

**GIS REGISTRY INFORMATION**

<b>SITE NAME:</b>	SHIPYARD MARINE		
<b>BRRTS #:</b>	03-05-001631	<b>FID # (if appropriate):</b>	
<b>COMMERCE # (if appropriate):</b>	54304-5501-87		
<b>CLOSURE DATE:</b>	03/23/2004		
<b>STREET ADDRESS:</b>	2787 ALLIED STREET		
<b>CITY:</b>	GREEN BAY		
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	X=	672638	Y= 446523
<b>CONTAMINATED MEDIA:</b>	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>IF YES, STREET ADDRESS 1:</b>	_____		
<b>GPS COORDINATES</b> (meters in WTM91 projection):	X=	_____	Y= _____
<b>OFF-SOURCE SOIL CONTAMINATION &gt;Generic or Site-Specific RCL (SSRCL):</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>IF YES, STREET ADDRESS 1:</b>	_____		
<b>GPS COORDINATES</b> (meters in WTM91 projection):	X=	_____	Y= _____
<b>CONTAMINATION IN RIGHT OF WAY:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>DOCUMENTS NEEDED:</b>			
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		
<b>Location Map</b> 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		
<b>Detailed Site Map(s) for all affected properties</b> , 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		
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>	NA		
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>	X		
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (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.	NA		
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>	NA		
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>	NA		
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>	X		
<b>Geologic cross-sections, if required for SI.</b> (8.5x14' if paper copy)	NA		
<b>RP certified statement that legal descriptions are complete and accurate</b>	X		
<b>Copies of off-source notification letters (if applicable)</b>	NA		
<b>Letter informing ROW owner of residual contamination (if applicable)</b> (public, highway or railroad ROW)	NA		
<b>Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure</b>	NA		



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.wi.gov>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

March 23, 2004

Mr. Craig Braun  
780 Longtail Beach Road  
Suamico, WI 54173

RE: **Final Closure**

**Commerce # 54304-5501-87**      WDNR BRRTS # 03-05-001631  
Shipyard Marine, 2787 Allied Street, Green Bay

Dear Mr. Braun:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of 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 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', written over a horizontal line.

Robert H. Klauk  
Hydrogeologist  
Site Review Section

cc: Victoria Flowers - Environmental Assessments, Inc.  
Case File



ENVIRONMENTAL & REGULATORY SERVICES  
2129 Jackson Street  
Oshkosh, Wisconsin 54901  
Fax: (920) 424-0217  
TDD #: (608) 264-8777  
[www.commerce.state.wi.us](http://www.commerce.state.wi.us)  
Tommy G. Thompson, Governor  
Brenda J. Blanchard, Secretary

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March 20, 2000

Mr. Craig Braun  
780 Longtail Beach Road  
Suamico WI 54173

RE: **Commerce # 54304-5501-87**  
Shipyard Marine, 2787 Allied Drive, Green Bay, WI

**Case Closure (conditional upon receipt of documentation)**

Dear Mr. Braun:

On May 4, 1999 the Wisconsin Department of Natural Resources transferred this site to the Wisconsin Department of Commerce for regulatory oversight. On behalf of the Wisconsin Department of Commerce, I am reviewing this case for closure.

Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health, and no further investigation or remedial action is necessary. In making this determination, I reviewed the following documents prepared by Environmental Assessments, as well as other correspondence in the case file:

- *Underground Storage Tank Removal*, February 21, 1994
- *Contamination Investigation Work Plan*, December 15, 1994
- *Contamination Investigation and Remediation*, September 29, 1995

If, in the future, site conditions indicate that any contamination that might remain poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

RE: **Commerce # 54304-5501-87**  
Shipyard Marine  
2787 Allied Drive, Green Bay, WI

March 20, 2000

Page 2

**IMPORTANT:** we cannot list this case as "closed" on our computer database until we receive the following items.

- A notification must be placed on the property deed addressing residual soil impacts. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for review prior to filing.
- Documentation of the abandonment of the sump. Please submit abandonment documentation to the Department at the letterhead address.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (920) 424-0046.

Sincerely,



Dee Zoellner  
Hydrogeologist  
PECFA Site Review Section

enclosure

cc: Ayad Taofik, Environmental Assessments (with enclosure)  
electronic case file

DOCUMENT NO.

