

# GIS REGISTRY

## Cover Sheet

July, 2008  
(RR 5367)

### Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X:  Y:

*\* 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:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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*

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 #: 03-05-213757 PARCEL ID #: 3-551

ACTIVITY NAME: Riverfront Property WTM COORDINATES: X: 677156 Y: 450644

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

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

**SOURCE LEGAL DOCUMENTS**

- 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.*
- 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: Brown Co GIS 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.
- 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**
  - 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 #: 3**                      **Title: Institutional Soil Barrier Location**
  - 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: Institutional Soil Barrier Location**

BRRTS #: 03-05-213757

ACTIVITY NAME: Riverfront Property

**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 #: 1                      Title: WDNR BRRTS 03-05-213757**

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

**Figure #: 5                      Title: Groundwater Contour Map 01-22-03**

**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, 2, 1, 2, 3                      Title: PID/FID & Soil Sampling..., Soil Analytical Results, Soil-VOC..., Soil-Semi., Soil-Inorganic**

**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 #: 1                      Title: Groundwater Analytical 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 #: 3                      Title: Groundwater Elevations**

**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 #: 03-05-213757

ACTIVITY NAME: Riverfront Property

## NOTIFICATIONS

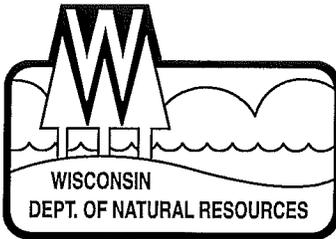
### Source Property

- 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

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
2984 Shawano Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-662-5100  
FAX 920-662-5413  
TTY Access via relay - 711

September 18, 2008

Mr. Ray Kurth  
City of Green Bay  
Department of Public Works  
100 North Jefferson Street  
Green Bay, WI 54301-5026

SUBJECT: Final Case Closure with Land Use Limitations or Conditions  
Riverfront Property, 239 Arndt Street, Green Bay, Wisconsin  
WDNR BRRTS Activity #: 03-05-213757

Dear Mr. Kurth:

On September 30, 2005, the Wisconsin Department of Natural Resources Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

On September 18, 2008, the Department received correspondence indicating that you have complied with the requirements of closure (e.g. submittal of a groundwater GIS registry fee and packet, maintenance plan and monitoring well abandonment forms).

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

### GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.

Information that was submitted with your closure request application will be included on the soil and groundwater GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map

page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the City of Green Bay and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Pursuant to s. 292.12(2)(a), Wis. Stats., the grass and soil cap that currently exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

### Prohibited Activities

The following activities are prohibited on any portion of the property where the grass and soil cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

### Remaining Residual Groundwater Contamination

Groundwater impacted by petroleum and metal contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and

Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kristin DuFresne at 920-662-5443.

Sincerely,

A handwritten signature in black ink, appearing to read "B.G. Urben", written over a horizontal line.

Bruce G. Urben  
Northeast Region Remediation & Redevelopment Team Supervisor

Enclosure

ec: Paul Garvey, STS/AECOM

Inspection and Soil Cover Maintenance Plan - November 19, 2007

WDNR BRRTS No. 03-05-213757

City of Green Bay - Engineering Department  
Brownfield Site, Riverfront Property  
239 Arndt Street  
Green Bay, Wisconsin

As required by the Wisconsin Department of Natural Resources (WDNR) as part of the conditional closure, this Inspection and Maintenance Plan has been prepared for the property. The WDNR indicated that the grass and soil cap at the property be maintained to limit potential for direct contact concerns.

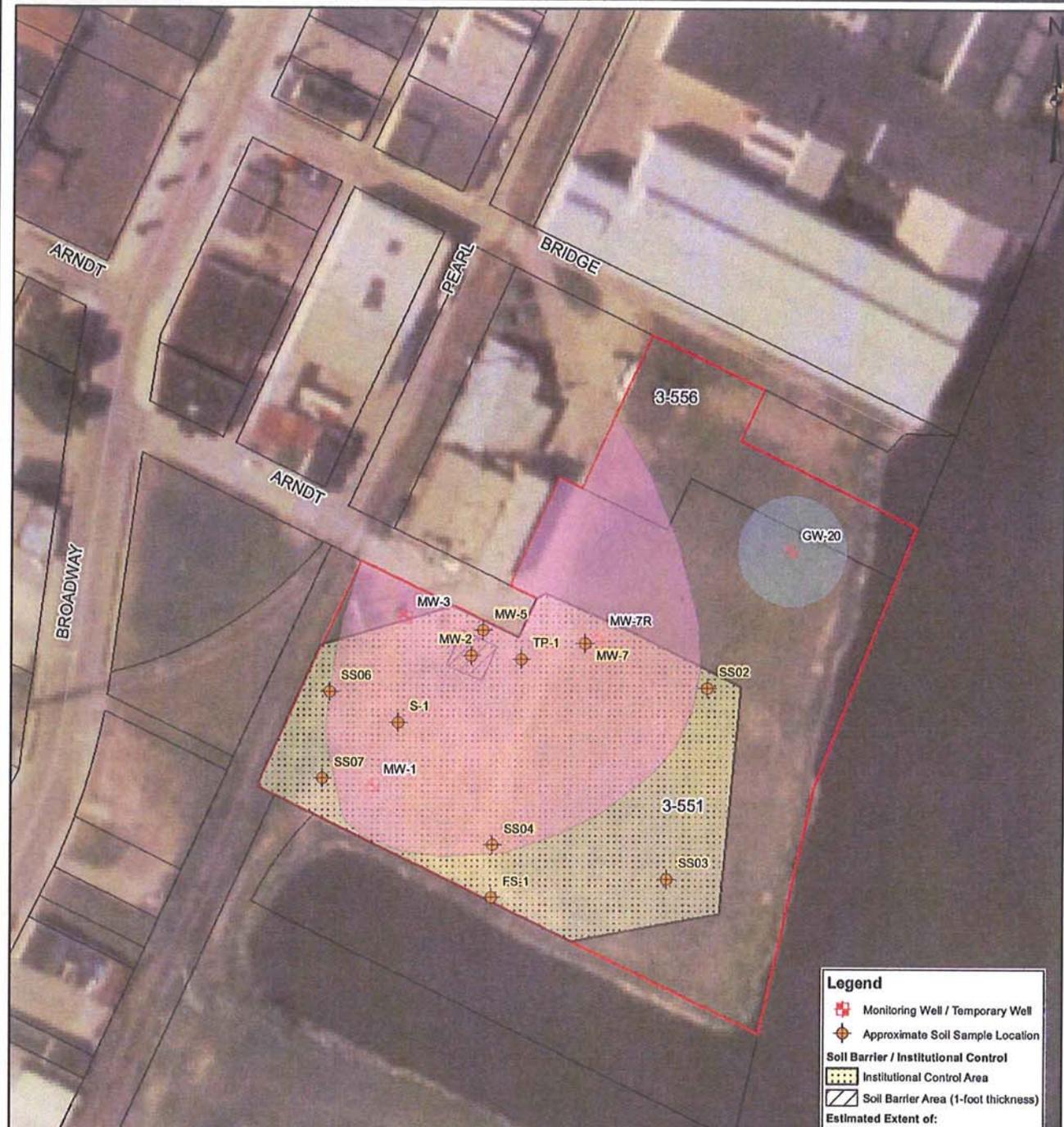
The ground surface of the property is currently covered in grass. Residual soil contamination exists on the property in the area of Borings MW-2, MW-5, MW-7, TP-1, SS02, SS03, SS04, SS06, and SS07, which are shown on Figure 3.

