

GIS REGISTRY INFORMATION

SITE NAME:	Cahodas Brothers (Former)			FID #	
BRRTS #:	03-05-521649			(if appropriate):	
COMMERCE #:	54303-3447-01-A				
CLOSURE DATE:	7/24/07				
STREET ADDRESS:	301 Mather St				
CITY:	Green Bay				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	677715	Y =	451940	
CONTAMINATED MEDIA:	Groundwater	<input checked="" type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued or denial letter issued					x
Copy of any maintenance plan referenced in the final closure letter					na
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					na
Copy of most recent deed, including legal description, for all affected properties					x
Certified survey map or relevant portion of the recorded plat map (<i>if referenced in the legal description</i>) for all affected properties					na
County Parcel ID number, <i>if used for county</i> , for all affected properties 5-1523x					x
Location Map that outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					x
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					x
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					x
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Isoconcentration map(s), <i>if required for site investigation (SI)</i> . The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					x
GW: Table of water level elevations, with sampling dates, and free product noted if present					x
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					x
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					na
Geologic cross-sections, <i>if required for SI</i>					na
RP certified statement that legal descriptions are complete and accurate					x
Copies of off-source notification letters (if applicable)					na
Letter informing ROW owner of residual contamination					na
ROW owner is agent					na



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Mary P. Burke, Secretary

July 24, 2007

Mr. Steve J. Boyer
1041 Riverside Drive
Suamico, WI 54173

RE: **Final Closure**

Commerce # 54303-3447-01-A DNR BRRTS # 03-05-521649
Cahodas Brothers (Former), 301 Mather Street, Green Bay

Dear Mr. Boyer:

The Wisconsin Department of Commerce (Commerce) has received the items required as the condition for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk". The signature is written in a cursive style with a large, sweeping flourish at the end.

Robert H. Klauk
Senior Hydrogeologist
Site Review Section

cc: Michael DeBraske - STS Consultants, Ltd.



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Mary P. Burke, Secretary

May 21, 2007

Mr. Steve J. Boyer
1041 Riverside Drive
Suamico, WI 54173

RE: **Conditional Case Closure**

Commerce # 54303-3447-01-A DNR BRRTS # 03-05-521649
Cahodas Brothers (Former), 301 Mather Street, Green Bay

Dear Mr. Boyer:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure, prepared by STS Consultants, Ltd., for the site referenced above. It is understood that residual groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Documentation (WDNR Abandonment Form 3300-5B) of the abandonment of groundwater monitoring wells B-1R, B-5, B-8, B-9/B-9R, B-10/B-10R, B-13/B-13R and B-14.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

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,

A handwritten signature in black ink, appearing to read "Robert H. Klauk".

Robert H. Klauk
Senior Hydrogeologist
Site Review Section

cc: Michael DeBraske - STS Consultants, Ltd.
Jon Mueller - City of Green Bay (Agent)

STATE BAR OF WISCONSIN FORM 2 - 1999
WARRANTY DEED

Document Number

2104509

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
03/24/2004 12:34:05PM

REC FEE: 13.00
TRANS FEE: 545.40
EXEMPT #
PAGES: 2

This Deed, made between S. J. BOYER CONST., INC., a Wisconsin corporation aka S. J. BOYER CONSTRUCTION, INC. Grantor; and NEW COMMUNITY SHELTER, INC., a Wisconsin corporation Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Brown County, State of Wisconsin (if more space is needed, please attach addendum):
SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO.

Recording Area

1300

Name and Return Address
Deric P. Duquaine, Esq.
Liebmann, Conway, Olejniczak & Jerry, S.C.
231 South Adams Street
Green Bay, WI 54301

BAY TITLE

TI - 66422

5-1523

Parcel Identification Number (PIN)

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

Exceptions to warranties: 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, general taxes in the year of closing.

