The following site is being submitted for inclusion into the GIS registry:

- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	**0305173680**
Comm # (no dashes):	54301342901
County:	Brown
Region:	Northeast
Site Name:	Roosevelt Square Shopping Center
Street Address:	1201 E Mason St
City:	Green Bay
Final Closure Date:	2002-09-24
Closure Conditions:	met
Off-source property contamination?	No

(If yes, attach locational data and deed information on pg. 2)

Right-of-way contamination?	No
Contaminated media:	Groundwater

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):	678629
Northing (Y):	449644
Collection Method:	DNR Web Site
Scale or Resolution:	1:24,000

(1:24,000 scale or finer)

Prepared by:	Robert Klauk
Submitted by:	Woody Myers

Source Property Checklist

- ☒ Final Closure Letter
- ☒ The most recent deed including legal descriptions, for all properties within or partially within the contaminated site boundaries w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ A certified surveyed 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
- ☒ Parcel ID for all properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s), soil borings and/or potable wells etc for properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ Latest Map(s) showing extent or outline of current GW and/or Soil contamination plume
- ☒ Latest Table of GW and/or Soil results
- ☒ Map showing GW flow direction
- ☒ A table of the previous 4 water level elevation measurements
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☒ Statement signed by RP certifying correctness of legal descriptions
- ☐ ROW Notification

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin
Department of Commerce

September 24, 2002

Mr. Wayne Elmer
Elmer's Realty LLP
427 Hidden Ridges Way
Combined Locks, WI 54113

RE: **Final Closure**

Commerce # 54301-3429-01 WDNR BRRTS # 03-05-173680
Roosevelt Square Shopping Center, 1201 E. Mason Street, Green Bay

Dear Mr. Elmer:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

Robert H. Klauk, PG
Senior Hydrogeologist
Site Review Section

cc: Stephanie Flynn – Advent Environmental Services, Inc.
Case File

1738262

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 JAN 31 P 3:43

WARRANTY DEED

THIS DEED, made between Ronald B. Hakes, Jr., Timothy A. Hakes, and Thomas A. Hakes, Grantors, and Monte Carlo Investments, LLP, Grantee,

WITNESSETH, that the said Grantors, for a valuable consideration of One Dollar ($1.00) and other good and valuable consideration, convey to Grantee the following described real estate in Brown County, State of Wisconsin:

Lots Twenty-six (26), Twenty-seven (27) and Twenty-eight (28), all in Block One Hundred Twenty-one (121), according to the recorded Plat of Astor, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, excepting therefrom that part for street purposes, described in Vol. 1034 Records, Page 203.

RETURN TO:

10 00/0

Attorney David J. Timm
Metzler and Hager, S.C.
222 Cherry Street
Green Bay, WI 54301-4223

14-1263
Parcel Identification Number

FEE
17.25 (15m)
EXEMPT

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and the Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing, and will warrant and defend the same.

DATED this 21st day of January, 2000.

Ronald B. Hakes, Jr.

Timothy A. Hakes

Thomas A. Hakes

AUTHENTICATION

Signature of Ronald B. Hakes, Jr., Timothy A. Hakes and Thomas A. Hakes authenticated this _____ day of _____, 2000.

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

THIS INSTRUMENT WAS DRAFTED BY:
Attorney David J. Timm
Metzler and Hager, S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN:
: SS.
COUNTY OF BROWN :

Personally came before me this 21st day of January, 2000, the above-named Ronald B. Hakes, Jr., Timothy A. Hakes and Thomas A. Hakes to me known to be the person who executed the foregoing instrument and acknowledged the same.

