GIS REGISTRY INFORMATION

SITE NAME: Two Rivers Bulk Plant

BRRTS #: 02-36-222781 | **FID # (if appropriate):**

COMMERCE # (if appropriate): 54241-3700-38

CLOSURE DATE: 09/24/2002

STREET ADDRESS: **2338 Memorial Drive**

CITY: Two Rivers

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): **X=** 713488 **Y=** 410206

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

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

IF YES, STREET ADDRESS 1: No address - city land southeast of source property

GPS COORDINATES (meters in WTM91 projection): **X=** 713504 **Y=** 410154

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: [X] **Yes** [ ] **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)	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)	X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	X
Copy of (soil or land use) deed restriction(s) or deed notice ***if any required as a condition of closure***	X

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin
Department of Commerce

September 24, 2002

Mr. Bernie Nowicki
Quality State Oil Company, Inc.
2201 Calumet Drive
PO Box 848
Sheboygan, WI 53082-0848

RE: **Final Closure**

Commerce # 54241-3700-38 WDNR BRRTS # 02-36-222781
Two Rivers Bulk Plant, 2338 Memorial Drive, Two Rivers

Dear Mr. Nowicki:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

Robert H. Klauk, PG
Senior Hydrogeologist
Site Review Section

cc: Lynelle P. Caine – Northern Environmental
Case File

DOCUMENT NO. 643639

STATE BAR OF WISCONSIN FORM 1—1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD
VOL. 842 PAGE 199
1988 JUN 10 PM 3:39
MAR... ROBERT ... REGISTER OF DEEDS

This Deed, made between Gordon W. Petherick a/k/a Gordon Petherick, Grantor,

and Q.S.O. Acquisition Corp., Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Manitowoc County, State of Wisconsin:

~~REINHART, BOERNER, VAN DEUREN, NORRIS & RIESELBACH, S.C.~~
~~111 East Wisconsin Ave.~~
~~Suite 1800~~
~~Milwaukee, Wisconsin 53202~~
CHEN A. A. LAWTON 135.00 + 8 cd.

Tax Parcel No: 154-000-141-4

Tract Numbered One (1) of a Certified Survey in Lot Numbered Thirteen (13) of the Subdivision of the East One-half (E½) of the Southeast Quarter (SE¼) of Section Numbered Two (2), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, City of Two Rivers, as recorded in the office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 11 of Certified Survey Maps, on page 251, as Document No. 624496.

ALSO, an Easement over the North Twelve (12) feet of Tract 2 of a Certified Survey recorded in Volume 11 of Certified Survey Maps, on page 251, for ingress and egress for vehicles from Roosevelt Street to said Tract 1, as contained in Warranty Deed recorded in Volume 808 of Records, on page 153, as Document No. 631320.

TRANSFER 135.00 FEE

W-7

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Gordon W. Petherick a/k/a Gordon Petherick warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

see attached schedule

and will warrant and defend the same.

Dated this 3rd day of June, 19 88

(SEAL) (SEAL)
GORDON W. PETHERICK a/k/a GORDON PETHERICK
(SEAL) (SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of, 19

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

THIS INSTRUMENT WAS DRAFTED BY
CHASE, OLSEN, KLOET & Gunderson
By: Attorney Arthur J. Olsen

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

ACKNOWLEDGMENT

STATE OF WISCONSIN
Sheboygan County, } ss.

Personally came before me this 3rd day of June, 19 88 the above named Gordon W. Petherick a/k/a Gordon Petherick

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

ARTHUR J. OLSEN

Notary Public Sheboygan County, Wis.
My Commission is permanent. (If not, state expiration date: , 19)

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

INTEGRITY TITLE CO., INC.
602 NORTH SIXTH ST.
SHEBOYGAN, WI 53...
ATTN: JOHN N. ...

WARRANTY DEED 199 STATE BAR OF WISCONSIN FORM No. 1—1982 Wisconsin Legal Blank Co. Inc. Milwaukee, Wis.

JLH 06/07/88 9693r

200

ATTACHED SCHEDULE

B-4 Permitted Exceptions

Municipal and zoning ordinances, real estate taxes for 1988, and the following:

(a) Finding, determination and declaration by the State Highway Commission of Wisconsin establishing a certain controlled-access highway in Manitowoc County, Wisconsin, as recorded in Volume 283 of Deeds, on page 167, as Document No. 351405, on May 11, 1956, at 10:55 a.m. This document was subsequently re-recorded in Volume 287 of Deeds, on page 623, as Document No. 356452, on January 10, 1957, at 9:37 a.m.

(b) Terms, conditions, restrictions and reservations as contained in Quit Claim Deed from Mobil Oil Corporation to Gordon Petherick, as recorded in Volume 737 of Records, page 190, as Document No. 600727, on March 11, 1985, at 11:04 a.m.

(c) Terms, conditions, restrictions and reservations as contained in Deed from Chicago and North Western Transportation Company to Gordon W. Petherick, as recorded in Volume 746 of Records, on page 692, as Document No. 605482, on August 14, 1985, at 10:29 a.m.

(d) Terms, conditions, restrictions and reservations as contained in Quit Claim Deed from Chicago and North Western Transportation Company to Gordon W. Petherick, as recorded in Volume 789 of Records, on page 745, as Document No. 623567, on December 30, 1986, at 1:16 p.m.

(e) Terms, conditions, easements, restrictions and reservations as contained in Quit Claim Deed from Gordon Petherick a/k/a Gordon William Petherick to Donald V. Lesperance, as recorded in Volume 793 of Records, on page 94, as Document No. 625053, on February 5, 1987, at 2:24 p.m. Said Quit Claim Deed was subsequently re-recorded in Volume 808 of Records, on page 153, as Document No. 631320, on July 23, 1987, at 8:48 a.m.

(f) Holding Tank Agreement between City of Two Rivers and Gordon Petherick, as recorded in Volume 816 of Records, on page 360, as Document No. 623163, on October 1, 1987, at 2:35 p.m.

JLH 06/07/88 9693r

(g) Encroachment onto the property to the south by the building appurtenant to the subject property disclosed by survey L-8262 dated June 1, 1988 prepared by D & H Land Surveys.

(h) Leasehold interest in Ground Lease for advertising purposes between Grantee or assigns and Jim Wehausen, a/k/a JAG Outdoor Advertising for the period ending December 31, 1992.

(i) Encroachment onto the adjoining property by the billboards appurtenant to the subject property disclosed by survey L-8262 prepared by D & H Land Surveys.

(j) Easement, if any, by reason of the power pole shown on survey L-8262 prepared by D & H Land Surveys.

(k) Encroachment onto the subject property by concrete slab to the southwest as depicted in survey L-8262 prepared by D & H Land Surveys.

SURVEYOR'S CERTIFICATE

I, Bruce E. Robley, Registered Land Surveyor, do hereby certify that I have surveyed and mapped the following described parcel of land:

A parcel of land located in Lot 13 of the Subdivision of the E½ of the SE¼ of Section 2, T. 19 N., R. 24 E., in the City of Two Rivers, Manitowoc County, Wisconsin, being recorded in Deeds, Volume 746, Pages 692, 693, & 694, and Volume 737, Pages 190 & 191, and additional lands described as follows:

Commencing at the point where the southerly boundary of the Chicago & Northwestern Railroad intersects the east section line of said Section 2; thence S. 68° 26' 30" W. 332.10 feet along said southerly boundary of the Chicago & Northwestern Railroad to the point of real beginning; thence S. 0° 12' E. 40.70 feet to the right-of-way of S.T.H. "42"; thence S. 69° 36' 30" W. 214.91 feet along said right-of-way of S.T.H. "42"; thence N. 0° 12' W. 36.0 feet; thence S. 68° 26' 30" W. 263.55 feet to the right-of-way of Roosevelt Street; thence N. 48° 40' E. 101.97 feet along said right-of-way of Roosevelt Street to a point where said right-of-way meets a line 15 feet southeasterly and parallel with the center line of said Chicago & Northwestern Railroad; thence N. 68° 26' 30" E. 314.04 feet along said line being 15 feet southeasterly and parallel with said center line of the Chicago & Northwestern Railroad; thence N. 21° 33' 30" W. 2.10 feet to a line 12.9 feet southeasterly and parallel to said center line of the Chicago & Northwestern Railroad; thence N. 68° 26' 30" E. 51.0 feet along said line being 12.9 feet southeasterly and parallel to said centerline of Chicago & Northwestern Railroad; thence S. 21° 33' 30" E. 36.6 feet to the right-of-way of said Chicago & Northwestern Railroad; thence N. 68° 26' 30" E. 19.13 feet along said right-of-way of the Chicago & Northwestern Railroad to the point of real beginning.

Said parcel contains 0.507 acres of land more or less.

I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundary lines and correct measurements thereof. Also that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and the requirements of the City of Two Rivers.

Dated December 10, 1986

Bruce E. Robley
Bruce E. Robley
Registered Land Surveyor S-1479

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Dated December 22, 1986

Gordon W. Petherick
Gordon Petherick, Owner

STATE OF WISCONSIN, CITY OF TWO RIVERS, MANITOWOC COUNTY

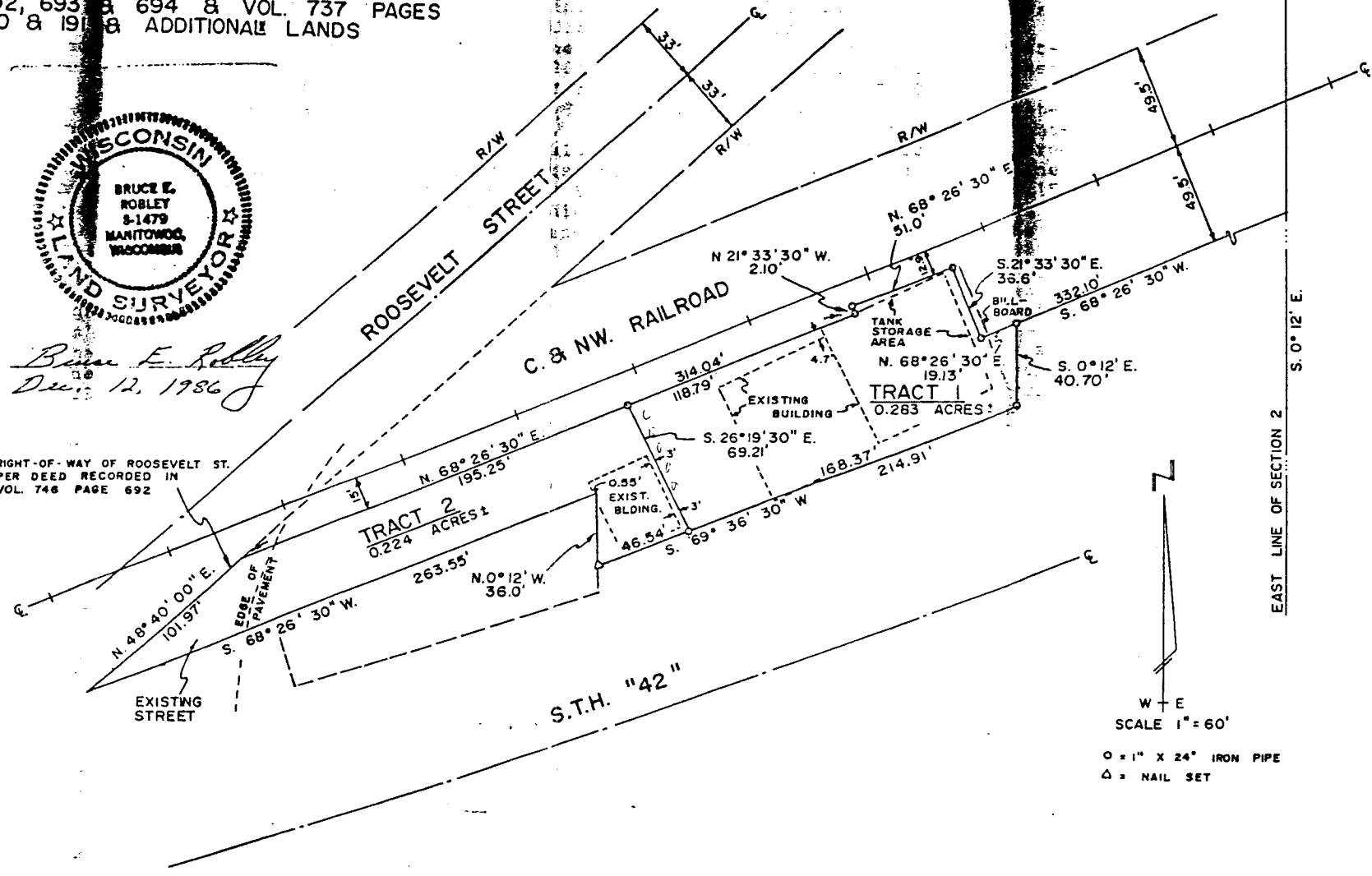
I, Gerald Kasten, City Clerk of the City of Two Rivers, do hereby certify that this Certified Survey was approved by action of the City Council at a regular meeting held on the 3rd day of November, 1986, all as recorded on Page 298, Vol. 34 of the Council Proceedings. In witness whereof, I have hereunto set my hand and affixed the seal of the City of Two Rivers this 21st day of January, 1987.

