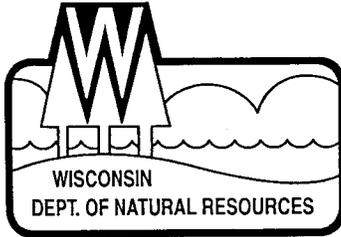


GIS REGISTRY INFORMATION

SITE NAME:	EVERGREEN NURSERY - SITE A			
BRRTS #:	03-15-000675	FID # (if appropriate):		
COMMERCE # (if appropriate):				
CLOSURE DATE:	11/04/2004			
STREET ADDRESS:	5027 COUNTY TT			
CITY:	STURGEON BAY			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	733193	Y= 488047	
CONTAMINATED MEDIA:	Groundwater <input checked="" type="checkbox"/>	Soil <input type="checkbox"/>	Both <input type="checkbox"/>	
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=		Y=	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=		Y=	
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
DOCUMENTS NEEDED:				
Closure Letter, and any conditional closure 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				X
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)				NA
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				NA
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)				NA
RP certified statement that legal descriptions are complete and accurate				X
Copies of off-source notification letters (if applicable)				NA
Letter informing ROW owner of residual contamination (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				NA



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

November 4, 2004

Ron Amos
Evergreen Nursery Co.
5027 County TT
Sturgeon Bay, WI 54235

SUBJECT: Final Case Closure By Closure Committee for
Evergreen Nursery: With Conditions Met
5027 County TT, Sturgeon Bay, WI
WDNR BRRTS # 03-15-000675

Dear Mr. Amos:

On August 16, 2004 your site as described above was reviewed for closure by the Northeast Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 24, 2004, you were notified that the Closure Committee had granted conditional closure to this case.

On November 4, 2004 the Department received final correspondence indicating that you have complied with the conditions of closure (well abandonment forms and waste and soil pile removal documentation). 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://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/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.

If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

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) 492-5864.

Sincerely,



Lisa Evenson
Hydrogeologist
Remediation & Redevelopment Program

cc: Michael Carney, STS Consultants Ltd.,
1035 Kepler Drive, Green Bay, WI 54311



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

August 24, 2004

Ron Amos
Evergreen Nursery Co.
5027 County TT
Sturgeon Bay, WI 54235

Subject: Conditional Case Closure for Evergreen Nursery,
5027 County TT, Sturgeon Bay, Wisconsin
WDNR BRRTS # 03-15-000675

Dear Mr. Amos:

On August 16, 2004, your request for closure of the case described above was reviewed by the Northeast Region Closure Committee. 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 petroleum contamination on the site from the former underground storage tank system 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.. Documentation of well abandonment must be submitted to Lisa Evenson on Form 3300-5B found at <http://www.dnr.state.wi.us/org/water/dwg/gw/> or provided by the Department of Natural Resources.

WASTE AND SOIL PILE REMOVAL

Any remaining 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 waste and/or soil piles have been removed once that work is completed.

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 registry. To review the sites on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

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
Hydrogeologist
Remediation & Redevelopment Program

cc: Michael Carney, STS Consultants (electronic copy)
File

THIS INDENTURE, Made this 18th day of November, A.D., 1964, between

THOMAS S. PINNEY, SR., CLARENCE N. PINNEY, and THOMAS S. PINNEY, JR., who are all of the partners of that certain partnership known and designated as EVERGREEN NURSERY CO., grantors and JOYCE PINNEY, the wife of THOMAS S. PINNEY SR., MERCEDES PINNEY, the wife of CLARENCE N. PINNEY and MYRA PINNEY, the wife of THOMAS S. PINNEY, JR., who are also grantors, Parties of the First Part, and EVERGREEN NURSERY COMPANY, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Sturgeon Bay, Wisconsin, grantee and Party of the Second Part.

WITNESSETH, That the said Parties of the First Part, for and in consideration of the sum of One (\$1.00) dollar and other good and valuable consideration, to them in hand paid by the said Party of the Second Part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the Second Part, its successors and assigns forever, the following described real estate, situated in the County of Door, and State of Wisconsin, to-wit:

1. The Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), in Section number Twelve (12), Township Number Twenty-seven (27), Range number Twenty-six (26).
2. Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) in Section number Eleven (11), Township number Twenty-seven (27), North, Range number Twenty-six (26) East, situated in Town of Sturgeon Bay
3. All of the Northeast quarter ($NE\ 1/4$) of Section Eleven (11) Township Twenty-seven (27) North, Range Twenty-six (26) East, except the following described tract: Commencing at the Northwest corner of the Northwest quarter of the Northeast Quarter ($NW\ 1/4\ NE\ 1/4$) East along the North line of $NW\ 1/4\ NE\ 1/4$ Four hundred Eighty-five feet (485 ft.), thence South one hundred Eighty feet (180 ft.), thence West Eighty-five feet (85 ft.) thence South Eighty feet (80 ft.), thence West Two hundred feet (200 ft.), thence North Thirty feet (30 ft.), thence West Two hundred feet (200 ft.) to the West line of Northwest Quarter of Northeast Quarter ($NW\ 1/4\ NE\ 1/4$), thence North along the West line Two hundred Thirty-feet (230 ft.) to point of beginning, the main tract containing 157.40 acres, more or less, according to Government Survey, all being situated within the Town of Sturgeon Bay
4. The Southeast Quarter of the Southeast Quarter of Section twenty (20) Township Twenty-eight (28) North of Range Twenty-seven (27) East.

5. A tract of land in Subdivision 10, according to the Assessor's Map of the City of Sturgeon Bay described as follows: Commencing at the intersection of the Westerly line of North 14th Avenue as described in Volume Z of Quit Claim Deeds, page 178 as recorded in the office of the Register of Deeds for Door County, Wisconsin, and the Southerly line of State Highway #42 and 57 as described in Volume 86 of Deeds, page 471, recorded as aforesaid; thence South 50° 33' West along the Southerly side of said Highway 257 feet to an iron pin, thence South 39° 27' East 110 feet, to an iron pin, thence South 89° 51' East 127.9 feet to an iron pin on the Westerly side of North 14th Avenue, thence North 0° 9' East along the Westerly side of North 14th Avenue, 247.9 feet to the place of beginning, except that part of the above described tract being used for Highway purposes and which tract is described in Volume 46 of Deeds, page 20, recorded as aforesaid.
6. The West One-half ($W\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Two (2), Township Twenty-seven (27) North, Range Twenty-six (26) East.
7. South Half of the Northwest Quarter, Section 11, Township 27, North, Range 26, East, EXCEPTING therefrom tract described as follows: Beginning in the center of the Town Road (known as the Rod and Gun Club Road) at a point 20 feet south of the northwest corner of the Southwest Quarter of the Northwest Quarter, Section 11, Township 27, N., Range 26, East; Thence East parallel with the north line of said Southwest Quarter of the Northwest Quarter 215 feet to an iron pin; Thence Southerly 535 feet to an iron pin; Thence West parallel with the North line of said forty 234 feet to a point in the center of said Town Road which is southerly of the place of beginning; Thence Northerly along the center of said Town Road 535 feet, more or less, to the place of beginning.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest claim or demand whatsoever, of the said parties of the first part, either in law or equity either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said THOMAS S. PINNEY, SR., CLARENCE N. PINNEY, and THOMAS S. PINNEY, JR., who are all of the partners of that certain partnership known and designated as EVERGREEN NURSERY CO., grantors, and JOYCE PINNEY, the wife of THOMAS S. PINNEY SR., MERCEDES PINNEY, the wife of CLARENCE N. PINNEY and MYRA PINNEY, the wife of THOMAS S. PINNEY, JR., who are also grantors, for themselves and their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said Party of the Second Part, its successors and assigns, that at the time of the sealing and delivery of these presents they are well seized of the premises above

described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from allincumbrances whatever except municipal and county zoning ordinances, recorded easements, recorded building restrictions, and recorded mortgages and that the above bargained premises in the quiet and peaceful possession of said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND, except as to municipal and county zoning ordinances, recorded easements, recorded building restrictions and recorded mortgages.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 18th day of November A.D., 1964.

