GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: May 16, 2000

BRRTS #: **03-05-120162**

FID #:

ACTIVITY NAME: GREEN BAY CTY-PARKING LOT M

DATCP #:

PROPERTY ADDRESS: 1258-1260 MAIN ST

COMM #: 54302133460

MUNICIPALITY: GREEN BAY

PARCEL ID #: 8-282, 8-281-C (Parcel numbers referenced on deed restriction)

***WTM COORDINATES:**

X: **679182** Y: **450572**

** 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 #: 03-05-120162 PARCEL ID #: 8-282, 8-281-C (deed restriction)

ACTIVITY NAME: GREEN BAY CTY-PARKING LOT M WTM COORDINATES: X: 679182 Y: 450572

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 #: **Title:**
- [ ] **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 Diagram**
- [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: Estimated Utility Locations**
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour 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 **Title: Soil Boring/Groundwater Monitoring Well Location Diagram**

BRRTS #: 03-05-120162 ACTIVITY NAME: GREEN BAY CTY-PARKING LOT M

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 #: 4 **Title: Groundwater Results From Geoprobes**

☒ **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 #: 6 **Title: Groundwater Contour Map**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 **Title: Soil Analytical 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: Groundwater Anlytical 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 #: 03-05-120162 ACTIVITY NAME: GREEN BAY CTY-PARKING LOT M

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

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

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

May 16, 2000

Mr. Jon Mueller, P.E.
Engineering Department
City Hall, Room 300
100 North Jefferson Street
Green Bay, Wisconsin 54301-5062

Subject: Case Closure, Soil and Groundwater Use Restriction, City of Green Bay, Parking Lot M, 1260 Main Street, Green Bay, Wisconsin BRRTS #: 03-05-120162

Dear Mr. Mueller:

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 920-492-5861.

Yours truly,

Alan Thomas Nass

Alan Thomas Nass, P.G.
Hydrogeologist

cc: Paul Garvey, STS, 1035 Kepler Drive, Green Bay, Wisconsin 54311-8320

1752807

Document Number

GROUNDWATER USE RESTRICTION

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 MAY -9 P 3:59

Recording Area

16 (4)

Name and Return Address
Public Works Department
Room 300
100 North Jefferson Street
Green Bay, Wisconsin 54301-5026

8-282 & 8-281.C
Parcel Identification Number (PIN)

Declaration of Restrictions

In Re: Lot 78, Lot 79, Lot 80, Lot 81 and the West 29.0 feet of Lot 82 of Whitney's Addition to Navarino, City of Green Bay, Brown County, Wisconsin, EXCEPT therefrom the following: The North 120 feet of said West 29 feet of Lot 82; the North 120 feet of the East 19 feet of said Lot 81; the North 100 feet of the East 20 feet of the West 34 feet of said Lot 81; the North 100 feet of the East 3 feet of Lot 80; the West 26.57 feet of the East 28.57 feet of the North 100 feet of Lot 79; the West 21.43 feet of the North 90 feet of Lot 79; and the North 90 feet of Lot 78.

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

WHEREAS, The City of Green Bay is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum - contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following location on the following date: in monitoring well - 1 (MW-1) on January 11, 2000, benzene at 528 micrograms per liter (ug/l) and total xylenes at 915 ug/l. Soil contamination existed on the property at the following locations on the following dates: in Geoprobe -1 (GP-1) on June 3, 1999, lead at 52 milligrams per kilogram (mg/kg) and benzene at 645 micrograms per kilogram (ug/kg), in GP-7 on June 3, 1999, benzene at 9 ug/kg, and in MW-4 on July 28, 1999, lead at 82 mg/kg. The locations of groundwater and soil samples are provided on Figure 1 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 further groundwater or soil remediation activities on the property at the present time.

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

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. 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 it successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.
>
> If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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 or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

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

By signing this document, Paul F. Jadin asserts that he is duly authorized to sign this document on behalf of the City of Green Bay.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 9th day of May, 2000.

Signature: _____
Printed Name: Paul F. Jadin
Title: Mayor

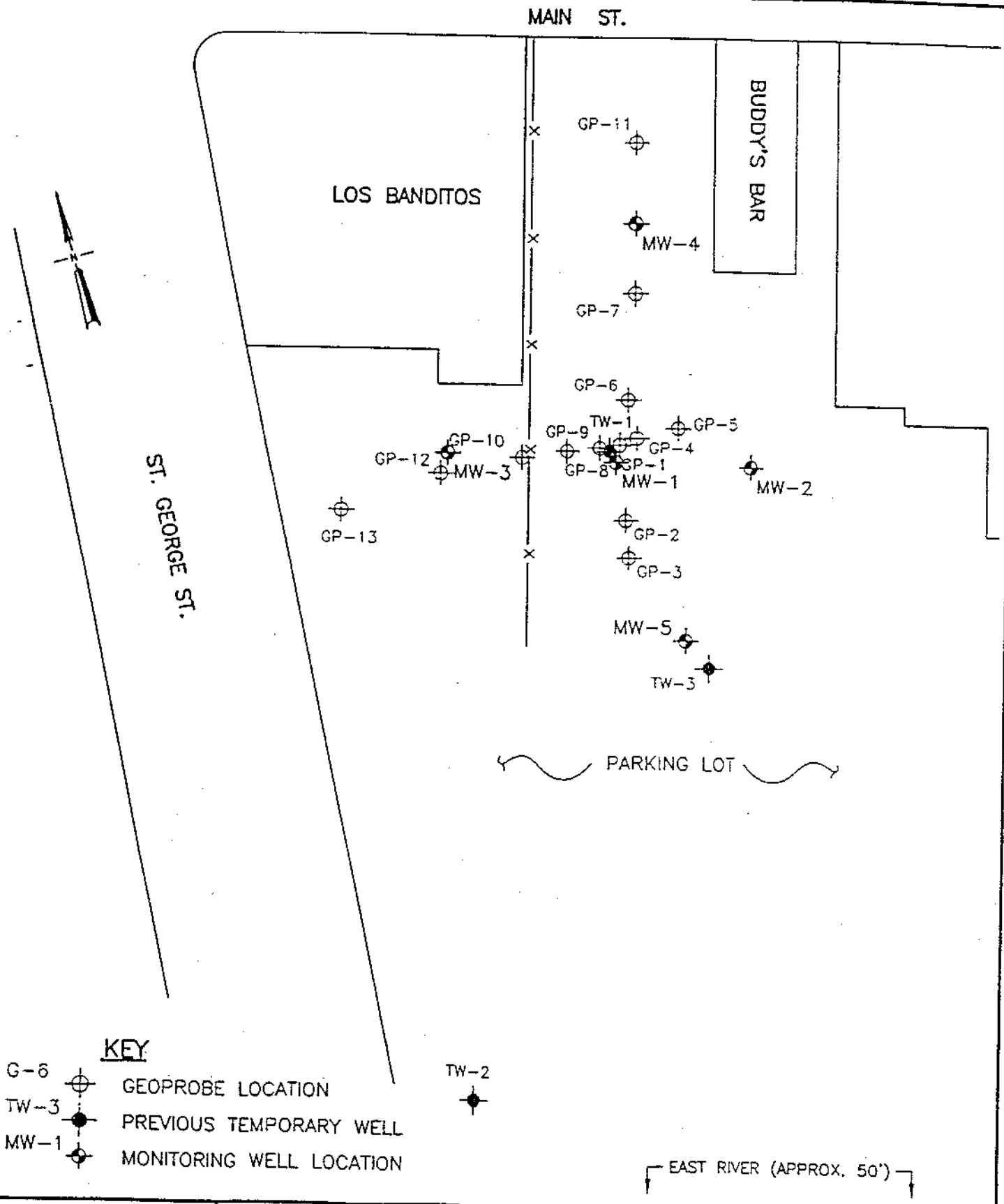
Subscribed and sworn to before me

This 9th day of May, 2000.

