

GIS REGISTRY INFORMATION

SITE NAME:	MOBIL ONE-STOP		
BRRTS #:	02-36-182657	FID # (if appropriate):	
COMMERCE # (if appropriate):			
CLOSURE DATE:	08/20/2004		
STREET ADDRESS:	620 WATER STREET		
CITY:	MANITOWOC		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	707193	Y= 405588
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.	NA		
GW: Table of water level elevations, with sampling dates, and free product noted if present	NA		
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 920-492-5916
FAX 920-492-5859
TTY 920-492-5912

August 20, 2004

Fred Kelm
Riiser Energy
709 South 20th Avenue
PO Box 239
Wausau, WI 54402-0239

Subject: Conditional Case Closure
Mobile One Stop Gas Station 620 Water Street,
Manitowoc, Wisconsin
WDNR BRRTS # 02-36-182657

Dear Mr. Kelm:

On August 10, 2004, the Northeast Region (NER) Closure Committee reviewed your our request for closure for the case described above. The NER 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 NER Closure Committee has determined that the case has been addressed to the extent practicable under site conditions.

Your case was reviewed in accordance with s. NR 726.05, Wis. Adm. Code and 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>]

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 920-492-5865.

Sincerely,

Annette Weissbach
Hydrogeologist
Remediation & Redevelopment Program

e-cc: Vasanta Kalluri – STS Consultants

893852

Document Number

STATE BAR OF WISCONSIN FORM 1
WARRANTY DEED



Vol 1596 PG 133

This Deed, made between Schroeder Oil, Inc. a/k/a
Schroeder Oil & Excavating, Inc., a Wisconsin
corporation

Grantor,
and DJH Enterprises LLC, a Wisconsin limited
liability company

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Manitowoc County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):
Lots Numbered Six (6), Seven (7) and Eight (8) of Block Numbered Sixty-three (63) in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof, known as the Original Plat of said City of Manitowoc, EXCEPTING the South Fifty (50) feet of said Lot Numbered Eight (8) and also EXCEPTING the West Thirty-five (35) feet of all said Lots.

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
20 DEC 2001 3:25:40 PM

Recording Area

Name and Return Address

Matthew D. Rowe, Esq.
Ruder, Ware & Michler, A Limited
Liability S.C.
P.O. Box 8050
Wausau, WI 54402-8050

TRANSFER
\$ 150.00
FEF

52-000-063-070.00 W-7

Parcel Identification Number (PTN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, easements, restrictions, reservations, covenants and conditions of record, and real estate taxes in year of closing.

Dated this 7th day of December, 2001.

Schroeder Oil, Inc.

By: Ronald J. Martin, Secretary/Treasurer

AUTHENTICATION

Signature(s) Ronald J. Martin

authenticated this 7th day of December, 2001

Matthew D. Rowe
Matthew D. Rowe

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Matthew D. Rowe, Ruder, Ware & Michler,
A Limited Liability B.C., Wausau, WI
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ County.)

Personally came before me this _____ day of _____, _____ the above named

to me known to be the person _____ who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: _____.)

