200.00	632,000.00	996,200.00	All Classes	0.000	364,200.00	632,000.00	996,200.00	Legal Acres	0.000			
Class	Acres	Land	Improvements	Total																	
B - MERCANTILE	0.000	364,200.00	632,000.00	996,200.00																	
All Classes	0.000	364,200.00	632,000.00	996,200.00																	
Legal Acres	0.000																				
<p>Mailing Address Information</p> <p>PROPERTY TAX MS 3101 WALGREEN COMPANY 300 WLMOT RD DEERFIELD, IL 60015-4614</p>	<p>Reference Document</p> <p>Jacket/Image: J25468-46</p>																				
<p>Tax Records Available</p> <p>Tax Year</p> <p><input type="radio"/> 1999</p> <p><input type="radio"/> 2002</p> <p><input checked="" type="radio"/> 2003</p> <p>View Tax Detail</p> <p><i>Tax Detail may take a few moments to appear</i></p>	<p>Tax Legal Description</p> <p>1.689 AC M/L TANKS SUBD OF PC 2-9 WSFR PRT OF LOT 25 & ALL OF LOTS LOTS 1 & 2 BLK 2 TILKEN'S SUBD #1 DESC IN J25468-46 & JJ25426-12 & J25426-13 & J25426-14 & J25426-15 & IN J25426-16</p> <p>Note: May not be a full legal description</p> <p>View Comments/History</p>																				



**FIGURE 1
SITE LOCATION MAP**

SOUTHLAND STORE NO. 30490
MASON & ONEIDA ST.S
GREEN BAY, WISCONSIN

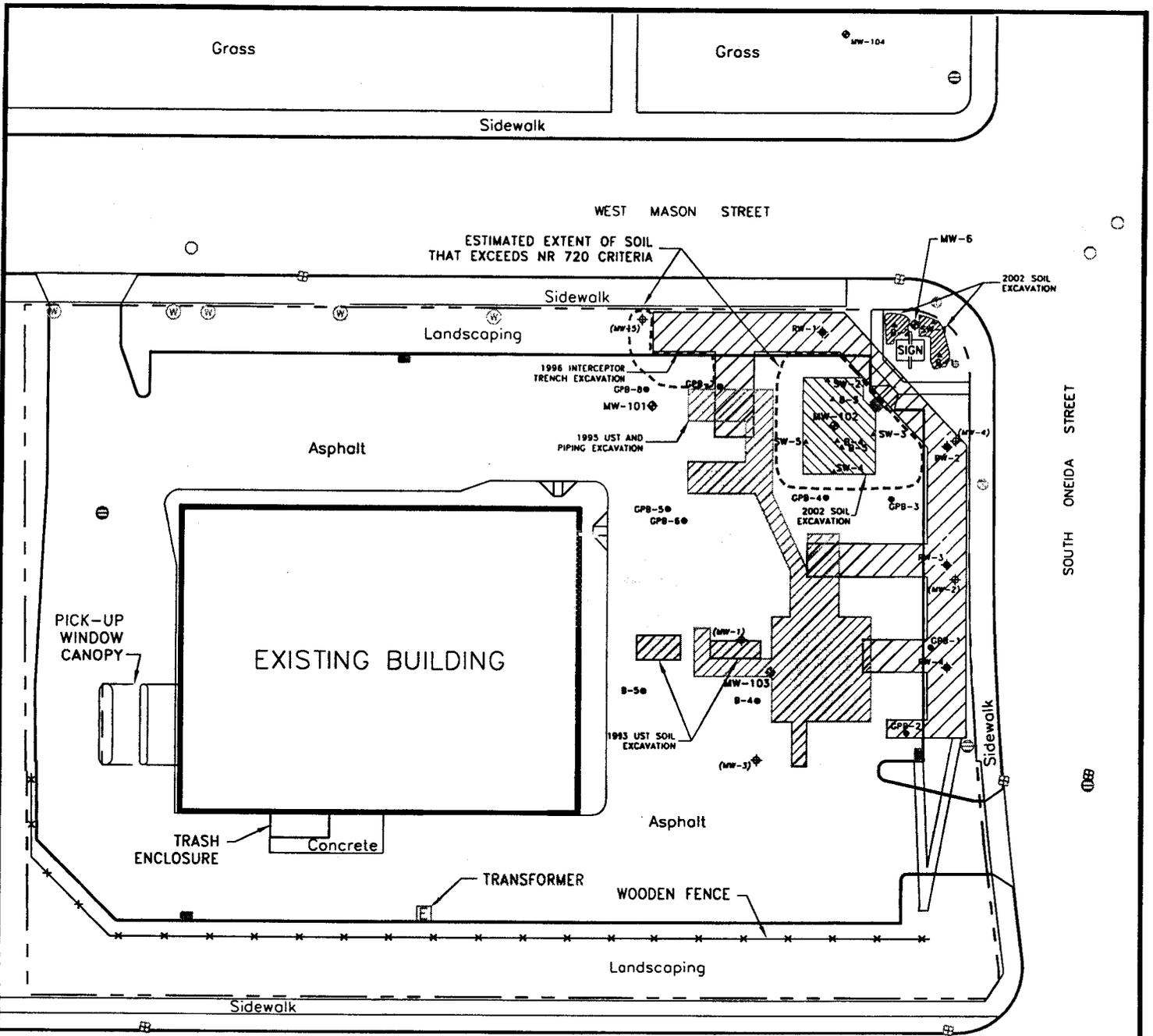


PROJECT NO. 5901.002



QUADRANGLE LOCATION
GREEN BAY, WISCONSIN





LEGEND:

- PROPERTY BOUNDARY
- ⊕ MW-101 EXISTING MONITORING WELL
- ⊕ (MW-1) FORMER MONITORING WELL
- ⊕ RW-1 EXISTING RECOVERY WELL
- GPB-1 SOIL BORING
- ▲ SW-3/B-3 2002 EXCAVATION GRAB SOIL SAMPLE
- FORMER UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- FORMER DISPENSER ISLAND

Notes:

- MW-1, 2, & 3 WERE INSTALLED 5/12/93.
- MW-4 & 5 WERE INSTALLED 11/11/93.
- MW-6 WAS INSTALLED 4/12/94.
- MW-101, 102 & 103 WERE INSTALLED 6/6/96.
- MW-104 WAS INSTALLED 10/15/96.
- SOIL BORINGS B-4 & 5 WERE INSTALLED 5/12/93.
- SOIL BORINGS GPB-1 TO GPB-8 WERE INSTALLED 4/12/96.
- EXCAVATION SAMPLES B-1 TO B-5 WERE COLLECTED 8/20/02.
- EXCAVATION SAMPLES SW-1 TO SW-5 WERE COLLECTED 8/20/02.

Sources:

- ° ENSR field observations.



SCALE: 1" = 50'+/-

SOIL BORING AND EXCAVATION MAP

FORMER QUIK-MART STORE #30490
 1165 WEST MASON STREET
 GREEN BAY, WISCONSIN
 7-ELEVEN, INC.

