



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

FILE
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

August 23, 2000

Meulmans, Inc.
Mr. Roger Meulmans
513 Cedar Street
Wrightstown, WI 54180

SUBJECT: Case Closure for the Meulmans Inc. site,
513 Cedar Street, Wrightstown, WI
BRRTS # 03-05-152930

Dear Mr. Meulmans:

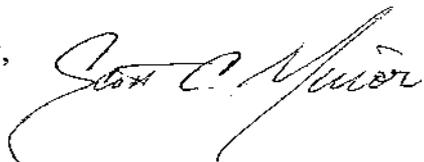
On August 24, 1999, the above-named site was reviewed by the Bureau for Remediation and Redevelopment's Northeast Region Closeout Committee to determine whether the case qualified for closeout under ch. NR 726, Wis. Adm. Code. This panel reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. The committee has approved the closure of this case.

Upon receiving the monitoring well abandonment forms and the signed restriction on August 16, 2000, the Department considers the above referenced case "closed", having determined that no further action is necessary at the site at this time. The site will now be listed as closed in the WDNR tracking system.

Based on the investigative documentation provided to the Department, it appears that the petroleum contamination at the above-named site is in compliance with the requirements of chs. NR 700 to NR 726, Wis. Adm. Code. However, this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety or welfare to the environment.

Thank you for your and your consultant's cooperation and cleanup efforts during this process. If you have any questions regarding the content of this letter, please contact me at (920) 492-5871.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott C. Miller".

Scott C. Miller
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Steve Berndt, McDonald & Associates, Ltd.,
P.O. Box 13536, Green Bay, WI 54307-3536

1725358

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

BRUNNEN COUNTY
REGISTER OF DEEDS
LAJBY WILLIQUETTE

199 NOV -2 A 8:53

This Deed, made between MARJORIE W. MEULEMANS

Grantor,
and ROGER A. MEULEMANS and DENNIS B. MEULEMANS, an
undivided 1/2 interest to each as tenants in common,
however, and not as joint tenants,

Grantee.
Grantor, for a valuable consideration, conveys to Grantee the following
described real estate in Brown County, State of Wisconsin
(the "Property"):

Parcel 1: Lots 17A and 18A, Blk 4, according to the Assessor's
Plat and Re-plat of the Village of Wrightstown, West side of Fox River.
Parcel 2: Lot 17B, Blk 4, according to the Assessor's Plat and Re-plat
of the Village of Wrightstown, West side of Fox River.
Parcel 3: That part or parcel of Lot 16A of Assessor's re-survey and re-plat
of Block Four, Village of Wrightstown, West Side of Fox River, more
particularly described as follows: Commencing at the Southwest corner
of said Lot 16A as the point of beginning; running thence Easterly on the
Southerly line of said Lot 16A, (which is the Northerly line of Main Street),
a distance of 11 feet; running thence in a Northerly direction to a point on the
Northerly line of said Lot 16A, which point is 34 feet Easterly from the
Northwest corner of said Lot 16A, running thence Westerly on the Northerly
line of said Lot 16A a distance of 34 feet; running thence Southerly on the
Westerly line of said Lot 16A a distance of 102 feet to the point of beginning.

Recorded in Area
Name and Return Address

VAN HOOF, VAN HOOF & CORNETT
200 East Main Street
P.O. Box 27
Little Chute, WI 54140-0027

1000

VW-338

Parcel Identification Number (PIN)

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

This deed given in fulfillment of Land Contract dated April 1, 1982 and recorded
April 30, 1982 in Jacket 5363, Image 5, Document No. 976528 and re-recorded
January 10, 1984, in Jacket 7773, Image 13, Document No. 1016257 Brown County Records.

TRANSFER
\$ 240.00
FEE

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except
any liens or encumbrances created by Grantee.

Dated this 29th day of October, 1999

Marjorie W. Meulemans

* Marjorie W. Meulemans
(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Marjorie W. Meulemans

State of Wisconsin,

authenticated this 29th day of October, 1999

County, } ss.