Beth A. Carpenter
Beth A. Carpenter
Notary Public, State of Wisconsin
My commission Expires 04/28/02

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by the City of Green Bay Public Works Department and STS Consultants, Ltd., Green Bay, Wisconsin.

1752807



STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

SOIL BORING/GROUNDWATER MONITORING WELL
LOCATION DIAGRAM
PARKING LOT "M"
1260 MAIN STREET
GREEN BAY, WISCONSIN

DRAWN BY	RAB	7-21-99
CHECKED BY	PMG	7-21-99
APPROVED BY		
SCALE 1"=40'	FIGURE NO. 1	
STS DRAWING NO.		

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

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

April 5, 2000

Mr. Jon Mueller, P.E.
Engineering Department
City Hall, Room 300
100 North Jefferson Street
Green Bay, Wisconsin 54301-5062

Subject: Case Closure with Groundwater Use Restriction and Soil Deed Restriction, City of Green Bay Parking Lot M, 1260 Main Street, Green Bay, Wisconsin
BRRTS #: 03-05-120162

Dear Mr. Mueller:

The Bureau for Remediation and Redevelopment's Northeast Region Closure Committee has reviewed the above referenced site and has agreed to close this site pending the completion and filing of a soil and groundwater use deed restriction. This soil and groundwater use deed 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 soil and groundwater use deed restriction has been finalized and filed with Brown County and proof of filing the soil and groundwater use deed restriction has been received by the Department, can this site be closed. To expedite the completion of the soil and groundwater use deed restriction and closure process, the Department requests that you submit the following:

- a complete, legible and unabbreviated legal description of the property
- a copy of the most recent deed for your property
- available maps, such as a survey map, showing the property boundaries, building outlines, and monitoring well/piezometer locations

If you do not have these documents they can be obtained from the Brown County Register of Deeds. Once this information is received, the Department will send you a draft copy of the soil and groundwater use deed restriction containing language regarding the remaining petroleum and lead contamination.

If the draft is accurate and acceptable, please sign it, file it with the Register of Deeds office and return a copy of the signed and filed restriction to the Department for our records. The Department must also receive documentation of proper abandonment of any and all monitoring

wells, extraction wells, piezometers, sumps, and soil venting systems if you do not intend to perform long term monitoring at your site. Once all this information is received, the site will be conditionally closed.

This soil and groundwater use deed restriction is an option that the Department can offer in order to conditionally close this site. If you choose not to accept this option you will need to perform additional investigation and cleanup of the remaining contamination. Within **14 days** of receipt of this notice please submit a letter to the Department documenting your intentions.

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.

If you have any questions, please contact me in Green Bay at 920-492-5862.

Yours truly,

Alan Thomas Nass

Alan Thomas Nass, P.G.
Hydrogeologist

cc: Paul Garvey, STS, 1035 Kepler Drive, Green Bay, Wisconsin 54311-8320

LOT "M"
PARKING LEASE AGREEMENT

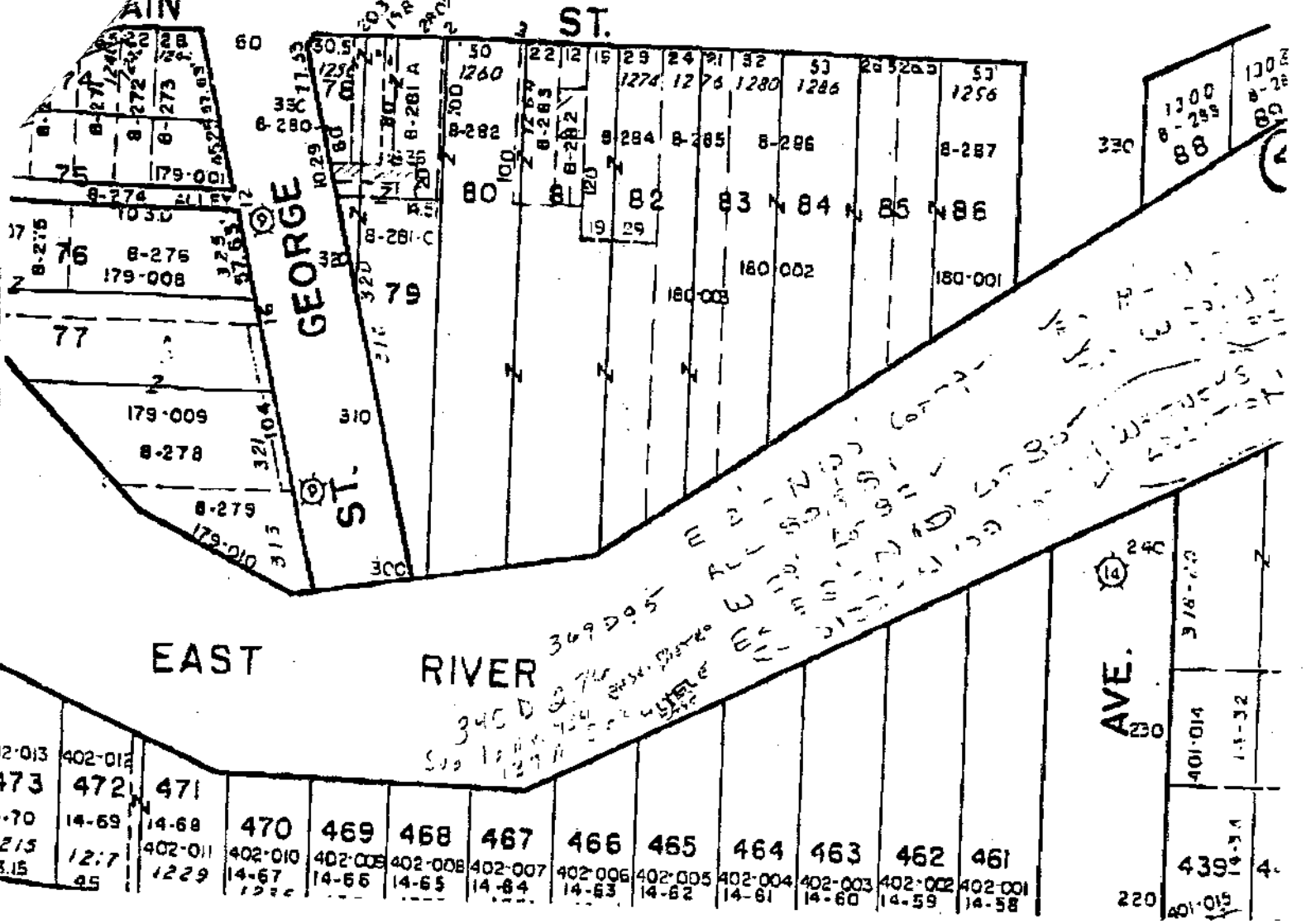
THIS AGREEMENT is made by and between the City of Green Bay Parking Utility, a Wisconsin municipal corporation (hereinafter CITY) and Los Banditos, Inc. of Green Bay, Brown County, Wisconsin (hereinafter LESSEE).