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

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1-2000

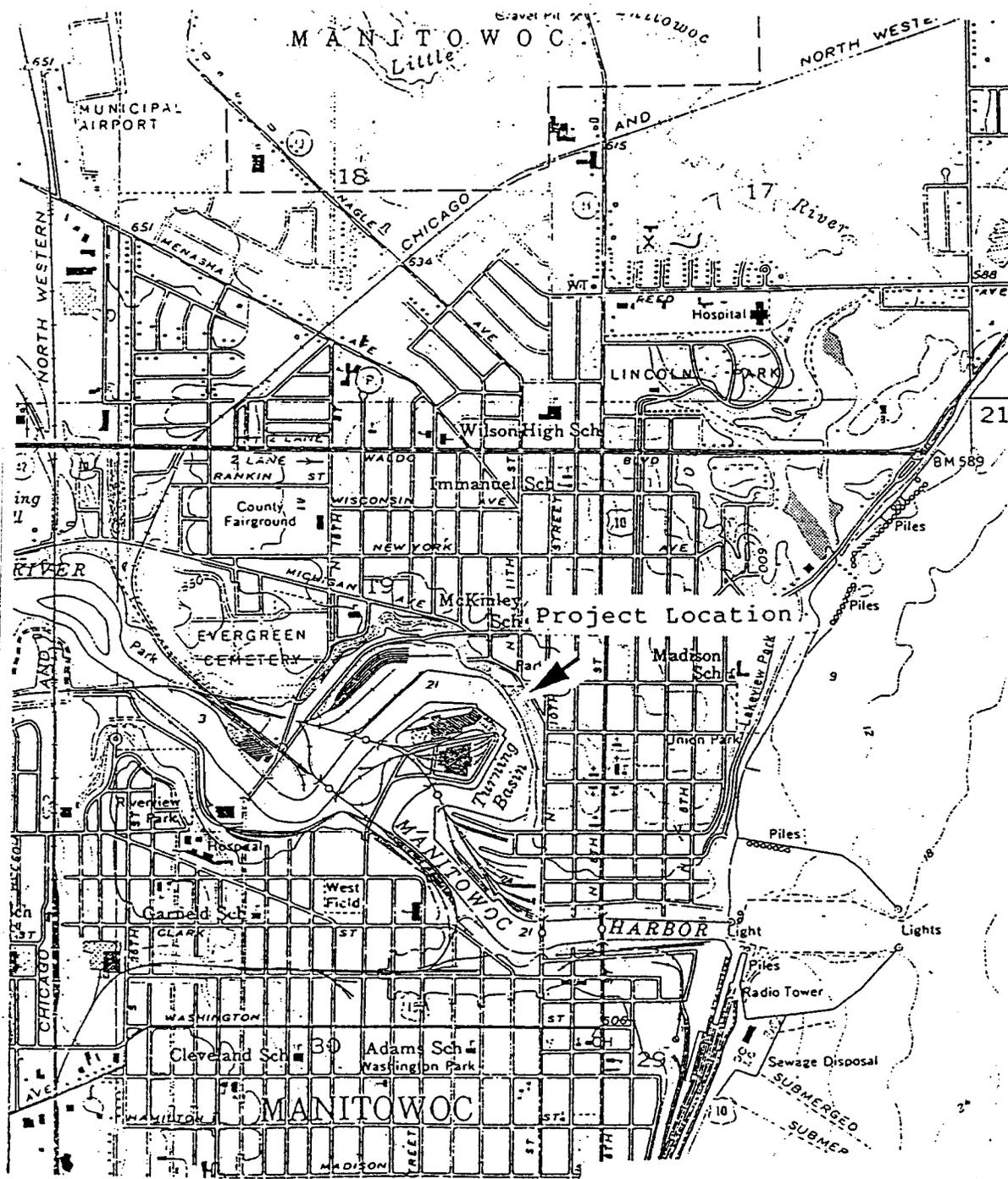
Ruder Ware & Michler 500 Third Street, Wausau WI 54402
Phone: 7158454336

Fax: 7158452718

Ruder, Ware & Michler, A Limit

Produced with ZipForm™ by RE FormNet, LLC 18025 Freen Mile Road, Clinton Township, Michigan 48035, (800) 263-0805