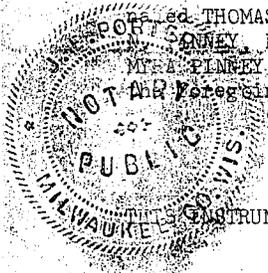
SIGNED AND SEALED IN PRESENCE OF:

J. E. Porter
J. E. Porter
Charlotte C. Porter

Thomas S. Pinney Sr. (SEAL)
THOMAS S. PINNEY SR.
Joyce Pinney (SEAL)
JOYCE PINNEY, WIFE OF THOMAS S. PINNEY SR.
Clarence N. Pinney (SEAL)
CLARENCE N. PINNEY
Mercedes Pinney (SEAL)
MERCEDES PINNEY, WIFE OF CLARENCE N. PINNEY
Thomas Pinney Jr. (SEAL)
THOMAS S. PINNEY JR.
Myra Pinney (SEAL)
MYRA PINNEY, WIFE OF THOMAS S. PINNEY JR.

STATE OF WISCONSIN)
COUNTY OF Door) SS

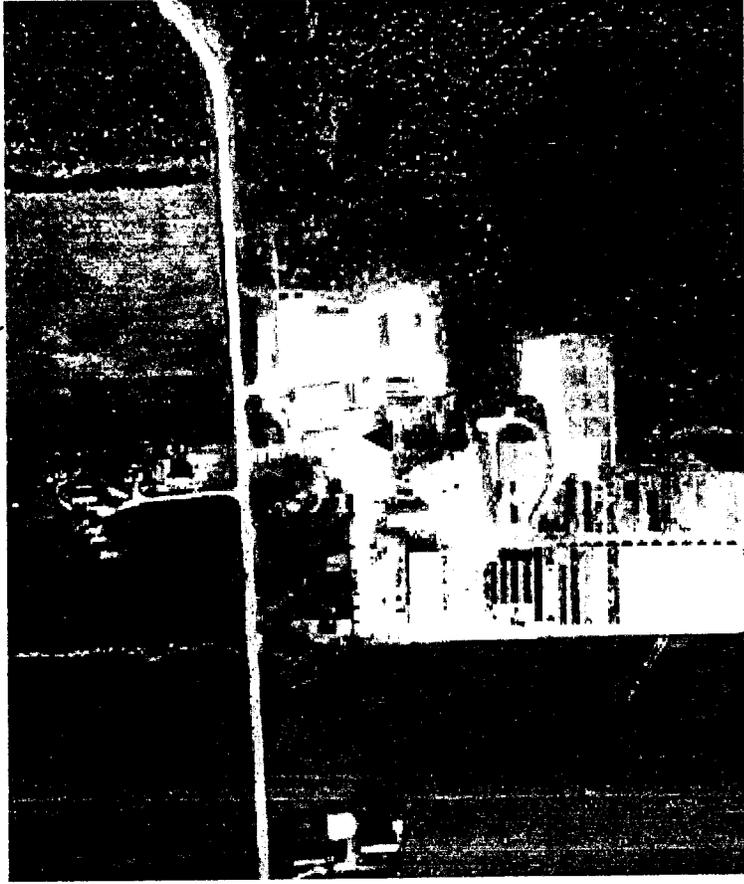
Personally came before me this 18th day of November A.D. 1964, the above named THOMAS S. PINNEY, SR., JOYCE PINNEY, the wife of Thomas S. Pinney Sr., CLARENCE N. PINNEY, MERCEDES PINNEY, wife of Clarence N. Pinney, THOMAS S. PINNEY JR., and MYRA PINNEY, wife of Thomas S. Pinney Jr., to me known to be the persons who executed the foregoing instrument and acknowledged the same.