Mary L. Vergeson

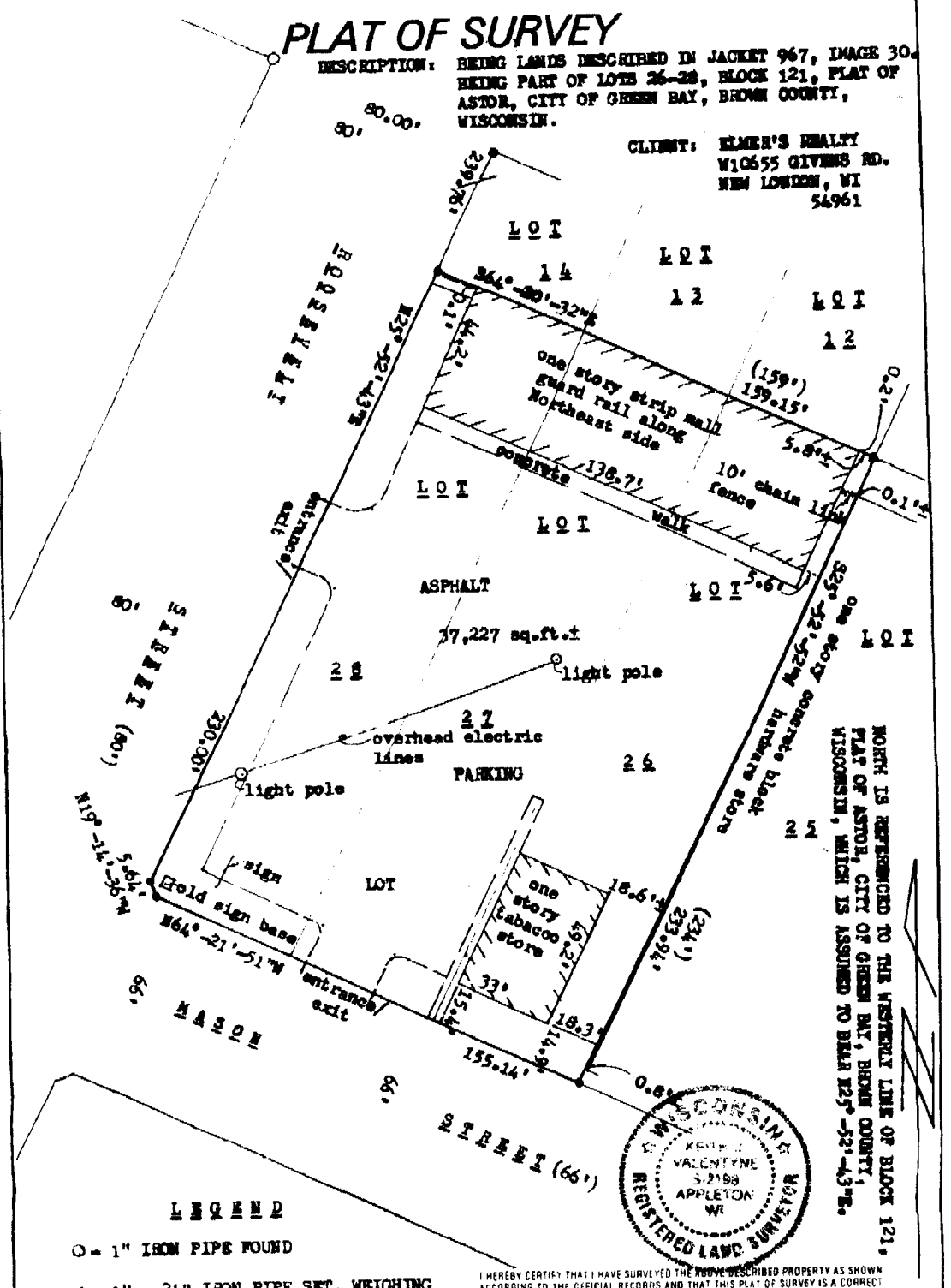
Notary Public, State of Wisconsin
My Commission: 12-14-2001

102614

PLAT OF SURVEY

DESCRIPTION: BEING LANDS DESCRIBED IN JACKET 967, IMAGE 30. BEING PART OF LOTS 26-28, BLOCK 121, PLAT OF ASTOR, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

CLIENT: ELMER'S REALTY
W10655 GIVENS RD.
NEW LONDON, WI
54961



LEGEND

O = 1" IRON PIPE FOUND

• = 1" x 24" IRON PIPE SET, WEIGHING 1.13 lbs. per lin. ft.

▲ = RAILROAD SPIKE SET

-x-x- = EXISTING FENCE LINE (SIZE & TYPE NOTED)

(00') = RECORDED DISTANCE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ACCORDING TO THE OFFICIAL RECORDS AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF SAID SURVEY

