GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: Apr 17, 2000

BRRTS #: **03-05-001655**

FID #: 405150240

ACTIVITY NAME: FRANK & MIKES AUTO CLINIC

DATCP #:

PROPERTY ADDRESS: 605 DOUSMAN

COMM #: 54303280505

MUNICIPALITY: GREEN BAY

PARCEL ID #: 4-106

***WTM COORDINATES:**

X: **677138** Y: **451533**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (●) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- [x] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

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

- [x] 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*

GIS Registry Checklist

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

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

BRRTS #: 03-05-001655 PARCEL ID #: 4-106

ACTIVITY NAME: FRANK & MIKES AUTO CLINIC WTM COORDINATES: X: 677138 Y: 451533

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

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

SOURCE LEGAL DOCUMENTS

- [x] **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- [x] **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

  Figure #: na **Title: excerpt from plat map**
- [ ] **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

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

- [x] **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
  Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

  Figure #: 1 **Title: Site Location Map**
- [x] **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

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

  Figure #: 3, 4, 5 **Title: Soil Sample Locations Area 1, Area 2, Area 3**

BRRTS #: 03-05-001655 ACTIVITY NAME: FRANK & MIKES AUTO CLINIC

MAPS (continued)

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

Figure #: **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: Estimated Extent of Remaining Contamination (March 1999)**

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

Figure #: 2 **Title: Groundwater Contour Plan - September 3, 1998**

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 #: 4 **Title: Soil Analytic Results**

☒ **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 #: 2 **Title: Historic Ground Water Analytic Test Results**

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

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

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

☒ **Not Applicable**

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

Figure #: **Title:**

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

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

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

BRRTS #: 03-05-001655 ACTIVITY NAME: FRANK & MIKES AUTO CLINIC

NOTIFICATIONS

Source Property

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

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

Off-Source Property

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

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

Number of "Off-Source" Letters:

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

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

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

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

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

April 17, 2000

Mr. Tim Schmidt
U.S. Oil Company, Inc.
P.O. Box 25
Combined Locks, WI 54113

SUBJECT: Frank & Mike's Auto Clinic, 605 Dousman Street, Green Bay, WI
WDNR BRRTS # 03-05-001655

Dear Mr. Schmidt:

On November 29, 1993, the Wisconsin Department of Natural Resources provided a notice to you that the degree and extent of the petroleum contamination at the above named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On May 25, 1999, the above named site was reviewed by the Remediation and Redevelopment's Northeast Region Closure Committee for a determination as to whether or not the case qualified for closeout under ch. NR 726, Wis. Adm. Code.

The Department has received a copy of the completed soil and groundwater use deed restriction for the above referenced site and proof of filing this record with the Brown County Register of Deeds. Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above named site has been remediated to the extent practicable under current site conditions. Therefore, conditional closure of this site has been granted and no further action is necessary at this time. In the future, this soil and groundwater use deed restriction may be amended with approval from the Department if conditions change at the site and the residual contamination has been remediated.

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

The Department's records will reflect final "closure." If you have any questions regarding this determination, please contact me in Green Bay at (920) 492-5943.

Sincerely,

Kristin Nell
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Dan Van den Busch & Randy Kaminski, West Central Auto Service
605 Dousman Street, Green Bay, WI 54303
Scott Hodgson, Miller Engineers & Scientists
1119 Kennedy Avenue, Suite A, Kimberly, WI 54136-2207

1741109

Document Number

GROUNDWATER USE RESTRICTION

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 FEB 23 A 11: 03

Recording Area

Name and Return Address
Mr. Timothy Schmidt
U.S. Oil Company, Inc.
425 South Washington Street
Combined Locks, WI 54113

4-106
Parcel Identification Number (PIN)

Declaration of Restrictions

In re:

Lots 128, 129, and 130, Dousman's Addition to Fort Howard, according to the recorded plat thereof, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPTING THEREFROM the South 6 feet thereof.

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

WHEREAS, U.S. Oil Company, Inc., a Wisconsin Corporation and DJV-RK Enterprises, Inc., a Wisconsin Corporation, are owners under a land contract of the above-described property.

WHEREAS, one or more petroleum discharges have occurred at this property. Benzene contaminated groundwater above the NR 140 enforcement standard exists on this property at the following location(s): Near former groundwater monitoring well MW6 at a concentration of 7.2 parts per billion (ppb) which is above the NR 140 enforcement standard of 5 ppb for Benzene. Soil contamination also exists at the following locations: Benzene contaminated soil above the NR 720 soil standard exists on this property at the following location(s): Near former post excavation soil samples W12 , W14, W27 and W33 at concentrations of 30 ppb, 93 ppb, 180 ppb and 1,000 ppb, respectively, which is above the NR 720 soil standard of 5.5 ppb for Benzene. Ethylbenzene contaminated soil above the NR 720 soil standard exists on this property near former post excavation soil samples W8 and W33 at concentrations of 4,200 ppb and 9,100 ppb, respectively, which is above the NR 720 soil standard of 2,900 ppb for Ethylbenzene. Toluene contaminated soil above the NR 720 soil standard exists on this property near former post excavation soil sample W33 at a concentration of 5,200 ppb which is above the NR 720 soil standard of 1,500 ppb for Toluene. Xylene contaminated soil above the NR 720 soil standard exists on this property near former post excavation soil samples W8 and W33 at concentrations of 13,900 ppb and >62,500 ppb, respectively, which is above the NR 720 soil standard of 4,100 ppb for Xylene. Diesel Range Organic contaminated soil above the NR 720 soil standard exists on this property near former post excavation soil samples W8 and W14 and groundwater monitoring well MW6 at concentrations of 7,510 ppb, 564 ppb and 787 ppb, respectively, which is above the NR 720 soil standard of 100 ppb for Diesel Range Organics. Naphthalene contaminated soil above the proposed NR 720 soil standard exists on this property near former post excavation soil samples W8 and W14 and groundwater monitoring well MW6 at concentrations of 18,500 ppb, 1,210 ppb and 2,780 ppb, respectively, which is above the proposed NR 720 soil standard of 400 ppb for Naphthalene. 1-Methyl Naphthalene contaminated soil above the proposed NR 720

soil standard exists on this property near former post excavation soil sample W8 at a concentration of 78,600 ppb which is above the proposed NR 720 soil standard of 23,000 ppb for 1-Methyl Naphthalene. 2-Methyl Naphthalene contaminated soil above the proposed NR 720 soil standard exists on this property near former post excavation soil sample W8 at a concentration of 65,900 ppb which is above the proposed NR 720 soil standard of 20,000 ppb for 2-Methyl Naphthalene. Phenanthrene contaminated soil above the proposed NR 720 soil standard exists on this property near former post excavation soil sample W8 at a concentration of 11,100 ppb which is above the proposed NR 720 soil standard of 1,800 ppb for Phenanthrene. The locations of the monitoring well and post excavation soil samples are provided on Figures 2, 3, 4 and 5 attached and made part of this restriction.

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

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

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

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

> Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and 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 the restrictions set forth in this covenant are no longer required. Upon 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, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 7th day of February, ~~19~~x 2000.

By signing this document, Marjorie M. Young acknowledges that [he/she] is duly authorized to sign this document on behalf of U.S. Oil Company, Inc., a Wisconsin Corporation.

Signature: Marjorie M. Young

Printed Name: Marjorie M. Young, General Counsel

By signing this document, Randolph Kaminski acknowledges that [he/she] is duly authorized to sign this document on behalf of DJV-RK Enterprises, Inc., a Wisconsin Corporation.

Signature: Randolph Kaminski

Printed Name: Randolph Kaminski

Signature: _____

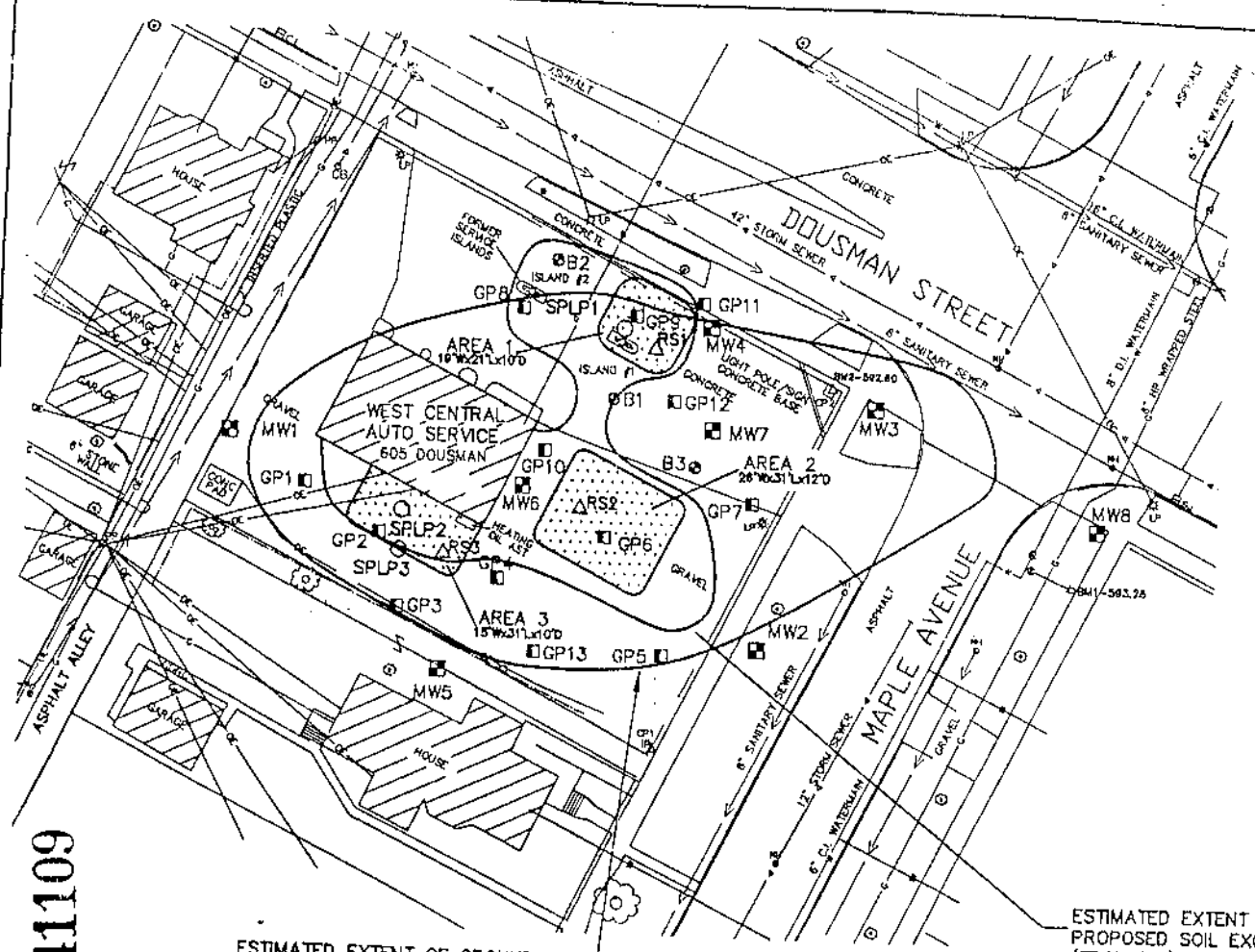
Printed Name: _____

Subscribed and sworn to before me Randolph Kaminski
this 7 day of February, 2000

Susan A. Paul

Notary Public, State of Wisconsin
My commission expires: Nov 3, 2002

This document was drafted by the Wisconsin Department of Natural Resources.



