



November 30, 1999

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  
TDD 920-492-5812

Jones Sign Company, Inc.  
Attn: John Mortensen  
711 Hinkle Street  
Green Bay, WI 54306

SUBJECT: Jones Sign Company, Inc., 711 Hinkle Street, Green Bay, WI  
WDNR BRRTS # 03-05-109570

Dear Mr. Mortensen:

On September 27, 1996, 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 April 16, 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 groundwater use 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 was granted on July 26, 1999 and no further action is necessary at this time. In the future, this groundwater use 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

cc: William Roberts, Environmental Assessments, Inc. - Appleton

Quality Natural Resources Management  
Through Excellent Customer Service



QUIT CLAIM DEED

1233449

J 16:06 1 04

Anthony F. Mortensen and John P. Mortensen, d/b/a Mortensen Properties, a Wisconsin partnership

quit-claims to John P. Mortensen

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

REGISTER OF DEEDS BROWN COUNTY

1990 DEC 31 AM 11:50

CATHY WILLIQUETTE, REGISTER OF DEEDS

RETURN TO Atty. L. Vesely P.O. Box 368 Green Bay, WI 54305-0368

Tax Parcel No: 6H-1626

Lot Seven (7), according to the recorded Plat of Packerland Subdivision, in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin.

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 23rd day of June A.D. 1999

Cathy Williquette REGISTER OF DEEDS

TRANSFER \$ 1228.00 FEE

This is not homestead property.

Dated this 31st day of July, 1990

(SEAL)

Anthony F. Mortensen (SEAL)

Anthony F. Mortensen

(SEAL)

John P. Mortensen (SEAL)