EXECUTED THIS 16th DAY OF MARCH, 2004

S. J. Boyer Const. Inc.

Signature
President

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Deric P. Duquaine

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
BROWN County)

Personally came before me this 16th day of
March, 2004 the above named
Steven J. Boyer as President of S. J. BOYER
CONST., INC., a Wisconsin corporation

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature
Deric P. Duquaine
Notary Public, State of Wisconsin

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

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

Information Professionals Co., Fond du Lac, WI

EXHIBIT "A"

LEGAL DESCRIPTION

That part of a certain tract of land formerly known as the Fort Howard Military Reserve, now known as the Railroad Grant, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor ID Point S-23-4 being the Southeast corner of James Street and North Broadway; thence South 04 deg. 13 min. 03 sec. West, 364.88 feet to the South right-of-way of Mather Street and the point of beginning; thence South 63 deg. 45 min. 32 sec. East, 392.95 feet along said South right-of-way; thence South 26 deg. 10 min. 14 sec. West, 100.00 feet; thence North 77 deg. 47 min. 32 sec. West, 103.10 feet; thence South 26 min. 11 sec. 42 min. West, 50.31 feet; thence North 63 deg. 48 min. 57 sec. West, 299.93 feet; thence North 26 deg. 10 min. 14 sec. East, 175.61 feet to the South right-of-way of Mather Street; thence South 63 deg. 45 min. 32 sec. East, 7.05 feet along said South right-of-way to the point of beginning.

Property Address: 301 Mather Street Green Bay, WI

Tax Parcel Number: 5-1523

**Property Tax Record
CITY OF GREEN BAY
Brown County, Wisconsin
Parcel Number: 5-1523**

PARCEL IDENTIFICATION NUMBER

Information is as current as the postings of Friday, January 05, 2007 at 1:22:02 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)

[Print Tips](#)

<p>Property Information</p> <p>Parcel Number 5-1523</p> <p>Owner Name NEW COMMUNITY SHELTER INC</p> <p>Property Address 301 MATHER ST</p> <p>Municipality CT - CITY OF GREEN BAY</p> <p>School District 2289 - GREEN BAY SCH DIST</p> <p>Sanitary District None</p> <p>Special District(s) None</p>	<p>Current Unofficial Valuation</p> <table border="1"> <thead> <tr> <th>Class</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>E4 - EXEMPT - MUNICIPALITY</td> <td>0.000</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> <tr> <td>All Classes</td> <td>0.000</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> </tbody> </table> <p>Legal Acres 0.000</p> <p>Values are not official until new tax bills are issued in December.</p> <p>Note: For a specific tax year valuation, select tax year from tax records available below.</p> <p>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</p>	Class	Acres	Land	Improvements	Total	E4 - EXEMPT - MUNICIPALITY	0.000	0.00	0.00	0.00	All Classes	0.000	0.00	0.00	0.00
Class	Acres	Land	Improvements	Total												
E4 - EXEMPT - MUNICIPALITY	0.000	0.00	0.00	0.00												
All Classes	0.000	0.00	0.00	0.00												

Mailing Address Information

NEW COMMUNITY SHELTER INC
301 MATHER ST
GREEN BAY WI 54303-3447

Reference Document

Document #: 2104509

Available Maps

[View GIS Map](#)