LEGEND

PROPOSED | EXISTING | UTILITIES

- SANITARY SEWER
- SANITARY LATERAL
- STORM SEWER
- STORM SEWER LATERAL
- MANHOLE
- CATCH BASIN
- CURB INLET
- CLEANOUT
- END SECTION
- WATER MAIN
- WATER SERVICE
- HYDRANT & VALVE
- WATER VALVE
- CURB STOP
- GAS MAIN
- GAS SERVICE
- GAS VALVE
- GAS METER
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- LIGHT POLE
- POWER POLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- TELEPHONE PEDESTAL
- CABLE TV

MISCELLANEOUS

- TREES
- SIGN
- FENCE
- CONTOURS
- EASEMENTS
- ROADWAY CENTERLINE

ENVIRONMENTAL

- MW — GROUND WATER MONITORING WELL
- B — SOIL BORING (DECEMBER 1993)
- RW — GROUND WATER RECOVERY WELL
- VMP — VAPOR MONITORING POINT
- H — HYDROPUNCH LOCATION
- GP — GEOPROBE
- RS — GROUND WATER RECOVERY SUMP
- SPLP — SYNTHETIC PRECIPITATE LEACHATE PROCEDURE SAMPLE LOCATION

Petroleum impacted soil and groundwater remains near the location of former groundwater monitoring well MW6.

1741109

BM 1 – ELEVATION 593.28
HYDRANT "TAGGED NUT" AT SOUTHEAST CORNER OF DOUSMAN STREET AND MAPLE AVENUE.

BM 2 – ELEVATION 592.60
TOP OF NORTHEAST BOLT IN FOUNDATION BASE FOR LIGHT POLE OR SIGN NEAR NORTHEAST PROPERTY CORNER.

-N-

GRAPHIC SCALE

NOTE:
ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON FIELD SURVEY, RECORD MAPS OR DIGGER'S HOTLINE MARKINGS. PROPERTY LINE INFORMATION SHOWN WAS TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION OF ALL UTILITIES AND PROPERTY LINES MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION.

NO.	DATE	DESCRIPTION	BY

FIGURE 2: APPROXIMATE EXTENT OF CONTAMINATED SOIL EXCAVATION

MILLER ENGINEERS SCIENTISTS
5308 South Twelfth Street
Sheboygan, Wisconsin 53081
414-459-8164

U.S. OIL CO.
WEST CENTRAL AUTO SERVICE
605 DOUSMAN STREET
GREEN BAY, WISCONSIN

SCALE	DATE	BY	SHEET
HOR. 1"=30'	3-6-98	SAB	
VER.	JOB	CK	

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Remediation and Redevelopment
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

June 4, 1999

Mr. Tim Schmidt
U.S. Oil Company
425 South Washington Street
P.O. Box 25
Combined Locks, WI 54113-0025

SUBJECT: Soil Deed and Groundwater Use Restriction
Frank & Mike's Auto Clinic, 605 Dousman Street, Green Bay, WI
WDNR LUST Case # 03-05-001655

Dear Mr. Schmidt:

On May 25, 1999, the Northeast Region Closeout Committee met to discuss various sites. The committee has agreed to close this site pending a soil deed and groundwater use restriction. This soil deed and groundwater use restriction will state that inaccessible soil and groundwater contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Only when the groundwater use restriction has been finalized and filed with Brown County can this site be closed. To complete the deed notification, the Department requires that you submit the following:

- a complete (unabbreviated) legal description of the property
- a certified copy of the deed
- available maps, such as a certified survey map, which may help identify and locate the property, as well as a map identifying the location of the remaining contamination

The above documents are to be obtained from the Brown County Register of Deeds. As soon as these items are submitted, the Department will send you a draft copy of the deed restriction containing language regarding the remaining petroleum contamination. If it is acceptable, you are to sign it and return a signed copy with proof of filing for our records. At that time, the site may be closed.

This soil deed and groundwater use restriction is an option that 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 remaining contamination. Within 14 days please submit a letter to the Department documenting your intentions.

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

If you have any questions, please contact me in Green Bay at (920) 492-5943.

Sincerely,

Kristin Nell
Hyrogeologist
Remediation & Redevelopment Program

cc: Scott Hodgson, Miller Engineers & Scientists
1119 Kennedy Avenue, Suite A, Kimberly, WI 54136-2207

J 23784 1 06

DOCUMENT NO.

1417920

STATE BAR OF WISCONSIN FORM 11 - 1982
LAND CONTRACT
Individual and Corporate
(TO BE USED FOR ALL TRANSACTIONS WHERE OVER $25,000 IS FINANCED AND IN OTHER NON-CONSUMER ACT TRANSACTIONS)

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER OF DEEDS
BROWN COUNTY
'94 JUL 25 AM 9 10
CATHY WILLIQUETTE
REGISTER OF DEEDS

Contract, by and between U.S. Oil Co., Inc., a Wisconsin corporation ("Vendor", whether one or more) and DJV-RK Enterprises Inc., a Wisconsin corporation ("Purchaser", whether one or more). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this contract by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant interests (all called the "Property"), in Brown County, State of Wisconsin:

RETURN TO
U.S. Oil Co., Inc.
P.O. Box 25
Combined Locks, WI 54113
~~Attn: Legal Department~~

Tax Parcel No. 4-106

Lots 128, 129, and 130, Dousman's Addition to Fort Howard, according to the recorded plat thereof, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPTING THEREFROM the South 6 feet thereof.

This property is subject to a restrictive covenant which prohibits the owner from using the property for the operation of a gasoline service station/convenience store. This restrictive covenant is binding upon the purchaser, its heirs, successors, and assigns, and runs with the land.

TRANSFER
$ 300.00
FEE

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

Purchaser agrees to purchase the Property and to pay to Vendor at Combined Locks, Wisconsin the sum of $ 100,000.00 in the following manner: (a) $ 10,000.00 at the execution of this Contract; and (b) the balance of $ 90,000.00, together with interest from date hereof on the balance outstanding from time to time at the rate of nine (9) per cent per annum until paid in full, as follows: Purchaser shall make monthly installments of $724.16, commencing on July 1, 1994, and thereafter on the 1st day of each month for a period of three (3) years, i.e. until June 1, 1997, at which time Purchaser shall refinance the balance due and owing at a federally-chartered bank. Seller agrees to refinance the balance due on this Land Contract for an additional three (3) years at the rate of prime plus four percent (4%) if Purchaser is unable to obtain refinancing at a federally-chartered bank. In addition to the monthly Land Contract payments, Purchaser shall pay into an escrow account one-twelfth (1/12th) of the anticipated annual real estate taxes.

Provided, however, the entire outstanding balance shall be paid in full on or before the 1st day of June, 19 97 (the maturity date).

Following any default in payment, interest shall accrue at the rate of 9 % per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

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

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any amount may be prepaid without premium or fee upon principal at any time after July 1, 19 94 ~~[illegible]~~

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

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination except: None

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

Purchaser shall be entitled to take possession of the Property on June 29, 19 94
*Cross Out One

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 10th day of June A.D., 19 99.
Cathy Williquette
REGISTER OF DEEDS

LAND CONTRACT — Individual and Corporate

STATE BAR OF WISCONSIN FORM No. 11-1982

Wisconsin Legal Blank Co. Inc. Milwaukee, Wis.

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b)

1417920 J 23784 I 07

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

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of $ 90,000.00, but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

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

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except: the restrictive covenant placed on this property, whereby the Purchaser, its heirs, successors, and assigns are prohibited from using this property for the operation of a gasoline service station/convenience store.

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

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

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

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

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

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

Dated this 29th day of June, 1994

U.S. OIL CO., INC.

(SEAL)

Thomas A. Schmidt, President

(SEAL)

Raymond E. Schmidt, Secretary

DJV-RK ENTERPRISES INC.

(SEAL)

Daniel J. Van den Busch, President

(SEAL)

Randolph Kaminski, Secretary

AUTHENTICATION

Signature(s) of Thomas A. Schmidt and Raymond E. Schmidt

authenticated this 29th day of June, 1994

Marjorie M. Young

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Marjorie M. Young, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

OUTAGAMIE County, } ss.

Personally came before me this 29th day of June, 1994 the above named Daniel J. Van den Busch and Randolph Kaminski

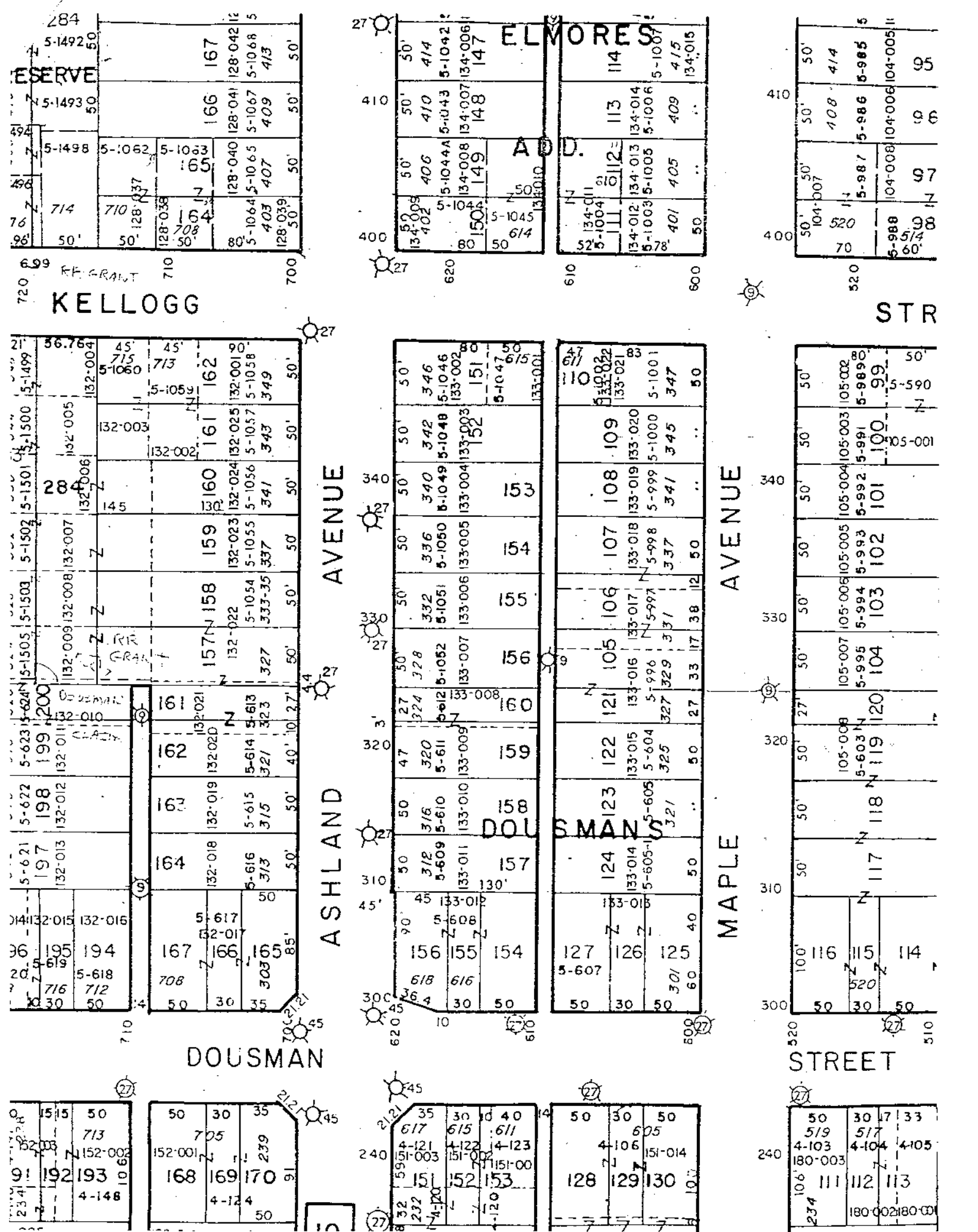
to me known to be the person S who executed the foregoing instrument and acknowledge the same.