J. E. Porter
NOTARY PUBLIC Milwaukee COUNTY WISC.
MY COMMISSION IS PERMANENT

INSTRUMENT WAS DRAFTED BY EMERY PORTER, atty. at law

Scale 1 : 4,498



▲ WTM coordinates: 733193, 488047

Parcel No. 024-02-11272612AR

37.42 A

5027 County TT

449/412, 159/33

NW 1/4 NE 1/4 Sec 11-27-26 Excluding (

Com NW Cor S261' N88 DE 273

47' N33, 22' N88 DE 61' N85 DE 113

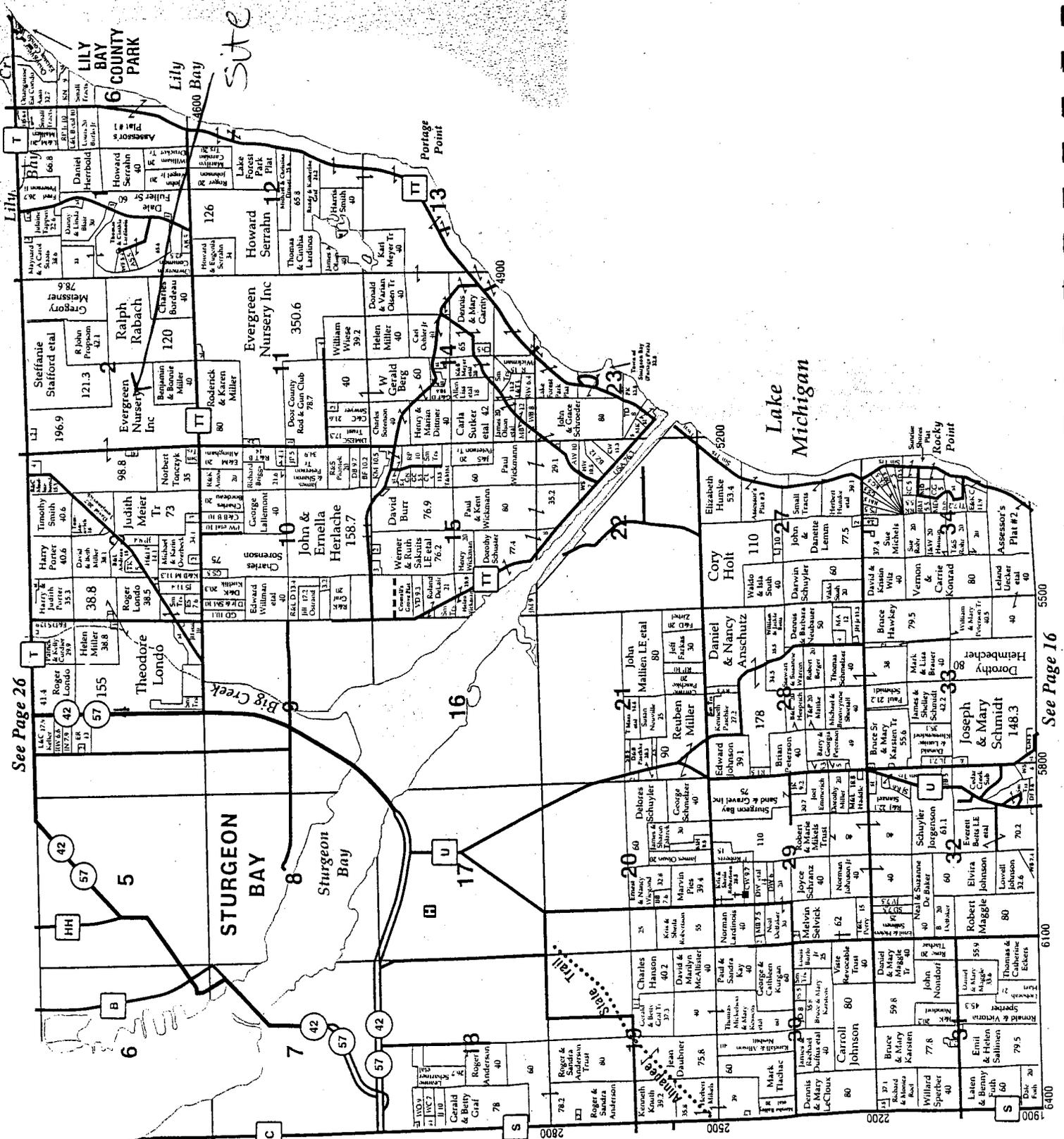
30' N03 DW 43' N86 DE 52' N03 DW

178.29' S88 DW 486.82' BG

Please read the documentation for more information.

8. Sturgeon Bay T.27N. - R.26-27E.

©2002 cloud cartographics, inc. st. cloud, mn 56301



See Page 26

See Page 20

See Page 16

6100

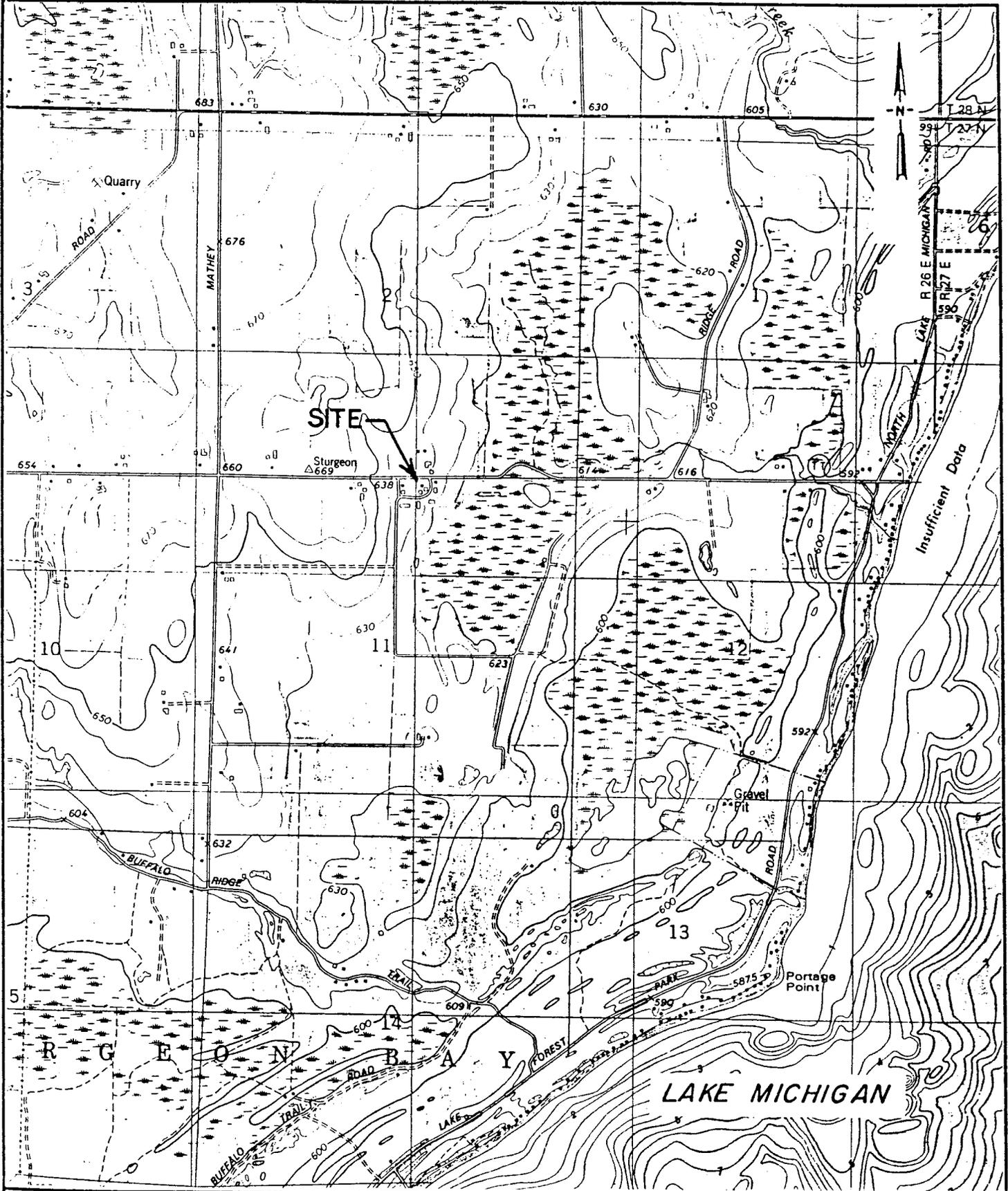
6400

5500

5800

6100

6400



STS Consultants Ltd.
Consulting Engineers

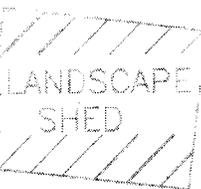
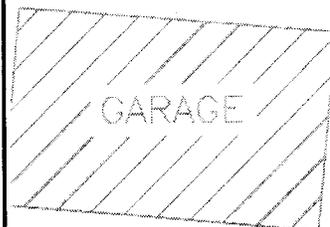
PROJECT/CLIENT