1003705

WARRANTY DEED  
STATE BAR OF WISCONSIN FORM 2 - 1982

J 7343 1 28

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER OF DEEDS  
BROWN COUNTY

JUL 12 1983

AT 8:01 O'CLOCK A.M.,  
REGISTER OF DEEDS

*Hay*

400

RETURN TO

PEOPLES MARINE BANK  
of Green Bay

Richard S. Kaster and Nancy R. Kaster; Michael N.  
Kaster and Jacqueline T. Kaster

conveys and warrants to Craig A. Braun

the following described real estate in Brown County,  
State of Wisconsin:

Tax Parcel No: .....

Lot Eighty-eight (88), according to the recorded Plat of the  
Ashwaubenon Industrial Park Second Addition Commercial Area,  
Village of Ashwaubenon, Brown County, Wisconsin.

TRANSFER

\$ 488<sup>30</sup>  
FEE

This is not ..... homestead property.  
(is) (is not)

Exception to warranties:

Dated this 10th day of May, 1983

*Richard S. Kaster* (SEAL)  
Richard S. Kaster

*Michael N. Kaster* (SEAL)  
Michael N. Kaster

*Nancy R. Kaster* (SEAL)  
Nancy R. Kaster

*Jacqueline T. Kaster* (SEAL)  
Jacqueline T. Kaster

AUTHENTICATION

Signature(s) .....

authenticated this ..... day of ....., 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY  
Richard S. Kaster

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Brown County, } ss.

Personally came before me this 10th day of  
May, 1983, the above named

Richard S. Kaster and Nancy R. Kaster  
Michael N. Kaster and Jacqueline T. Kaster

to me known to be the person 8 who executed the  
foregoing instrument and acknowledged the same.

*Patricia A. Kaster*  
Patricia A. Kaster  
Notary Public ..... Brown County, Wis.  
My Commission is permanent. (If not, state expiration  
date: 5/24, 1987.)

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

WARRANTY DEED

STATE BAR OF WISCONSIN  
FORM No. 2 - 1982

Wisconsin Legal Blank Co. Inc.  
Milwaukee, Wis.

DOCUMENT #  
**1420085**

WARRANTY DEED  
**J 23865 I 17**

REGISTER OF DEEDS  
BROWN COUNTY

'94 AUG 8 PM 2 44

CATHY WILLIQUETTE  
REGISTER OF DEEDS

Ridge Road Properties Limited Partnership,  
a Wisconsin limited partnership  
conveys and warrants to Craig A. Braun

the following described real estate in  
Brown County, State of Wisconsin:

*Buy Title & Abstract, Inc.*  
RETURN TO: 345 S. Monroe  
P.O. Box 173  
Green Bay, WI 54305-0173

71-25178

Tax Parcel #VA-228-14-K-113

The South fifty (50) feet of Lot Eighty-seven (87), according to the  
recorded Plat of Ashwaubenon Industrial Park Second Addition,  
Commercial Area, in the Village of Ashwaubenon, Brown County,  
Wisconsin.

TRANSFER  
\$ 66.00  
FEE

This is not homestead property.

Exception to warranties: Easements, ordinances and restrictions  
of record.

Dated this 4th day of August, 1994.

RIDGE ROAD PROPERTIES LIMITED PARTNERSHIP  
By Orion, Inc. of Green Bay, General Partner

BY David R. Liss (SEAL)  
\* David R. Liss  
Its President (Orion, Inc.)

\_\_\_\_ (SEAL)

AUTHENTICATION

Signature(s) of

authenticated this \_\_\_\_ day of  
\_\_\_\_, 199 .

\*  
Member, State Bar of Wisconsin

THIS DOCUMENT DRAFTED BY:

Jon M. Counsell  
Attorney at Law

ACKNOWLEDGEMENT

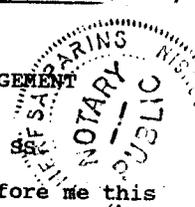
STATE OF WISCONSIN :

COUNTY OF BROWN :

Personally came before me this  
4th day of August, 1994,  
the above-named

to me  
known to be the person(s) who  
executed the foregoing instrument  
and acknowledged the same.