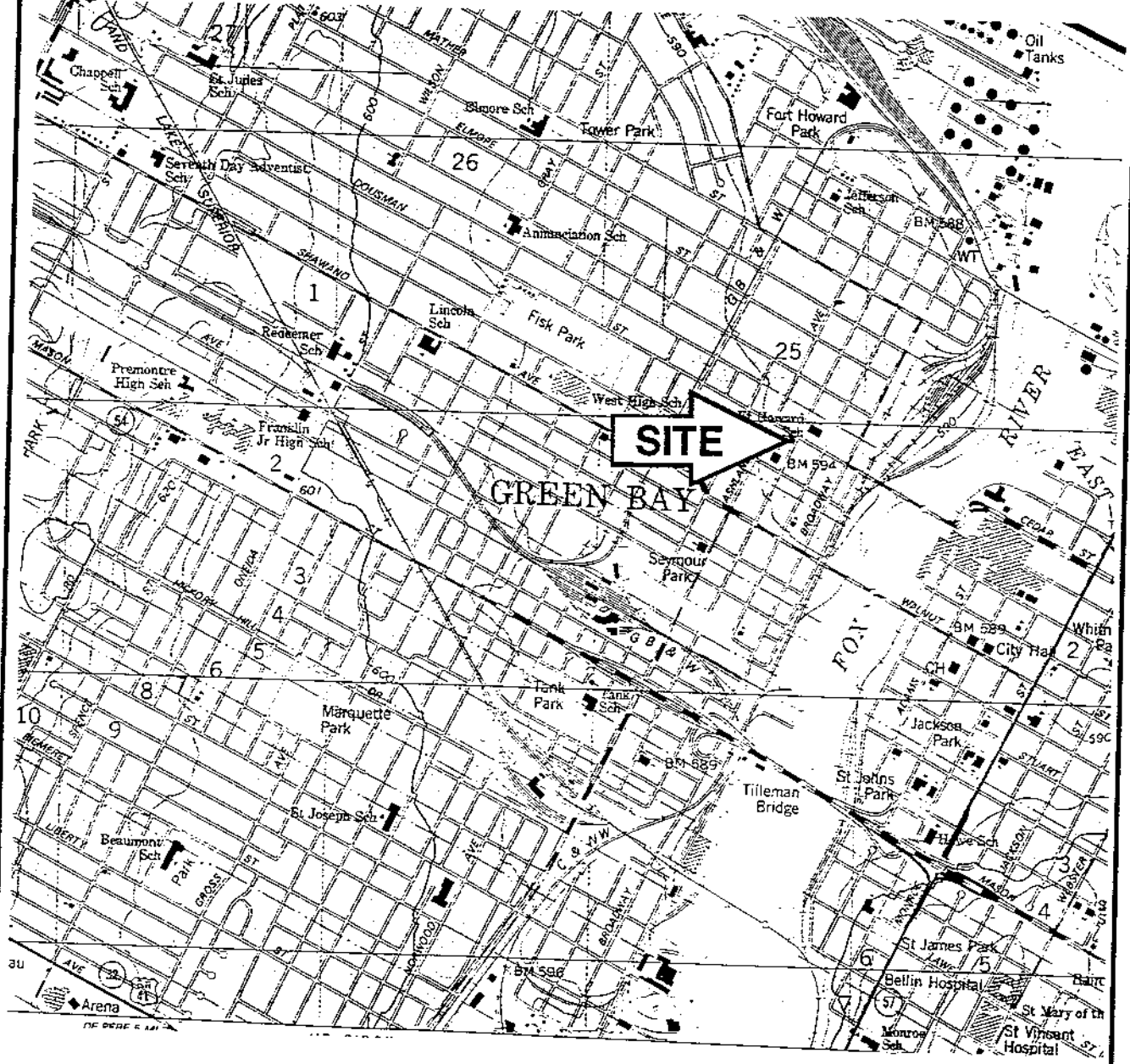
Marjorie M. Young

Notary Public Outagamie County, Wis.
My Commission is permanent. (~~Expires~~ date) _____, 19__

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

LAND CONTRACT — Individual and Corporate — State Bar of Wisconsin Form No. 21 — 1981


ESERVE
ELMORES
ADD.
KELLOGG
STR
AVENUE
ASHLAND
DOUSMAN
DOUSMANS
AVENUE
MAPLE
STREET
RR GRANT



GREEN BAY WEST QUADRANGLE

WISCONSIN- BROWN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 GREEN BAY15' QUADRANGLE

—N—

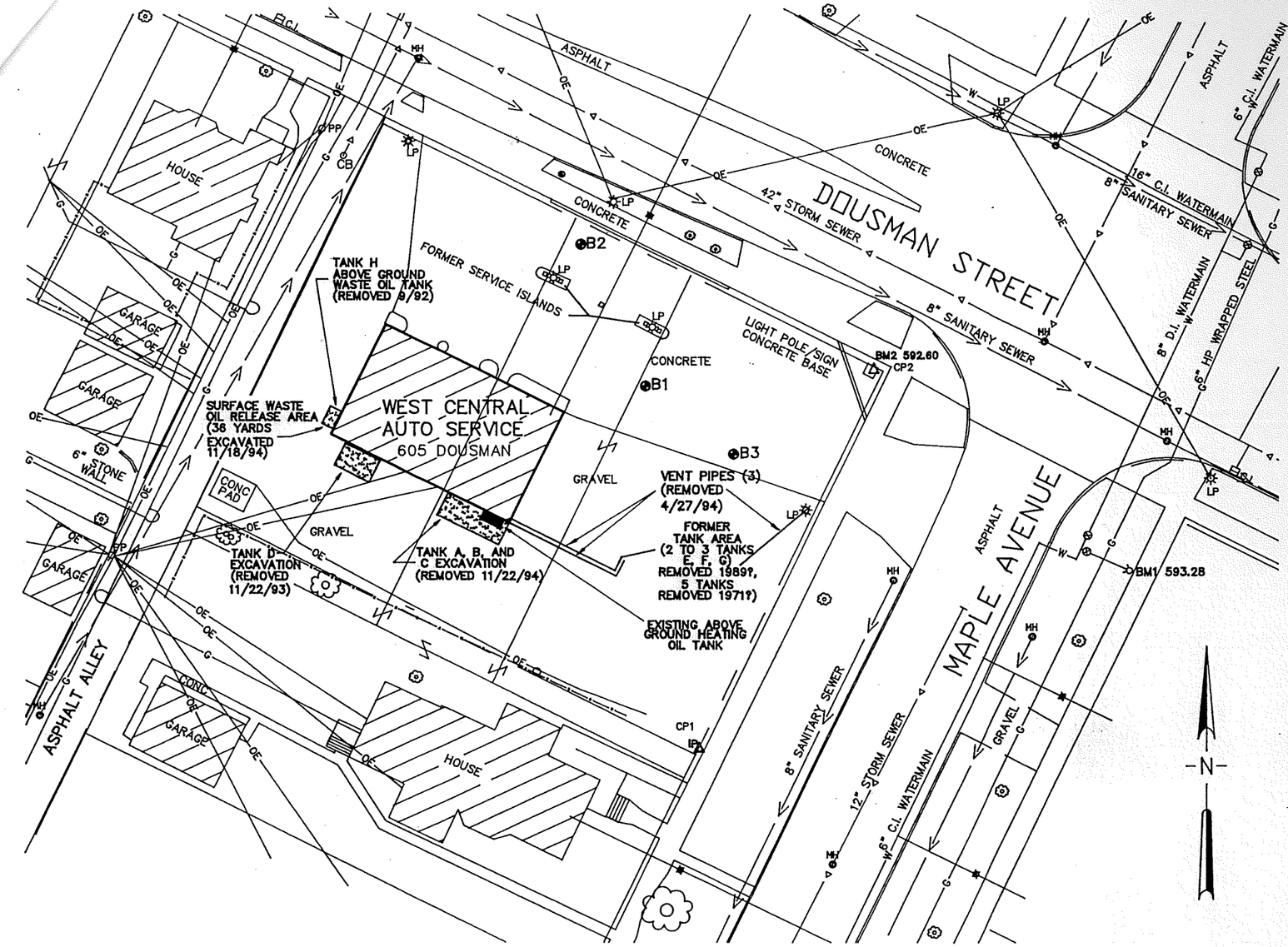
0' 1000' 2000'

SCALE 1" = 2000'

	Date 11-24-93	By RLB	CLIENT: U.S.OIL COMPANY, INC. JOB: DOUSMAN STREET RENTAL PROPERTY LOCATION: 605 DOUSMAN STREET GREEN BAY, WISCONSIN
	Job No. 12506E100	Ck SAH	

MILLER
NGINEERS
CIENTISTS

FIGURE 1. SITE LOCATION MAP



LEGEND

EXISTING	UTILITIES
	SANITARY SEWER
S	SANITARY LATERAL
	STORM SEWER
st	STORM SEWER LATERAL
MH	MANHOLE
CB	CATCH BASIN
INL	CURB INLET
CO	CLEANOUT
	END SECTION
W	WATER MAIN
ws	WATER SERVICE
	HYDRANT & VALVE
WV	WATER VALVE
CS	CURB STOP
G	GAS MAIN
gs	GAS SERVICE
GV	GAS VALVE
G	GAS METER
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
LP	LIGHT POLE
PP	POWER POLE
E	ELECTRIC PEDESTAL
TRANS	ELECTRIC TRANSFORMER
OT	OVERHEAD TELEPHONE
UT	UNDERGROUND TELEPHONE
T	TELEPHONE PEDESTAL
CTV	CABLE TV

MISCELLANEOUS

	TREES
	SIGN
x	FENCE
	CONTOURS
	EASEMENTS
	ROADWAY CENTERLINE

ENVIRONMENTAL

MW	GROUND WATER MONITORING WELL
B	SOIL BORING (DECEMBER 1993)
RW	GROUND WATER RECOVERY WELL
VMP	VAPOR MONITORING POINT
H	HYDROPUNCH LOCATION
GP	GEOPROBE

BM 1 – ELEVATION 593.28
HYDRANT "TAGGED NUT" AT SOUTHEAST CORNER OF DOUSMAN STREET AND MAPLE AVENUE.

BM 2 – ELEVATION 592.60
TOP OF NORTHEAST BOLT IN FOUNDATION BASE FOR LIGHT POLE OR SIGN NEAR NORTHEAST PROPERTY CORNER.

GRAPHIC SCALE

0 30

(IN FEET)
1 inch = 30 ft.

