GIS REGISTRY INFORMATION

SITE NAME: FORMER SEVILLE ORGAN CO

BRRTS #: 02-15-000618 **FID # (if appropriate):**

COMMERCE # (if appropriate):

CLOSURE DATE: 08/02/2005

STREET ADDRESS: 185 E. WALNUT STREET

CITY: STURGEON BAY

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): **X=** 727263 **Y=** 486302

CONTAMINATED MEDIA: Groundwater [ ] Soil [ ] Both [X]

OFF-SOURCE GW CONTAMINATION >ES: [ ] **Yes** [X] **No**

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): **X=** **Y=**

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): [ ] **Yes** [X] **No**

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): **X=** **Y=**

CONTAMINATION IN RIGHT OF WAY: [ ] **Yes** [X] **No**

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	NA
County Parcel ID number, *if used for county*, for all affected properties	X
Location Map which 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 (8.5x14" if paper copy). 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. (8.5x14", if paper copy) 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)	X
Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy*)*. 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	X
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	X
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 (if applicable)(public, highway or railroad ROW)	NA
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	X
Copy of any maintenance plan referenced in the deed restriction.	X

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

August 2, 2005

Sandy Orsted
Peterson Development, LLC.
41 N. Third Avenue
Sturgeon Bay, WI 54235

SUBJECT: Final Case Closure By Closure Committee for Former Seville Organ Facility, 185 E. Walnut Street, Sturgeon Bay, Wisconsin
WDNR BRRTS # 02-15-000618

Dear Ms Orsted:

On February 10, 2005, the 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 February 14, 2005, you were notified that the Closure Committee had granted conditional closure to this case.

On August 2, 2005, the Department received final correspondence indicating that you have complied with the conditions of closure (submitted copy of signed deed restriction and well abandonment forms). Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

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 registry. To review the sites on the GIS Registry web page, visit http://dnr.wi.gov/org/aw/rr/gis/index.htm. If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). 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 at the web address listed above.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 662-5164.

Sincerely,

Lisa Evenson

Lisa Evenson
Hydrogeologist
Remediation & Redevelopment Program

cc: Bill Chaudoir, Door County Economic Development Corporation,
185 E. Walnut Street, Sturgeon Bay, WI 54235
James Bannantine, Arcadis G&M, Inc.,
126 N. Jefferson Street, Suite 400, Milwaukee, WI 53202

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 711

February 14, 2005

Sandy Orsted
Peterson Development, LLC
41 N. Third Avenue
Sturgeon Bay, WI 54235

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure for Former Seville Organ Facility, 185 East Walnut Street, Sturgeon Bay, Wisconsin WDNR BRRTS # 02-15-000618

Dear Ms Orsted:

On February 10, 2005, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The Closure 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 the closure request, the Closure Committee has determined that the chlorinated solvent contamination on site from the former manufacturing facility appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

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 Lisa Evenson on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining purge water, waste and/or soil piles have been removed once that work is completed.

DEED RESTRICTION FOR CONTAMINATED SOIL

To close this site, the Department requires that a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent contamination from impacting groundwater due to the infiltration of precipitation.

The Department will send you a draft deed restriction for your review. After you have reviewed the draft document for completeness and made any necessary changes, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Door County Register of

Deeds. Then you must submit a copy of the recorded document with the recording information stamped on it to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

MAINTENANCE PLAN

As a condition of this closure, the asphalt cover at the site must be maintained to minimize direct contact concerns and/or for groundwater protection. Additionally, the roof drains are to permanently remain diverted over the asphalt parking lot area and not to be drained into the gravel landscaped areas. The cover is to be maintained in accordance with a plan prepared and submitted to the Department of Natural Resources pursuant to s. NR 724.13(2), Wis. Adm. Code.

EXCAVATION OF CONTAMINATED SOIL

Residual soil contamination remains at B5, B8, B9, B10, GP-1, GP-2, GP-3, GP-4, GP-10, GP-14 and MW-5 as indicated in the information submitted to the Department of Natural Resources. If soil in this location (or these locations) is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. All future owners and occupants of this property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. 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 site on the GIS Registry web page, visit http://maps.dnr.state.wi.us/brrts.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 492-5864.

Sincerely,

Lisa Evenson

Lisa Evenson
Hydrogeologist
Remediation & Redevelopment Program

Enclosure

cc: Christopher Kubacki, Arcadis,
126 N. Jefferson Street, Suite 400, Milwaukee, WI 53202

DOCUMENT NO.	STATE OF WISCONSIN - FORM 10 **WARRANTY DEED**	THIS SPACE RESERVED FOR RECORDING DATA

THIS INDENTURE, Made by
Peterson Builders, Inc.

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor, of Door County, Wisconsin, hereby conveys and warrants to
Door County Economic Development Corp

grantee(s)
of Door County, Wisconsin, for the sum of Three Hundred Thousand and no/100 ($300,000.00) Dollars
the following tract of land in DOOR County, State of Wisconsin:

RETURN TO
CHERRYLAND
6236

A tract of land located in Subdivision 75, City of Sturgeon Bay and described as follows: Commencing at the Northeast corner of Section 18, Township 27 North, Range 26 East, thence West along the section line 627.66 feet, thence South 36.43 feet to the South line of Walnut Street and the point of real beginning, thence East along said South line of Walnut Street 63.44 feet to an existing right-of-way post, thence S 58°38'44" E 265.08 feet to an existing right-of-way post, thence S 83°16'07" E 166.79 feet, thence S 22°30'13" E 300.55 feet to an existing right-of-way post, thence southerly along the arc of a 370.58 foot radius curve to the right (chord bearing S 11°18'01" E 144.00 feet) 144.92 feet, thence S 00°05'48" E 24.63 feet, thence S 89°54'12" W 335.59 feet, thence N 05°54'12" E 163.85 feet, thence West 280.00 feet, thence North 438.57 feet to the point of real beginning. Said tract contains 5.204 acres of land.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor has caused these presents to be signed by James M. Stawicki, its Chief Operating Officer, ~~its President, and countersigned by~~ ~~its Secretary~~ at Sturgeon Bay, Wisconsin, and its corporate seal to be hereunto affixed this day of December A.D., 1995

SIGNED AND SEALED IN PRESENCE OF

Peterson Builders, Inc.
Corporate Name

James M. Stawicki
Chief Operating Officer ~~President~~

STATE OF WISCONSIN
Door County. } SS.

Personally came before me this day of December A.D., 1995, James M. Stawicki ~~President~~ its Chief Operating Officer ~~Secretary~~ of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

NOTARY PUBLIC CATHY WIESE STATE OF WISCONSIN SEAL

Cathy A. Wiese
Cathy A. Wiese
Notary Public, Door County, Wis.
My commission (expires) (is) 11/15/1998

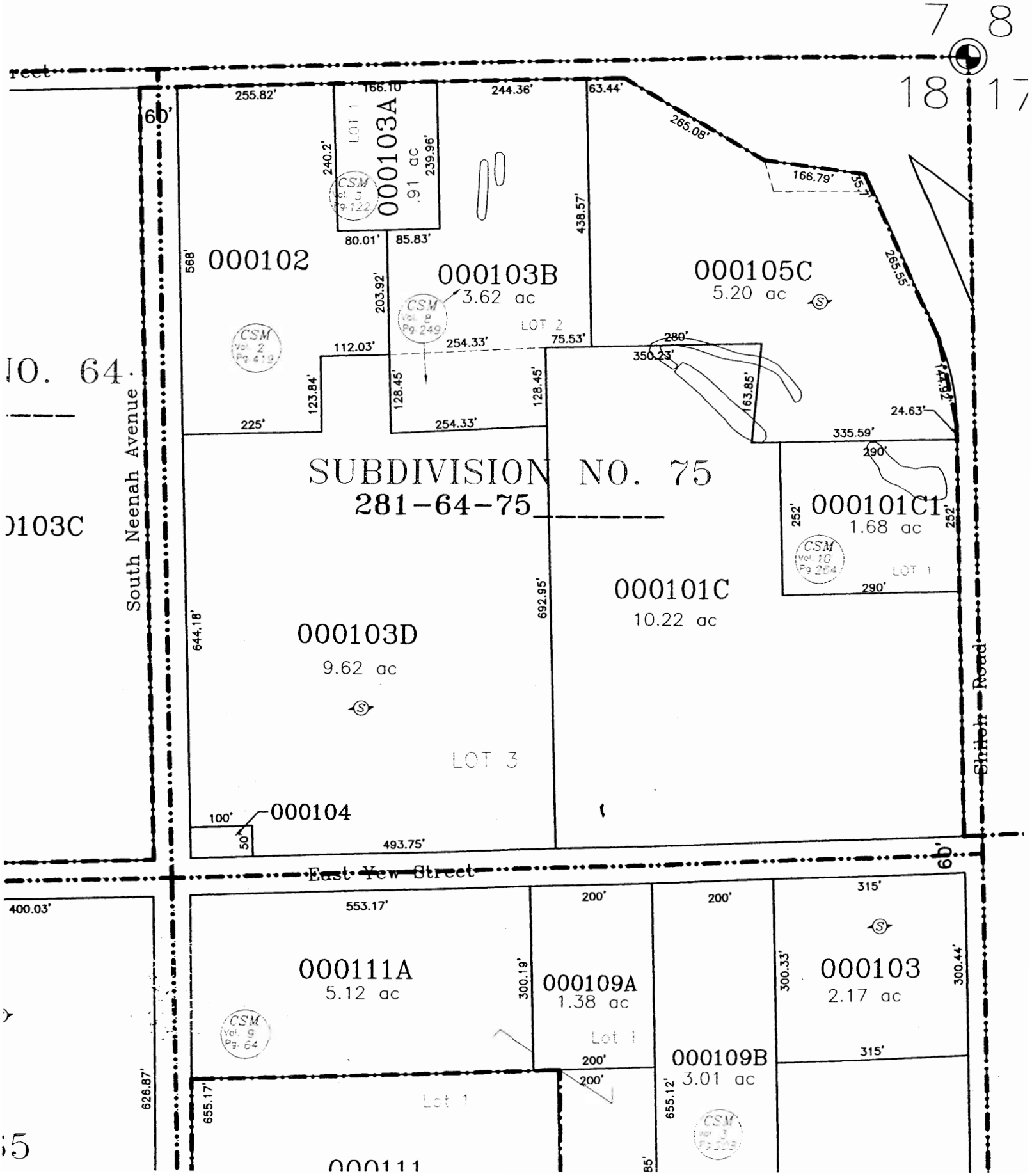
THIS INSTRUMENT WAS DRAFTED BY
Atty Ralph F. Herla

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

STATE OF WISCONSIN
FORM NO. 10

' of Sturgeon Bay
or County, Wisconsin

See Map 0744



ARCADIS

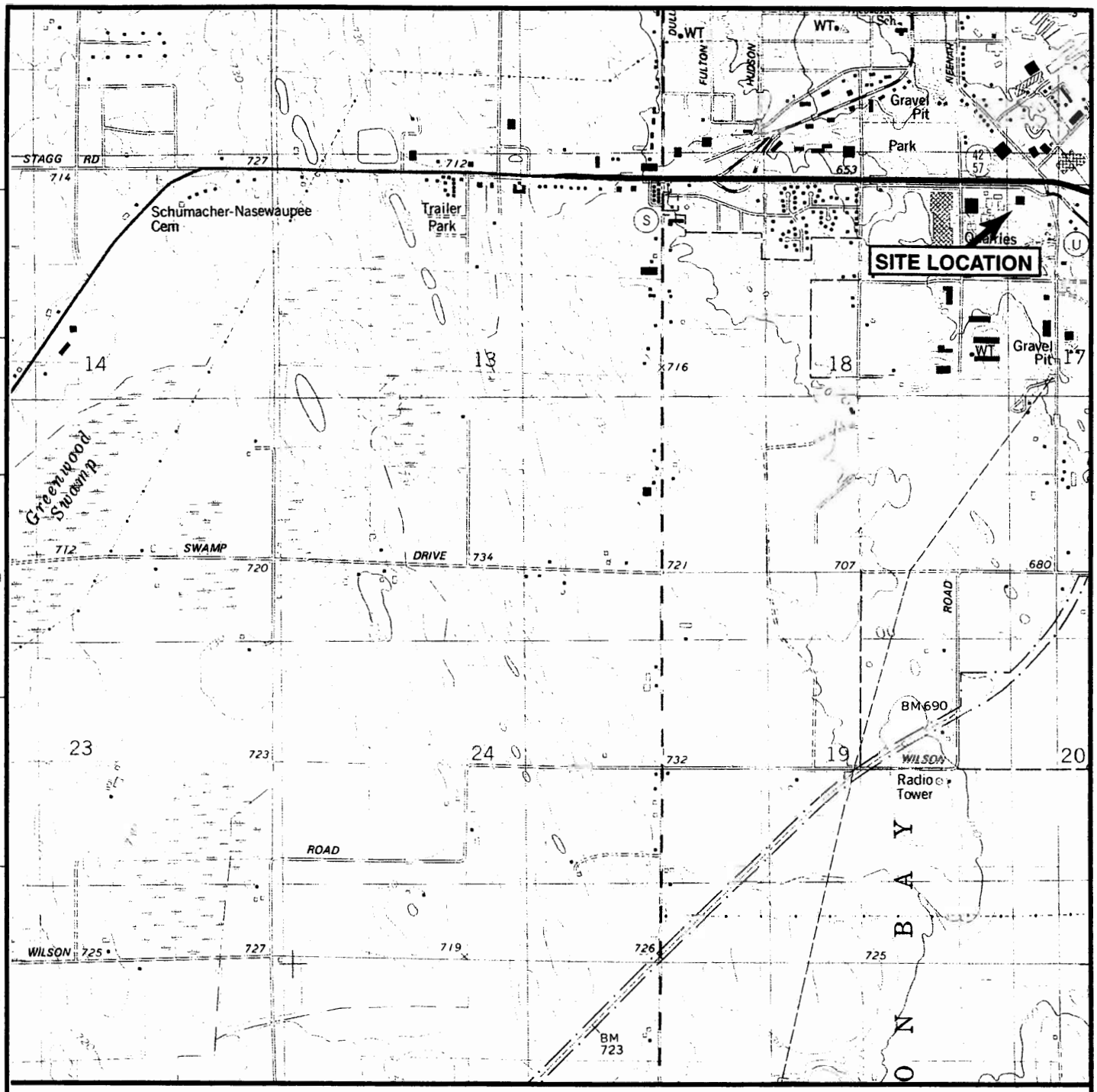
Geographic Position Data

Site Address:
185 East Walnut Street
Sturgeon Bay, WI 54235

Responsible Party:
Peterson Development, LLC

WTM83/91 Coordinates:
727239, 486310

Tax Parcel ID
281-64-75000105C



SOURCE: USGS 7.5 Minute Topographic Map, STURGEON BAY WEST, WISCONSIN Quadrangle, 1981