Gerald Kasten, City Clerk Gerald A. Kasten

SEAL-CITY OF MANITOWOC COUNTY WISCONSIN TWO RIVERS

SURVEY IN LOT 13 OF THE SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 2, T. 19 N., R. 24 E., CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

AS RECORDED IN DEEDS, VOL. 746 PAGES 692, 693 & 694 & VOL. 737 PAGES 190 & 191 & ADDITIONAL LANDS



QUALITY STATE OIL CO., INC. qsc

August 5, 2002

RECEIVED
JUL 1 8 2002
ERS DIVISION
OSHKOSH

Mr. Bob Klauk
WDCOMM
2129 Jackson Street
Oshkosh, Wisconsin 54901

Dear Mr. Klauk:

Our consultant, Northern Environmental, has submitted a case closure request for a petroleum release originating at the Two Rivers Bulk Plant, 2339 Memorial Drive, Wisconsin. Work completed at the property indicated that contaminated groundwater had migrated from the bulk plant onto Manitowoc County property. As part of the closure request, a notification was submitted to Manitowoc County indicating that contaminated ground-water exists off-site on county property. The letter also indicated our intent to include their property on the GIS Registry. The Manitowoc County clerk received the letter on July 5, 2002. Since Manitowoc County has not responded within 30 days of receiving the notification letter, we believe the case closure request may now be reviewed.

In addition, the deed for the Manitowoc County property was also submitted to the county on July 5, 2002. Since the county has not responded within 30 days, we believe the legal description on the attached deed is complete and accurate. Please contact me if you have any questions. Thank you.

Sincerely,

Mr. Bernard Nowicki
Quality State Oil Co., Inc.

CORPORATE OFFICE 2201 Calumet Drive P.O. Box 848 Sheboygan, WI 53082-0848 920-459-5640
STURGEON BAY OFFICE 628 South Oxford Avenue Sturgeon Bay, WI 54235 920-743-4711
TWO RIVERS OFFICE 2338 Memorial Drive P.O. Box 202 Two Rivers, WI 54241-0202 920-793-1307 or 1-800-696-4645

94

DOCUMENT NO. X 631320 X

STATE BAR OF WISCONSIN FORM 3 — 1982
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

GORDON PETHERICK a/k/a GORDON WILLIAM PETHERICK

quit-claims to DONALD V. LESPERANCE

the following described real estate in Manitowoc County, State of Wisconsin:

RECEIVED FOR RECORD
808 153
1987 JUL 23 AM 8:48
MANITOWOC COUNTY, WIS.
ROBERT B. BRANDL
REGISTER OF DEEDS

RETURN TO
~~Arthur J. Olsen~~ 602 11 6 St.
~~C O K & G~~ Shab
~~6+24~~ ...

Tax Parcel No: W-7

SEE REVERSE SIDE.

This Deed is being rerecorded to correct scrivener's error in legal description, in Original Deed recorded in Volume 793 of Records page 94, as Document No. 625053, at 2:24 p.m. on February 5, 1987.

~~TRANSFER~~
~~$ 24.00~~
FEE

FEE
77.25 (3)
EXEMPT

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

Dated this 29th day of January, 19 87

(SEAL)

(SEAL)

X Gordon Petherick (SEAL)

Gordon Petherick a/k/a Gordon William Petherick (SEAL)

AUTHENTICATION

Signature(s) Gordon Petherick a/k/a Gordon William Petherick

authenticated this 29 day of January, 19 87

Arthur J. Olsen

Arthur J. Olsen

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Arthur J. Olsen

Chase, Olsen, Kloet and Gunderson

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
County.

Personally came before me this ..... day of ....., 19..... the above named

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

Notary Public ..... County, Wis.
My Commission is permanent. (If not, state expiration date: ....., 19.....)

153

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
FORM No. 3 — 1982

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

Tract Two (2) of Certified Survey Map recorded in Volume 11 of Certified Survey Maps, on page 251, in the office of the Register of Deeds for Manitowoc County, Wisconsin, being a part of Lot Thirteen (13) of the Subdivision of the East One (E½) of the Southeast Quarter (SE¼) of Section Two (2), Town Nineteen (19) North, Range Twenty-four (24) East, City of Two Rivers, Manitowoc County, Wisconsin.

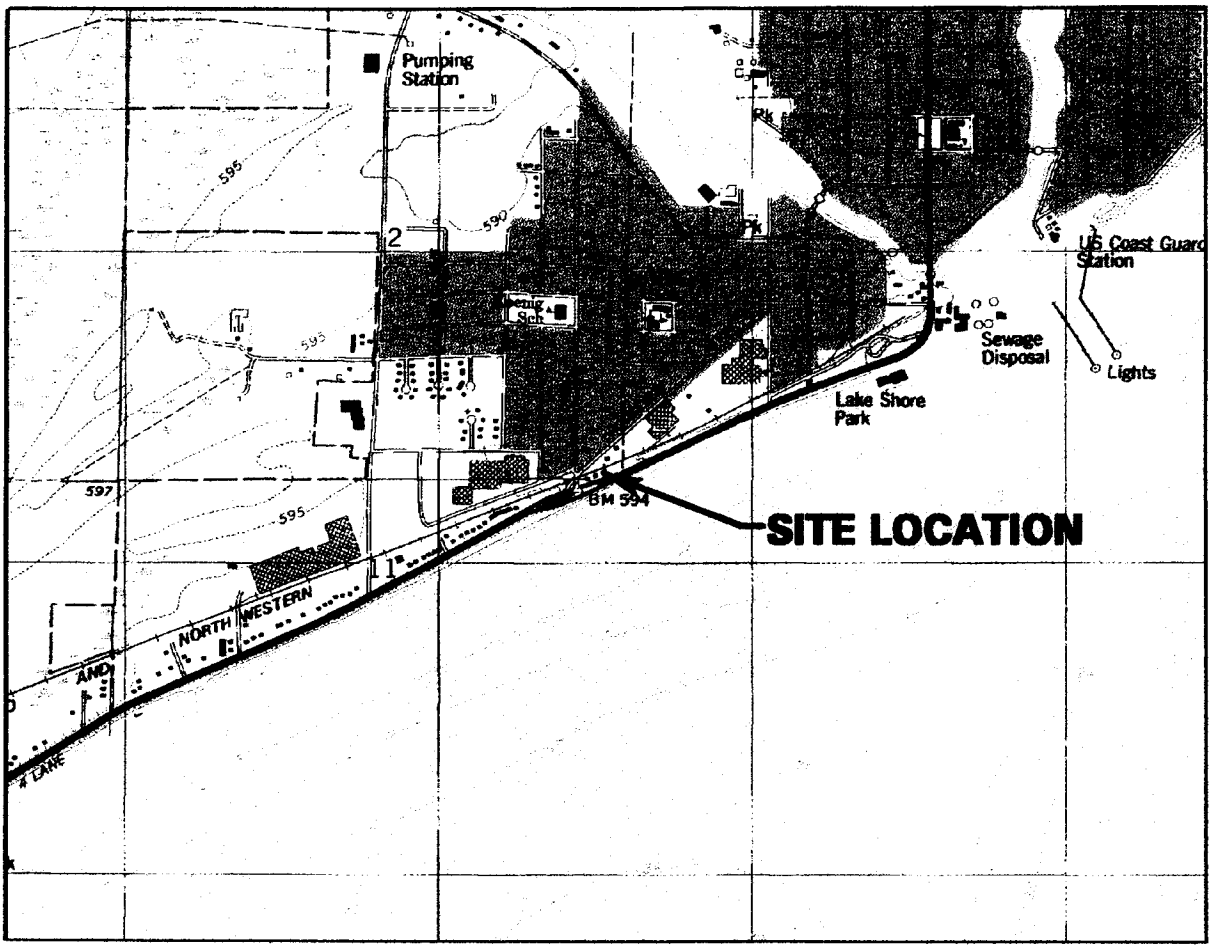
Reserving to Seller, his heirs, successors and assigns, an easement over the North Twelve (12) feet of said Tract Two (2) for ingress and egress for vehicles from Roosevelt Street to Tract One (1) of said Certified Survey Map.

Granting to Purchaser an easement over the West Twelve (12) feet of Tract One (1) of said Certified Survey Map for access to the East garage doors of the building on Tract Two (2) of said Certified Survey Map, which easement shall terminate on sale of either Tract One (1) or Tract Two (2), of said Certified Survey Map or the building no longer exists, whichever is sooner.

Purchaser acknowledges that the property has been used for manufacture and/or storage and/or distribution of petroleum and petroleum products, and/or railroad operations. Purchaser has examined the property and is fully satisfied with its physical condition and accepts the same "AS IS." Niether Seller nor any agent or representative of Seller has made any representation or promise upon which Purchaser has relied regarding the condition of the property or any improvements thereon. Purchaser is aware of and accepts, as though fully set forth herein, all the convenants, conditions, restrictions, easements, provisions, exceptions, and reservations set forth in a Quit Claim Deed from Mobil Oil Corporation to Gordon Petherick dated February 14, 1985, and recorded in Volume 737 of Records, on page 190, as Document No. 600727, in the office of the Register of Deeds for Manitowoc County, Wisconsin, and Quit Claim Deed from Chicago and Northwestern Transportation Company to Gordon W. Petherick dated July 23, 1985, and recorded in Volume 746 of Records, on page 692, as Document No. 605482 in the office of the Register of Deeds for Manitowoc County, Wisconsin.

631320

Grantee, 2400 Memorial Dr., TR



SCALE IN FEET

1" = 2000'

0 1000 2000 3000 4000 5000 6000 7000 8000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE LOCATION

N

BASE MAP SOURCE: USGS TWO RIVERS, WISCONSIN 7.5 MINUTE QUADRANGLE (REVISED 1978)

DRAWN BY: SXM	PROJECT: QSO-0930	DATE: 7/27/99	TWO RIVERS BULK PLANT TWO RIVERS, WISCONSIN
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		SITE LOCATION AND LOCAL TOPOGRAPHY
	Northern Environmental℠ *Hydrologists · Engineers · Geologists*		