1. CITY hereby agrees to lease to LESSEE eighty-three (83) parking spaces in Parking Lot "M" near the intersection of Main Street and St. George Street in the City of Green Bay, Brown County, Wisconsin, more particularly described as follows:

> Lot 78, Lot 79, Lot 80, Lot 81, and the West 29.0 feet of Lot 82, of Whitney's Addition to Navarino, City of Green Bay, Brown county, Wisconsin, EXCEPT therefrom the following: The North 120 feet of said West 29 feet of Lot 82: the North 120 feet of the East 19 feet of said Lot 81; the North 100 feet of the East 20 feet of the West 34 feet of said Lot 81; and the West 14.0 feet of said Lot 81; the North 100 feet of the East 3 feet of Lot 80; the West 26.57 feet of the East 28.57 feet of the North 100 feet of Lot 79; the west 21.43 feet of the North 90 feet of Lot 79; the North 90 feet of Lot 78.

2. The term of this Lease shall be for five (5) years commencing November 1, 1997, and terminating October 31, 2002. LESSEE shall have the right to renew this Lease for an additional term of five (5) years upon the same terms and conditions as herein contained except that CITY shall have the right to adjust the monthly rental rate for such renewal period. Written notice to renew shall be given by LESSEE to CITY not later than thirty (30) days prior to the expiration of this Lease Agreement.

3. For the period of November 1, 1997 through December 31, 1997, on or before the 1st of each month, LESSEE shall pay to CITY for rent of said parking spaces the amount of $788.50 ($9.50 per



JEROME & ESTHER SOBIEK

TO

CITY OF GREEN BAY

VOL. 733 OF RECORDS PG. 489

2/10/66

Jerome Sobiek and Esther Sobiek, his wife,

grantor s, of Brown County, Wisconsin, hereby

Quitclaim, to The City of Green Bay, a municipal

xx corporation

grantee , of Brown County, Wisconsin, for the sum of

One Dollar ($1.00) and other good and valuable considerations Dollars

the following tract of land in Brown County, in the State of Wisconsin.

The South 1/2 except the Easterly 12 feet thereof of the following described property: the Southerly 20 feet of the Northerly 100 feet of that part of lots 78 and 79, Whitney's Addition to the Navarino Plat in the City of Green Bay, Brown County, Wisconsin, described in Volume 372 of Deeds on page 139, Brown County, Wisconsin, Records, together with all buildings and appurtenances and an easement to the City of Green Bay for any and all maintenance and repair purposes necessary for the upkeep of the home which lies on the excepted easterly 12 feet of the above described property.

This deed is given in settlement of a property line dispute between the parties hereto.

Witness, the hand s and seals of said grantor , this 10th day of February 19 66.

In Presence of

Fred F. Kaftan

Mary Racine

Jerome Sobiek (Seal)

Jerome Sobiek

Esther Sobiek (Seal)

Esther Sobiek

(Seal)

(Seal)

State of Wisconsin,

Brown County. } ss.

On this the 10th day of February 19 66, before me, Fred F. Kaftan, the undersigned officer, personally appeared Jerome Sobiek and Esther Sobiek, known (or satisfactorily proven) to be the person s whose name s subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Fred F. Kaftan

Notary Public, Brown County, Wis.

My Commission expires: is permanent (To be filled in if signed by a Notary Public) , 19

REGISTER'S OFFICE, Brown Co., Wis.
Received for record the 5th day of May A. D. 19 66 at 1:35 o'clock P. M. and recorded in Vol. 733 of Records on page 489
Harold P. Lack Register of Deeds

Drafted by Fred F. Kaftan

(N.B.—Ch. 10 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

Approved 3/7/66 Blossom W. Ries, City Clerk

VOL 733 PAGE 489

grantor s, of Brown County, Wisconsin, hereby conveys and warrants to CITY OF GREEN BAY, A MUNICIPAL CORPORATION

grantee s, of Brown County, Wisconsin, for the sum of One dollar ($1.00) and other good and valuable considerations the following tract of land in Brown County, State of Wisconsin:

All that part of Lots 78 and 79 of Whitney's Addition to Navarino in the City of Green Bay, lying southerly of the following described line:
Commencing at the northeasterly corner of Lot 79; thence S 26° 03' 00" West on the easterly line of Lot 79 a distance of 100 feet to the starting point; Thence N 64° West 16.57 feet; thence N 26° 11' 30" East 20 feet; thence N 64° West and parallel to the southerly line of Main Street to the westerly line of Lot 78, also being the easterly line of St. George Street.

Revenue stamps attached to Deed Document #12715.

REGISTER'S OFFICE, Brown Co., Wis.
Received for record this 15th day of January A. D. 1962 at 4:20 o'clock P. M. and recorded in Vol. 324 of Deeds on page 28
Harold P. Loch
Register of Deeds

REGISTER'S OFFICE
Brown Co., Wis.
Received for record the 26 day of February A. D. 1962 at 9:30 o'clock A. M. and recorded in Vol. 322 of Deeds on page 605
Harold P. Loch
Register of Deeds

In Witness Whereof, the said grantor s have hereunto set their hand s and seal s this 2nd day of October, A. D., 19 61.

Signed and Sealed in Presence of

H. J. Van Deuren

Joyce Krummel

Nellie Shepeck (SEAL)

Hubert H. Shepeck (SEAL)

Catherine Shepeck (SEAL)

(SEAL)

State of Wisconsin,
Brown County, } ss.

Personally came before me, this 2nd day of October, A. D., 19 61, the above named NELLIE SHEPECK, HUBERT H. SHEPECK and CATHERINE SHEPECK, his wife to me known to be the person s who executed the foregoing instrument and acknowledged the same.

H. J. Van Deuren
Notary Public, Brown County, Wis.
My commission expires Dec. 10 A. D., 1961.

Drafted by H. J. Van Deuren

(N.B.—Ch. 69 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.) 2021-2-2

Approved: Clerk of the City

VOL 373 PAGE 604

582715

This Indenture, *Made by* WILLIAM SHEPECK and ANNE M. SHEPECK, his wife; HUBERT SHEPECK and NONA SHEPECK, his wife; and FRANK SHEPECK and HELEN E. SHEPECK, his wife

grantor S, *of* Delta County, Michigan

and warrants to CITY OF GREEN BAY, A MUNICIPAL CORPORATION *hereby conveys*

grantee S, *of* Brown County, Wisconsin, *for the sum of* One dollar ($1.00) and other good and valuable considerations

the following tract of land in Brown County, State of Wisconsin:

All that part of Lots 78 and 79 of Whitney's Addition to Navarino in the City of Green Bay, lying southerly of the following described line;
Commencing at the northeasterly corner of Lot 79; thence S 26° 03' 00" West on the easterly line of Lot 79 a distance of 100 feet to the starting point; Thence N 64° West 16.57 feet; thence N 26° 11' 30" East 20 feet; thence N 64° West and parallel to the southerly line of Main Street to the westerly line of Lot 78, also being the easterly line of St. George Street.

REGISTER'S OFFICE
Brown Co., Wis.
Received for record the 9th day of January A. D. 1962 at 9:55 o'clock A.M. and recorded in Vol. 373 of Deeds on page 604

Harold F. Loch
Register of Deeds

In Witness Whereof, the said grantor s have hereunto set their hand s and seal s this 2nd day of October, A. D., 1961

Signed and Sealed in Presence of

Louis D. Dufour

H. J. Van Deuren

X William Shepeck (SEAL)
William Shepeck

X Anne M. Shepeck (SEAL)
Anne M. Shepeck

X Hubert Shepeck (SEAL)
Hubert Shepeck

X Nona Shepeck (SEAL)
Nona Shepeck

Frank Shepeck (SEAL)
Frank Shepeck

Helen E. Shepeck (SEAL)
Helen E. Shepeck

State of MICHIGAN
Delta County. } ss.