FIGURE 1



Table 2
 Summary of Groundwater Analytical Results
 in Micrograms Per Liter (Parts Per Billion)

Former Southland Quik-Mart Store #30490
 1165 West Mason Street
 Green Bay, Wisconsin

	Petroleum Volatile Organic Compounds (PVOCs)								GROs ⁽³⁾	Dissolved Iron	Nitrate	Sulfate
	Benzene	Toluene	Ethyl Benzene	Total Xylenes	1,2,4-TMB ⁽¹⁾	1,3,5-TMB	MTBE	Total PVOCs ⁽²⁾				
MW-6												
April 1994	3,000	1,100	46	320	<25 ⁽⁴⁾	42	3,200	7,708	5,300	---	---	---
July 1994	4,100	1,500	280	1,400	230	80	2,500	10,090	11,000	---	---	---
November 1994	9,200	3,100	1,300	3,700	930	250	3,700	22,180	33,000	---	---	---
February 1995	3,300	230	140	510	250	200	2,300	6,930	7,800	---	---	---
August 1995	2,500	640	64	630	120	41	3,000	6,995	7,600	---	---	---
February 1996	1,800	37	100	230	130	18	2,500	4,815	5,200	---	---	---
June 1996	1,900	<100	230	330	200	<100	3,200	5,860	6,200	---	---	---
September 1996	1,800	320	260	240	98	<20	4,400	7,118	NS ⁽⁵⁾	---	---	---
December 1996	1,400	430	130	540	<10	<10	<10	2,700	NS	---	---	---
March 1997	1,500	2,800	1,700	430	110	16	2,800	9,356	3,800	---	---	---
June 1997	1,800	410	180	550	160	28	5,600	8,728	3,700	---	---	---
September 1997	2,000	680	330	880	280	<100	3,800	7,970	17,000	---	---	---
December 1997	1,400	170	190	450	160	<50	4,900	7,270	3,500	---	---	---
March 1998	1,200	140	94	270	90	10	2,700	4,504	8,400	---	---	---
June 1998	1,500	290	130	370	78	13	2,300	4,681	3,500	---	---	---
September 1998	1,400	210	150	330	90	9.1	1,300	3,489	3,300	---	---	---
December 1998	1,600	450	250	660	210	<200	3,400	6,570	11,000	---	---	---
March 1999	550	140	65	260	130	<50	2,900	4,045	7,000	---	---	---
June 1999	1,300	430	170	510	160	13	3,600	6,183	5,400	---	---	---
September 1999	1,900	480	250	740	200	27	3,800	7,397	6,900	---	---	---
December 1999	1,300	210	120	440	120	12	3,000	5,202	4,300	---	---	---
March 2000	650	62	84	160	60	<12	2,400	3,416	2,500	---	---	---
May 2000	270	20	12	14	4.6	<5.8	870	1,191	1,000	---	---	---
September 2000	900	40	92	110	59	<2.9	2,800	4,001	3,000	---	---	---
December 2000	680	43	91	130	47	2.3	2,700	3,693	2,200	---	---	---
August 8, 2002	1,500	120	260	490	200	21	570	3,161	4,400	4,500	1.1	5.8
November 7, 2002	420	5.1	3.1	6.2	12	2.1	200	649	900	---	---	---
April 1, 2003	530	7.4	100	9.7	18	<2.6	1,000	1,665	1,500	---	---	---
June 24, 2003	640	19	80	30	30	<5.2	1,600	2,399	2,200	---	---	---
August 28, 2003	870	19	130	22	33	<2.6	1,100	2,174	2,300	---	---	---
November 17, 2003	400	7.2	30	13.8	7.3	<2.6	2,200	2,651	2,300	9,800	<0.057	3.9

Table 2
Summary of Groundwater Analytical Results
in Micrograms Per Liter (Parts Per Billion)

Former Southland Quik-Mart Store #30490
 1165 West Mason Street
 Green Bay, Wisconsin

	Petroleum Volatile Organic Compounds (PVOCs)							GROs ⁽³⁾	Dissolved Iron	Nitrate	Sulfate	
	Benzene	Toluene	Ethyl Benzene	Total Xylenes	1,2,4- TMB ⁽¹⁾	1,3,5- TMB	MTBE					Total PVOCs ⁽²⁾
MW-101												
June 1996	<2.0	3.0	<2.0	<4.0	<2.0	<2.0	<2.0	3.0	<100	---	---	---
September 1996	<0.5	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	---	NS	---	---	---
December 1996	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	---	NS	---	---	---
March 1997	NS	NS	NS	NS	NS	NS	NS	NS	NS	---	---	---
June 1997	<0.5	<0.5	<0.5	<0.5	<1.0	<1.0	<0.2	---	<50	---	---	---
June 1998	<0.50	<0.50	<0.50	<0.50	<1.0	1.6	1.8	3.4	<50	---	---	---
September 1998	<0.50	<0.50	<0.50	<0.50	<1.0	<1.0	<0.20	---	<50	---	---	---
December 1998	NS	NS	NS	NS	NS	NS	NS	NS	NS	---	---	---
December 1999	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<50	---	---	---
December 2000	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<50	---	---	---
August 8, 2002	<0.45	<0.68	<0.82	<1.7	<0.92	<0.94	<0.43	---	<50	240	0.76	250
November 7, 2002	<0.45	<0.68	<0.82	<1.7	<0.92	<0.94	<0.43	---	<50	---	---	---
April 1, 2003	<0.30	<0.58	<0.60	<1.2	<0.66	<0.52	<0.58	---	<50	---	---	---
June 24, 2003	<0.30	<0.58	<0.60	<1.3	<0.66	<0.52	<0.58	---	<50	---	---	---
August 28, 2003	<0.30	<0.58	<0.60	<1.2	<0.66	<0.52	<0.58	---	<50	---	---	---
November 17, 2003	<0.30	<0.58	<0.60	<1.2	<0.66	<0.52	<0.58	---	<50	7,600	1.6	270.0
MW-102												
June 1996	21,000	<2,000	<2,000	2,100	<2000	<2000	73,000	96,100	54,000	---	---	---
September 1996	24,000	1,000	760	1,200	440	<250	57,000	84,400	NS	---	---	---
December 1996	26,000	3,700	770	2,600	<250	<250	44,000	33,070	NS	---	---	---
March 1997	25,000	1,900	910	3,500	600	190	44,000	76,100	67,000	---	---	---
June 1997	33,000	3,200	940	3,800	230	150	55,000	96,320	60,000	---	---	---
September 1997	33,000	3,800	980	3,300	850	150	55,000	97,080	55,000	---	---	---
December 1997	29,000	1,700	7,100	23,000	6,000	1,100	41,000	108,900	32,000	---	---	---
March 1998	24,000	1,300	960	2,700	760	120	48,000	77,840	52,000	---	---	---
June 1998	7,300	380	120	1,200	340	290	25,000	34,630	17,000	---	---	---
September 1998	16,000	1,500	600	2,000	500	120	4,400	25,120	32,000	---	---	---
December 1998	26,000	3,700	990	3,400	790	250	26,000	61,130	76,000	---	---	---
March 1999	34,000	1,700	970	3,000	810	<250	40,000	80,480	67,000	---	---	---
June 1999	31,000	1,300	1,100	3,100	850	160	33,000	70,510	58,000	---	---	---
September 1999	22,000	1,000	660	2,700	660	<140	28,000	55,020	39,000	---	---	---
December 1999	35,000	2,900	1,100	4,100	980	190	32,000	76,270	65,000	---	---	---
March 2000	33,000	760	1,100	2,800	880	180	30,000	68,720	62,000	---	---	---
May 2000	34,000	300	1,000	2,200	890	<290	35,000	73,390	34,000	---	---	---
September 2000	27,000	750	890	1,800	670	<140	36,000	67,110	56,000	---	---	---
December 2000	39,000	3,300	1,300	3,700	1,100	170	32,000	80,570	67,000	---	---	---
August 2002	30,000	400	1,400	2,300	1,100	<230	22,000	57,200	59,000	7,200	1.1	5.1
Abandoned												