S:\PROJ\QSO\11090930\DRAWINGS\072799-1.DWG

FIGURE 1

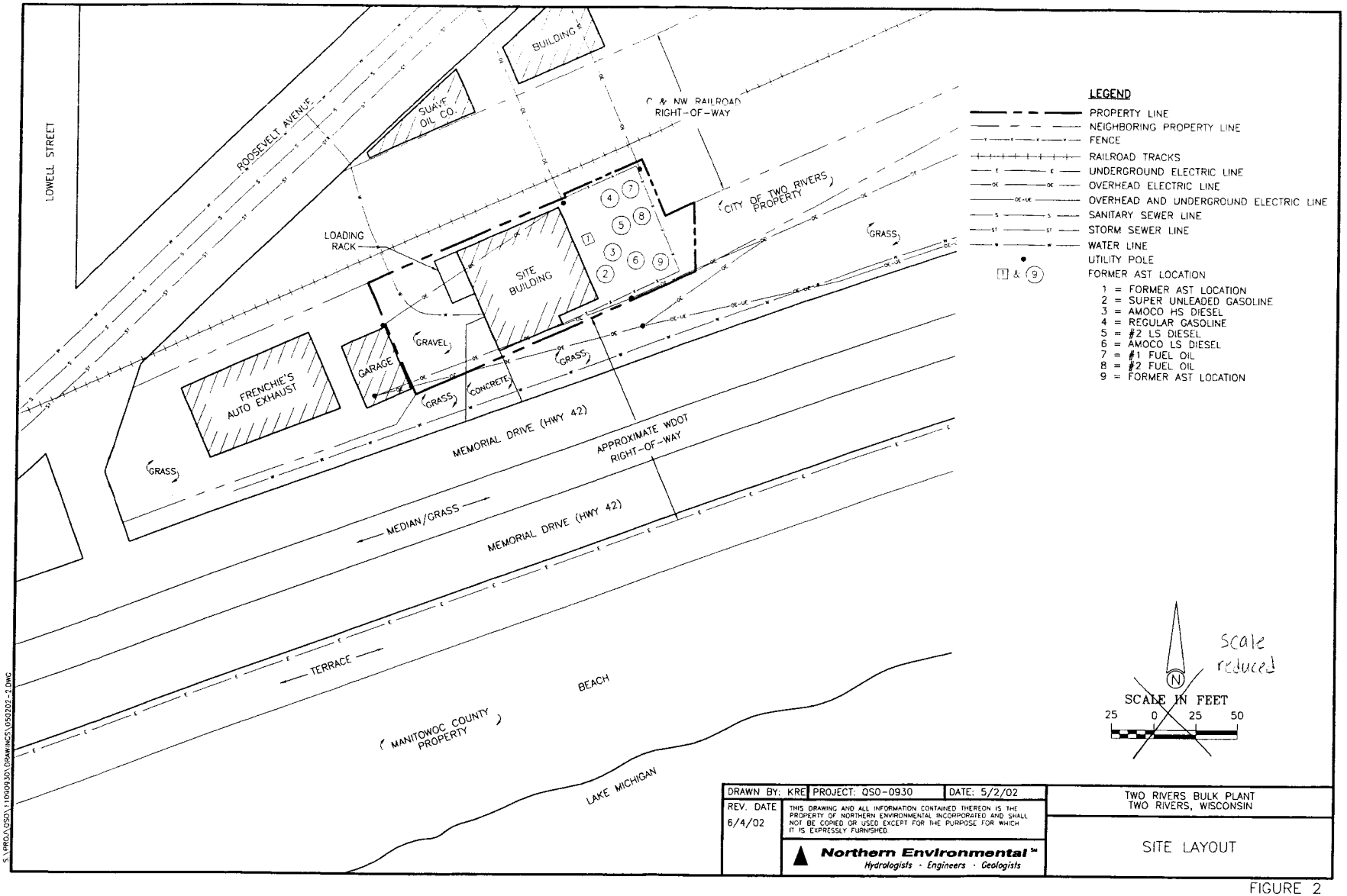
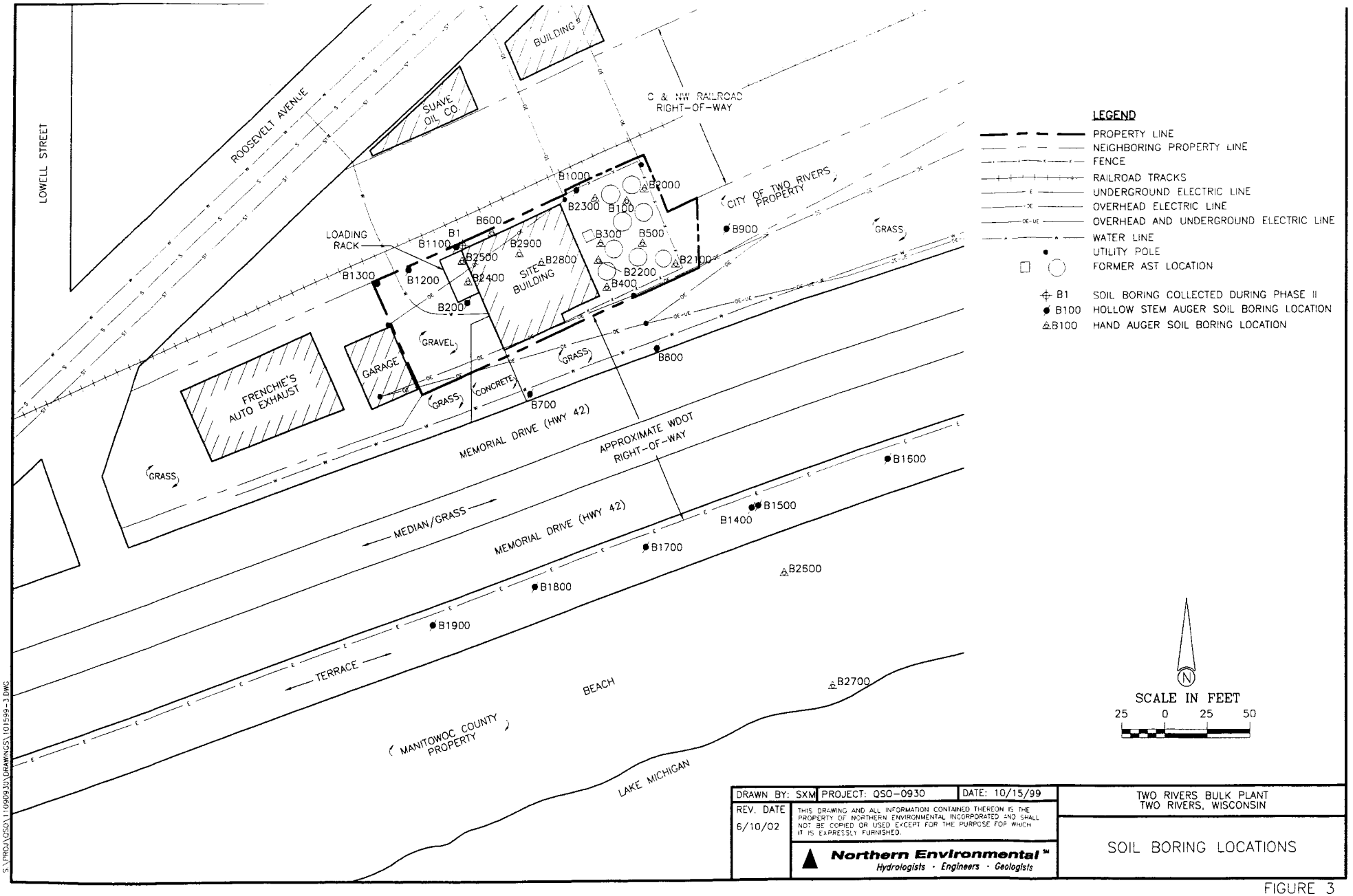

LOWELL STREET
ROOSEVELT AVENUE
BUILDING
SUAVE OIL CO.
C & NW RAILROAD RIGHT-OF-WAY
CITY OF TWO RIVERS PROPERTY
LOADING RACK
SITE BUILDING
GRAVEL
GARAGE
FRENCHIE'S AUTO EXHAUST
GRASS
CONCRETE
MEMORIAL DRIVE (HWY 42)
APPROXIMATE WDOT RIGHT-OF-WAY
MEDIAN/GRASS
TERRACE
BEACH
MANITOWOC COUNTY PROPERTY
LAKE MICHIGAN
LEGEND
PROPERTY LINE
NEIGHBORING PROPERTY LINE
FENCE
RAILROAD TRACKS
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE
OVERHEAD AND UNDERGROUND ELECTRIC LINE
SANITARY SEWER LINE
STORM SEWER LINE
WATER LINE
UTILITY POLE
1 & 9 FORMER AST LOCATION
1 = FORMER AST LOCATION
2 = SUPER UNLEADED GASOLINE
3 = AMOCO HS DIESEL
4 = REGULAR GASOLINE
5 = #2 LS DIESEL
6 = AMOCO LS DIESEL
7 = #1 FUEL OIL
8 = #2 FUEL OIL
9 = FORMER AST LOCATION
N
SCALE IN FEET
25 0 25 50
Scale reduced
DRAWN BY: KRE
PROJECT: QSO-0930
DATE: 5/2/02
REV. DATE
6/4/02
THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.
Northern Environmental℠
Hydrologists · Engineers · Geologists
TWO RIVERS BULK PLANT
TWO RIVERS, WISCONSIN
SITE LAYOUT
S:\PROJ\QSO\11090930\DRAWINGS\050202-2.DWG

FIGURE 2



DRAWN BY: SXM	PROJECT: QSO-0930	DATE: 10/15/99	TWO RIVERS BULK PLANT TWO RIVERS, WISCONSIN
REV. DATE 6/10/02	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		SOIL BORING LOCATIONS
	Northern Environmental℠ Hydrologists · Engineers · Geologists		

