

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** 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:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

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*

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 #: 03-05-001542 PARCEL ID #: 6H - 1730 (obtained 4/2008)

ACTIVITY NAME: United Parcel Service WTM COORDINATES: X: 671721 Y: 452427

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property**. Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: N/A Title: Certified Survey Map
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that ALL legal descriptions attached to the statement are complete and accurate.
Note: The point here is that the legal descriptions are describing the correct (i.e., contaminated) properties.

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.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 Title: Site Vicinity Map
- Detailed Site Map:** A map that shows all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shows 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 Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 Title: Site Diagram
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map shows the location of all soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: Title:

BRRTS #: 03-05-001542

ACTIVITY NAME: United Parcel Service

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: **Title:**

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

Figure #: 2 **Title: Groundwater Contour Map**

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 #: 1 **Title: Chemical Analysis of 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 #: **Title:**

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

Table #: 3 **Title: Water Elevation Data**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-05-001542

ACTIVITY NAME: United Parcel Service

NOTIFICATIONS

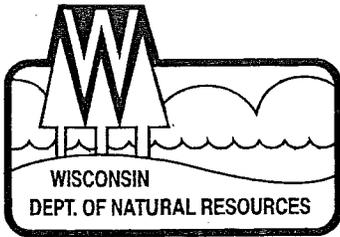
Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- 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 the RP received confirmation for notifying current source property owner.
- 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 the RP received confirmation 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 boundaries of the contaminated site, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL).

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



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 920-492-5912

September 5, 2001

File Copy

Linda Lyons
United Parcel Service
55 Glenlake Parkway North
Atlanta, GA 30328

SUBJECT: Final Case Closure By Closure Committee with Conditions
Met; UPS; 2412 Hutson Street; Green Bay, WI
WDNR BRRTS #: 03-05-001542

Dear Ms. Lyons:

On May 5, 1998, the WDNR Northeast Region Closure Committee reviewed the above referenced site for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On July 23, 1998, you were notified that the Closure Committee had granted conditional closure to this case.

On August 22, 2001, the Department received proof of filing of an Affidavit of Correction that replaces the incorrect legal description in the soil deed restriction with the correct legal description. Based on the correspondence and data provided, it appears that the closure conditions have been met and that this site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

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

Sincerely,

Keld Lauridsen CR

Keld Lauridsen
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Michael J. Ostermeyer, Quarles & Brady; 411 E Wisconsin Avenue; Milwaukee, WI
53202-4497
Craig Wieman; Maxim Technologies, Inc; 555 S 72nd Avenue; Wausau, WI 54401



1760464

Affidavit of Correction

Document Number

Document Title

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 JUN 29 A 8:39

AFFIDAVIT OF CORRECTION

STATE OF GEORGIA)

)SS

Fulton COUNTY)

Margaret M. Haggerty, being first duly sworn,
deposes and says:

1. On May 7, 1996, Terry Kremeier of Valacal Company (which in June of 1999 was merged into BT-OT, LLC) executed a deed conveying a certain 4.12 acre parcel to Monty J. Roloff and Sandra A. Roloff (the "Roloff Property").

2. That on September 3, 1999, Elizabeth Calvert of BT-OH, LLC, a California corporation executed a Deed Restriction against the Roloff Property.

3. That it has come to BT-OH, LLC's attention that the Deed Restriction recorded on September 14, 1999 as Document No. 1717483 (attached as Exhibit A) was recorded against the Roloff Property in error.

4. That it was the intention of BT-OH, LLC to impose the restrictions on property owned by BT-OH, LLC and located in the City of Green Bay, which property (the "BT-OH Property") is described on Exhibit B attached hereto.

5. That the legal description of the Roloff Property described in the Deed Restriction shall be deleted in its entirety and in its place the legal description of the BT-OH Property set forth on Exhibit B shall be inserted in its place.

6. That this affidavit is made with the intention to correct the noted error.

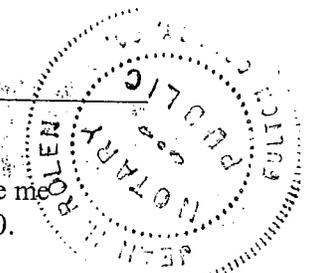
Dated at Atlanta, Georgia, this 7 day of June, 2000.

Sandra A. Finck
Witness:

Witness:

M. Haggerty
Margaret M. Haggerty

Subscribed and sworn to before me
this 7th day of June, 2000.



* Jean H. Rolan ← Jean H. Rolan
Notary Public, Fulton County, GA

My Commission: Notary Public, Fulton County, Georgia
My Commission Expires: March 26, 2002

This instrument was drafted by:
Michael J. Ostermeyer, Esq.
Quarles & Brady, LLP

1717483

EXHIBIT A

Document Number

Deed Restriction

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

1999 SEP 14 A 11: 25

Lot 1 of Certified Survey Map recorded in Volume 9, Pages 147-148, Document number 943028, Brown County Registry being part of Lot 30 and part of Lot 31 of the First Addition to Packerland Subdivision and part of Government Lot 14 and 15 all located in the SE 1/4 of the SE 1/4 of Section 20, T24N, R20E, City of Green Bay, Brown County, Wisconsin.