John P. Mortensen

AUTHENTICATION

Signature(s) Anthony F. Mortensen and John P. Mortensen

authenticated this 31st day of July, 1990

Lawrence C. Vesely

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney L. Vesely

P.O. Box 368, Green Bay, WI 54305-0368

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

ACKNOWLEDGMENT

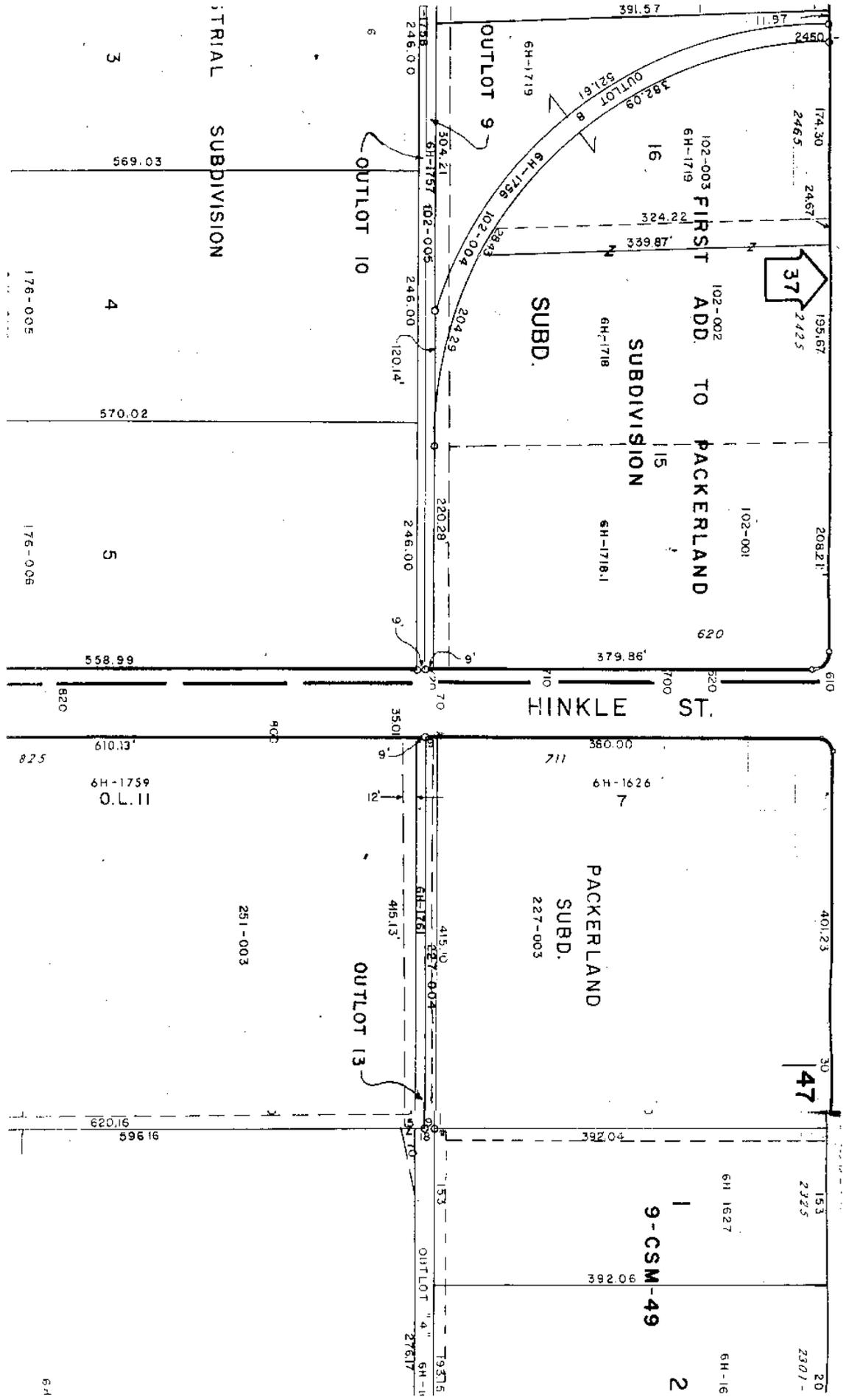
STATE OF WISCONSIN

County, ss.

Personally came before me this day of 19 the above named

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

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



INDUSTRIAL SUBDIVISION

PACKERLAND SUBD.

PACKERLAND SUBD.