T5231851.ZFX



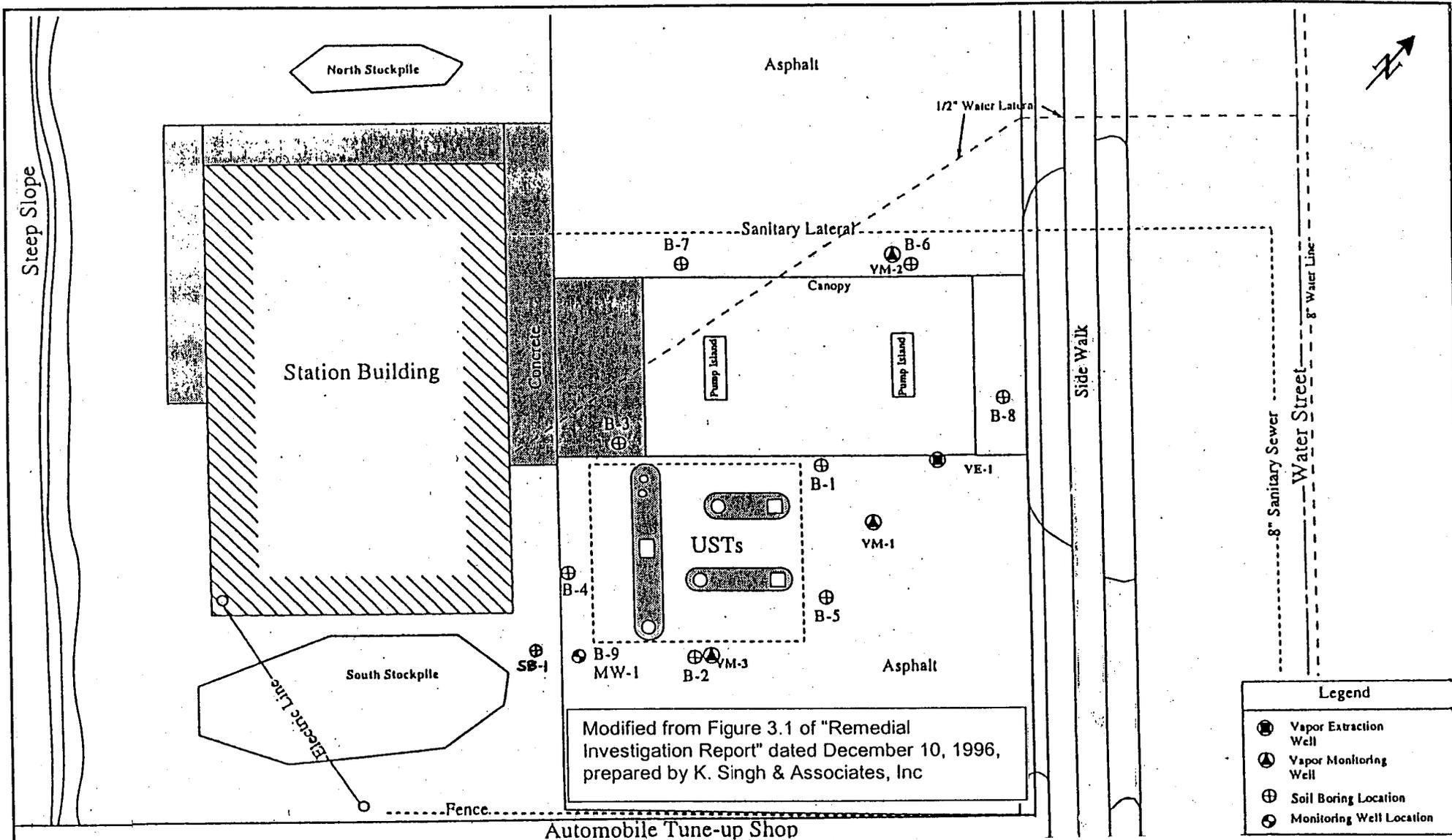
NOTE: MAP SOURCE SUPPLIED BY 1973 MANITOWOC, WISCONSIN QUADRANGLE.



STS Consultants Ltd.
Consulting Engineers

**SITE LOCATION MAP
MANITOWOC MOBIL
ONE-STOP GAS STATION
MANITOWOC, WISCONSIN**

DRAWN BY	JLC	9-8-01
CHECKED BY	VMK	9-8-01
APPROVED BY	VMK	9-8-01
CADFILE	SCALE	
426652XA001.dwg	1:24,000	
STS PROJECT NO.	FIGURE NO.	
26652XA	1	