ARCADIS

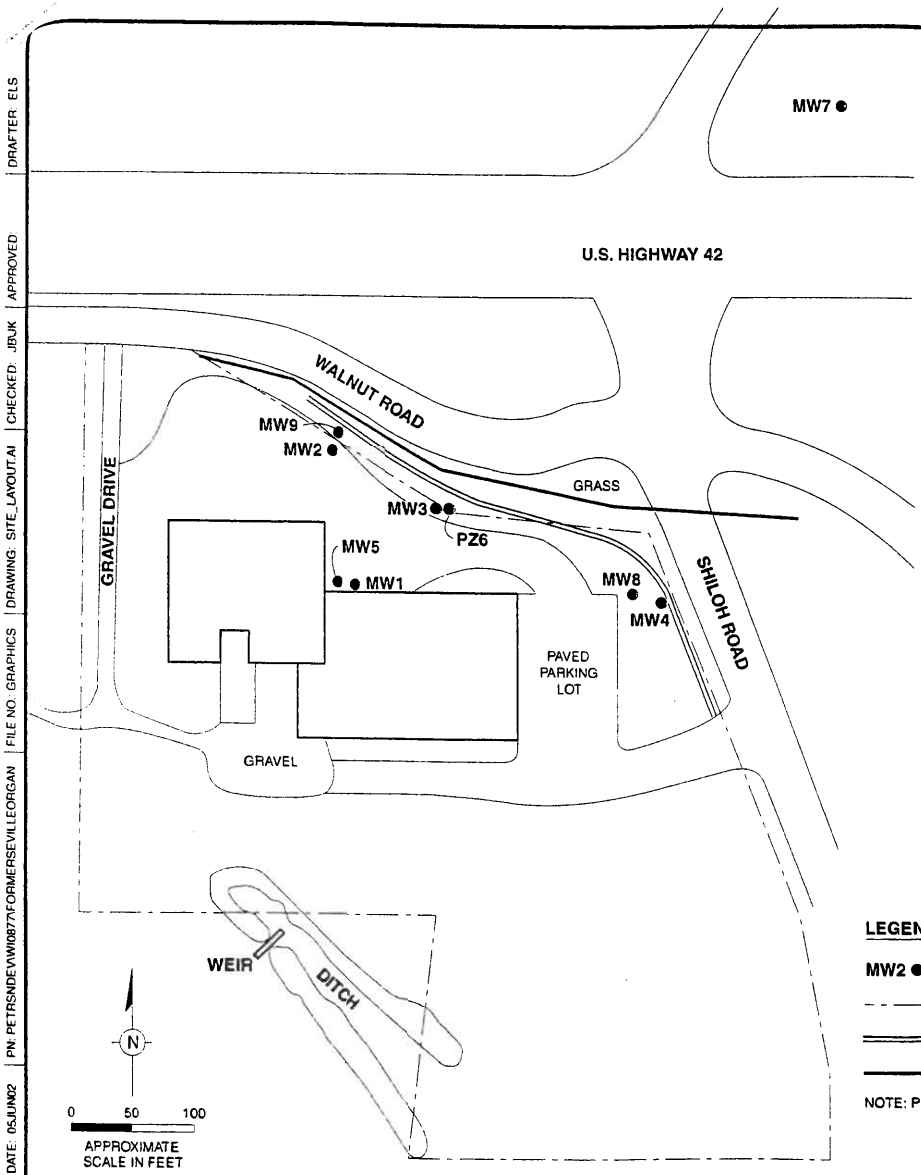
SITE LOCATION MAP

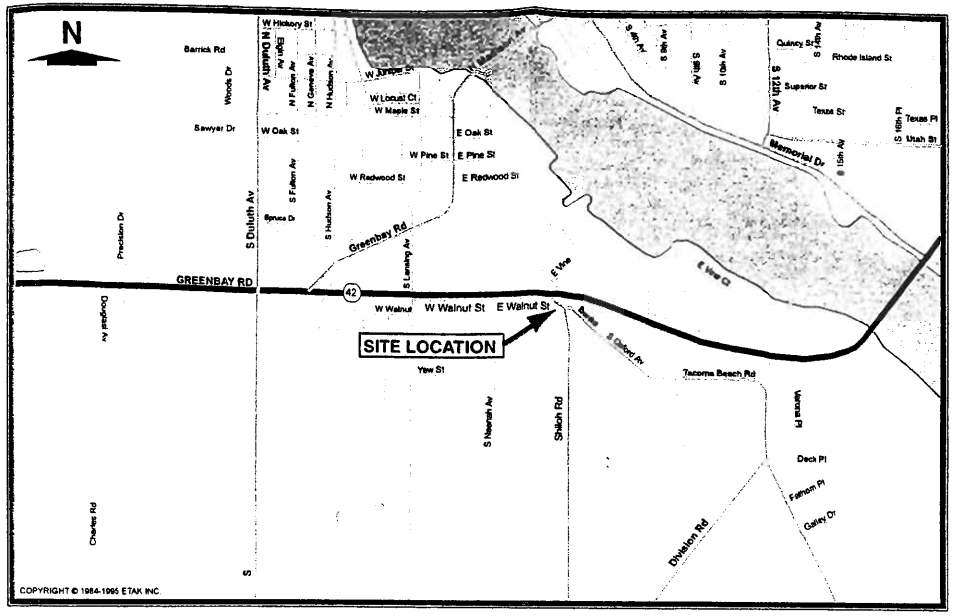
FORMER SEVILLE ORGAN
STURGEON BAY, WISCONSIN

FIGURE

1

DRAFTER: LMB | APPROVED: | CHECKED: CK | DRAWING: SITE_LOC.AI | FILE NO.: GRAPHICS | PN: PETRSNDEV\WI0877\FORMERSEVILLEORGAN | DWG DATE: 22SEP04





LEGEND

MW2 ● MONITORING WELL OR PIEZOMETER LOCATION

APPROXIMATE PROPERTY BOUNDARY

NATURAL GAS LINE

OVERHEAD ELECTRIC LINE

NOTE: Property feature and sampling locations are approximate.

SOURCE: Applied Environmental Sciences, Inc., June 5, 2000

ARCADIS

SITE LAYOUT MAP

FORMER SEVILLE ORGAN COMPANY
185 E. WALNUT STREET
STURGEON BAY, WISCONSIN

FIGURE 1

DWG DATE: 05JUN02 | PN: PETRSNDEV\W0877\FORMERSEVILLEORGAN | FILE NO. GRAPHICS | DRAWING: SITE_LAYOUT.AI | CHECKED: JBJK | APPROVED: | DRAFTER: ELS

Table 2. Groundwater Quality Data, Former Seville Organ, 185 East Walnut Street, Sturgeon Bay, Wisconsin.

Constituent (µg/L)	MW-1	MW-2	MW-3	MW-4	MW-5	PZ-6	MW-7	MW-8	MW-9	PAL	ES
March 6, 1995		*Wells Not Installed*									
Tetrachloroethene	*4.3*	NS	NS	NS	NS	NS	NS	NS	NS	0.5	5.0
1,1,1-trichloroethane	36	NS	NS	NS	NS	NS	NS	NS	NS	40	200
Trichloroethene	540	NS	NS	NS	NS	NS	NS	NS	NS	0.5	5.0
April 13, 1995											
1,1-dichlorethane	*2.6*	NS	NS	NS	NS	NS	NS	NS	NS	0.7	7.0
1,1,1-trichloroethane	29	NS	NS	NS	NS	NS	NS	NS	NS	40	200
Trichloroethene	5.3	NS	NS	NS	NS	NS	NS	NS	NS	0.5	5.0
May 16, 1995											
1,1,1-trichloroethane	15	NS	NS	NS	NS	NS	NS	NS	NS	40	200
Trichloroethene	62	NS	NS	NS	NS	NS	NS	NS	NS	0.5	5.0
October 31, 1995											
1,1,1-trichloroethane	11	NS	NS	NS	NS	NS	NS	NS	NS	40	200
Trichloroethene	46	NS	NS	NS	NS	NS	NS	NS	NS	0.5	5.0
December 27, 1995											
1,1,1-trichloroethane	NS	7.9	12	NS	NS	NS	NS	NS	NS	40	200
Trichloroethene	NS	<1.0	61	NS	NS	NS	NS	NS	NS	0.5	5.0
August 6, 1996											
1,1,1-trichloroethane	15	7	3.4	11	NS	NS	NS	NS	NS	40	200
Trichloroethene	*1.7*	<1.0	*1.4*	<1.0	NS	NS	NS	NS	NS	0.5	5.0
	Existing building and pavement cap is completed at the Property.										
September 26, 1997											
1,1,1-trichloroethane	8.6	7.7	NS	4.4	NS	NS	NS	NS	NS	40	200
Trichloroethene	*2.6*	*0.53 Q*	NS	0.43 Q	NS	NS	NS	NS	NS	0.5	5.0
May 17, 2000											
Tetrachloroethene	0.41	<0.25	NS	<0.25	NS	NS	NS	NS	NS	0.5	5.0
1,1,1-trichloroethane	7	6.5	NS	3.3	NS	NS	NS	NS	NS	40	200
Trichloroethene	56	9.4	NS	*1.4*	NS	NS	NS	NS	NS	0.5	5.0
Footnotes on Page 4.											

Table 2. Groundwater Quality Data, Former Seville Organ, 185 East Walnut Street, Sturgeon Bay, Wisconsin.

Constituent (µg/L)	MW-1	MW-2	MW-3	MW-4	MW-5	PZ-6	MW-7	MW-8	MW-9	PAL	ES
August 30, 2000											
1,1,1-trichloroethane	4.6	5.1	5.5	3.8	210	NS	NS	NS	NS	40	200
Trichloroethene	8.3	7.6	15	0.52	1,000	NS	NS	NS	NS	0.5	5.0
December 27, 2000						*Wells not Installed*					
1,1,1-trichloroethane	3.6	NS	NS	3.8	NW	NS	NS	NS	NS	40	200
Trichloroethene	*3.1*	NS	NS	0.27	NW	NS	NS	NS	NS	0.5	5.0
March 22, 2001											
1,1,1-trichloroethane	15	NS	6.6	10	*104*	NS	NS	NS	NS	40	200
1,1-dichloroethane	0.44	NS	<0.098	0.19	*1.6*	NS	NS	NS	NS	0.7	7.0
Tetrachloroethene	38	NS	59	40	0.49	NS	NS	NS	NS	0.5	5.0
Trichloroethene	*1.4*	NS	*4.7*	*0.64*	769	NS	NS	NS	NS	0.5	5.0
June 28, 2001											
1,1,1-trichloroethane	31	3.6	3.3	5	7.4	NS	NS	NS	NS	40	200
1,1-dichloroethane	*5.1*	<0.098	<0.098	<0.98	<0.098	NS	NS	NS	NS	0.7	7.0
Tetrachloroethene	29	17	27	32	<0.14	NS	NS	NS	NS	0.5	5.0
Trichloroethene	0.49	<0.098	*1.2*	<0.98	67	NS	NS	NS	NS	0.5	5.0
1,1-dichloroethene	*6*	*0.8*	<0.18	*0.96*	*1.7*	NS	NS	NS	NS	0.7	7.0
December 13, 2001											
1,1,1-trichloroethane	13	7.1	9.3	7	*140*	NS	NS	NS	NS	40	200
1,1-dichloroethane	0.25 Q	<0.24	<0.24	<0.24	<4.8	NS	NS	NS	NS	0.7	7.0
Tetrachloroethene	*0.95*	0.4 Q	0.22Q	*0.64*	<4.4	NS	NS	NS	NS	0.5	5.0
Trichloroethene	*3.2*	0.44 Q	5	0.37	1,100	NS	NS	NS	NS	0.5	5.0
1,1-dichloroethene	<0.27	<0.27	<0.27	<0.27	<5.4	NS	NS	NS	NS	0.7	7.0
March 18, 2002											
1,1,1-trichloroethane	13	5.7	2.9	5.7	*140*	NS	NS	NS	NS	40	200
1,1-dichloroethane	0.36 Q	<0.15	<0.15	<0.15	<3	NS	NS	NS	NS	0.7	7.0
Tetrachloroethene	*3.7*	*0.58*	0.31 Q	0.23 Q	<3	NS	NS	NS	NS	0.5	5.0
Trichloroethene	*0.94*	0.45	*1.1*	<0.13	1,000	NS	NS	NS	NS	0.5	5.0
1,1-dichloroethene	0.55	0.14 Q	<0.11	<0.11	4.8 Q	NS	NS	NS	NS	0.7	7.0
cis-1,2-dichloroethene	0.52	<0.11	<0.11	<0.11	<2.2	NS	NS	NS	NS	7.0	70
Footnotes on Page 4.											
June 11, 2002											