NOTE:
ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON FIELD SURVEY, RECORD MAPS OR DIGGER'S HOTLINE MARKINGS. PROPERTY LINE INFORMATION SHOWN WAS TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION OF ALL UTILITIES AND PROPERTY LINES MUST BE FIELD VERIFIED PRIOR TO BEGINNING ANY CONSTRUCTION.

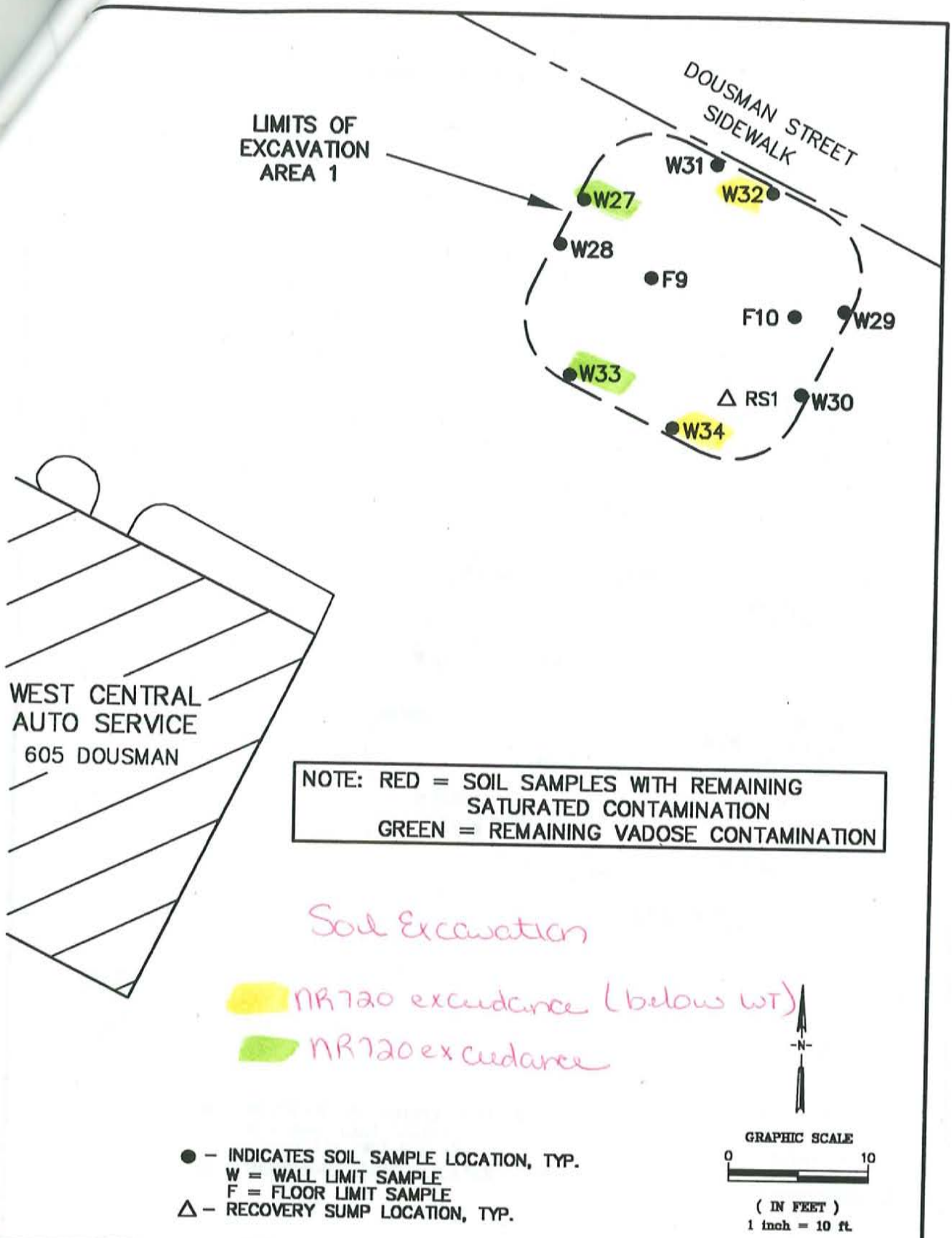
NO.	DATE	DESCRIPTION	BY
1	10/13/95	EDITED SEWER DIRECTION, NOTES	SH

FIGURE 2: SITE PLAN

MILLER ENGINEERS SCIENTISTS
5308 South Twelfth Street
Sheboygan, Wisconsin 53081
414-458-6164

U.S. OIL CO.
WEST CENTRAL AUTO SERVICE
605 DOUSMAN STREET
GREEN BAY, WISCONSIN

SCALE	DATE	BY	SHEET
HOR. 1"=30'	3/7/1995	SH	F-2
VER.	JOB 12506E1C	CK SAH	OF

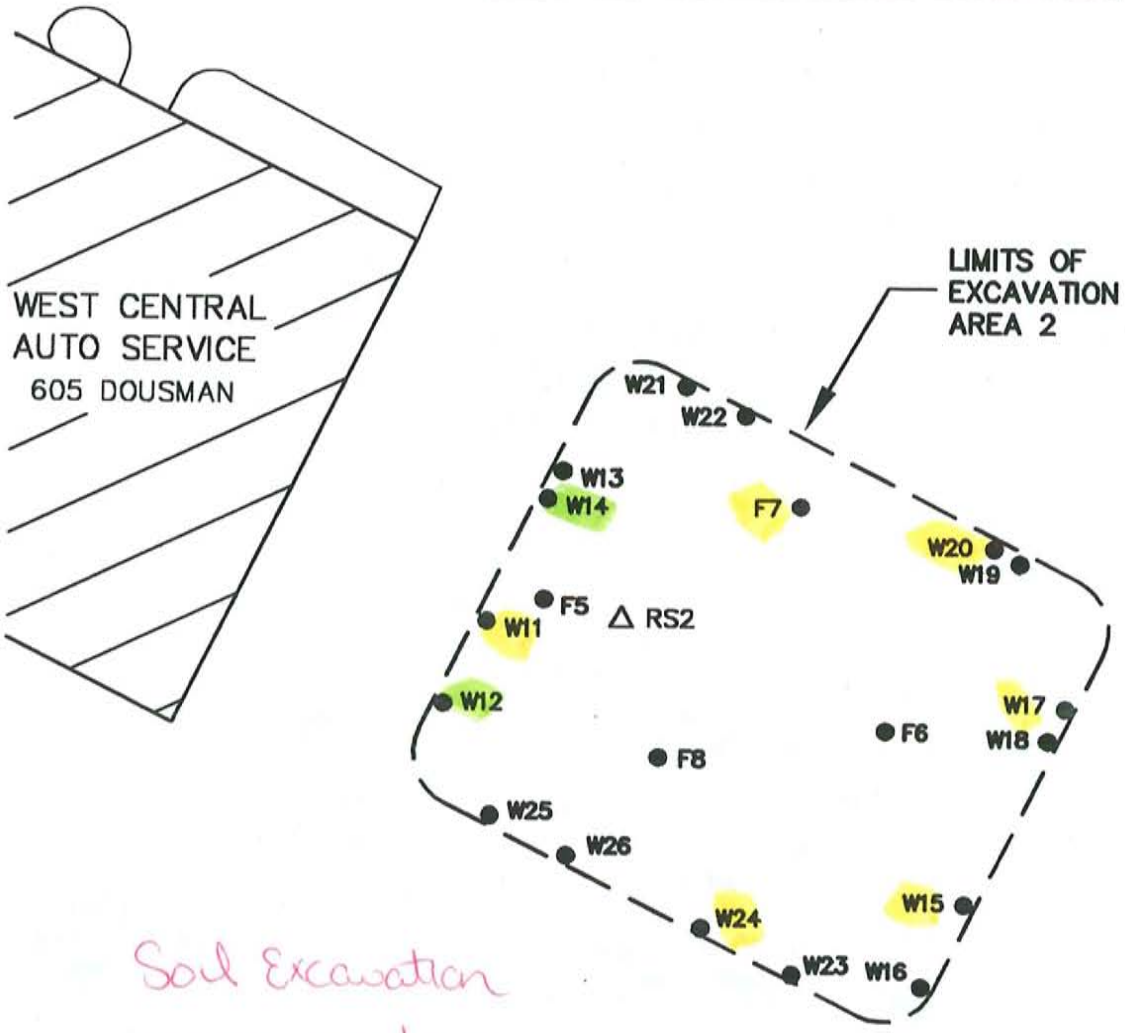


DATE	BY	
1-6-98	SAB	CLIENT: U.S. OIL CO.
JOB. NO.	CK	JOB: WEST CENTRAL AUTO SERVICE
12506E5B	SAH	LOCATION: 605 DOUSMAN STREET GREEN BAY, WISCONSIN

MILLER ENGINEERS SCIENTISTS

FIGURE 3: SOIL SAMPLE LOCATIONS – AREA 1

NOTE: RED = SOIL SAMPLES WITH REMAINING SATURATED CONTAMINATION
GREEN = REMAINING VADOSE CONTAMINATION



Soil Excavation

NR720 exceedance

NR720 exceedance (below WT)

● – INDICATES SOIL SAMPLE LOCATION, TYP.
W = WALL LIMIT SAMPLE
F = FLOOR LIMIT SAMPLE
△ – RECOVERY SUMP LOCATION, TYP.