Keith J. Valentyne 12-7-99

KEITH J. VALENTYNE, RLS-2198 DATED

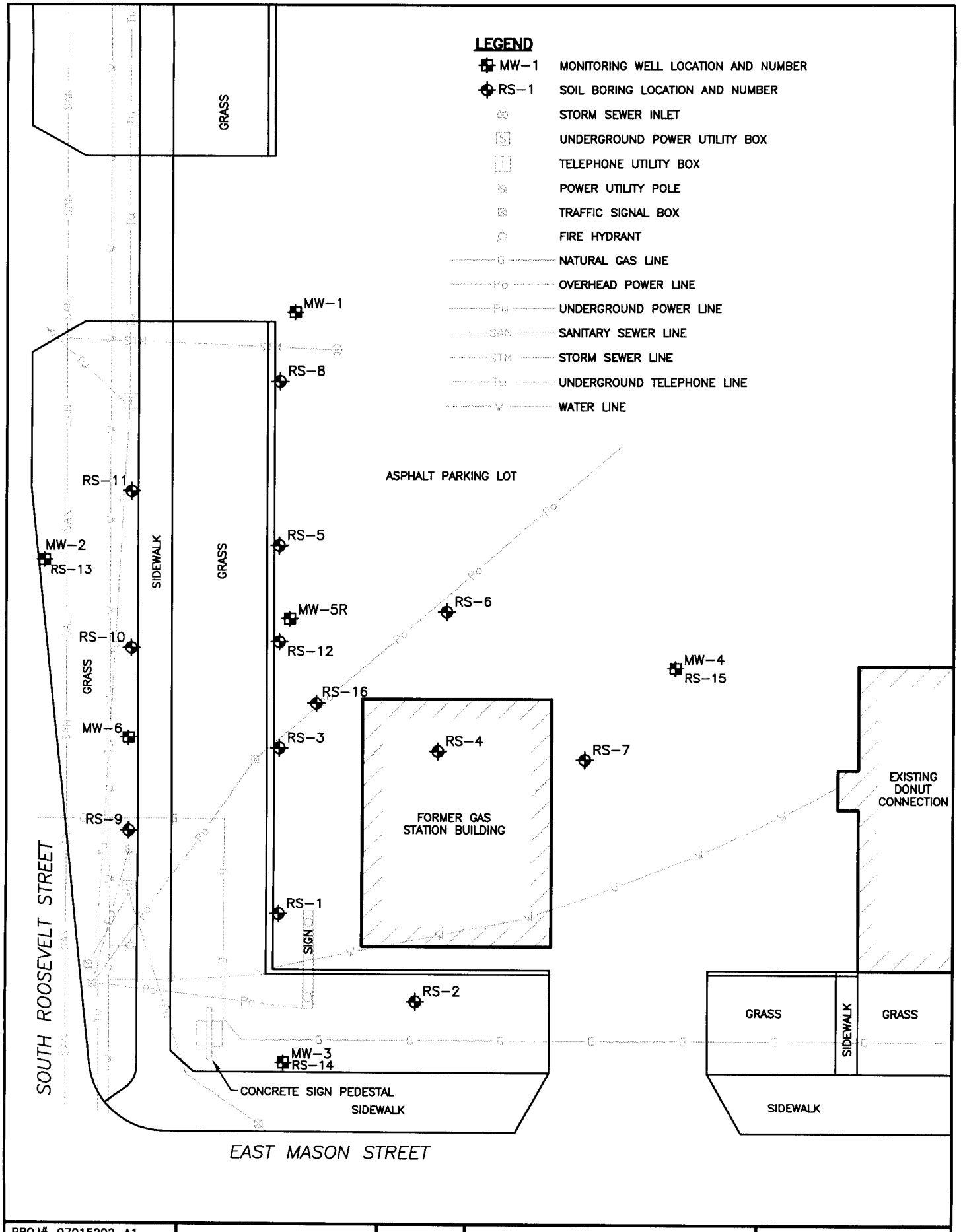
CAROW LAND SURVEYING CO., INC.
1837 W. WISCONSIN AVE., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE 920-731-4168 FAX 731-5673