Table 2. Groundwater Quality Data, Former Seville Organ, 185 East Walnut Street, Sturgeon Bay, Wisconsin.											
Constituent (µg/L)	MW-1	MW-2	MW-3	MW-4	MW-5	PZ-6	MW-7	MW-8	MW-9	PAL	ES
1,1,1-trichloroethane	17	4.2	1.8	4.8	31	2.8	6.2	NW	NW	40	200
1,1-dichloroethane	3.4	0.16 Q	<0.15	<0.11	<1.5	<0.15	0.9	NW	NW	0.7	7.0
Tetrachloroethene	<0.15	<0.15	<0.15	<0.15	<1.5	<0.15	<0.15	NW	NW	0.5	5.0
Trichloroethene	*0.52*	0.33 Q	*0.72*	<0.13	230	6.4	<0.13	NW	NW	0.5	5.0
1,1-dichloroethene	1	<0.11	<0.11	<0.11	<1.1	<0.11	<0.11	NW	NW	0.7	7.0
cis-1,2-dichloroethene	<0.11	<0.11	<0.11	<0.11	<1.1	<0.11	<0.11	NW	NW	7.0	70
September 18, 2002											
1,1,1-trichloroethane	<0.65	<0.65	7	<0.65	*89*	<0.65	<0.65	NW	NW	40	200
1,1-dichloroethane	<0.87	<0.87	<0.87	<0.87	<4.3	<0.87	<0.87	NW	NW	0.7	7.0
Tetrachloroethene	<0.63	11	<0.63	11	<3.1	<0.63	<0.63	NW	NW	0.5	5.0
Trichloroethene	*3.5*	*2.3*	64	0.49 Q	870	*2.9*	<0.39	NW	NW	0.5	5.0
1,1-dichloroethene	<0.56	<0.56	<0.56	<0.56	<2.8	<0.56	<0.56	NW	NW	0.7	7.0
cis-1,2-dichloroethene	<0.81	<0.81	<0.81	<0.81	<4.0	<0.81	<0.81	NW	NW	7.0	70
December 11, 2002											
1,1,1-trichloroethane	3.9	3.8	8.7	3.4	NW	3.4	1.0 Q	NW	NW	40	200
1,1-dichloroethane	<0.87	<0.87	<0.87	<0.87	NW	<0.87	<0.87	NW	NW	0.7	7.0
Tetrachloroethene	<0.63	*1.9 Q*	<0.63	*2.9*	NW	<0.63	<0.63	NW	NW	0.5	5.0
Trichloroethene	5.5	5	97	<0.39	NW	6.2	<0.39	NW	NW	0.5	5.0
1,1-dichloroethene	<0.56	<0.56	<0.56	<0.56	NW	<0.56	<0.56	NW	NW	0.7	7.0
cis-1,2-dichloroethene	<0.81	<0.81	<0.81	<0.81	NW	<0.81	<0.81	NW	NW	7.0	70
August 4, 2003	Roof rain discharge re-directed from downspouts across parking lot.										
August 13 and 14, 2003											
1,1,1-trichloroethane	5.2	4.3	2.8	3.2	5.4	2.6	3.2	NW	NW	40	200
1,1-dichloroethane	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NW	NW	0.7	7.0
Tetrachloroethene	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NW	NW	0.5	5.0
Trichloroethene	*0.57 Q*	*0.62 Q*	*1.0*	<0.25	49	*2.0*	0.32 Q	NW	NW	0.5	5.0
1,1-dichloroethene	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NW	NW	0.7	7.0
cis-1,2-dichloroethene	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NW	NW	7.0	70
Toluene	<0.25	<0.25	<0.25	<0.25	<0.25	0.36 Q	<0.25	NW	NW	200	1,000
Footnotes on Page 4.											
October 1 and 2, 2003											

Table 2. Groundwater Quality Data, Former Seville Organ, 185 East Walnut Street, Sturgeon Bay, Wisconsin.

Constituent (µg/L)	MW-1	MW-2	MW-3	MW-4	MW-5	PZ-6	MW-7	MW-8	MW-9	PAL	ES
1,1,1-trichloroethane	2.1	3.8	3.3	2.7	NW	2.9	<0.50	NW	NW	40	200
1,1-dichloroethane	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	0.7	7.0
Tetrachloroethene	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	0.5	5.0
Trichloroethene	*1.6*	*1.2*	*3.5*	0.4 Q	NW	*1.1*	<0.25	NW	NW	0.5	5.0
1,1-dichloroethene	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	0.7	7.0
cis-1,2-dichloroethene	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	7.0	70.0
Toluene	<0.25	<0.25	<0.25	<0.25	NW	<0.25	<0.25	NW	NW	200	1,000
January 7 and 8, 2004											
1,1,1-trichloroethane	10.0	7.1	4.6	4.4	NW	2.9	0.7	NW	NW	40	200
1,1-dichloroethane	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	1	7
Tetrachloroethene	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	1	5
Trichloroethene	*0.91*	0.46	*0.78*	<0.20	NW	*2.2*	<0.20	NW	NW	1	5
1,1-dichloroethene	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	1	7
cis-1,2-dichloroethene	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	7	70
Toluene	0.37*	0.52*	1.0*	0.78*	NW	1.3*	0.38*	NW	NW	200	1,000
n-butylbenzene	<0.20	0.21	<0.20	<0.20	NW	<0.20	<0.20	NW	NW	NE	NE
Xylenes, Total	0.67	0.59	<0.50	0.53	NW	<0.50	0.82	NW	NW	200	1,000
July 27, 2004											
1,1,1-trichloroethane	1.7	3.9	1.5	3.7	NW	2.3	5.2	NW	NW	40	200
1,1-dichloroethane	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	1	7
Tetrachloroethene	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	1	5
Trichloroethene	*0.57*	0.24	*0.80*	<0.20	NW	*1.7*	*2.20*	NW	NW	1	5
1,1-dichloroethene	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	1	7
cis-1,2-dichloroethene	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	7	70
Toluene	<0.20	<0.20	<0.20	<0.20	NW	<0.20	<0.20	NW	NW	200	1,000
n-butylbenzene	<0.20	<0.20	<0.20	<0.20	NW	<0.20	<0.20	NW	NW	NE	NE
Xylenes, Total	<0.50	<0.50	<0.50	<0.50	NW	<0.50	<0.50	NW	NW	200	1,000

*	Toluene was detected in the trip blank at a concentration of 0.22 µg/L.
Italics	Compound exceeds Chapter NR 140 Preventive Action Limit.
Bold	Compound exceeds Chapter NR 140 Enforcement Standard.
LOD	Limit of detection.
LOQ	Limit of quantitation.
NS	Not sampled. (The well was not installed at the time of the sampling).
NW	There was not water in the well at the time of sampling.
Q	Parameter detected below the limit of quantification.

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Table 1. Summary of Soil VOC Analytical Results, Former Seville Organ, Sturgeon Bay, Wisconsin.

Well/Boring ID Sample Depth Sample Date	NR 720 Groundwater Pathway RCL	PZ6 12-14' 5/30/2002	MW8 10-12' 5/22/2002	MW9 8-10' 5/22/2002
cis-1,2-Dichloroethene	NE	<25	180	<25
Ethylbenzene	2900	<25	45	<25
Methylene Chloride	NE	<25	40	<25
Toluene	1500	<25	680	<25
1,1,1-Trichloroethane	NE	<25	33	<25
Trichloroethene	NE	<25	<25	<25
Xylenes-Total	4100	<25	302	<25

For a complete list of the VOC constituents analyzed, refer to the laboratory reports in Appendix C.
Results reported in micrograms per kilogram (µg/kg) unless otherwise noted.
This table includes a list of VOC constituents detected in one or more of the samples.

100	Result exceeds the NR 720 Groundwater Pathway RCL.
ID	Identification.
NE	Not established.
NR	Natural Resources.
RCL	Residual contaminant level.
VOC	Volatile organic compound.

TABLE 2
MOBILE LABORATORY RESULTS
SOIL SAMPLES

Former Seville Organ Company Property
Peterson Builders, Inc.
185 East Walnut Street
Sturgeon Bay, Wisconsin

	SAMPLE IDENTIFICATION AND SAMPLE INTERVAL																		
PARAMETERS (µg/kg)	GP-1	GP-2		GP-3		GP-4	GP-5	GP-6	GP-7	GP-8	GP-9	GP-10	GP-11	GP-12		GP-13	GP-14	GP-15	GP-16
	8-10'	2-4'	8-10'	4-6'	8-10'	6-8'	8-10'	8-10'	8-10'	6-8'	8-10'	8-10'	6-8'	4-6'	8-9'	4-6'	8-10'	4-6'	6-8'
Vinyl Chloride	ND	ND	ND	ND	ND	10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	72	ND	6	ND	23	6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	321	ND	75	ND	280	100	ND	ND	ND	ND	ND	57	ND	ND	ND	ND	27	ND	ND

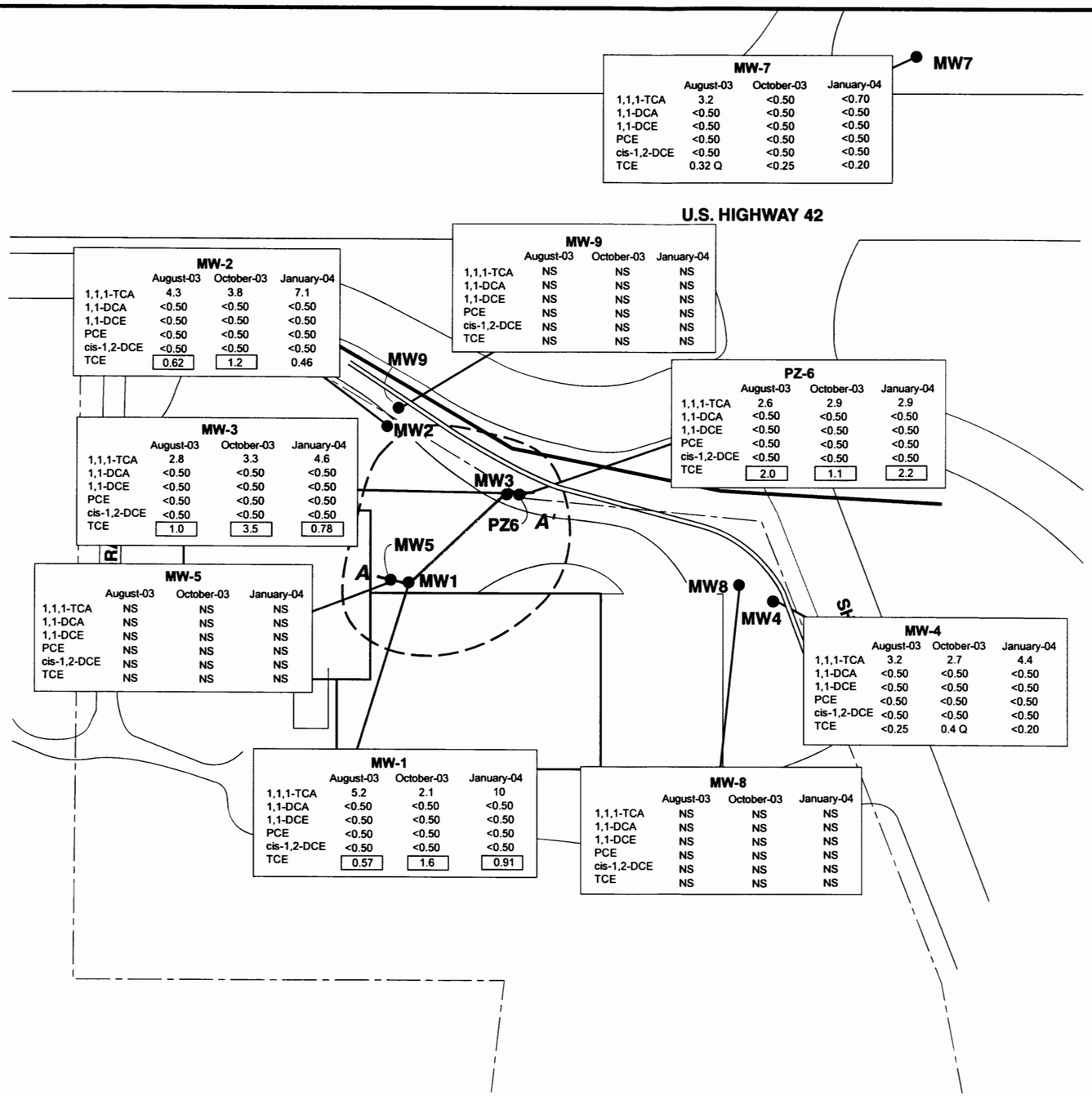
(µg/kg): Micrograms per kilogram, equivalent to parts per billion.
ND: Not detected above quantitation limit.

TABLE 3
NATIONAL ENVIRONMENAL TESTING
CONFIRMATION ANALYTICAL LABORATORY RESULTS
SOIL SAMPLES

Former Seville Organ Company Property
Peterson Builders, Inc.
185 East Walnut Street
Sturgeon Bay, Wisconsin

	SAMPLE IDENTIFICATION						
PARAMETERS (µg/kg)	GP-1/8-10	GP-2/8-10	GP-9/8-10	GP-11/6-8	GP-13/4-6	GP-15/4-6	GP-16/6-8
1,1,1-Trichloroethane	25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Trichloroethene	390	39	<1.0	<1.0	<1.0	<1.0	<1.0

µg/kg: Micrograms per kilogram



LEGEND

MW2 ●	**MONITORING WELL OR PIEZOMETER LOCATION**
- - -	**APPROXIMATE PROPERTY BOUNDARY**
═══	**NATURAL GAS LINE**
━━━	**OVERHEAD ELECTRIC LINE**
1,1,1-TCA	**1,1,1-Trichloroethane**
1,1-DCA	**1,1-Dichloroethane**
1,1-DCE	**1,1-Dichloroethene**
PCE	**Tetrachloroethene**
cis-1,2-DCE	**cis-1,2-Dichloroethene**
TCE	**Trichloroethene**
Q	**Result is below the limit of quantitation**
NS	**Not Sampled (well dry)**
▭	**Result exceeds Preventive Action Limit (PAL)**
▭	**Result exceeds Enforcement Standard (ES)**
[- -]	**Approximate extent of groundwater exceeding the PAL**

NOTE: Property feature and sampling locations are approximate.

All results are reported in micrograms per liter (µg/L).