Tax Records Available

Tax Year

No tax data available

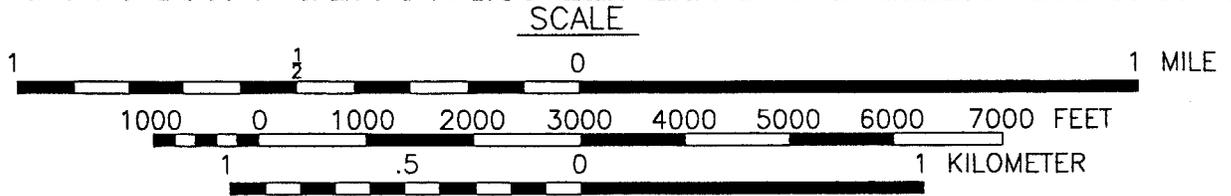
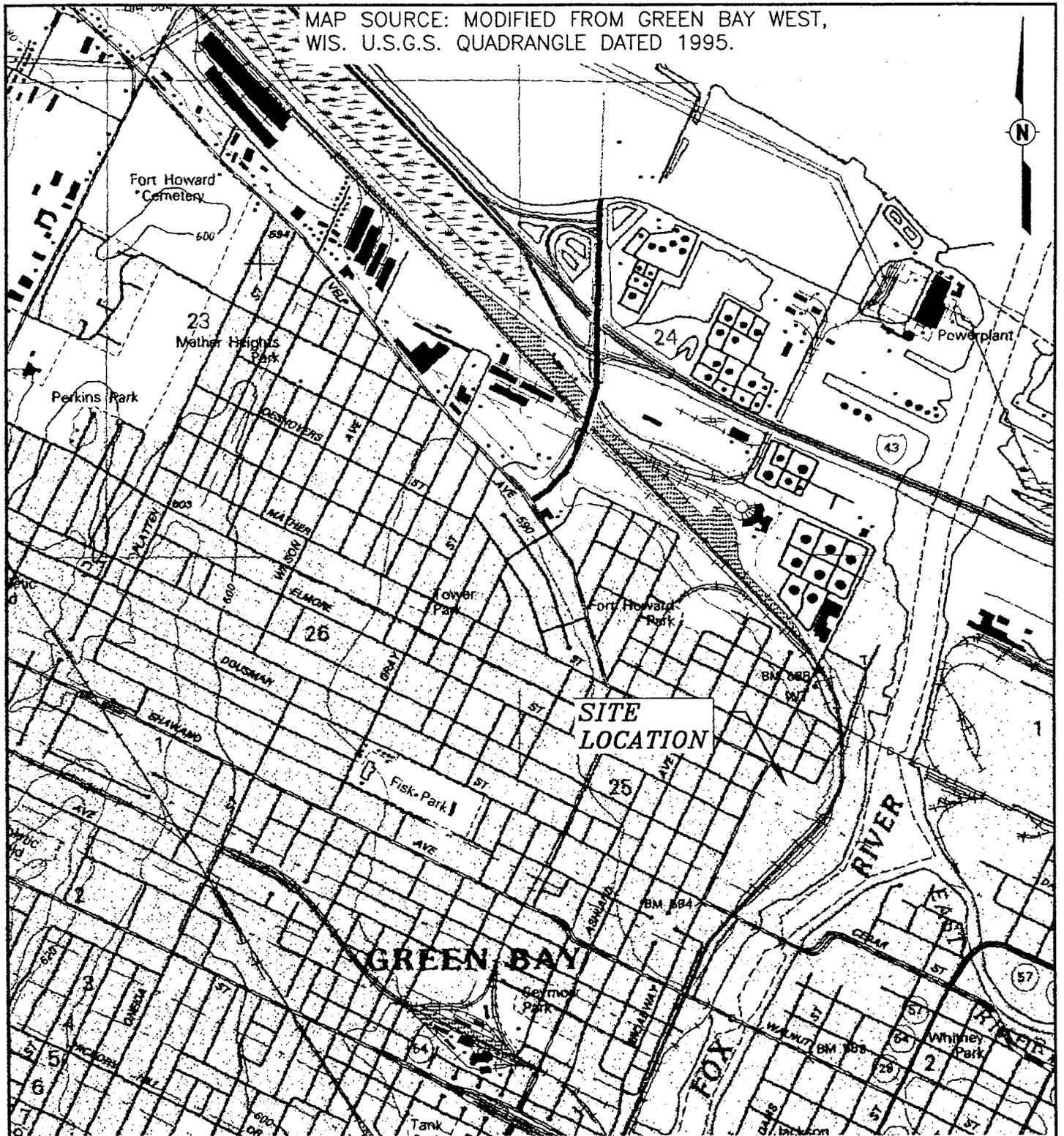
Tax Legal Description