Urban J. Van Hoof
* Urban J. Van Hoof

Personally came before me this _____ day of _____, the above named

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

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

THIS INSTRUMENT WAS DRAFTED BY

Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: _____)

Attorney Urban J. Van Hoof
Little Chute WI 54140-0027

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

* Names of persons signing in any capacity must be typed or printed below their signature

1744134

Document Number

GROUNDWATER USE RESTRICTION

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 MAR 16 P 3:49

Declaration of Restrictions

In Re:

Parcel 1: Lots 17A and 18A, Blk 4, according to Assessor's Plat and Re-plat of the Village of Wrightstown, West side of Fox River.

Parcel 2: Lot 17B, Blk 4, according to the Assessor's Plat and Re-plat of the Village of Wrightstown, West side of Fox River.

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

Recording Area

Name and Return Address

Mr. Roger Meulemans
513 Cedar Street
Wrightstown, WI 54180

1400
③

WHEREAS, Roger A. Meulemans and Dennis B. Meulemans are the owners of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. On March 2, 1999, 1,2-Dichloroethane contaminated groundwater above the ch. NR 140, Wis. Adm. Code enforcement standard existed on this property at former groundwater monitoring wells MW-1, MW-3 and MW-4 at concentrations of 19 parts per billion (ppb), 8.9 ppb and 14 ppb, respectively, which is above the ch. NR 140, Wis. Adm. Code enforcement standard of 5.0 ppb for 1,2-Dichloroethane. The location of the groundwater monitoring wells is provided on Figure 6, attached and made part of this restriction.

VW-338

Parcel Identification Number (PIN)

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 its 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.

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 3 day of May A.D. 2000

Cathy Williquette

REGISTER OF DEEDS

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.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 11th day of FEBRUARY, 2000.