SITE LOCATION DIAGRAM
EVERGREEN NURSERY
STURGEON BAY, WISCONSIN

DRAWN BY	K. J. C.	4/29/92
CHECKED BY		
APPROVED BY	M. J. C.	
SCALE	FIGURE NO.	
1" = 2000'	1	
STS DRAWING NO.		18918W



SCALE IN FEET



183' TO
CENT. LINE
OF HWY 477

MW-4

APPROXIMATE LIMIT
OF EXCAVATION

APPROXIMATE LOCATION OF
FORMER PUMP ISLAND

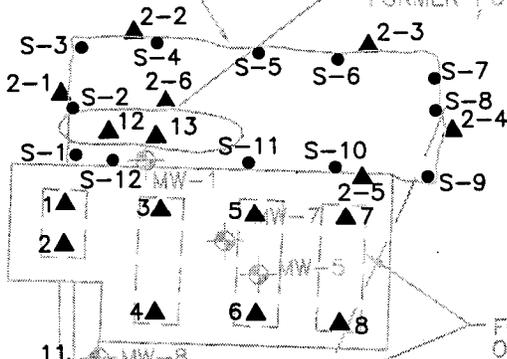
GARAGE

LANDSCAPE
SHED

628

LEGEND

- FENCE
- BUILDINGS
- POWER POLE
- 630 GROUND SURFACE CONTOUR
- MONITORING WELL
- SOIL BORING
- 1 ANALYTICAL SOIL SAMPLE LOCATION
- S-1 PID SOIL SAMPLE LOCATION



FORMER LOCATION
OF UST'S



FORMER LOCATION
OF UST'S



BARN



WASTE OIL
TANK

MW-3

MW-2

MW-6

X:\PROJECTS\18918W\18918W-002.DWG, BX11, 11/20/2003 02:51:27 PM, mlieziva



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

EVERGREEN NURSERY
STURGEON BAY, WISCONSIN

SOIL SAMPLE LOCATION DIAGRAM

DESIGNED BY	M.W.M.	7-30-03
DRAWN BY	J.R.L.	7-30-03
APPROVED BY	M.J.C.	7-30-03
CADFILE	SCALE 1"=30'	
STS PROJECT NO.	FIGURE NO.	
18918WA	2	

Table 3
Summary of Laboratory Analyses of Groundwater Samples
Evergreen Nursery
Sturgeon Bay, Wisconsin

Date Sampled	Well ID	Benzene (ug/l)	Ethylbenzene (ug/l)	Toluene (ug/l)	Total Xylene (ug/l)	MTBE (ug/l)	Total Trimethylbenzenes (ug/l)	Naphthalene (ug/l)
11/30/90	MW-1	67.5	28.9	138	1895	NA	NA	NA
05/31/91		690	531	3370	3890	<50	717	294
12/05/91		NA	NA	NA	NA	NA	NA	NA
12/16/92		241	<250	598	1433	<500	487	<250
6/23/95 @		516	530	1180	3750	<500	2411	623
09/28/95		246	507	<500	2573	<500	1229	427
01/03/96		171	283	93.8	1671	<40	728	222
04/26/96		22	12	5.4	92	<14	39	16
07/29/96		150	123	110	689	<27	254	85
10/15/96		574	484	593	2958	<92	607	229
01/20/97		145	181	92	1163	<9.2	588	138
04/23/97 #		231	258	200	1820	33 J	980	167 J
08/01/97		190	130	210	990	<10.5	324	82
10/28/97		480	570	560	3500	<11	1270	340
01/20/98		310	370	340	2100	<11	770	200
04/28/98		86.2	94.3	84.5	778	<50	463	124
01/25/99		133	409	102	2251	<100	1373	401
07/22/99		375	449	532	3160	<46	1897	920
04/06/00		235	369	479	2770	<46	1534	1010
10/06/00		217	320	434	1960	<92	635	308
06/05/01		63	98	72	547	<1.8	284	84
01/22/02		360	650	450	3800	<9.2	1330	380
05/09/02		63	84	35	550	<4.9	176	47
09/03/02		280	460	190	2640	<4.3	880	230
<hr/>								
11/30/90	MW-2	3.8	1.3	0.9	3.5	<2	NA	NA
05/31/91		10.5	4.9	<0.5	10.1	<2	13.3	2.7
12/05/91		0.4	<1	<0.5	<2	<2	1.8	<1
12/16/92		0.4	<1	<0.5	<2	<5	<2	<1
09/30/93		<1	<1	<1	<3	<5	<2	<1
01/13/94		11	<1	1.8	38	<2	14.9	2.7
04/28/94		<0.5	<1	<2	<2	<2	<2	<1
08/11/94		<0.5	<1	<2	<2	<2	<2	<1
3/22/95 @		<0.5	<1	<2	2.46	<2	4.7	1.11
06/23/95		<0.5	<1	<2	<2	<2	<2	<1
09/28/95		0.88	1.11	<2	3.72	<2	<2	<1
01/03/96		15.3	<1	2.9	52.4	<2	20.9	5.9
04/26/96		2.16	0.9	1.0	3.11	<0.73	4.2	<0.54
07/29/96		0.9	<0.6	<0.6	<1.7	<2.7	<2.6	<1
10/15/96		6.5	0.6	1.4	17.4	<0.9	7.9	1.4
01/20/97		<0.5	<0.6	<0.6	<2.2	<0.92	<2.6	<1
04/23/97 #		1.1	<0.68	<1.5	<1.8	<0.21	<1.86	<1
08/01/97		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	<1
10/28/97		5.6	1.8	1.6	24	<0.21	19	1.8 J
01/20/98		0.41 J	<0.68	<1.5	<1.8	<0.21	<1.86	<1
04/28/98		5.69	<1	1.32	5.11	<1	2.2	<1
01/25/99		<0.5	<1	<1	<2	<1	<2	<1
07/22/99		<0.5	<0.6	<0.6	<2.2	<0.92	<2.6	<2.8
04/06/00		<0.5	<0.6	<0.6	<1.7	<0.92	<2.6	<2.8
10/06/00		3.7	<0.6	<0.6	7.8	<0.92	<2.6	4.4
06/05/01		2.5	1.1	1.6	4.8	<0.091	2.2	<0.4
01/22/02		13	<0.22	<0.41	10	<0.46	1.1	4.7
05/09/02		3.2	1.1	1.1	3.8	<0.49	2	<1.4
09/03/02		<0.45	<0.82	<0.68	<2.47	<0.43	<1.86	<0.89
NR 140 ES *		5	700	1,000	10,000	60	480	40
NR 140 PAL *		0.5	140	200	1,000	12	96	8

Table 3
Summary of Laboratory Analyses of Groundwater Samples
Evergreen Nursery
Sturgeon Bay, Wisconsin