MILITARY RESERVE ALL THAT PART OF THAT CERTAIN TRACT OF LAND FORMERLY KNOWN AS FORT HOWARD MILITARY RESERVE IN TOWNSHIP 24 N RANGE 20 E MORE PARTICULARLY DESCRIBED AS FOL-BEG AT A POINT ON SWLY LINE OF MATHER ST WHICH IS 130 FT SELY FROM ITS INSECT

Note: May not be a full legal description

[View Comments/History](#)

MAP SOURCE: MODIFIED FROM GREEN BAY WEST,
WIS. U.S.G.S. QUADRANGLE DATED 1995.



STS Consultants Ltd.
Consulting Engineers

SITE LOCATION MAP
CAHODAS BROTHERS (FORMER)
301 MATHER STREET
GREEN BAY, WISCONSIN
WDR BRRTS No. 03-05-521649

DRAWN BY	JMR	02/24/04
CHECKED BY	MLD	02/24/04
APPROVED BY	RAM	02/24/04
CADFILE	SCALE	AS SHOWN
STS PROJECT NO.	FIGURE NO.	
28556W	1	

X:\PROJECTS\428556W\dwg\

TABLE 4
Post-Remedial Groundwater Sample Results
Cahodas Brothers (Former)
Green Bay, Wisconsin
WDNR BRRTS No. 03-05-521649

Sample	B-1/B-1R					B-9/B-9R					B-10/B-10R					B-13/B-13R					NR 140 PHGWQ Standards ¹	
	Date	11/7/03	1/10/05	7/27/05	12/9/05	4/4/06	3/1/04	1/10/05	7/27/05	12/9/05	4/4/06	3/1/04	1/10/05	7/27/05	12/9/05	4/4/06	3/1/04	1/10/05	7/27/05	12/9/05	4/4/06	ES
METALS	<i>Concentration (ug/L)</i>																					
Lead	8.3	---	---	---	---	0.22 Q	---	---	---	---	2.9	---	---	---	---	0.51	---	---	---	---	15	1.5
PVOC	<i>Concentration (ug/L)</i>																					
Benzene	<41	<0.14	<0.14	<0.14	<0.14	<0.14	<0.14	<0.14	<0.14	<0.14	2,000	49	49	48	30	<0.14	<0.14	<0.14	<0.14	<0.14	5	0.5
Ethylbenzene	2,600	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	2,400	830	1,000	1,400	1,400	<0.40	<0.40	<0.40	<0.40	<0.40	700	140
MTBE	<61	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	51 Q	10	29	18	13 Q	<0.36	<0.36	<0.36	<0.36	<0.36	60	12
Toluene	13,000	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	11,000	480	1,300	1,500	1,700	<0.36	<0.36	<0.36	<0.36	<0.36	1,000	200
TMB, total	2,060	<0.79	<0.79	<0.79	<0.79	<0.79	<0.79	<0.79	<0.79	<0.79	2,040	770	950	1,200	1,210	<0.79	<0.79	<0.79	<0.79	<0.79	480	96
Xylenes, total	10,700	<1.10	<1.10	<1.10	<1.10	<1.10	<1.10	<1.10	<1.10	<1.10	8,800	1,168	2,320	2,410	3,220	<1.10	<1.10	<1.10	<1.10	<1.10	10,000	1,000
Naphthalene	530	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	470	190	230	310	270	<0.47	<0.47	<0.47	<0.47	<0.47	40	8

Notes:

Remedial excavation completed from source area (B-1) towards impacted downgradient area (B-10) in April 2004.