The owner of the property shall perform an annual maintenance check to assess the integrity of the existing ground cover. The owner will maintain a written record of the maintenance checks including observations of the ground cover condition (e.g. settling). Deficiencies in the cap will be addressed within 60 days of discovery or as soon as reasonably practicable based on weather conditions.

The following activities are prohibited (without written consent of the WDNR) in the area of remaining residual soil contamination:

- ◆ Excavating or grading of the land surface that will disrupt the current ground surface cover.
- ◆ Construction or installation of a building or other structure.

If any of these activities are planned, written approval must be received from the WDNR prior to start of the proposed activity.



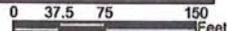
**Legend**

- Monitoring Well / Temporary Well
- Approximate Soil Sample Location
- Soil Barrier / Institutional Control**
- Institutional Control Area
- Soil Barrier Area (1-foot thickness)
- Estimated Extent of:**
- Cyanide Impact above NR140 ES
- Thallium Impact above NR140 ES

Note: Locations with prefix "SS" are from June 1997 BEAP Report from WDNR.

PARCEL ID	LOCATION	LEGAL DESCRIPTION
3-551	239 ARNDT ST	ARNDT'S 1ST ADDN BLK 1 LYG E OF C/L PEARL ST PROJECTED SLY EXTENDING TO CHANNEL OF FOX RIVER EX RR ALSO VAC ARNDT ST DESC IN 75J41- 10 & ALSO LOTS 1,2 & 3 FROM C/L OF WATER ST VAC TO CHANNEL BANK OF FOX RIVER EX PRT OF LOT 3 DESC IN 241D234 BLK 2
3-556	119 BRIDGE ST	ARNDT'S 1ST ADDN PRT OF LOTS 3,4 & 5 BLK 2 & PART OF VAC WATER ST AS DES IN J4359-33

This information is for reference only. Data sources: Brown County Planning Department and USDA 2005 Aerial Photo.

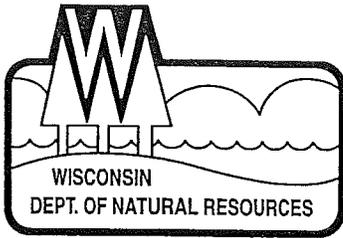


**STS | AECOM**

**Institutional Soil Barrier Location**  
**WDNR BRRTS 03-05-213757**  
**City of Green Bay Riverfront Property**  
**239 Arndt St**  
**Green Bay, Wisconsin**

DESIGNED BY	STS	11-14-07
DRAWN BY	ATV	11-14-07
APPROVED BY	PMG	11-14-07
FILE	SCALE	As Shown
STS PROJECT NO.	FIGURE NO.	
X424585W	3	

STS  
 1035 Kepler Drive  
 Green Bay, WI 54311  
 920.468.1978



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
2984 Shawano Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-662-5100  
FAX 920-662-5413  
TTY Access via relay - 711

October 19, 2005

Mr. Ray Kurth  
City of Green Bay  
Department of Public Works  
100 North Jefferson Street  
Green Bay, Wisconsin 54301-5026

Subject: Case Closure Denial, Riverfront Property, 239 Arndt Street, Green Bay,  
Wisconsin WDNR BRRTS Activity # 03-05-213757

Dear Mr. Kurth:

On September 30, 2005, the Northeast Case Closure Committee reviewed your request for closure of the case described above. The committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of your closure request, the closure committee has denied closure because additional requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure, and to request your written response within 60 days of receiving this letter.

It appears your site has been adequately investigated and may be eligible for case closure if certain minimum closure requirements are met. Once you complete the tasks below, your site will be reconsidered for closure.

The review of your closure request cannot continue until you submit the following: the \$250 fee and packet for the groundwater GIS Registry, a deed restriction for the contaminated soil that remains, a cap maintenance plan, and monitoring well abandonment documentation. Once you submit the fee and information above, your site will be reconsidered for closure. These needed items are further explained below.

### **Groundwater GIS Fee and Packet**

This site needs to be placed on the Department's GIS Registry due to the remaining groundwater contamination. This requires a fee of \$250 and a GIS packet. You have previously submitted a fee and GIS packet for the remaining soil contamination. The groundwater GIS fee and packet are entirely separate from that of the soil GIS Registry.

### **Deed Restriction**

To close this site, the Department requires that a deed restriction be signed and recorded to address remaining soil contamination associated with the site. You can find a model deed restriction on our web site at <http://www.dnr.state.wi.us/org/aw/rr/technical/index.htm>. This section of our web site includes a link labeled "Institutional Controls Guidance," which leads to

Mr. Ray Kurth  
October 19, 2005  
Page 2

an electronic copy of PUB\_RR\_606, "*Guidance on Case Close Out and the Requirements for Institutional Controls and VPLE Environmental Insurance.*" This guidance document includes a model deed restriction that you should use to satisfy this closure requirement. Other helpful information on deed restrictions may also be accessed on this web page. However, if you are unable to obtain this from our web site, please contact me and I will send you a copy of an applicable model deed restriction.

The purpose of a deed restriction at this site is to maintain a surface barrier over the remaining soil contamination to prevent contamination from impacting human health through direct contact. An impermeable cap can also be placed over the top of the existing permeable cap.

You will need to submit a draft deed restriction to me for review and Department approval, before the deed document is signed and recorded. To assist us in our review of the draft deed restriction, you must also submit a copy of the property deed and certified survey map or relevant portion of the recorded plat map if referenced in the deed. After the Department has reviewed and approved the draft document for completeness, you will need to have the appropriate person sign it and have it recorded by the Brown County Register of Deeds. **Then you must submit a copy of the recorded document, with the recording information stamped on it, to me within 30 days of receiving the final, approved deed document from the Department.** Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description or parcel identification number that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office.

#### **Maintenance Plan**

To close this site, the Department requires that the permeable cover at the site must be maintained to minimize direct contact with the contamination. The cover is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code. The maintenance plan should be submitted to me at the same time as the draft deed restriction for Department review and approval. An impermeable cap may be placed over the permeable cap.

#### **Monitoring Well Abandonment**

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Alan Nass on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dwg/gw/](http://www.dnr.state.wi.us/org/water/dwg/gw/) or provided by the Department of Natural Resources. **NOTE: MONITORING WELLS SHOULD BE ABANDONED ONLY IF ALL OTHER REQUIREMENTS OF CLOSURE ARE MET.**

When all the above requirements have been satisfied, please submit a letter, together with any required documentation, to let me know that applicable requirements have been met. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

Mr. Ray Kurth  
October 19, 2005  
Page 3

Note: case closure will be approved only if all the above requirements have been satisfied, including submitting the required documentation to the Department. **Please satisfy these requirements within 60 days of the date of this letter. If these requirements have not been met your site will remain "open" and additional remedial actions may be necessary by you to eliminate the need for these requirements.**

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-662-5161.

Yours truly,



Alan Thomas Nass, P.G., P.S.  
Hydrogeologist  
Bureau for Remediation & Redevelopment

cc: Paul Garvey, STS Consultants, Ltd., 1035 Kepler Drive, Green Bay, Wisconsin 54311

DOCUMENT NO.