\* Sherris Paris  
Notary Public, Brown County, WI  
My Commission May 24, 1998



(See Sheet 163)

Craig Braun Property

USH 41

ALLIED ST

GRIFFITHS LA

RIDGE RD

VA-228-14-K-101

300.00'

92.30'

140.00'

309.57'

190.00'

190.00'

153.90'

54.35'

160.00'

300.06'

203.102'

200.00'

54.61'

66.70'

202.80'

150.00'

202.80'

150.00'

117.78'

300.00'

299.75'

299.75'

299.75'

297.47'

1182'

150.00'

202.80'

150.00'

202.80'

182.28'

50.27'

242.21'

190.00'

190.00'

200.00'

70

70

70

70

1055'

187.85'

170.00'

180.00'

180.00'

107.24'

854'31.41'

VA-228-14-K-96

35,111 SF

297.00'

294.36'

293.80'

293.21'

292.62'

162.62'

VA-228-14-K-96-1

74.09'

2844'

182.28'

202.80'

219.11'

295.27'

VA-228-14-K-100

VA-228-14-K-99

VA-228-14-K-98

VA-228-14-K-97

VA-228-14-K-96-1

VA-228-14-K-119

VA-228-14-K-118

VA-228-14-K-117

(See Sheet 198)

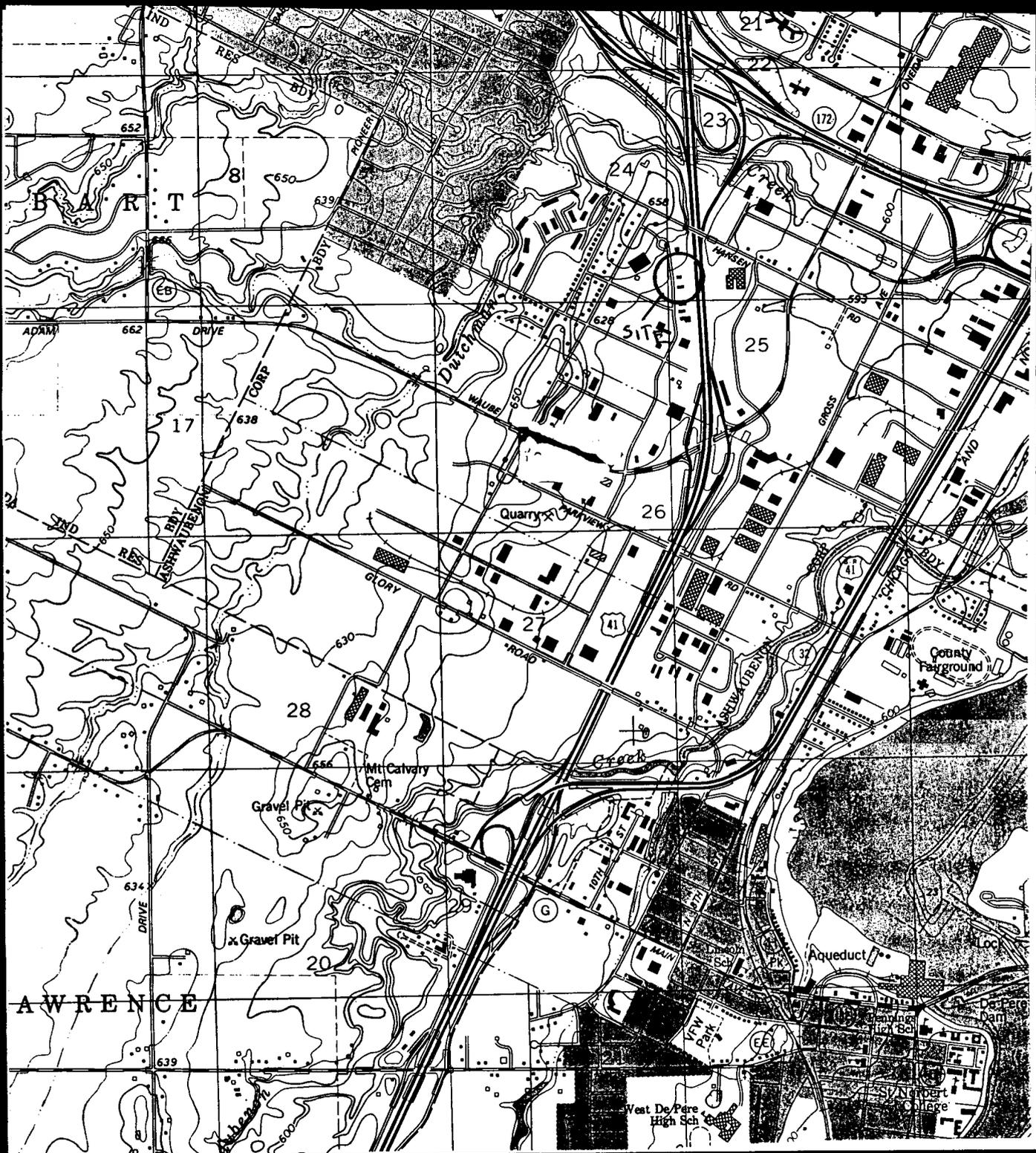


Compilation of records and data located in various county to be used for reference purposes only. The map is

Scale 1" = 100'

Village of

100



**ENVIRONMENTAL  
ASSESSMENTS,  
INC.**

**Project/Client**

**SITE LOCATION MAP  
CRAIG BRAUN  
GREEN BAY, WISCONSIN**

(Map Source: USGS 7.5' Series Topographic Quad of De Pere)

Figure No.