(ug/L) = micrograms per liter ; (mg/L) = milligrams per liter < = analyte not detected above method detection limit ; NL = No Generic Limit Specified by WDNR ; --- = Not analyzed

M = matrix effect present; Q = analyte detected at concentration between limit of detection and limit of quantification

MTBE = Methyl tert-butyl ether

TMB = Trimethylbenzenes

¹WAC NR 140 PHGWQ Standards = Wisconsin Administrative Code Chapter NR 140 Public Health Groundwater Quality Standards (ES = Enforcement Standard; PAL = Preventive Action Limit)

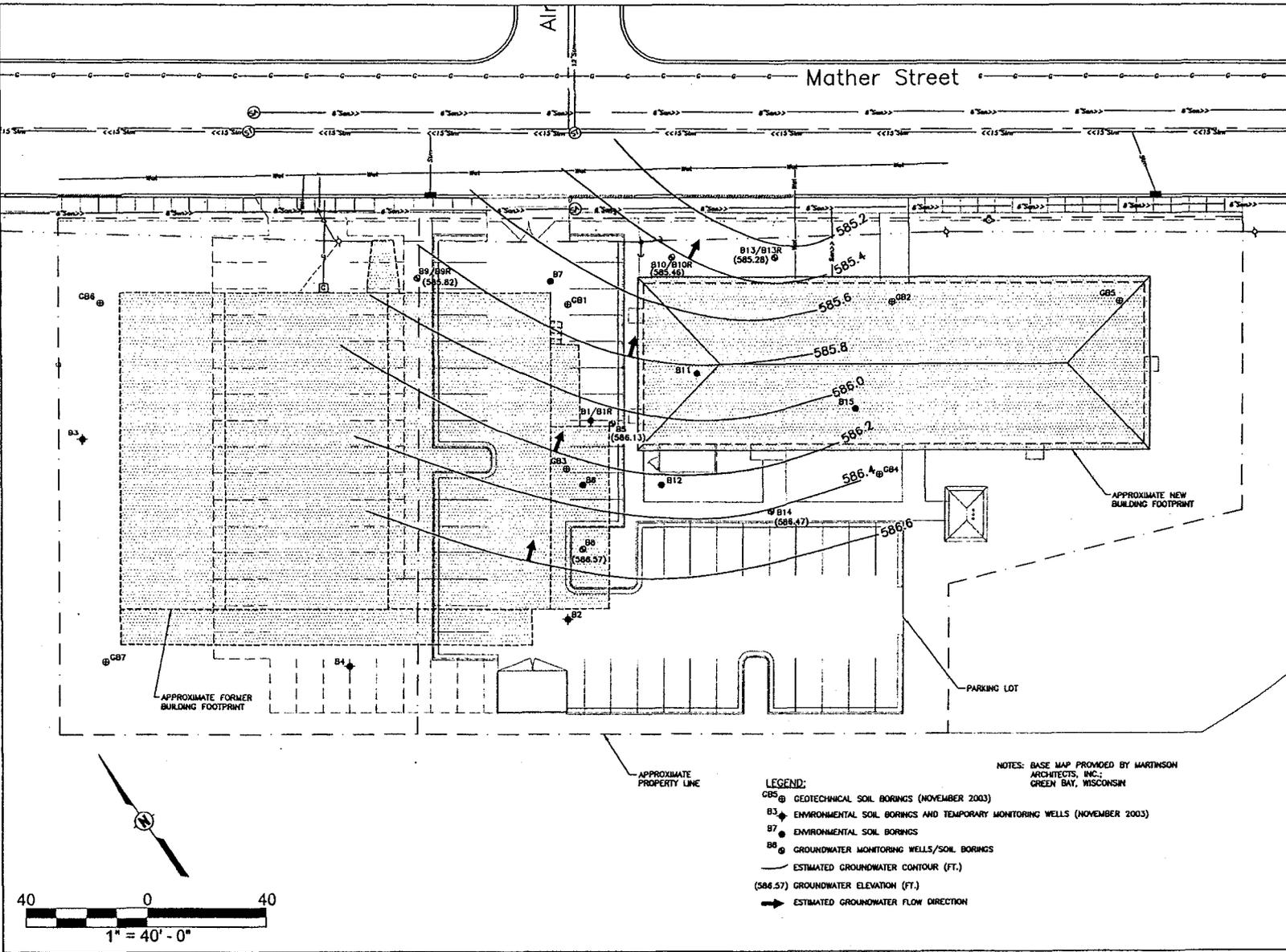
Exceedance of the NR 140 ES indicated by: **100**