Recording Area

16 0/4

Name and Return Address:

~~Valacal Company~~ BT-OH, LLC
Attn: Linda Lyons
55 Glenlake Parkway North
Atlanta, GA 30328

Declaration of Restrictions

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

6H1733
Parcel Identification Number (PIN)

BT-OH, LLC

WHEREAS, ~~Valacal Company~~, a California Corporation, is the owner of the above-described property.

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

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

One or more petroleum discharges have occurred at this property. Structural impediments existing at the time of clean-up made complete remediation of the soil contamination impracticable. Petroleum contaminated soil may remain on this property at the following locations: Near former soil sample locations S-1, S-2, S-4, S-5 and S-7. Locations of the monitoring wells and borings are provided on Figure 2, attached and made part of this restriction. If the structural impediments which currently exist on this property are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

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

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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 3rd day of September, 1999.

By signing this document, Elizabeth Calvert (he/she) is duly authorized to sign this document on behalf of BT-OH, LLC.

Signature: Elizabeth W. Calvert
Printed Name: Elizabeth W. Calvert
Title: Assistant Secretary

Subscribed and sworn to before me
this 3rd day of September, 1999

Michelle R. Russ
Notary Public, State of Georgia

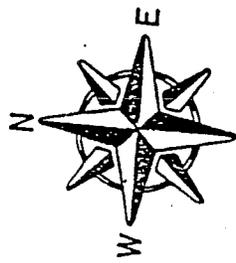
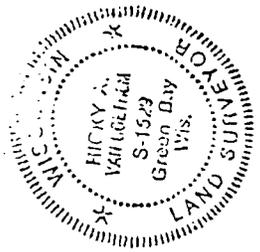
My commission _____
NOTARY PUBLIC GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 23, 2000

This document was drafted by the Department of Natural Resources.

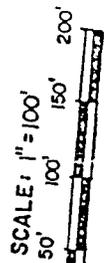
943028

CERTIFIED SURVEY MAP

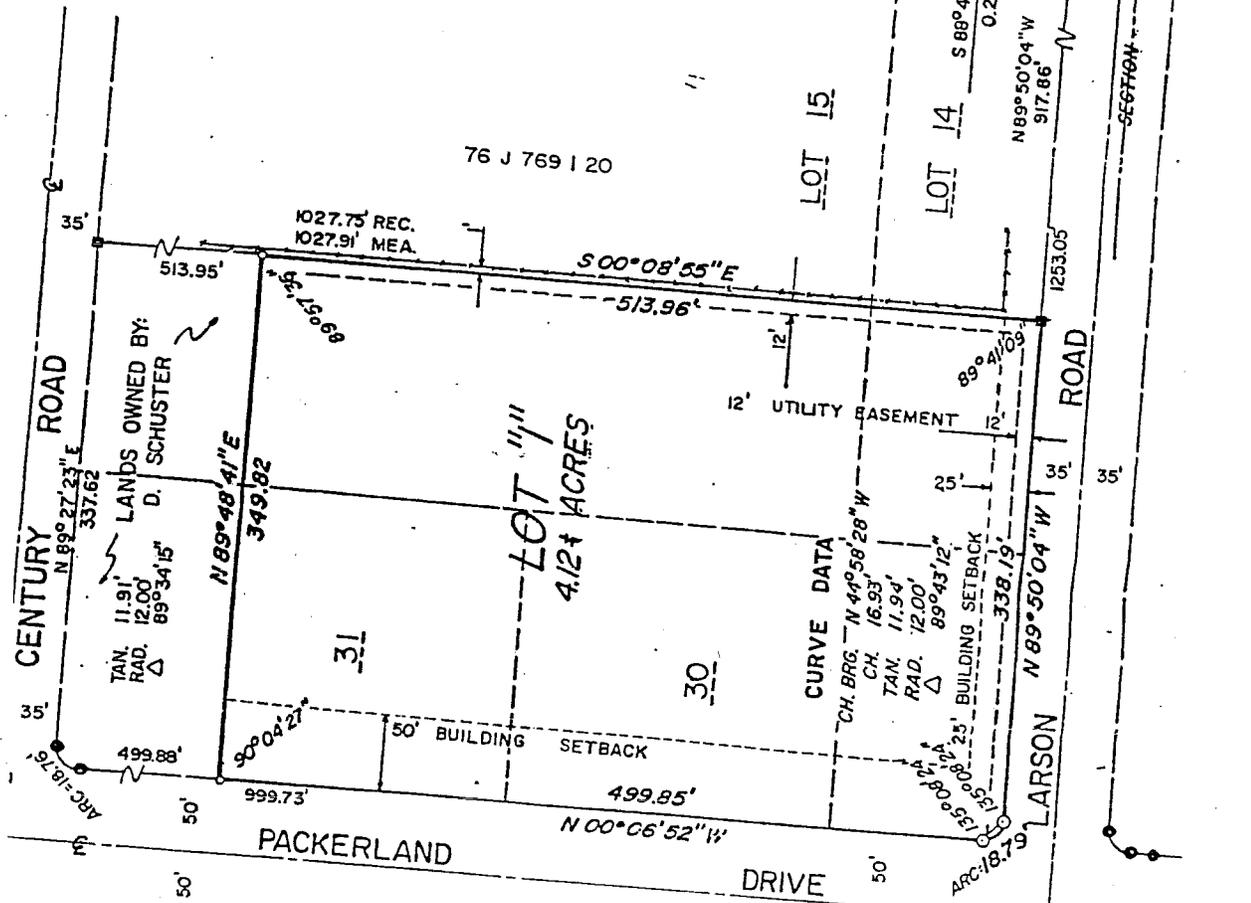
LOT 30 AND PART OF LOT 31 OF THE FIRST ADDITION TO PACKERLAND SUBDIVISION AND PART OF GOVERNMENT LOTS 14 AND 15 BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20 T 24 N R 20 E CITY OF GREEN BAY BROWN COUNTY WISCONSIN.