	PAL	ES
1,1,1-TCA	40	200
1,1-DCA	85	850
1,1-DCE	0.7	7
PCE	0.5	5
cis-1,2-DCE	7	70
TCE	0.5	5

N

0 40 80

APPROXIMATE SCALE IN FEET

SOURCE: Applied Environmental Sciences, Inc., June 5, 2000

ARCADIS

LATERAL EXTENT OF TCE IN GROUNDWATER AT CONCENTRATIONS ABOVE PAL AND BELOW ES

FORMER SEVILLE ORGAN COMPANY
185 E. WALNUT STREET
STURGEON BAY, WISCONSIN

FIGURE

7

DRAFTER: LMB | APPROVED: | CHECKED: JEB | DRAWING: GWRES_0104_PLUME.AI | FILE NO.: GRAPHICS | PN: PETRSNDEV\WI0877\FORMERSEVILLEORGAN | DWG DATE: 01OCT04

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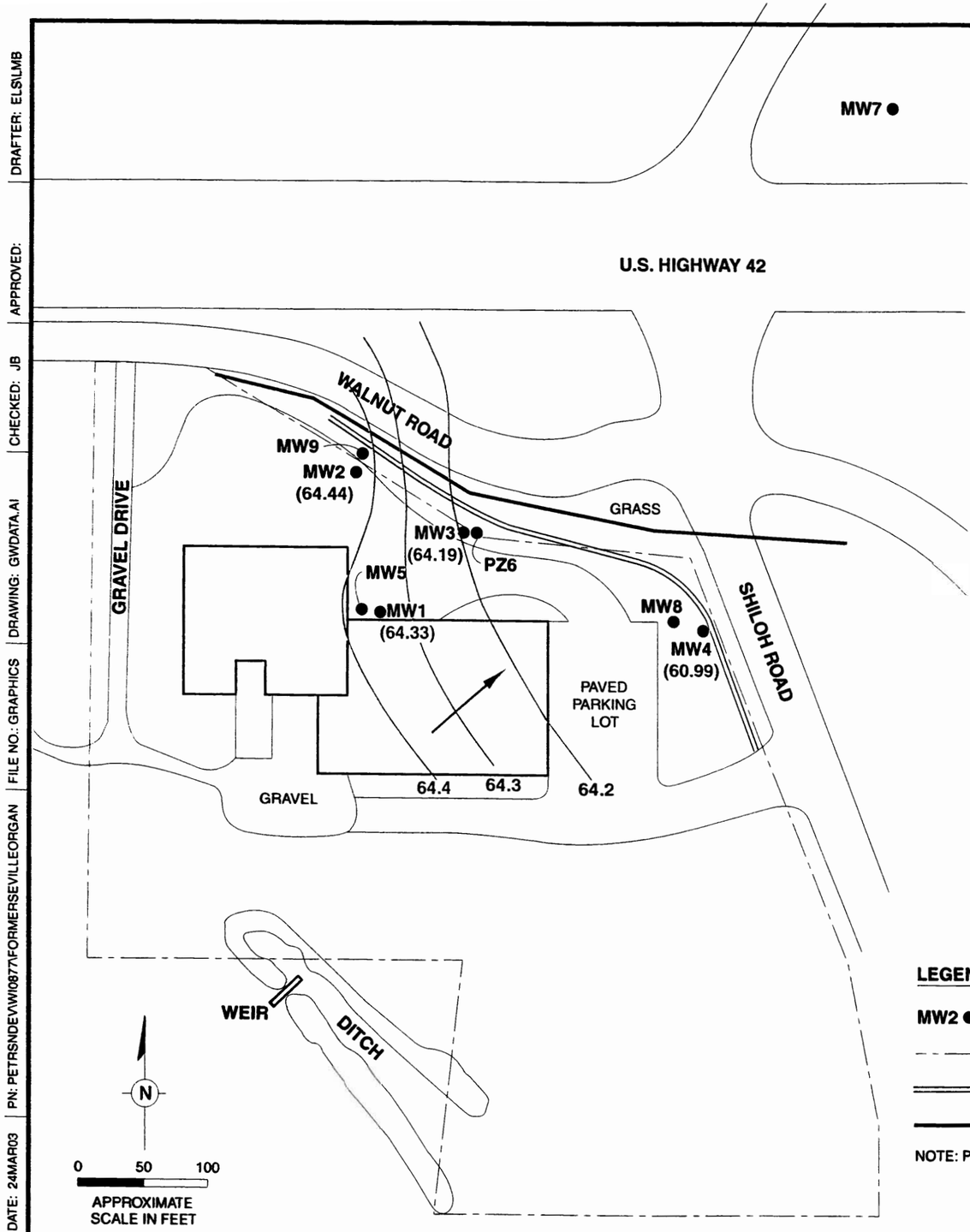
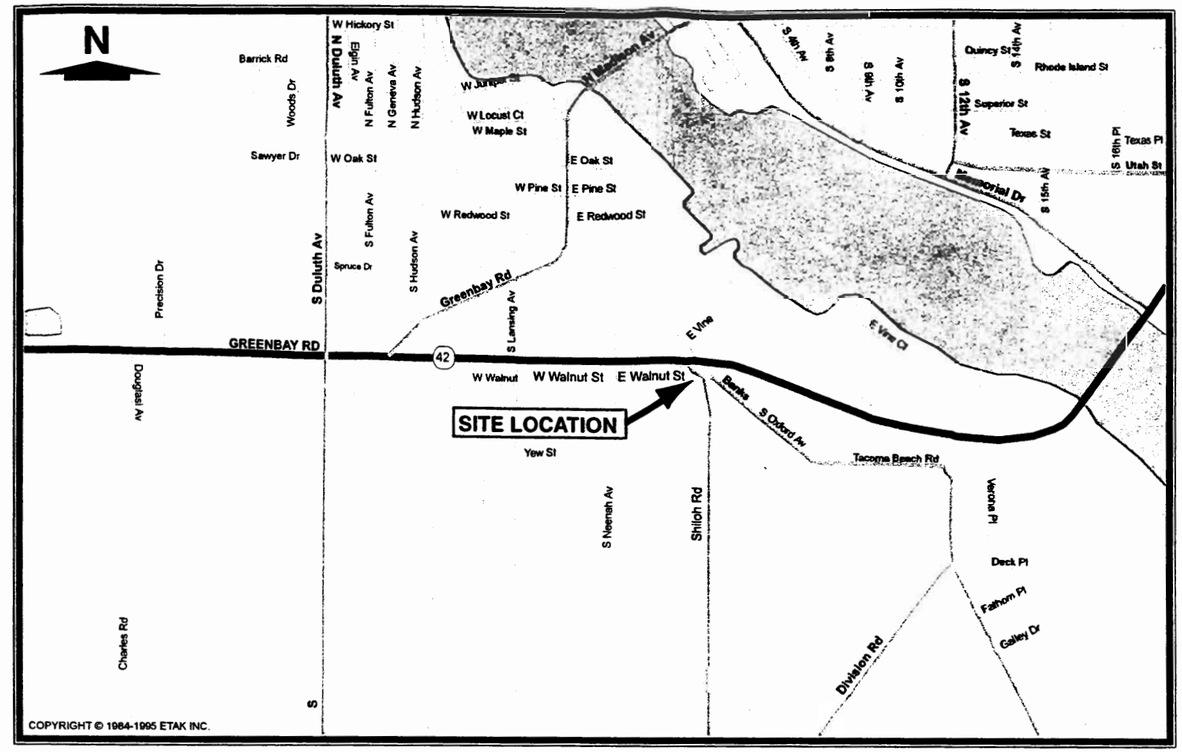




LEGEND

MW2 ● MONITORING WELL OR PIEZOMETER LOCATION

APPROXIMATE PROPERTY BOUNDARY

NATURAL GAS LINE

OVERHEAD ELECTRIC LINE

NOTE: Property feature and sampling locations are approximate.

SOURCE: Applied Environmental Sciences, Inc., June 5, 2000

ARCADIS

SITE LOCATION AND APPROXIMATE GROUNDWATER ELEVATIONS DECEMBER 2002

FORMER SEVILLE ORGAN COMPANY
185 E. WALNUT STREET
STURGEON BAY, WISCONSIN

FIGURE

1

Table 1. Summary of Water Level Measurements, Barometric Pressure and Precipitation, Former Seville Organ, Sturgeon Bay, Wisconsin

Well Screen Depth Date	Pressure Altimeter (inches)	Precipitation (inches)	MW-1 32-47	MW-2 35-45	MW-3 35-45	MW-4 35-45	MW-5 4-14	MW-7	MW-8	MW-9	PZ-6
7/16/03	30.04	0.05	31.70	31.56	32.35	29.56	8.48	26.13	10.60	9.04	31.90
7/17/03	30.08	0.00	-	-	-	-	-	-	-	-	-
7/18/03	30.13	0.00	31.96	31.72	32.51	29.83	11.01	26.12	10.60	9.04	32.08
7/19/03	30.05	0.02	-	-	-	-	-	-	-	-	-
7/20/03	29.76	1.72	-	-	-	-	-	-	-	-	-
7/21/03	29.65	0.26	-	-	-	-	-	-	-	-	-
7/22/03	29.92	0.00	27.18	27.29	27.99	NR	5.34	22.62	10.60	9.04	27.50
7/24/03	NA	0.00	28.60	28.68	29.21	NR	5.97	23.70	10.60	9.04	28.71
7/25/03	NA	0.50	-	-	-	-	-	-	-	-	-
7/26/03	29.92	0.20	-	-	-	-	-	-	-	-	-
7/29/03	29.95	0.00	27.59	27.79	28.49	NR	5.73	22.94	10.60	9.04	27.90
7/30/03	29.94	0.30	-	-	-	-	-	-	-	-	-
7/31/03	NA	1.05	-	-	-	-	-	-	-	-	-
8/1/03	NA	0.00	25.84	25.83	26.62	NR	4.41	21.23	10.60	9.04	26.11
8/3/03	29.87	0.43	-	-	-	-	-	-	-	-	-
8/4/03	29.89	0.00	**** NOTE: On 8/4/2003 the temporary water diversion was installed.**								
8/5/03	29.88	0.00	25.80	25.91	26.83	NR	4.74	21.36	10.60	9.04	26.20
8/6/03	29.91	NA	-	-	-	-	-	-	-	-	-
8/8/03	30.05	0.00	27.40	27.50	28.41	NR	5.83	22.45	10.60	9.04	27.80
8/10/03	30.02	0.55	-	-	-	-	-	-	-	-	-
8/13/03	30.34	0.00	29.79	29.81	30.70	NR	7.10	24.02	10.60	9.04	30.06
8/15/03	30.19	0.00	30.48	30.50	31.34	NR	10.49	24.70	10.60	9.04	30.74
8/20/03	29.97	0.36	31.52	31.46	32.40	NR	12.79	26.12	10.60	9.04	31.83
8/21/03	29.71	0.00	-	-	-	-	-	-	-	-	-
8/22/03	30.03	0.00	31.71	31.43	32.48	NR	12.96	26.13	10.60	9.04	31.94
8/23/03	30.22	0.70	-	-	-	-	-	-	-	-	-
8/24/03	30.01	0.00	-	-	-	-	-	-	-	-	-
8/25/03	29.93	0.01	31.90	31.60	32.63	NR	12.96	26.13	10.60	9.04	32.11
8/26/03	29.81	0.00	31.78	31.48	32.40	NR	12.96	26.12	10.60	9.04	31.93
8/26/03	29.79	0.00	31.79	31.50	32.43	NR	13.00	26.13	NR	NR	31.95
8/28/03	29.97	1.10	31.90	31.70	32.59	NR	13.00	26.13	10.60	9.04	32.14
8/29/03	29.91	0.00	29.60	29.20	30.09	NR	13.00	24.65	10.60	9.04	29.60
8/29/03	30.00	0.00	29.96	NR	NR	NR	13.00	NR	NR	NR	30.13

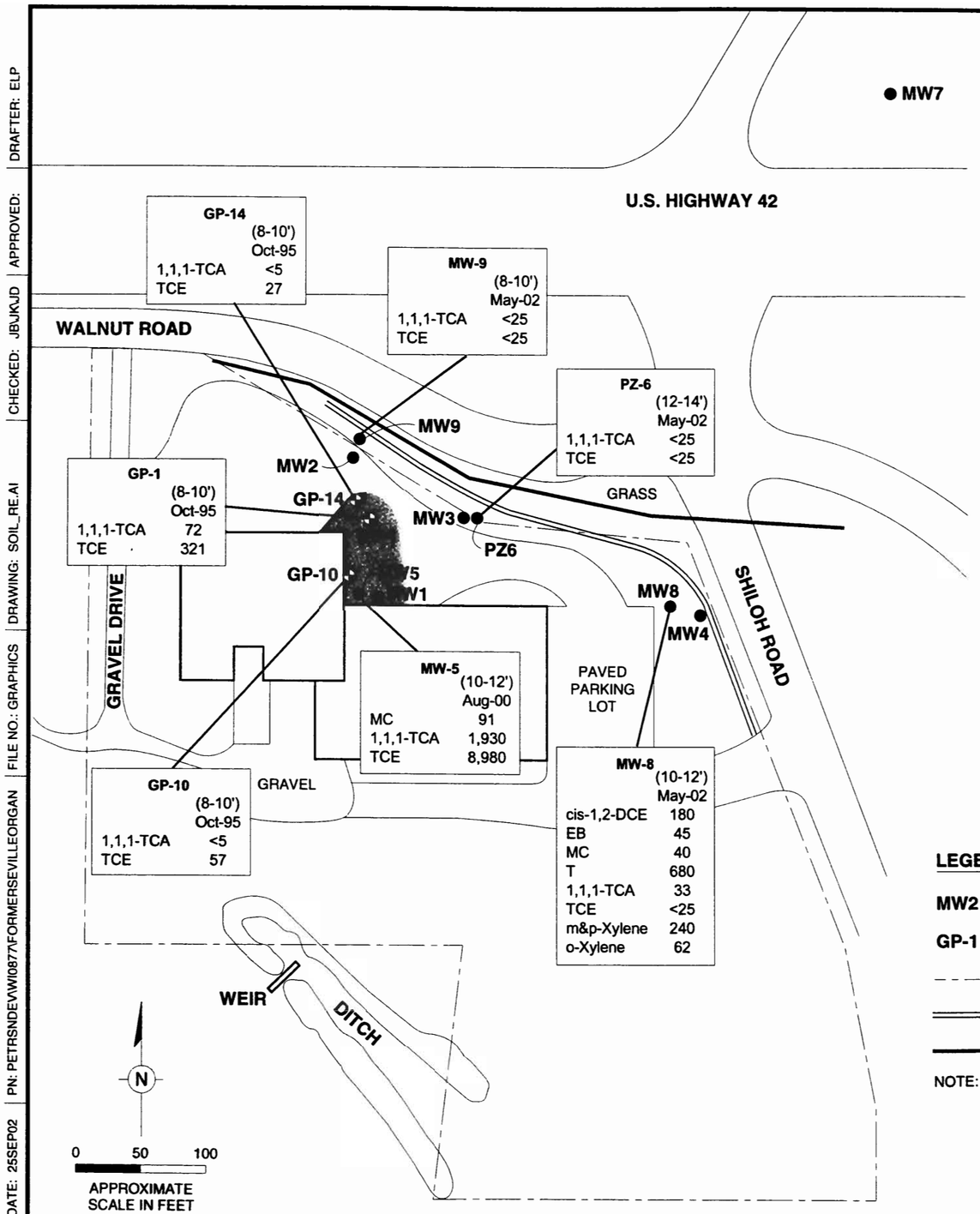
Table 1. Summary of Water Level Measurements, Barometric Pressure and Precipitation, Former Seville Organ, Sturgeon Bay, Wisconsin

