

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 #: 03-05-530809 PARCEL ID #: No Parcel ID - Source is in ROW

ACTIVITY NAME: Advance Business Center-Gas UST (ROW) WTM COORDINATES: X: 674445 Y: 448877

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:**
- 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 Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Generalized Areas of Environmental Issues**
- 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: Remedial Excavation & Soil Data**

BRRTS #: 03-05-530809

ACTIVITY NAME: Advance Business Center-Gas UST (ROW)

MAPS (continued)

Geologic Cross-Section Map: A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

Groundwater Isoconcentration Map: For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: 4 **Title: Groundwater-Benzene Concentrations**

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 #: 1 **Title: Groundwater Contour Map**

Figure #: **Title:**

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

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

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.

Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1a, 1b & 1c **Title: Pre and Post -Remediation Soil Analytical Results**

Groundwater Analytical Table: Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 2b **Title: Post-Remediation 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 #: NA **Title: See Figure 1-Groundwater Contour Map**

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 #: 03-05-530809

ACTIVITY NAME: Advance Business Center-Gas UST (ROW)

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: 1

- 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: 1

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="835 Potts Ave"/>	<input type="text" value="VA-466"/>	<input type="text" value="674431"/>	<input type="text" value="448887"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
375 City Center, Suite I
Oshkosh, Wisconsin 54901-1805
TTY: Contact Through Relay
Fax: (920) 424-0217
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

April 21, 2009

Mr. Greg Wenholz
Village of Ashwaubenon
2155 Holmgren Way
Green Bay, WI 54304-4605

RE: **Final Closure**

Commerce # 54304-4504-35-D DNR BRRTS # 03-05-530809
Advance Business Center, 835 Potts Ave., Green Bay

Dear Mr. Wenholz:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure, prepared by AECOM Environment, for the site referenced above. Commerce has determined that this site does not pose a significant threat to human health or the environment. No further investigation or remedial action is necessary.

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 soil and groundwater contamination. If soil is excavated, the property owner at the time of excavation must have the soil sampled to determine whether the soil is a solid waste and ensure that disposal is in compliance with applicable State regulations and standards.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Timely filing of your final PECFA claim is encouraged. If your PECFA 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 that reads "Robert H. Klauk". The signature is written in a cursive style with a long, sweeping underline.

Robert H. Klauk
Senior Hydrogeologist
Site Review Section

cc: Michael J. Carney – AECOM Environment

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-1982
WARRANTY DEED

2167903

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
01/13/2005 11:45:26AM

REC FEE: 11.00
TRANS FEE: 4170.00
EXEMPT #
PAGES: 1

THIS DEED made between Green Bay Area Chamber of Commerce, a Wisconsin non-stock corporation ("Grantor") and Lambau Village LLC, a Wisconsin limited liability company ("Grantee"), WITNESSETH, that the said Grantor, for valuable consideration Green Bay Area Chamber of Commerce, a Wisconsin non-stock corporation conveys to Grantee the following described real estate in BROWN County, State of Wisconsin:

RETURN TO

Grantee
3109 E. Capitol Dr, Ste 2
Appleton, WI 54911

Tax Parcel No: VA-466

Lot Two (2) in SCHMITT AND BORDELEAU INDUSTRIAL PLAT NO. 1, excepting therefrom the Westerly 1.7 feet thereof, in the Village of Ashwaubenon, Brown County, Wisconsin.

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

Together with all and singular the hereditaments and appurtenances therunto belonging;
And Green Bay Area Chamber of Commerce warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
NONE

and will warrant and defend the same.

Dated this 13th day of December, 2004.

(SEAL)

* _____

(SEAL)

* _____



*Green Bay Area Chamber of Commerce (SEAL)

(SEAL)

* _____

AUTHENTICATION

Signature(s) Paul Jadin

authenticated this 13 day of December, 2004

Jodi L. Arndt

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Atty. Jodi L. Arndt
Liebmann, Cenway, Olejniczak & Jernys

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

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

595 Vision Form SDD03W Rev. 01/16/96

ACKNOWLEDGMENT

STATE OF WISCONSIN

County

} ss.

Personally came before me this _____ day of _____, 2004 the above named Green Bay Area Chamber of Commerce to me known to be the person who executed the foregoing instrument and acknowledge the same.

* Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date: _____)

STATEMENT OF AFFECTED PROPERTY LEGAL DESCRIPTION

As required by s.NR 726.05(3)f of the Wisconsin Administrative Code, Lambeau Village, LLC providing this signed statement that to the best of our knowledge, the legal description for the property that is within, or partially within, the contaminated site boundary located at 835 Potts Avenue in the Village of Ashwaubenon, Wisconsin, has been provided to the Wisconsin Department of Commerce.