Personally came before me, this 2nd day of October, A. D., 1961 the above named WILLIAM SHEPECK and ANNE M. SHEPECK, his wife and HUBERT SHEPECK and NONA SHEPECK, his wife and FRANK SHEPECK AND HELEN E. SHEPECK, his wife to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Paul H. Laviolette
PAUL H. LAVIOLETTE
Notary Public, Delta Co., Mich.
My Commission Expires March 3, 1964

Notary Public, Delta County, Mich.
My commission expires A. D., 19

Drafted by H. J. Van Deuren

573676

VOL. 369 PAGE 95

QUIT CLAIM DEED

THIS INDENTURE, made by the City of Green Bay, a municipal corporation, grantor of Brown County, Wisconsin, hereby quit claims to the Kosmoski Investment Corporation, grantee of Brown County, Wisconsin, for the sum of One Dollar ($1.00), and no other consideration, the following tract of land in Brown County, State of Wisconsin:

The Northerly 120 feet of the West 29 feet of Lot 82, and the Northerly 120 feet of the Easterly 19 feet of Lot 81, lying in Whitney's Addition to the City of Green Bay.

A previous deed for the above described property was issued pursuant to resolution of the Common Council dated July 7, 1959. The conditions set forth in the previous deed have been complied with, and this is a corrective deed removing conditions set forth in the previous deed.

IN WITNESS WHEREOF, the said City of Green Bay, a municipal corporation, has caused these presents to be signed by Roman P. Denissen, its Mayor, and countersigned by Clifford A. Centen, its Clerk, at Green Bay, Wisconsin, and its corporate seal to be hereunto affixed this 22nd day of August, 1960.

Signed and Sealed in the Presence of:

Esther Lison

Esther Lison

CITY OF GREEN BAY,

Roman P. Denissen

Roman P. Denissen, Mayor

Countersigned:

June E. Edwards

June E. Edwards

Clifford A. Centen

Clifford A. Centen, Clerk

Recorded in office Brown Co., Wis.
Received for record this 27 day
of April A.D. 1961 at
3:25 o'clock P.M. and recorded in
the 369 Deeds page 95
Kurt P. Lech
Register of Deeds

STATE OF WISCONSIN)
(SS.
BROWN COUNTY)

Personally came before me this 22nd day of August, 1960, Roman P. Denissen, its Mayor, and Clifford A. Centen, Clerk of the above named municipal corporation, to me known to be such Mayor and Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation by its authority.

CLARE KIDD NOTARY PUBLIC BROWN CO., WIS.

Carol Hart

Carol Hart
Notary Public, Brown County, Wisconsin

My Commission Expires Jan. 27
A.D., 1961

Drafted by: Clarence W. Wier

WILMER & BURPLICE
LAWYERS
GREEN BAY, WIS.

VOL. 345 PAGE 276

530681

WARRANTY DEED.

THIS INDENTURE, Made by East River Lumber and Fuel Company, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor, of Brown County, Wisconsin, hereby conveys and warrants to the City of Green Bay, a municipal corporation, grantee, of Brown County, Wisconsin, for the sum of One ($1.00) Dollar and other valuable consideratio the following tract of land in Brown County, State of Wisconsin:

The East 2 feet of the North 100 feet of Lot 79, all of Lot 80, except the East three (3) feet of the North 100 feet, Lot 81, except the West 22½ feet of the North 100 feet and the West 29 feet of Lot 82, Whitney's Addition, City of Green Bay, Brown County, Wisconsin, subject to easements in favor of the Green Bay Metropolitan Sewerage District at Volume 16 Miscellaneous Records page 434, and the Wisconsin Telephone Company at Volume 137 Mortgages on page 562, Brown County, Wisconsin records.

The grantor agrees to discharge by payment, when due, all real estate taxes for the year 1957, except special improvement charges levied or assessed subsequent to the date of this instrument.

The grantor reserves possession of the above premises, rent free and tax free (except as above provided) for a period of one year from the date of this instrument.

The grantor may at its option remove such part or all of the buildings and improvements, or such portion of all or any of said buildings or improvements, presently located upon the above premises that it shall see fit except the office building (said office building consisting of the building on the premises presently used as an office by the grantor and the continuation of said building presently used by the grantor as a cement room and terminating at the end of such cement room); the grantor having the specific right (without exclusion of other rights) to remove such items as heating, electrical and plumbing elements from improvements on the premises and to alter such improvements

to such extent as it shall see fit to accomplish such removal, except with respect to the office building aforesaid, the grantor to complete the removal of all improvements which it elects to remove within one year from the date of this instrument.

IN WITNESS WHEREOF, the said grantor has caused these presents to be signed by John J. Voreau, its President and countersigned by Warren J. Simonet, its Secretary, at Green Bay, Wisconsin, and its corporate seal to be hereunto affixed, this 23rd day of December, A. D., 1957.

Signed and Sealed
In Presence of:

Richard C. Surplice

Helen Christopherson

Green Bay Lumber Company
By John J. Voreau, President

Countersigned:
Warren J. Simonet, Secretary

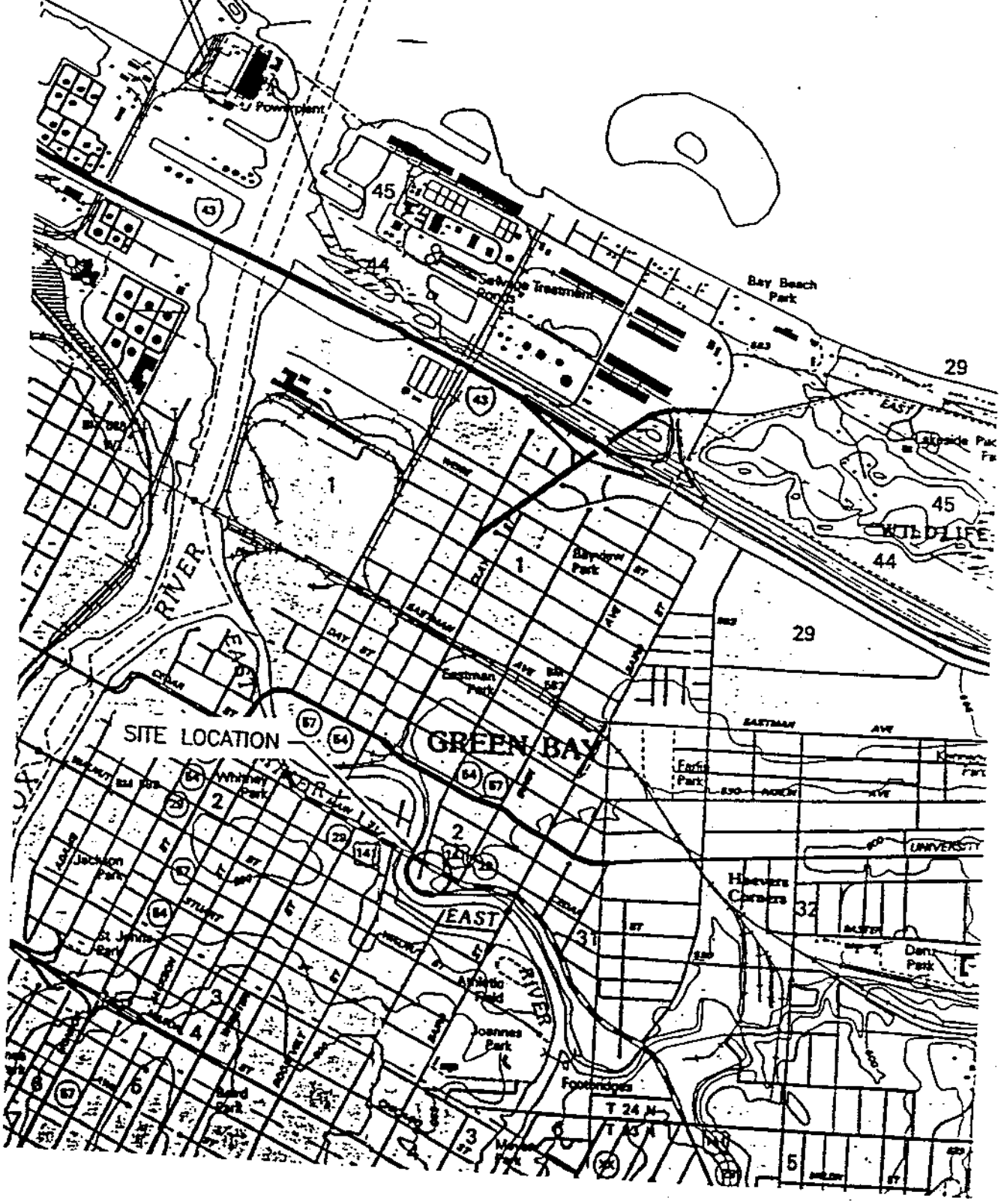
STATE OF WISCONSIN)
BROWN COUNTY) ss.