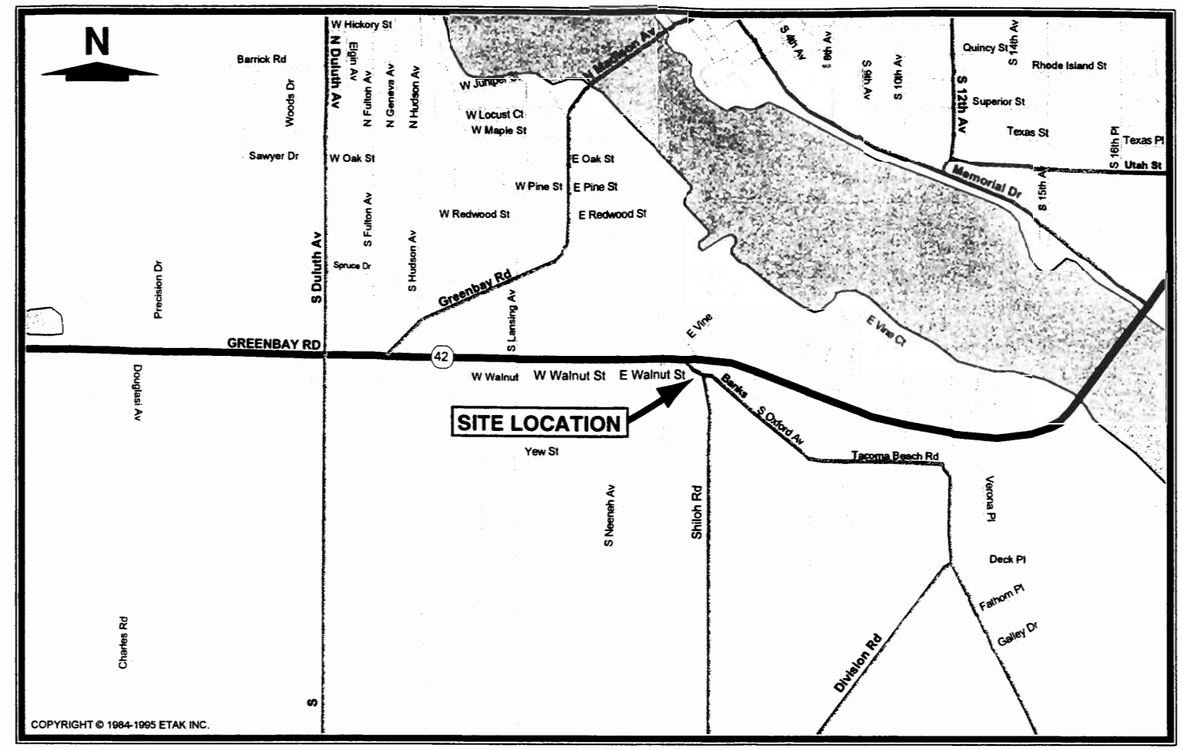
Well Screen Depth Date	Pressure Altimeter (inches)	Precipitation (inches)	MW-1 32-47	MW-2 35-45	MW-3 35-45	MW-4 35-45	MW-5 4-14	MW-7	MW-8	MW-9	PZ-6
9/3/03	29.83	0.00	31.76	31.56	32.40	NR	13.00	26.13	10.60	9.04	31.95
9/5/03	30.14	0.00	31.93	31.80	32.65	NR	13.00	26.13	10.60	9.04	32.21
9/9/03	30.18	0.00	32.50	32.26	32.98	NR	13.00	26.13	10.60	9.04	32.58
9/12/03	29.91	0.36	32.53	32.28	32.98	NR	13.00	26.13	NR	NR	32.59
9/13/03	29.88	1.22	-	-	-	-	-	-	-	-	-
9/14/03	29.86	0.70	-	-	-	-	-	-	-	-	-
9/15/03	29.94	0.00	27.35	27.25	27.88	NR	6.19	22.79	10.60	9.04	27.39
9/16/03	NA	0.00	28.40	28.38	29.10	NR	6.85	NR	NR	NR	28.60
9/17/03	30.11	0.00	29.13	29.18	29.83	NR	10.96	NR	NR	NR	29.35
9/18/03	30.10	0.00	29.74	29.78	30.42	NR	12.20	NR	NR	NR	29.93
9/19/03	29.76	0.07	30.23	30.29	30.94	NR	12.43	25.36	10.60	9.04	30.40
9/21/03	30.19	0.21	-	-	-	-	-	-	-	-	-
9/22/03	29.69	0.10	-	-	-	-	-	-	-	-	-
9/23/03	29.75	0.85	31.23	31.29	32.20	NR	12.81	26.13	10.60	9.04	31.70
9/25/03	29.93	0.00	31.65	31.63	32.59	NR	12.86	26.13	10.60	9.04	32.09
9/26/03	29.72	0.55	-	-	-	-	-	-	-	-	-
9/27/03	29.50	0.09	-	-	-	-	-	-	-	-	-
9/28/03	29.80	0.25	-	-	-	-	-	-	-	-	-
9/29/03	30.02	0.10	-	-	-	-	-	-	-	-	-
10/2/03	30.27	0.18	-	-	-	-	-	-	-	-	-
10/3/03	29.52	0.22	-	-	-	-	-	-	-	-	-
10/7/03	NA	0.00	32.71	32.22	33.10	NR	12.88	26.13	10.60	9.04	32.88
10/10/03	30.07	0.00	32.57	32.34	33.04	NR	12.95	26.15	10.60	9.04	32.69
10/11/03	NA	0.32	-	-	-	-	-	-	-	-	-
10/13/03	NA	0.13	32.34	31.93	32.60	NR	12.96	26.14	10.60	9.04	32.53
10/14/03	NA	0.08	-	-	-	-	-	-	-	-	-
10/20/03	29.69	NA	32.65	32.34	33.04	NR	12.96	26.14	10.60	9.04	32.69
10/24/03	30.00	NA	33.13	32.77	33.54	NR	12.96	26.15	10.60	9.04	33.17

Note: Preciptation data was obtained from the Sturgeon Bay newspaper. Pressure data was obtained from the national weather service (www.shr.noaa.gov) website for Sturgeon Bay, Wisconsin.

NA Not available.

NR Not recorded.





LEGEND

- **MW2 ●** MONITORING WELL OR PIEZOMETER LOCATION
- **GP-1** GEOPROBE LOCATION (Dames & Moore, 1995)
- APPROXIMATE PROPERTY BOUNDARY
- NATURAL GAS LINE
- OVERHEAD ELECTRIC LINE

NOTE: Property feature and sampling locations are approximate.

Constituent concentrations are reported in micrograms per kilogram (µg/kg).

Approximate Extent of Soil Affected with Detectable Concentrations of TCE

cis-1,2-DCE	**cis-1,2-Dichloroethene**
EB	**Ethylbenzene**
MC	**Methylene Chloride**
T	**Toulene**
1,1,1-TCA	**1,1,1-Trichloroethane**
TCE	**Trichloroethene**
m&p-Xylene	**m&p-Xylene**
o-Xylene	**0-Xylene**

SOURCE: Applied Environmental Sciences, Inc., June 5, 2000

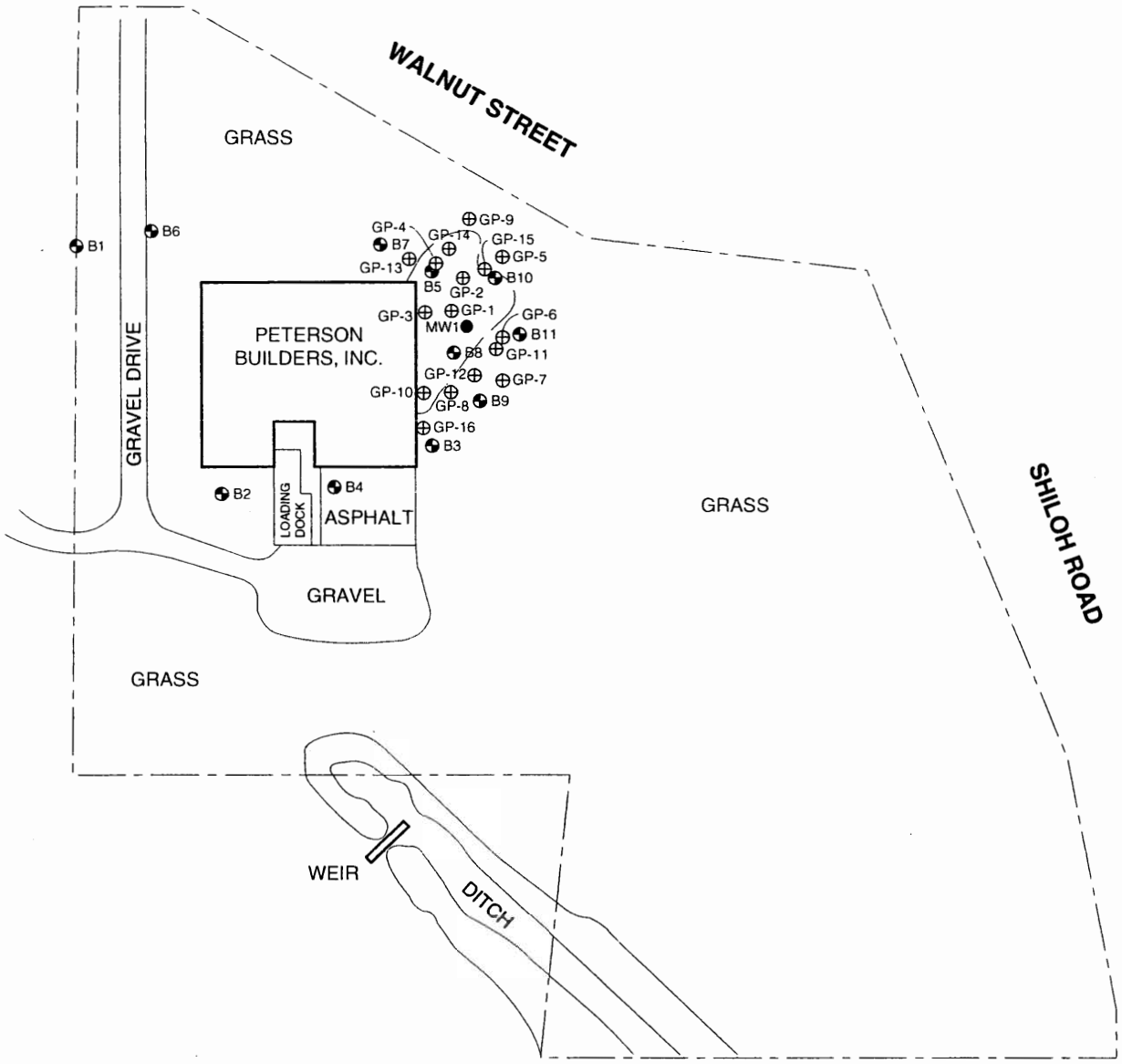
ARCADIS

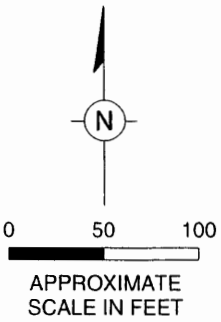
SOIL ANALYTICAL RESULTS

FORMER SEVILLE ORGAN COMPANY
185 E. WALNUT STREET
STURGEON BAY, WISCONSIN

FIGURE
2

DRAFTER: ELP | APPROVED: | CHECKED: JB/JKJD | DRAWING: SOIL_RE.AI | FILE NO.: GRAPHICS | PN: PETRSNDEVW/0877/FORMERSEVILLEORGAN | DWG DATE: 25SEP02





LEGEND

- MW1 ● **MONITORING WELL LOCATION**
- GP-1 ⊕ **GEOPROBE SOIL BORING LOCATION**
- B1 **OMNNI SOIL BORING LOCATION**
- **APPROXIMATE PROPERTY BOUNDARY**
- **APPROXIMATE EXTENT OF SOIL AFFECTED WITH DETECTABLE CONCENTRATIONS OF TCE**

Taken from "Phase II Soil and Groundwater Assessment Report - Former Seville Organ Company Property " dated April 9, 1996 and prepared by Dames & Moore