Exceedance of NR 140 PAL indicated by: **100**

TABLE 5
Groundwater Elevation Data
Cahodas Brothers (Former)
Green Bay, Wisconsin
WDNR BRRTS No. 03-05-521649

Monitoring Well/Boring	Date	Top of PVC Elevation (ft)	Depth to Water from Top of PVC (ft)	Groundwater Elevation (ft)
B-1R	01/10/05	591.36	5.82	585.54
	07/27/05		5.52	585.84
	12/09/05		5.76	585.60
	04/04/06		5.52	585.84
B-5	03/01/04	593.59	7.46	586.13
B-8	03/01/04	593.94	7.37	586.57
B-9/B-9R	03/01/04	593.61	7.79	585.82
	01/10/05	592.34	7.00	585.34
	07/27/05		6.98	585.36
	12/09/05		6.99	585.35
	04/04/06		6.81	585.53
03/01/04	592.38		6.92	585.46
B-10/B-10R	01/10/05	592.5	7.23	585.27
	07/27/05		6.97	585.53
	12/09/05		7.18	585.32
	04/04/06		7.00	585.50
B-13/B-13R	03/01/04	591.89	6.61	585.28
	01/10/05	592.77	7.65	585.12
	07/27/05		7.48	585.29
	12/09/05		7.61	585.16
	04/04/06		7.46	585.31
B-14	03/01/04		591.74	5.27

X:\PROJECTS\428556W\DWG\428556W_GWCON_005.dwg, Plan, 1/11/2007 1:28:06 PM, lemmons



ST
 STB CONSULTANTS
 1021 Kaper Drive
 Green Bay, WI 54311
 920-465-1878
 www.stbconsultants.com
 Copyright 2004 ©
 By STB Consultants, Ltd.

CAHODAS BROTHERS (FORMER)
 301 MATHER STREET
 GREEN BAY, WISCONSIN
 WDNR BRRTS No. 03-05-521649

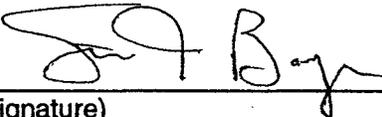
GROUNDWATER CONTOUR MAP
 (MARCH 2004)

- NOTES: BASE MAP PROVIDED BY MARTINSON ARCHITECTS, INC.; GREEN BAY, WISCONSIN
- LEGEND:**
- ⊕ GEOTECHNICAL SOIL BORINGS (NOVEMBER 2003)
 - ◆ ENVIRONMENTAL SOIL BORINGS AND TEMPORARY MONITORING WELLS (NOVEMBER 2003)
 - ENVIRONMENTAL SOIL BORINGS
 - ⊙ GROUNDWATER MONITORING WELLS/SOIL BORINGS
 - ESTIMATED GROUNDWATER CONTOUR (FT.)
 - (586.57) GROUNDWATER ELEVATION (FT.)
 - ➔ ESTIMATED GROUNDWATER FLOW DIRECTION

Scale	1"=40'
Drawn	MLB 02/28/04
Checked	JAM 02/28/04
Approved	MLB 02/28/04
PROJECT NUMBER	28556W
SHEET NUMBER	5

STATEMENT OF AFFECTED PROPERTY LEGAL DESCRIPTION

Mr. Steve Boyer (responsible party), as required by s.NR 726.05(3)g of the Wisconsin Administrative Code, is providing this signed statement that to the best of his knowledge the legal description for the property that is within, or partially within, the contaminated site boundary for the Cahodas Brothers (Former) site at 301 Mather Street in Green Bay, Wisconsin, has been provided to the Wisconsin Department of Natural Resources.