- LEGEND**
- SET 2" x 30" IRON PIPE MIN. WT. 3.65/LIN. FT.
 - SET 1" x 24" IRON PIPE MIN. WT. 1.13/LIN. FT.
 - EXISTING 2" IRON PIPE
 - EXISTING CONCRETE MON. WITH BRASS CAP
 - ⊙ SET IRON CAP WITH-X IN CONCRETE



BEARINGS REFERENCED TO PACKERLAND DR. AS RECORDED ON THE FIRST ADDITION TO PACKERLAND SUB.



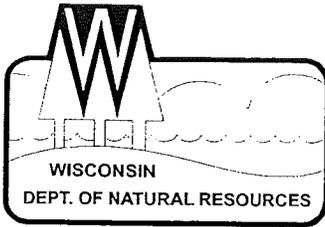
RECORDED IN THE REGISTER'S OFFICE
 Green Bay Co., Wis.
 Received for record the 21st day of
July A. D. 1980 at 3:35
 P. M. and recorded in Vol. 9
 Certified Survey Maps on Page 147

Handwritten signature/initials

1760464

Exhibit B

Lot 27, Packerland Subdivision, First Addition, according to the recorded Plat thereof, City of Green Bay, West side of Fox River, Brown County, Wisconsin



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, Regional Director

Remediation and Redevelopment Program
1125 North Military Avenue, P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5916
FAX 920-492-5859
TDD 920-492-5812

July 23, 1998

Mr. Thomas Brzenk
United Parcel Service
12400 West Bluemound Drive
Elm Grove, Wisconsin 53122

Subject: Closure of WDNR LUST Case # 03-05-001542 with Groundwater Standard Exemption and Deed Restriction, United Parcel Service, 2412 Hutson, Green Bay, Wisconsin

Dear Mr. Brzenk:

The Department's Case Closeout Committee in the Northeast Region has completed a review of the above referenced contamination case and has approved it for closure. Your case closure letter has the following two significant parts:

1. General case closure with deed restriction criteria
2. Exemption issued to State Groundwater Quality Standard (NR 140)

Please read this entire letter. It addresses each of these topics with subtitled, highlighted paragraphs.

General Case Closure

The case closure committee reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. At the present time, it appears that actions have been taken to the extent practicable to restore the environment and minimize the harmful effects from this discharge to the air, lands, and waters of this state. The committee has agreed to close this site pending the filing of a deed restriction for the remaining soil contamination. This deed restriction will state that soil contamination may remain at the site at S-1, S-2, S-4, S-5 and S-7. The document would be placed in the file with the deed running with the property.

Only when the deed restriction has been finalized and filed with Brown County can this site be closed. To complete the deed notification, the Department requires a complete (unabbreviated) legal description and map of the property. This may be obtained from



Printed on
Recycled
Paper

Quality Natural Resources Management
Through Excellent Customer Service



Mr. Thomas Brzenk
July 23, 1998
Page 2

the Brown County Register of Deeds. Upon receipt of these items, the Department will prepare and send you a draft copy of the deed restriction, containing language regarding the remaining benzene contamination in the soil. A revised copy will be sent for your signature. If it is acceptable, you are to sign it and return a signed copy along with a proof of filing for our records. After this is done and the Department has received abandonment forms for all of the monitoring wells at this site, this case will appear as closed on the Department's case tracking system.

The question over whether soil contamination remains arises from the fact that there were no confirmation soil samples collected after the excavation of the 75 cubic yards of contaminated soil. Thus, the Department does not know if all of the contaminated soil has been removed.

This deed restriction is an option which the Department can offer in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the soil contamination which may remain. Within 14 days, please submit a letter to the Department documenting your intentions. If you have any additional relevant information which was not formerly provided to the Department, you should submit this information to the Department for reevaluation.

Please be aware that this letter does not absolve the current, or any future owner of this property from future decisions regarding this site or impacts which may be discovered and/or traced back to past or future activities at this site. If additional information in the future indicates that further investigation or cleanup is warranted, the Department will require that appropriate action be taken at that time.

Groundwater Quality Exemption

The most recent groundwater monitoring data at this site indicates an exceedance of the NR 140 preventive action limit (PAL) for benzene but compliance with the NR 140 enforcement standard. The Department may grant an exemption pursuant to NR 140.28(2), Wis. Adm. Code, if the following criteria are met:

- a) The anticipated increase in the concentration of benzene will be minimized to the extent technically and economically feasible.
- b) Compliance with the PAL is either not technically or economically feasible.
- c) The enforcement standard for benzene will not be attained or exceeded at the point of standards application.
- d) Any increase in the concentration of benzene above background does not present a threat to public health or welfare.