Personally came before me, this 23rd day of December, 1957, John J. Voreau, President, and Warren J. Simonet, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Richard C. Surplice
Notary Public, Brown County, Wis.
My commission expires June 10, 1959

REGISTER'S OFFICE
Brown Co., Wis.
Received for record this 24th day of December, A.D. 19 57 at 10:00 o'clock A.M. and recorded in Vol. 345 of Deeds on page 277.

This instrument was drafted by Richard C. Surplice.

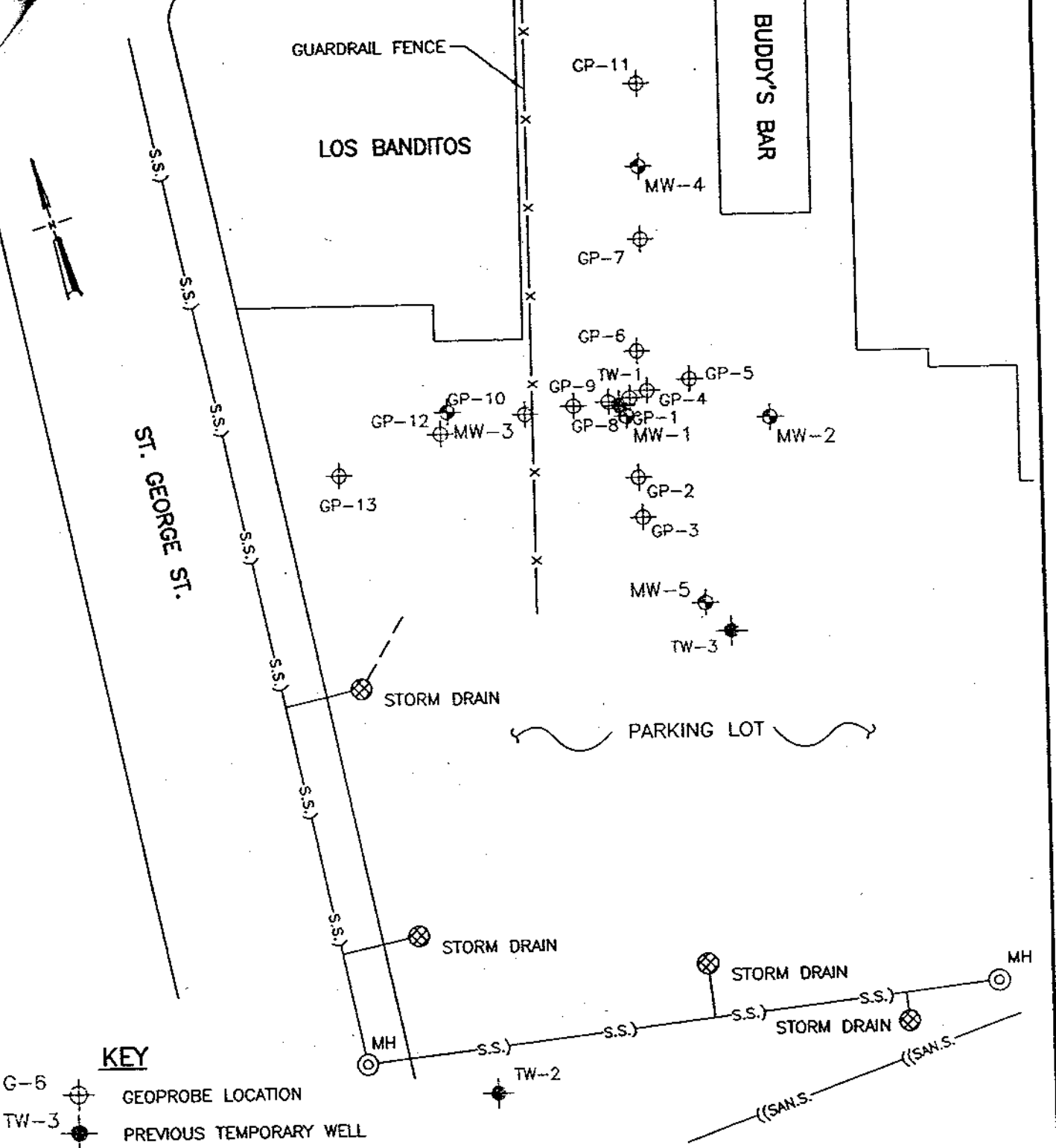


Consultants Ltd.
sulting Engineers

PROJECT/CLIENT

SITE LOCATION DIAGRAM
PARKING LOT "M"
1260 MAIN STREET
GREEN BAY, WISCONSIN

DRAWN BY	RAB	4-12-97
CHECKED BY	PJM	4-12-97
APPROVED BY	PRB	6-1-97
SCALE 1"=2000'	FIGURE NO. 1	



KEY

G-6 GEOPROBE LOCATION

TW-3 PREVIOUS TEMPORARY WELL

MW-1 PROPOSED MONITORING WELL

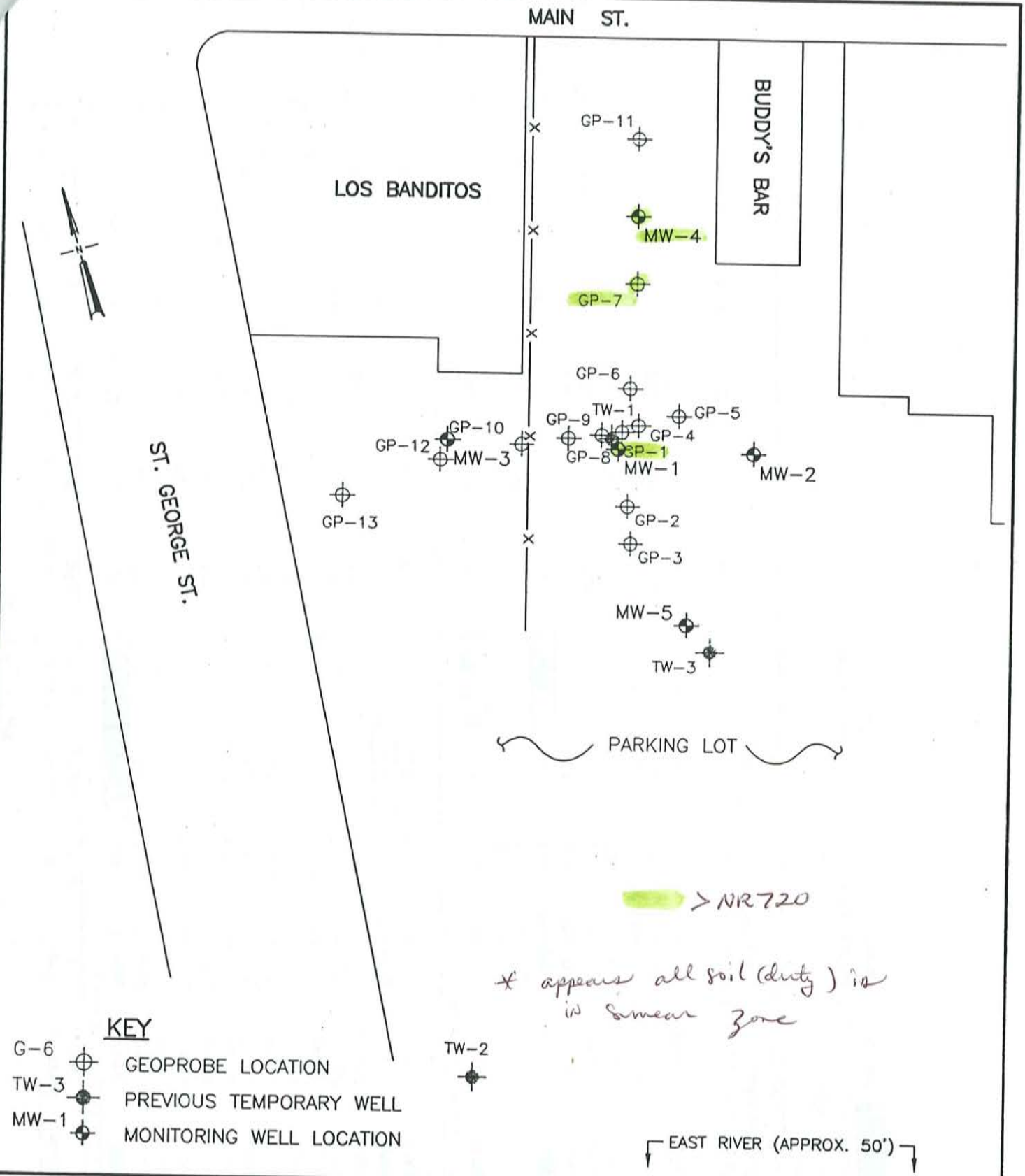