Date Sampled	Well ID	Benzene (ug/l)	Ethylbenzene (ug/l)	Toluene (ug/l)	Total Xylene (ug/l)	MTBE (ug/l)	Total Trimethyl-benzenes (ug/l)	Naphthalene (ug/l)
11/30/90	MW-3	<0.2	<1	<0.5	<2	<2	NA	NA
05/31/91		<0.2	<1	<0.5	<2	<2	<2	<1
12/05/91		<0.2	<1	<0.5	<2	<2	<2	<1
12/16/92		<0.2	1.1	<0.5	<2	<5	<2	4.5
09/30/93		<1	<1	<1	<3	<5	<2	<1
01/13/94		<1	<1	<1	<3	<2	<2	1.8
04/28/94		<0.5	<1	<2	<2	<2	<2	<1
08/11/94		<0.5	1.2	<2	<2	<2	1.1	3.1
3/22/95 @		<0.5	<1	<2	<2	<2	<2	5.0
06/23/95		<0.5	<1	<2	<2	<2	<2	3.5
09/28/95		0.55	1.04	<2	<2	<2	<2	2.6
01/03/96		<0.5	<1	<2	<2	<2	<2	2.6
04/26/96		<0.19	<0.19	<0.11	<0.57	<0.73	<0.81	<0.54
04/23/97 #		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	<1
08/01/97		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	<1
10/28/97		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	2.7 J
01/20/98		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	3.2 J
04/28/98		<0.5	<1	<1	<2	<1	<2	<1
01/25/99		<0.5	<1	<1	<2	<1	<2	<1
07/22/99		<0.5	<0.6	<0.6	<2.2	<0.92	<2.6	<2.8
04/06/00		<0.5	<0.6	<0.6	<1.7	<0.92	<2.6	7.7
10/06/00		<0.5	<0.6	<0.6	<1.7	<0.92	<2.6	<2.8
06/05/01		<0.21	<0.23	<0.22	0.9	<0.091	2.0	1.8
01/22/02		<0.21	<0.22	<0.41	<0.69	<0.46	<0.60	<0.69
<hr/>								
12/05/91	MW-4	<0.2	<1	<0.5	<2	<2	<2	<1
12/16/92		<0.2	<1	<0.5	<2	<2	<2	<1
09/30/93		<1	<1	<1	<3	<5	<2	<1
01/13/94		<1	<1	<1	<3	<5	<2	<1
04/28/94		<0.5	<1	<2	<2	<2	<2	<1
08/11/94		<0.5	<1	<2	<2	<2	<2	<1
03/22/95 @		<0.5	<1	<2	<2	<2	<2	<1
06/23/95		<0.5	<1	<2	<2	<2	<2	<1
09/28/95		<0.5	<1	<2	<2	<2	<2	<1
01/03/96		<0.5	<1	<2	<2	<2	<2	1.2
04/26/96		<0.19	<0.19	<0.11	<0.57	<0.73	<0.81	<0.54
04/23/97 #		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	<1
08/01/97		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	<1
04/28/98		<0.5	<1	<1	<2	<1	<2	<1
01/28/98		<0.5	<1	<1	<2	<1	<2	<1
07/22/99		<0.5	<0.6	<0.6	<2.2	<0.92	<2.6	<2.8
04/06/00		<0.5	<0.6	<0.6	<2.2	<0.92	<2.6	<2.8
10/06/00		<0.5	<0.6	<0.6	<1.7	<0.92	<2.6	<2.8
06/05/01		<0.21	<0.23	<0.22	<0.44	<0.091	<0.44	<0.4
01/22/02		<0.21	<0.22	<0.41	<0.69	<0.46	<0.60	<0.69
NR 140 ES *		5	700	1,000	10,000	60	480	40
NR 140 PAL *		0.5	140	200	1,000	12	96	8

Table 3
Summary of Laboratory Analyses of Groundwater Samples
Evergreen Nursery
Sturgeon Bay, Wisconsin

Date Sampled	Well ID	Benzene (ug/l)	Ethylbenzene (ug/l)	Toluene (ug/l)	Total Xylene (ug/l)	MTBE (ug/l)	Total Trimethylbenzenes (ug/l)	Naphthalene (ug/l)
12/05/91	MW-5	229	65.9	608	1897	<50	400	60.2
12/16/92		569	254	408	2280	<100	622	168
09/30/93		56	960	280	7200	<250	90600	69000
05/11/94		681	274	374	5030	<200	1538	285
06/23/95 @		183	339	229	3231	<200	1163	310
09/28/95		71.3	204	<200	1876	<200	1281	375
01/03/96		88.4	609	<200	4900	<200	6890	5120
04/26/96		336	281	66.1	2080	<122	1484	271
07/29/96		442	249	50	1370	<135	684	172
10/15/96		181	155	8.2	1186	<9.2	528	168
01/20/97		220	185	14	934	<6.6	824	150
04/23/97 #		600	240	70	930	<4.2	760	150
08/01/97		150	150	<30	1000	<4.2	650	150
10/28/97		290	220	41	1400	<4.2	840	170
01/20/98		330	150	<75	1100	<11	670	190
01/25/99		299	124	<50	1002	<50	831	247
07/22/99		239	204	28	1012	<9.2	728	239
04/06/00		503	394	974	23400	<46	1168	649
10/06/00		138	247	161	1350	<92	487	<280
06/05/01		129	354	82	1980	<1.8	901	231
01/22/02	Well contained Approx. 0.1 feet of free product							
05/09/02		120	260	49	1400	<25	740	140
09/03/02		3.4	130	6.8	670	1.6	390	87
12/05/91	MW-6	6.3	<1	<0.5	<2	<2	<2	1.9
12/16/92		<0.2	<1	<0.5	<2	<2	<2	5.1
09/30/93		<1	<1	<1	<3	<5	<2	<1
01/13/94		<1	<1	<1	<3	<5	<2	1.3
04/28/94		<0.5	<1	<2	<2	<2	<2	2.3
08/11/94		<0.5	<1	<2	<2	<2	<2	5.7
03/22/95 @		<0.5	<1	<2	<2	<2	<2	1.8
06/23/95		<0.5	<1	<2	<2	<2	<2	<1
09/28/95		<0.5	<1	<2	<2	<2	<2	2.0
01/03/96		<0.5	<1	<2	<2	<2	<2	2.5
04/26/96		<0.19	<0.19	<0.11	<0.57	<0.73	<0.81	<0.54
04/23/97 #		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	<1
08/01/97		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	<1
10/28/97		<0.21	<0.68	<1.5	<1.8	<0.21	<1.86	<1
04/28/98		<0.5	<1	<1	<2	<1	<2	<1
01/25/99		<0.5	<1	<1	<2	<1	<2	<1
07/22/99		<0.5	<0.6	<0.6	<2.2	<0.92	<2.6	<2.8
04/06/00		<0.5	<0.6	<0.6	<1.7	<0.92	<2.6	<2.8
10/06/00		<0.5	<0.6	<0.6	<1.7	<0.92	<2.6	<2.8
06/05/01		<0.21	<0.23	<0.22	<0.44	<0.091	<0.44	<0.4
01/22/02	Not enough water in well to sample							
12/29/92	PW-1	<0.2	<1	<0.5	<2	<1	<2	<1
NR 140 ES *		5	700	1,000	10,000	60	480	40
NR 140 PAL *		0.5	140	200	1,000	12	96	8