SCALE 1"=40'
DRAWN BY kv tm HFR
PROJECT NO A9912.5

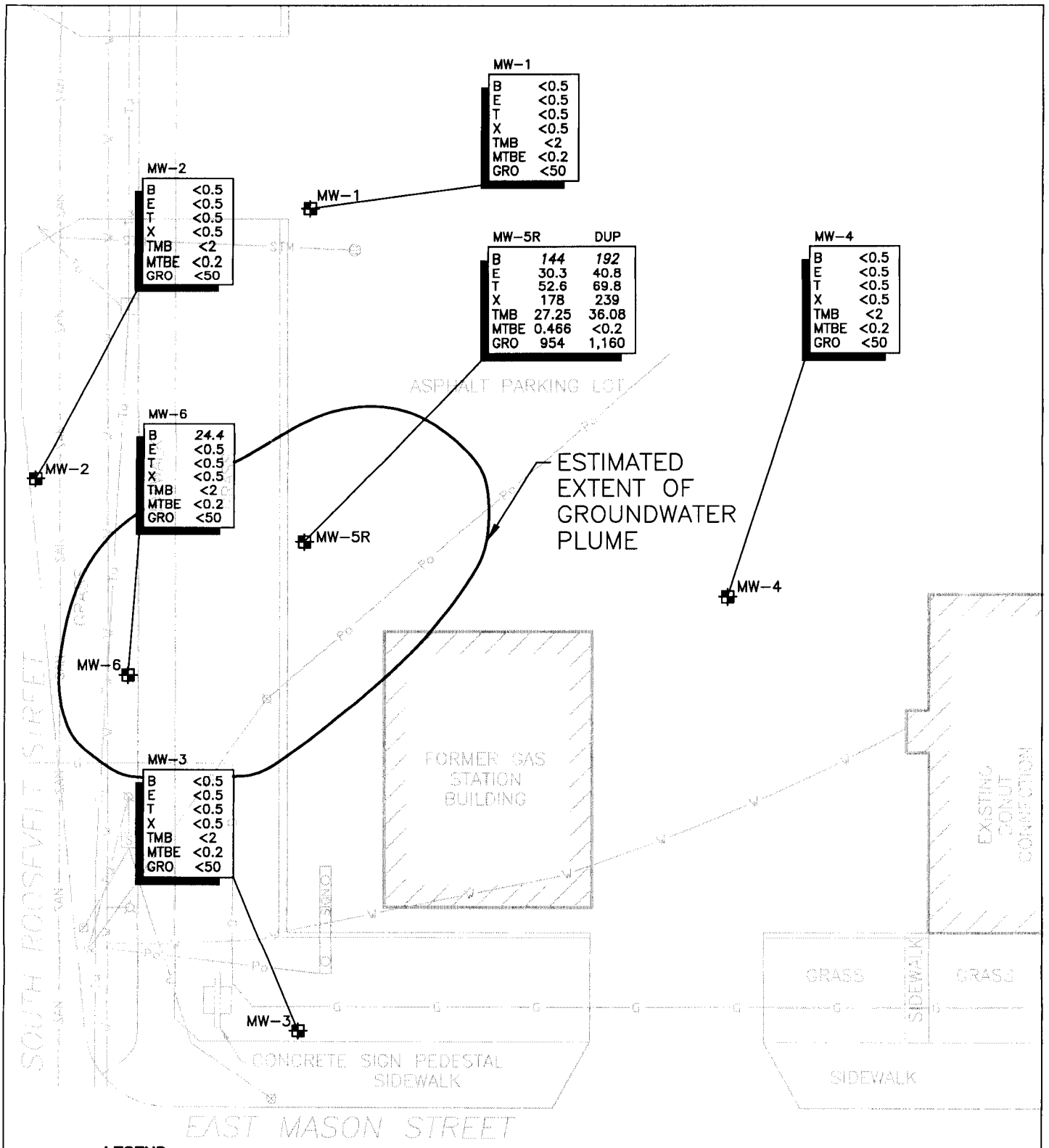
NORTH

1 INCH = 2,000 FEET

BASE MAP DEVELOPED FROM THE FOLLOWING WISCONSIN U.S.G.S. TOPOGRAPHIC MAPS, ALL DATED 1982: GREEN BAY WEST, GREEN BAY EAST, DePERE, AND BELLEVUE W/2 PRIVATE CLAIM #4E, T24N, R20E	DRAWN BY: CCM APPROVED BY: DATE: 6/12/02 PROJ. 970152.02	FIGURE 1 SITE LOCATION MAP ROOSEVELT SQUARE SHOPPING CENTER GREEN BAY, WISCONSIN ADVENT ENVIRONMENTAL SERVICES, INC.



PROJ# 97015202-A1 DATE: 6/12/02 DRAWN BY: CCM APPROVED BY:	0 10 20 1 INCH = APPROX. 20 FEET	north	FIGURE 2 SITE FEATURES MAP ROOSEVELT SQUARE SHOPPING CENTER GREEN BAY, WISCONSIN	ADVENT ENVIRONMENTAL SERVICES, INC.



LEGEND

- RS-1 SOIL BORING LOCATION AND NUMBER
- STORM SEWER INLET
- UNDERGROUND POWER UTILITY BOX
- TELEPHONE UTILITY BOX
- POWER UTILITY POLE
- TRAFFIC SIGNAL BOX
- FIRE HYDRANT
- B BENZENE
- E ETHYLBENZENE
- T TOLUENE
- X XYLENE
- TMB TRIMETHYL BENZENE
- MTBE METHYL TERT-BUTYL ETHER
- GRO GASOLINE RANGE ORGANIC

NOTES

1. ALL VALUES REPORTED IN PARTS PER BILLION.
2. VALUES SHOWN IN ITALICS REPRESENT AN EXCEEDANCE OF THE PREVENTIVE ACTION LIMIT.

PROJ# 97015202-A3C
DATE: 6/13/02
DRAWN BY: CCM
APPROVED BY:

0 15 30
1 INCH = APPROX. 30 FEET

north

FIGURE 8
GROUNDWATER ANALTICAL RESULTS
MAY 10, 2002
ROOSEVELT SQUARE SHOPPING CENTER
GREEN BAY, WISCONSIN

ADVENT
ENVIRONMENTAL SERVICES, INC.