NOTE: UTILITY LOCATIONS ARE ESTIMATED. THIS DRAWING IS NOT INTENDED FOR UTILITY LOCATION PURPOSES.

STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

ESTIMATED UTILITY LOCATIONS
PARKING LOT "M"
1260 MAIN STREET
GREEN BAY, WISCONSIN

DRAWN BY	RAB	7-21-99
CHECKED BY	PMG	7-21-99
APPROVED BY		
SCALE 1"=40'	FIGURE NO. 2	
STS DRAWING NO. X:\DWG99\22879\W\G487902.DWG		



> NR720

* appears all soil (dirty) is in smear zone

KEY

G-6 GEOPROBE LOCATION

TW-3 PREVIOUS TEMPORARY WELL

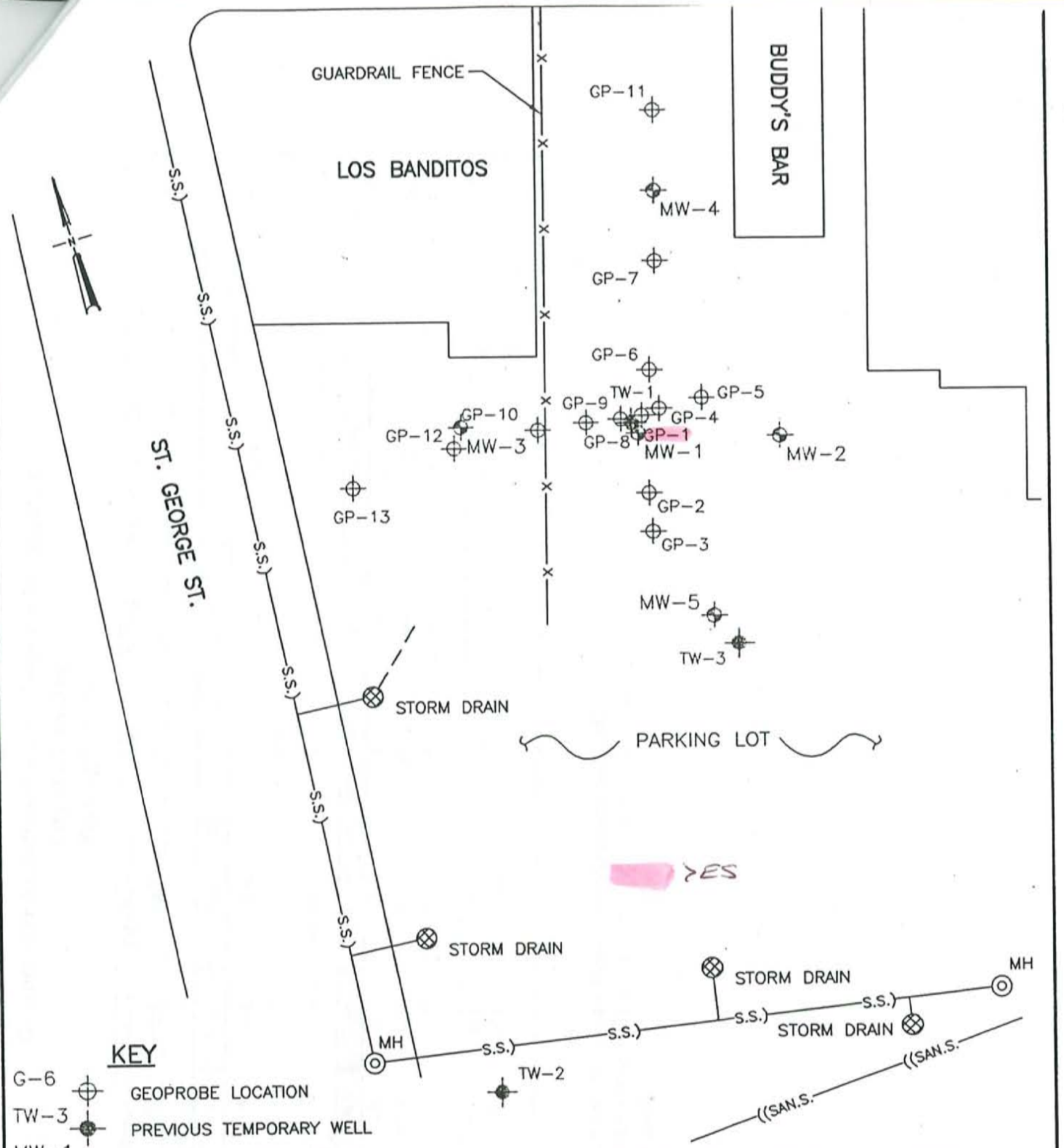
MW-1 MONITORING WELL LOCATION

STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

SOIL BORING/GROUNDWATER MONITORING WELL LOCATION DIAGRAM
PARKING LOT "M"
1260 MAIN STREET
GREEN BAY, WISCONSIN

DRAWN BY	RAB	7-21-99
CHECKED BY	PMG	7-21-99
APPROVED BY		
SCALE 1"=40'	FIGURE NO. 3	
STS DRAWING NO. X:\DWG99\22879\W\G487902.DWG		