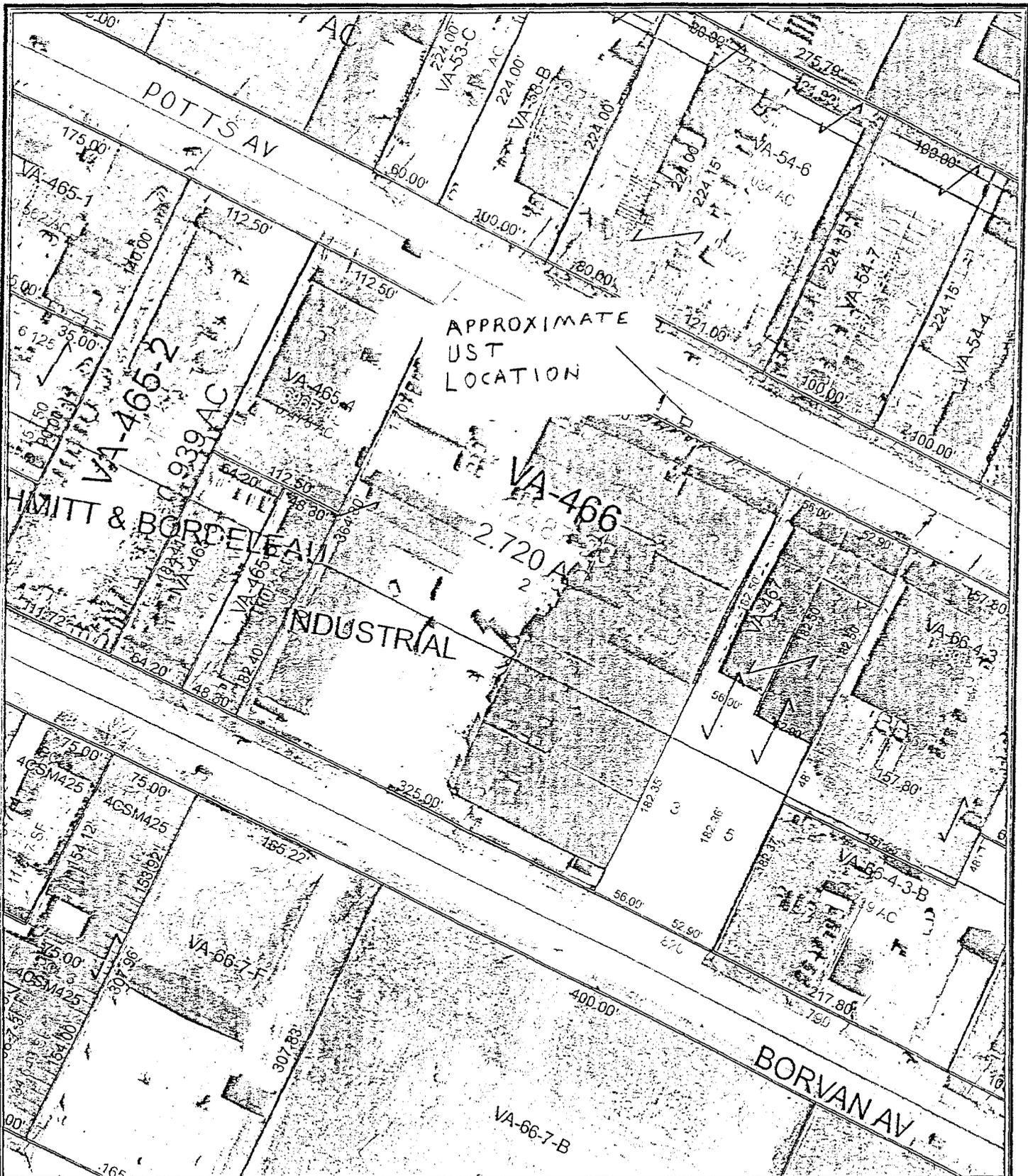
Todd M. DeVillers
Signature

3/31/2009
Date

Todd M. DeVillers
Name

Member
Title

Lambeau Village LLC
Company

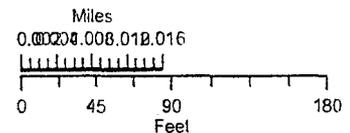


Part of Brown County Wisconsin

A map symbol legend is available at:
www.gis.co.brown.wi.us

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

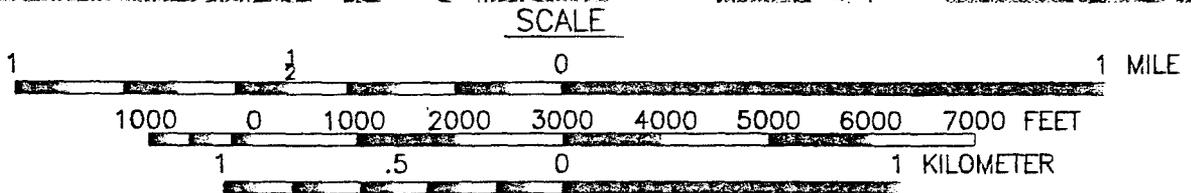
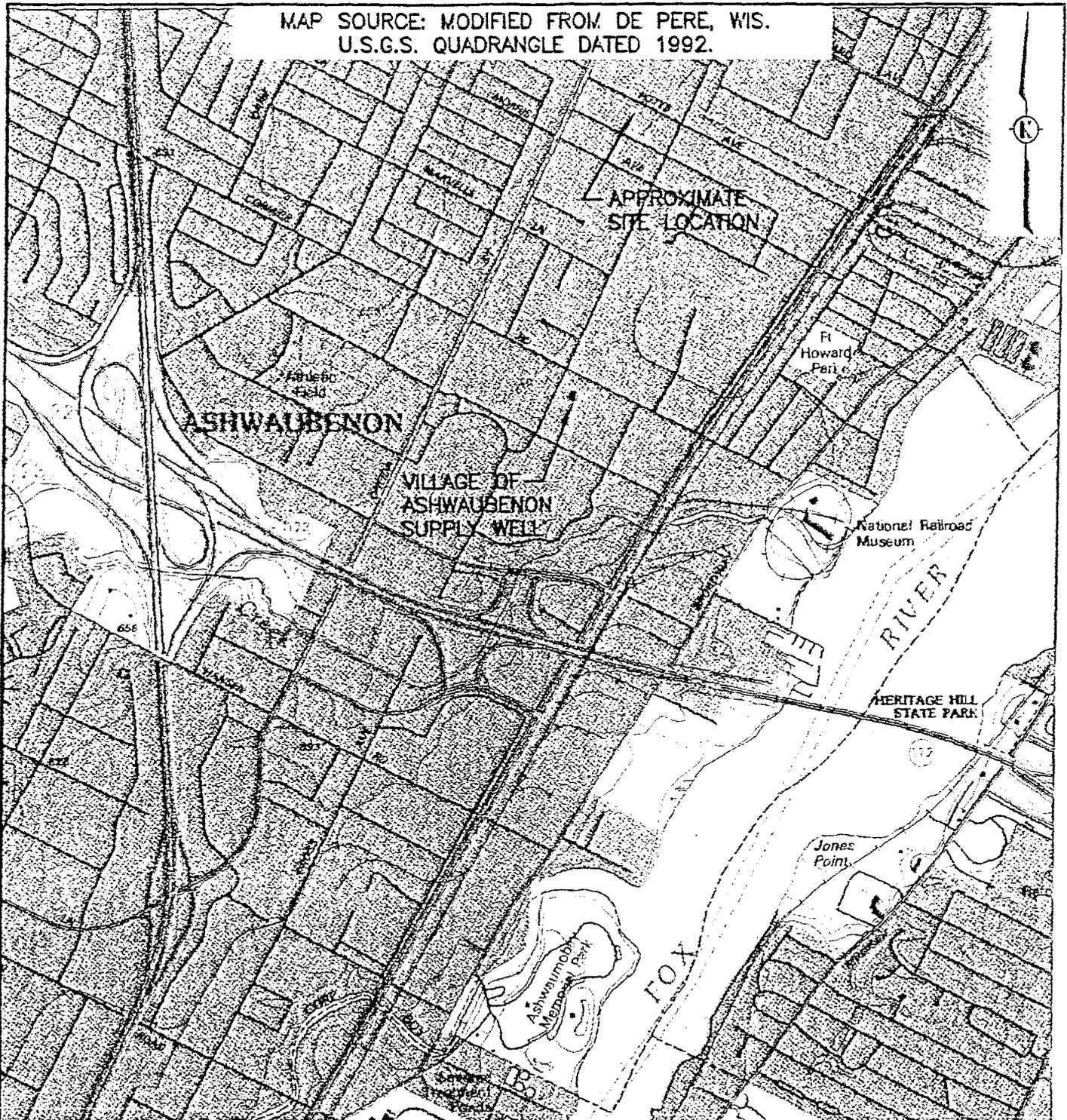
Aerial Photo
 date & resolution
 April 2005 - 6 inch