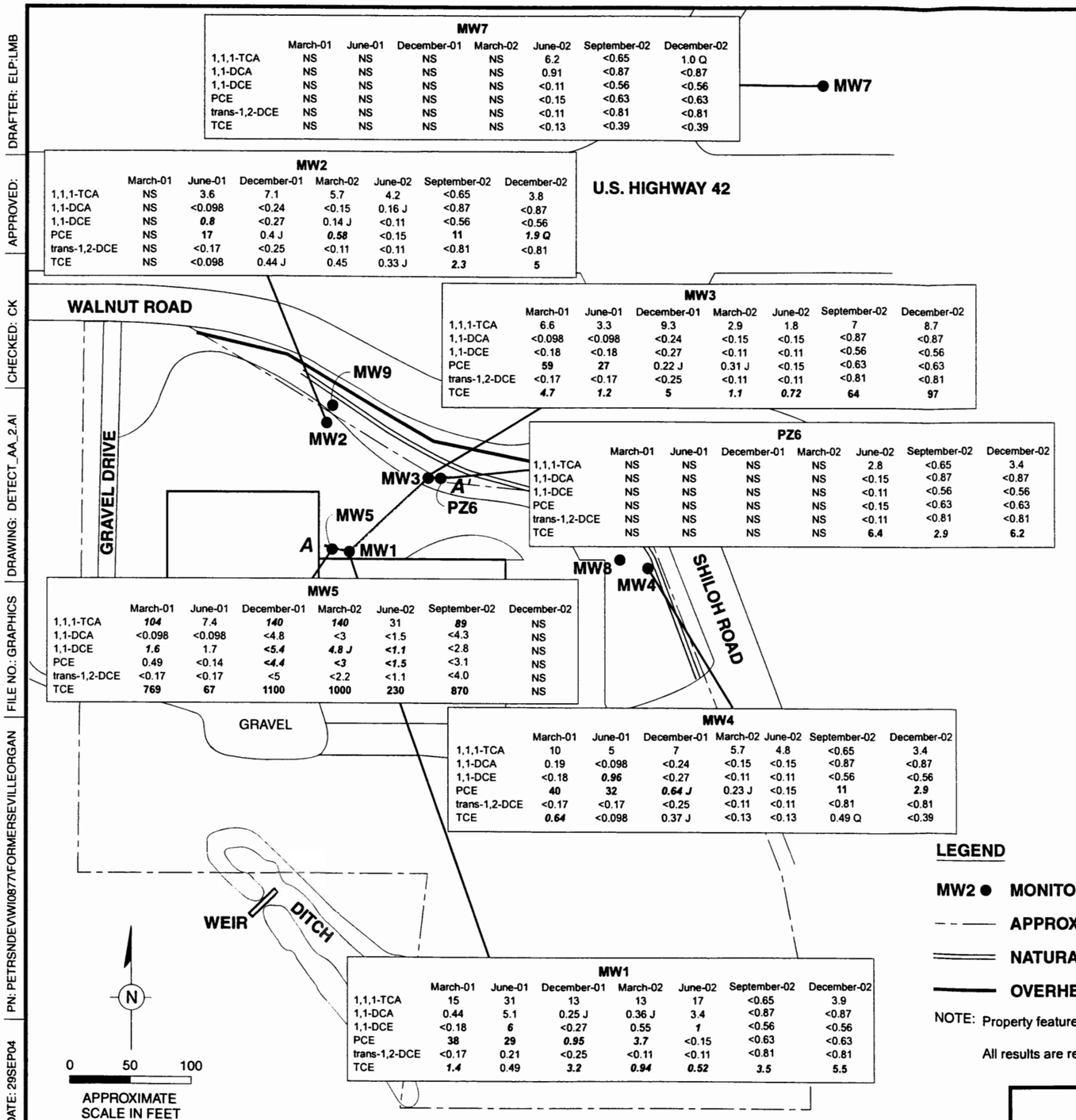
ARCADIS G&M

ESTIMATED LATERAL EXTENT OF IMPACTED SOILS

FORMER SEVILLE ORGAN COMPANY
185 E. WALNUT STREET
STURGEON BAY, WISCONSIN

FIGURE
2

DRAFTER: ELS | APPROVED: | CHECKED: JB | DRAWING: SAMPLE.AI | FILE NO.: GRAPHICS | PN: PETRSNDEVWI0877\FORMERSEVILLEORGAN | DWG DATE: 18SEP01



MW7

	March-01	June-01	December-01	March-02	June-02	September-02	December-02
1,1,1-TCA	NS	NS	NS	NS	6.2	<0.65	1.0 Q
1,1-DCA	NS	NS	NS	NS	0.91	<0.87	<0.87
1,1-DCE	NS	NS	NS	NS	<0.11	<0.56	<0.56
PCE	NS	NS	NS	NS	<0.15	<0.63	<0.63
trans-1,2-DCE	NS	NS	NS	NS	<0.11	<0.81	<0.81
TCE	NS	NS	NS	NS	<0.13	<0.39	<0.39

MW2

	March-01	June-01	December-01	March-02	June-02	September-02	December-02
1,1,1-TCA	NS	3.6	7.1	5.7	4.2	<0.65	3.8
1,1-DCA	NS	<0.098	<0.24	<0.15	0.16 J	<0.87	<0.87
1,1-DCE	NS	***0.8***	<0.27	0.14 J	<0.11	<0.56	<0.56
PCE	NS	**17**	0.4 J	***0.58***	<0.15	**11**	***1.9 Q***
trans-1,2-DCE	NS	<0.17	<0.25	<0.11	<0.11	<0.81	<0.81
TCE	NS	<0.098	0.44 J	0.45	0.33 J	***2.3***	**5**

MW3

	March-01	June-01	December-01	March-02	June-02	September-02	December-02
1,1,1-TCA	6.6	3.3	9.3	2.9	1.8	7	8.7
1,1-DCA	<0.098	<0.098	<0.24	<0.15	<0.15	<0.87	<0.87
1,1-DCE	<0.18	<0.18	<0.27	<0.11	<0.11	<0.56	<0.56
PCE	**59**	**27**	0.22 J	0.31 J	<0.15	<0.63	<0.63
trans-1,2-DCE	<0.17	<0.17	<0.25	<0.11	<0.11	<0.81	<0.81
TCE	***4.7***	***1.2***	**5**	***1.1***	***0.72***	**64**	**97**

PZ6

	March-01	June-01	December-01	March-02	June-02	September-02	December-02
1,1,1-TCA	NS	NS	NS	NS	2.8	<0.65	3.4
1,1-DCA	NS	NS	NS	NS	<0.15	<0.87	<0.87
1,1-DCE	NS	NS	NS	NS	<0.11	<0.56	<0.56
PCE	NS	NS	NS	NS	<0.15	<0.63	<0.63
trans-1,2-DCE	NS	NS	NS	NS	<0.11	<0.81	<0.81
TCE	NS	NS	NS	NS	**6.4**	***2.9***	**6.2**

MW5

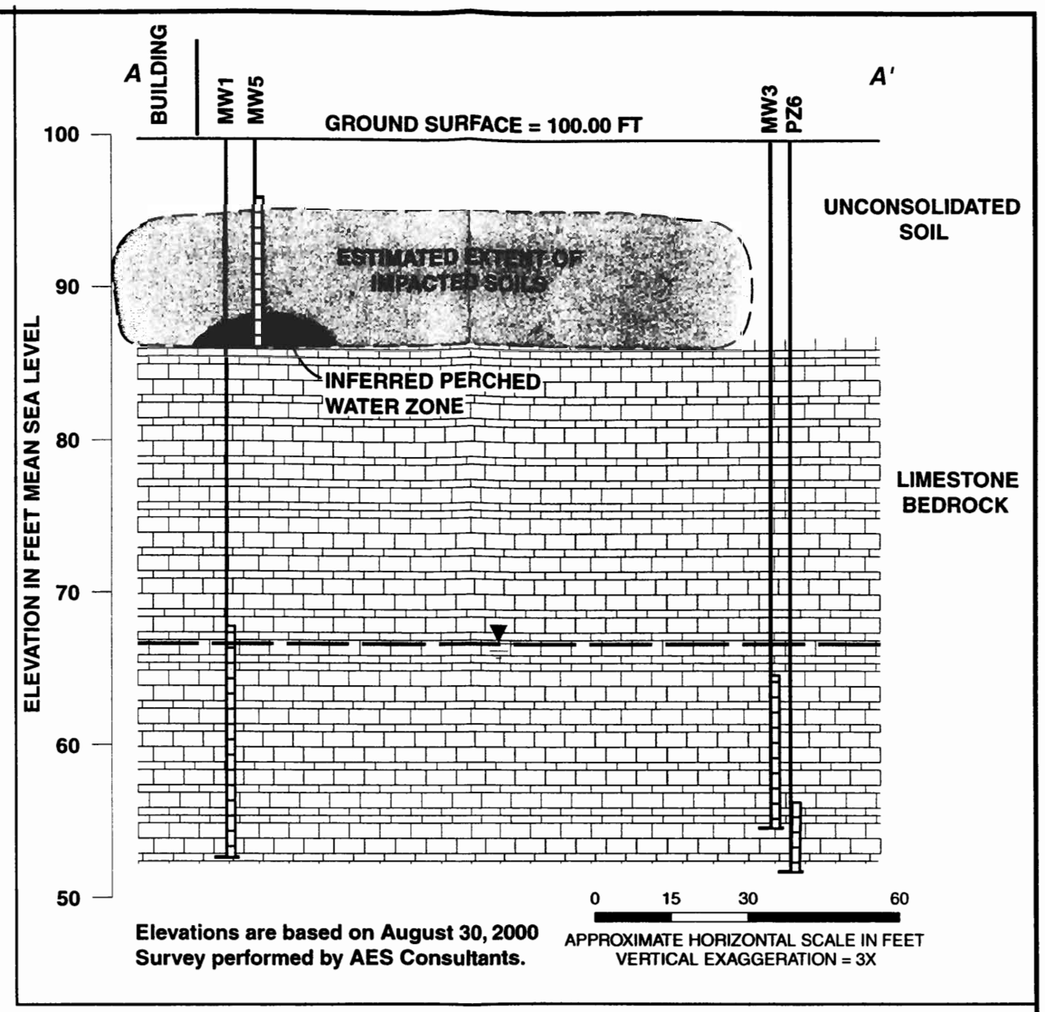
	March-01	June-01	December-01	March-02	June-02	September-02	December-02
1,1,1-TCA	***104***	7.4	***140***	***140***	31	***89***	NS
1,1-DCA	<0.098	<0.098	<4.8	<3	<1.5	<4.3	NS
1,1-DCE	***1.6***	1.7	***<5.4***	***4.8 J***	***<1.1***	<2.8	NS
PCE	0.49	<0.14	***<4.4***	***<3***	***<1.5***	<3.1	NS
trans-1,2-DCE	<0.17	<0.17	<5	<2.2	<1.1	<4.0	NS
TCE	**769**	**67**	**1100**	**1000**	**230**	**870**	NS

MW4

	March-01	June-01	December-01	March-02	June-02	September-02	December-02
1,1,1-TCA	10	5	7	5.7	4.8	<0.65	3.4
1,1-DCA	0.19	<0.098	<0.24	<0.15	<0.15	<0.87	<0.87
1,1-DCE	<0.18	***0.96***	<0.27	<0.11	<0.11	<0.56	<0.56
PCE	**40**	**32**	***0.64 J***	0.23 J	<0.15	**11**	***2.9***
trans-1,2-DCE	<0.17	<0.17	<0.25	<0.11	<0.11	<0.81	<0.81
TCE	***0.64***	<0.098	0.37 J	<0.13	<0.13	0.49 Q	<0.39

MW1

	March-01	June-01	December-01	March-02	June-02	September-02	December-02
1,1,1-TCA	15	31	13	13	17	<0.65	3.9
1,1-DCA	0.44	5.1	0.25 J	0.36 J	3.4	<0.87	<0.87
1,1-DCE	<0.18	***6***	<0.27	0.55	***1***	<0.56	<0.56
PCE	**38**	**29**	***0.95***	***3.7***	<0.15	<0.63	<0.63
trans-1,2-DCE	<0.17	0.21	<0.25	<0.11	<0.11	<0.81	<0.81
TCE	***1.4***	0.49	***3.2***	***0.94***	***0.52***	***3.5***	**5.5**



Elevations are based on August 30, 2000 Survey performed by AES Consultants.

LEGEND

- **MW2 ● MONITORING WELL OR PIEZOMETER LOCATION**
- **APPROXIMATE PROPERTY BOUNDARY**
- **NATURAL GAS LINE**
- **OVERHEAD ELECTRIC LINE**

NOTE: Property feature and sampling locations are approximate.

All results are reported in micrograms per liter (µg/L).