9-CSM-49

FIRST ADD. TO PACKERLAND SUBDIVISION

OUTLOT 9

OUTLOT 10

OUTLOT 13

3

4

5

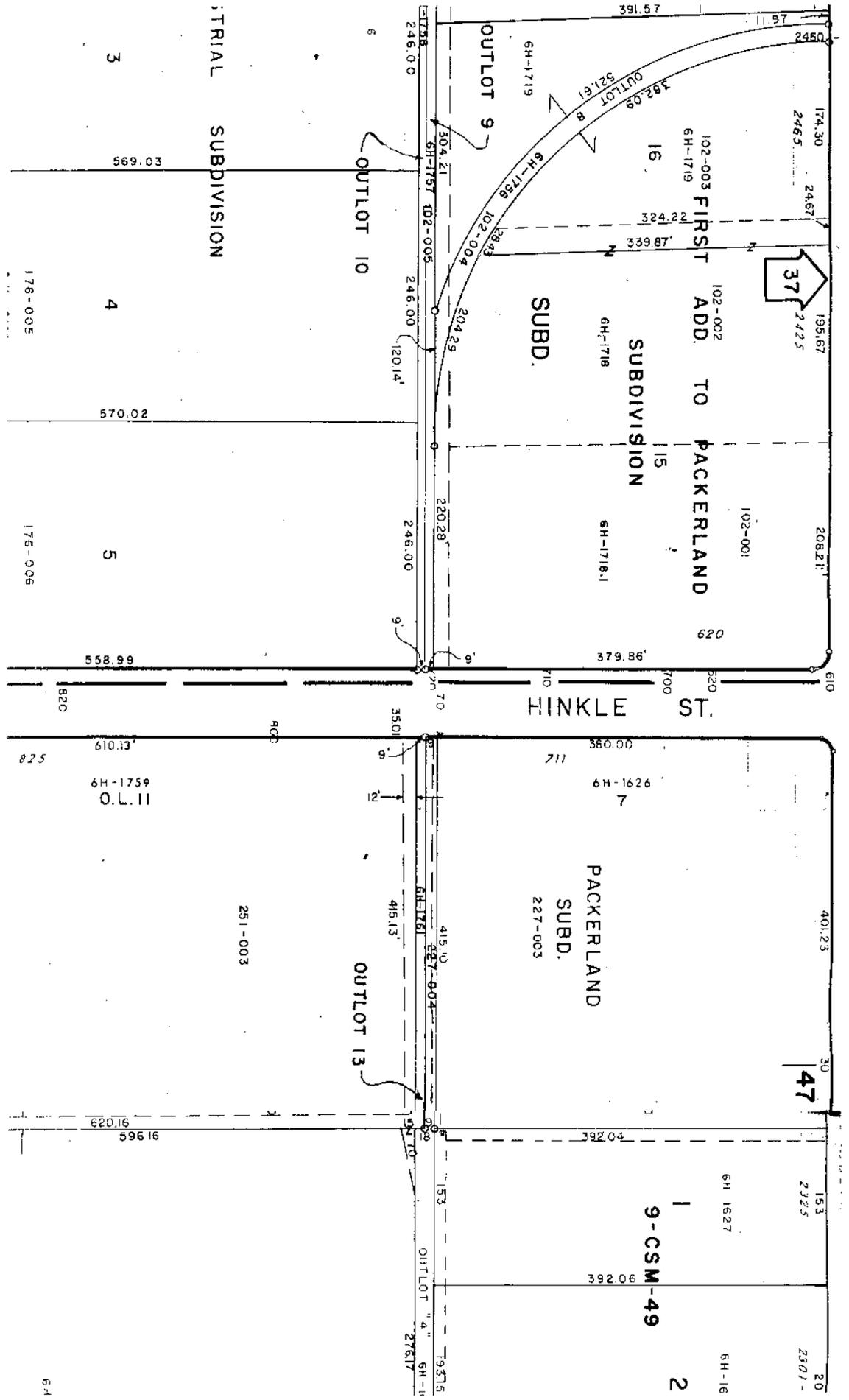
7

1

2

37

47





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 21st day of June, 1999.

Signature: [Handwritten Signature]

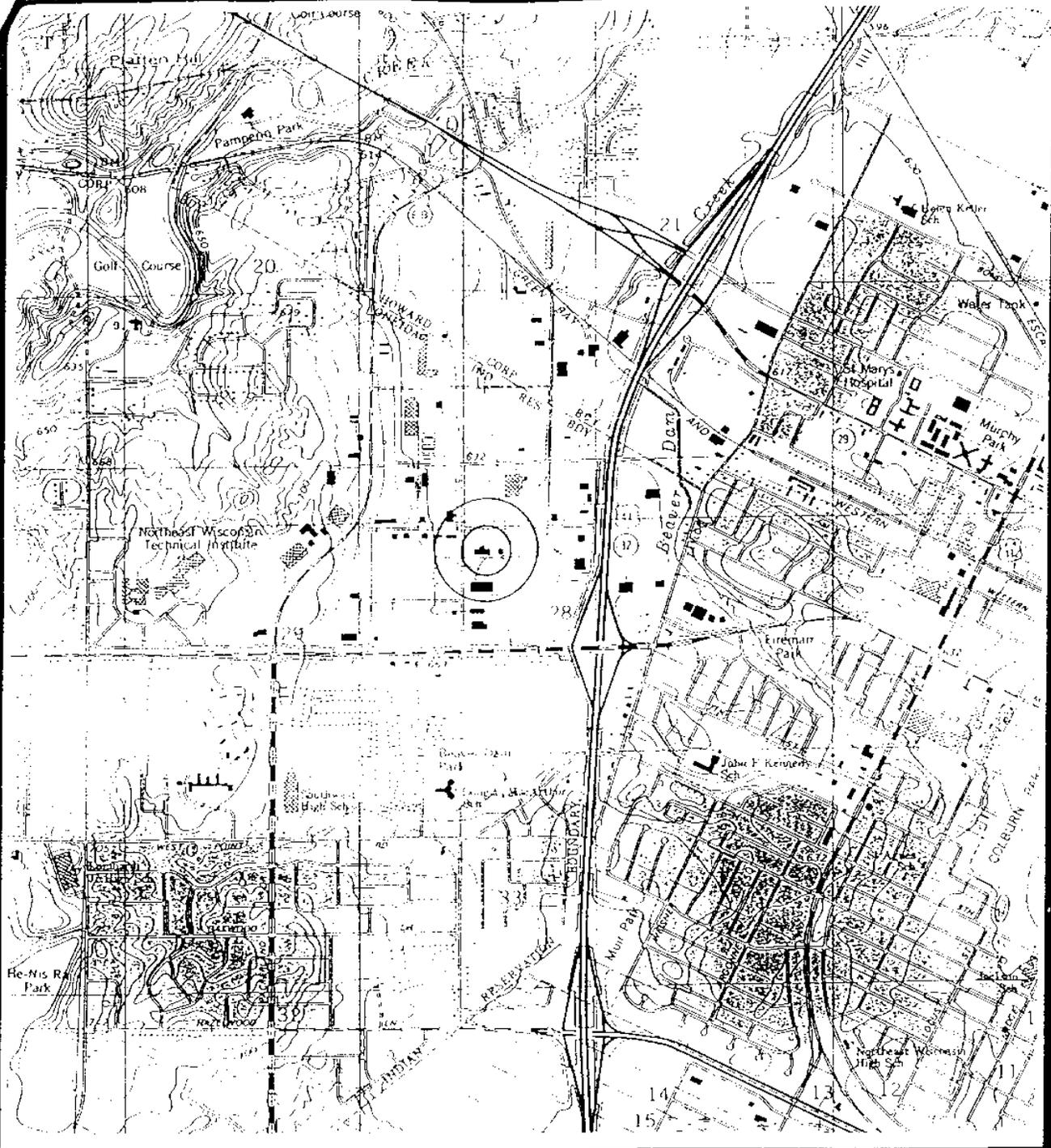
Printed Name: John Mortensen

Subscribed and sworn to before me, this 21st day of June, 1999.