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.

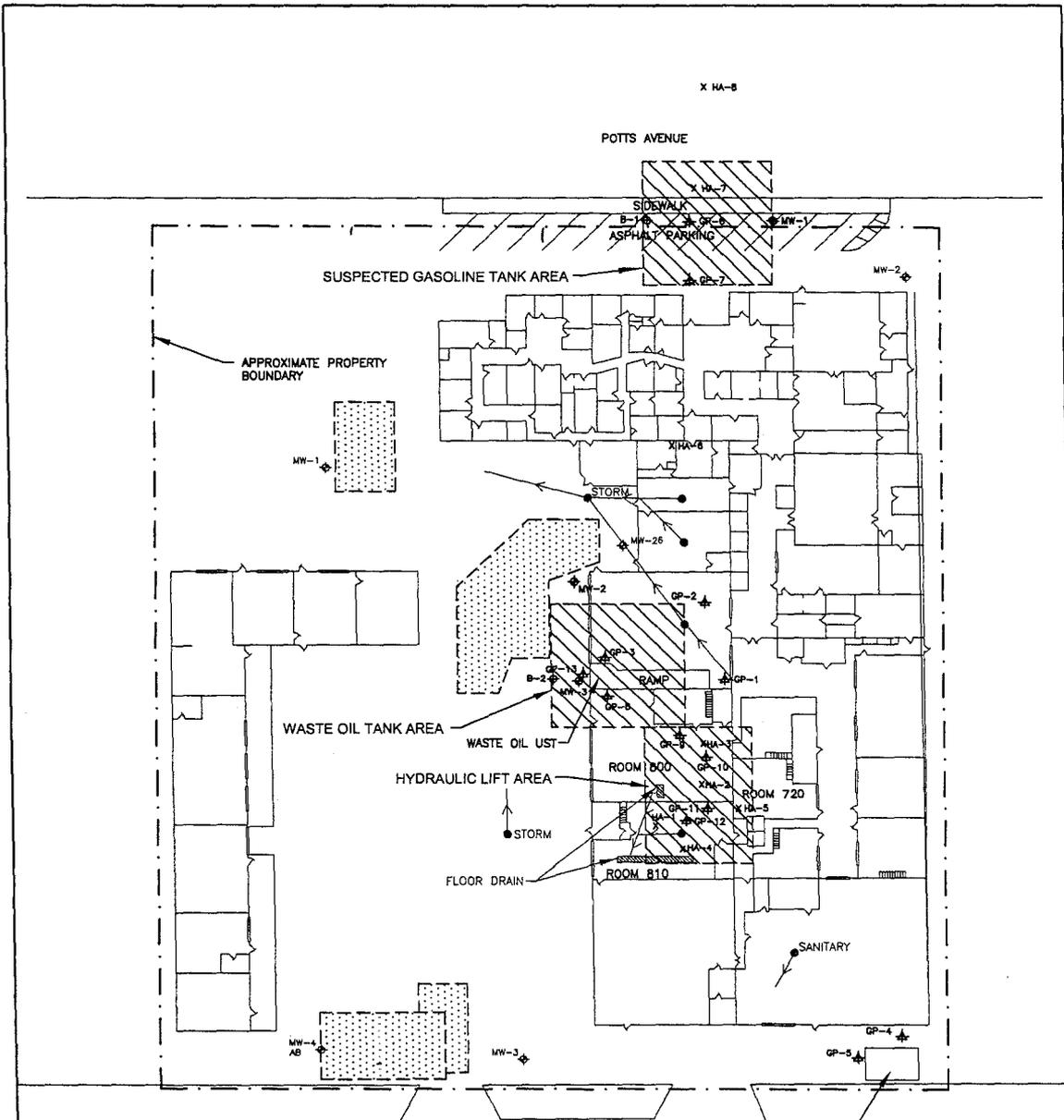
MAP SOURCE: MODIFIED FROM DE PERE, WIS.
U.S.G.S. QUADRANGLE DATED 1992.