Signature: Dennis B. Medlemus

Signature: ROGER A. MEULEMAN

Printed Name: DENNIS B. MEULEMUS

Printed Name: ROGER A. MEULEMAN

Subscribed and sworn to before me

This 11 day of FEB., 19 2000

Subscribed and sworn to before me

This 16 day of MARCH, 2000

Lynn Van Cleave



Jinda K. Kads

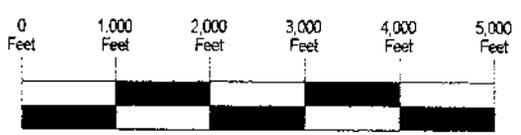
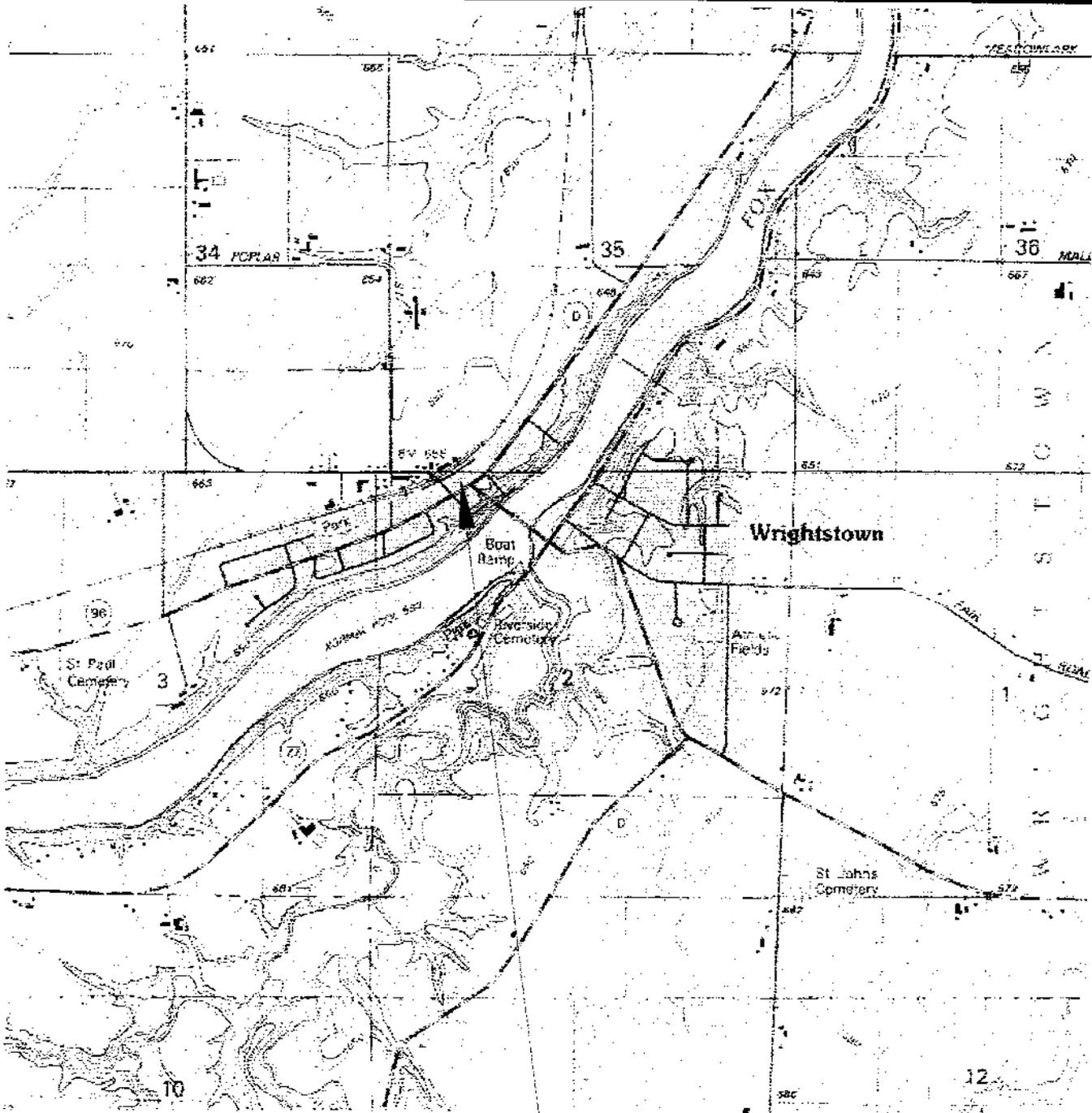
Notary Public, State of Illinois

My commission 6-2-01

Notary Public, State of WISCONSIN

My commission 1-11-2004

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by McDonald & Associates, Ltd.