1354846

STATE BAR OF WISCONSIN FORM 1 — 1982

LIMITED WARRANTY DEED

J 21191 I 35

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER OF DEEDS  
BROWN COUNTY

'93 JUL 9 PM 12 56

CATHY WILLIQUETTE  
REGISTER OF DEEDS

This Deed, made between Green Bay and Western  
Railroad Company, a Wisconsin railroad corporation

and Redevelopment Authority of the City of Green Bay,  
a municipal corporation

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Brown  
County, State of Wisconsin:

RETURN TO  
Schober & Ulatowski, S.C.  
P.O. Box 1780  
Green Bay, WI 54305-1780

Tax Parcel No: 2-78

Lot 1, Volume 27, Certified Survey Maps, Page 247, said map being part of Private Claim 2 West and Lots 1, 2, 3 and 4, M. Seller's Addition to Tank's First Addition, according to the recorded Plat thereof, and Mason Street, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

FEE  
# 72.25(12)  
EXEMPT

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except outstanding leases to Green Bay Warehouses, Incorporated and Badger Mining Corporation, copies of which have been delivered to the Grantee, services performed by STS Consultants, Ltd. at the request of Grantee and easements, covenants and building restrictions of record.

~~and will warrant and defend the same.~~

Dated this 7<sup>th</sup> day of JULY, 19 93.

GREEN BAY AND WESTERN RAILROAD COMPANY

(SEAL)

By: Thomas R. Foster (SEAL)

Thomas R. Foster, Vice President

(SEAL)

By: Charles D. Martin (SEAL)

Charles D. Martin, Secretary

AUTHENTICATION

Signature(s)

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.



EXHIBIT "A"

Block 1, Arndt's Addition to Fort Howard, now part of the City of Green Bay and that part of the unsurveyed part of Private Claim No. 2, West side of Fox River, in the City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at a point where the Northerly line of the surveyed part of Private Claim No. 2 West intersects the Westerly line of Pearl Street extended which point is located 248.3 feet Southerly along said Westerly line of Pearl Street from the Southerly line of Arndt Street; thence North  $24^{\circ} 42' 39''$  East along the Westerly line of Pearl Street extended 248.3 feet to the Northeast corner of Block 5, Arndt's First Addition to Fort Howard; thence South  $64^{\circ} 6' 21''$  East along the Southerly line of Arndt Street 573.01 feet more or less to the West government dock line Fox River; thence South  $12^{\circ} 35' 14''$  West along said government dock line 255.1 feet to the Northerly line of the surveyed part of said Private Claim No. 2 West; thence North  $64^{\circ} 6' 21''$  West along said Northerly line of the surveyed part of Private Claim No. 2 West 627.34 feet to the point of beginning; EXCEPT that part thereof that lies West of the center line of Pearl Street produced Southerly.

Lots 1 and 2, including the East 1/2 of Water Street vacated, Block 2, Arndt's Addition to Fort Howard now a part of the City of Green Bay.

Lot 3, Block 2, Arndt's Addition to Fort Howard now a part of the City of Green Bay, except the part thereof described in Volume 241 Deeds, page 234.

That part of the surveyed part of Private Claim No. 2 West side of Fox River, described as follows:

Commencing at a point in the West government dock line of Fox River where the same is intersected by the North line of the surveyed part of Private Claim No. 2 West; thence South  $12^{\circ} 35' 14''$  West 108.41 feet; thence North  $64^{\circ} 6' 21''$  West 650.11 feet to the West line of Pearl Street produced Southerly; thence North  $24^{\circ} 42' 39''$  East along the West line of Pearl Street, produced 105.52 feet to the North line of the surveyed part of Private Claim No. 2 West; thence South  $64^{\circ} 6' 21''$  East along the North line of the surveyed part of Private Claim No. 2 West 627.34 feet to the place of beginning, EXCEPT the part thereof described in Volume 196 of Deeds, page 294 and EXCEPT the part thereof that lies West of the center line of Pearl Street produced Southerly.

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The vacated portion of Arndt Street extending Easterly from the Easterly line of Water Street (vacated) to the Fox River.

EXCEPTING THEREFROM:

- (a) The 20 foot main line right of way of the C&NW RR Co., described at 4 Deeds 462.
- (b) The side track easement of the C&NW RR Co., described at 90 Deeds 167

AND

Part of Lots 3, 4 and 5, Block 2, Arndt's First Addition to Fort Howard, in the City of Green Bay, Brown County, Wisconsin, described as follows:

All that part of Lot 3, Block 2, lying Westerly of the West line of the premises conveyed to Fort Howard Paper Company as described in Jacket 38 Image 34, also the East 5 feet of vacated Water Street lying between the North and South lines of said Lot 3, Block 2, extended Westerly.

All that part of Lot 4, Block 2, lying between the East line of vacated Water Street and the Channel Bank of Fox River.

The Westerly 120 feet of Lot 5, Block 2; the Easterly 5 feet of vacated Water Street lying between the North line of the aforesaid Lot 5 and the South line of the aforesaid Lot 4, Block 2, extended Westerly.

Tax Parcel Numbers: 3-551 and 3-556  
Street Addresses: 239 Arndt Street and 119 Bridge Street

1435050

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EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. State and County ad valorem taxes for the current year which are not due and payable.
2. All other easements, covenants and restrictions of record.
3. Easements provided under Wis. Stat. 80.32(4) with respect to vacated streets.
4. Rights of the public in any portion of the subject premises lying below the ordinary highwater mark of the Fox River..
5. Municipal zoning ordinances.
6. Public Rights of the United States, the State of Wisconsin or any of their agencies with respect to any portion of the subject premises constituting the bed or the waters of the bank, shores or dock lines, wharves, piers, protection walls, bulkheads or other structures pertaining thereto of the Fox River.
7. Encroachment of brick warehouse onto Arndt Street by .24 feet as depicted on a survey prepared by Charles W. Rollman December 24, 1975.
8. Encroachment by truck scale onto Arndt Street by 5.20 feet as depicted on a survey prepared by Charles W. Rollman December 24, 1975.
9. Encroachment by Old Northeastern Boiler Building onto Bridge Street by 1.13 feet as depicted on a survey prepared by Charles W. Rollman December 24, 1975.

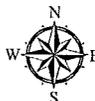
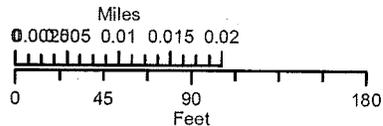


Part Of Brown County Wisconsin

A map symbol legend is available at:  
[www.gis.co.brown.wi.us](http://www.gis.co.brown.wi.us)

**SPECIAL NOTICE IF YOU ARE VIEWING THE FLOOD MAP LAYER:**  
 \*The Flood Map layer is FEMA's PRELIMINARY flood map (September 2007).  
 The flood map's published scale is 1 inch = 500 feet. "Zooming In" to a  
 map scale larger than this is not recommended.

Aerial Photo  
 date & resolution  
 April 2005 - 6 inch



*This map is intended for advisory purposes only. It is based on sources believed to be reliable,  
 but Brown County distributes this information on an 'AS IS' basis. No warranties are implied.*

*Map compilation by Brown County Planning & Land Services Department. Many data sources including local, state, and federal government agencies.*

This map created using "Layers" from various dates and sources.  
 Some layers such as parcels are updated often, while other layers like aerial  
 photos may be older. Please check the help / metadata for details.

### STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s.NR 726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge the legal descriptions that are attached to this statement are complete and accurate for the property located at 239 Arndt Street, Green Bay, Wisconsin.

*Raymond W. Kurth*  
(Signature)

12-11-03  
(Date)

Raymond Kurth  
(Name)

Principal Engineer  
(Title)

City of Green Bay  
(Company)

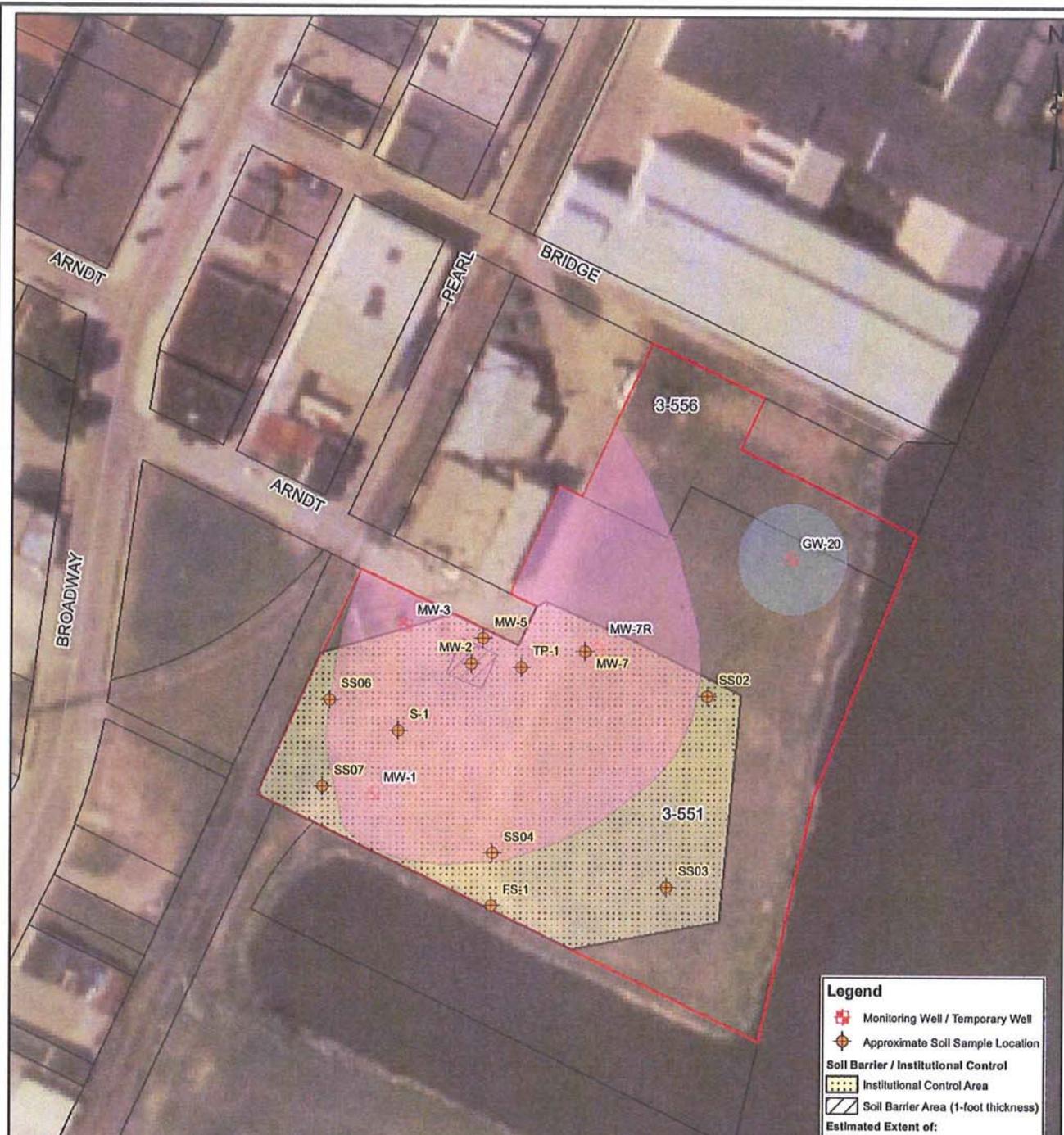


Scale  
1 Inch = 2000 Feet



From: USGS 7.5 Minute  
Quadrangle Map  
Green Bay West, Wisconsin 1982

Figure 1 - Site Location



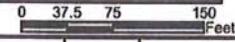
Note: Locations with prefix "SS" are from June 1997 BEAP Report from WDNR.

**Legend**

- Monitoring Well / Temporary Well
- Approximate Soil Sample Location
- Soil Barrier / Institutional Control**
- Institutional Control Area
- Soil Barrier Area (1-foot thickness)
- Estimated Extent of:**
- Cyanide Impact above NR140 ES
- Thallium Impact above NR140 ES

PARCEL ID	LOCATION	LEGAL DESCRIPTION
3-551	239 ARNDT ST	ARNDT'S 1ST ADDN BLK 1 LYG E OF C/L PEARL ST PROJECTED SLY EXTENDING TO CHANNEL OF FOX RIVER EX RR ALSO VAC ARNDT ST DESC IN 75J41- 10 & ALSO LOTS 1,2 & 3 FROM C/L OF WATER ST VAC TO CHANNEL BANK OF FOX RIVER EX PRT OF LOT 3 DESC IN 241D234 BLK 2
3-556	119 BRIDGE ST	ARNDT'S 1ST ADDN PRT OF LOTS 3,4 & 5 BLK 2 & PART OF VAC WATER ST AS DES IN J4359-33

This information is for reference only. Data sources: Brown County Planning Department and USDA 2005 Aerial Photo.