S:\PROJ\QSO\110909.30\DRAWINGS\101599-3.DWG

FIGURE 3

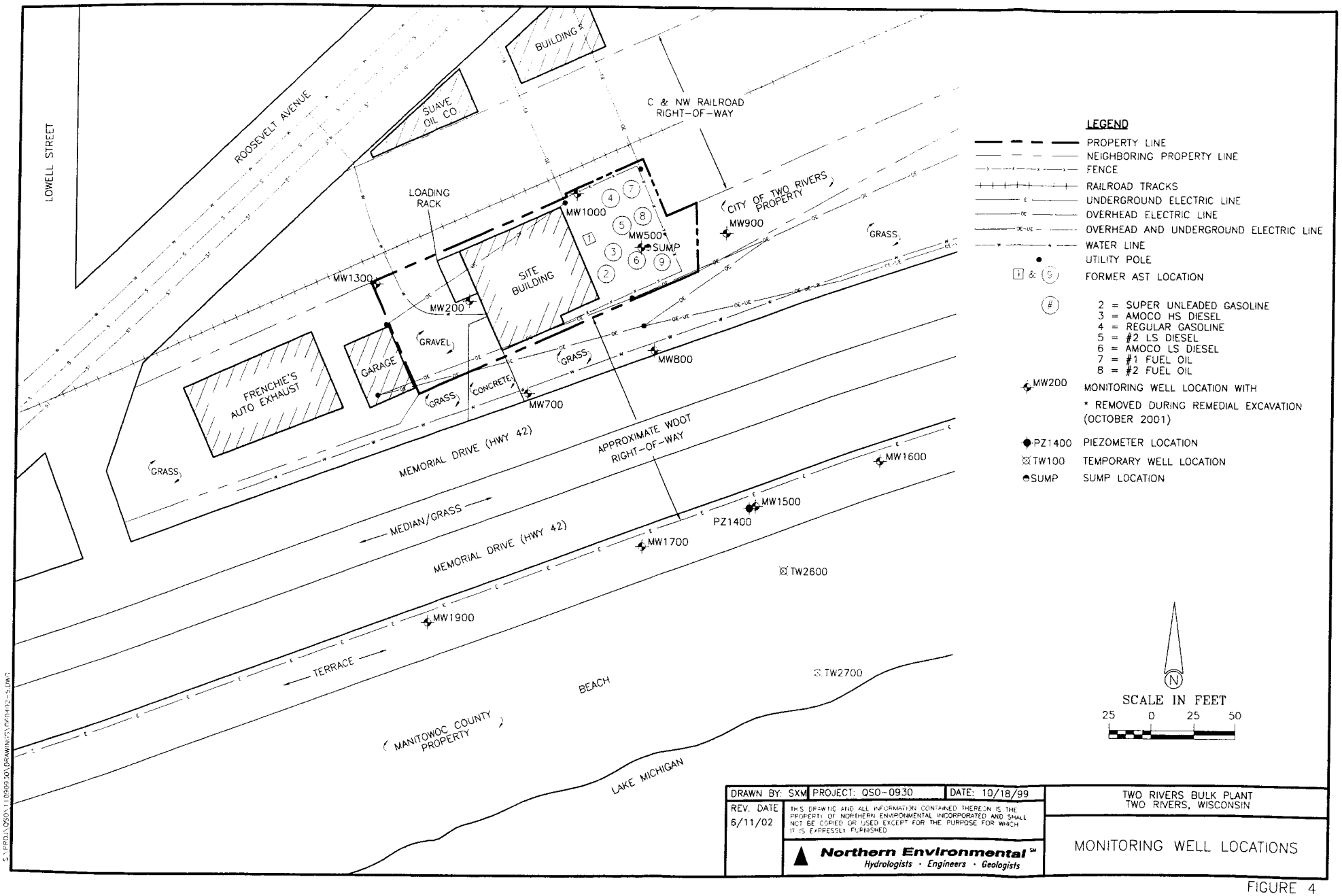

LOWELL STREET
ROOSEVELT AVENUE
SUAVE OIL CO.
BUILDING
C & NW RAILROAD RIGHT-OF-WAY
LOADING RACK
MW1000
MW500
SUMP
CITY OF TWO RIVERS PROPERTY
MW900
GRASS
MW1300
MW200
SITE BUILDING
GRAVEL
GARAGE
FRENCHIE'S AUTO EXHAUST
CONCRETE
MW800
MW700
MEMORIAL DRIVE (HWY 42)
APPROXIMATE WDOT RIGHT-OF-WAY
MW1600
MEDIAN/GRASS
MW1500
PZ1400
MW1700
TW2600
MW1900
TERRACE
BEACH
TW2700
MANITOWOC COUNTY PROPERTY
LAKE MICHIGAN
LEGEND
PROPERTY LINE
NEIGHBORING PROPERTY LINE
FENCE
RAILROAD TRACKS
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE
OVERHEAD AND UNDERGROUND ELECTRIC LINE
WATER LINE
UTILITY POLE
FORMER AST LOCATION
2 = SUPER UNLEADED GASOLINE
3 = AMOCO HS DIESEL
4 = REGULAR GASOLINE
5 = #2 LS DIESEL
6 = AMOCO LS DIESEL
7 = #1 FUEL OIL
8 = #2 FUEL OIL
MW200 MONITORING WELL LOCATION WITH
* REMOVED DURING REMEDIAL EXCAVATION (OCTOBER 2001)
PZ1400 PIEZOMETER LOCATION
TW100 TEMPORARY WELL LOCATION
SUMP SUMP LOCATION
N
SCALE IN FEET
25 0 25 50
DRAWN BY: SXM
PROJECT: QSO-0930
DATE: 10/18/99
REV. DATE 6/11/02
THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED
Northern Environmental SM
Hydrologists · Engineers · Geologists
TWO RIVERS BULK PLANT
TWO RIVERS, WISCONSIN
MONITORING WELL LOCATIONS

FIGURE 4

Table 4 Ground-Water Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Well ID	Screened Interval	Date Sampled	Relevant and Significant VOC Analytical Results (µg/l)															
			Lead	Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Chloromethane	Dichlorodifluoromethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzenes	Xylenes
NR 140 Preventive Action Limit (µg/l)			1.5	0.5	NE	NE	NE	0.3	200	140	NE	NE	12	8	NE	200	96	1,000
NR 140 Enforcement Standard (µg/l)			15	5	NE	NE	NE	3	1000	700	NE	NE	60	40	NE	1,000	480	10,000
MW200	93.7 - 83.7 msl	08/20/99	2.7 J	8.8	14	5.3 J	< 4	< 2.9	< 5.4	150	6.7 J	12	< 2.1	160	15	52	670	1,260
	7 - 17 fbg	10/21/99	---	<3.2	---	---	---	---	---	120	---	---	<3.1	160	---	11 J	670	400
		01/11/00	---	<0.32	---	---	---	---	---	89	---	---	<0.31	91	---	2	540	31
Pre-excavation		04/18/00	---	< 0.39	---	---	---	---	---	29	---	---	< 0.47	45	---	< 0.37	330	54
Post-excavation		11/08/01	---	< 1.5	---	---	---	---	---	2.4 J	---	---	< 1.5	24	---	< 1.5	162	63
		02/19/02	---	< 0.80	---	---	---	---	---	1.1 J	---	---	< 0.80	7.7 J	---	< 0.80	48.6	3.4
MW500	93.9 - 88.9 msl	08/20/99	151	150	55 J	32 J	< 20	< 15	< 27	130	23 J	29 J	16 J	160	61	260	480	510
	5 - 10 fbg	10/21/99	1.6 J	130	---	---	---	---	---	120	---	---	8.3 J	190	---	210	301	480
		04/18/00	---	100	---	---	---	---	---	66	---	---	11 J	82	---	150	204	360
Sump	95.0 - 85.0 msl	11/08/01	---	36	---	---	---	---	---	75	---	---	7.8	110	---	72	224	330
	5 - 15 fbg	02/19/02	---	46	---	---	---	---	---	120	---	---	< 2.0	< 6.5	---	130	89.0 J	540
MW700	91.8 - 81.8 msl	08/20/99	< 1	0.44 J	2.8	0.8 J	0.45 J	< 0.29	< 0.54	1 J	0.79 J	2.4	< 0.21	11	1.6	< 0.38	69	11
	7 - 17 fbg	10/21/99	---	4.4	---	---	---	---	---	2.8	---	---	<0.31	14	---	2.6	73	13
		01/11/00	---	18	---	---	---	---	---	15	---	---	2.4	27	---	2.5	196	38
Pre-excavation		04/18/00	---	7.6	---	---	---	---	---	2.9	---	---	< 0.47	6.2	---	< 0.37	45	12
Post-excavation		11/08/01	---	7	---	---	---	---	---	< 0.30	---	---	< 0.30	8	---	< 0.29	23	< 1.0
		02/19/02	---	4.3	---	---	---	---	---	3.4	---	---	0.88 J	15	---	< 0.40	40	19.0 J
MW800	91.1 - 81.1 msl	08/20/99	7.8	3.4	11	5.1	0.64 J	0.79 J	< 0.54	12	5.2	7.8	0.32 J	44	6.1	5.1	85	95
	7 - 17 fbg	10/21/99	< 1	3.1	---	---	---	---	---	7.5	---	---	<0.31	14	---	7.3	36	59
		01/11/00	---	1.4	---	---	---	---	---	5.1	---	---	<0.31	5.5	---	4.4	30.3	37
Pre-excavation		04/18/00	---	3.5	---	---	---	---	---	11	---	---	< 0.47	21	---	5.6	54	91
Post-excavation		11/08/01	---	< 0.30	---	---	---	---	---	0.5 J	---	---	< 0.30	18	---	< 0.29	4.1	7.41
		02/19/02	---	0.72 J	---	---	---	---	---	5.7	---	---	4	8.6	---	1.2 J	11.9	31.1
MW900	90.1 - 80.1 msl	08/20/99	1.1 J	< 0.25	2.8	0.59 J	< 0.4	0.45 J	< 0.54	< 0.32	< 0.33	< 0.34	< 0.21	1.3 J	0.65 J	< 0.38	4.4	0.76 J
	7 - 17 fbg	10/21/99	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	1.5	1.03 J	1.4 J

Table 4 Ground-Water Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Well ID	Screened Interval	Date Sampled	Relevant and Significant PAH Analytical Results (µg/l)								
			Acenapthene	Anthracene	Fluoranthene	Fluorene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 140 Preventive Action Limit (µg/l)			NE	600	80	80	NE	NE	8	NE	50
NR 140 Enforcement Standard (µg/l)			NE	3,000	400	400	NE	NE	40	NE	250
MW200	93.7 - 83.7 msl	08/20/99	2.8	0.2	5.1	1.2	49	64	**100**	3.1	0.68
	7 - 17 fbg	10/21/99	---	---	---	---	---	---	---	---	---
		01/11/00	---	---	---	---	---	---	---	---	---
Pre-excavation		04/18/00	---	---	---	---	---	---	---	---	---
Post-excavation		11/08/01	---	---	---	---	---	---	---	---	---
		02/19/02	---	---	---	---	---	---	---	---	---
MW500	93.9 - 88.9 msl	08/20/99	---	---	---	---	---	---	---	---	---
	5 - 10 fbg	10/21/99	---	---	---	---	---	---	---	---	---
		04/18/00	---	---	---	---	---	---	---	---	---
Sump	95.0 - 85.0 msl	11/08/01	---	---	---	---	---	---	---	---	---
	5 - 15 fbg	02/19/02	---	---	---	---	---	---	---	---	---
MW700	91.8 - 81.8 msl	08/20/99	---	---	---	---	---	---	---	---	---
	7 - 17 fbg	10/21/99	---	---	---	---	---	---	---	---	---
		01/11/00	---	---	---	---	---	---	---	---	---
Pre-excavation		04/18/00	---	---	---	---	---	---	---	---	---
Post-excavation		11/08/01	---	---	---	---	---	---	---	---	---
		02/19/02	---	---	---	---	---	---	---	---	---
MW800	91.1 - 81.1 msl	08/20/99	2.2	0.22	16	0.91	15	17	6.6	3.5	1.9
	7 - 17 fbg	10/21/99	---	---	---	---	---	---	---	---	---
		01/11/00	---	---	---	---	---	---	---	---	---
Pre-excavation		04/18/00	---	---	---	---	---	---	---	---	---
Post-excavation		11/08/01	---	---	---	---	---	---	---	---	---
		02/19/02	---	---	---	---	---	---	---	---	---
MW900	90.1 - 80.1 msl	08/20/99	---	---	---	---	---	---	---	---	---
	7 - 17 fbg	10/21/99	---	---	---	---	---	---	---	---	---

Table 4 Ground-Water Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Well ID	Screened Interval	Date Sampled	Relevant and Significant VOC Analytical Results (µg/l)															
			Lead	Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Chloromethane	Dichlorodifluoromethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzenes	Xylenes
NR 140 Preventive Action Limit (µg/l)			1.5	0.5	NE	NE	NE	0.3	200	140	NE	NE	12	8	NE	200	96	1,000
NR 140 Enforcement Standard (µg/l)			15	5	NE	NE	NE	3	1000	700	NE	NE	60	40	NE	1,000	480	10,000
MW1000	92.7 - 82.7 msl	08/20/99	1.5 J	0.3 J	4.4	0.52 J	1 J	< 0.29	< 0.54	1.8	0.65 J	13	< 0.21	1.9 J	1.2 J	< 0.38	78	79
	7 - 17 fbg	10/21/99	---	<0.32	---	---	---	---	---	0.55 J	---	---	<0.31	<0.88	---	6.9	19.2	23
		01/11/00	---	0.93 J	---	---	---	---	---	1.7	---	---	<0.31	1.7 J	---	9.4	64	72
Pre-excavation		04/18/00	---	1.6	---	---	---	---	---	2.7	---	---	< 0.47	3.1	---	9.4	97	77
Post-excavation		11/08/01	---	< 0.30	---	---	---	---	---	< 0.30	---	---	< 0.30	1.4	---	< 0.29	3.7	2.19
		02/19/02	---	< 0.40	---	---	---	---	---	0.67 J	---	---	< 0.40	< 1.3	---	< 0.40	10.9	13.9
MW1300	93.7 - 83.7 msl	08/20/99	< 1	< 0.25	< 0.43	< 0.37	< 0.4	0.49 J	< 0.54	< 0.32	< 0.33	< 0.34	< 0.21	< 0.73	< 0.36	< 0.38	< 0.70	< 1.04
	7 - 17 fbg	10/21/99	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	0.39 J	<0.99	<1
Pre-excavation		01/12/00	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<0.98
Post-excavation		11/08/01	---	< 0.30	---	---	---	---	---	< 0.30	---	---	< 0.30	< 0.25	---	< 0.29	< 0.60	< 1.0
		02/19/02	---	< 0.40	---	---	---	---	---	< 0.40	---	---	< 0.40	< 1.3	---	< 0.40	< 0.90	< 1.4
PZ1400	77.9 - 72.9 msl	10/21/99	<1	<0.32	13	0.47 J	<0.33	<0.18	<0.28	<0.34	<0.34	2.2	<0.31	1 J	<0.3	5.5	11.8	<0.98
	20 - 25 fbg	01/11/00	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	0.38 J	<1
MW1500	93.1 - 83.1 msl	10/21/99	<1	63	79	11	<0.33	<0.18	<0.28	4.9	5.2	16	<0.31	45	5	18	271	78
	4 - 14 fbg	01/11/00	---	120	---	---	---	---	---	4.2	---	---	0.34 J	35	---	16	127	85
Pre-excavation		04/18/00	---	4.9	---	---	---	---	---	0.64 J	---	---	< 0.47	5.2	---	2.6	39	9.5
Post-excavation		11/08/01	---	14	---	---	---	---	---	< 0.30	---	---	< 0.30	11	---	< 0.29	13.38	2.4
		02/19/02	---	19	---	---	---	---	---	1.9 J	---	---	< 0.80	< 2.6	---	< 0.80	49.3	24.2 J