Table 2
Summary of Groundwater Analytical Results
in Micrograms Per Liter (Parts Per Billion)

Former Southland Quik-Mart Store #30490
1165 West Mason Street
Green Bay, Wisconsin

	Petroleum Volatile Organic Compounds (PVOCs)								GROs ⁽³⁾	Dissolved Iron	Nitrate	Sulfate
	Benzene	Toluene	Ethyl Benzene	Total Xylenes	1,2,4-TMB ⁽¹⁾	1,3,5-TMB	MTBE	Total PVOCs ⁽²⁾				
MW-102R												
April 1, 2003	370	96	24	213	54	23	580	1,360	1,400	---	---	---
June 24, 2003	370	3.3	17	27	18	14	480	929	1,100	---	---	---
August 28, 2003	360	3.7	14	<6.0	<3.3	<2.6	1,200	1,578	1,300	---	---	---
November 17, 2003	130	<2.9	7	<6.0	<3.3	<2.6	1,000	1,137	980	18,000	<0.057	1500.0
MW-103												
June 1996	<2.0	6.0	<2.0	<4.0	<2.0	<2.0	3.0	9.0	<100	---	---	---
September 1996	<0.5	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	---	NS	---	---	---
December 1996	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	---	NS	---	---	---
March 1997	NS	NS	NS	NS	NS	NS	NS	NS	NS	---	---	---
June 1997	<0.5	<0.5	<0.5	<0.5	<1.0	<1.0	7.7	7.7	<50	---	---	---
June 1998	<0.5	<0.5	<0.5	<0.5	<1.0	<1.0	<0.2	---	<50	---	---	---
September 1998	<0.5	<0.5	<0.5	<0.5	<1.0	<1.0	1.4	---	<50	---	---	---
December 1998	NS	NS	NS	NS	NS	NS	NS	NS	NS	---	---	---
December 1999	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	3.9	3.9	<50	---	---	---
December 2000	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	6.5	3.9	<50	---	---	---
August 8, 2002	<0.45	<0.68	<0.82	<1.7	<0.92	<0.94	7.3	7.3	<50	330	0.11	140
November 7, 2002	<0.45	<0.68	<0.82	<1.7	<0.92	<0.94	3.4	3.4	<50	---	---	---
April 1, 2003	<0.30	<0.58	<0.60	<1.2	<0.66	<0.52	1.8	1.8	<50	---	---	---
June 24, 2003	<0.30	<0.58	<0.60	<1.3	<0.66	<0.52	0.6	0.6	<50	---	---	---
August 28, 2003	<0.30	<0.58	<0.60	<1.2	<0.66	<0.52	<0.6	---	<50	---	---	---
November 17, 2003	<0.30	<0.58	<0.60	<1.2	<0.66	<0.52	<0.58	---	<50	11,000	0.5	38.0
MW-104												
September 1996	<0.5	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	---	NS	---	---	---
December 1996	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	---	NS	---	---	---
March 1997	NS	NS	NS	NS	NS	NS	NS	NS	NS	---	---	---
June 1997	<0.5	<0.5	<0.5	<0.5	<1.0	<1.0	<0.2	---	<50	---	---	---
June 1998	5.9	1.0	<0.50	0.97	<1.0	<1.0	12	12	<50	---	---	---
September 1998	<0.50	<0.50	<0.50	<0.50	<1.0	<1.0	<0.20	---	<50	---	---	---
December 1998	NS	NS	NS	NS	NS	NS	NS	NS	NS	---	---	---
December 1999	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<50	---	---	---
RW-2												
March 1999	100	9.6	4.5	40	5.7	<5.0	640	800	330	---	---	---
June 1999	680	3.8	28.0	5	13	<2.9	1,500	2,230	1,800	---	---	---
September 1999	220	0.97	8.7	<0.46	<0.44	<0.58	350	580	440	---	---	---
December 1999	180	0.62	<0.44	0.61	0.90	<0.58	1,400	1,582	830	---	---	---
March 2000	12	0.21	0.34	0.5	<0.22	<0.29	120	133	76	---	---	---
May 2000	1,400	67	140	210	93	<5.8	3,600	5,510	4,300	---	---	---
September 2000	11	0.26	0.64	0.63	0.25	<0.29	650	663	360	---	---	---
December 2000	5	<0.20	<0.22	<0.23	<0.22	<0.29	94	99	<50	---	---	---

Table 2
Summary of Groundwater Analytical Results
in Micrograms Per Liter (Parts Per Billion)

Former Southland Quik-Mart Store #30490
 1165 West Mason Street
 Green Bay, Wisconsin

	Petroleum Volatile Organic Compounds (PVOCs)							GROs ⁽³⁾	Dissolved Iron	Nitrate	Sulfate	
	Benzene	Toluene	Ethyl Benzene	Total Xylenes	1,2,4-TMB ⁽¹⁾	1,3,5-TMB	MTBE					Total PVOCs ⁽²⁾
Duplicate⁽⁶⁾												
September 1996 (MW-6)	1,700	310	250	370	140	<66	4,300	7,070	NS	---	---	
December 1996 (MW-6)	1,300	370	110	490	<10	<10	<10	2,270	NS	---	---	
March 1997 (MW-6)	1,000	230	130	310	85	14	3,800	5,569	3,700	---	---	
June 1997 (MW-102)	31,000	2,600	850	3,400	720	<500	53,000	91,570	54,000	---	---	
September 1997 (MW-6)	2,500	800	360	1,000	320	<100	7,000	11,980	4,800	---	---	
December 1997 (MW-6)	840	140	150	370	140	26	3,600	5,266	3,600	---	---	
March 1998 (MW-102)	31,000	1,400	1,000	2,900	800	130	37,000	74,230	52,000	---	---	
June 1998 (MW-102)	6,200	410	82	1,200	350	110	30,000	38,352	18,000	---	---	
September 1998 (MW-102)	21,000	1,900	700	2,500	610	140	5,000	31,850	36,000	---	---	
December 1998 (MW-102)	29,000	3,700	1,100	3,700	890	270	3,100	41,760	75,000	---	---	
March 1999 (MW-6)	680	110	61	210	75	110	3,600	4,846	3,000	---	---	
May 1999 (MW-102)	29,000	1,200	1,000	2,900	790	150	32,000	67,040	55,000	---	---	
September 1999 (MW-102)	29,000	1,500	870	3,400	770	160	29,000	64,700	52,000	---	---	
December 1999 (MW-6)	1,400	240	130	490	130	15	3,100	5,505	4,600	---	---	
March 2000 (MW-102)	32,000	740	1,000	2,700	820	170	31,000	68,430	62,000	---	---	
May 2000 (MW-102)	35,000	310	1,100	2,300	900	<290	35,000	74,610	76,000	---	---	
September 2000 (MW-6)	1,000	40	100	130	66	<2.9	2,900	4,236	3,300	---	---	
December 2000 (MW-6)	680	45	90	140	47	2.7	2,200	3,205	<2,000	---	---	
August 20, 2002 (MW-6)	1,500	120	260	500	210	22	560	3,172	4,600	4,800	1.1	6.5
April 1, 2003 (MW-102R)	360	100	24	215	49	22	560	1,330	1,400	---	---	---
June 24, 2003 (MW-103)	<0.30	<0.58	<0.60	<1.3	<0.66	<0.52	0.67	0.67	<50	---	---	---
August 28, 2003 (MW-102R)	370	4.0	15	<6.0	<3.3	<2.6	990	1,379	1,200	---	---	---
November 17, 2003 (MW-102R)	130	<2.9	6.8	<6.0	<3.3	<2.6	1,100	1,237	1,000	17000.0	0.46	38.0
WDNR ES	5.0	1,000	700	10,000	480⁽⁷⁾	480	60					
WDNR PAL	0.5	140	200	1,000	96⁽⁸⁾	96	12	NA	NA			