Jeanne M. Mortensen  
Notary Public, State of WI  
My commission 1-6-2002

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





**ENVIRONMENTAL  
ASSESSMENTS,  
INC.**

Project/Client

**SITE LOCATION MAP  
JONES SIGN COMPANY  
711 HINKLE STREET  
GREEN BAY, WISCONSIN**

(Map source 7.5 Minute series USGS  
Topographic Map of W. Green Bay)

Figure No.

1

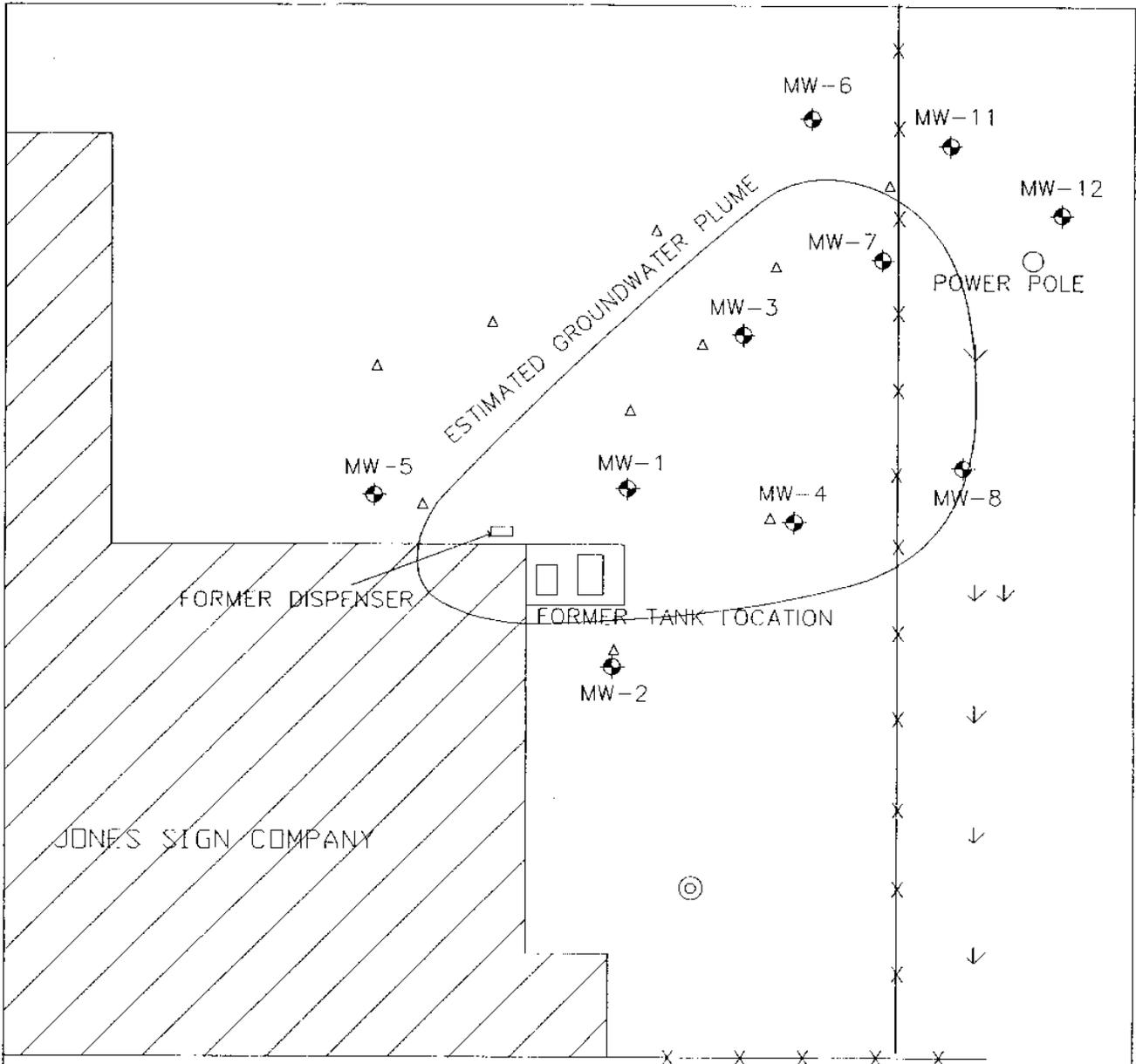
Drawn By

WJR

Scale

1" = 1,500 FT

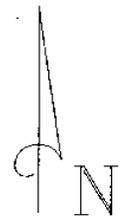
Project No.