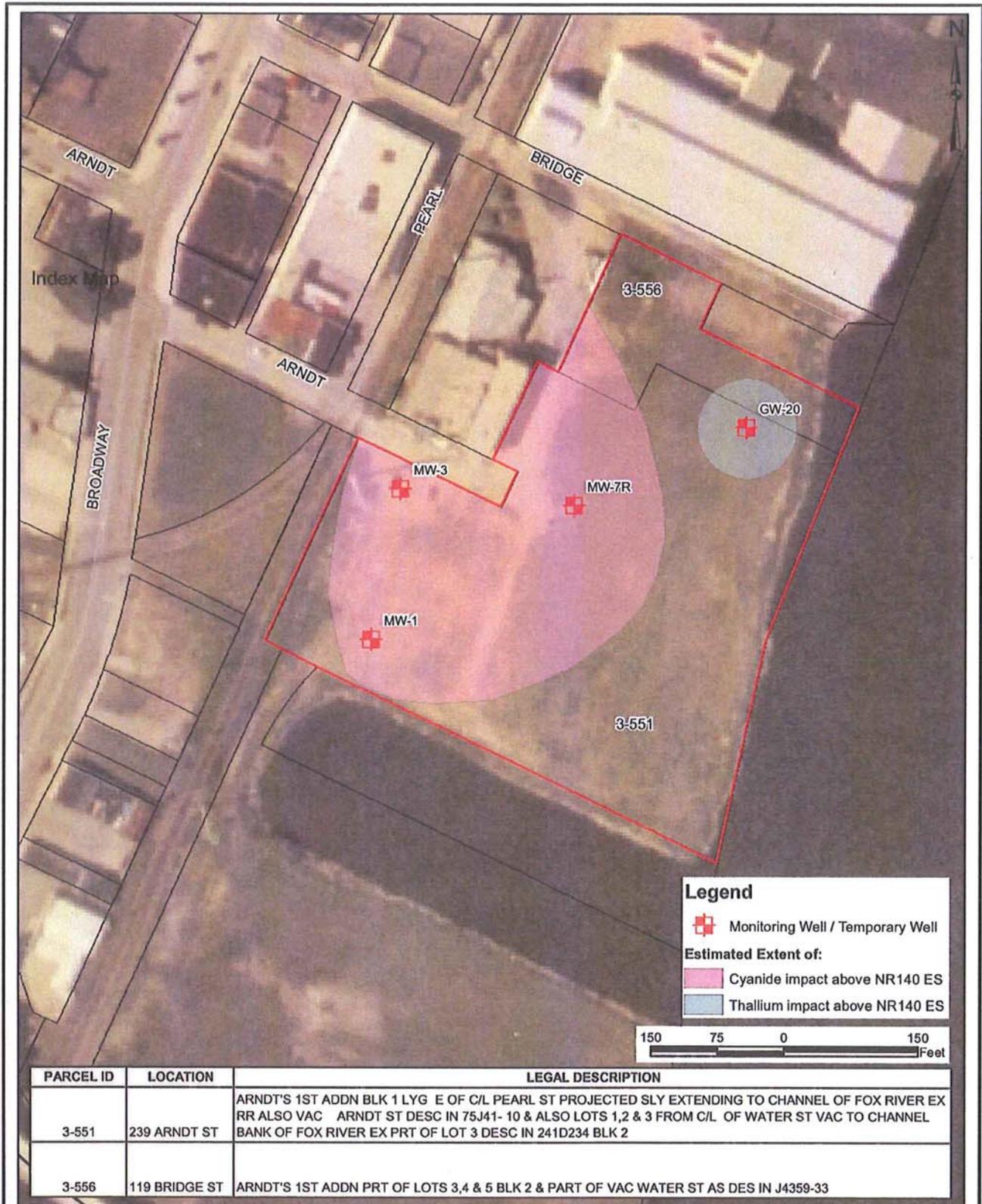


**STS | AECOM**

**Institutional Soil Barrier Location**  
**WDNR BRRTS 03-05-213757**  
**City of Green Bay Riverfront Property**  
**239 Arndt St**  
**Green Bay, Wisconsin**

DESIGNED BY	STS	11-14-07
DRAWN BY	ATV	11-14-07
APPROVED BY	PMG	11-14-07
FILE	SCALE	As Shown
STS PROJECT NO.	FIGURE NO.	
X424585W	3	

STS  
 1035 Kepler Drive  
 Green Bay, WI 54311  
 920.468.1978



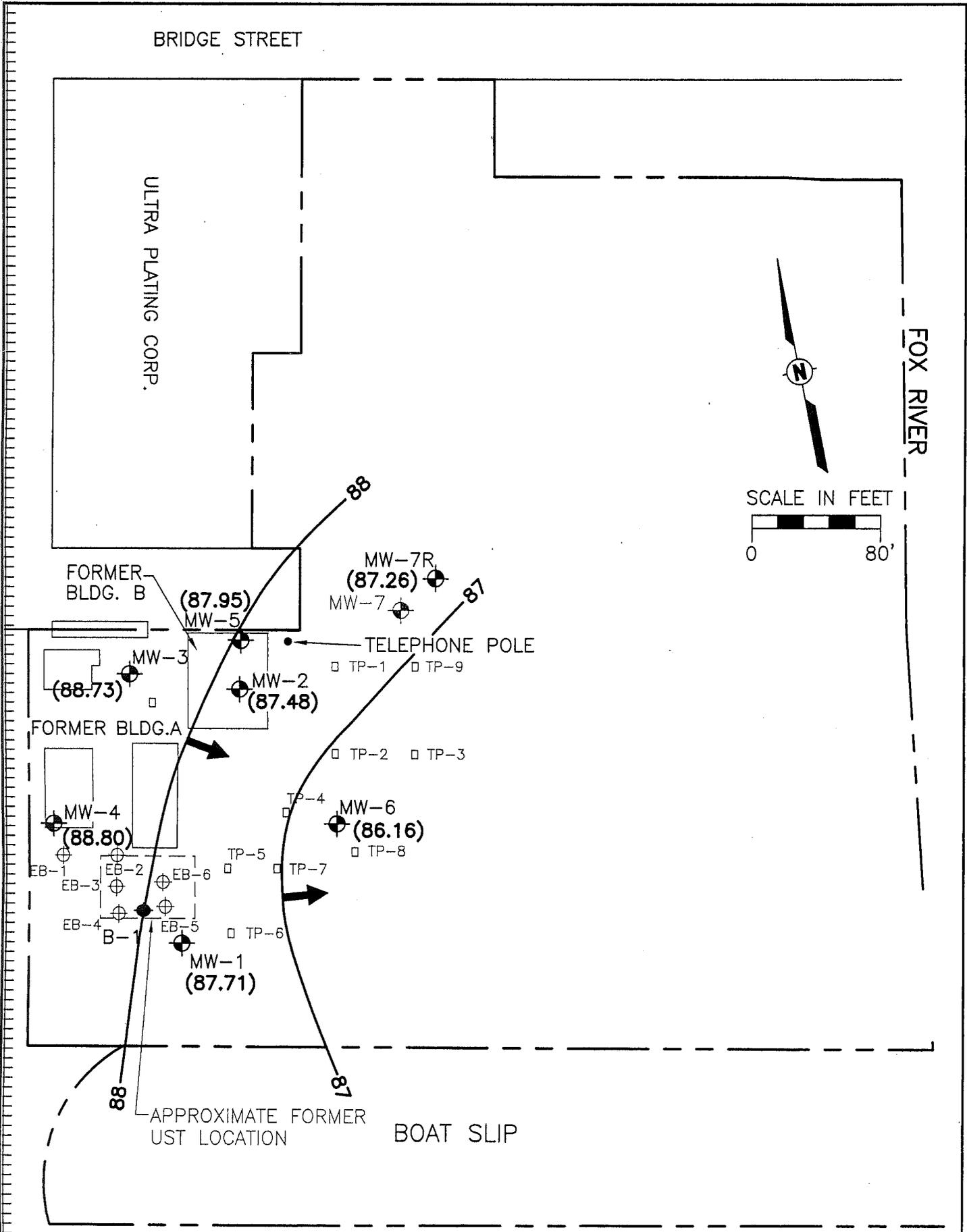
This information is for reference only. Data sources: Brown County Planning Department and USDA 2005 Aerial Photo.