Table 4 Ground-Water Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Well ID	Screened Interval	Date Sampled	Relevant and Significant PAH Analytical Results (µg/l)								
			Acenapthene	Anthracene	Fluoranthene	Fluorene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 140 Preventive Action Limit (µg/l)			NE	600	80	80	NE	NE	8	NE	50
NR 140 Enforcement Standard (µg/l)			NE	3,000	400	400	NE	NE	40	NE	250
MW1000	92.7 - 82.7 msl	08/20/99	---	---	---	---	---	---	---	---	---
	7 - 17 fbg	10/21/99	---	---	---	---	---	---	---	---	---
		01/11/00	---	---	---	---	---	---	---	---	---
Pre-excavation		04/18/00	---	---	---	---	---	---	---	---	---
Post-excavation		11/08/01	---	---	---	---	---	---	---	---	---
		02/19/02	---	---	---	---	---	---	---	---	---
MW1300	93.7 - 83.7 msl	08/20/99	---	---	---	---	---	---	---	---	---
	7 - 17 fbg	10/21/99	---	---	---	---	---	---	---	---	---
Pre-excavation		01/12/00	---	---	---	---	---	---	---	---	---
Post-excavation		11/08/01	---	---	---	---	---	---	---	---	---
		02/19/02	---	---	---	---	---	---	---	---	---
PZ1400	77.9 - 72.9 msl	10/21/99	---	---	---	---	---	---	---	---	---
	20 - 25 fbg	01/11/00	---	---	---	---	---	---	---	---	---
MW1500	93.1 - 83.1 msl	10/21/99	---	---	---	---	---	---	---	---	---
	4 - 14 fbg	01/11/00	---	---	---	---	---	---	---	---	---
Pre-excavation		04/18/00	---	---	---	---	---	---	---	---	---
Post-excavation		11/08/01	---	---	---	---	---	---	---	---	---
		02/19/02	---	---	---	---	---	---	---	---	---

Table 4 Ground-Water Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Well ID	Screened Interval	Date Sampled	Relevant and Significant VOC Analytical Results (µg/l)															
			Lead	Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Chloromethane	Dichlorodifluoromethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzenes	Xylenes
NR 140 Preventive Action Limit (µg/l)			1.5	0.5	NE	NE	NE	0.3	200	140	NE	NE	12	8	NE	200	96	1,000
NR 140 Enforcement Standard (µg/l)			15	5	NE	NE	NE	3	1000	700	NE	NE	60	40	NE	1,000	480	10,000
MW1600	92.3 - 82.3 msl	10/21/99	<1	<0.32	<0.23	<0.34	<0.33	<0.18	4.8	<0.34	<0.34	<0.31	<0.31	<0.88	<0.3	<0.35	<0.99	<0.98
	4 - 14 fbg	01/11/00	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<1
MW1700	93.5 - 83.5 msl	10/21/99	1.5 J	10	86	17	<0.33	<0.18	<0.28	20	13	21	<0.31	66	10	37	400	220
	4 - 14 fbg	01/11/00	---	2.8	---	---	---	---	---	5.5	---	---	0.49 J	29	---	19	192	73
Pre-excavation		04/18/00	---	12 J	---	---	---	---	---	< 4	---	---	< 4.7	15 J	---	< 3.7	103	51
Post-excavation		11/08/01	---	6.2	---	---	---	---	---	< 0.60	---	---	14	28	---	< 0.58	26.5	7.5
		02/19/02	---	3.2 J	---	---	---	---	---	4.9 J	---	---	22	41	---	< 2.0	162	100
MW1900	95.2 - 85.2 msl	10/21/99	<1	<0.32	0.26 J	<0.34	<0.33	<0.18	<0.28	<0.34	<0.34	<0.31	<0.31	<0.88	<0.3	<0.35	<0.99	<0.98
	4 - 14 fbg	01/11/00	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<1
TW2600		10/21/99	---	40	---	---	---	---	---	0.59 J	---	---	<0.31	6.8	---	5.1	106	2.9 J
Pre-excavation		04/18/00	---	0.61 J	---	---	---	---	---	< 0.4	---	---	< 0.47	0.58 J	---	0.48 J	60.4	1.6 J
Post-excavation		11/08/01	---	< 0.30	---	---	---	---	---	0.47 J	---	---	< 0.30	0.73 J	---	0.37 J	< 0.60	< 1.0
TW2700		10/21/99	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<1
		01/11/00	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	3	<0.99	<1
Pre-excavation		04/18/00	---	< 0.39	---	---	---	---	---	< 0.4	---	---	< 0.47	< 0.53	---	18	< 1.03	< 1.4
Post-excavation		11/08/01	---	< 0.30	---	---	---	---	---	< 0.30	---	---	< 0.30	0.9	---	< 0.29	< 0.60	< 1.0

Table 4 Ground-Water Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Well ID	Screened Interval	Date Sampled	Relevant and Significant PAH Analytical Results (µg/l)								
			Acenapthene	Anthracene	Fluoranthene	Fluorene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 140 Preventive Action Limit (µg/l)			NE	600	80	80	NE	NE	8	NE	50
NR 140 Enforcement Standard (µg/l)			NE	3,000	400	400	NE	NE	40	NE	250
MW1600	92.3 - 82.3 msl	10/21/99	---	---	---	---	---	---	---	---	---
	4 - 14 fbg	01/11/00	---	---	---	---	---	---	---	---	---
MW1700	93.5 - 83.5 msl	10/21/99	---	---	---	---	---	---	---	---	---
	4 - 14 fbg	01/11/00	---	---	---	---	---	---	---	---	---
Pre-excavation		04/18/00	---	---	---	---	---	---	---	---	---
Post-excavation		11/08/01	---	---	---	---	---	---	---	---	---
		02/19/02	---	---	---	---	---	---	---	---	---
MW1900	95.2 - 85.2 msl	10/21/99	---	---	---	---	---	---	---	---	---
	4 - 14 fbg	01/11/00	---	---	---	---	---	---	---	---	---
TW2600		10/21/99	---	---	---	---	---	---	---	---	---
Pre-excavation		04/18/00	---	---	---	---	---	---	---	---	---
Post-excavation		11/08/01	---	---	---	---	---	---	---	---	---
TW2700		10/21/99	---	---	---	---	---	---	---	---	---
		01/11/00	---	---	---	---	---	---	---	---	---
Pre-excavation		04/18/00	---	---	---	---	---	---	---	---	---
Post-excavation		11/08/01	---	---	---	---	---	---	---	---	---

Key:

DRO = Diesel Range Organics
GRO = Gasoline Range Organics
PAH = Polycyclic Aromatic Hydrocarbon
VOC = Volatile Organic Compound
MTBE = Methyl-Tertiary-Butyl-Ether
NE = Not Established by Wis. Adm. Code
J = Analyte detected between Limit of Detection and Limit of Quantitation
µg/l = micrograms per liter
msl = Mean Sea Level
fbg = Feet Below Ground
--- = Not Analyzed
32 = NR 140 Preventive Action Limit Exceeded
32 = NR 140 Enforcement Standard Exceeded
* = Lead sample collected from MW500 on 8/20/99 was analyzed for total lead

Table 3 Site Investigation Soil Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	DRO (mg/kg)	GRO (mg/kg)	Lead (mg/kg)	Relevant and Significant VOC Analytical Results (µg/kg)												
								Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
NR 720.09 Residual Contaminant Level					100	100	50	5.5	NE	NE	NE	2,900	NE	NE	NE	NE	1,500	NE	NE	4,100
NR 746.06 Table 1 Value					NE	NE	NE	8,500	NE	NE	NE	4,600	NE	NE	2,700	NE	38,000	83,000	11,000	42,000
NR 746.06 Table 2 Value					NE	NE	NE	1,100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
B100	S102	3.5-4	200	8/19/99	**4,000**	**310**	9.2 J	< 25	3,600	3,000	1,700	770	2,400	900	1,600	4,900	< 25	1,600	1,400	480
B200	S201	2.5-4.5	5	8/19/99	11	< 10	< 6	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B300	S302	3.5-4	3	8/19/99	39	< 10	14 J	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B400	S402	3.5-4	3	8/19/99	**1,100**	< 10	8.3 J	< 25	64	< 25	< 25	< 25	< 25	< 25	25	< 25	< 25	< 25	< 25	< 75
B500	S502	3.5-4	198	8/19/99	**13,000**	**880**	< 6	< 500	21,000	< 500	< 500	< 500	< 500	2,900	18,000	11,000	< 500	20,000	17,000	**11,900**
B600	S602	4	3	8/19/99	< 10	< 10	< 6	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B700	S701	2.5-4.5	3	8/19/99	< 10	< 10	18 J	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B800	S803 *	7.5-9.5	48	8/19/99	2,300	150	8.6 J	< 25	1,000	1,100	240	230	300	220	1,800	1,400	< 25	630	470	79
B900	S901	2.5-4.5	3	8/19/99	< 10	< 10	< 6	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B1000	S1001	2.5-4.5	3	8/19/99	< 10	< 10	16 J	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B1100	S1101	2.5-4.5	141	8/19/99	**17,000**	**2,100**	27	< 250	61,000	< 250	< 250	**22,000**	< 250	< 250	21,000	14,000	610	23,000	33,000	**26,400**
B1200	S1201	2.5-4.5	0	8/20/99	< 10	< 10	< 6	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B1300	S1301	2.5-4.5	2	8/20/99	< 10	< 10	< 6	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B2000	S2002	2-4	0	10/21/99	< 10	< 10	---	< 25	---	---	---	< 25	---	---	---	---	< 25	< 25	< 25	<50

Table 3 Site Investigation Soil Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	DRO (mg/kg)	GRO (mg/kg)	Lead (mg/kg)	Relevant and Significant VOC Analytical Results (µg/kg)												
								Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
NR 720.09 Residual Contaminant Level					100	100	50	5.5	NE	NE	NE	2,900	NE	NE	NE	NE	1,500	NE	NE	4,100
NR 746.06 Table 1 Value					NE	NE	NE	8,500	NE	NE	NE	4,600	NE	NE	2,700	NE	38,000	83,000	11,000	42,000
NR 746.06 Table 2 Value					NE	NE	NE	1,100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
B2100	S2102	2-4	0	10/21/99	11	< 10	---	< 25	---	---	---	< 25	---	---	---	---	< 25	< 25	< 25	<50
B2200	S2201	0-2	425	10/21/99	---	---	---	**11,000**	---	---	---	**190,000**	---	---	---	---	**450,000**	2,000,000	550,000	**2,400,000**
B2300	S2301	0-2	589	10/21/99	---	---	---	**45,000**	---	---	---	**150,000**	---	---	---	---	**540,000**	740,000	220,000	**1,200,000**
B2400	S2401	0-2	85	10/21/99	---	---	---	< 25	---	---	---	< 25	---	---	---	---	310	450	8,500	2,200
B2500	S2501	0-2	93	10/21/99	---	---	---	**490**	---	---	---	2,300	---	---	---	---	**2,600**	32,000	14,000	**25,000**
B2800	S2801	0-2	0	8/23/01	**210**	<1.1	---	<25	---	---	---	<25	---	---	---	---	<25	<25	<25	<50
B2900	S2901	0-2	0	8/23/01	42	<1.1	---	<25	---	---	---	<25	---	---	---	---	<25	<25	<25	<50

Table 3 Site Investigation Soil Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Relevant and Significant PAH Analytical Results (µg/kg)							
					Acenapthene	Fluoranthene	Fluorene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 720.09 Residual Contaminant Level					NE	NE	NE	NE	NE	NE	NE	NE
NR 746.06 Table 1 Value					NE	NE	NE	NE	NE	NE	NE	NE
NR 746.06 Table 2 Value					NE	NE	NE	NE	NE	NE	NE	NE
B100	S102	3.5-4	200	8/19/99	< 110	< 190	< 240	< 160	< 110	< 150	< 180	440 J
B200	S201	2.5-4.5	5	8/19/99	---	---	---	---	---	---	---	---
B300	S302	3.5-4	3	8/19/99	---	---	---	---	---	---	---	---
B400	S402	3.5-4	3	8/19/99	---	---	---	---	---	---	---	---
B500	S502	3.5-4	198	8/19/99	< 420	1100 J	2100 J	6,100	4,900	1000 J	3,300	< 900
B600	S602	4	3	8/19/99	< 21	< 38	< 47	< 31	< 21	< 30	< 35	< 45
B700	S701	2.5-4.5	3	8/19/99	---	---	---	---	---	---	---	---
B800	S803 *	7.5-9.5	48	8/19/99	---	---	---	---	---	---	---	---
B900	S901	2.5-4.5	3	8/19/99	---	---	---	---	---	---	---	---
B1000	S1001	2.5-4.5	3	8/19/99	---	---	---	---	---	---	---	---
B1100	S1101	2.5-4.5	141	8/19/99	4,400	1100 J	10,000	74,000	33,000	4,900	36,000	6,600
B1200	S1201	2.5-4.5	0	8/20/99	---	---	---	---	---	---	---	---
B1300	S1301	2.5-4.5	2	8/20/99	---	---	---	---	---	---	---	---
B2000	S2002	2-4	0	10/21/99	---	---	---	---	---	---	---	---