MW-1, MW-2, MW-3, MW-4, and MW-5 were abandoned during construction activities in April 1996. MW-101, MW-102, and MW-103 were installed in May 1996 and MW-104 was installed in August 1996. MW-4 was destroyed during off-site construction activities in May 2000. MW-102 was abandoned August 2002. MW-102R installed November 2002.

Notes:

- (1) TMB = Trimethylbenzene.
- (2) PVOCs indicates petroleum volatile organic compounds.
- (3) GROs = Gasoline Range Organics.
- (4) < indicates not detected above the laboratory method detection limit.
- (5) NS indicates not sampled.
- (6) Duplicate sample collected for QA/QC purposes.
- (7) Enforcement Standard is 480 ug/L for the sum of 1,2,4-TMB and 1,3,5-TMB.
- (8) Permissible Action Limit (PAL) is 96 ug/L for the sum of the concentrations of 1,2,4-TMB and 1,3,5-TMB.



Table 1 ★

Summary of Soil Analytical Results
in Parts Per Million (ppm)

Southland Quik-Mart Store #30490
1165 West Mason Street
Green Bay, Wisconsin

Compound	Soil Boring Location with Sample Intervals in Feet ⁽¹⁾											WDNR INTERIM SOIL CLEANUP GUIDELINES
	B-4 (7-9)	B-5 (7-9)	MW-1 (6-8)	MW-2 (7-9)	MW-3 (6-8)	MW-4 (6-8)	MW-4 (12-14)	MW-5 (4-6)	MW-5 (10-12)	MW-6 (2-4)	MW-6 (10-12)	
GROs ⁽²⁾	--- ⁽³⁾	---	---	---	---	---	---	---	---	6,600	<5.0 ⁽⁴⁾	100
PVOCs ⁽⁵⁾												
MTBE	<0.6	<0.6	<0.6	0.9	<0.6	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA ⁽⁶⁾
Benzene	<0.6	<0.6	<0.6	<0.6	<0.6	2.5	0.12	0.14	<0.01	0.15	<0.05	0.0055
Toluene	<0.6	<0.6	<0.6	<0.6	<0.6	3	<0.03	<0.03	<0.03	0.67	<0.10	1.5
Ethylbenzene	<0.6	<0.6	<0.6	<0.6	<0.6	4.7	<0.02	<0.02	<0.02	0.8	<0.10	2.9
Total Xylenes	<1.2	<1.2	<1.2	<1.2	<1.2	14.0	<0.04	<0.04	<0.04	4.2	<0.20	4.1
1,2,4-TMB ⁽⁷⁾	<0.6	<0.6	<0.6	<0.6	<0.6	8.6	<0.05	<0.05	<0.05	4.4	<0.05	NA
1,3,5-TMB	<0.6	<0.6	<0.6	<0.6	<0.6	2.8	<0.05	<0.05	<0.05	1.5	<0.05	NA
Total PVOCs ⁽⁸⁾	<1.2	<1.2	<1.2	0.9	<1.2	35.6	0.12	0.14	<0.50	11.72	<0.50	NA
Total Lead	<10.0	<10.0	<10.0	<10.0	<10.0	24	380	<10.0	<10.0	<10.0	<10.0	NA
PID Readings ⁽⁹⁾	250		250			250	NA	<1.0	<1.0	150	<1.0	NA

Notes: Soil samples from MW-1, MW-2, MW-3, B-4, and B-5 were collected on 5/12/93 by DPRA.
Soil samples from MW-4 and MW-5 were collected on 11/11/93 and soil samples from MW-6 were collected on 4/12/94 by Fugro.

- (1) Boring locations are illustrated on Figure 4.
- (2) GROs = Gasoline Range Organics.
- (3) --- = Sample not analyzed for GRO samples from MW-4 and MW-5 were not analyzed for GROs due to exceeded sample weights.
- (4) < indicates not detected above the stated laboratory method detection limits.
- (5) PVOCs = Petroleum Volatile Organic Compounds.
- (6) NA = Not applicable
- (7) TMB = Trimethylbenzene.
- (8) Sum of PVOCs.
- (9) PID=Photoionization Detector.

★ Table 1 is From the MARCH 22, 1996 Remedial Action Options Report



Table 1
Soil Analytical Results
In Parts Per Million (ppm)

The Southland Corporation
Quik-Mart Store #30490
1165 West Mason Street
Green Bay, Wisconsin

Boring Location With Depth In Feet	Benzene	Toluene	Ethyl Benzene	Total Xylenes	MTBE ⁽¹⁾	1,2,4- Trimethylbenzene	1,3,5- Trimethylbenzene	Total PVOCs ⁽²⁾
GPB-1 (2-4)	1.6	18.0	24.0	150	2.4	35.0	130	361
GPB-2 (2-4)	<0.050 ⁽³⁾	<0.10	<0.10	<0.20	<0.50	<0.05	<0.05	--- ⁽⁴⁾
GPB-4 (2-4)	<0.050	<0.10	0.21	<0.20	<0.50	0.26	<0.05	0.47
GPB-6 (2-4)	<0.050	<0.10	<0.10	<0.20	<0.50	<0.05	<0.05	---
GPB-7 (4-6)	10.0	33.0	11.0	50.0	<0.50	9.4	36.0	149
GPB-8 (2-4)	<0.050	<0.10	<0.10	<0.20	<0.50	<0.05	<0.05	---

Notes: The GeoProbe samples were collected by Fugro on April 12, 1996.

- (1) MTBE indicates methyl-tert-butyl-ether.
- (2) PVOCs indicates petroleum volatile organic compounds.
- (3) < indicates not detected above the stated laboratory method detection limits.
- (4) --- indicates not applicable.