Mr. Thomas Brzenk
July 23, 1998
Page 3

The Department believes that the above criteria have been or will be met because of the remediation which has occurred at this site. Therefore, pursuant to NR 140.28, an exemption for the benzene PAL is granted to monitoring well MW-1. This letter serves as your exemption. At this time the Department is not requiring any further investigation or other action concerning this specific site.

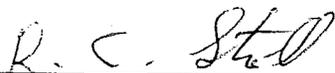
The Department appreciates the actions you have undertaken to restore the environment at this site. If you have questions regarding this letter or this case, please in contact me in Green Bay at (920) 492-5861.

Yours truly,



Alan Thomas Nass, P.G.
Hydrogeologist
Remediation and Redevelopment Program

NR 140 Exemption
Approval



7-23-98

Rick Stoll, P.G.
Regional Hydrogeologist

Date

cc: Steve Karklins, DG/2
Rick Stoll, DG
Craig Wieman, Maxim Technologies, Inc., 555 South 72nd Avenue, Wausau,
Wisconsin 54401

1493163

J 26576 I 46

REGISTER OF DEEDS
BROWN COUNTY

96 APR 9 AM 10 21

CATHY WILLIQUETTE
REGISTER OF DEEDS

6

10

THIS INDENTURE, Made this 8th day of April, A. D., 1996,
between UPS THRIFT PLAN CORPORATION, a Delaware
corporation

..... party..... of the first part, and
VALACAL COMPANY, a California corporation

a Corporation duly organized and existing under and by virtue of the laws of
the State of Wisconsin, located at Atlanta, Fulton County, Georgia ~~XXXXXXXX~~
party of the second part.

RETURN TO
Valacal Co / Amy Sbarr
55 Glenlake Parkway N
Atlanta, Georgia 30329

Witnesseth, That the said party..... of the first part, for and in consideration
of the sum of One Hundred Forty Five Thousand Dollars
(\$145,000.00)

party of the first part
to..... in hand paid by the said party of the second part, the receipt whereof is hereby confessed and
acknowledged, has..... given, granted, bargained, sold, remised, released and quit-claimed, and by these presents
do..... give, grant, bargain, sell, remise. release and quit-claim unto the said party of the second part, and to its
successors and assigns forever, the following described real estate, situated in the County of Brown

..... State of Wisconsin, to-wit:

Lot 1 of Certified Survey Map recorded in Volume 9, Pages 147-148, Document number
943028, Brown County Registry being a part of Lot 30 and part of Lot 31 of the First
Addition to Packerland Subdivision and part of Government Lot 14 and 15 all located
in the SE 1/4 of the SE 1/4 of Section 20, T24N, R20E, City of Green Bay, Brown County,
Wisconsin.

Tax Parcel No.: 6H1733

TRANSFER
\$ 435.00
FEE

This is not homestead property.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same, together with all and singular the appurtenances and privileges thereunto
belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the
said party..... of the first part, either in law or equity, either in possession or expectancy of, to the only proper use,
benefit and behoof of the said party of the second part, its successors and assigns FOREVER.

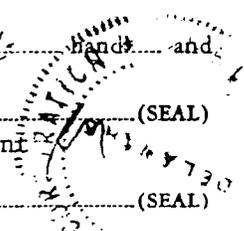
In Witness Whereof, the said party..... of the first part has..... hereunto set..... its..... hand..... and
seal..... this..... 8th day of..... April....., A. D., 1996.....

SIGNED AND SEALED IN PRESENCE OF

Melvin Teetz, Vice President (SEAL)