LEGEND

- △ CEOPROBE SOIL BORING
- ⊙ LIGHT POST
- ◆ SOIL BORING AND MONITORING WELL LOCATION

- ↓ GRASS
- × FENCE



**ENVIRONMENTAL  
ASSESSMENTS, INC.**  
  
APPLETON, WISCONSIN

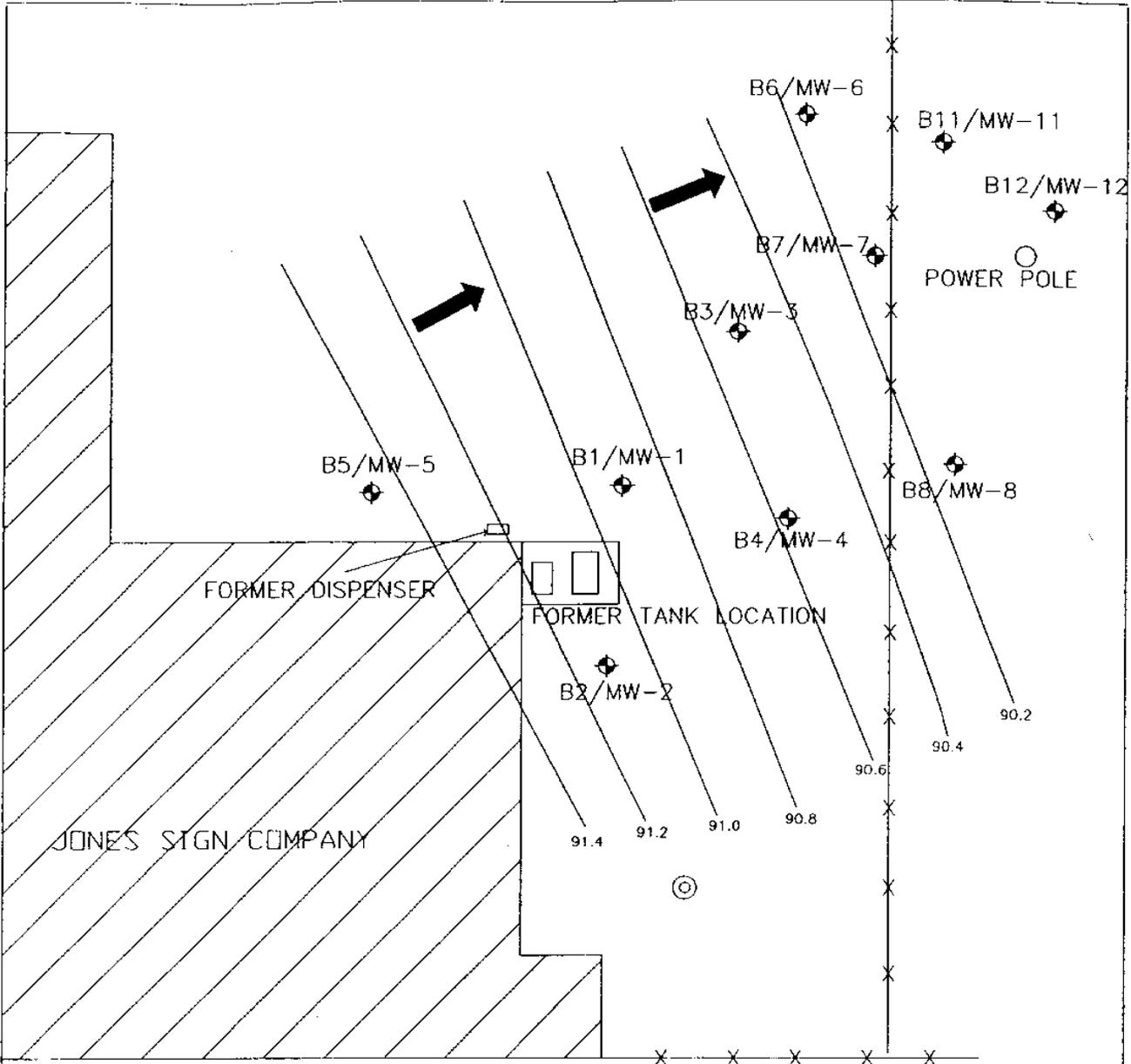
**TITLE:**  
Groundwater Plume Map

**PROJECT:**  
JONES SIGN COMPANY  
711 HINKLE ST.  
GREEN BAY, WISCONSIN

**FIGURE # 7**

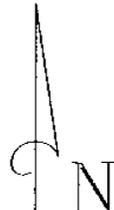