TABLE 3
GROUNDWATER ANALYTICAL RESULTS
Roosevelt Square Shopping Center
Green Bay, Wisconsin

MW-1

Sample Date	Benzene	Ethyl-benzene	Toluene	Xylenes (Total)	TMB (Total)	MTBE	GRO	Lead (Total)	Naph-thalene
12/17/98	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	3.7	<2
03/16/99	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	<1.5	<2
08/17/01	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA
02/13/02	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA
02/13/02	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA

MW-2

12/17/98	<0.5	<0.5	0.85	2	<2	<0.2	<50	<1.5	<2
03/16/99	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	<1.5	<2
08/17/01	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA
02/13/02	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA
02/13/02	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA

MW-3

12/17/98	*3.5*	4	8.9	18	<3	<0.2	72	1.5	<2
03/16/99	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	<1.5	<2
08/17/01	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA
02/13/02	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA
05/10/02	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA

MW-4

12/17/98	**7**	6.1	16	31	6.6	<0.2	<50	3.1	<2
03/16/99	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	<1.5	<2
08/17/01	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA
02/13/02	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA
02/13/02	<0.5	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA

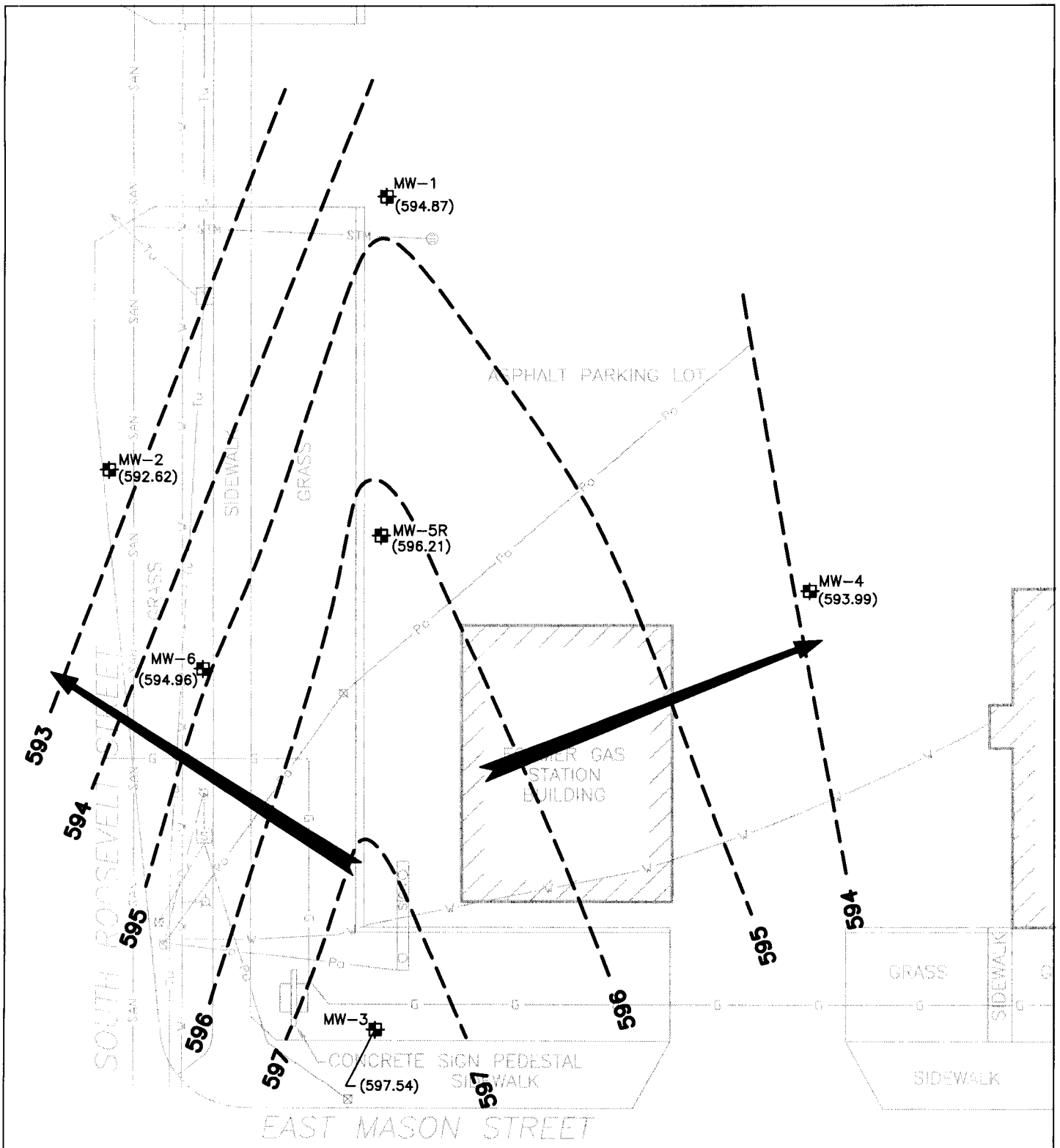
MW-5/MW-5R

Sample Date	Benzene	Ethyl-benzene	Toluene	Xylenes (Total)	TMB (Total)	MTBE	GRO	Lead (Total)	Naph-thalene
12/17/98	**320**	*340*	*830*	*1800*	*397*	<0.2	7700	3.6	*24*
12/17/98 Dup	**350**	*360*	*880*	*1800*	*450*	<0.2	NA	NA	*27*
03/16/99	**2200**	*560*	**2100**	*3300*	**690**	<4	14000	4.8	**67**
3/16/99 Dup	**2400**	*600*	**2300**	*3500*	**740**	<4	NA	NA	**76**
08/17/01	**832**	*288*	*485*	*1650*	*238.4*	*23.2*	6190	NA	NA
02/13/02	**677**	*417*	86.6	257	*141.7*	*19*	3230	NA	NA
2/13/02 Dup	**614**	*404*	91.2	310	*158.9*	*18.6*	3220	NA	NA
05/10/02	**144**	30.3	52.6	178	27.25	0.466	954	NA	NA
5/10/02 Dup	**192**	40.8	69.8	239	36.08	<0.2	1160	NA	NA

MW-6

08/17/01	**56.5**	<0.5	*0.607*	0.544	<2	<0.2	84.9	NA	NA
02/13/02	**44.8**	0.533	0.78	<0.5	<2	<0.2	<50	NA	NA
02/13/02	**24.4**	<0.5	<0.5	<0.5	<2	<0.2	<50	NA	NA
NR 140 ES	**5**	**700**	**1000**	**10000**	**480**	**60**	**NS**	**NS**	**40**