STS Consultants, Ltd.  
 STS Consultants, Ltd.  
 Consulting Engineers  
 1035 Kepler Drive  
 Green Bay, WI 54311  
 920.468.1978

WDNR BRRTS 03-05-213757  
 City of Green Bay Riverfront Property  
 239 Arndt St  
 Green Bay, Wisconsin

DESIGNED BY	STS	07-11-07
DRAWN BY	ATV	07-11-07
APPROVED BY	PMG	07-11-07
FILE	SCALE	As Shown
STS PROJECT NO.	FIGURE NO.	
X424585W	1	



LEGEND

- EB-1 ⊕ SOIL BORING (8-14-98)
- TEST PIT (2-2-99)
- ⊕ MONITORING WELL LOCATION
- SOIL BORING LOCATION
- (86.16) GROUNDWATER ELEVATION
- 87 - GROUNDWATER CONTOUR (01-22-03)
- ➔ GROUNDWATER FLOW
- FORMER BUILDING

S/S Consultants Ltd.  
 S/S PROJECT NO.  
 24585W  
 SCALE  
 1" = 80'  
 FIGURE NO.  
 5



**GROUNDWATER CONTOUR MAP (1-22-03)**

**RIVERFRONT PROPERTY  
CITY OF GREEN BAY BROWNFIELD SITE**

DESIGNED BY P.M.G.	DATE 7-15-03
DRAWN BY J.R.L.	DATE 7-15-03
APPROVED BY R.A.M.	DATE 7-15-03
CADFILE X:\	XREF

**Table 1**  
**PID/FID and Soil Sampling Results**  
**City of Green Bay Brownfield Riverfront Property**  
**Green Bay, Wisconsin**

Sample Number	Sample Date	Depth (feet)	FID (Units)	GRO (mg/kg)	DRO (mg/kg)	Benzene (µg/kg)	Ethylbenzene (µg/kg)	Toluene (µg/kg)	Xylenes (µg/kg)	Soil Description	
EB-1	14-Aug-98	4.0-6.0	---	---	21.7	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood	
EB-2	14-Aug-98	5.0-7.0	---	---	705	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
EB-3	14-Aug-98	5.0-7.0	---	---	473	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
EB-4	14-Aug-98	5.0-7.0	---	---	31	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood	
EB-5	14-Aug-98	2.0-4.0	---	---	350	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood	
EB-6	14-Aug-98	2.5-4.5	---	---	8.32	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood	
Bldg A	S-1	22-Feb-99	3.5	1,000+	601	12700	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, strong diesel odor	
"	A	22-Feb-99	3.5	325	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, strong diesel odor	
"	B	22-Feb-99	3.5	300	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	C	22-Feb-99	3.5	150	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	D	22-Feb-99	3.5	<1	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	E	22-Feb-99	3.5	<1	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood	
"	F	22-Feb-99	4.5	<1	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood	
"	G	22-Feb-99	3.5	<1	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood	
Bldg B	A	22-Feb-99	3.5	365	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	B	22-Feb-99	3.5	510	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	C	22-Feb-99	3.5	1,000+	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, strong diesel odor	
"	D	22-Feb-99	3.5	195	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	E	22-Feb-99	3.5	210	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	F	22-Feb-99	3.5	510	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	G	22-Feb-99	3.5	600	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	H	22-Feb-99	3.5	158	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	I	22-Feb-99	3.5	400	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
"	J	22-Feb-99	3.5	350	---	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood, diesel odor	
Test	TP-1	22-Feb-99	4.5-5.0	35	25	131	20	<4.5	115	<18	Fill: Black silty sand and clay mix, cinders and some wood, sl diesel odor
Pits	TP-2	22-Feb-99	4.5-5.0	50	20	54	<9	<4.5	<4.2	<28	Fill: Black silty sand and clay mix, cinders and some wood, sl diesel odor
"	TP-3	22-Feb-99	3.5-4.5	5	<0.65	9.1	---	---	---	---	Fill: Light brown silty sand and clay mix, trace wood
"	TP-4	22-Feb-99	3.0-4.5	10	4.5	16	---	---	---	---	Fill: Brown silty clay and cinders mix, little wood
"	TP-5	22-Feb-99	1.5-2.5	<1	<0.65	7.7	---	---	---	---	Fill: Brown silty clay and sand mix, little wood
"	TP-6	22-Feb-99	3.0-4.0	<1	<0.65	24	---	---	---	---	Fill: Brown silty clay and cinders mix, little wood
"	TP-7	22-Feb-99	3.0-4.0	<1	<0.65	18	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood
"	TP-8	22-Feb-99	3.5-4.5	<1	<0.65	7.3	---	---	---	---	Fill: Black silty sand and clay mix, cinders and some wood
"	TP-9	22-Feb-99	3.5-4.5	<1	<0.65	3	---	---	---	---	Fill: Brown silty clay and sand mix, little wood
"	TP-10	22-Feb-99	5.0-5.5	<1	<0.65	38	---	---	---	---	Fill: Brown silty clay and sand mix, little wood
NR 720	Generic Residual Contaminant Level (RCL)				100	100	5.5	2900	1500	4100	

Notes:

mg/kg: milligrams per kilogram (parts per million by dry weight)

µg/kg: micrograms per kilogram (parts per billion by dry weight)

DRO: Diesel Range Organics

GRO: Gasoline Range Organics

705 RCL Exceedance

--- : Not Analyzed

**Table 2**  
**Soil Analytical Results**  
**City of Green Bay Brownfield Site, Riverfront Property**  
**239 Arndt Street**  
**Green Bay, Wisconsin**  
**Sample Date December 8, 1999 (Except \*\*)**

Boring Number	Sample Number	Depth Interval (ft)	FID Reading (units)	GRO (mg/kg)	DRO (mg/kg)	Benzene (µg/kg)	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylenes (µg/kg)	1,2,4-TMB (µg/kg)	1,3,5-TMB (µg/kg)
MW-1	1	0.0-2.0	550	-	-	-	-	-	-	-	-
	2	2.5-4.5	190	<0.65	221	<9.0	<4.2	<4.5	<19	<9.9	<10
	3	5.0-7.0	190	-	-	-	-	-	-	-	-
	4	7.5-9.5	5	-	-	-	-	-	-	-	-
	5	10.0-12.0	5	-	-	-	-	-	-	-	-
MW-2	1	0.0-2.0	1,000+	855	31	<300	<140	436*	1560*	10100	7760
	2	2.5-4.5	1,000+	-	-	-	-	-	-	-	-
	3	5.0-7.0	650	-	-	-	-	-	-	-	-
	4	7.5-9.5	80	-	-	-	-	-	-	-	-
	5	10.0-12.0	230	-	-	-	-	-	-	-	-
MW-3	1	0.0-2.0	25	-	-	-	-	-	-	-	-
	2	2.5-4.5	3	<0.65	6.3	<8.0	<4.2	<4.5	<19	<9.9	<10
	3	5.0-7.0	2	-	-	-	-	-	-	-	-
	4	7.5-9.5	5	-	-	-	-	-	-	-	-
	5	10.0-12.0	2	-	-	-	-	-	-	-	-
MW-4	1	0.0-2.0	10	-	-	-	-	-	-	-	-
	2	2.5-4.5	17	<0.65	14	<9.0	<4.2	<4.5	<19	<9.9	<10
	3	5.0-7.0	6	-	-	-	-	-	-	-	-
	4	7.5-9.5	2	-	-	-	-	-	-	-	-
	5	10.0-12.0	4	-	-	-	-	-	-	-	-
MW-5	1	0.0-2.0	2.5	-	-	159**	1020**	392**	2710**	919**	150**
	2	2.5-4.5	1,000+	396	2760	5490	3620	3590	11700	27900	3880
	3	5.0-7.0	1,000+	-	-	-	-	-	-	-	-
	4	7.5-9.5	380	-	-	-	-	-	-	-	-
	5	10.0-12.0	80	-	-	-	-	-	-	-	-
MW-6	1	0.0-2.0	190	<0.65	6.6	<9.0	<4.2	<4.5	<19	<9.9	<10
	2	2.5-4.5	1,000+	-	-	-	-	-	-	-	-
	3	5.0-7.0	1,000+	-	-	-	-	-	-	-	-
	4	7.5-9.5	-	-	-	-	-	-	-	-	-
	5	10.0-12.0	380	-	-	-	-	-	-	-	-
MW-7	1	0.0-2.0	7	-	-	-	-	-	-	-	-
	2	2.5-4.5	270	<0.65	8.5	<9.0	<4.2	<4.5	<19	<9.9	<10
	3	5.0-7.0	35	-	-	-	-	-	-	-	-
	4	7.5-9.5	60	-	-	-	-	-	-	-	-
	5	10.0-12.0	28	-	-	-	-	-	-	-	-
NR 720 Residual Contaminant Level (RCL)				100	100	5.5	1500	2900	4100	83000	11000
NR 748 Risk Screening Criteria: Table 1 Soil Screening Levels - Residual Petroleum Products in Soil						6500	38000	4600	42000		
NR 746 Risk Screening Criteria: Table 2 Soil Screening Levels - Direct Contact (Top 4 ft.)						1100					