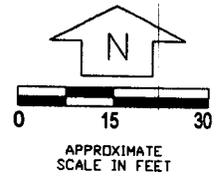
1

Drawn By

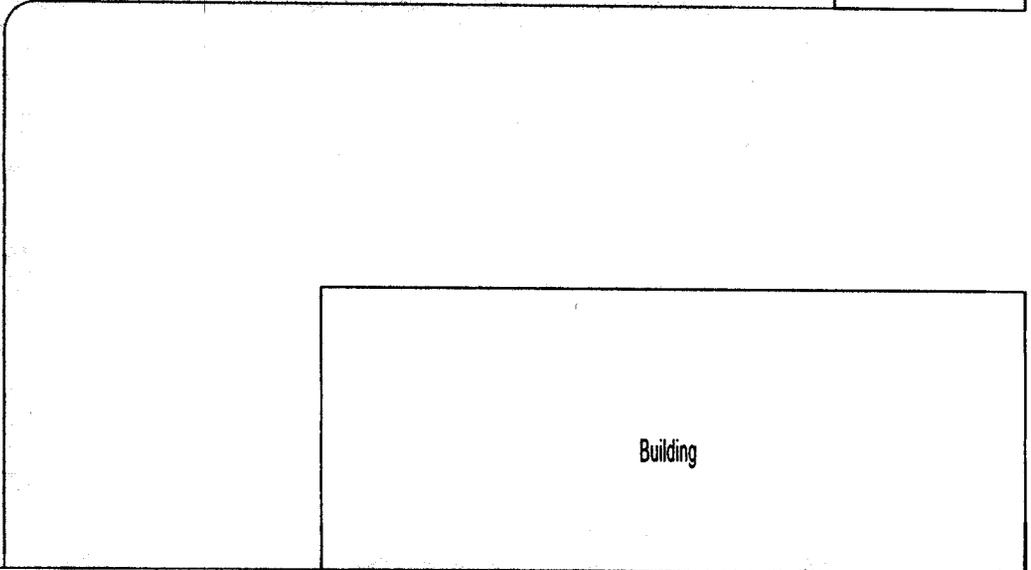
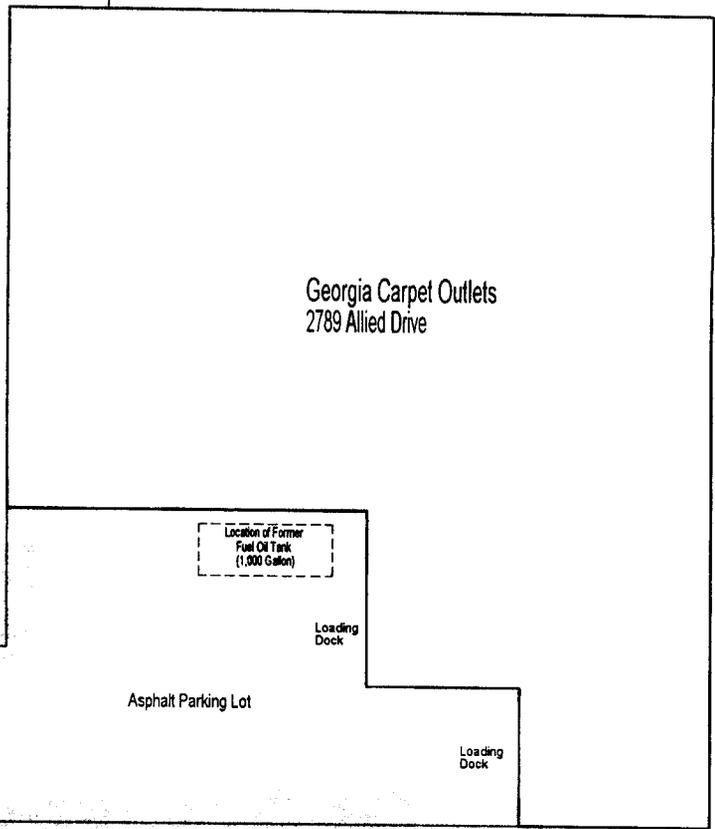
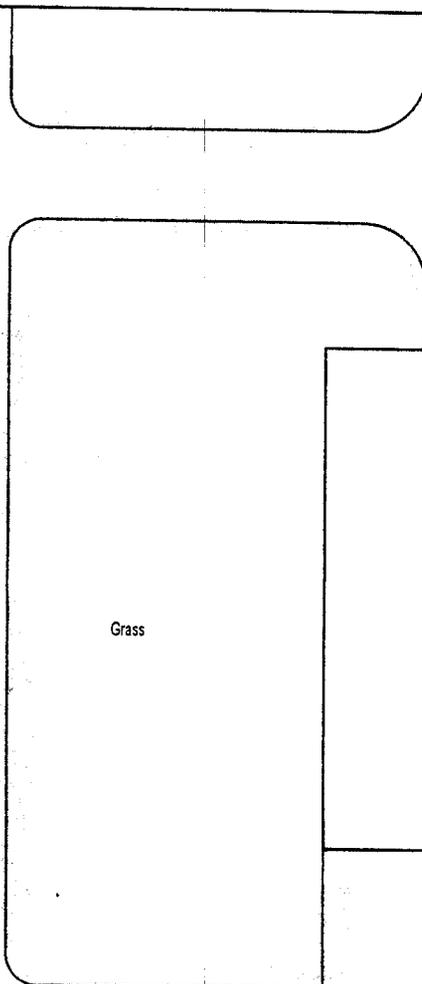
Scale