From May 10, 1996 GeoProbe Subsurface Investigation (Fugro)



Table 1
Soil Analytical Results
In Parts Per Million (ppm)

The Southland Corporation
Quik-Mart Store #30490
1165 West Mason Street
Green Bay, Wisconsin

Monitoring Well With Depth In Feet	Benzene	Toluene	Ethyl Benzene	Total Xylenes	1,2,4- Trimethylbenzene	1,3,5- Trimethylbenzene	Total PVOCs ⁽¹⁾	GRO ⁽²⁾
MW-101 (2-4)	<0.050 ⁽³⁾	<0.10	<0.10	<0.20	<0.050	<0.004	---	<0.050
MW-102 (2-4)	12.0	26.0	6.6	28.0	250	4.5	327	380
MW-103 (2-4)	<0.050	<0.10	<0.10	<0.20	<0.050	<0.050	---	<10.0
WDNR Cleanup Guidelines	0.0055	1.5	2.9	4.1	---	---	---	100

Notes: Monitoring well soil samples were collected by Fugro on June 3, 1996.

- (1) PVOCs indicates petroleum volatile organic compounds.
- (2) GRO indicates gasoline range organics
- (3) < indicates not detected above the stated laboratory method detection limits.
- (4) --- indicates not applicable.

Table From Fugro's July 15, 1996 Subsurface Investigation

Table 1
Soil Analytical Results
In Parts Per Million (ppm)

The Southland Corporation
Quik-Mart Store #30490
1165 West Mason Street
Green Bay, Wisconsin

Monitoring Well With Depth In Feet	Benzene	Toluene	Ethyl Benzene	Total Xylenes	1,2,4- Trimethylbenzene	1,3,5- Trimethylbenzene	Total PVOCs ⁽¹⁾	GRO ⁽²⁾
MW-104 (5-7)	<0.50	<0.10	<0.10	<0.20	<0.050	<0.050	---	<10
WDNR Cleanup Guidelines	0.0055	1.5	2.9	4.1	---	---	---	100

Notes: Monitoring well soil sample was collected by Fugro on August 29, 1996.

- (1) PVOCs indicates petroleum volatile organic compounds.
- (2) GRO indicates gasoline range organics
- (3) < indicates not detected above the stated laboratory method detection limits.
- (4) --- indicates not applicable.

Table Copied From Fugro's October 15, 1996 Subsurface Investigation

Table 1
Summary of Soil Analytical Results
in Micrograms Per Kilogram (Parts Per Billion)

Former Southland Quik-Mart Store #30490
1165 West Mason Street
Green Bay, Wisconsin

	Petroleum Volatile Organic Compounds (PVOCs)							Total PVOCs ⁽³⁾	GROs ⁽⁴⁾
	Benzene	Toluene	Ethyl Benzene	Total Xylenes	1,2,4-TMB ⁽¹⁾	1,3,5-TMB	MTBE ⁽²⁾		
B-1									
Depth 2.5 feet	<25	<25	<25	<25	<25	<25	<25	0	<3.0
B-2									
Depth 2.5 feet	<25	<25	<25	<25	<25	<25	<25	0	<3.0
B-3									
Depth 8 feet	2,800	<25	300	280	350	<25	5,400	9,130	16
B-5									
Depth 10 feet	<25	<25	<25	<25	<25	<25	9,000	9,000	5.6
SW-1									
Depth 2 feet	<25 ⁽⁵⁾	<25	<25	<25	<25	<25	<25	0	<3.1
SW-2									
Depth 5 feet	6,600	18,000	28,000	78,000	67,000	21,000	1,500	220,100	1,300
SW-3									
Depth 5 feet	4,800	28,000	20,000	62,000	42,000	13,000	1,200	171,000	890
SW-4									
Depth 6 feet	4,500	8,900	3,400	11,000	9,500	2,900	1,500	41,700	170
SW-5									
Depth 4.5 feet	420	86	<25	71	47	<25	6,500	7,124	7
Duplicate⁽⁶⁾									
Depth 5 feet (SW-3)	2,300	11,000	7,500	23,000	17,000	5,200	630	66,630	340
WDR NR 720⁽⁷⁾	5.5	1,500	2,900	4,100	NA ⁽¹⁰⁾	NA	NA	NA	NA
WDR NR 746, Table 1⁽⁸⁾	8,500	38,000	4,600	42,000	NA	83,000	11,000	NA	NA
WDR NR 746, Table 2⁽⁹⁾	1,100	38,000	4,600	42,000	NA	83,000	11,000	NA	NA

Notes:

Samples collected on August 20, 2002

- (1) TMB = Trimethylbenzene.
- (2) MTBE = Methyl tertiary butyl ether
- (3) PVOCs indicates petroleum volatile organic compounds.
- (4) GROs = Gasoline Range Organics.
- (5) < indicates not detected above the laboratory method detection limit.
- (6) Duplicate sample collected for QA/QC purposes.
- (7) Wisconsin Department of Natural Resources Code NR 720, Soil Cleanup Standards, Table 1.
- (8) Wisconsin DNR NR 746, Risk Screening Criteria, Table 1.
- (9) Wisconsin DNR NR 746, Direct Contact Criteria Criteria, Table 2.
- (10) NA = This compound does not have an applicable standards.

Table From ENSR's November 1, 2002 Soil Excavation and Groundwater Monitoring Report.

AUTO ZONE PARKING LOT

(MW-104)

Sidewalk

WEST MASON STREET

INFERRED EXTENT WHERE GROUNDWATER EXCEEDS NR140 CRITERIA

INTERCEPTOR TRENCH

MW-6
597.08
B-400
T-7.2
E-30
X-13.8
MTBE-2,200

MW-102R
596.99
B-130
T-<2.9
E-7
X-<6.0
MTBE-1,000

MW-101
597.68
B-<0.30
T-<0.58
E-<0.60
X-<1.2
MTBE-<0.58

MW-103
597.08
B-<0.30
T-<0.58
E-<0.60
X-<1.2
MTBE-<0.58

PICK-UP WINDOW CANOPY

FORMER 56 GALLON HYDRAULIC LIFT UST

WALGREEN'S BUILDING

Sidewalk

Asphalt

DISCHARGE TRENCH

(2) 4" PVC STICKUPS

WOODEN FENCE

5' DEEP TRANSFER TRENCH

Landscaping

Sidewalk

SOUTH ONEIDA STREET

TILKENS STREET

LEGEND:

--- PROPERTY BOUNDARY

⊕ MW-6
B-640
T-19
E-80
X-30
MTBE-1,600
MONITORING WELL WITH GROUNDWATER ELEVATION BENZENE, TOLUENE, ETHYL BENZENE, TOTAL XYLENES, AND MTBE CONCENTRATIONS IN GROUNDWATER - RESULTS IN PARTS PER BILLION

⊕ RW-1 RECOVERY WELL

○ 56,000 GALLONS FORMER UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS

○ FORMER DISPENSER ISLAND

Note:

All dimensions and locations are approximate.

Sources:

- Cities Service Oil Company "Mechanical Site Plan", dated 11/9/79.
- Seigfreid, Edwards & Assoc. "Site Plan", revised 11/17/95.
- ENSR field observations.