1,1,1-TCA	**1,1,1-Trichloroethane**
1,1-DCA	**1,1-Dichloroethane**
1,1-DCE	**1,1-Dichloroethene**
PCE	**Tetrachloroethene**
trans-1,2-DCE	**trans-1,2-Dichloroethene**
TCE	**Trichloroethene**
J	**Result is between limit of detection and limit of quantitation**
Q	**Result is below the limit of quantitation**
NS	**Not Sampled**
0.8	**Result exceeds Preventive Action Limit (PAL)**
17	**Result exceeds Enforcement Standard (ES)**

SOURCE: Applied Environmental Sciences, Inc., June 5, 2000

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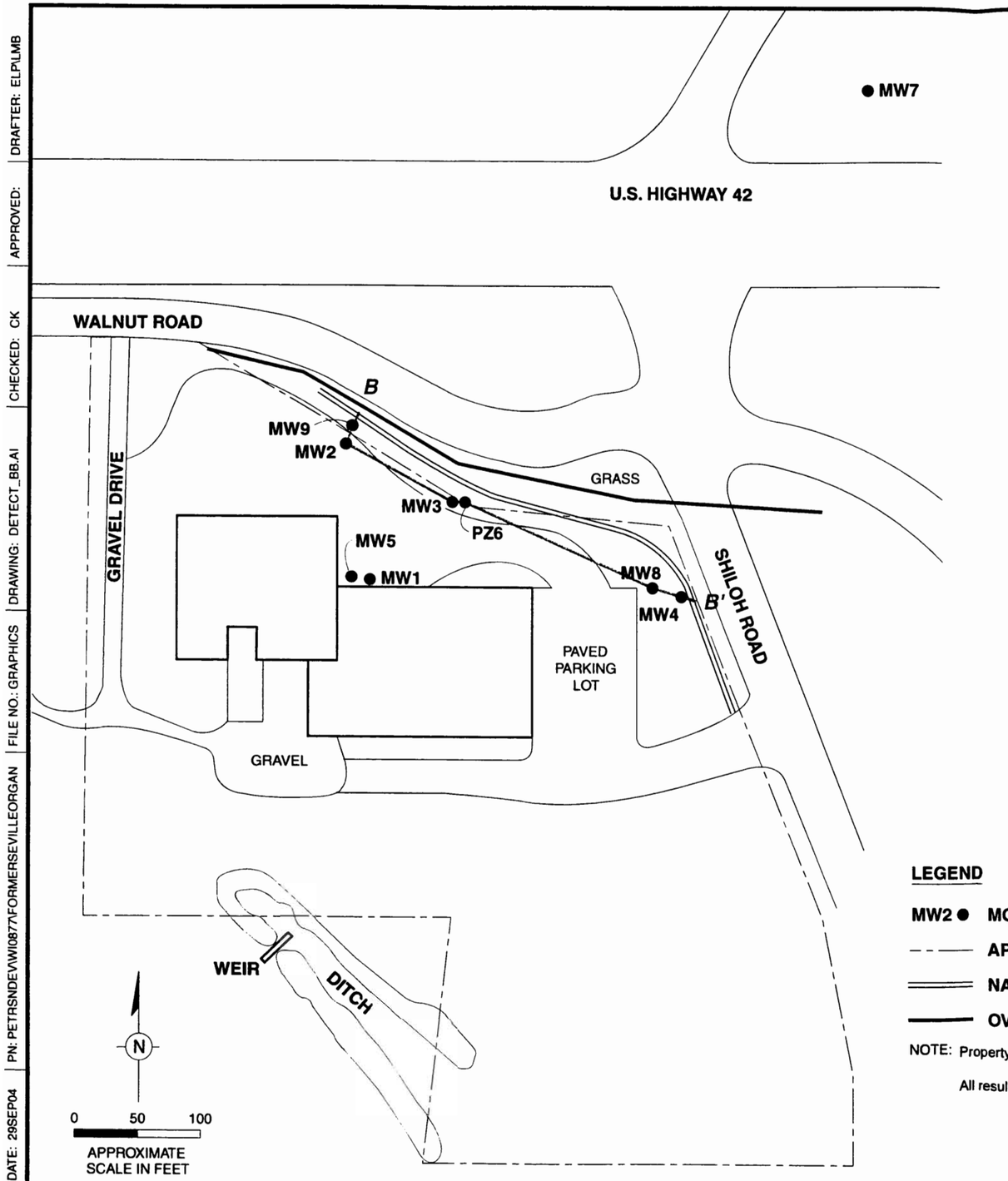
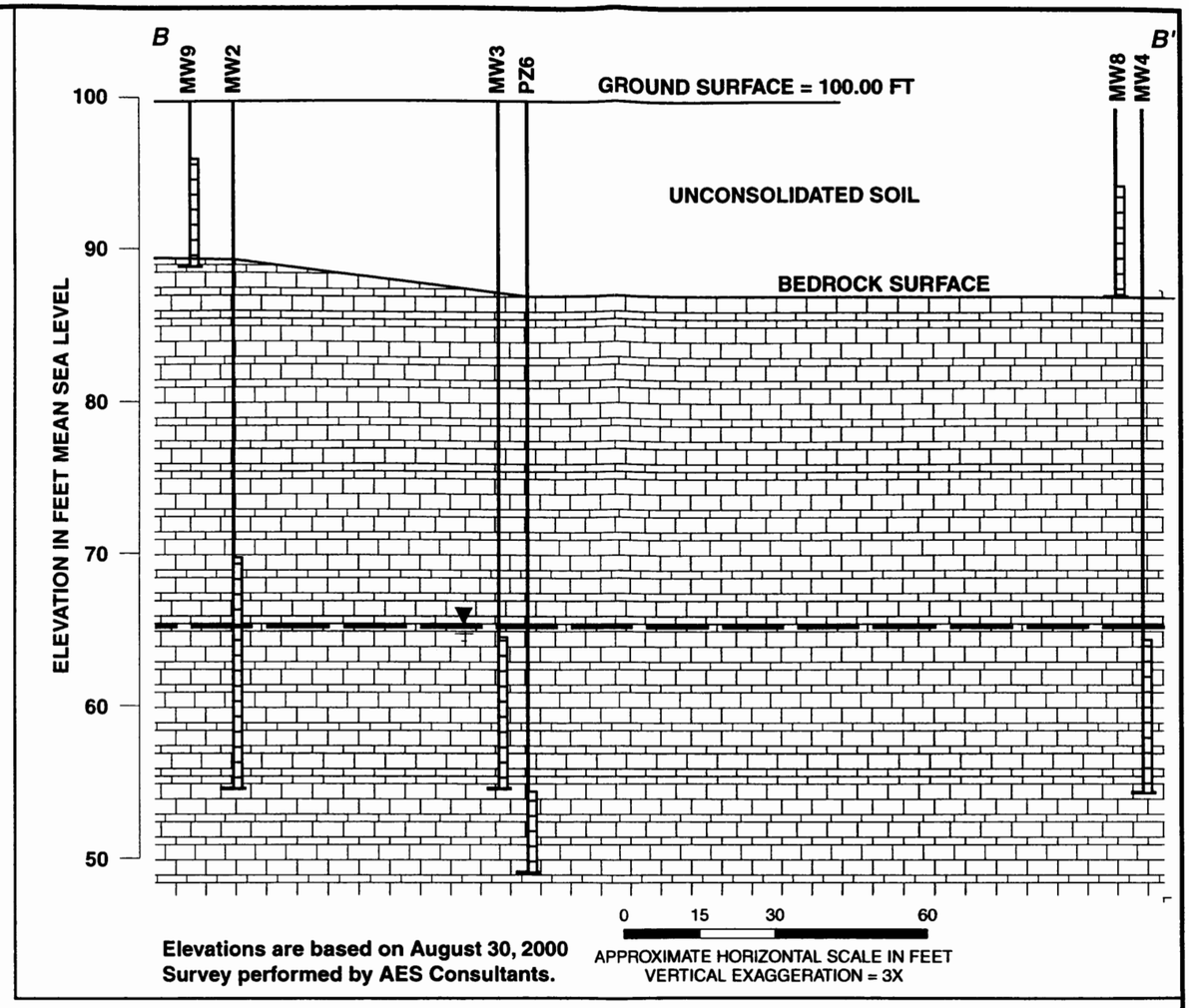
GROUNDWATER ANALYTICAL RESULTS AND CROSS SECTION A-A'

FORMER SEVILLE ORGAN
STURGEON BAY, WISCONSIN

FIGURE **3**

DRAFTER: ELP:LMB | APPROVED: | CHECKED: CK | DRAWING: DETECT_AA_2.AI | FILE NO.: GRAPHICS | PN: PETRSNDEVWI0877\FORMERSEVILLEORGAN | DWG DATE: 29SEP04





Elevations are based on August 30, 2000
Survey performed by AES Consultants.

LEGEND

MW2 ● MONITORING WELL OR PIEZOMETER LOCATION

APPROXIMATE PROPERTY BOUNDARY

NATURAL GAS LINE

OVERHEAD ELECTRIC LINE

NOTE: Property feature and sampling locations are approximate.

All results are reported in micrograms per liter (µg/L).

SOURCE: Applied Environmental Sciences, Inc., June 5, 2000

ARCADIS

CROSS SECTION B-B'

FORMER SEVILLE ORGAN
STURGEON BAY, WISCONSIN

FIGURE 4

DRAFTER: ELP\LMB | APPROVED: | CHECKED: CK | DRAWING: DETECT_BB.AI | FILE NO.: GRAPHICS | PN: PETRSNDEV\WI0877\FORMERSEVILLEORGAN | DWG DATE: 29SEP04

PETERSON DEVELOPMENT, LLC

41 NORTH THIRD AVENUE STURGEON BAY, WISCONSIN 54235
PHONE: (920) 743-5574 FAX: (920) 743-6089

orsteds@pbinc.com
(920) 743-5574 ext128
fax: (920) 743-6089

September 29, 2004

To Whom It May Concern:

I do hereby certify that to the best of my knowledge, the attached Warranty Deed for property in the City of Sturgeon Bay Wisconsin accurately and completely represents the property boundaries for 185 East Walnut Street in the City of Sturgeon Bay, Door County, Wisconsin.

PETERSON DEVELOPMENT LLC

Sandy Orsted

Sandy Orsted
Vice President

VOL 1054 PAGE 786

DOC#: 682774

Document Number

DEED RESTRICTION

Recorded
JUNE 29, 2005 AT 09:15AM

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

Fee Amount Paid: $17.00

Tract Indexed

Recording Area

Name and Return Address

Bill Chaudoir
185 E. Walnut Street
Sturgeon Bay, WI 54235

Declaration of Restrictions

In Re:A tract of land located in Subdivision 75, City of Sturgeon Bay and described as follows: Commencing at the Northeast corner of Section 18, Township 27 North, Range 26 East, thence West Along the section line 627.66 feet, thence South 36.43 feet to the South line of Walnut Street and the point of real beginning, thence East along said South line of Walnut Street 63.44 feet to an existing right-of-way post, thence S 58º 38'44" E 265.08 feet to an existing right-of-way post, thence S 83º16'07" E 166.79 feet, thence S 22º30'13" E 300.55 feet to an existing right-of-way post, thence southerly along the arc of a 370.58 foot radius curve to the right (chord bearing S 11º18'01" E 144.00 feet) 144.92 feet, thence S 00º05'48" E 24.63 feet, thence S 89º54'12" W 335.59 feet, thence N 05º54'12" E 163.85 feet, thence West 280.00 feet, thence North 438.57 feet to the point of real beginning. Said tract contains 5.204 acres of land.

STATE OF WISCONSIN)
) ss
COUNTY OF DOOR)

281-64-75000105C
Parcel Identification Number (PIN)

WHEREAS, Door County Economic Development Corporation is the owner of the above-described property.

WHEREAS, one or more chlorinated solvent discharges have occurred on this property, and as of November 1994, January 1995 and October 1995 when soil samples were collected on this property, chlorinated solvent-contaminated soil remained on this property at the following locations: B5, B8, B9, B10, GP-1, GP-2, GP-3, GP-4, GP-10, GP-14 and MW-5. Trichloroethene soil contamination exists in soil sample B5 at 50 parts per billion (ppb), B8 at 640 ppb, B10 at 27 ppb, GP-1 at 321 ppb, GP-2 at 39 ppb, GP-3 at 280 ppb, GP-4 at 100 ppb, GP-10 at 57 ppb, GP-14 at 27 ppb and MW-5 at 8,980 ppb. 1,1,1 Trichloroethane soil contamination exists in B-10 at 11 ppb, GP-1 at 72 ppb, GP-3 at 23 ppb, GP-4 at 6 ppb and MW-5 at 1,930 ppb. Locations of soil samples are provided on Exhibit A and Exhibit B and are attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The paved surfaces that existed on the above-described property on the date that this restriction was signed and identified as "Impervious Surfaces Subject to Deed Restriction" on the attached map, labeled Exhibit B form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. These structures are also required 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. The paved surfaces shall be maintained on the above-described property in the locations identified as "Impervious Surfaces Subject to Deed Restriction" on the attached map,

labeled Exhibit B unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above-described property in compliance with the Cap Maintenance and Materials Handling Plan dated November 8, 2004, that was submitted to the Wisconsin Department of Natural Resources by James Bannatime of Arcadis on behalf of the Door County Economic Development Corporation, as required by section NR 724.13(2), Wis. Adm. Code (1999).

In addition, the following activities are prohibited on the above-described property in the locations identified as "Impervious Surfaces Subject to Deed Restriction" on the attached map (Exhibit B) unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, William Chaudoir asserts that he or she is duly authorized to sign this document on behalf of Door County Economic Development Corporation.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 28th day of June, 20 05.