1" = 2,000'

Project No.



Allied Drive



<b>ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN</b>	PROJECT/CLIENT	Craig Braun Property	Drawn by	AMT
	TITLE	Site Layout	Scale	1 inch = 30 feet
			Figure No.	2

### Soil Sampling Results

Sample ID	Sample Location	Sample Depth	PID Readings	Diesel Range Organics mg/kg	Benzene	Ethyl-benzene	Methyl-tert-butyl-ether	Toluene	Trimethyl-benzenes	Total Xylenes	Fluorene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene
N.Wall	North Wall of Excavation	8	217	1,690	<89	785	<88	<142	3060	707	1660	5210	14,600	681
S.Wall	South Wall of Excavation	8	0.5	<1.2	Not Analyzed for									
W.Wall	West Wall of Excavation	8	0.5	<1.1	Not Analyzed for									
E. Wall	East Wall of Excavation	8	1.6	<1.0	Not Analyzed for									
Bottom	Bottom of Excavation	12	0.5	<1.1	Not Analyzed for									
<b>NR 720 Residual Contaminant Limits</b>				250	5.5	2900	not established	1500	not established	4100	Not Established			
<b>NR 746 Table 1 values</b>					8,500	4,600	not established	38,000	94,000	42,000	Not Established			
<b>WDNR Interim Guidance Levels (PAH)</b>					Established in NR 720 RCLs						600,000	1,100,000	600,000	20,000

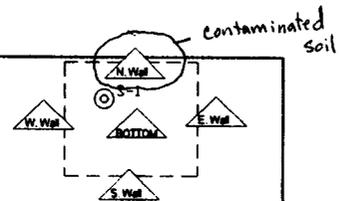
**Notes:**

**Bold Values indicate exceedence of published WDNR limits**

Allied Road

Parking Lot

Building



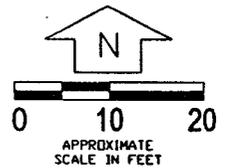
Legend



Soil Sample ID and  
Approximate Location



Recovery Sump, (S-1)



ENVIRONMENTAL  
ASSESSMENTS, INC.  
APPLETON, WISCONSIN

PROJECT/CLIENT

Craig Braun Property

Drawn by

AMT

TITLE

Soil Sample Locations

Scale

1 inch = 20 feet

Figure No.

3

November 4, 2002

RR Program Assistant  
Wisconsin Department of Natural Resources  
P.O. Box 10448  
Green Bay, WI 54307-0448

RE: Verification of Accuracy of Warranty Deed

To Whom it May Concern;

This letter is to verify that I have reviewed the document numbered **1003705**, a Warranty Deed, and find it to be accurate and true to the best of my knowledge. Additionally I would like to make notification that the WDNR has listed the property incorrectly based upon information submitted during the tank removal. The correct project name should be Craig Braun Property (now know as Shipyard Marine) and the correct site address is 2789 Allied Drive, Village of Ashwaubenon, WI.

Sincerely

A handwritten signature in black ink that reads "Craig Braun". The signature is stylized with a large, looped "C" and "B".

Mr. Craig Braun

cc: file