STS CONSULTANTS
1035 Kepler Drive
Green Bay, WI 54311
920-468-1978
www.stsconsultants.com
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SITE LOCATION MAP
VILLAGE OF ASHWAUBENON ROW AT
ADVANCE BUSINESS DEVELOPEMENT CENTER
835 POTTS AVENUE
ASHWAUBENON, WISCONSIN

Drawn:	JMR 10/06/2004
Checked:	RAM 10/06/2004
Approved:	RAM 10/06/2004
PROJECT NUMBER	200602467
FIGURE NUMBER	1



NOTE: LOCATIONS FOR BORINGS AND OTHER SITE FEATURES ARE APPROXIMATE

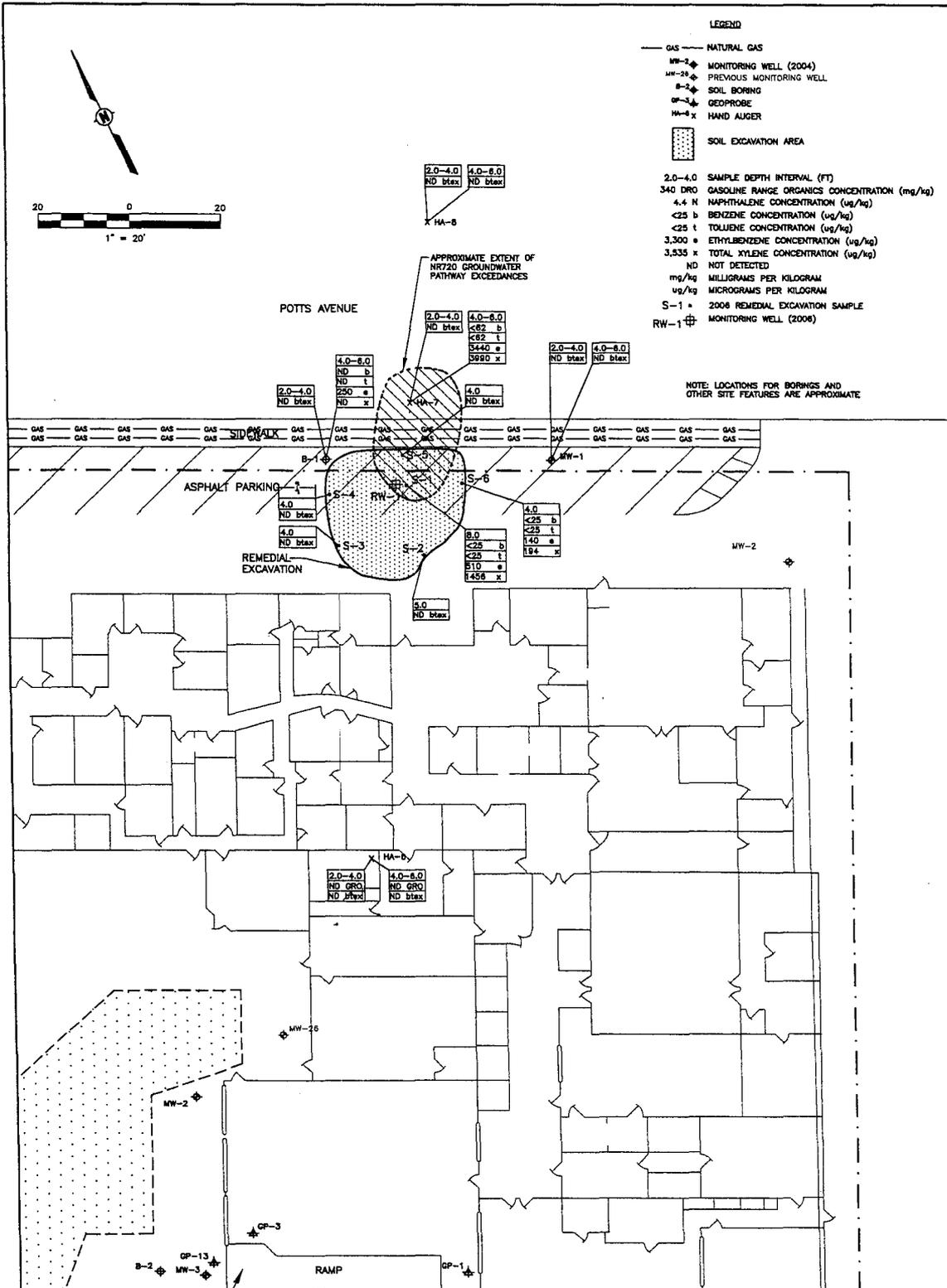
- LEGEND**
- MW-2 ◆ MONITORING WELL (2004)
 - MW-26 ◆ PREVIOUS MONITORING WELL
 - B-2 ◆ SOIL BORING
 - GP-3 ◆ GEOPROBE
 - HA-6 x HAND AUGER
 - FORMER SOIL EXCAVATION AREA
 - FLOOR DRAIN
 - SEWER LINES INVESTIGATED DURING 08/05/2004 TELEVISION ACTIVITIES

DRAWN: JHR 08/18/2004
 CHECKED: RML 10/09/2004
 APPROVED: RML 10/09/2004
 PROJECT NUMBER: 4-28737XG
 DRAWING NUMBER: 2

GENERALIZED AREAS OF ENVIRONMENTAL ISSUES
ADVANCE BUSINESS DEVELOPEMENT CENTER
835 POTTS AVENUE, ASHWAUBENON, WISCONSIN

STS CONSULTANTS
 1035 Kepler Drive
 Green Bay, Wisconsin 54311
 920-445-1100
 Fax: 920-445-1101
 Email: sts@stsconsultants.com
 Website: www.stsconsultants.com





LEGEND

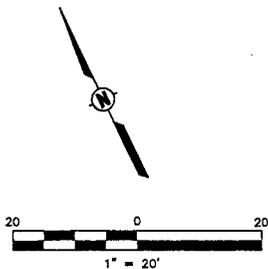
- GAS — NATURAL GAS
- MW-2 ◆ MONITORING WELL (2004)
- MW-24 ◆ PREVIOUS MONITORING WELL
- B-2 ◆ SOIL BORING
- GP-1 ◆ GEOPROBE
- HA-4 x HAND AUGER
- ▨ SOIL EXCAVATION AREA
- 2.0-4.0 SAMPLE DEPTH INTERVAL (FT)
- 340 DRO GASOLINE RANGE ORGANICS CONCENTRATION (mg/kg)
- 4.4 N NAPHTHALENE CONCENTRATION (ug/kg)
- <25 b BENZENE CONCENTRATION (ug/kg)
- <25 t TOLUENE CONCENTRATION (ug/kg)
- 3.300 e ETHYLBENZENE CONCENTRATION (ug/kg)
- 3.535 x TOTAL XYLENE CONCENTRATION (ug/kg)
- ND NOT DETECTED
- mg/kg MILLIGRAMS PER KILOGRAM
- ug/kg MICROGRAMS PER KILOGRAM
- S-1 ◆ 2006 REMEDIAL EXCAVATION SAMPLE
- RW-1 ◆ MONITORING WELL (2006)