**SCALE : 1" = 30'**

**DRAWN BY: WM. ROBERTS**

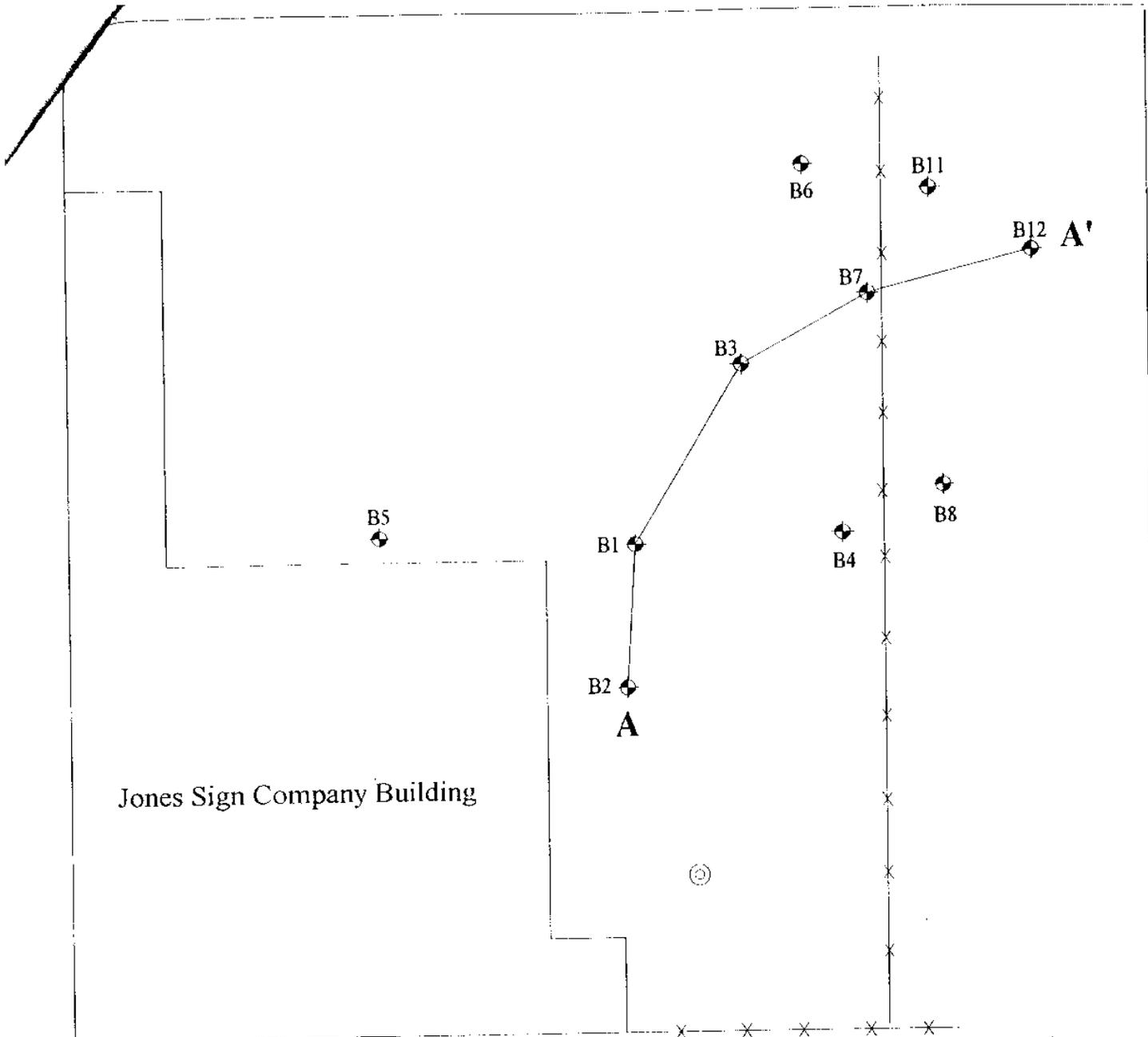


**LEGEND**

- ⊙ LIGHT POST
- ◆ SOIL BORING AND MONITORING WELL LOCATION



<b>ENVIRONMENTAL ASSESSMENTS, INC.</b>  <b>APPLETON, WISCONSIN</b>	<b>TITLE:</b> ESTIMATED GROUNDWATER FLOW	<b>FIGURE #</b> 4
	<b>PROJECT:</b> JONES SIGN COMPANY 711 HINKLE ST. GREEN BAY, WISCONSIN	<b>SCALE :</b> 1" = 30'
	<b>DRAWN BY:</b> WM. ROBERTS	