Debi Kriner

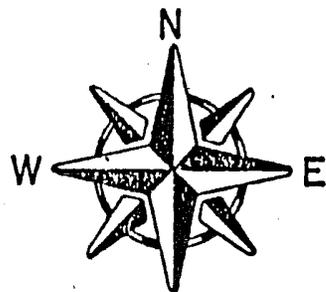
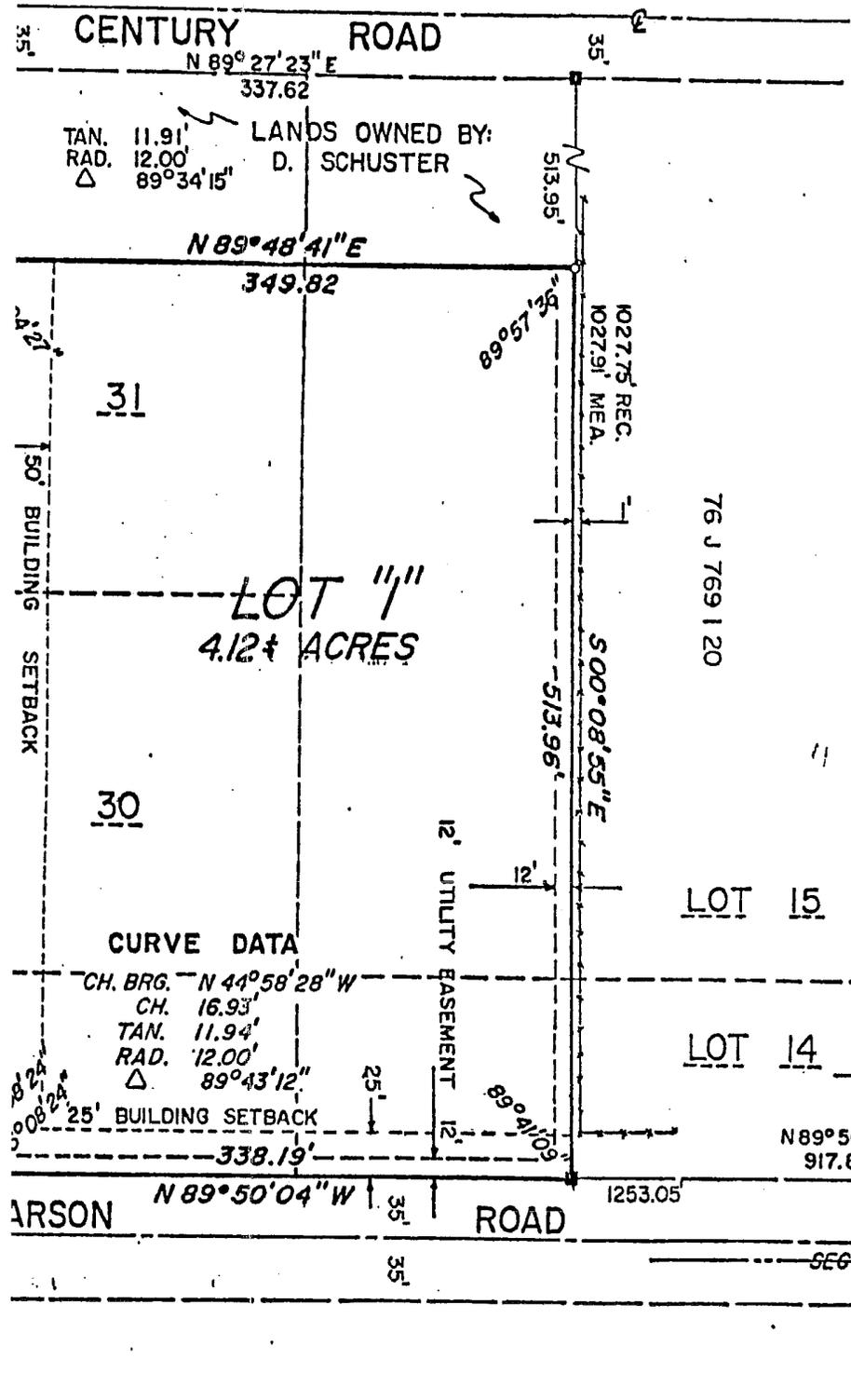
(SEAL)



943028

CERTIFIED SURVEY MAP

LOT 30 AND PART OF LOT 31 OF THE FIRST ADDITION TO PACKERLAND SUBDIVISION AND PART OF GOVERNMENT LOTS 14 AND 15 BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20 T 24 N R 20 E CITY OF GREEN BAY BROWN COUNTY WISCONSIN.



943028

SURVEYOR'S CERTIFICATE

VOL 9 PAGE 148

I, Ricky A. VanGoethem, Registered Land Surveyor, hereby certify that by the order and under the direction of Johathan P. Schuster, I have surveyed and mapped a parcel of land being a part of Lot 31 and all of Lot 30 of Packerland Subdivision First Addition and part of Government Lots 14 and 15 in the SE 1/4 of the SE 1/4 of Section 20, T24N, R20E, City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at the Southeast, corner of said Section 20; thence N00°08'20"W along the east line of said Section 20, 46.01 feet to the Northerly Right-of-Way line of Larsen Road; thence S88°48'35"W, along the said Northerly Right-of-Way line 0.24 feet; thence N89°50'04"W along the said Northerly Right-of-Way line 917.86 feet to the Point of Beginning; thence continuing N89°50'04"W along the said Northerly and Right-of-Way line 338.19 feet; thence Northwesterly along the arc of a 12.00 foot radius curve to the right, 18.79 feet (long chord which bears N44°58'28"W, 16.93 feet) along the easterly Right-of-Way line of Packerland Drive; thence N00°06'52"W along said easterly Right-of-Way line of Packerland Drive 499.85 feet; thence N89°48'41"E, 349.82 feet; thence S00°08'55"E along lands described in 76 J 769 I 20 Brown County Registry, to the Point of Beginning ... containing 4.12 acres of land more or less. Subject to any easements of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and with Chapter 14 of the General Ordinances of the City of Green Bay in the surveying and mapping of the same.

Dated this 12 day of May, 1980.



Ricky A. VanGoethem

Ricky A. VanGoethem, R.L.S. #1529
ROBERT E. LEE & ASSOCIATES, INC.

OWNER'S CERTIFICATE

As owners, we the undersigned hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat. We also certify that this plat is required by S-236.10 or S-236.12 to be submitted to the following for approval or objection: City of Green Bay Planning Commission

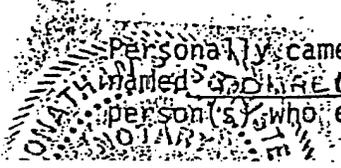
Witness the hand and seal of said owners this 23 day of May, 1980.