Seal Affixed

Signature: William D. Chaudoir
Printed Name: William D. Chaudoir
Title: Executive Director

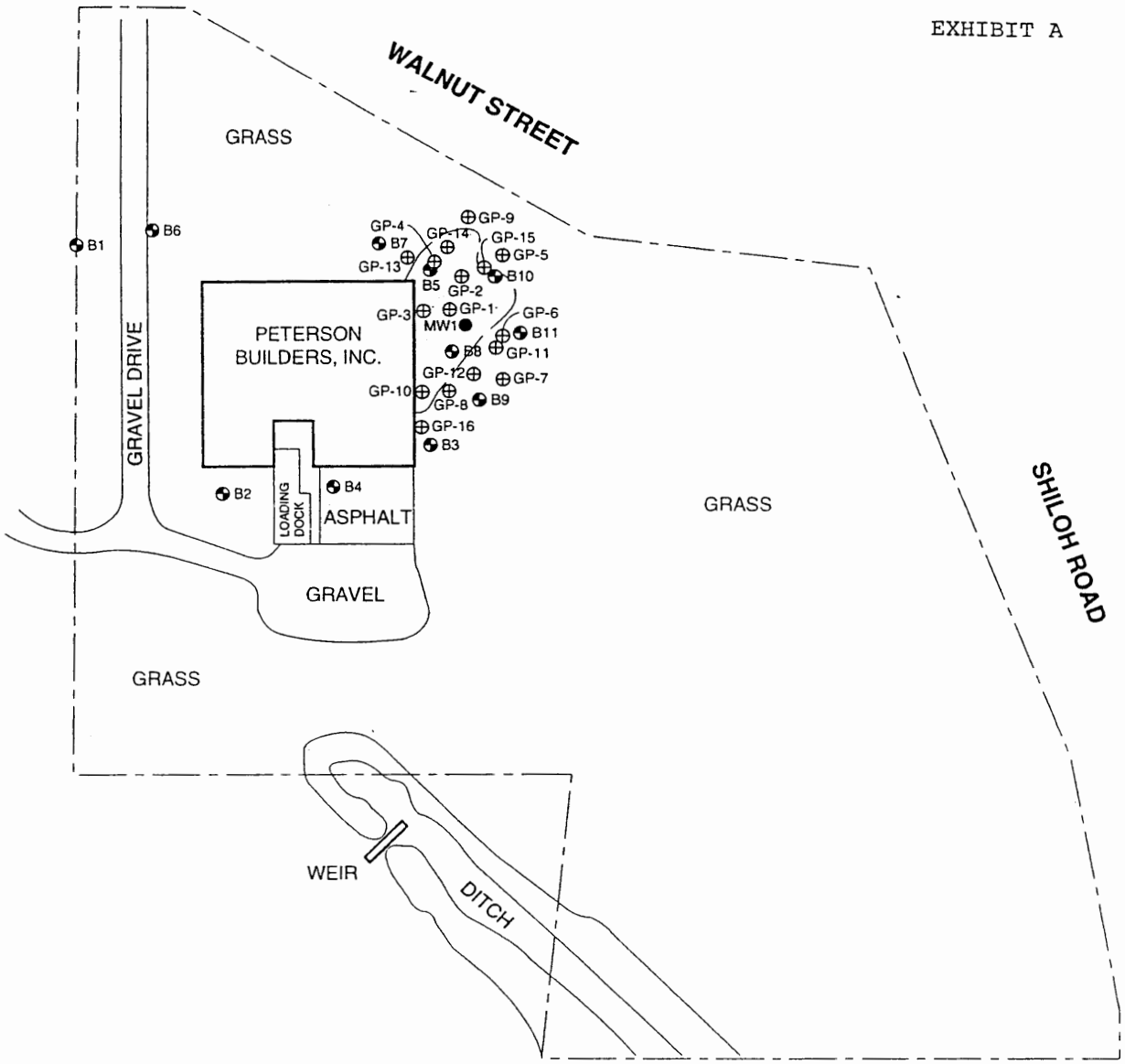
Subscribed and sworn to before me
this 28th day of June, 20 05

Mary D. Paitrick

Mary D. Paitrick
Notary Public, State of Wisconsin
My commission expires on March 8, 2009

This document was drafted by the Wisconsin Department of Natural Resources from information provided by James Bannantine of Arcadis.

EXHIBIT A



LEGEND

MW1 ●	MONITORING WELL LOCATION
GP-1 ⊕	GEOPROBE SOIL BORING LOCATION
B1	OMNNI SOIL BORING LOCATION
- - - -	APPROXIMATE PROPERTY BOUNDARY
	APPROXIMATE EXTENT OF SOIL AFFECTED WITH DETECTABLE CONCENTRATIONS OF TCE

N

0 50 100

APPROXIMATE SCALE IN FEET

Taken from "Phase II Soil and Groundwater Assessment Report - Former Seville Organ Company Property " dated April 9, 1996 and prepared by Dames & Moore

ARCADIS G&M

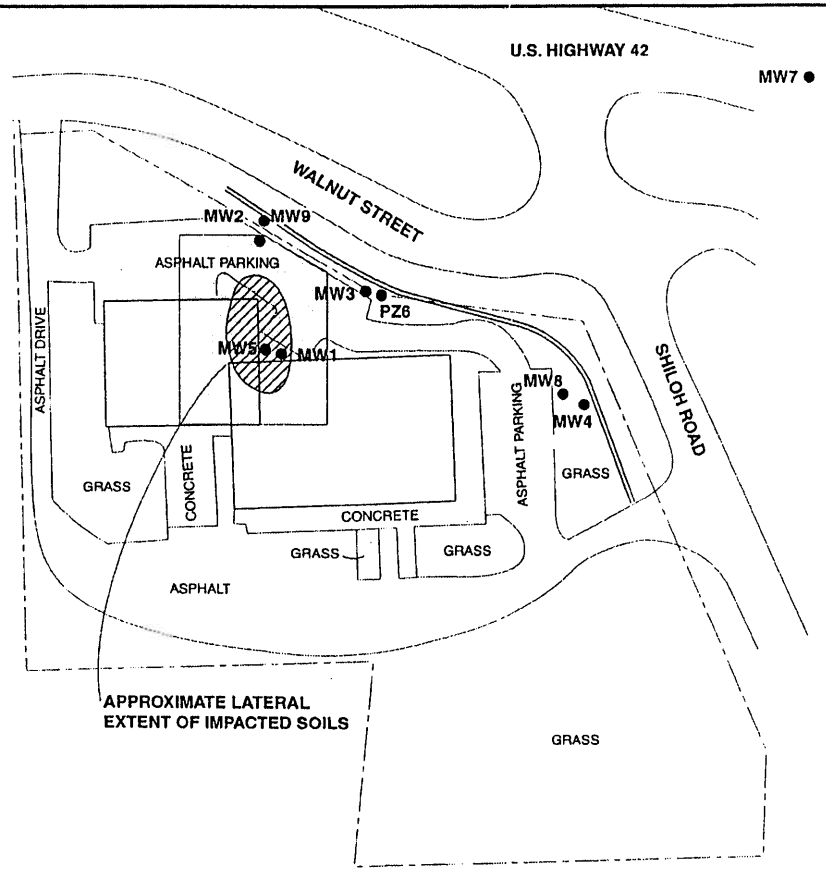
ESTIMATED LATERAL EXTENT OF IMPACTED SOILS

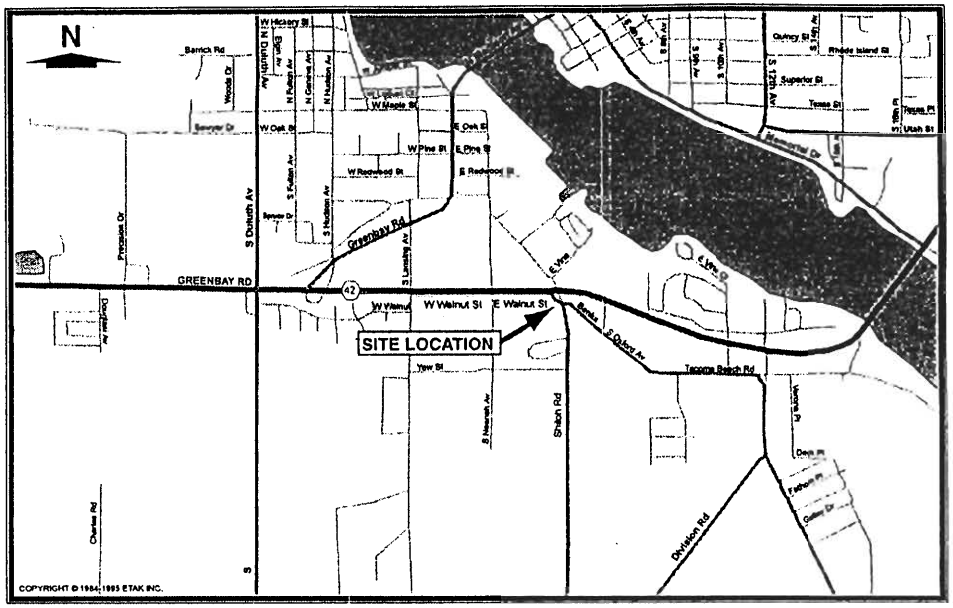
FORMER SEVILLE ORGAN COMPANY
185 E. WALNUT STREET
STURGEON BAY, WISCONSIN

FIGURE

2

DRAFTER: ELS | APPROVED: | CHECKED: JB | DRAWING: SAMPLE.AI | FILE NO.: GRAPHICS | PN: PETRSNDEV\WI0877\FORMERSEVILLEORGAN | DWG DATE: 18SEP01





LEGEND

MW2 ● MONITORING WELL OR PIEZOMETER LOCATION

APPROXIMATE PROPERTY BOUNDARY

NATURAL GAS LINE

APPROXIMATE EXTENT OF IMPACTED SOIL

IMPERVIOUS SUFACES SUBJECT TO DEED RESTRICTIONS

NOTE: Property feature and sampling locations are approximate.

N

0 50 100

APPROXIMATE SCALE IN FEET

SOURCE: Applied Environmental Sciences, Inc., June 2005

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SITE LOCATION AND APPROXIMATE GROUNDWATER ELEVATIONS DECEMBER 2002

FORMER SEVILLE ORGAN COMPANY
185 E. WALNUT STREET
STURGEON BAY, WISCONSIN

EXHIBIT **B**

DWG DATE: 27JUN05 | PN: PETRSNDEVW10877\FORMERSEVILLEORGAN | FILE NO.: GRAPHICS | DRAWING: UPDATED LAYOUT_0605.AI | CHECKED: DMG | APPROVED: | DRAFTER: ELSILMB

VOL 1054 PAGE 789 DOC#: 682774

Submitted 11/8/04 as part of
Case Closure and GIS packet submittal

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Appendix D

Cap Maintenance and Materials Handling Plan

Former Seville Organ Facility, Sturgeon Bay, Wisconsin

Introduction

The Site is located at 185 Walnut Street, Sturgeon Bay, Wisconsin. The Site is an active commercial facility.

The impervious surfaces (e.g., pavement surface) incorporated into the site development will serve as a performance standard. The performance standards will comply with s.NR 720.19(2) Wis. Adm. Code and will be used to minimize the potential direct contact and migration to groundwater risks associated with the residual impacts that may be left in place within the vadose zone soils across the Site.

This document consists of three parts:

- Site health and safety.
- Material handling.
- Cap maintenance program.

The Site health and safety section discusses specific requirements to assure that work completed at the Site is protective of workers conducting the construction activities. The material handling section describes the procedures to be followed in managing potentially impacted soil during future redevelopment and construction activities. The cap maintenance program describes the procedures to be followed in inspecting and maintaining the engineered barriers that have been constructed over residual soil impacts.

Site Health and Safety

Future redevelopment and construction activities will require consideration of worker health and safety. All consultants/contractors involved in future redevelopment and construction activities must have their own health and safety plan (HSP) to deal with contingencies that may arise at the Site. These plans should reflect standards of care recognized in the trades while working at an environmentally impacted site.

The HSP will include calculation of acute direct contact construction worker Residual Contaminant Limits (RCLs) for the constituents of concern. These RCLs will be used to assess exposure hazards during the subsequent redevelopment of the Site.

Material Handling

In general, all future redevelopment and construction activities will incorporate protection of human health and the environment. To address the materials of concern, the following general actions will be taken at the Site.

Management of Impacted Soil

During future redevelopment activities, soils may be excavated during grading activities, installation of utilities or installation of foundations. To the extent practicable, excavated soils will be used as backfill at the Site. Excess excavated soils that cannot be incorporated as backfill material during redevelopment will be tested, managed, and disposed of in accordance with all applicable regulations, including NR 600 rules governing waste characterization, transportation, disposal and record-keeping.

Management of Groundwater

Construction activities during the site redevelopment, including excavations, will be designed to avoid or minimize any groundwater table interaction. Dewatering or pumping of groundwater will be avoided to the maximum extent practicable. Groundwater encountered during future redevelopment and construction activities will be tested, managed, and disposed of in accordance with all applicable regulations.

Cap Maintenance Program

The following is a summary of the engineered barriers utilized in the cap maintenance plan, as well as the maintenance procedures.

Barrier Construction

Asphalt Barrier

Asphalt may be used for parking areas and/or driveways and would consist of a minimum of 6 inches of compacted crushed limestone, 2 inches of asphalt binder coarse, and 2 inches of asphalt topcoat.

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Concrete Barrier (Building Floor Slabs)

Building floor slabs are constructed with a minimum of 12 inches of compacted fill material, and completed with 4 inches to 6 inches of concrete reinforced with 4 inch by 4 inch wire mesh.

Annual Inspections

An annual inspection of each individual engineered barrier shall be completed to ensure that the integrity of the barrier is being maintained. On an annual basis, the building owner shall inspect and evaluate the integrity of the existing engineered barriers (e.g., asphalt parking lot, concrete sidewalks, concrete building floor slab, etc.). The inspector will make visual observations regarding uneven settlement, subsidence, erosion, erosion gullies, inadequate vegetation, and cracking of the asphalt or concrete. The inspector will complete the cap maintenance inspection log included as Table D-1 of this document.

The results of each inspection will be documented in a written report. The report will present a summary of each area inspected, the condition of the cap elements, and recommendations for repairs (if warranted). A copy of the inspection report will be kept on-site and will be made available if requested by the Wisconsin Department of Natural Resources.

Cap Maintenance

Maintenance activities will be completed promptly to assure that the integrity of the engineered barriers is maintained. Repairs recommended by the inspection report will be implemented. Such repairs may include, but are not limited to, sealing cracks in the concrete and asphalt, repairing cracks in the soil barrier, replacing sod, and placing additional cover soil and/or mulch on landscaped areas. The results of the repairs will be documented in a written report. A copy of the report will be kept on-site and will be made available if requested by the WDNR.

Replacement of Engineered Barriers

If future redevelopment activities at the Site require removal and replacement of the existing engineered barriers, the replacement barrier will be, at a minimum, equivalent in quality of materials, material thickness, and impermeability to the barriers described above. The results of the barrier replacement activities will be documented in a written report, and kept on-site.

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Table D-1. Cap Maintenance Inspection Log, Former Seville Organ, Sturgeon Bay, Wisconsin.

Item	Potential Problems	Frequency of Inspection	Trigger Level	Status*	Observations	Date and Nature of Repairs/Remedial Maintenance
Asphalt Cover	Cracking, subsidence, and uneven settlement.	Annual	Crack greater than 1/4 inch in width; subsidence of greater than 1 inch.			
Concrete Cover	Cracking, subsidence, and uneven settlement.	Annual	Crack greater than 1/8 inch in width; subsidence of greater than 1/2 inch.			

* A Acceptable
U Unacceptable