NR 140 PAL	*0.5*	*140*	*200*	*1000*	*96*	*12*	*NS*	*NS*	*8*

ES - Enforcement Standard established by the Wisconsin Administrative Code
PAL - Preventive Action Limit Established by the Wisconsin Administrative Code
MTBE - Methyl tert Butyl Ether
TMB - Total Trimethylbenzene
GRO - Gasoline Range Organics
Samples reported in parts per billion (ppb), unless specified
Bolded numbers represent ES exceedences
Italicized numbers represent PAL exceedences



LEGEND

MW-1	MONITORING WELL LOCATION AND NUMBER		POWER UTILITY POLE
RS-1	SOIL BORING LOCATION AND NUMBER		TRAFFIC SIGNAL BOX
	STORM SEWER INLET		FIRE HYDRANT
	UNDERGROUND POWER UTILITY BOX	(592.62)	MEASURED GROUNDWATER ELEVATION, in ft.
	TELEPHONE UTILITY BOX		ESTIMATED WATER TABLE ELEVATION
			ESTIMATED GROUNDWATER FLOW DIRECTION

PROJ# 97015202-A3D
DATE: 6/13/02
DRAWN BY: CCM
APPROVED BY:

0 15 30
1 INCH = APPROX. 30 FEET

north

FIGURE 9
GROUNDWATER CONTOURS
MAY 10, 2002
ROOSEVELT SQUARE SHOPPING CENTER
GREEN BAY, WISCONSIN

ADVENT
ENVIRONMENTAL SERVICES, INC.

TABLE 4
GROUNDWATER ELEVATION
Roosevelt Square Shopping Center
Green Bay, Wisconsin

MW-1

Gauging Date	Depth to Water	TOC Elevation	Gorundwater Elevation	TOS Elevation	Total Depth
12/16/98	3.82	598.80	594.98	595.80	17.94
12/17/98	3.81	598.80	594.99	595.80	17.94
2/12/99	3.01	598.80	595.79	595.80	17.94
03/15/99	3.49	598.80	595.31	595.80	17.94
08/17/01	5.20	598.80	593.60	595.80	17.94
02/13/02	5.18	598.80	593.62	595.80	17.94
05/10/02	4.43	598.80	594.37	595.80	14.10

MW-2

12/16/98	12.09	600.34	588.25	597.34	14.06
12/17/98	11.03	600.34	589.31	597.34	14.06
2/12/99	7.12	600.34	593.22	597.34	14.06
03/15/99	6.50	600.34	593.84	597.34	14.06
08/17/01	5.38	600.34	594.96	597.34	14.06
02/13/02	7.89	600.34	592.45	597.34	14.06
05/10/02	7.72	600.34	592.62	597.34	12.65

MW-3

12/16/98	6.29	599.57	593.28	596.57	12.54
12/17/98	6.33	599.57	593.24	596.57	12.54
2/12/99	1.93	599.57	597.64	596.57	12.54
03/15/99	3.35	599.57	596.22	596.57	12.54
08/17/01	5.13	599.57	594.44	596.57	12.54
02/13/02	3.59	599.57	595.98	596.57	12.54
05/10/02	2.03	599.57	597.54	596.57	12.27

MW-4

12/16/98	3.59	599.30	595.71	596.30	12.83
12/17/98	3.63	599.30	595.67	596.30	12.83
2/12/99	3.05	599.30	596.25	596.30	12.83
03/15/99	2.44	599.30	596.86	596.30	12.83
08/17/01	5.70	599.30	593.60	596.30	12.83
02/13/02	3.38	599.30	595.92	596.30	12.83
05/10/02	5.31	599.30	593.99	596.30	14.29