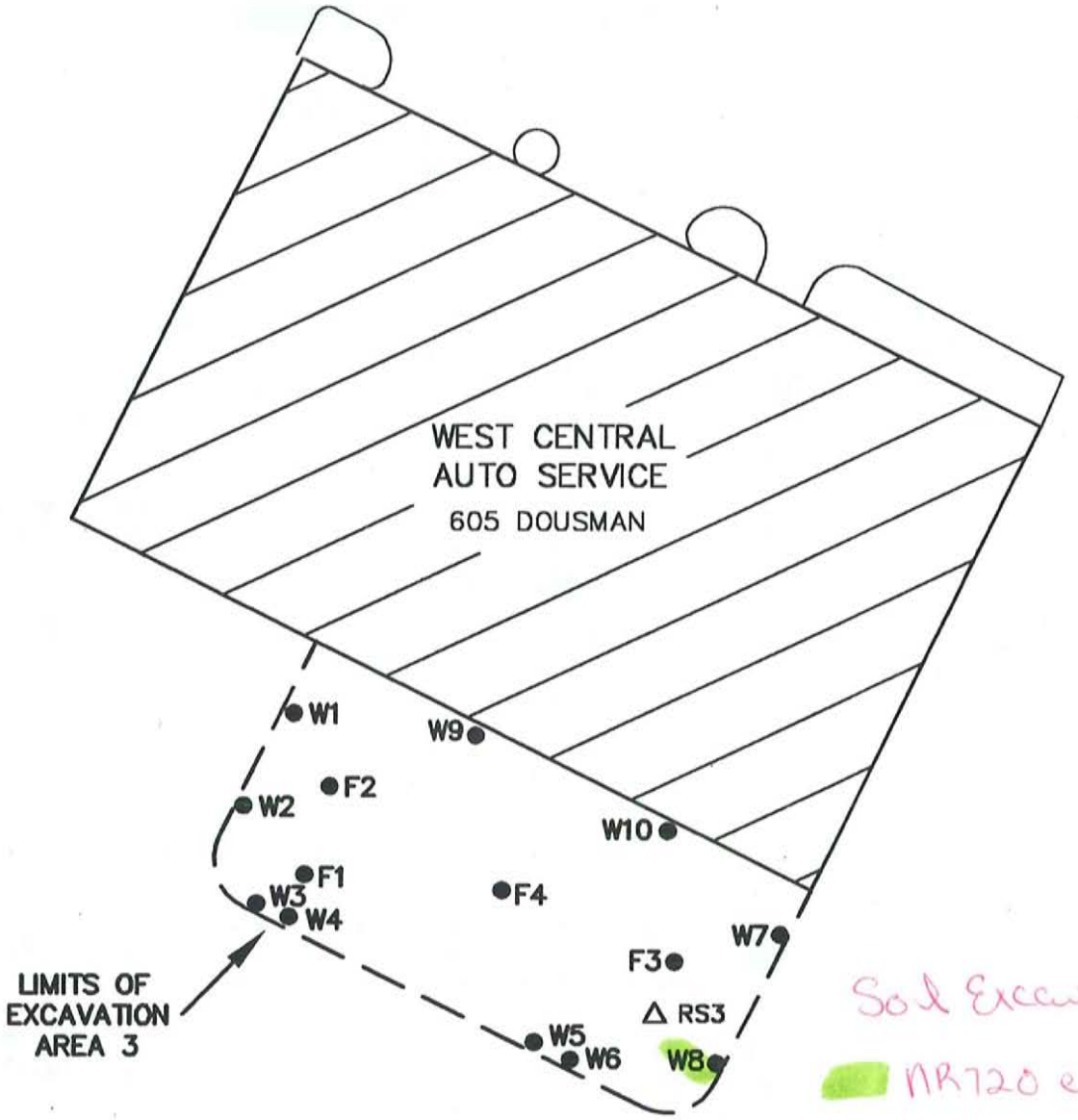
N

GRAPHIC SCALE
0 10
(IN FEET)
1 inch = 10 ft.

DATE	BY	CLIENT: U.S. OIL CO.
1-6-98	SAB	JOB: WEST CENTRAL AUTO SERVICE
JOB. NO. 12506E5C	CK SAH	LOCATION: 605 DOUSMAN STREET GREEN BAY, WISCONSIN

MILLER ENGINEERS SCIENTISTS

FIGURE 4: SOIL SAMPLE LOCATIONS – AREA 2



Soil Excavation

NR720 exceedance

NOTE: RED = SOIL SAMPLES WITH REMAINING SATURATED CONTAMINATION
GREEN = REMAINING VADOSE CONTAMINATION

● – INDICATES SOIL SAMPLE LOCATION, TYP.
W = WALL LIMIT SAMPLE
F = FLOOR LIMIT SAMPLE
△ – RECOVERY SUMP LOCATION, TYP.

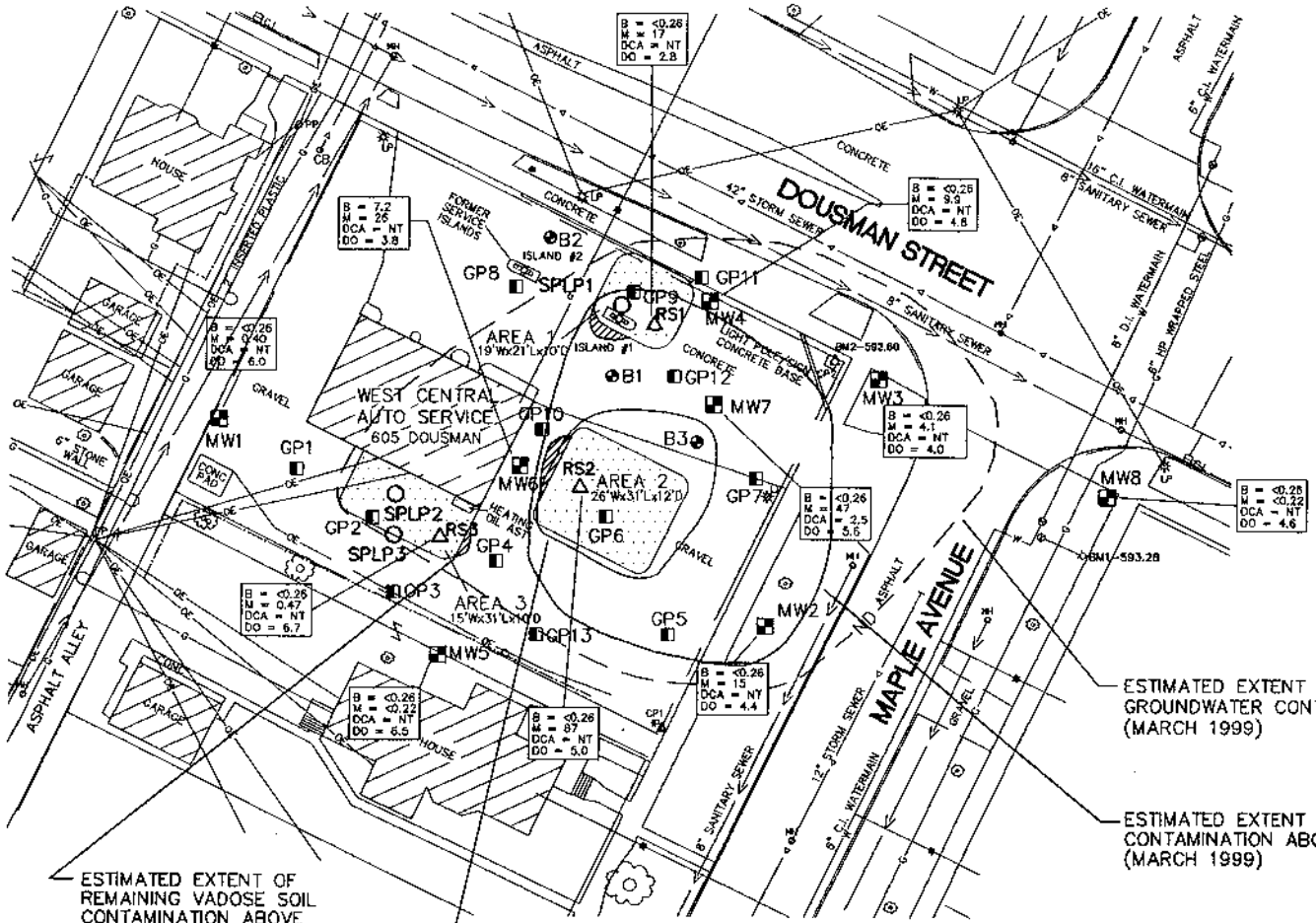
-N-

GRAPHIC SCALE
0 10
(IN FEET)
1 inch = 10 ft.

DATE	BY	
1-6-98	SAB	CLIENT: U.S. OIL CO.
JOB. NO.	CK	JOB: WEST CENTRAL AUTO SERVICE
12506E5D	SAH	LOCATION: 605 DOUSMAN STREET GREEN BAY, WISCONSIN

MILLER ENGINEERS SCIENTISTS

FIGURE 5: SOIL SAMPLE LOCATIONS – AREA 3



ESTIMATED EXTENT OF REMAINING VADOSE SOIL CONTAMINATION ABOVE NR720 TABLE 1 RESIDUAL CONTAMINANT LEVELS (TYP.)

ESTIMATED EXTENT OF MTBE ABOVE THE ES (MARCH 1999)

ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION (MARCH 1999)

ESTIMATED EXTENT OF MTBE CONTAMINATION ABOVE THE PAL (MARCH 1999)

LEGEND

PROPOSED	EXISTING	UTILITIES
		SANITARY SEWER
		SANITARY LATERAL
		STORM SEWER
		STORM SEWER LATERAL
	MH	MANHOLE
	CB	CATCH BASIN
	INL	CURB INLET
	CO	CLEANOUT
		END SECTION
	W	WATER MAIN
	WS	WATER SERVICE
		HYDRANT & VALVE
	WV	WATER VALVE
	CS	CURB STOP
	G	GAS MAIN
	gs	GAS SERVICE
	GV	GAS VALVE
		GAS METER
	OE	OVERHEAD ELECTRIC
	UE	UNDERGROUND ELECTRIC
	LP	LIGHT POLE
	PP	POWER POLE
		ELECTRIC PEDESTAL
	TRANS	ELECTRIC TRANSFORMER
	OT	OVERHEAD TELEPHONE
	UT	UNDERGROUND TELEPHONE
		TELEPHONE PEDESTAL
	CTV	CABLE TV

MISCELLANEOUS

- TREES
- SIGN
- FENCE
- CONTOURS
- EASEMENTS
- ROADWAY CENTERLINE

ENVIRONMENTAL

- MW — GROUND WATER MONITORING WELL
- B — SOIL BORING (DECEMBER 1993)
- RW — GROUND WATER RECOVERY WELL
- VMP — VAPOR MONITORING POINT
- H — HYDROPUNCH LOCATION
- GP — GEOPROBE
- RS — GROUND WATER RECOVERY SUMP
- SPLP — SYNTHETIC PRECIPITATE LEACHATE PROCEDURE SAMPLE LOCATION

B =	Benzene (ug/L)
M =	MTBE (ug/L)
DCA =	1,2 - Dichloroethane (ug/L)
DO =	Dissolved Oxygen (mg/L)
NT =	Not Tested

BM 1 - ELEVATION 593.28
HYDRANT "TAGGED NUT" AT SOUTHEAST CORNER OF DOUSMAN STREET AND MAPLE AVENUE.

BM 2 - ELEVATION 592.60
TOP OF NORTHEAST BOLT IN FOUNDATION BASE FOR LIGHT POLE OR SIGN NEAR NORTHEAST PROPERTY CORNER.

-N-

GRAPHIC SCALE

0 30

(IN FEET)
1 inch = 30 ft.

NOTE:
ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON FIELD SURVEY, RECORD MAPS OR DIGGER'S HOTLINE MARKINGS. PROPERTY LINE INFORMATION SHOWN WAS TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION OF ALL UTILITIES AND PROPERTY LINES MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION.