Table 3 Site Investigation Soil Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Relevant and Significant PAH Analytical Results (µg/kg)							
					Acenapthene	Fluoranthene	Fluorene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 720.09 Residual Contaminant Level					NE	NE	NE	NE	NE	NE	NE	NE
NR 746.06 Table 1 Value					NE	NE	NE	NE	NE	NE	NE	NE
NR 746.06 Table 2 Value					NE	NE	NE	NE	NE	NE	NE	NE
B2100	S2102	2-4	0	10/21/99	---	---	---	---	---	---	---	---
B2200	S2201	0-2	425	10/21/99	---	---	---	---	---	---	---	---
B2300	S2301	0-2	589	10/21/99	---	---	---	---	---	---	---	---
B2400	S2401	0-2	85	10/21/99	---	---	---	---	---	---	---	---
B2500	S2501	0-2	93	10/21/99	---	---	---	---	---	---	---	---
B2800	S2801	0-2	0	8/23/01	---	---	---	---	---	---	---	---
B2900	S2901	0-2	0	8/23/01	---	---	---	---	---	---	---	---

Key:

DRO = Diesel Range Organics
GRO = Gasoline Range Organics
MTBE = Methyl-Tertiary-Butyl-Ether
mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram
--- = Not Analyzed
VOC = Volatile Organic Compound
PAH = Polynuclear Aromatic Hydrocarbons
NE = Not Established by Wis. Adm. Code
RCL = Residual Contaminant Level
120 = NR 720.09 Residual Contaminant Level Exceeded
* = Soil sample taken at or below historic measured high water table

Table 7 Remedial Action Soil Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Sample Location	Relevant and Significant Analytical Results (µg/kg)							
					Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
NR 720.09 Residual Contaminant Level					5.5	2,900	NE	NE	1,500	NE	NE	4,100
NR746.06 Table 1 Value					8,500	4,600	NE	2,700	38,000	83,000	11,000	42,000
NR746.06 Table 2 Value					1,100	NE	NE	NE	NE	NE	NE	NE
S15	2	9	10/08/01	Excavation 3	<25	<25	<25	330	<25	<25	30 J	<50
S16	2	27	10/08/01	Excavation 3	45	90	<25	540	340	170	49	490
S17	2	6	10/08/01	Excavation 3	<25	<25	<25	<25	<25	<25	<25	<50
S19	4	13	10/08/01	Excavation 1	<25	<25	<25	220	<25	<25	<25	<50
S23	4	5	10/08/01	Excavation 1	<25	<25	<25	400	32 "J"	<25	<25	<50
S25	4	51	10/08/01	Excavation 1	<25	<25	<25	310	<25	130	99	25 J
S35	4	20	10/08/01	Excavation 2	<25	<25	<25	61 J	<25	85	25 J	<50
S39	4	13	10/08/01	Excavation 4	<25	<25	<25	<25	<25	<25	<25	<50
S48	4	19	10/08/01	Excavation 4	<25	<25	<25	230	<25	<25	<25	<50
S50	3	151	10/08/01	Excavation 4	<500	720 J	<450	37,000	<500	4,400	3,700	2,000 J
S55	1.5	6	10/08/01	Excavation 2	<25	<25	<25	300	<25	<25	<25	<50

Table 7 Remedial Action Soil Analytical Results, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Sample Location	Relevant and Significant Analytical Results (µg/kg)							
					Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
NR 720.09 Residual Contaminant Level					5.5	2,900	NE	NE	1,500	NE	NE	4,100
NR746.06 Table 1 Value					8,500	4,600	NE	2,700	38,000	83,000	11,000	42,000
NR746.06 Table 2 Value					1,100	NE	NE	NE	NE	NE	NE	NE
S56	4	324	10/08/01	Excavation 2	<1000	**4,000**	<900	87,000	<1000	49,000	33,000	**25,000**
S58	4	14	10/08/01	Excavation 2	<25	<25	<25	<25	<25	<25	<25	<50

Key:

MTBE = Methyl-tertiary-butyl-ether

µg/kg = Micrograms per kilogram

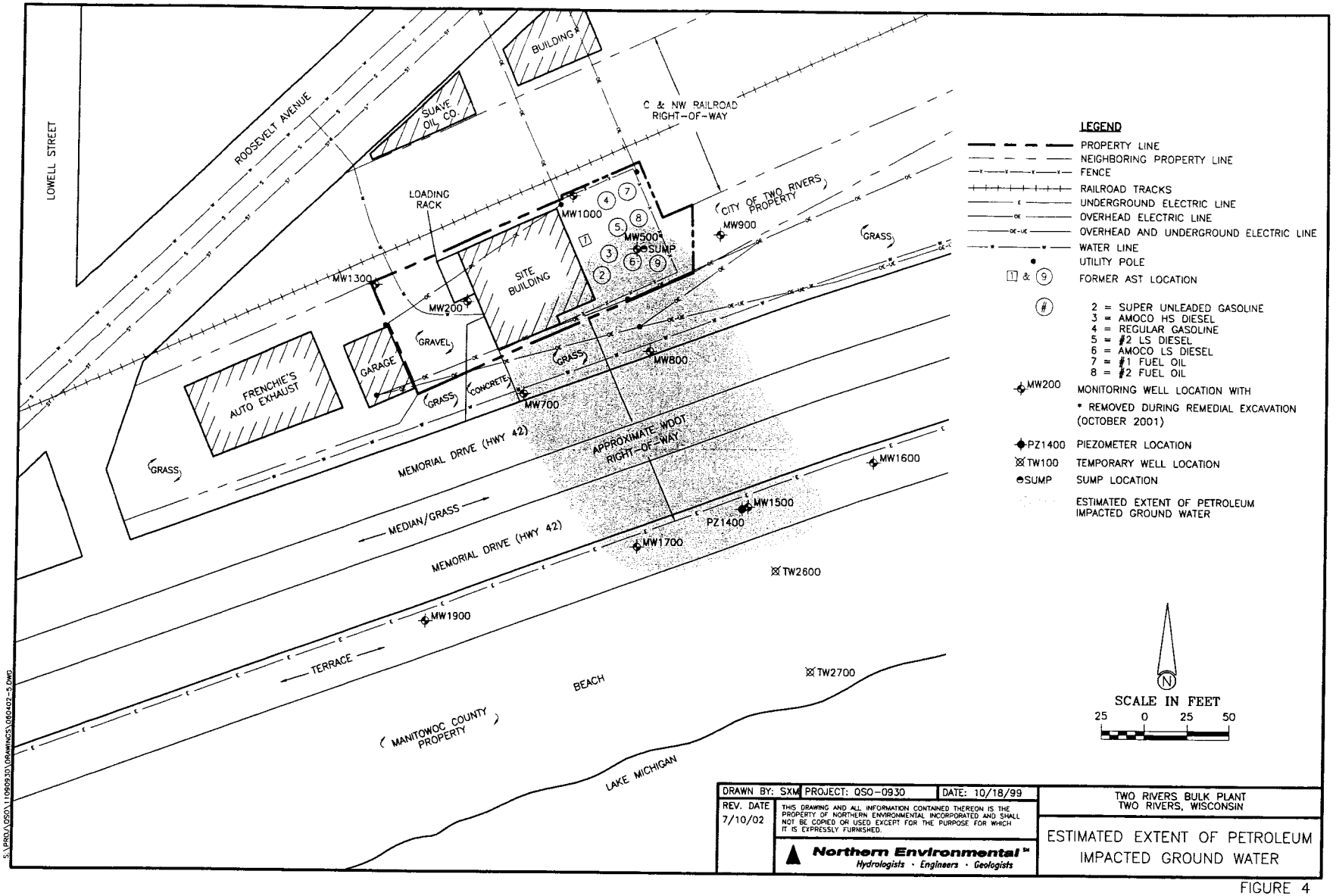
--- = Not Analyzed

J = Analyte detected between the limit of detection and limit of quantitation

NE = Not established by Wis. Adm. Code

RCL = NR 720.09 Residual Contaminant Level

120 = NR 720.09 RCL Exceeded


LOWELL STREET
ROOSEVELT AVENUE
SUAVE OIL CO.
BUILDING
C & NW RAILROAD RIGHT-OF-WAY
LOADING RACK
MW1000
MW500
SUMP
CITY OF TWO RIVERS PROPERTY
MW900
GRASS
MW1300
MW200
SITE BUILDING
GRAVEL
GARAGE
FRENCHIE'S AUTO EXHAUST
CONCRETE
MW800
MW700
APPROXIMATE WDOT RIGHT-OF-WAY
MEMORIAL DRIVE (HWY 42)
MEDIAN/GRASS
MW1600
MW1500
PZ1400
MW1700
TW2600
MW1900
TERRACE
BEACH
TW2700
MANITOWOC COUNTY PROPERTY
LAKE MICHIGAN
LEGEND
PROPERTY LINE
NEIGHBORING PROPERTY LINE
FENCE
RAILROAD TRACKS
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE
OVERHEAD AND UNDERGROUND ELECTRIC LINE
WATER LINE
UTILITY POLE
1 & 9 FORMER AST LOCATION
# 2 = SUPER UNLEADED GASOLINE
3 = AMOCO HS DIESEL
4 = REGULAR GASOLINE
5 = #2 LS DIESEL
6 = AMOCO LS DIESEL
7 = #1 FUEL OIL
8 = #2 FUEL OIL
MW200 MONITORING WELL LOCATION WITH * REMOVED DURING REMEDIAL EXCAVATION (OCTOBER 2001)
PZ1400 PIEZOMETER LOCATION
TW100 TEMPORARY WELL LOCATION
SUMP SUMP LOCATION
ESTIMATED EXTENT OF PETROLEUM IMPACTED GROUND WATER
N
SCALE IN FEET
25 0 25 50
DRAWN BY: SXM
PROJECT: QSO-0930
DATE: 10/18/99
REV. DATE 7/10/02
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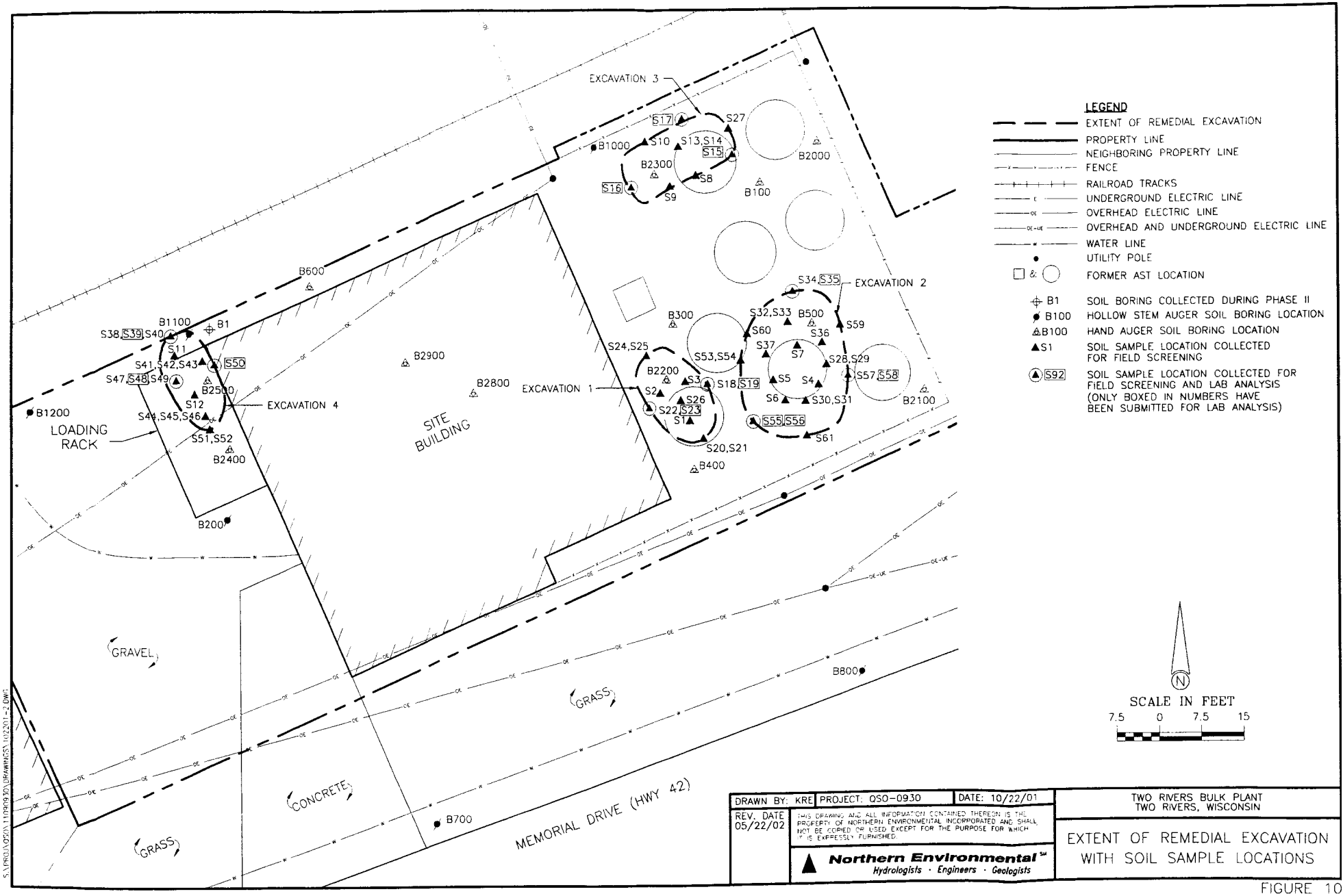
TWO RIVERS BULK PLANT
TWO RIVERS, WISCONSIN
ESTIMATED EXTENT OF PETROLEUM IMPACTED GROUND WATER
S:\PROJ\QSO\11090930\DRAWINGS\060402-5.DWG