NOTE: LOCATIONS FOR BORINGS AND OTHER SITE FEATURES ARE APPROXIMATE

Drawn: JMT 05/31/2006
 Checked: RAL 05/31/2006
 Approved: RAL 05/31/2006
 PROJECT NUMBER: 200602467
 SHEET NUMBER: 3

REMEDIAL EXCAVATION & SOIL DATA
 GASOLINE TANK AREA
 VILLAGE OF ASHWAUBENON ROW PROPERTY AT
 ADVANCE BUSINESS DEVELOPEMENT CENTER
 835 POTTS AVENUE, ASHWAUBENON, WISCONSIN

STS CONSULTANTS
 1035 Kessler Drive
 Ashwaubenon, WI 54311
 920-488-1978
 www.ashwaubenon.com
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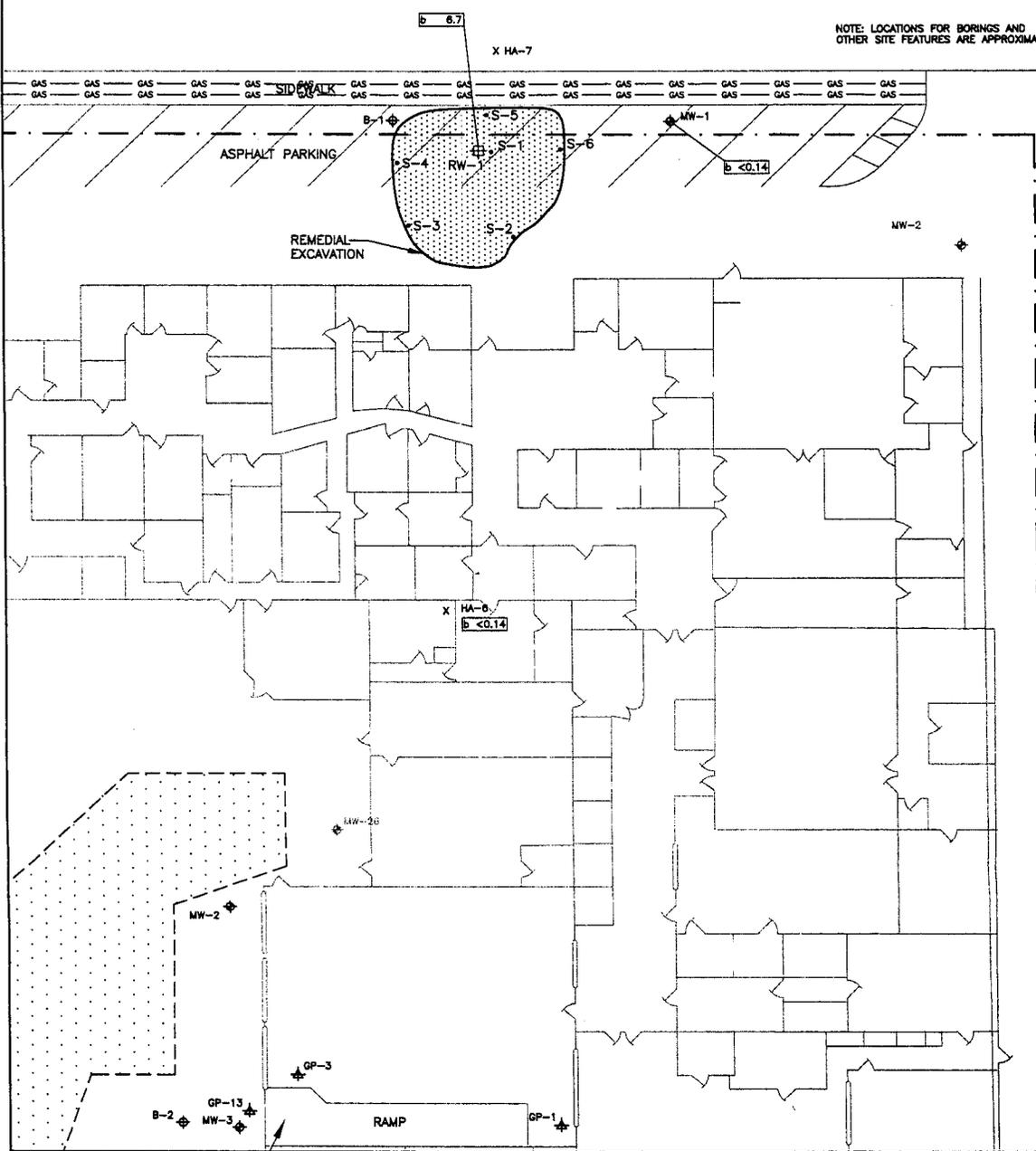


- LEGEND**
- GAS — NATURAL GAS
 - MW-2 ◆ MONITORING WELL (2004)
 - MW-20 ◆ PREVIOUS MONITORING WELL
 - B-2 ◆ SOIL BORING
 - GP-3 ◆ GEDPROBE
 - HA-8 x HAND AUGER
 - REMEDIAL EXCAVATION AREA
 - b <0.14 BENZENE CONCENTRATION (ug/L)
 - ND NOT DETECTED
 - ug/L MICROGRAMS PER LITER
 - S-1 ◆ 2006 REMEDIAL EXCAVATION SAMPLE
 - RW-1 ◆ MONITORING WELL (2008)