SCALE: 1" = 60'+/-

NOVEMBER 17, 2003
GROUNDWATER
ELEVATION AND
MONITORING DATA

FORMER QUIK-MART STORE #30490
1165 WEST MASON STREET
GREEN BAY, WISCONSIN
7-ELEVEN, INC.

January 2004

Project: 06230-051

FIGURE 2

ENSR
INTERNATIONAL

Table 1
Monitoring Well Gauging Data

Former Southland Quik-Mart Store #30490
1165 West Mason Street
Green Bay, Wisconsin

Project: Store #30490 1165 West Mason Street, Green Bay, WI
Project #: 06230-051
Date: 4/1/03 STATIC WATER LEVEL

Operator: AJT
Method: IP
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHC (feet)	LPHC Thickness (feet)	LPHC Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
RW-1	598.42	NG	NG	NG	NG	NG	NG
RW-2	597.01	NG	NG	NG	NG	NG	NG
RW-3	596.91	NG	NG	NG	NG	NG	NG
RW-4	596.28	NG	NG	NG	NG	NG	NG
MW-101	600.68	4.14	0.00	0.00	0.00	4.14	596.54
MW-102R ¹	599.79	2.54	0.00	0.00	0.00	2.54	597.25
MW-103	599.97	3.48	0.00	0.00	0.00	3.48	596.49
MW-6	600.20	4.76	0.00	0.00	0.00	4.76	595.44

Notes: All wells were resurveyed on 6/4/96 using the top of casing of MW-6 as the bench mark.
MW-104 has been paved over at the Auto Zone. Unable to locate/gauge.
(1)—MW-102R was installed on 11/7/02. Used TOC from 6/25/03 survey.

Project: Store #30490 1165 West Mason Street, Green Bay, WI
Project #: 06230-051
Date: 6/24/03 STATIC WATER LEVEL

Operator: AJT
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHC (feet)	LPHC Thickness (feet)	LPHC Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
RW-1	599.40	4.62	0.00	0.00	0.00	4.62	594.78
RW-2	598.01	3.67	0.00	0.00	0.00	3.67	594.34
RW-3	597.89	3.50	0.00	0.00	0.00	3.50	594.39
RW-4	597.26	3.27	0.00	0.00	0.00	3.27	593.99
MW-101	601.76	4.12	0.00	0.00	0.00	4.12	597.64
MW-102R ¹	599.79	2.72	0.00	0.00	0.00	2.72	597.07
MW-103	601.03	2.84	0.00	0.00	0.00	2.84	598.19
MW-6	601.38	4.58	0.00	0.00	0.00	4.58	596.80

Notes: All wells were resurveyed on 6/24/03 using the fire hydrant on the NW corner of West Mason Street and Oneida street as the benchmark (elevation 119.39 City of Green Bay Datum). To convert that elevation to USGS added 483.79 to Datum.
MW-104 has been paved over at the Auto Zone. Unable to locate/gauge.
(1)—MW-102R was installed on 11/7/02.

Table 1
Monitoring Well Gauging Data

Former Southland Quik-Mart Store #30490
1165 West Mason Street
Green Bay, Wisconsin

Project: Store #30490 1165 West Mason Street, Green Bay, WI
Project #: 06230-051
Date: 8/28/03 STATIC WATER LEVEL

Operator: ND
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHC (feet)	LPHC Thickness (feet)	LPHC Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
RW-1	599.40	NG	0.00	0.00	0.00	NG	NG
RW-2	598.01	NG	0.00	0.00	0.00	NG	NG
RW-3	597.89	NG	0.00	0.00	0.00	NG	NG
RW-4	597.26	NG	0.00	0.00	0.00	NG	NG
MW-101	601.76	3.92	0.00	0.00	0.00	3.92	597.84
MW-102R ¹	599.79	2.78	0.00	0.00	0.00	2.78	597.01
MW-103	601.03	3.75	0.00	0.00	0.00	3.75	597.28
MW-6	601.38	4.30	0.00	0.00	0.00	4.30	597.08

Notes: All wells were resurveyed on 6/24/03 using the fire hydrant on the NW corner of West Mason Street and Oneida street as the benchmark (elevation 119.39 City of Green Bay Datum). To convert that elevation to USGS add 483.79 to Datum.

MW-104 has been paved over at the Auto Zone. Unable to locate/gauge.

(1)—MW-102R was installed on 11/7/02.

Project: Store #30490 1165 West Mason Street, Green Bay, WI
Project #: 06230-051
Date: 11/17/03 STATIC WATER LEVEL

Operator: KD
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHC (feet)	LPHC Thickness (feet)	LPHC Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
RW-1	599.40	2.48	0.00	0.00	0.00	2.48	596.92
RW-2	598.01	1.13	0.00	0.00	0.00	1.13	596.88
RW-3	597.89	1.10	0.00	0.00	0.00	1.10	596.79
RW-4	597.26	0.56	0.00	0.00	0.00	0.56	596.70
MW-101	601.76	4.08	0.00	0.00	0.00	4.08	597.68
MW-102R ¹	599.79	2.80	0.00	0.00	0.00	2.80	596.99
MW-103	601.03	3.95	0.00	0.00	0.00	3.95	597.08
MW-6	601.38	4.74	0.00	0.00	0.00	4.74	596.64

Notes: All wells were resurveyed on 6/24/03 using the fire hydrant on the NW corner of West Mason Street and Oneida street as the benchmark (elevation 119.39 City of Green Bay Datum). To convert that elevation to USGS add 483.79 to Datum.

MW-104 has been paved over at the Auto Zone. Unable to locate/gauge.

(1)—MW-102R was installed on 11/7/02.

(MW-104)

WEST MASON STREET

INFERRED EXTENT WHERE
GROUNDWATER EXCEEDS
NR140 CRITERIA

MW-6
596.64
B-400
T-7.2
E-30
X-13.8
MTBE-2,200

MW-102R
596.99
B-130
T-<2.9
E-7
X-<6.0
MTBE-1,000

MW-101
597.68
B-<0.30
T-<0.58
E-<0.60
X-<1.2
MTBE-<0.58

MW-103
597.08
B-<0.30
T-<0.58
E-<0.60
X-<1.2
MTBE-<0.58

PICK-UP
WINDOW
CANOPY

WALGREEN'S BUILDING

Sidewalk

597.40

597.00

Sidewalk

SOUTH ONEIDA STREET

Asphalt

DISCHARGE
TRENCH

5' DEEP
TRANSFER
TRENCH

WOODEN FENCE

(2) 4" PVC
STICKUPS

Mill paving

Sidewalk

TILKENS STREET

LEGEND:

--- PROPERTY BOUNDARY

⊕ MW-6 MONITORING WELL WITH GROUNDWATER
ELEVATION BENZENE, TOLUENE, ETHYL BENZENE,
B-540 TOTAL XYLENES, AND MTBE
T-19 CONCENTRATIONS IN GROUNDWATER
E-80 - RESULTS IN PARTS PER BILLION
X-30
MTBE-1,600

◀ RW-1 RECOVERY WELL

FORMER UNDERGROUND
STORAGE TANK WITH
CAPACITY IN GALLONS
FORMER DISPENSER ISLAND

Note:

All dimensions and
locations are approximate.