FIGURE 4


EXCAVATION 3
EXCAVATION 2
EXCAVATION 1
EXCAVATION 4
SITE BUILDING
LOADING RACK
GRAVEL
GRASS
CONCRETE
MEMORIAL DRIVE (HWY 42)
B1000
B2300
B2000
B100
B600
B1100
B1
B1200
B2900
B2800
B2500
B2400
B200
B300
B2200
B500
B2100
B400
B800
B700
S17
S27
S10
S13,S14
S15
S16
S8
S9
S38,S39,S40
S11
S41,S42,S43
S50
S47,S48,S49
S12
S44,S45,S46
S51,S52
S34,S35
S32,S33
S59
S60
S36
S37
S7
S53,S54
S24,S25
S28,S29
S57,S58
S2
S3
S18,S19
S5
S4
S6
S30,S31
S26
S22,S23
S1
S20,S21
S55,S56
S61
LEGEND
EXTENT OF REMEDIAL EXCAVATION
PROPERTY LINE
NEIGHBORING PROPERTY LINE
FENCE
RAILROAD TRACKS
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE
OVERHEAD AND UNDERGROUND ELECTRIC LINE
WATER LINE
UTILITY POLE
FORMER AST LOCATION
B1 SOIL BORING COLLECTED DURING PHASE II
B100 HOLLOW STEM AUGER SOIL BORING LOCATION
B100 HAND AUGER SOIL BORING LOCATION
S1 SOIL SAMPLE LOCATION COLLECTED FOR FIELD SCREENING
S92 SOIL SAMPLE LOCATION COLLECTED FOR FIELD SCREENING AND LAB ANALYSIS (ONLY BOXED IN NUMBERS HAVE BEEN SUBMITTED FOR LAB ANALYSIS)
N
SCALE IN FEET
7.5 0 7.5 15
DRAWN BY: KRE
PROJECT: OSO-0930
DATE: 10/22/01
REV. DATE 05/22/02
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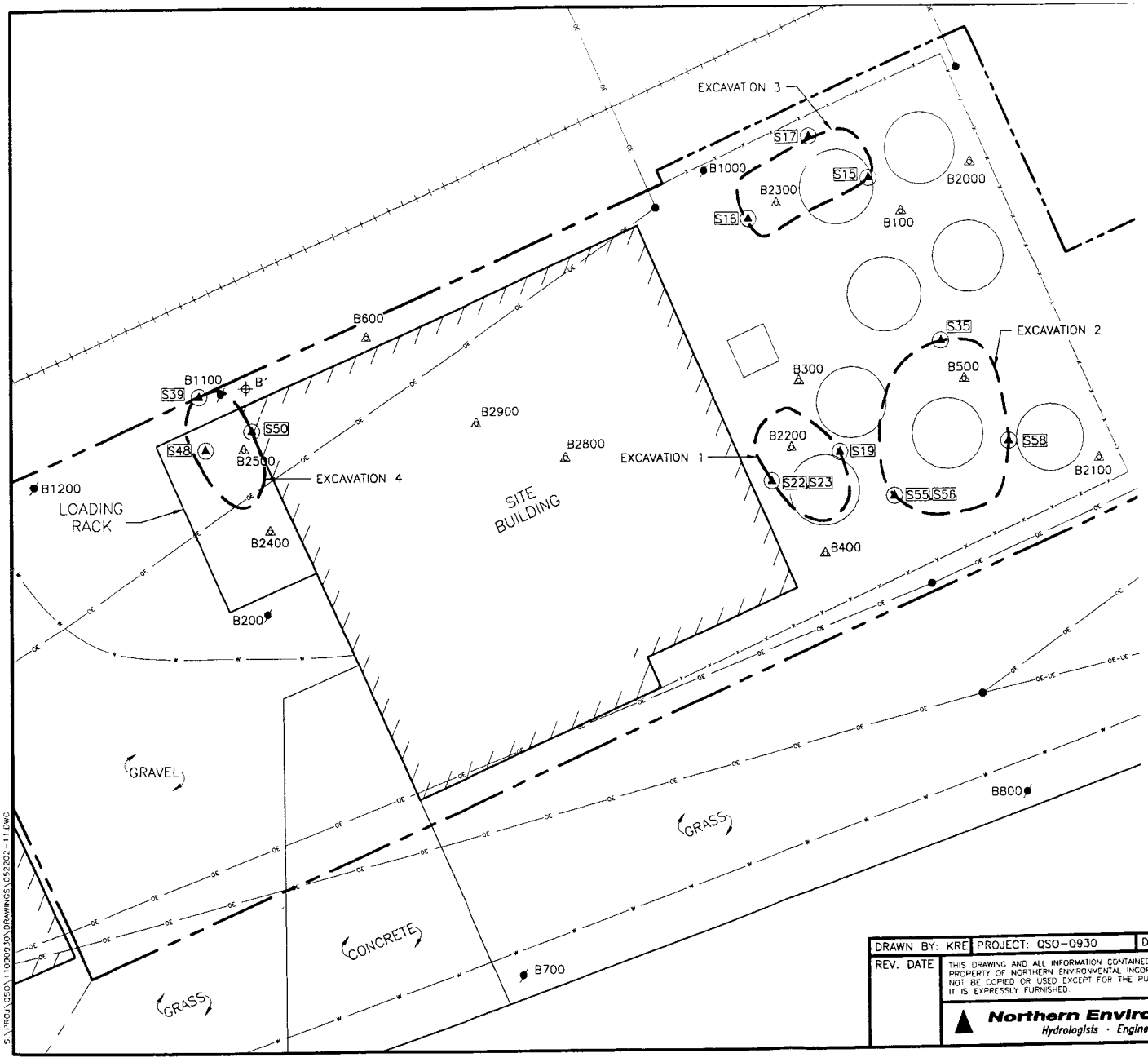
TWO RIVERS BULK PLANT
TWO RIVERS, WISCONSIN
EXTENT OF REMEDIAL EXCAVATION WITH SOIL SAMPLE LOCATIONS

FIGURE 10



LEGEND

- EXTENT OF REMEDIAL EXCAVATION
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- FENCE
- RAILROAD TRACKS
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD AND UNDERGROUND ELECTRIC L
- WATER LINE
- UTILITY POLE
- FORMER AST LOCATION
- B1 SOIL BORING COLLECTED DURING PHASE I
- B100 HOLLOW STEM AUGER SOIL BORING LOCAT
- B100 HAND AUGER SOIL BORING LOCATION
- S92 SOIL SAMPLE COLLECTED DURING REMEDIAL EXCAVATION
- ESTIMATED EXTENT OF REMAINING SOIL CONTAMINATION IN EXCESS OF GENERIC RCLs OR TABLE 1 VALUES

N

SCALE IN FEET

7.5 0 7.5 15

DRAWN BY: KRE	PROJECT: OSO-0930	DATE: 5/22/02	TWO RIVERS BULK PLANT TWO RIVERS, WISCONSIN
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		SOIL SAMPLE LOCATIONS WITH ESTIMA EXTENT OF REMAINING SOIL CONTAMINA (POST EXCAVATION)
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FIGUR

S:\PROJ\OSO\10000.90\DRAWINGS\052202-11.DWG

Table 1 Water Level Data, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)
				Below Riser	Below Grade	
MW200	100.82	100.23	08/19/99	10.72	11.31	89.51
			08/20/99	10.71	11.30	89.52
			10/21/99	11.19	11.78	89.04
			01/11/00	11.75	12.34	88.48
			04/18/00	11.38	11.97	88.85
			11/08/01	10.73	11.32	89.50
			02/19/02	11.04	11.63	89.19
MW500	96.18	98.91	08/19/99	8.57	5.84	90.34
			08/20/99	8.60	5.87	90.31
			10/21/99	9.22	6.49	89.69
			01/11/00	---	---	---
			04/18/00	---	---	---
MW700	98.89	98.52	08/19/99	9.41	9.78	89.11
			08/20/99	9.44	9.81	89.08
			10/21/99	9.89	10.26	88.63
			01/11/00	10.40	10.77	88.12
			04/18/00	10.06	10.43	88.46
			11/08/01	9.39	13.67	89.13
			02/19/02	9.68	12.82	88.84
MW800	98.27	97.80	08/19/99	8.89	9.36	88.91
			08/20/99	8.88	9.35	88.92
			10/21/99	9.32	9.79	88.48
			01/11/00	9.81	10.28	87.99
			04/18/00	9.47	9.94	88.33
			11/08/01	8.76	9.23	89.04
			02/19/02	8.92	9.39	88.88

Table 1 Water Level Data, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)
				Below Riser	Below Grade	
MW900	97.00	99.41	12/17/97	10.26	7.85	89.15
			12/18/97	10.14	7.73	89.27
			10/21/99	10.60	8.19	88.81
			01/11/00	11.13	8.72	88.28
			11/08/01	10.10	7.69	89.31
			02/19/02	10.41	8.00	89.00
MW1000	99.99	102.30	08/19/99	12.62	10.31	89.68
			08/20/99	12.64	10.33	89.66
			10/21/99	13.15	10.84	89.15
			01/11/00	13.73	11.42	88.57
			04/18/00	13.36	11.05	88.94
			11/08/01	12.70	10.39	89.60
			02/19/02	13.05	10.74	89.25
MW1300	101.10	100.69	08/20/99	11.00	11.41	89.69
			10/21/99	11.49	11.90	89.20
			01/12/00	12.06	12.47	88.63
			11/08/01	11.06	11.47	89.63
			02/19/02	11.40	11.81	89.29
PZ1400	97.74	100.47	10/14/99	12.44	9.71	88.03
			10/21/99	12.64	9.91	87.83
			01/11/00	13.02	10.29	87.45
	97.58	96.76	11/08/01	8.31	9.13	88.45
			02/19/02	8.50	9.32	88.26