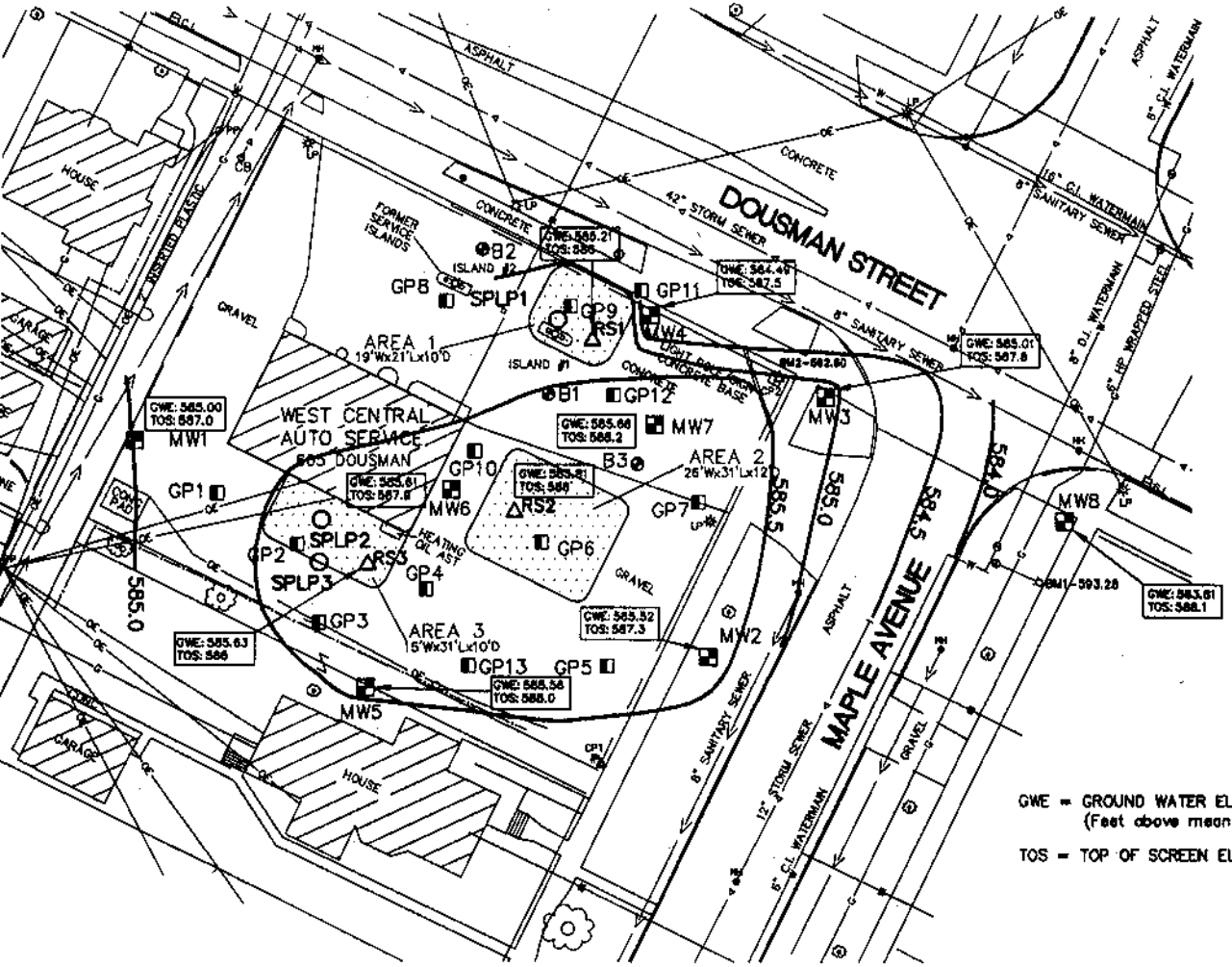
NO.	DATE	DESCRIPTION	BY

ESTIMATED EXTENT OF REMAINING CONTAMINATION (MARCH 1999)

MILLER ENGINEERS SCIENTISTS
5308 South Twelfth Street
Sheboygan, Wisconsin 53081
414-458-6154

U.S. OIL CO.
WEST CENTRAL AUTO SERVICE
605 DOUSMAN STREET
GREEN BAY, WISCONSIN

SCALE	DATE	BY	SHEET
HOR. 1"=30'	6-14-99	MCW	F-4
VER.	JOB 12506E8E	CK SAH	OF



GWE = GROUND WATER ELEVATION
(Feet above mean sea level)

TOS = TOP OF SCREEN ELEVATION

LEGEND

PROPOSED	EXISTING	UTILITIES
		SANITARY SEWER
		SANITARY LATERAL
		STORM SEWER
		STORM SEWER LATERAL
	MH	MANHOLE
	CB	CATCH BASIN
	INL	CURB INLET
	CO	CLEANOUT
		END SECTION
		WATER MAIN
		WATER SERVICE
		HYDRANT & VALVE
	WV	WATER VALVE
	CS	CURB STOP
		GAS MAIN
		GAS SERVICE
	GV	GAS VALVE
		GAS METER
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
	LP	LIGHT POLE
	PP	POWER POLE
		ELECTRIC PEDESTAL
	TRANS	ELECTRIC TRANSFORMER
		OVERHEAD TELEPHONE
		UNDERGROUND TELEPHONE
		TELEPHONE PEDESTAL
		CABLE TV

MISCELLANEOUS

	TREES
	SIGN
	FENCE
	CONTOURS
	EASEMENTS
	ROADWAY CENTERLINE

ENVIRONMENTAL

MW	MW	GROUND WATER MONITORING WELL
	B	SOIL BORING (DECEMBER 1993)
	RW	GROUND WATER RECOVERY WELL
	VMP	VAPOR MONITORING POINT
	H	HYDROPUNCH LOCATION
	GP	GEOPROBE
RS		GROUND WATER RECOVERY SUMP
SPLP		SYNTHETIC PRECIPITATE LEACHATE PROCEDURE SAMPLE LOCATION

EVATION 593.28
"TAGGED NUT" AT SOUTHEAST CORNER OF
STREET AND MAPLE AVENUE.

EVATION 592.60
NORTHEAST BOLT IN FOUNDATION BASE FOR
LE OR SIGN NEAR NORTHEAST PROPERTY CORNER.

-N-

GRAPHIC SCALE

NOTE:
ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON FIELD SURVEY, RECORD MAPS OR DIGGER'S HOTLINE MARKINGS. PROPERTY LINE INFORMATION SHOWN WAS TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION OF ALL UTILITIES AND PROPERTY LINES MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION.

NO.	DATE	DESCRIPTION	BY

FIGURE 2: GROUND WATER CONTOUR PLAN – SEPTEMBER 3, 1998

MILLER ENGINEERS SCIENTISTS
5306 South Twelfth Street
Sheboygan, Wisconsin 53081
414-458-6164

U.S. OIL CO.
WEST CENTRAL AUTO SERVICE
605 DOUSMAN STREET
GREEN BAY, WISCONSIN

SCALE	DATE	BY	SHEET
HOR. 1"=30'	1-6-98	SAH	
VER.	JOB 12506E5A	CK SAH	OF

TABLE 4

Soil Analytic Results—Certified Laboratory (November 11-20, 1997)

West Central Auto (Former Dousman Street Rental)
Green Bay, Wisconsin
Project # 12522E

AREA 3

Sample	W1†	F2	W5	W8†	W9	F4	T6	NR720 ‡ Soil Standards
Depth (ft)	3 - 5	10 - 11	9 - 10	5 - 6	9 - 10	10	---	sat. @ 6 ft.
Analyte	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)
Benzene	< 29	< 31	< 32	< 2,900	< 31	< 31	< 784	5.5
1,2-Dichloroethane	•	•	•	•	•	•	•	4.9
Ethylbenzene	< 29	< 31	< 32	< 2,900	< 68	< 31	< 3,610	2,900
MTBE	< 29	< 31	< 32	< 2,900	< 31	< 31	< 784	---
Naphthalene	•	•	•	•	•	•	•	---
Toluene	< 29	< 31	< 32	< 2,900	< 31	< 31	< 784	1,500
1,2,4-Trimethylbenzene	< 29	< 31	< 32	32,400	347	< 31	11,400	---
1,3,5-Trimethylbenzene	< 29	< 31	< 32	11,200	98	< 31	< 3,860	---
Total Xylenes	< 87	< 93	< 95	**13,900**	< 93	< 94	< 3,730	4,100
BETX	ND	ND	ND	13,900	ND	ND	ND	---
Total PVOC	ND	ND	ND	57,500	445	ND	11,400	---
Acenaphthene	•	•	•	< 580	< 620	< 63	< 1,200	---
Acenaphthelene	•	•	•	< 980	< 1,100	< 110	< 2,200	---
Anthracene	•	•	•	4,390	< 62	< 6.3	2,490	---
Benzo (a) Anthracene	•	•	•	4,390	< 62	< 6.3	2,740	---
Benzo (b) Fluoranthene	•	•	•	< 58	< 62	< 6.3	< 120	---
Benzo (k) Fluoranthene	•	•	•	< 58	< 62	< 6.3	< 120	---
Benzo (a) Pyrene	•	•	•	< 58	< 62	< 6.3	< 120	---
Benzo (ghi) Perylene	•	•	•	< 58	< 62	< 6.3	< 120	---
Chrysene	•	•	•	705	< 62	< 6.3	721	---
Dibenzo (a,h) Anthracene	•	•	•	< 120	< 120	< 12	< 240	---
Fluoranthene	•	•	•	24,300	< 120	< 12	10,200	---
Fluorene	•	•	•	< 120	< 120	< 12	4,100	---
Indeno (1,2,3-cd) Pyrene	•	•	•	< 58	< 62	< 6.3	< 120	---
1-Methyl Naphthalene	•	•	•	78,600	< 370	< 38	37,300	---
2-Methyl Naphthalene	•	•	•	65,900	< 310	< 31	33,600	---
Naphthalene	•	•	•	18,500	< 370	< 38	9,200	---
Phenanthrene	•	•	•	11,100	< 62	< 6.3	4,850	---
Pyrene	•	•	•	11,100	< 62	< 6.3	883	---
Total PAH	•	•	•	218,985	ND	ND	106,084	---
GRO (mg/kg)	•	•	•	•	•	•	•	100
DRO (mg/kg)	•	•	•	**7,510**	149	< 6.3	3,230	100
Lead (mg/kg)	•	•	•	< 4.6	10	•	•	15

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes
PVOC = Petroleum Volatile Organic Compounds (EPA Method 8021)
PAH = Polynuclear Aromatic Hydrocarbons (EPA Method 8310)
GRO = Gasoline Range Organics (WDNR Modified Method)
DRO = Diesel Range Organics (WDNR Modified Method)

ND = Not Detected at Method Detection Limit
Bold Type = Exceeds NR 720 Soil Standards
‡ = Standards apply only to unsaturated samples
† = Unsaturated Soil Sample
— = No Standards Apply
• = Not Tested

g:\data\qpro\env\12000\12506e\pho2soil.wb2:certified

MILLER
ENGINEERS
SCIENTISTS

TABLE 4 (continued)

Soil Analytic Results—Certified Laboratory (November 11-20, 1997)

West Central Auto (Former Dousman Street Rental)
Green Bay, Wisconsin
Project # 12522E

AREA 2

Sample	W11	W14†	W15	W17	F6	T23	F7	NR720 ‡ Soil Standards
Depth (ft)	11 - 12	3 - 5	9 - 10	10 - 11	10	---	10	sat. @ 6 ft.
Analyte	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)
Benzene	859	**93**	130	59	< 32	426	53	5.5
1,2-Dichloroethane	< 28	< 31	< 32	< 29	< 32	< 58	< 32	4.9
Ethylbenzene	1,130	307	< 32	242	< 32	6,450	455	2,900
MTBE	< 28	< 31	282	110	456	< 58	366	---
Naphthalene	644	1,210	< 32	< 29	< 32	2,070	139	---
Toluene	260	< 31	< 32	< 29	< 32	300	< 32	1,500
1,2,4-Trimethylbenzene	3,280	1,350	< 32	1,270	< 32	19,600	707	---
1,3,5-Trimethylbenzene	791	503	< 32	529	< 32	6,570	202	---
Total Xylenes	4,520	221	< 45	138	< 44	18,400	1,520	4,100
BETX	6,769	621	130	439	ND	25,576	2,028	---
Total PVOC	10,840	2,474	412	2,348	456	51,746	3,303	---
Acenaphthene	•	•	•	•	•	< 58	•	---
Acenaphthelene	•	•	•	•	•	< 98	•	---
Anthracene	•	•	•	•	•	< 5.8	•	---
Benzo (a) Anthracene	•	•	•	•	•	< 5.8	•	---
Benzo (b) Fluoranthene	•	•	•	•	•	< 5.8	•	---
Benzo (k) Fluoranthene	•	•	•	•	•	< 5.8	•	---
Benzo (a) Pyrene	•	•	•	•	•	< 5.8	•	---
Benzo (ghi) Perylene	•	•	•	•	•	< 5.8	•	---
Chrysene	•	•	•	•	•	< 5.8	•	---
Dibenzo (a,h) Anthracene	•	•	•	•	•	< 12	•	---
Fluoranthene	•	•	•	•	•	< 12	•	---
Fluorene	•	•	•	•	•	< 12	•	---
Indeno (1,2,3-cd) Pyrene	•	•	•	•	•	< 5.8	•	---
1-Methyl Naphthalene	•	•	•	•	•	426	•	---
2-Methyl Naphthalene	•	•	•	•	•	415	•	---
Naphthalene	•	•	•	•	•	588	•	---
Phenanthrene	•	•	•	•	•	< 5.8	•	---
Pyrene	•	•	•	•	•	< 5.8	•	---
Total PAH	•	•	•	•	•	1,429	•	---
GRO (mg/kg)	67	72	< 6.4	48	< 6.3	323	6.9	100
DRO (mg/kg)	169	**564**	< 6.4	42	< 6.3	69	< 6.3	100
Lead (mg/kg)	30	•	•	13	7.8	•	•	15