Sources:

- Cities Service Oil Company
"Mechanical Site Plan",
dated 11/9/79.
- Seigfried, Edwards & Assoc.
"Site Plan", revised 11/17/95.
- ENSR field observations.

SCALE: 1" = 60'+/-

NOVEMBER 17, 2003
GROUNDWATER
ELEVATION AND
MONITORING DATA

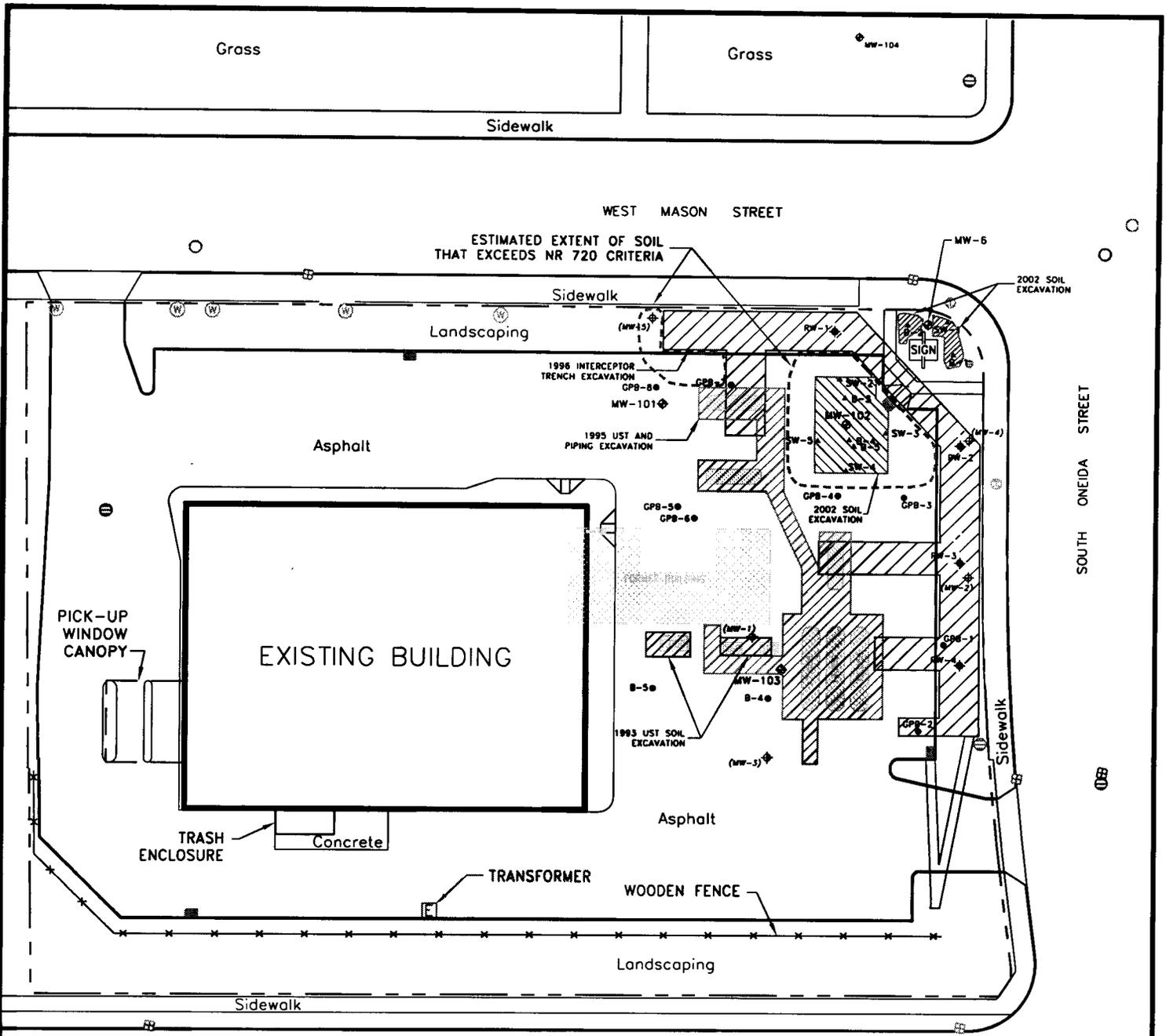
FORMER QUIK-MART STORE #30490
1165 WEST MASON STREET
GREEN BAY, WISCONSIN
7-ELEVEN, INC.

January 2004

Project: 06230-051

FIGURE 2





LEGEND:

- PROPERTY BOUNDARY
- ⊕ MW-101 EXISTING MONITORING WELL
- ⊕ (MW-1) FORMER MONITORING WELL
- ⊕ RW-1 EXISTING RECOVERY WELL
- GPB-1 SOIL BORING
- ▲ SW-3/B-3 2002 EXCAVATION GRAB SOIL SAMPLE
- FORMER UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- FORMER DISPENSER ISLAND

Notes:

- MW-1, 2, & 3 WERE INSTALLED 5/12/93.
- MW-4 & 5 WERE INSTALLED 11/11/93.
- MW-6 WAS INSTALLED 4/12/94.
- MW-101, 102 & 103 WERE INSTALLED 6/6/96.
- MW-104 WAS INSTALLED 10/15/96.
- SOIL BORINGS B-4 & 5 WERE INSTALLED 5/12/93.
- SOIL BORINGS GPB-1 TO GPB-8 WERE INSTALLED 4/12/96.
- EXCAVATION SAMPLES B-1 TO B-5 WERE COLLECTED 8/20/02.
- EXCAVATION SAMPLES SW-1 TO SW-5 WERE COLLECTED 8/20/02.

Sources:

- ENSR field observations.



SCALE: 1" = 50'+/-



SOIL BORING AND EXCAVATION MAP

FORMER QUIK-MART STORE #30490
1165 WEST MASON STREET
GREEN BAY, WISCONSIN
7-ELEVEN, INC.

FIGURE 1



J 25468 I 48

Property No. 30490
Green Bay, Wisconsin
REGISTER OF DEEDS
BROWN COUNTY

146441.7

'95 AUG 31 PM 2 23

CATHY WILLIQUETTE
REGISTER OF DEEDS

EXHIBIT A

1400

PARCEL I:

That part of the East Five (5) acres of the West Ten (10) acres and the middle Five (5) acres of Lot Twenty-five (25), according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of Fox River, in the City of Green Bay, Brown County, Wisconsin, lying South of the South line of West Mason Street as an 82-foot street and West of the West line of Oneida Street as a 70-foot street, described as follows: Commencing at the Northwest corner of Van's Plat; thence N 64' W on the South line of West Mason Street 70 feet to the West line of Oneida Street as the starting point; thence continuing N 64' W 90 feet; thence S 25' 46' 30" W 155.00 feet; thence S 64' E 90 feet to the West line of Oneida Street; thence N 25' 46' 30" E 155 feet on the West line of Oneida Street to the starting point.