Notes: NA = Not Analyzed

@ = Activated Soil And Groundwater Remediation System On 03/22/95

= Shut Off Remediation System on 4/23/97

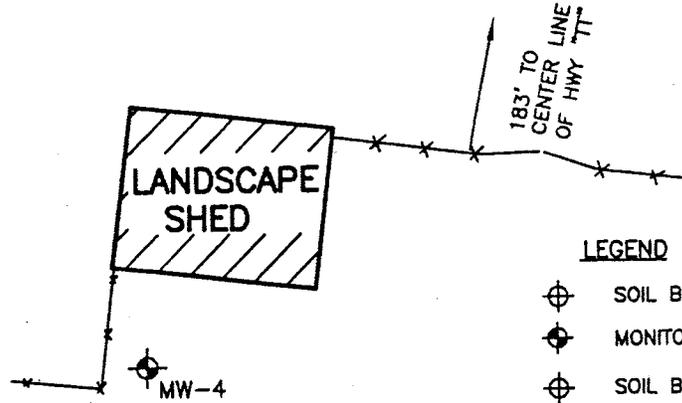
< 1 = Less Than The Laboratory Method Detection Limit

* = NR 140, Wisconsin Administrative Code

J = Analyte detected between Limit of Detection and Limit of Quantitation

PW-1 = Private well located at 5031 County Trunk TT, Sturgeon Bay, WI

231 = NR 140 Wisconsin Administrative Code, Enforcement Standard exceedence

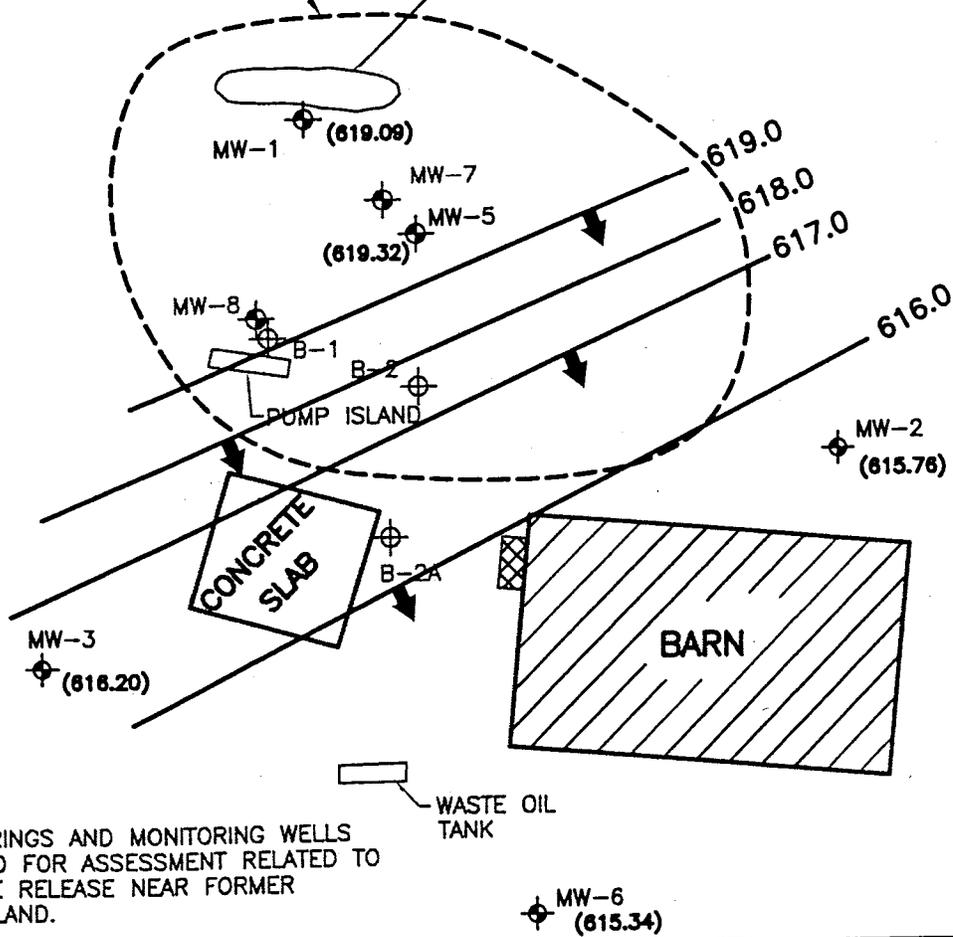


LEGEND

- SOIL BORING *
- MONITORING WELL *
- SOIL BORING
- MONITORING WELL
- 617.0 — GROUNDWATER CONTOUR
- (620.85) GROUNDWATER ELEVATION
- ← APPROX. GROUNDWATER FLOW DIRECTION

APPROXIMATE EXTENT OF GROUNDWATER IMPACT

APPROXIMATE LOCATION OF FORMER PUMP ISLAND



* SOIL BORINGS AND MONITORING WELLS
ADVANCED FOR ASSESSMENT RELATED TO
SEPARATE RELEASE NEAR FORMER
PUMP ISLAND.

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STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

EVERGREEN NURSERY
STURGEON BAY, WISCONSIN
GROUNDWATER CONTOUR MAP (9-3-02)
AND APPROXIMATE EXTENT OF
GROUNDWATER IMPACTS

DRAWN BY	DJM	11-20-03
CHECKED BY	M.J.C.	11-20-03
APPROVED BY		
SCALE 1" = 30'	FIGURE NO. 3	
STS DRAWING NO.		18918

Table 2
Monitoring Well Data Summary Sheet
Evergreen Nursery
Sturgeon Bay, Wisconsin