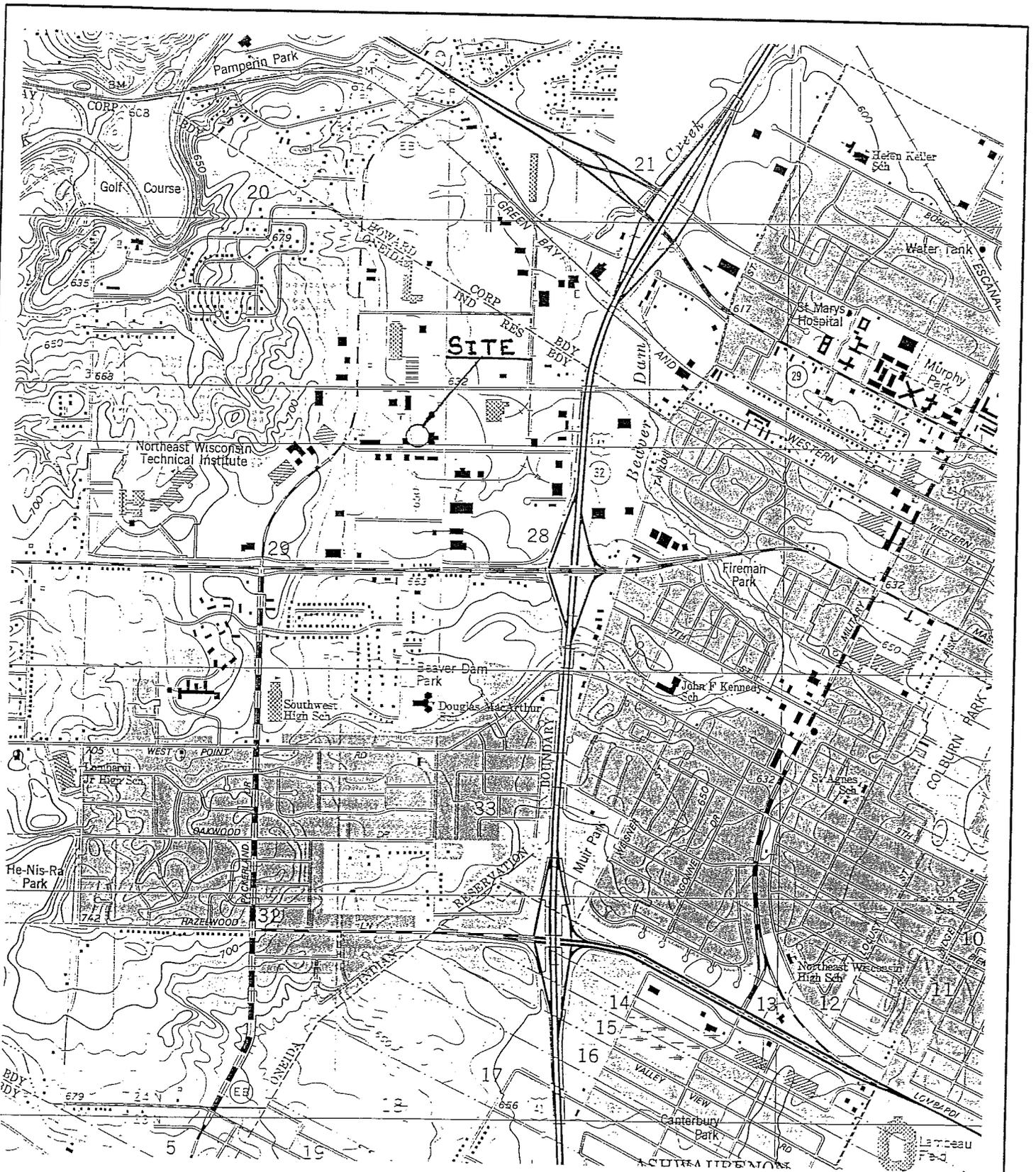
Donald G. Schuster

Donald G. Schuster

STATE OF WISCONSIN)
BROWN COUNTY) SS

Personally came before me this 23 day of May, 1980, the above named DONALD G. SCHUSTER to me know to be the person(s) who executed the foregoing instrument and acknowledge the same.