POTTS AVENUE

X HA-8

NOTE: LOCATIONS FOR BORINGS AND OTHER SITE FEATURES ARE APPROXIMATE

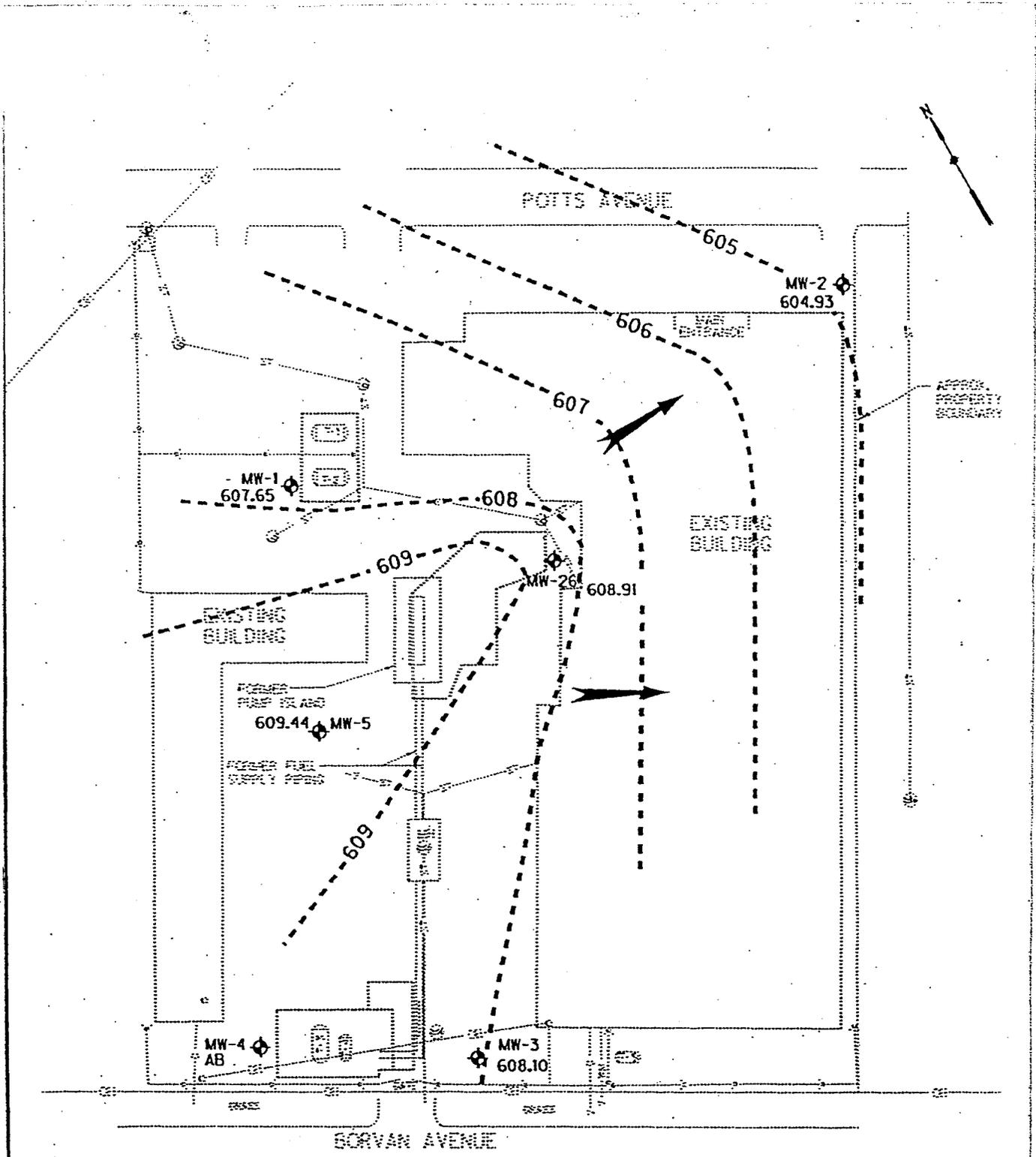


Drawn:	JAR	05/31/2006
Checked:	RAM	05/31/2006
Approved:	RAM	05/31/2006
PROJECT NUMBER:	200602467	
FIGURE NUMBER:	4	

GROUNDWATER - BENZENE CONCENTRATIONS (05/2006)
 GASOLINE TANK AREA
 VILLAGE OF ASHWAUBENON ROW PROPERTY AT
 ADVANCE BUSINESS DEVELOPEMENT CENTER
 835 POTTS AVENUE, ASHWAUBENON, WISCONSIN

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 6055 Kaper Drive
 Ashwaubenon, Wisconsin 54311
 920.468.1978
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LEGEND

- ← GROUNDWATER FLOW DIRECTION
- 608 --- INFERRED GROUNDWATER ELEVATION CONTOUR (MSL)
- MW-3 608.10 MONITORING WELL LOCATION, NUMBER AND GROUNDWATER ELEVATION (MSL)
- MW-4 AB MONITORING WELL ABANDONED APRIL 17, 1995

ADVANCE BUSINESS DEVELOPMENT CENTER		
FIGURE 1 GROUNDWATER CONTOUR MAP MAY 8, 1995 GREEN BAY, WISCONSIN		
Scale:	1" = 60'	Date: JULY, 1995
Prepared By:	Foth & Van Dyke	By:

Table 1a
Pre-Remediation Soil Analytical Results - VOCs
Village of Ashwaubenon Property at
Advance Business Development Center
835 Potts Avenue
Ashwaubenon, Wisconsin

Sample No.	Sample Depth (ft.)	MW-1		B-1		HA-6		HA-7		HA-8		GP-6 ⁽¹⁾	GP-7 ⁽¹⁾	NR 720 RCL Groundwater Pathway	NR 746 - Values	
		2.0-4.0	4.0-6.0	2.0-4.0	4.0-6.0	2.0-4.0	4.0-6.0	2.0-4.0	4.0-6.0	2.0-4.0	4.0-6.0	4.0-7.0	4.0-7.0		Table 1 Soil Screening	Table 2 Direct Contact
VOCs																
1,2,4-Trimethylbenzene	(ug/kg)	<25	<25	<25	330	<25	<25	<25	17000	<25	<25	48,000	15,000	--	83,000	--
1,3,5-Trimethylbenzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	6000	<25	<25	14,000	4,300	--	11,000	--
Benzene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<62	<25	<25	<25	<25	6	8,500	1,100
Ethylbenzene	(ug/kg)	<25	<25	<25	250	<25	<25	<25	3440	<25	<25	12,000	3,300	2,900	4,600	--
Isopropylbenzene	(ug/kg)	--	--	--	--	<25	<25	--	--	--	--	2500	630	--	--	--
Methyl-tert-butyl-ether	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	550	<25	<25	<25	<25	--	--	--
Naphthalene	(ug/kg)	<25	<25	<25	43	<25	<25	--	--	--	--	4,100	1,700	400	--	--
n-Propylbenzene	(ug/kg)	--	--	--	--	<25	<25	--	--	--	--	12,000	3,100	--	--	--
p-Isopropyltoluene	(ug/kg)	--	--	--	--	<25	<25	--	--	--	--	470	170	--	--	--
Toluene	(ug/kg)	<25	<25	<25	<25	<25	<25	<25	<62	<25	<25	<25	<25	1,500	38,000	--
Xylenes	(ug/kg)	<50	<50	<50	67	<50	<50	<50	3990	<50	<50	20,120	3,535 (j)	4,100	42,000	--
Diesel Range Organics	(mg/kg)	--	--	--	--	--	--	--	--	--	--	NA	NA	100	--	--
Gasoline Range Organics	(mg/kg)	--	--	--	--	<3.0	<3.3	4.7	400	<3.2	<3.2	340	25	100	--	--