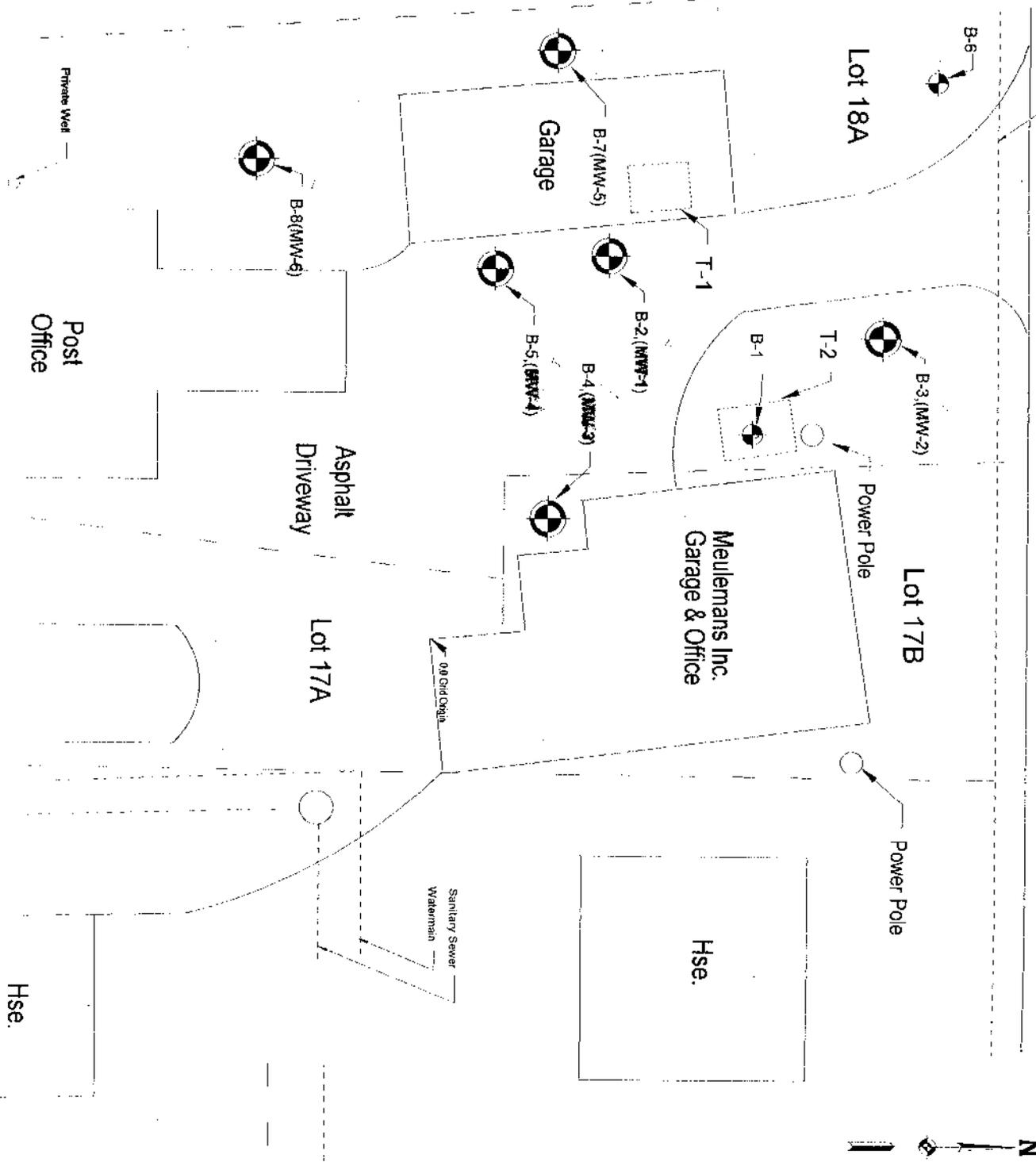
Meulemans Inc.
Project Location

Taken from the
GREEN BAY EAST QUADRANGLE
 WISCONSIN-BROWN CO.
 7.5 Minute Series (Topographic)
 US Geological Survey
 1992



Meulemans Inc., Property	
Figure 1	
USGS Map & Site Location	
Scale: 1" = 2,000' (Approx.)	Date: (1/26/98)
Mc Donald & Associates, Ltd.	By: SWB