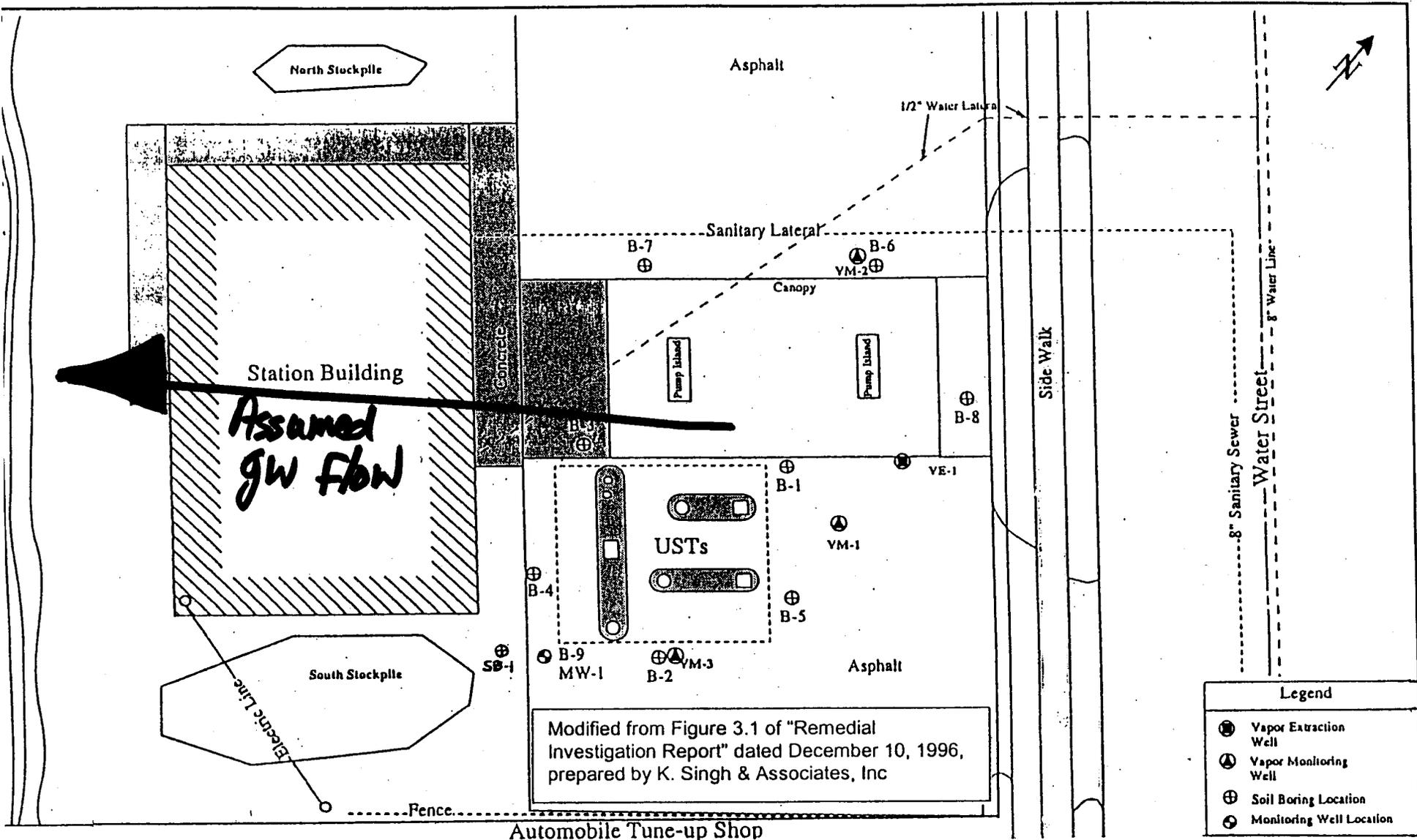
STS Consultants Ltd.
 Consulting Engineers
 1036 KEPLER Dr.
 Green Bay, WI 54311
 920.460.1876

SOIL BORING LOCATION MAP
 MOBIL ONE-STOP GAS STATION
 620 NORTH WATER STREET
 MANITOWOC, WISCONSIN

DESIGNED BY	V.M.K.	1-17-02
DRAWN BY	J.L.C.	1-17-02
APPROVED BY	V.M.K.	1-17-02
CADFILE	SCALE	
26652xa001.dwg	1"=30'	
STS PROJECT NO.	FIGURE NO.	
26652XA	1	

Table 2
Summary of Groundwater Quality Test Results

Sample No.	Date	Dissovled Lead	Benzene	Ethylbenzene	Toluene	Xylene, Total	Carbon Tetrachloride	Chloroform	1,2-Dibromo-3-Chloropropane	1,2-Dibromoethane	1,2-Dichloroethane	1,1-Dichloroethene	1,2-Dichloropropane	Methyl-t-butyl ether	Tetrachloroethene	1,1,2-Trichloroethane	Trichloroethene	Vinyl Chloride	GRO
		ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppm
MW-1	11/7/95	<1.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<5	<0.5	<0.5	66	<0.2	<0.05
	5/6/97	NT	<0.21	<0.68	<1.5	<1.78	<0.13	<0.095	<0.096	NT	<0.14	<0.13	<0.081	0.75	0.227*	<0.064	120	<0.045	NT
PAL		5	0.5	272	68.6	124	0.5	0.6	0.005	0.001	0.05	0.024	0.5	12	0.1	0.06	0.18	0.0015	N/A
ES		50	5	1360	343	620	5	6	0.05	0.01	5	7	5	60	1	0.6	5	0.2	N/A
		Note:	NT= Not Tested																
			* = Compound was noted to be between the limit of detection and limit of quantitation on the lab report.																



Legend	
⊕	Vapor Extraction Well
⊙	Vapor Monitoring Well
⊕	Soil Boring Location
⊙	Monitoring Well Location



SOIL BORING LOCATION MAP
MOBIL ONE-STOP GAS STATION
620 NORTH WATER STREET
MANITOWOC, WISCONSIN

DESIGNED BY	V.M.K.	1-17-02
DRAWN BY	J.L.C.	1-17-02
APPROVED BY	V.M.K.	1-17-02
CADFILE	SCALE	
26652xa001.dwg	1"=30'	
STS PROJECT NO.	FIGURE NO.	
26652XA	1	