MW-5

12/16/98	6.41	599.34	592.93	596.34	13.03
12/17/98	6.58	599.34	592.76	596.34	13.03
2/12/99	NM	599.34	NM	596.34	13.03
03/15/99	4.19	599.34	595.15	596.34	13.03
Abandoned					

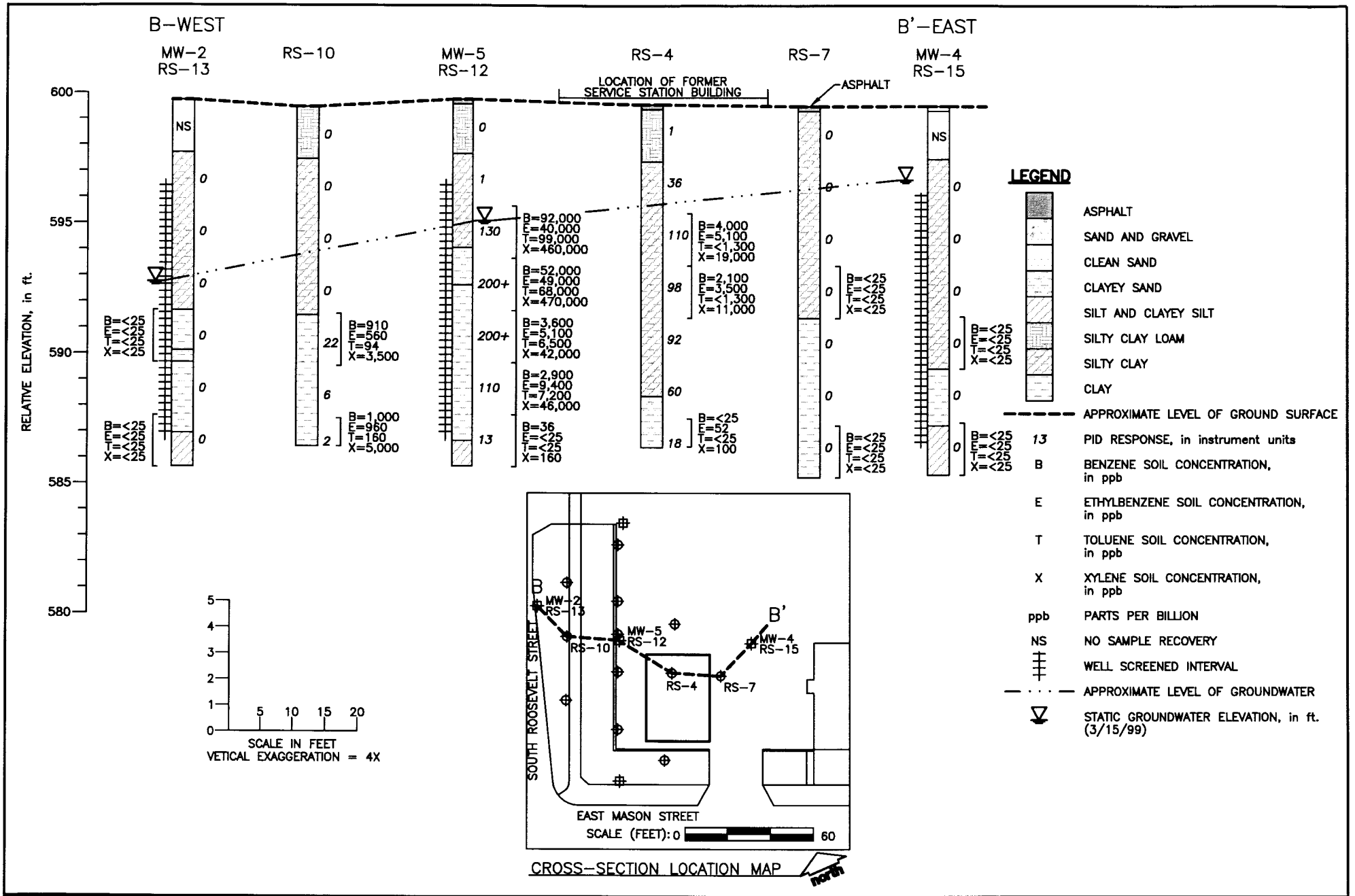
MW-5R

8/17/01	5.28	599.72	594.44	595.72	14.00
2/13/02	4.57	599.72	595.15	595.72	14.00
5/10/02	3.51	599.72	596.21	595.72	13.86