AND:

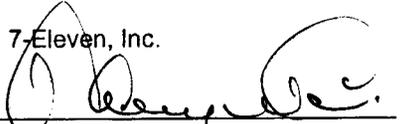
That part of the East Five (5) acres of the West Ten (10) acres of Lot Twenty-five (25), according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2-9, West side of Fox River, in the City of Green Bay, Brown County, Wisconsin, described as follows: Commencing at the Northwest corner of Van's Plat; thence N 64' W on the South line of West Mason Street 160 feet to the starting point of the property intended to be described; thence continuing N 64' W 99.9 feet; thence S 25' 24' W 155.02 feet; thence S 64' E 98.89 feet; thence N 25' 46' 30" E 155 feet to the starting point.

LESS AND EXCEPT:

That part of Lot Twenty-five (25), according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of Fox River, in the City of Green Bay, Brown County, Wisconsin, being more particularly described as follows: Beginning at the intersection of the South line of West Mason Street and the West line of Oneida Street and running thence N 64' 00' W 30.92 feet; thence along the arc of a 21.0 foot radius curve to the right 32.90 feet, said curve having a chord which bears S 19' 06' 45" E 29.64 feet; thence S 25' 46' 30" W along a line 10.0 feet Westerly of and parallel to said West line of Oneida Street 66.00 feet; thence along the arc of an 847.12 foot radius curve to the left 68.19 feet, said curve having a chord which bears S 23' 28' 08" W 68.18 feet to the North line of Lot Two (2), Block One (1), Tilkens Subdivision, in the City of Green Bay; thence S 64' 00' E 7.26 feet; thence N 25' 46' 30" E 155 feet to the point of beginning.

I, Garry Blair, Environmental Manager for 7-Eleven, Inc., believe that the legal description stated above for 1165 West Mason Street, Green Bay, Wisconsin, 54303 is complete and accurate to the best of my knowledge and ability.

7-Eleven, Inc.


Garry Blair, Environmental Manager

1/21/04
Date

January 6, 2004

Mr. Steve Murphy
Great Northern Investments of Mason & Oneida, Inc.
c/o Erickson & Associates
3208 South Alpine Road
Rockford, Illinois 61109-2603

Subject: Soil and Groundwater Geographic Information System (GIS Notification)
Former 7-Eleven Property #30490
1165 W. Mason Street
Green Bay, WI 54303
BRRTS: 0305001391
PECFA: 54303-2045-65
ENSR Project Number 06230-051

Dear Mr. Murphy:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store and sold gasoline on the property that you now own. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to those that may be affected by a release from gasoline equipment.

Groundwater and soil contamination originated on the former 7-Eleven property at 1165 W. Mason in Green Bay, Wisconsin (figures have been included showing the inferred impact to the soil and groundwater). Residual levels of petroleum-related compounds on your property are above the Wisconsin groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code (WAC) and above the Wisconsin soil residual contaminant levels found in chapter NR 720 WAC. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and the contaminants will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, WAC. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case closure means that the Department will not be required further investigation or cleanup action to be taken, other than the reliance on natural attenuation. A fact sheet is attached that explains natural attenuation (Department of Natural Resources' publication #RR-671, Fact Sheet – "What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater").

The Department of Commerce will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department of Commerce 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

Steve Murphy
January 6, 2004
Page 2 of 3

Commerce that is relevant to this closure request, you should mail that information to the Department of Commerce address listed at the end of this letter.

If this case is closed, all properties within the boundaries where soil or groundwater contamination exceeds chapter NR 140 groundwater enforcement standards or NR 720 residual contaminant levels 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 locations where groundwater and soil contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site. Please review the enclosed legal description of your property, listed at the end of this letter, and notify us within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or re-construct 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 proposes to construct a well on the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources 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 the closure letter by requesting a copy from me, by writing to the agency address given below, 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. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

7-Eleven values its relationship with the community and all of its neighbors. If you need more information, you may contact Mr. Robert H. Klauk of the Wisconsin Department of Commerce or Mr. Peter Moore of ENSR, the environmental consultant for 7-Eleven, Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

ENSR Corporation


Peter J. Moore, P.G.
Hydrogeologist


Stephen R. David
General Manager

Attachments

cc: Mr. Garry Blair, 7-Eleven, Inc.
Mr. Robert Klauk, Comm

Steve Murphy
January 6, 2004
Page 3 of 3

Mr. Robert H. Klauk, P.G.
Wisconsin Department of Commerce
Environmental & Regulatory Services Division
Bureau of PECFA – Site Review Section
2129 Jackson Street
Oshkosh, WI 54901
(920) 424-0046

Garry Blair
7-Eleven, Inc.
Environmental Manager
814 Baker Road
Virginia Beach, VA 23462

Tax Legal Description of Property Located at 1165 W. Mason Street:

1.689 AC M/L TANKS SUBD OF PC 2-9 WSFR PRT OF LOT 25 & ALL OF LOTS LOTS 1 & 2 BLK 2
TILKEN'S SUBD #1 DESC IN J25468-46 & JJ25426-12 & J25426-13 & J25426-14 & J25426-15 & IN J25426-16

January 21, 2004

Mr. Tom Giese
Public Works Administrator
City of Green Bay
Department of Public Works
100 North Jefferson Street
Room 300
Green Bay, WI 54301*via certified U.S. Mail***RE: Notification of Geographic Information System (GIS) Listing for
7-Eleven, Inc., 1165 W. Mason Street, Green Bay, WI 54301
BRRTS No. 03-05-001391**

Dear Mr. Giese:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline at the address listed above. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to any of its neighbors who may be affected by a release from gasoline equipment.

Groundwater contamination that originated on the Former 7-Eleven property at 1165 W. Mason Street has migrated onto the City of Green Bay right-of-way north and east of the former 7-Eleven store onto W. Mason Street and South Oneida Street (a figure has been included showing the inferred extent of the groundwater plume). The levels of contamination in the groundwater on the right-of-way are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. The environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case closure means that the Department will not be requiring further investigation or cleanup action to be taken, other than the reliance on natural attenuation. A fact sheet is attached that explains natural attenuation (Department of Natural Resources' publication #RR-671, Fact Sheet - "What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater").

If this case is closed, all properties within the 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 locations where groundwater contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site.



Mr. Tom Giese
January 21, 2004
Page 2 of 2

Should the City of Green Bay or any subsequent property owner wish to construct or reconstruct a well on the right-of-way, special well construction standards may be necessary to protect the well from the residual contamination. Any well driller who proposes to construct a well on the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources 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 the closure letter by requesting a commerce from me, by writing to the agency address given below, 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.

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 Mr. Robert Klauk of the Wisconsin Department of Commerce or Mr. Peter Moore of ENSR, the environmental consultant for 7-Eleven, Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

ENSR Corporation


Peter Moore
Hydrogeologist


Stephen R. David
Client Service Manager

Attachments

cc: Mr. Garry Blair, 7-Eleven, Inc.
Mr. Robert Klauk, Commerce

Robert H. Klauk, PG
Wisconsin Department of Commerce
Environmental & Regulatory Services Division
Bureau of PECFA – Site Review Section
2129 Jackson Street
Oshkosh, WI 54901-1805
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