Notes:

RCL = Residual Contaminant Level

100 Exceeds Groundwater Pathway RCL/SSL.

(i) = Detected at concentration between the limit of detection and the limit of quantification.

-- = not analyzed; < = analyte not detected above method detection limit

mg/kg = milligrams per kilogram

ug/kg = micrograms per kilogram

(1) = Soil at locations GP-6 & GP-7 removed as a result of remedial excavation

Table 1b
Pre-Remediation Soil Analytical Results - PAHs Metals
Village of Ashwaubenon Property at
Advance Business Development Center
835 Potts Avenue
Ashwaubenon, Wisconsin

	Sample No. Sample Depth (ft.)	GP-6	GP-7	NR 720 Direct Contact RCLs	
		4.0-7.0	4.0-7.0	Non-Industrial	Industrial
Metals	Units				
Cadmium	(mg/kg)	0.17 (J)	0.17 (j)	8	510
Chromium	(mg/kg)	22	22	16,000	NA
Lead	(mg/kg)	7.9	7.1	50	500
Hexavalent Chromium	(mg/kg)	--	--	14	200

Sample No. Sample Depth (ft.)	GP-6 4.0-7.0	GP-7 4.0-7.0	1997 Interim PAH Suggested RCL Guidance Values					
			Groundwater Pathway	Direct Contact Pathway				
				Non-industrial		Industrial		
				Ingestion	Inhalation	Ingestion	Inhalation	
PAHs								
Acenaphthene	(ug/kg)	4.6 (j)	2.9 (j)	38,000	900,000	nd	60,000,000	nd
Acenaphthylene	(ug/kg)	<7.0	<6.9	700	18,000	nd	390,000	360,000
Anthracene	(ug/kg)	3.3 (j)	2.9 (j)	3,000,000	5,000,000	nd	300,000,000	nd
Benzo(a)anthracene	(ug/kg)	<16	<15	17,000	88	11,000	3,900	150,000
Benzo(a)pyrene	(ug/kg)	<13	<12	48,000	8.8	1,600	390	22,000
Benzo(b)fluoranthene	(ug/kg)	<10	<10	360,000	88	4,600	3,900	65,000
Benzo(g,h,i)perylene	(ug/kg)	<7.0	<6.9	6,800,000	1,800	1,100,000	39,000	7,700,000
Benzo(k)fluoranthene	(ug/kg)	<14	<14	870,000	880	380,000	39,000	5,300,000
Chrysene	(ug/kg)	<14	<14	37,000	8,800	270,000	390,000	3,800,000
Dibenzo(a,h)anthracene	(ug/kg)	<4.2	<4.1	38,000	8.8	7,800	390	110,000
Fluoranthene	(ug/kg)	<12	<12	500,000	600,000	nd	40,000,000	nd
Fluorene	(ug/kg)	9.7	4.1 (j)	100,000	600,000	nd	40,000,000	nd
Indeno(1,2,3-cd)pyrene	(ug/kg)	<6.6	<6.5	680,000	88	54,000	3,900	750,000
1-Methylnaphthalene	(ug/kg)	520	330	23,000	1,100,000	nd	70,000,000	nd
2-Methylnaphthalene	(ug/kg)	1000	650	20,000	600,000	nd	40,000,000	nd
Naphthalene	(ug/kg)	690	470	400	60,000	20,000	4,000,000	110,000
Phenanthrene	(ug/kg)	18 (j)	11 (j)	1,800	18,000	160,000	390,000	1,100,000
Pyrene	(ug/kg)	<16	<15	8,700,000	500,000	nd	30,000,000	nd

Table 1c
Post-Remediation Soil Field Observations and Analytical Results
Village of Ashwaubenon
538 Potts Avenue
Adjacent to Advance Business Development Center
Green Bay, Wisconsin

Sample No.		S-1	S-2	S-3	S-4	S-5	S-6	WAC NR 720.09	WAC NR 746	WAC NR 746
Date		4/26/2006	4/26/2006	4/26/2006	4/26/2006	4/26/2006	4/26/2006	Groundwater	Table 1	Table 2
Sample Depth (feet)		8	5	5	4	4	4	Pathway	Soil Screening	Direct Contact
PID		10	5.5	3.9	1.7	2.5	4	RCL	Values	Values
Benzene	(ug/kg)	<25	<25	<25	<25	<25	<25	5.5	8,500	1,100
Toluene	(ug/kg)	<25	<25	<25	<25	<25	<25	1,500	38,000	--
Ethylbenzene	(ug/kg)	510	<25	<25	<25	<25	140	2,900	4,600	--
Xylenes	(ug/kg)	1456	<75	<75	<75	<75	194	4,100	42,000	--
1,2,4-TMB	(ug/kg)	750	120	<25	<25	<25	420	--	83,000	--
1,3,5-TMB	(ug/kg)	470	<25	<25	<25	<25	<25	--	11,000	--
MTBE	(ug/kg)	<25	<25	<25	<25	<25	<25	--	--	--
Naphthalene	(ug/kg)	440**	<25	<25	<25	<25	170	400	--	--

Notes:

TMB = Trimethylbenzene

WAC = Wisconsin Administrative Code

90 ** = Exceeds the Chapter NR 720 Groundwater Pathway RCL

Table 2b
Post-Remediation Groundwater Analytical Results - PVOCs
Village of Ashwaubenon Property at
Advance Business Development Center
835 Potts Avenue
Ashwaubenon, Wisconsin