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes
PVOC = Petroleum Volatile Organic Compounds (EPA Method 8021)
PAH = Polynuclear Aromatic Hydrocarbons (EPA Method 8310)
GRO = Gasoline Range Organics (WDNR Modified Method)
DRO = Diesel Range Organics (WDNR Modified Method)

ND = Not Detected at Method Detection Limit
Bold Type = Exceeds NR 720 Soil Standards
‡ = Standards apply only to unsaturated samples
† = Unsaturated Soil Sample
— = No Standards Apply
• = Not Tested

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TABLE 4 (continued)

Soil Analytic Results—Certified Laboratory (November 11-20, 1997)

West Central Auto (Former Dousman Street Rental)
Green Bay, Wisconsin
Project # 12522E

AREA 2

Sample	W20	W22	W24	W25	NR720 ‡ Soil Standards
Depth (ft)	9 - 10	8 - 10	9 - 10	8 - 10	sat. @ 6 ft.
Analyte	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)
Benzene	507	< 32	< 32	< 30	5.5
1,2-Dichloroethane	< 32	< 32	< 32	< 30	4.9
Ethylbenzene	1,520	< 32	693	< 30	2,900
MTBE	130	< 32	< 32	< 30	---
Naphthalene	355	< 32	719	< 30	---
Toluene	< 32	< 32	< 32	< 30	1,500
1,2,4-Trimethylbenzene	2,150	< 32	3,850	< 30	---
1,3,5-Trimethylbenzene	532	< 32	1,040	< 30	---
Total Xylenes	4,560	< 45	3,470	< 42	4,100
BETX	6,080	ND	4,163	ND	---
Total PVOC	8,892	ND	9,053	ND	---
Acenaphthene	•	•	•	•	---
Acenaphthelene	•	•	•	•	---
Anthracene	•	•	•	•	---
Benzo (a) Anthracene	•	•	•	•	---
Benzo (b) Fluoranthene	•	•	•	•	---
Benzo (k) Fluoranthene	•	•	•	•	---
Benzo (a) Pyrene	•	•	•	•	---
Benzo (ghi) Perylene	•	•	•	•	---
Chrysene	•	•	•	•	---
Dibenzo (a,h) Anthracene	•	•	•	•	---
Fluoranthene	•	•	•	•	---
Fluorene	•	•	•	•	---
Indeno (1,2,3-cd) Pyrene	•	•	•	•	---
1-Methyl Naphthalene	•	•	•	•	---
2-Methyl Naphthalene	•	•	•	•	---
Naphthalene	•	•	•	•	---
Phenanthrene	•	•	•	•	---
Pyrene	•	•	•	•	---
Total PAH	•	•	•	•	---
GRO (mg/kg)	19	< 6.4	40	< 6.0	100
DRO (mg/kg)	13	31	17	8.2	100
Lead (mg/kg)	11	•	•	•	15

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes

PVOC = Petroleum Volatile Organic Compounds (EPA Method 8021)

PAH = Polynuclear Aromatic Hydrocarbons (EPA Method 8310)

GRO = Gasoline Range Organics (WDNR Modified Method)

DRO = Diesel Range Organics (WDNR Modified Method)

ND = Not Detected at Method Detection Limit

Bold Type = Exceeds NR 720 Soil Standards

‡ = Standards apply only to unsaturated samples

† = Unsaturated Soil Sample

--- = No Standards Apply

• = Not Tested

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TABLE 4 (continued)

Soil Analytic Results—Certified Laboratory (November 11-20, 1997)

West Central Auto (Former Dousman Street Rental)
Green Bay, Wisconsin
Project # 12522E

AREA 1

Sample	W27†	W28	W30	W32	W34	F10	T40	NR720 ‡ Soil Standards
Depth (ft)	4 - 6	9 - 10	9 - 10	9 - 10	9 - 10	10	---	sat. @ 6 ft.
Analyte	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)
Benzene	< 31	< 29	< 31	< 58	252	< 31	< 30	5.5
1,2-Dichloroethane	< 31	< 29	< 31	< 58	< 62	< 31	< 30	4.9
Ethylbenzene	< 31	518	< 31	7,590	3,270	< 31	766	2,900
MTBE	< 31	< 29	< 31	< 58	< 62	< 31	< 30	---
Naphthalene	< 31	300	< 31	3,620	1,510	< 31	1,020	---
Toluene	< 31	< 29	< 31	4,790	151	< 31	850	1,500
1,2,4-Trimethylbenzene	< 31	1,960	59	23,400	9,190	< 31	9,700	---
1,3,5-Trimethylbenzene	< 31	645	< 31	6,430	2,900	< 31	3,830	---
Total Xylenes	< 44	2,190	< 43	51,400	15,100	< 43	4,550	4,100
BETX	ND	2,708	ND	63,780	18,773	ND	6,166	---
Total PVOC	ND	5,313	59	93,610	30,863	ND	19,696	---
Acenaphthene	•	•	•	•	•	•	•	---
Acenaphthelene	•	•	•	•	•	•	•	---
Anthracene	•	•	•	•	•	•	•	---
Benzo (a) Anthracene	•	•	•	•	•	•	•	---
Benzo (b) Fluoranthene	•	•	•	•	•	•	•	---
Benzo (k) Fluoranthene	•	•	•	•	•	•	•	---
Benzo (a) Pyrene	•	•	•	•	•	•	•	---
Benzo (ghi) Perylene	•	•	•	•	•	•	•	---
Chrysene	•	•	•	•	•	•	•	---
Dibenzo (a,h) Anthracene	•	•	•	•	•	•	•	---
Fluoranthene	•	•	•	•	•	•	•	---
Fluorene	•	•	•	•	•	•	•	---
Indeno (1,2,3-cd) Pyrene	•	•	•	•	•	•	•	---
1-Methyl Naphthalene	•	•	•	•	•	•	•	---
2-Methyl Naphthalene	•	•	•	•	•	•	•	---
Naphthalene	•	•	•	•	•	•	•	---
Phenanthrene	•	•	•	•	•	•	•	---
Pyrene	•	•	•	•	•	•	•	---
Total PAH	•	•	•	•	•	•	•	---
GRO (mg/kg)	24	16	12	362	78	< 6.2	144	100
DRO (mg/kg)	•	•	•	•	•	•	•	100
Lead (mg/kg)	•	< 4.6	•	•	7.9	< 4.9	5.27	15

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes
PVOC = Petroleum Volatile Organic Compounds (EPA Method 8021)
PAH = Polynuclear Aromatic Hydrocarbons (EPA Method 8310)
GRO = Gasoline Range Organics (WDNR Modified Method)
DRO = Diesel Range Organics (WDNR Modified Method)

ND = Not Detected at Method Detection Limit
Bold Type = Exceeds NR 720 Soil Standards
‡ = Standards apply only to unsaturated samples
† = Unsaturated Soil Sample
--- = No Standards Apply
• = Not Tested

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TABLE 4 (continued)

Soil Analytic Results—Certified Laboratory (November 11-20, 1997)

West Central Auto (Former Dousman Street Rental)
Green Bay, Wisconsin
Project # 12522E

MONITORING WELLS

Sample	MW6-2†	MW6-4	MW7-2†	MW7-4	MW8-2†	NR720 ‡ Soil Standards
Depth (ft)	5 - 7	10 - 12	5 - 7	10 - 12	5 - 7	sat. @ 6 ft.
Analyte	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)
Benzene	< 150	< 33	< 31	< 32	< 30	5.5
1,2-Dichloroethane	< 150	< 33	< 31	< 32	< 30	4.9
Ethylbenzene	448	< 33	< 31	< 32	< 30	2,900
MTBE	< 150	< 33	< 31	< 32	< 30	---
Naphthalene	2,780	< 33	< 31	< 32	< 30	---
Toluene	< 150	< 33	< 31	< 32	< 30	1,500
1,2,4-Trimethylbenzene	2,660	< 33	< 31	< 32	< 30	---
1,3,5-Trimethylbenzene	738	< 33	< 31	< 32	< 30	---
Total Xylenes	884	< 46	< 44	< 44	< 42	4,100
BETX	1,332	ND	ND	ND	ND	---
Total PVOC	4,730	ND	ND	ND	ND	---
Acenaphthene	•	•	•	•	•	---
Acenaphthelene	•	•	•	•	•	---
Anthracene	•	•	•	•	•	---
Benzo (a) Anthracene	•	•	•	•	•	---
Benzo (b) Fluoranthene	•	•	•	•	•	---
Benzo (k) Fluoranthene	•	•	•	•	•	---
Benzo (a) Pyrene	•	•	•	•	•	---
Benzo (ghi) Perylene	•	•	•	•	•	---
Chrysene	•	•	•	•	•	---
Dibenzo (a,h) Anthracene	•	•	•	•	•	---
Fluoranthene	•	•	•	•	•	---
Fluorene	•	•	•	•	•	---
Indeno (1,2,3-cd) Pyrene	•	•	•	•	•	---
1-Methyl Naphthalene	•	•	•	•	•	---
2-Methyl Naphthalene	•	•	•	•	•	---
Naphthalene	•	•	•	•	•	---
Phenanthrene	•	•	•	•	•	---
Pyrene	•	•	•	•	•	---
Total PAH	•	•	•	•	•	---
GRO (mg/kg)	**110**	< 6.6	< 6.3	< 6.4	< 6.1	100
DRO (mg/kg)	**787**	< 6.6	•	•	•	100
Lead (mg/kg)	•	•	•	•	•	15

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes

PVOC = Petroleum Volatile Organic Compounds (EPA Method 8021)

PAH = Polynuclear Aromatic Hydrocarbons (EPA Method 8310)

GRO = Gasoline Range Organics (WDNR Modified Method)

DRO = Diesel Range Organics (WDNR Modified Method)

ND = Not Detected at Method Detection Limit

Bold Type = Exceeds NR 720 Soil Standards

‡ = Standards apply only to unsaturated samples

† = Unsaturated Soil Sample

--- = No Standards Apply

• = Not Tested

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TABLE 2

Historic Ground Water Analytic Test Results

West Central Auto Service
(Former Dousman Street Rental Property)
Green Bay, Wisconsin
Project #12506E