Well ID	TPVC Elev.	Top of Screen Elev.	Ground Surface Elev.	Date	Depth To Water	Ground Water Elev.	Dissolved Oxygen (mg/l)	Sulfate (mg/l)	Iron (mg/l)	ORP* (Mv)	Ph	Cond. (umhos/cm)	Temp. C.	Color	Petroleum Odor	Turbid	Gallons Purged
MW-1	628.83	619.70	629.3	08/01/97	9.80	619.03	3.0	8.6	7.0	-20.2	6.04	785	13.3	Clear	Sheen	Low	10
				10/28/97	10.03	618.80	<1.0	0.8	6.0	-33.0	6.80	837	8.2	Clear	Sheen	Low	2.5/Dry 3x
				01/20/98	11.90	616.93	<1.0	1.8	10.0	-25.0	6.72	820	4.5	Clear	Moderate	Low	2
				04/28/98	3.28	625.55	6.0	18.2	4.0	-34.3	6.85	380	8.1	Clear	Moderate	Low	4.5/Dry 2x
				07/22/99	8.34	620.49	<1	<0.26	8	28.3	5.99	735	17.5	Clear	0.02' Prod.	Low	4/Dry 2x
				04/06/00	9.07	619.76	<1	5.4	10+	---	---	---	---	Clear	Sheen	Low	2/Dry 2x
				10/06/00	9.96	618.87	<1	<0.38	2	16	6.11	860	12.3	Clear	Strong	Low	2/Dry 2x
				06/05/01	3.47	625.36	<1	25	3	30.7	6.62	725	9	Clear	Strong	Low	2.5/Dry 2x
				01/22/02	10.14	618.69	---	9.5	---	---	---	---	---	Lt. Br.	Strong	Low	2/Dry 2x
				05/09/02	4.65	624.18	<1	13	7.0	-1.4	6.7	834.0	8.6	Lt. Br.	Strong	Low	3/Dry 2x
09/03/02	9.74	619.09	<1	<7	10+	---	6.5	933.0	15.0	Lt. Br.	Slight	Low	1/Dry 2x				
MW-2	630.89	615.50	628.9	08/01/97	14.85	616.04	8.0	25	0.0	-12.1	6.73	592	12.4	Clear	None	Low	10
				10/28/97	15.70	615.19	6.0	19	0.0	-50.4	7.24	640	8.1	Clear	None	Low	10
				01/20/98	16.74	614.15	3.0	16	0.1	-43.1	7.12	590	5.1	Clear	None	Low	5
				04/28/98	10.98	619.91	8.0	24.9	0.1	-51.2	7.25	440	8.0	Clear	None	Low	10
				07/22/99	13.02	617.87	5	33	5	-11	6.63	760	14.4	Clear	None	Low	6/Dry 2x
				04/06/00	14.82	616.07	3	49	0	---	---	---	---	Clear	None	Low	5/Dry 2x
				10/06/00	15.64	615.25	2	25	0	11.7	6.18	700	11.8	Clear	None	Low	6/Dry 2x
				06/05/01	11.13	619.76	4	40	<0.1	17.1	6.86	700	8	Clear	Slight	Low	15
				01/22/02	16.40	614.49	2	25	<0.1	6.63	871	871	8.9	Clear	None	Low	5/Dry 2x
				05/09/02	11.40	619.49	4	23	<0.1	-15.6	6.98	959	7.9	Clear	None	Low	15
09/03/02	15.13	615.76	2	32	0	---	6.76	1026	13.6	Clear	None	Low	5/Dry 2x				
MW-3	630.37	613.90	628.3	08/01/97	14.76	615.61	3.0	120.0	10.0	18.8	5.89	1124	13.3	Clear	None	Low	2
				10/28/97	14.72	615.65	1.0	120.0	10.0+	-25.3	6.64	1074	7.6	Clear	None	Low	3.5/Dry 2x
				01/20/98	15.94	614.43	6.0	150.0	10.0+	-27.5	6.77	1090	5.1	Clear	None	Low	3.5
				04/28/98	9.74	620.63	3.0	86.4	7.0	-24.2	6.61	650	8.0	Clear	None	Low	3.5/Dry 2x
				07/22/99	12.95	617.42	<1	153	10	11.7	6.30	1130	13.4	Clear	None	Low	4/Dry 2x
				04/06/00	14.22	616.15	<1	171	2	---	---	---	---	Clear	None	Low	3/Dry 2x
				10/06/00	14.38	615.99	<1	190	<0.1	22.6	5.99	1020	11	Clear	None	Low	3/Dry 2x
				06/05/01	10.03	620.34	1.0	111	1	35.2	6.54	850	7.6	Clear	Slight	Low	5/Dry 2x
				01/22/02	14.88	615.49	1.0	140	0.1	---	6.51	1144	8.5	Clear	None	Low	3/Dry 2x
				05/09/02	9.99	620.38	---	---	---	---	---	---	---	---	---	---	---
09/03/02	14.17	616.20	---	---	---	---	---	---	---	---	---	---	---	---	---	---	

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Table 2
Monitoring Well Data Summary Sheet
Evergreen Nursery
Sturgeon Bay, Wisconsin