Natural Gas
Cedar Street



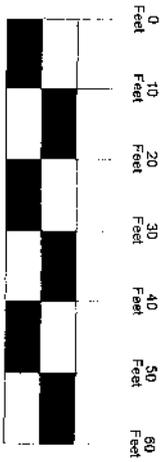
Meulemans Inc. - Property

Site Investigation Report

Figure 5

Boring & Monitoring Well Locations

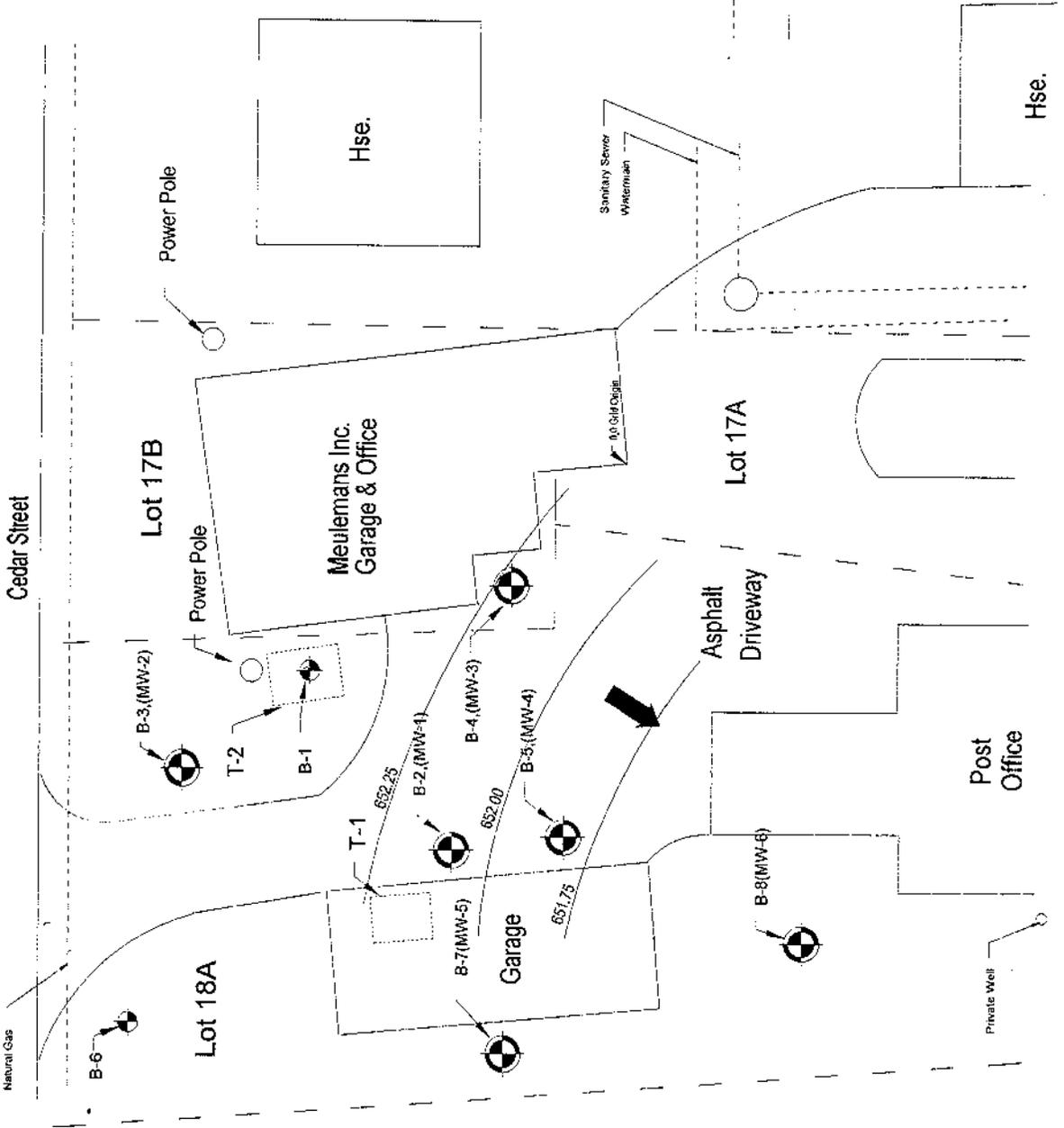
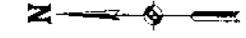
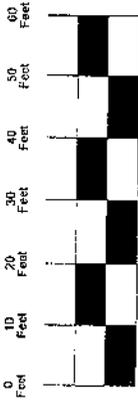
Scale: 1" = 20'	Date: (4/1/98)
Mc Donald & Associates, Ltd.	By: SWB



-  Bore Hole Location
-  Monitoring Well Location
-  Tank Closure Soil Sample
-  Underground Utility (or Structure)
-  Property Line / Right-Of-Way
-  Storm Sewer Man Hole (or Catch Basin)
-  Sanitary Sewer Man Hole

Meulemans Inc. - Property
Site Investigation Report
Figure 9
Potentiometric Surface Contours

Scale: 1" = 20'
 Date: (4/1/98)
 Mc Donald & Associates, Ltd. By: SWB



Groundwater Flow on 4/13/98



Bore Hole Location



Monitoring Well Location



Tank Closure Soil Sample

Underground Utility (or Structure)

Property Line / Right-Of-Way



Storm Sewer Man Hole (or Catch Basin)



Sanitary Sewer Man Hole

NOTE:

Groundwater elevation in MW-4 was not used to create this map as it was not yet stabilized following well construction.