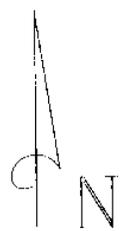


Jones Sign Company Building

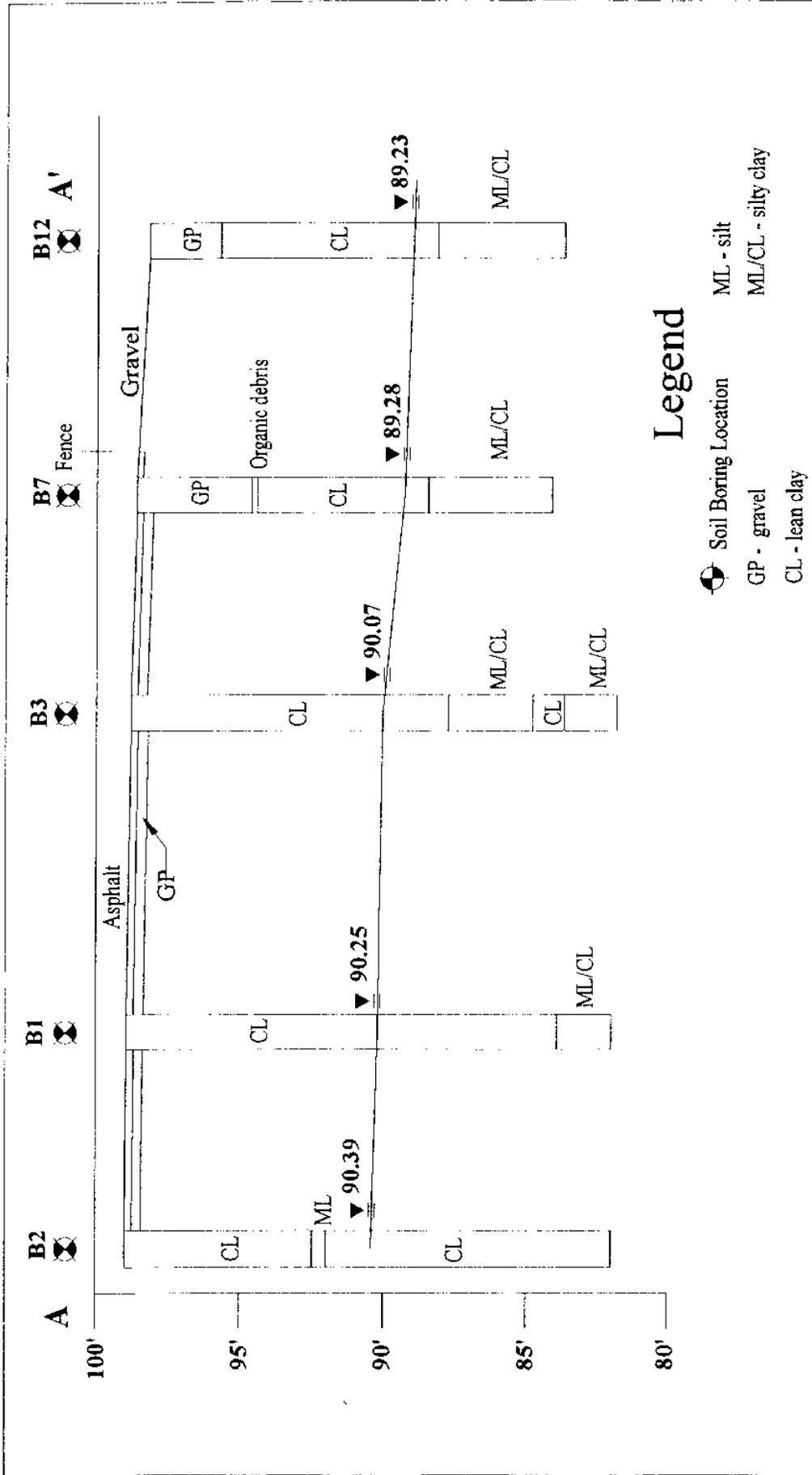
**Legend**

◆ Soil Boring Location

A - - A' Cross Section Location



Environmental Assessments, Inc. P.O. Box 9127 Appleton, Wisconsin 54911 (920) 749-9746 Fax (920) 749-9748	Title: <b>Cross Section Location Map</b>	<b>Figure # 6</b>
	Project: <b>Jones Sign Company</b> <b>711 Hinkle Street</b> <b>Green Bay, WI</b>	<b>Scale: 1" = 30'</b>
		<b>Drawn By: MJJ</b>