Huntingdon

ENGINEERING
&
ENVIRONMENTAL

Site Vicinity Map

UNITED PARCEL SERVICE
2412 HUTSON STREET
GREEN BAY, WISCONSIN

DATE: 12/22/94 FIGURE : 1

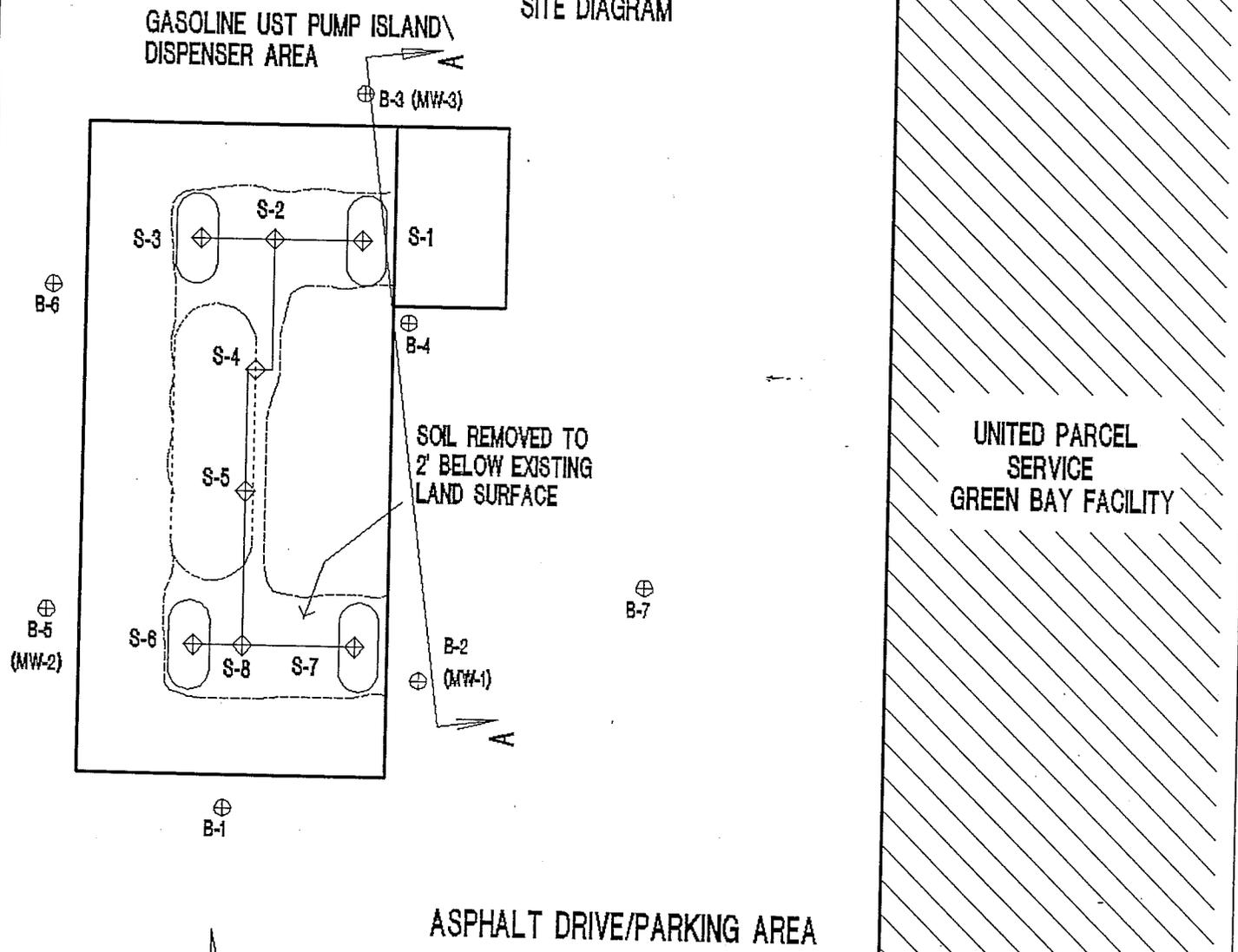
PROJECT #: 8100-94-714

REVIEWED BY: NA

DRAWN BY: USGS

SCALE: 1"=2000'

FIGURE 2
SITE DIAGRAM



ASSESSMENT
SOIL SAMPLE
LOCATION
(7/28/93)