Natural Gas

Cedar Street

Lot 18A

Lot 17B

Lot 17A

Meulemans Inc.
Garage & Office

Asphalt
Driveway

Post
Office

Power Pole

Hse.

Hse.

Approximate Limits of
Contamination (GRO/100 ug/l)

00' Grid Origin

Sanitary Sewer
Watermain

Private Well

B-6

B

B-3-MW-2

T-2

B-1

A

B-2-MW-1

B-4-MW-3

Garage

B-7 (MW-5)

B-5-MW-4

B-8 (MW-6)

B



Meulemans Inc. - Property
Site Investigation Report
Figure 6
Geologic Cross Section Routes

Scale: 1" = 20' Date: (4/17/98)

Mc Donald & Associates, Ltd. By: SWB

**Geologic
Cross Section
Routes**



Bore Hole Location



Monitoring Well Location



Tank Closure Soil Sample

Underground Utility (or Structure)

Property Line / Right-Of-Way



Storm Sewer Man Hole
(or Catch Basin)

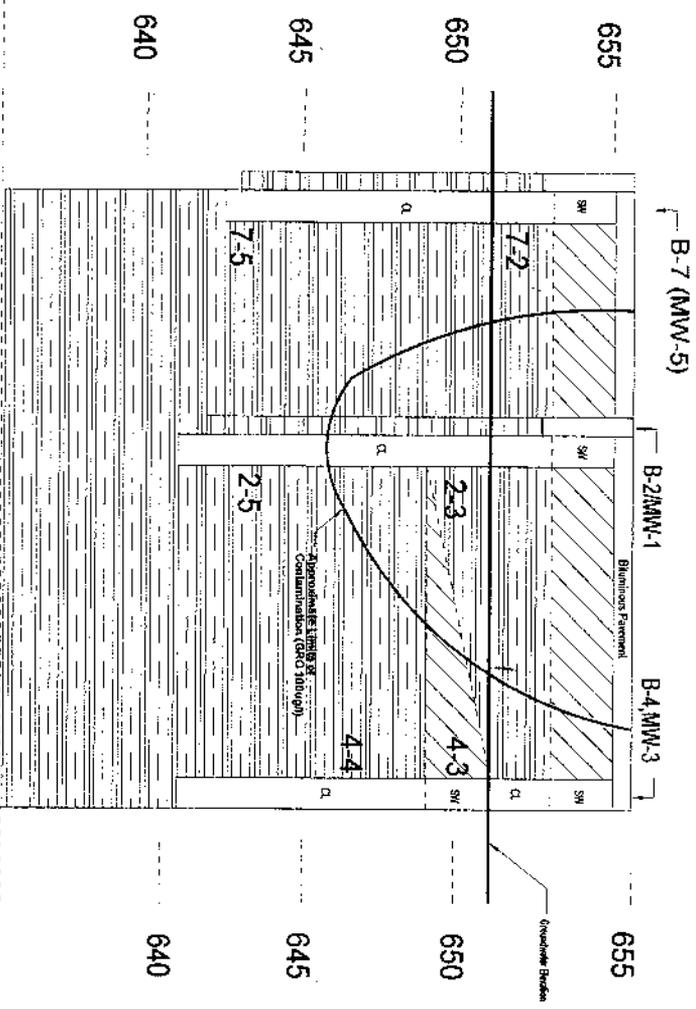
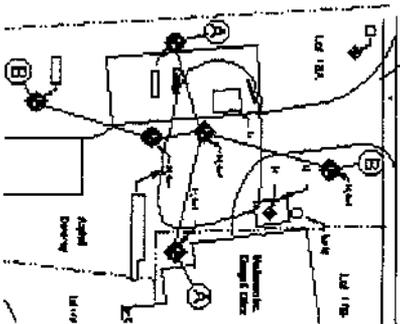