Notes:

mg/kg: milligrams per kilogram (parts per million by dry weight)  
µg/kg: micrograms per kilogram (parts per billion by dry weight)  
FID : Flame ionization Detector  
GRO : Gasoline Range Organics

DRO : Diesel Range Organics  
1,2,4-TMB : 1,2,4-Trimethylbenzene  
1,3,5-TMB : 1,3,5-Trimethylbenzene  
- : Not Analyzed

159 SSROL Exceedance

\* = The reported result is less than the practical quantitation limit.

\*\* = Sampled on 8/2/2000

1 - Calculated using the United States Environmental Protection Agency Soil Screening Guidance Web Page ([http://risk.lsd.ornl.gov/calc\\_start.shtml](http://risk.lsd.ornl.gov/calc_start.shtml)) - most conservative value used.

Table 2 (continued)  
Soil Analytical Results  
City of Green Bay Brownfield Site, Riverfront Property  
239 Ardnt Street  
Green Bay, Wisconsin  
Sample Date December 8, 1999

Sample Depth	Units (feet)	MW-1 2.5-4.5	MW-2 0.0-2.0	MW-3 2.5-4.5	MW-4 2.5-4.5	MW-5 2.5-4.5	MW-6 0.0-2.0	MW-7 2.5-4.5	WDNR Suggested Generic RCLs			Calculated Site-Specific RCL, Non-Industrial Soil Ingestion
									Groundwater Pathway	Direct Contact Non-Industrial	Direct Contact Industrial	
1-Methylnaphthalene	(µg/kg)	<20	18,300	<22	<19	5,210	<21	<34	23,000	1,100,000	7.0E+07	
2-Methylnaphthalene	(µg/kg)	<20	19,600	<22	<19	2,310	<21	<34	20,000	600,000	4.0E+07	
Acenaphthene	(µg/kg)	<19	697	<20	<18	99	<20	<31	38,000	900,000	6.0E+07	
Acenaphthylene	(µg/kg)	<22	<94	<23	<21	<68>	<23	<36	700	18,000	360,000	
Anthracene	(µg/kg)	<26>	483	<19	<17	98	<19	<31>	3,000,000	5,000,000	3.0E+08	
Benzo(a)anthracene	(µg/kg)	<53>	407	<25	<22	<122>	<24	<122>	17,000	880*	3,900	
Benzo(a)pyrene	(µg/kg)	<47>	338	<19	<17	106	<19	132	48,000	88*	390	123**
Benzo(b)fluoranthene	(µg/kg)	<46>	345	<19	<17	103	<19	129	360,000	880*	3,900	
Benzo(g,h,i)perylene	(µg/kg)	<40>	<327>	<38	<34	72	<37	<126>	6.8E+06	1,800	39,000	
Benzo(k)fluoranthene	(µg/kg)	<37>	<326>	<34	<30	105	<33	<110>	870,000	880	39,000	
Chrysene	(µg/kg)	<62>	538	<23	<21	160	<23	155	37,000	8,800	390,000	
Dibenzo(a,h)anthracene	(µg/kg)	<46	<195	<49	<44	<52	<48	<76	38,000	8.8	390	
Fluoranthene	(µg/kg)	114	1,150	<15	<13	328	<27>	264	500,000	600,000	4.0E+07	
Fluorene	(µg/kg)	<23	1,720	<25	<22	149	<24	<39	100,000	600,000	4.0E+07	
Indeno(1,2,3-cd)pyrene	(µg/kg)	<50	287	<53	<47	<66>	<52	<105>	680,000	880*	3,900	
Naphthalene	(µg/kg)	<23>	3,710	<18	<16	3320	<18	<28	400	20,000	110,000	
Phenanthrene	(µg/kg)	85	2,780	<20	<18	440	<20>	137	1,800	18,000	390,000	
Pyrene	(µg/kg)	103	1,010	<19	<17	294	<31>	234	8,700,000	500,000	3.0E+07	

Notes:

<>= The reported result is less than the practical quantitation limit.

The calculated residual PAH concentrations (as Total BaP-equivalent, 0.5 mg/kg) do not exceed the BaP-equivalent non-industrial RCL of 0.9 mg/kg.

129	Non-Industrial Direct Contact RCL Exceedance
3320	Groundwater Pathway Exceedance

\* As allowed in s.NR 720.19(5)(a)1, the non-industrial direct contact RCL has been raised by a factor of 10 by adjusting the excess cancer risk from 1E-7 to 1E-6.

\*\*Site Specific RCL was calculated by adjusting the exposure frequency to 250 days/year from 350 days/year to reflect NE Wisconsin conditions

(Calculation was approved by Charles Warzecha of Wis. Dept. of Health and approved on March 15, 2004)

Riverfront Property - City of Green Bay  
 Samples collected September 9-10, 1996

TABLE 1

SOIL - VOC ANALYSIS - Detects Only -µg/kg

	SS01	SS02	SS03	SS04	SS05	SS06	SS07	GP11	GP18	NR 720*
Chloromethane	2								Visual & olefactory petroleum (diesel) contamination observed in the fines contained in the gravel fill. No sample collected	
Acetone			39							
Chloroform		2			1	4				
Benzene		2								5.5
Toluene		4								1500
Styrene		1								
Xylene		4								4100

\* NR 720 Table 1 Residual Contaminant Levels (RCL) based on protection of groundwater.