KEY

G-6 GEOPROBE LOCATION

TW-3 PREVIOUS TEMPORARY WELL

MW-1 PROPOSED MONITORING WELL

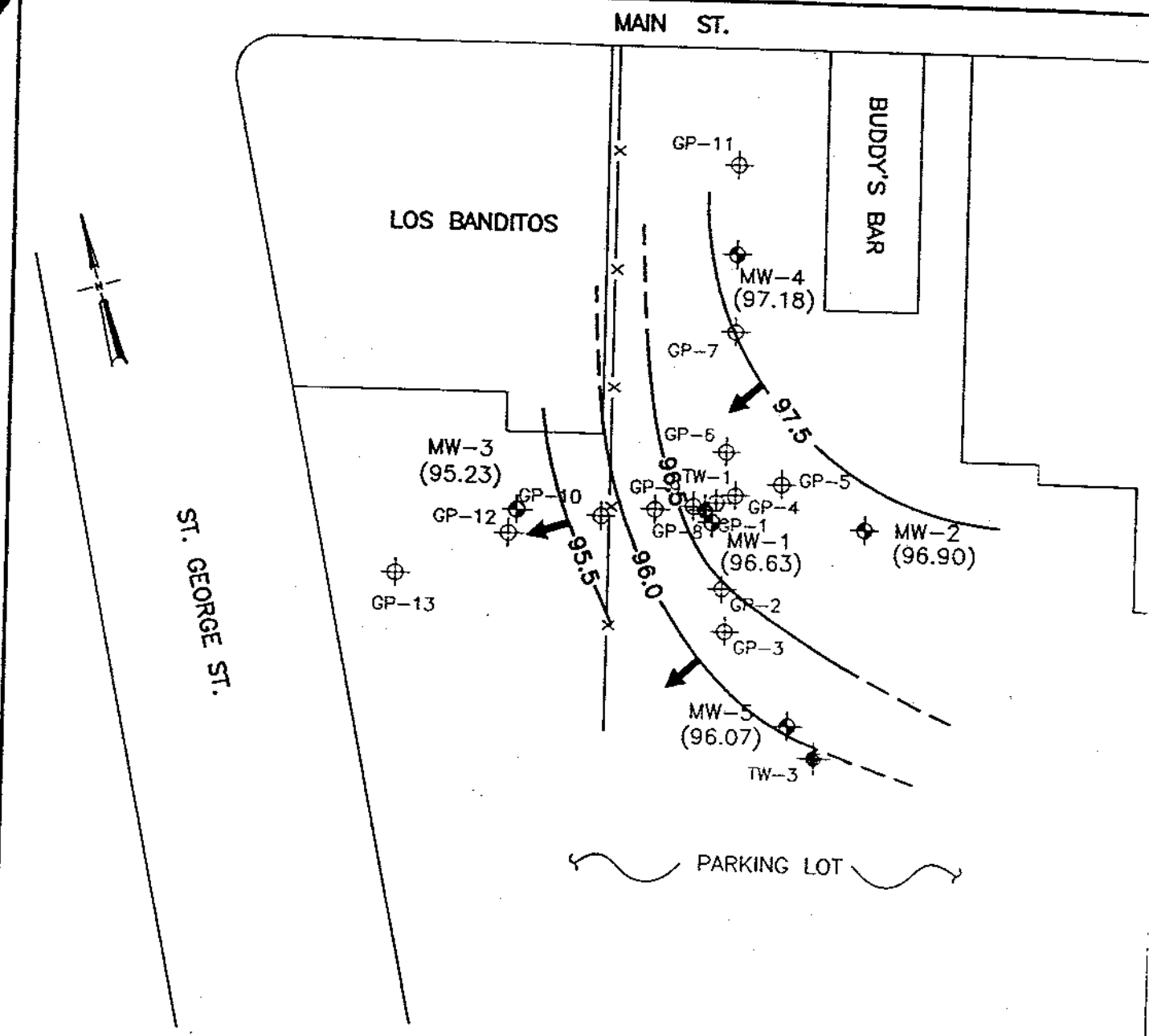
NOTE: UTILITY LOCATIONS ARE ESTIMATED. THIS DRAWING IS NOT INTENDED FOR UTILITY LOCATION PURPOSES.

STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT G. W. results from Geoprobes

~~ESTIMATED UTILITY LOCATIONS~~
~~PARKING LOT "M"~~
~~1260 MAIN STREET~~
~~GREEN BAY, WISCONSIN~~

DRAWN BY	RAB	7-21-99
CHECKED BY	PMG	7-21-99
APPROVED BY		
SCALE 1"=40'	FIGURE NO. 4	
STS DRAWING NO. X:\DWG99\22879\W\G487902.DWG		



KEY

(96.63) GROUNDWATER ELEVATION (LOCAL DATUM=100.0')

GROUNDWATER FLOW DIRECTION

—97.0— GROUNDWATER CONTOUR (DASHED WHERE APPROX.)

G-6 GEOPROBE LOCATION

TW-3 PREVIOUS TEMPORARY WELL TW-2

MW-1 MONITORING WELL LOCATION

EAST RIVER (APPROX. 50')

STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

GROUNDWATER CONTOUR MAP (10/13/99)
PARKING LOT "M"
1260 MAIN STREET
GREEN BAY, WISCONSIN

DRAWN BY	RAE	7-21-99
CHECKED BY	PMG	7-21-99
APPROVED BY		
SCALE 1"=40'	FIGURE NO. 6	
STS DRAWING NO.		

Table 1

Soil Analytical Results
City of Green Bay
Parking Lot "M"