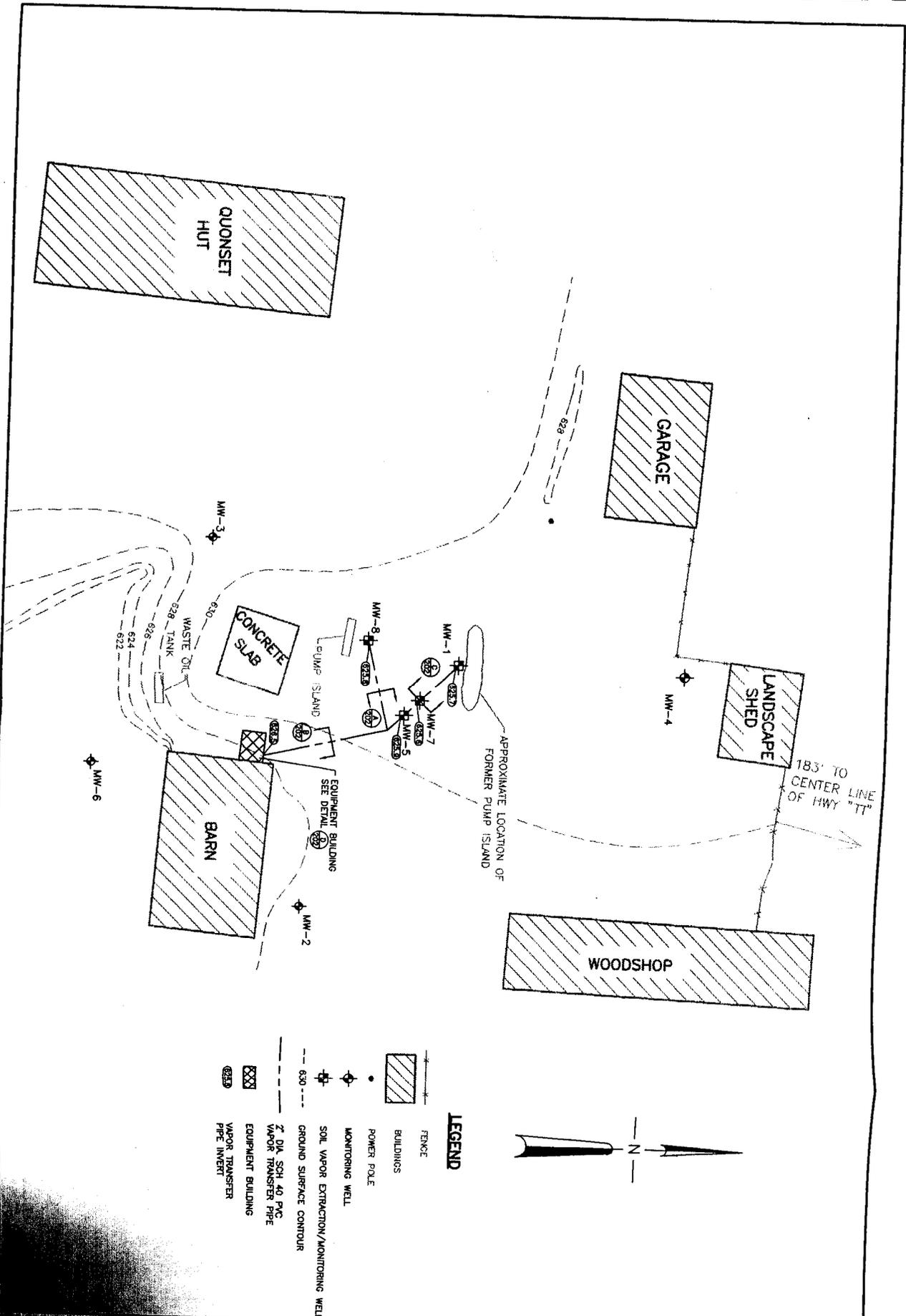
Well ID	TPVC Elev.	Top of Screen Elev.	Ground Surface Elev.	Date	Depth To Water	Ground Water Elev.	Dissolved Oxygen (mg/l)	Sulfate (mg/l)	Iron (mg/l)	ORP* (Mv)	Ph	Cond. (umhos/cm)	Temp. C.	Color	Petroleum Odor	Turbid	Gallons Purged				
MW-4	629.95	Open Hole	630.2	08/01/97	14.31	615.64	4.0	19.0	8.0	-40.5	6.60	582	13.8	Clear	None	Low	1				
				10/28/97	14.09	615.86	4.0	-	-	-	-	-	-	-	-	Clear	None	Low	1/Dry2x		
				01/20/98	14.02	615.93	6.0**	-	-	-	-	-	-	-	-	-	Clear	None	Low	1/Dry2x	
				04/28/98	2.52	627.43	6.0	16.3	0.0	-40.3	7.00	8.3	370	17.3	8.3	Clear	None	Low	20		
				07/22/99	13.26	616.69	8	24	0.4	8.4	6.34	17.3	720	---	---	---	Clear	None	Low	1/Dry2x	
				04/06/00	12.55	617.40	10	12	0.1	---	---	---	---	---	---	---	Clear	None	Low	1/Dry2x	
				10/06/00	13.92	616.03	---	15	0.4	-2.3	6.23	11.9	610	---	---	---	Clear	None	Low	1/Dry2x	
				06/05/01	3.11	626.84	5	18	<0.1	17.2	6.92	9.1	550	---	---	---	Clear	None	Low	25	
				01/22/02	13.39	616.56	---	11	---	---	---	---	---	Rd. Br.	---	---	Rd. Br.	---	---	---	1/Dry2x
				05/09/02	4.48	625.47	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
09/03/02	13.73	616.22	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---				
MW-5	628.56	618.80	629.2	08/01/97	10.09	618.47	3.0	23.0	3.0	-18.9	6.05	949	16.5	Clear	Moderate	Low	10				
				10/28/97	10.47	618.09	1.0	0.9	10.0+	-33.5	6.80	8.2	1080	---	---	Clear	Moderate	Low	15/Dry3x		
				01/20/98	12.33	616.23	1.0	24.0	6.0	-30.8	6.81	5.7	1020	---	---	Clear	Sheen	Low	6		
				04/28/98	6.26	622.30	<1.0	---	10.0	-30.8	6.83	8.4	360	---	---	Clear	Sheen	Low	15/Dry2x		
				07/22/99	8.83	619.73	<1	12	10	21.5	6.12	16.3	1040	---	---	Clear	Moderate	Low	10		
				04/06/00	9.55	619.01	<1	<1.9	10+	---	---	---	---	---	---	---	Clear	Strong	Low	6/Dry2x	
				10/06/00	9.86	618.70	<1	18	3	14.2	6.12	11.3	820	---	---	Clear	Strong	Low	5		
				06/05/01	6.93	621.63	<1	93	3	20.6	6.81	8	835	---	---	Clear	Strong	Low	7.5		
				01/22/02	Well contained 0.12' feet of free product																
				05/09/02	7.30	621.26	1.0	53	4	-12.5	6.92	8.6	837	---	---	---	Lt. Br.	Sheen	Low	8/Dry2x	
09/03/02	9.24	619.32	<1	14	1	---	7.08	15.9	187	---	---	---	Lt. Br.	Strong	Low	5/Dry					

Table 2
Monitoring Well Data Summary Sheet
Evergreen Nursery
Sturgeon Bay, Wisconsin

Well ID	TPVC Elev.	Top of Screen Elev.	Ground Surface Elev.	Date	Depth To Water	Ground Water Elev.	Dissolved Oxygen (mg/l)	Sulfate (mg/l)	Iron (mg/l)	ORP* (Mv)	Ph	Cond. (umhos/cm)	Temp. C.	Color	Petroleum Odor	Turbid	Gallons Purged	
MW-6	621.67	Open Hole	622.5	08/01/97	6.75	614.92	10.0	33.0	0.8	3.2	6.33	810	14.6	Clear	None	Low	2	
				10/28/97	7.12	614.55	8.0	27.0	0.0	-43.1	7.13	785	8.3	Clear	None	Low	1/Dry2x	
				01/20/98	7.54	614.13	-	-	-	-	-	-	-	-	-	-	-	-
				04/28/98	2.53	619.14	5.0	78.6	0.1	-29.2	6.75	590	8.7	Clear	None	Low	20	
				07/22/99	4.84	616.83	3	41	0.3	-12.3	6.61	845	15.6	Clear	None	Low	10	
				04/06/00	6.24	615.43	<1	52	<1	---	---	---	---	Clear	None	Low	5/Dry2x	
				10/06/00	6.76	614.91	1	32	0.2	13.7	6.14	670	11.4	Clear	None	Low	1/Dry2x	
				06/05/01	2.43	619.24	3	43	0.1	21.8	6.77	690	8.8	Clear	None	Low	20	
				01/22/02	7.56	614.11	---	---	---	---	---	---	---	---	Very little water in well	---	---	---
				05/09/02	2.30	619.37	---	---	---	---	---	---	---	---	---	---	---	---
				09/03/02	6.33	615.34	---	---	---	---	---	---	---	---	---	---	---	---

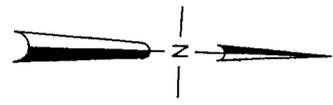
Notes:

- Not Recorded
- All elevations are recorded in feet
- * Oxidation Reduction Potential
- ** Very little recharge of well



LEGEND

- FENCE
- ▨ BUILDINGS
- POWER POLE
- ⊕ MONITORING WELL
- ⊕ SOIL VAPOR EXTRACTION/MONITORING WELL
- - - 630 - - - GROUND SURFACE CONTOUR
- ⊕ 2" DIA. SCH 40 PVC VAPOR TRANSFER PIPE
- ⊕ EQUIPMENT BUILDING
- ⊕ VAPOR TRANSFER PIPE INVERT



EVERGREEN NURSERY
 STURGEON BAY, WI.
 RECORD DRAWING
 REMEDIATION SYSTEM LAYOUT

DRAWN BY	J.R.L.	DATE	3-29-95
CHECKED BY	M.W.M.	DATE	3-29-95
APPROVED BY		DATE	
CADFILE	C:\JRL\18918W\918W201R.DWG		



STATEMENT OF AFFECTED PROPERTY LEGAL DESCRIPTIONS

As required by s.NR 726.05(3)f of the Wisconsin Administrative Code, Evergreen Nursery Company, Inc. is 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 for the Evergreen Nursery site has been provided to the Wisconsin Department of Natural Resources.

Ronald R. Amos
Signature

12-22-03
Date

Ronald R. Amos
Name

President
Title

Evergreen Nursery Co., Inc
Company