Riverfront Property - City of Green Bay  
 Samples collected September 9-10, 1996

TABLE 2

SOIL - SEMI-VOLATILE ORGANIC ANALYSIS - Detects Only -µg/kg

	SS01	SS02	SS03	SS04	SS05	SS06	SS07	GP11	GP18	Suggested RCL*
1,2-Dichlorobenzene									Visual & olfactory petroleum (diesel) contamination observed in the fines contained in the gravel fill. No sample collected - due to insufficient amount of matrix.	
Naphthalene		230	76	62						110,000
2-Methylnaphthalene		370	130	24						4x10 <sup>7</sup>
Acenaphthylene				20						360,000
Dibenzofuran		91								
Florene		23	32	22			350			4x10 <sup>7</sup>
Phenanthrene		280	300	150			650			390,000
Anthracene		30	74	42						3x10 <sup>8</sup>
Carbozole		20	28							
di-n-Butylphthalate		19								
Floranthene		110	330	220			460			4x10 <sup>7</sup>
Pyrene		90	290	150			290			3x10 <sup>7</sup>
Benzo(a)Anthracene		60	180	99			190			3900
Chrysene		100	240	130			230			390,000
bis(2-Ethylhexly)phthalate		34				26	97	31		3900
Benzo(b)Floranthene		54	280	220			200			39000
Benzo(k)Floranthene		47	210				140			390
Benzo(a)Pyrene		45	240	120			200			3900
Indeno(1,2,3-cd)Pyrene		32	160	82			130			390
Dibenz(a,h)anthracene		25	79	39			70			39,000
Benzo(g,h,i)perylene		52	190	100			130			

\* These values are suggested generic residual contaminant levels (RCL's) for PAH's as proposed in the "Soil Cleanup Levles for Polycyclic Aromatic Hydrocarbons (PAH's) Interim Guidance" WDNR Publication RR-51917 April 1997. The Industrial category under the Direct Contact Pathway was used.

Riverfront Property - City of Green Bay  
 Samples collected September 9-10, 1996

TABLE 3

SOIL - INORGANIC ANALYSIS - Detects only - mg/kg

	SS01	SS02	SS03	SS04	SS05	SS06	SS07	GP11	GP18	RCL*
Aluminum	3110	4130	8450	11400	1500	8960	1230	1410	No sample collected	
Arsenic		9.5	24.7	3.5		2.7	5.8			1.6
Barium			54.5	78.3		51.1				
Cadmium			1.6							510
Calcium	91000	33300	18900	75700	57900	42200	7200	41200		
Chromium	6.2	9.2	13.1	24.3	10.4	20.2		4.0		200
Cobalt			14.3							
Copper	10.4	16.5	142	25.6	6.0	17.0	58.4			
Iron	7880	10700	62500	19200	4420	16400	24500	4070		
Lead	11.5	87.9	62.4	15.7	1.4	7.5	22.5	2.0		500
Magnesium	48000	14200	10500	24600	20800	16700	1520	16000		
Manganese	265	151	382	430	154	479	290	109		
Nickel		11.7	23.8	19.7		17.0				
Potassium				1760		1620	363			
Selenium							3.6			
Sodium		1670								
Vanadium	17.1	16.1	19.6	36.0		29.5				
Zinc	19.7	41.6	133	42.2	12.0	29.2	18.4	14.4		
Cyanide	3.1	0.22	0.31	0.05	0.08	0.10	0.09	0.48		



\* exceeds NR 720 Table 2 Residual Contaminant Level (RCL) concentrations based on human health risk from direct contact for industrial sites

**Table 1**  
**Groundwater Analytical Results**  
**Riverfront Property**  
**239 Arndt Street,**  
**Green Bay, Wisconsin**

Analyte	Units	MW-1 7/18/02	MW-3 8/7/00	MW-7R 7/18/02	GW-20 9/9/96	NR 140 ES	NR 140 PAL
Metals							
Cyanide <sup>1</sup>	mg/l	280	742	240	na	200	40
Thallium <sup>2</sup>	mg/l	na	na	na	10	2	0.4

**Notes**

<sup>1</sup>Samples collected by RMT and submitted to WDNR as part of Ultra Plating BRTS Case located north and west of 239 Arndt Street site.

<sup>2</sup>Sample collected by WDNR during 1996 investigation.

mg/l = micrograms per liter

na = not analyzed

NR 140 ES = Wisconsin Administrative Code Chapter NR 140 Enforcement Standard

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

**44** = ES Exceedance

Table 3  
Groundwater Elevations  
and Natural Attenuation Parameters  
City of Green Bay Brownfield Site, Riverfront Property  
239 Arndt Street  
Green Bay, Wisconsin

Date	Well I.D.	Depth to Water TPVC (Feet)	Elevation TPVC (Feet)	Groundwater Elevation (Feet)	Turbidity	Before Sampling Dissolved Oxygen (ppm)	After Sampling Dissolved Oxygen (ppm)	Ferrous Iron (ppm)	Temp (C)	pH (Units)	Conductivity (umhos/cm)	Odor	
12/30/99	MW-1	8.03	96.47	88.44	Slight	<1	<1	1	9.8	6.77	1,383	None	
6/21/00		7.84		88.63	None	<1	<1	3	19	6.97	1,370	None	
4/22/02		7.92		88.55	Slight	<1	<1	2.5	9.2	6.78	1,529	Organic	
1/22/03		8.76		87.71	--	--	--	--	--	--	--	--	--
12/30/99	MW-2	7.61	95.09	87.48	Slight	<1	<1	4	10.4	6.61	2,520	Slight	
6/21/00		7.25		87.84	None	<1	<1	4	18.5	6.87	2,330	Slight	
4/22/02		7.07		88.02	None	<1	3	3	9.5	6.87	2,370	Slight	
1/22/03		7.61		87.48	--	--	--	--	--	--	--	--	--
12/30/99	MW-3	9.71	98.32	88.61	Slight	6	4	0.1	11.4	6.93	1,214	None	
6/21/00		8.36		89.96	None	1	1	0.4	20.4	6.81	1,392	None	
4/22/02		7.86		90.46	None	6	1.5	<0.1	9.9	6.92	1,656	None	
1/22/03		9.59		88.73	--	--	--	--	--	--	--	--	--
12/30/99	MW-4	10.43	99.14	88.71	Slight	5	<1	0.1	11.2	6.92	1,399	None	
6/21/00		7.48		91.66	None	3	3	0	18.1	6.89	1,843	None	
4/22/02		8.07		91.07	Slight	7	5	0.4	10.0	6.91	1,710	None	
1/22/03		10.34		88.80	Lt. Brown	--	--	--	10.4	7.04	1,316	Sl. Organic	
12/30/99	MW-5	14.05	96.24	82.19	Slight	<1	<1	0.6	15	6.45	2,320	Slight	
6/21/00		7.57		88.67	None	<1	<1	>10	18.2	6.72	2,580	Slight	
4/22/02		6.97		89.27	None	<1	<1	4	9.9	6.67	2,120	Slight	
1/22/03		8.29		87.95	--	--	--	--	--	--	--	--	--
12/30/99	MW-6	6.89	94.13	87.24	Slight	<1	<1	0.6	9.8	6.59	3,460	Strong	
6/21/00		6.38		87.75	Slight	<1	<1	>10	17.3	6.57	3,370	Slight	
4/22/02		6.23		87.90	None	<1	<1	7	8.2	6.45	2,540	Slight	
1/22/03		7.97		86.16	--	--	--	--	--	--	--	--	--
12/30/99	MW-7 MW-7R	7.92	95.12	87.20	Slight	<1	<1	4	9.5	6.9	13,320	Strong	
6/21/00		7.29		87.83	None	<1	<1	10.0	17.5	6.97	15,160	Organic	
4/22/02		8.44		96.38	87.94	None	1	<1	8.0	8.2	7.0	6,050	Organic
1/22/03		9.12		87.26	--	--	--	--	--	--	--	--	--