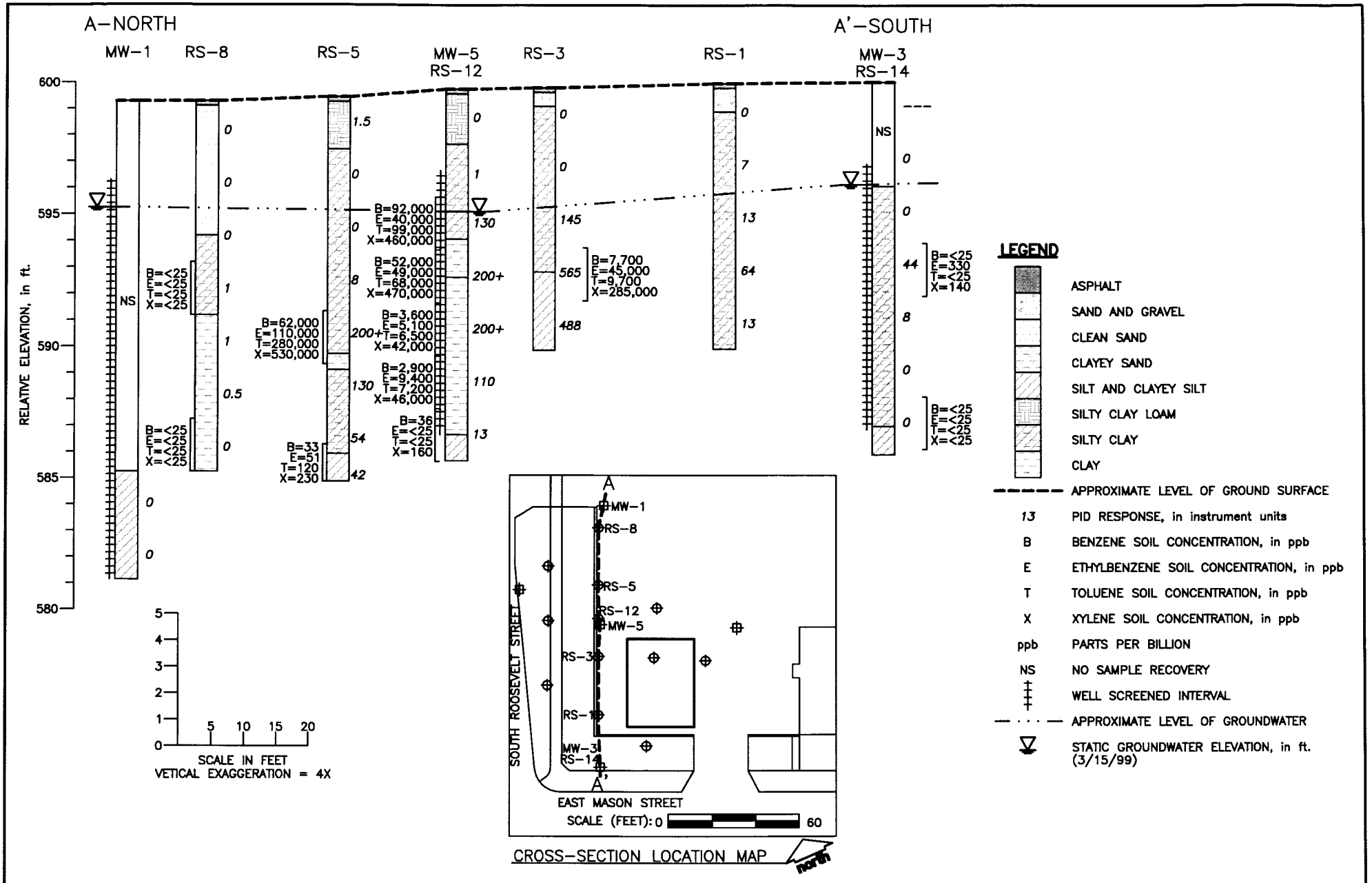
MW-6

8/17/01	5.44	599.56	594.12	Unknown	13.48
02/13/02	6.15	599.56	593.41	Unknown	13.48
05/10/02	4.60	599.56	594.96	Unknown	13.48

Measurements recorded in feet
Depth to water measured from TOC
TOC - Top of casing
TOS - Top of Screen



DRAWN BY: CCM APPROVED BY:	DATE: 6/13/02 PROJ# 97015202-A5			FIGURE 5B CROSS-SECTION B – B' ROOSEVELT SQUARE SHOPPING CENTER GREEN BAY, WISCONSIN	ADVENT ENVIRONMENTAL SERVICES, INC.



DRAWN BY: CCM APPROVED BY:	DATE: 6/13/02 PROJ# 97015202–A4			FIGURE 5A CROSS–SECTION A – A' ROOSEVELT SQUARE SHOPPING CENTER GREEN BAY, WISCONSIN	ADVENT ENVIRONMENTAL SERVICES, INC.

I certify, to the best of my knowledge, the legal description on the deed is an accurate description of the Roosevelt Square property, 1201 E. Mason Street, Green Bay, Wisconsin, WDNR No. 03-05-173680, PECFA Claim No. 54301-3427-01.

Name: Wayne L. Brown

Date: 10/24/02