SOIL BORING
AND/OR
MONITORING WELL

0 15

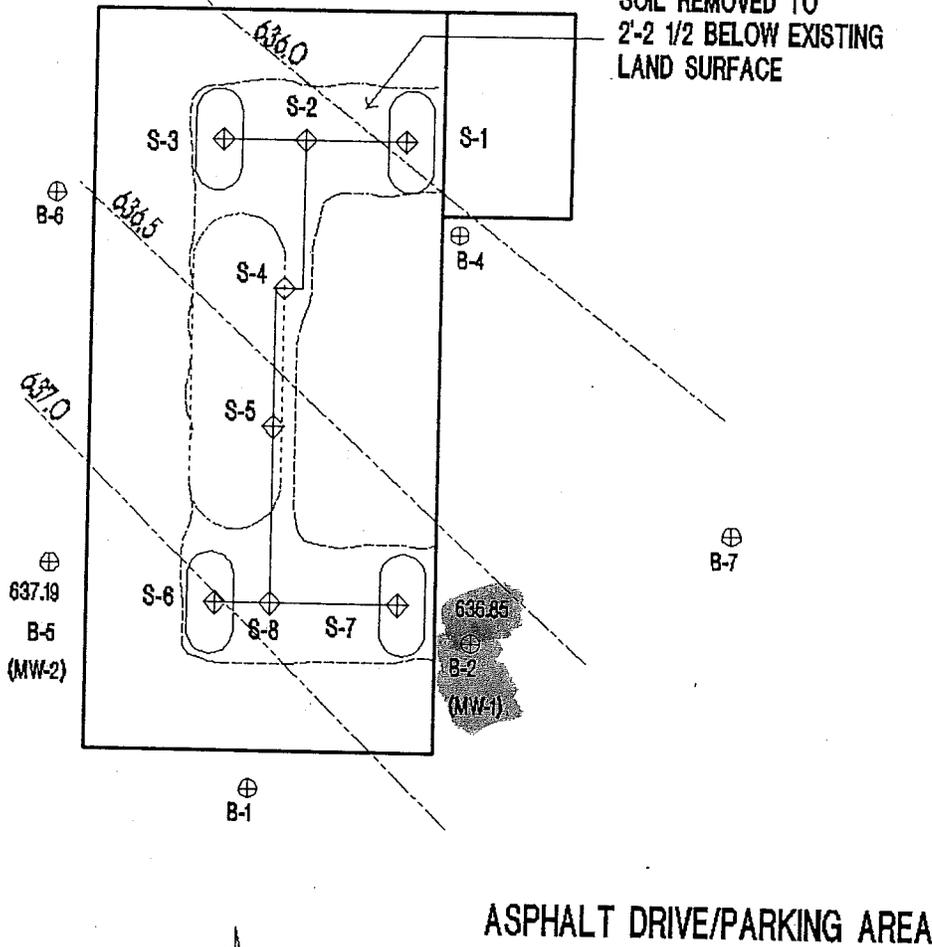
HUNTINGDON	
PROJECT: UPS-GREEN BAY	JOB#: 8100-94-714
CLIENT: UNITED PARCEL SERVICE	
DRAWN BY: SLM	DATE: 1/08/95

GASOLINE UST
DISPENSER ISLAND

635.89

⊕ B-3 (MW-3)

SOIL REMOVED TO
2'-2 1/2' BELOW EXISTING
LAND SURFACE



UNITED PARCEL
SERVICE
GREEN BAY FACILITY

ASPHALT DRIVE/PARKING AREA

NORTH

ASSESSMENT
SOIL SAMPLE
LOCATION



SOIL BORING
AND/OR
MONITORING WELL



0 15

□ > ES
▣ > PAL

FIGURE 2

GROUNDWATER CONTOUR MAP
UPS GREEN BAY FACILITY
DATA COLLECTED 6/10/97
#3409601290

MAXIM
TECHNOLOGIES

Huntingdon

TABLE 1
CHEMICAL ANALYSIS OF SOIL
UNITED PARCEL SERVICE
GREEN BAY, WISCONSIN
#8100-94-0714

Soil Borings/ Sample ID	Date Collected	Depth (bls)	Lead (ppm)	GRO (ppm)	Benzene	Toluene	Ethyl Benzene	Xylenes	1,2-DCA
B-1	10/11/94	7.5-9	<5.7	<2	ND	ND	ND	ND	ND
B-2 (MW-1)	10/11/94	7.5-9	<5.3	2.8	ND	ND	29	35	ND
B-3 (MW-3)	10/11/94	7.5-9	<6.8	<2	ND	ND	ND	ND	ND
B-4	10/11/94	5-6.5	<5.6	ND	ND	ND	ND	ND	ND
B-5 (MW-2)	10/12/94	7.5-9	<5.9	ND	ND	ND	ND	ND	ND
B-6	10/12/94	5-6.5	6.8	ND	ND	ND	ND	ND	ND
B-7	10/12/94	5-6.5	<5.5	ND	ND	ND	ND	ND	ND
S-1	7/28/93	2.5	---	2300	---	---	---	---	---
S-2	7/28/93	2.5	---	210	---	---	---	---	---
S-3	7/28/93	2.5	---	22	---	---	---	---	---
S-4	7/28/93	2.5	---	520	---	---	---	---	---
S-5	7/28/93	2.5	---	4700	---	---	---	---	---
S-6	7/28/93	2.5	---	BQL	---	---	---	---	---
S-7	7/28/93	2.5	---	3400	---	---	---	---	---
S-8	7/28/93	2.5	---	BQL	---	---	---	---	---
Stockpile	7/28/93	---	---	890	---	---	---	---	---

bls = Below Land Surface

GRO = Gasoline Range Organics

BQL = Below Quantitation Limit

ppm = parts-per-million

All Figures in parts-per-billion unless otherwise noted.

Soil boring and sample locations are shown on Figure 2.

Table is a summarization of the analytical parameters with Interim Cleanup Standards.

Analytical reports included in Appendix E.

Samples S-1 through S-8 and the stockpile sample were collected during the July 28, 1993 site assessment (Huntingdon report #8100-94-0017).

TABLE 3
WATER ELEVATION DATA
UNITED PARCEL SERVICE
GREEN BAY, WISCONSIN
#3409702122

Date	MW-1	MW-2	MW-3
10/13/94	636.79	637.50	635.80
1/4/96	636.49	638.69	635.75
1/17/96	636.15	637.54	635.59
3/27/97	637.40	639.05	636.14
6/10/97	636.85	637.19	635.89
Reference Elevation - Top of PVC Riser Pipe			
	639.69	643.79	639.69
Top of Well Screen Elevation			
	635.1	639.9	637.0

A water table contour map constructed from the most current water elevation data is included in Figure 1.