### Legend

-  Soil Boring Location
-  ML - silt
-  GP - gravel
-  CL - lean clay
-  ML/CL - silty clay

Title:

Environmental Assessments, Inc.  
 P.O. Box 9127  
 Appleton, Wisconsin 54911  
 (920) 749-9746 Fax (920) 749-9748

Cross Section

Project:  
 Jones Sign Company  
 711 Hinkle Street  
 Green Bay, WI

Figure # 6A

Horizontal scale: 1" = 20'  
 Vertical Scale: 1" = 5'

Drawn By: MJJ

**Table II**  
**Groundwater Contaminant Chemistry Table**

<b>MW1</b>						
Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
02/07/97	333	247	65	42	628	92
06/02/97	483	284	125	18	513	144
09/26/97	248	238	72	9.8	678	**
03/26/98	184	188	42	24	42	85
07/13/98	183	234	25.3	10.4	261	32.2
10/29/98	134	153	41	12	188	107

<b>MW2</b>						
Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
02/07/97	ND	ND	ND	ND	ND	ND
06/02/97	ND	ND	ND	ND	ND	**
09/26/97	ND	ND	ND	ND	ND	**
03/26/98	ND	ND	ND	ND	ND	**
07/13/98	ND	ND	ND	ND	ND	**
10/29/98	ND	ND	ND	ND	ND	**

<b>MW3</b>						
Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
02/07/97	15	42	ND	2.9	42.5	8.4
06/02/97	25	64	12	3.7	62	**
09/26/97	9.3	49	8.6	2.6	116	**
03/26/98	12	51	10	2.4	54.7	19
07/13/98	8.74	39.6	3.02	0.16	37	6.15
10/29/98	8.4	36	19	2.5	37	22

<b>MW4</b>						
Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
02/07/97	1.6	ND	ND	ND	ND	ND
06/02/97	4.2	ND	ND	ND	ND	**
09/26/97	2	ND	ND	ND	ND	**
03/26/98	0.63	ND	ND	ND	ND	**
07/13/98	0.83	ND	ND	ND	ND	**
10/29/98	ND	ND	ND	ND	ND	**

**MW5**

Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
02/07/97	1.4	ND	ND	ND	ND	ND
06/02/97	ND	ND	ND	ND	ND	**
09/26/97	ND	ND	ND	ND	ND	**
03/26/98	ND	ND	ND	ND	ND	**
07/13/98	ND	ND	ND	ND	ND	**
10/29/98	ND	ND	ND	ND	ND	**

**MW6**

Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
06/02/97	ND	ND	ND	ND	ND	ND
09/26/97	ND	ND	ND	ND	ND	**
03/26/98	ND	ND	ND	ND	ND	**
07/13/98	ND	ND	ND	ND	ND	**
10/29/98	ND	ND	ND	ND	ND	**

**MW7**

Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
06/02/97	68	279	ND	9.5	221	62
09/26/97	51	254	ND	5.9	167.9	**
03/26/98	111	316	19	10	221	87
07/13/98	75	331	9.11	13.2	262	69.7
10/29/98	89	332	ND	10	233	108

**MW8**

Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
06/02/97	1.5	ND	ND	ND	ND	ND
09/26/97	0.76	ND	ND	ND	ND	**
03/26/98	ND	ND	ND	ND	ND	**
07/13/98	0.4	ND	ND	0.23	ND	**
10/29/98	ND	ND	ND	3	ND	**

**MW11**

Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
09/26/97	ND	ND	ND	ND	ND	ND
03/26/98	ND	ND	ND	ND	ND	**
07/13/98	ND	ND	ND	ND	ND	**
10/29/98	ND	ND	ND	ND	ND	**

<b>MW12</b>						
Date	Benzene	E-benzene	MTBE	Toluene	Xylenes	Naphthalene
09/26/97	ND	ND	ND	ND	ND	ND
03/26/98	ND	ND	ND	ND	ND	**
07/13/98	ND	ND	ND	ND	ND	**
10/29/98	ND	ND	ND	3.5	ND	**

Shaded areas represent WDNR enforcement standard exceedences

Bolded numerals represent WDNR preventative action limits

All results are in parts per billion

\*\* means not sampled

E-benzene means ethylbenzene

MTBE means methyl-tert-butyl-ether