Sanitary Sewer Man Hole



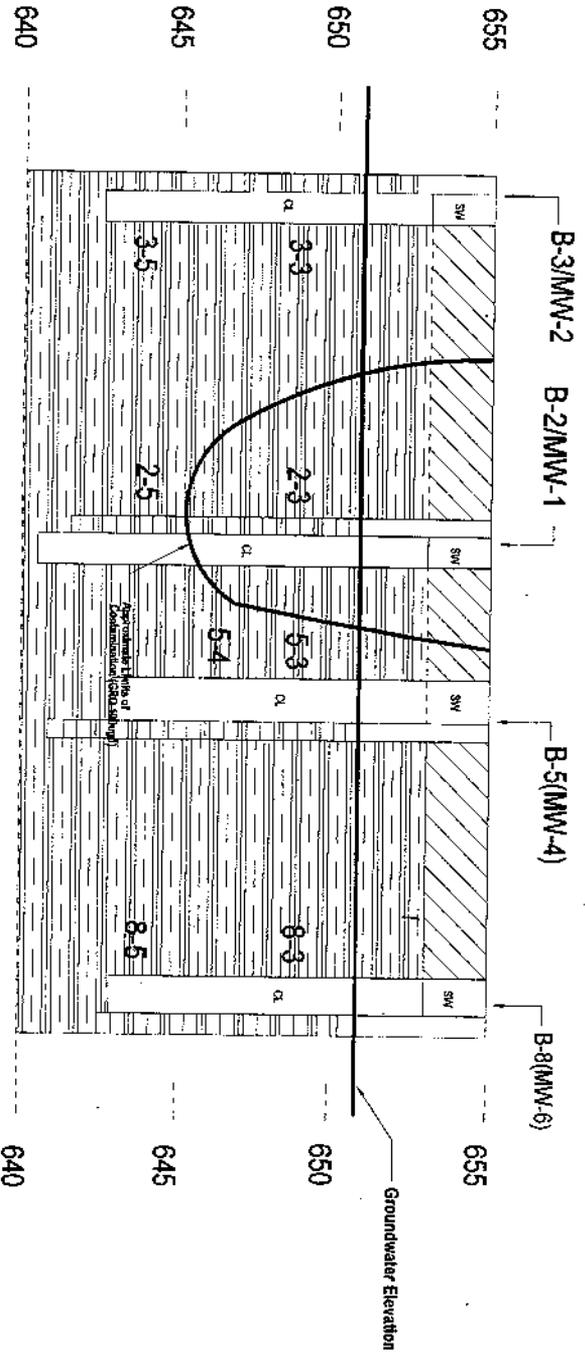
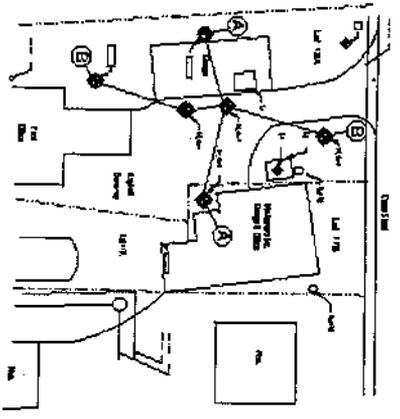
Site Investigation Report
 Figure 7
 Geologic Cross Section A-A

Vertical Scale:	1" = 5'	Horizontal Scale:	1" = 20'	Date:	(4/1/98)
Mc Donald & Associates, Ltd.			By:	SMB	



Notes:

1. Actual conditions between soil borings are not known. Information depicted on this figure between the indicated borings is based upon interpolation of the available data.
- 8-8 Indicates the location of soil sample with the indicated sample identification.



Meulemans Inc. - Property
Site Investigation Report
Figure 8
Geologic Cross Section B-B

Vertical Scale: 1" = 5' | Horizontal Scale: 1" = 20'
 Date: (9/1/88)
 By: SWB
 Mc Donald & Associates, Ltd.

Notes:

1. Actual Conditions between soil borings are not known. Information depicted on this figure between the indicated borings is based upon interpolation of the available data.
 2. All areas depicted along this Cross Section are paved with a bituminous pavement.
- 8-8 Indicates the location of soil sample with the indicated sample identification.