Location	Sampling Date	Depth ft.	GRO mg/kg	Lead mg/kg	Benzene ug/kg	Ethylbenzene ug/kg	MTBE ug/kg	Toluene ug/kg	Xylenes ug/kg	Trimethylbenzenes ug/kg
Robert E Lee Analytical Laboratory										
GP-1	6/3/99	2.0 - 4.0	30	52	645	982	120	234	3100	2228
GP-3	6/3/99	2.0 - 4.0	<0.65	1.7	<9.0	<4.5	<22	<4.2	<28.0	<29.9
GP-5	6/3/99	2.0 - 4.0	<0.65	9.2	<9.0	<4.5	<22	<4.2	<28.0	<19.9
GP-7	6/3/99	2.0 - 4.0	<0.65	NA	<9.0	<4.5	<22	<4.2	<28.0	<19.9
GP-8	6/3/99	2.0 - 4.0	<0.65	NA	<9.0	<4.5	<22	<4.2	<28.0	<19.9
GP-9	6/3/99	2.0 - 4.0	<0.65	NA	<9.0	<4.5	<22	<4.2	<28.0	<19.9
GP-10	6/3/99	2.0 - 4.0	<0.65	NA	<9.0	<4.5	<22	<4.2	<28.0	<19.9
GP-11	6/3/99	2.0 - 4.0	<0.65	5.2	<9.0	<4.5	<22	<4.2	<28.0	<19.9
GP-12	6/3/99	2.0 - 4.0	<0.65	NA	<9.0	<4.5	<22	<4.2	<28.0	<19.9
GP-13	6/3/99	2.0 - 4.0	<0.65	19	<9.0	<4.5	<22	<4.2	<28.0	<29.9
MW-2	7/28/99	2.0 - 4.0	<0.65	3.8	<9.0	<4.5	<22	<4.2	<28.0	<19.9
MW-3	7/28/99	2.0 - 4.0	<0.65	6.2	<9.0	<4.5	<22	<4.2	<28.0	<19.9
MW-4	7/28/99	2.0 - 4.0	2.4	82	<9.0	<4.5	<22	<4.2	83	54
MW-5	7/28/99	2.0 - 4.0	<0.65	5.2	<9.0	<4.5	<22	<4.2	<28	<19.9
U.S. Filter Mobile Laboratory										
GP-1	6/3/99	2.0 - 4.0	23.7	NA	140	239	NA	146	361	250
GP-3	6/3/99	2.0 - 4.0	<0.5	NA	3.7	<2.0	NA	3.1	3.1	<4.0
GP-5	6/3/99	2.0 - 4.0	<0.5	NA	<2.0	<2.0	NA	<2.0	<4.0	<4.0
GP-7	6/3/99	2.0 - 4.0	<0.5	NA	9.0	<2.0	NA	<2.0	<4.0	<4.0
GP-8	6/3/99	2.0 - 4.0	<0.5	NA	<2.0	<2.0	NA	<2.0	<4.0	<4.0
GP-9	6/3/99	2.0 - 4.0	<0.5	NA	<2.0	<2.0	NA	<2.0	<4.0	<4.0
GP-10	6/3/99	2.0 - 4.0	<0.5	NA	<2.0	<2.0	NA	<2.0	<4.0	<4.0
GP-11	6/3/99	2.0 - 4.0	<0.5	NA	<2.0	<2.0	NA	<2.0	<4.0	<4.0
GP-12	6/3/99	2.0 - 4.0	<0.5	NA	<2.0	<2.0	NA	<2.0	<4.0	<4.0
GP-13	6/3/99	2.0 - 4.0	<0.5	NA	<2.0	<2.0	NA	<2.0	<4.0	<4.0
NR 720 RCL[1] Groundwater Pathway			100		5.5	2900		1500	4100	
NR 720 Non-Industrial Direct Contact RCL				50						
NR 720 Industrial Direct Contact RCL				500						

Notes:

NA = Not analyzed

[1]Wisconsin Administrative Code Chapter NR 720 Generic Residual Contaminant Level

= NR 720 Exceedence

y:projects\22879\w\T479W001.xls

Table 2
Groundwater Analytical Results - Geoprobe Investigation
City of Green Bay
Parking Lot "M"

Location	Sampling Date	Benzene ug/L	Toluene ug/L	Ethylbenzene ug/L	Xylenes ug/L	MTBE ug/L	Trimethylbenzenes ug/L	Lead ug/L	GRO ug/L
Robert E Lee Analytical Laboratory									
GP-1	6/3/99	1,410	5,660	880	3,760	<9.2	793	22	NA
GP-3	6/3/99	<0.5	<0.6	<0.6	<2.2	<0.92	<2.6	NA	NA
GP-13	6/3/99	<0.5	<0.6	<0.6	<2.2	<0.92	<2.6	NA	NA
U.S. Filter Mobile Laboratory									
GP-1	6/3/99	11,800	162,000	10,600	63,200	NA	14,450	NA	495,000
GP-3	6/3/99	<2.0	<2.0	<2.0	<4.0	NA	<4.0	NA	<50
GP-10	6/3/99	<6.0	35.0	49.8	39.8	NA	51.5	NA	6,850
GP-13	6/3/99	<2.0	<2.0	<2.0	<4.0	NA	<4.0	NA	<50
NR 140 ES		5	343	700	620	60	480	15	
NR 140 PAL		0.5	68.6	140	124	12	96	1.5	

Notes:

NR 140ES = Wisconsin Administrative Code Chapter 140 Enforcement Standard

NR 140 PAL = Wisconsin Administrative Code Chapter 140 Preventive Action Limit

= NR 140 ES Exceedence

> PAL

City of Green Bay
Parking Lot "M"

Analyte	Units	MW-1			MW-2		MW-3		MW-4		MW-5		NR 140 ES	NR 140 PAL	Proposed WDNR NR 140 ES	Proposed WDNR NR 140 PAL
		7/30/99	10/13/99	1/11/00	7/30/99	10/13/99	7/30/99	10/13/99	7/30/99	10/13/99	7/30/99	10/13/99				
Lead	ug/L	312	1.0	NA	22.2	<0.73	21.5	<0.73	1.4	<0.73	5.7	<0.73	15	1.5		
VOCs																
Benzene	ug/L	1010	905	528	<0.19	<0.5	<0.19	<0.5	<0.19	<0.5	<0.19	<0.5	5	0.5		
Ethylbenzene	ug/L	479	582	262	<0.19	<0.6	<0.19	<0.6	<0.19	<0.6	<0.19	<0.6	700	140		
Isopropylbenzene	ug/L	29	24	24	<0.23	NA	<0.23	NA	<0.23	NA	<0.23	NA				
Methyl tert Butyl Ether	ug/L	<37	<37	<37	<0.73	<0.92	<0.73	<0.92	<0.73	<0.92	<0.73	<0.92	60	12		
Naphthalene	ug/L	96	56	NA	0.2	NA	<0.08	NA	<0.08	NA	0.19	NA	40	8		
n-Propylbenzene	ug/L	60	43	NA	<0.36	NA	<0.36	NA	<0.36	NA	<0.36	NA				
Tetrachloroethene	ug/L	37	<17	<17	<0.34	NA	<0.34	NA	<0.34	NA	<0.34	NA	5	0.5		
Toluene	ug/L	299	484	146	2.9	<0.6	<0.11	<0.6	1.6	<0.6	3.3	<0.6	343	68.6	1000	200
Total TMB	ug/L	657	345	259	<0.81	<2.6	<0.81	<2.6	<0.81	<2.6	<0.81	<2.6	480	96		
Total Xylenes	ug/L	2679	1264	915	<0.57	<2.2	<0.57	<2.2	<0.57	<2.2	<0.57	<2.2	620	124	10000	1000
natural attenuation parameters																
Nitrate/nitrite	mg/L	NA	<0.14	<0.14	NA	<0.14	NA	<0.14	NA	1.2	NA	<0.14				
Sulfate	mg/L	NA	<0.26	<0.26	NA	68	NA	46	NA	85	NA	101				

Notes:
NA - not analyzed
VOCs - volatile organic compounds
TMB = Trimethylbenzenes
"<" analyte not detected above method detection limit
ug/L = micrograms per liter
mg/L = milligrams per liter
NR 140 ES = Wisconsin Administrative Code Chapter NR 140 Enforcement Standard
NR 140 PAL = Wisconsin Administrative Code Chapter NR 140 Preventive Action Limit

120	NR 140 ES Exceedance
26	NR 140 PAL Exceedance