	Sample No.	MW-1	RW-1	ES	PAL
	Date	4/28/2006	4/28/2006		
VOCs					
1,2,4-Trimethylbenzene	(ug/l)	<0.39	49	480	96
1,3,5-Trimethylbenzene	(ug/l)	<0.40	13	480	96
Benzene	(ug/l)	<0.14	6.7	5	0.5
Ethylbenzene	(ug/l)	<0.40	79	700	140
Methyl-tertiary-butyl ether	(ug/l)	<0.36	0.77	60	12
Naphthalene	(ug/l)	<0.47	9	100	20
Toluene	(ug/l)	<0.36	1.3	1,000	200
Xylenes	(ug/l)	<1.10	183.7	10,000	1,000
Lead	(ug/l)	0.69	0.6	1.5	1.5

Notes:

ES = WAC Chapter NR 140 Public Health Groundwater Quality Enforcement Standard established January 2007

PAL = WAC Chapter NR 140 Public Health Groundwater Quality Preventive Action Limit established January 2007

NR 140 ES Exceedance Noted By: 131

< = analyte not detected above method detection limit

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="835 Potts Ave"/>	<input type="text" value="VA-466"/>	<input type="text" value="674431"/>	<input type="text" value="448887"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

OFF-SOURCE
A
PROPERTY

STS

1035 Kepler Drive, Green Bay, WI 54311
T 920.468.1978 F 920.468.3312 www.sts.aecom.com

December 21, 2007

Mr. Todd DeVillers
Lambeau Village, LLC
2109 East Capitol Drive, Suite 2
Appleton, Wisconsin 54911

RE: Notification of Contamination, 835 Potts Avenue, Ashwaubenon, Wisconsin – WDNR ID No. 03-05-53809 –
Commerce ID No. 54304-4504-35D -- STS Project No. 200602467

Dear Mr. DeVillers:

Groundwater contamination appears to have originated from an underground gasoline storage tank formerly located partially within the Potts Avenue right-of-way and partially within your adjacent property at 835 Potts Avenue, Ashwaubenon, Wisconsin. Groundwater contamination from the former UST system has migrated from the area near the Potts Avenue right-of-way onto your property. The levels of benzene contamination in the groundwater on your property are above the State groundwater enforcement standards (ESs) found in Chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants (STS) who investigated this contamination have informed the Village of Ashwaubenon that this groundwater contaminant plume is stable or receding and will naturally degrade over time. We believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapters NR 726 and 746, Wisconsin Administrative Code, and STS will be requesting that Wisconsin Department of Commerce (Commerce) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that Commerce will not require any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

To obtain a copy of the Wisconsin Department of Natural Resources' (WDNR's) Publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination, you may visit the following or call (608-267-3859):

<http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR589.pdf>

Commerce will not review our closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact Commerce to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to Commerce that is relevant to this closure request, you should mail that information to:

Mr. Robert Klauk
Wisconsin Department of Commerce
2129 Jackson Street
Oshkosh, Wisconsin 54901

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds Chapter NR 140 groundwater ESs will be listed on the WDNR geographic information system (GIS) Registry of Closed Remediation Sites. Information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above Chapter NR 140 ESs was found at the time the case was closed. The GIS Registry is available to the general public on the WDNR website. Please review the enclosed legal description of your property and notify STS within the next 30 days if the legal description is incorrect.

Once Commerce makes a decision on the closure request, it will be documented in a letter. If Commerce grants closure, you may obtain a copy of this letter by requesting a copy from STS by writing or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at:

<http://www.dnr.wi.gov/org/aw/rr/gis/index.htm><http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>

A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in the WDNR's Drinking Water and Groundwater Program. The well construction application, Form 3300-254, is on the internet at or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact Mr. Roger Miller (STS - 920-406-3144) or Mr. Robert Klauk (Commerce - 920-424-0046).

Sincerely,



Robert J. Mottl, P.G.
Senior Project Geologist



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

RAM/tjs

Copy: Mr. Steve Kubacki
Village of Ashwaubenon
2155 Holmgren Way
Ashwaubenon, Wisconsin 54304-4605

OFF-SOURCE
A
PROPERTY

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-1982
WARRANTY DEED

2167903

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
01/13/2005 11:45:26AM

REC FEE: 11.00
TRANS FEE: 4170.00
EXEMPT #
PAGES: 1

THIS DEED made between Green Bay Area Chamber of Commerce, a Wisconsin non-stock corporation ("Grantor") and Lambau Village LLC, a Wisconsin limited liability company ("Grantee"), WITNESSETH, that the said Grantor, for valuable consideration Green Bay Area Chamber of Commerce, a Wisconsin non-stock corporation conveys to Grantee the following described real estate in BROWN County, State of Wisconsin:

RETURN TO

Grantee
3109 E. Capitol Dr, Ste 2
Appleton, WI 54911

Tax Parcel No: VA-466

Lot Two (2) in SCHMITT AND BORDELEAU INDUSTRIAL PLAT NO. 1, excepting therefrom the Westerly 1.7 feet thereof, in the Village of Ashwaubenon, Brown County, Wisconsin.

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

Together with all and singular the hereditaments and appurtenances therunto belonging;
And Green Bay Area Chamber of Commerce warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
NONE

and will warrant and defend the same.

Dated this 13th day of December, 2004.

(SEAL)

*



*Green Bay Area Chamber of Commerce (SEAL)

(SEAL)

*

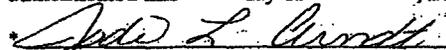
(SEAL)

*

AUTHENTICATION

Signature(s) Paul Jadin

authenticated this 13 day of December, 2004



TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Atty. Jodi L. Arndt
Liebmann, Cenury, Olejniczak & Jernys

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

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

595 Vision Form SDD03W Rev. 01/16/96

ACKNOWLEDGMENT

STATE OF WISCONSIN

County

} ss.

Personally came before me this _____ day of _____, 2004
the above named Green Bay Area Chamber of Commerce to
me known to be the person who executed the foregoing
instrument and acknowledge the same.

* _____
Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____)