MW1-upgradient

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	ND	ND	3.6	ND	3.6	•	•	•	•	•	•	•
02/09/96	ND	ND	1.4	ND	1.4	0.7	•	•	•	•	•	•
05/15/96	ND	ND	1.2	ND	1.2	1.5	•	•	•	•	•	•
09/11/96	ND	ND	ND	•	ND	0.8	•	•	•	•	•	•
12/19/96	ND	ND	ND	•	ND	•	•	•	•	•	•	•
12/07/97	<0.13	1.17	<0.16	•	1.87	0.6	510	< 0.10	100	0.043	1.7	30
03/24/98	< 0.13	ND	< 0.16	•	ND	0.4	480	0.098	120	0.059	0.26	9.2
06/16/98	< 0.47	ND	< 0.86	•	ND	•	460	•	98	0.052	0.30	28
09/03/98	< 0.13	ND	< 0.16	•	ND	0.7	•	•	93	0.12	0.45	27
03/02/99	< 0.26	ND	0.40†	•	0.40	6.0	•	•	•	•	•	•

MW2-sidegradient, property boundary

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	ND	ND	28	ND	28	•	•	•	•	•	•	•
02/09/96	ND	ND	20	ND	20	0.8	•	•	•	•	•	•
05/15/96	ND	ND	21	ND	21	0.7	•	•	•	•	•	•
09/11/96	ND	ND	23	•	23	0.2	•	•	•	•	•	•
12/19/96	ND	ND	17	•	17	•	•	•	•	•	•	•
12/07/97	<0.13	0.37	22	•	22.8	0.4	480	< 0.10	180	0.52	0.75	47
03/24/98	< 0.13	ND	12	•	12	0.7	440	< 0.055	180	0.28	0.14	22
06/16/98	< 0.47	ND	8.2	•	8.2	•	460	•	170	< 0.019	0.040	57
09/03/98	< 0.13	3.51	12	•	16.19	0.6	•	•	160	0.40	0.18	54
03/02/99	< 0.26	ND	15	•	15	4.4	•	•	•	•	•	•

Bold Type = Exceeds NR140 Enforcement Standard
Underline Type = Exceeds NR140 Preventive Action Limit
† = Detected below LOQ, quantity uncertain
ND = Not Detected at Method Detection Limit
• = Not Tested

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes (from 8020, 8021, or 8260 results)
1,2-DCA = 1,2-dichloroethane
PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020, 8021, or 8260 results)

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TABLE 2 (Continued)

Historic Ground Water Analytic Test Results

West Central Auto Service
(Former Dousman Street Rental Property)
Green Bay, Wisconsin
Project #12506E

MW3-downgradient, property boundary

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	ND	ND	**130**	1.7	130	•	•	•	•	•	•	•
02/09/96	ND	ND	37	ND	37	2.4	•	•	•	•	•	•
05/15/96	ND	ND	53	ND	53	0.9	•	•	•	•	•	•
09/11/96	ND	ND	**63**	•	63	0.2	•	•	•	•	•	•
12/19/96	ND	ND	38	•	38	•	•	•	•	•	•	•
12/07/97	0.25	0.76	45	•	46.26	0.3	470	0.78	400	0.81	1.3	16
03/24/98	< 0.13	2.1	<80	•	2.1	0.4	420	< 0.055	450	0.23	0.36	7.9
06/16/98	< 0.31	ND	9.2	<0.55	9.2	•	440	•	380	0.055	0.059	21
09/03/98	< 0.31	ND	2.6	<0.20	2.6	0.4	•	•	380	< 0.019	0.12	1.3
03/02/99	< 0.26	ND	4.1	•	4.1	4.0	•	•	•	•	•	•

MW4-down, sidegradient

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	ND	ND	13	ND	13	•	•	•	•	•	•	•
02/09/96	ND	ND	20	ND	20	0.8	•	•	•	•	•	•
05/15/96	ND	ND	18	ND	18	0.7	•	•	•	•	•	•
09/11/96	ND	ND	23	•	23	0.4	•	•	•	•	•	•
12/19/96	ND	ND	14	•	14	•	•	•	•	•	•	•
12/07/97	<0.13	ND	16	•	16.28	0.3	560	0.28	97	0.85	0.88	59
03/24/98	< 0.13	ND	7.5	•	7.5	0.3	470	0.082	84	0.38	0.30	59
06/16/98	< 0.47	ND	12	•	12	•	470	•	180	< 0.019	0.0071	36
09/03/98	< 0.13	ND	11	•	11	0.5	•	•	130	< 0.019	0.055	2.6
03/02/99	< 0.26	ND	9.9	•	9.9	4.8	•	•	•	•	•	•

Bold Type = Exceeds NR140 Enforcement Standard
Underline Type = Exceeds NR140 Preventive Action Limit
† = Detected below LOQ, quantity uncertain
ND = Not Detected at Method Detection Limit
• = Not Tested

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes (from 8020, 8021, or 8260 results)
1,2-DCA = 1,2-dichloroethane
PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020, 8021, or 8260 results)

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TABLE 2 (Continued)

Historic Ground Water Analytic Test Results

West Central Auto Service
(Former Dousman Street Rental Property)
Green Bay, Wisconsin
Project #12506E

MW5-upgradient

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	ND	ND	ND	ND	ND	•	•	•	•	•	•	•
02/09/96	ND	ND	ND	ND	ND	2.5	•	•	•	•	•	•
05/15/96	ND	ND	ND	ND	ND	5.1	•	•	•	•	•	•
09/11/96	•	•	•	•	•	0.7	•	•	•	•	•	•
12/19/96	•	•	•	•	•	•	•	•	•	•	•	•
12/07/97	<0.13	0.41	<0.16	•	0.86	1.5	350	< 0.10	35	< 0.019	< 0.0063	23
03/24/98	< 0.13	ND	< 0.16	•	ND	4.1	320	< 0.055	54	< 0.019	< 0.0063	7.2
06/16/98	< 0.47	ND	< 0.86	•	ND	•	300	•	54	< 0.019	< 0.0063	11
09/03/98	< 0.13	ND	< 0.16	•	ND	0.4	•	•	48	0.056	0.011	34
03/02/99	< 0.26	ND	< 0.22	•	ND	6.5	•	•	•	•	•	•

MW6-source

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	Prior to Construction											
02/09/96												
05/15/96												
09/11/96												
12/19/96												
12/07/97	<0.31	ND	20	<0.20	20	3.6	390	0.25	67	< 0.019	0.11	2.2
03/24/98	2.3	3.26	19	•	23.06	0.4	440	< 0.055	57	0.75	0.38	190
06/16/98	2.4	2.4	16	•	18.4	•	440	•	70	1.9	<0.36	130
09/03/98	3.3	3.54	16	•	19.54	0.4	•	•	58	2.4	0.30	160
03/02/99	7.2	8.05	26	•	34.05	3.8	•	•	•	•	•	•

Bold Type = Exceeds NR140 Enforcement Standard
Underline Type = Exceeds NR140 Preventive Action Limit
† = Detected below LOQ, quantity uncertain
ND = Not Detected at Method Detection Limit
• = Not Tested

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes (from 8020, 8021, or 8260 results)
1,2-DCA = 1,2-dichloroethane
PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020, 8021, or 8260 results)

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TABLE 2 (Continued)

Historic Ground Water Analytic Test Results

West Central Auto Service
(Former Dousman Street Rental Property)
Green Bay, Wisconsin
Project #12506E

MW7-downgradient onsite

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	Prior to Construction											
02/09/96												
05/15/96												
09/11/96												
12/19/96												
12/07/97	<0.31	ND	11	2.3	11	3.5	350	0.48	110	< 0.019	0.13	5.6
03/24/98	< 0.10	0.29	54	2.8	54.29	0.5	400	< 0.055	120	1.5	0.27	120
06/16/98	< 0.31	ND	**72**	2.2	72	•	410	•	170	2.1	0.56	130
09/03/98	< 0.31	ND	**65**	2.5	65	0.4	•	•	130	1.9	0.42	110
03/02/99	< 0.26	ND	47	•	47	5.6	•	•	•	•	•	•

MW8-downgradient offsite

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	Prior to Construction											
02/09/96												
05/15/96												
09/11/96												
12/19/96												
12/07/97	<0.31	ND	<0.20	ND	ND	2.5	500	0.5	200	< 0.019	0.21	2.1
03/24/98	< 0.13	0.22	< 0.16	•	0.22	0.2	510	< 0.055	130	1.8	0.24	0.7
06/16/98	< 0.47	ND	< 0.86	•	ND	•	470	•	98	0.29	0.088	0.6
09/03/98	< 0.13	ND	< 0.16	•	ND	0.6	•	•	94	0.32	0.12	< 0.5
03/02/99	< 0.26	ND	< 0.22	•	ND	4.6	•	•	•	•	•	•

Bold Type = Exceeds NR140 Enforcement Standard
Underline Type = Exceeds NR140 Preventive Action Limit
† = Detected below LOQ, quantity uncertain
ND = Not Detected at Method Detection Limit
• = Not Tested

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes (from 8020, 8021, or 8260 results)
1,2-DCA = 1,2-dichloroethane
PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020, 8021, or 8260 results)

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TABLE 2 (Continued)

Historic Ground Water Analytic Test Results

West Central Auto Service
(Former Dousman Street Rental Property)
Green Bay, Wisconsin
Project #12506E

RS1-service island source

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	Prior to Construction											
02/09/96												
05/15/96												
09/11/96												
12/19/96												
12/07/97	0.73	1.49	56	0.58	57.49	0.5	•	•	•	•	•	•
03/24/98	< 0.10	ND	58	1.4	58	1.1	•	•	•	•	•	•
06/16/98	1.9	1.9	20	0.73	21.9	•	•	•	•	•	•	•
09/03/98	< 0.31	ND	18	1.0	18	10.5	•	•	•	•	•	•
03/02/99	< 0.26	ND	17	•	17	2.8	•	•	•	•	•	•

RS2-gasoline tank source

Date	Benzene (µg/L)	BETX (µg/L)	MTBE (µg/L)	1,2-DCA (µg/L)	Total PVOC (µg/L)	Dissolved Oxygen (mg/L)	Alkalinity (mg/L)	Nitrate/ Nitrite (mg/L)	Sulfate (mg/L)	Dissolved Iron (mg/L)	Dissolved Mang. (mg/L)	Dissolved Methane (µg/L)
06/07/95	Prior to Construction											
02/09/96												
05/15/96												
09/11/96												
12/19/96												
12/07/97	< 0.31	ND	**500†**	< 0.20	500	0.9	•	•	•	•	•	•
03/24/98	**5.2**	6.63	**160**	•	168.04	0.2	•	•	•	•	•	•
06/16/98	**5.6**	5.6	**77**	•	82.6	•	•	•	•	•	•	•
09/03/98	1.3	1.8	**73**	•	74.8	0.3	•	•	•	•	•	•
03/02/99	< 0.26	ND	**87**	•	87	5.0	•	•	•	•	•	•

Bold Type = Exceeds NR140 Enforcement Standard
Underline Type = Exceeds NR140 Preventive Action Limit
† = Detected below LOQ, quantity uncertain
ND = Not Detected at Method Detection Limit
• = Not Tested

BETX = Sum of benzene, ethylbenzene, toluene, and xylenes (from 8020, 8021, or 8260 results)
1,2-DCA = 1,2-dichloroethane
PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020, 8021, or 8260 results)

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