(Signature)

2-6-07

(Date)

Steven J. Boyer

(Name)

President

(Title)

S.J. Boyer Const. Inc.

(Company)

May 4, 2007

Mr. Richard F. Danen
New Community Shelter, Inc.
301 Mather Street
Green Bay, Wisconsin 54303-3447

Re: Case Closure Information, Cahodas Brothers (Former), 301 Mather Street, Green Bay, Wisconsin --
WDNR Activity No. 03-05-521649 -- PECFA Claim No. 54303-3447-01 -- STS Project No. 4-28556W

Dear Mr. Danen:

STS Consultants, Ltd. (STS), on behalf of Mr. Steve Boyer (responsible party) and the City of Green Bay (Petroleum Environmental Cleanup Fund [PECFA] Agent), is providing New Community Shelter, Inc. (NCS) (current property owner) information regarding regulatory case closure for the property at 301 Mather Street in Green Bay, Brown County, Wisconsin (site). This letter is being provided in general accordance with Chapter NR 726, Wisconsin Administrative Code.

The purpose of this letter is to provide notification that, as part of regulatory case closure for Wisconsin Department of Natural Resources (WDNR) Activity No. 03-05-521649, the site will be included on the WDNR Geographic Information System (GIS) Registry of Closed Remediation Sites. Regulatory case closure means that the agency with administrative authority over this site (Wisconsin Department of Commerce [Commerce]) will not require further investigation or cleanup actions, other than natural attenuation, at this time. A Fact Sheet on natural attenuation is enclosed for your reference.

STS is preparing a case closure request for this site. Residual groundwater impacts above Chapter NR 140, Wisconsin Administrative Code Enforcement Standards (ESs) have been detected at this site. Conditions for regulatory closure will be satisfied when impacted properties within the site boundaries are listed on the GIS Registry. The GIS Registry will include:

- Copy of the most recent property deed and certified survey map (if referenced in the deed).
- Tabular summary of groundwater analytical data for the site.
- Map identifying the location of residual groundwater impacts at the site.
- Copy of this letter.
- Copy of the regulatory case closure letter from Commerce.

If NCS or any subsequent property owner wishes to construct a water well on this site, special well construction standards might be necessary to protect the well from residual groundwater impacts. Any well driller who proposes to construct a well in the future will need to contact the WDNR to determine if there are special well construction standard requirements.

NCS, as the affected property owner, has a right to contact Commerce to provide any technical information suggesting that regulatory case closure should not be granted for this site. If NCS would like

New Community Shelter, Inc.
STS Project No. 4-28556W
May 4, 2007

to provide information to Commerce relevant to this closure request, contact the following project manager within 30 days of the date of this letter:

Mr. Bob Klauk
Wisconsin Department of Commerce
2129 Jackson Street
Oshkosh, Wisconsin 54901
(920) 424-0046

Commerce cannot provide a case closure letter for this site until the applicable GIS Registry information (including a copy of this notification letter) is submitted by the responsible party, and the 30-day affected property owner notification period elapses.

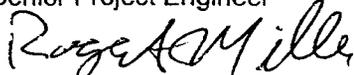
If NCS requires more information, please contact Mr. Michael DeBraske or Mr. Roger Miller (both of STS) at (920) 468-1978.

Sincerely,

STS CONSULTANTS, LTD.



Michael L. DeBraske, P.E.
Senior Project Engineer



Roger A. Miller, P.G., CHMM
Associate Hydrogeologist

Attachments:

Fact Sheet on Natural Attenuation

Copy: Mr. Bob Klauk
Wisconsin Department of Commerce
2129 Jackson Street
Oshkosh, Wisconsin 54901

Mr. Steve Boyer
S J Boyer Construction, Inc.
1041 Riverside Drive
Suamico, Wisconsin 54173

Mr. Jon Mueller
City of Green Bay
100 North Jefferson Street
Green Bay, Wisconsin 54301