Table 1 Water Level Data, Two Rivers Bulk Plant, Two Rivers, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)
				Below Riser	Below Grade	
MW1500	97.75	100.34	10/14/99	12.29	9.70	88.05
			10/21/99	12.50	9.91	87.84
			01/11/00	12.90	10.31	87.44
			04/18/00	12.61	10.02	87.73
	97.58	96.92	11/08/01	8.46	9.12	88.46
			02/19/02	8.68	9.34	88.24
MW1600	96.93	99.26	10/14/99	11.17	8.84	88.09
			10/21/99	11.36	9.03	87.90
			01/11/00	11.76	9.43	87.50
	96.72	96.22	11/08/01	7.73	8.23	88.49
			02/19/02	7.98	8.48	88.24
MW1700	98.28	100.85	10/14/99	12.84	10.27	88.01
			10/21/99	13.05	10.48	87.80
			01/11/00	13.45	10.88	87.40
			04/18/00	13.16	10.59	87.69
	98.74	98.34	11/08/01	9.89	10.29	88.45
			02/19/02	10.11	10.51	88.23
MW1900	100.17	102.80	10/14/99	14.80	12.17	88.00
			10/21/99	15.02	12.39	87.78
			01/11/00	15.40	12.77	87.40
	100.02	99.50	11/08/01	11.04	11.56	88.46
			02/19/02	11.27	11.79	88.23
SUMP	96.46	100.08	11/08/01	10.78	7.16	89.30
			02/19/02	11.04	7.42	89.04

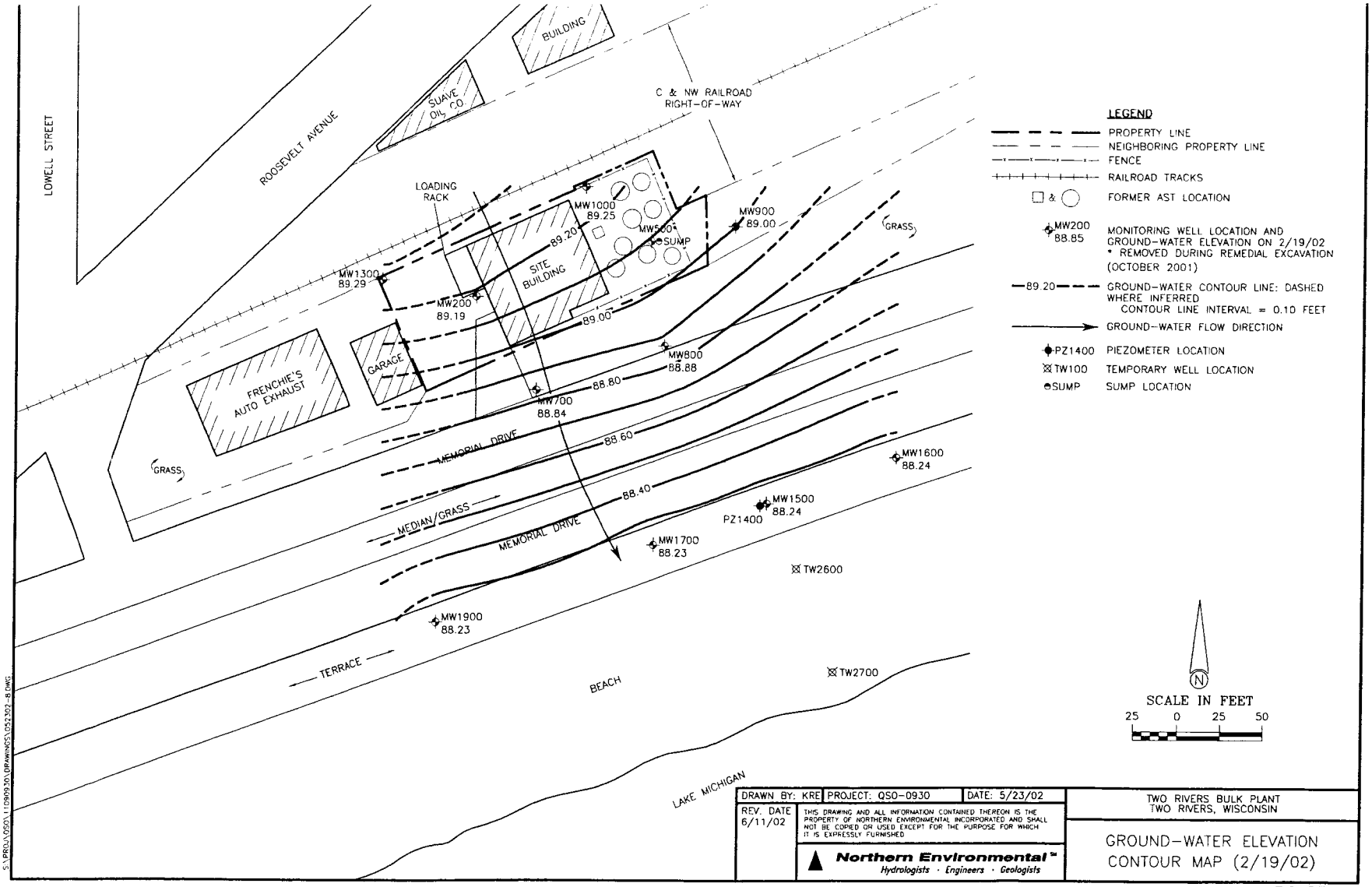
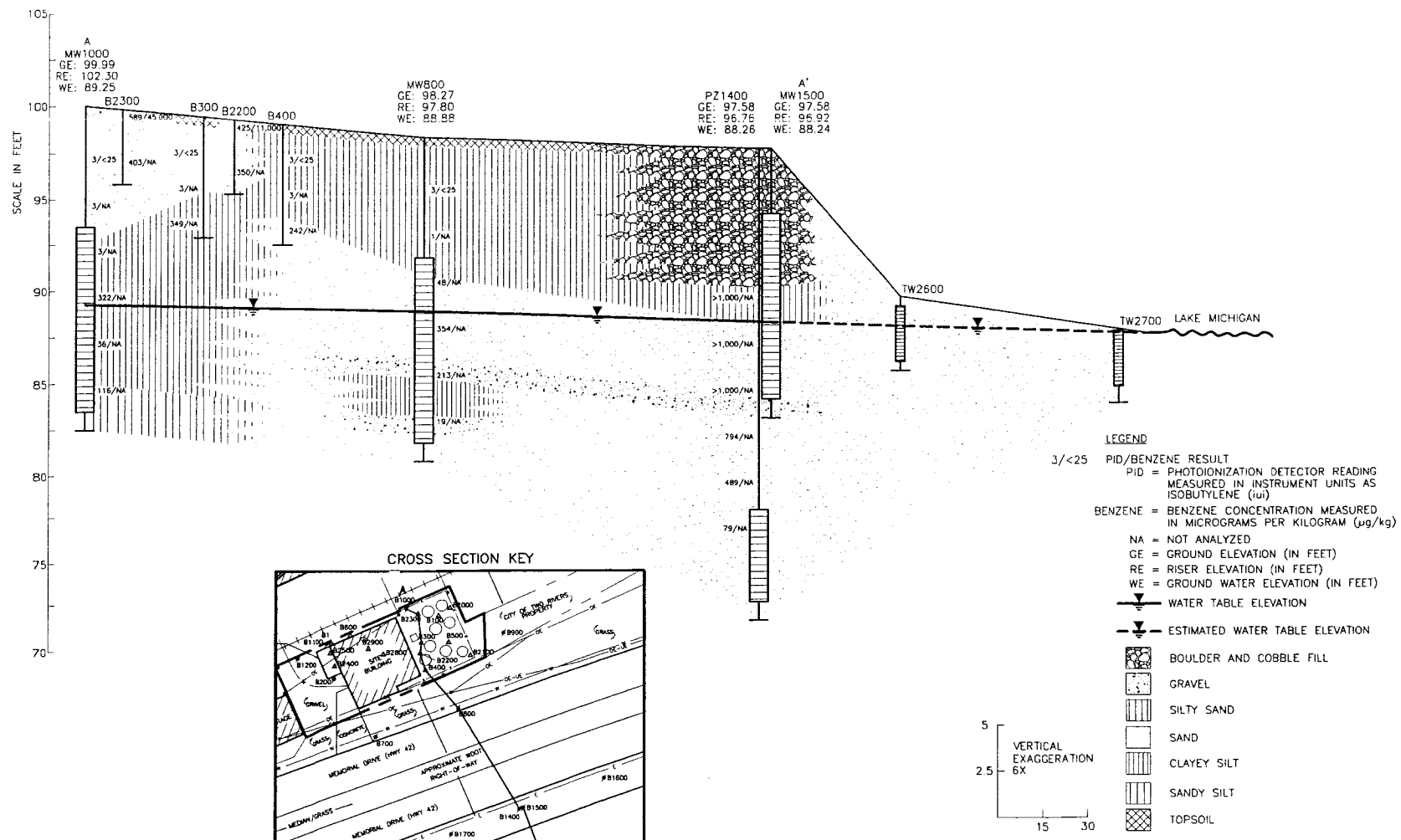
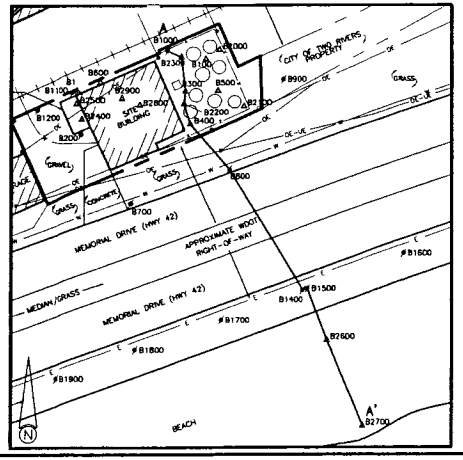

LOWELL STREET
ROOSEVELT AVENUE
SUAVE OIL CO.
BUILDING
C & NW RAILROAD RIGHT-OF-WAY
LOADING RACK
MW1000 89.25
MW500*
SUMP
MW900 89.00
GRASS
89.20
SITE BUILDING
MW1300 89.29
MW200 89.19
89.00
GARAGE
FRENCHIE'S AUTO EXHAUST
MW800 88.88
88.80
MW700 88.84
MEMORIAL DRIVE
88.60
GRASS
MW1600 88.24
88.40
MW1500 88.24
PZ1400
MEDIAN/GRASS
MEMORIAL DRIVE
MW1700 88.23
TW2600
MW1900 88.23
TERRACE
BEACH
TW2700
LAKE MICHIGAN
LEGEND
PROPERTY LINE
NEIGHBORING PROPERTY LINE
FENCE
RAILROAD TRACKS
FORMER AST LOCATION
MW200 88.85 MONITORING WELL LOCATION AND GROUND-WATER ELEVATION ON 2/19/02
* REMOVED DURING REMEDIAL EXCAVATION (OCTOBER 2001)
89.20 GROUND-WATER CONTOUR LINE: DASHED WHERE INFERRED
CONTOUR LINE INTERVAL = 0.10 FEET
GROUND-WATER FLOW DIRECTION
PZ1400 PIEZOMETER LOCATION
TW100 TEMPORARY WELL LOCATION
SUMP SUMP LOCATION
N
SCALE IN FEET
25 0 25 50
S:\PROJ\QSO\11090930\DRAWINGS\052302-8.DWG
DRAWN BY: KRE
PROJECT: QSO-0930
DATE: 5/23/02
REV. DATE 6/11/02
THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED
Northern Environmental™
Hydrologists · Engineers · Geologists
TWO RIVERS BULK PLANT
TWO RIVERS, WISCONSIN
GROUND-WATER ELEVATION CONTOUR MAP (2/19/02)

FIGURE 8



CROSS SECTION KEY



NOTE:
*WATER MEASUREMENTS TAKEN 2/19/02
*ELEVATIONS REFERENCED TO LOCAL SITE DATUM
*COLUMN WIDTHS ARE NOT TO SCALE
*SOIL BORING ELEVATIONS ARE INFERRED

DRAWN BY: KRE	PROJECT: QSO-0930	DATE: 5/10/02	TWO RIVERS BULK PLANT TWO RIVERS, WISCONSIN
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		GEOLOGIC CROSS SECTION A–A'
	Northern Environmental℠ Hydrologists · Engineers · Geologists		

FIGURE 5

S:\PROJ\QSO\11090930\DRAWINGS\051002-5.DWG

QUALITY STATE OIL CO., INC. qso

June 28, 2002

To Whom It May Concern:

RE: Legal Descriptions for GIS Registry, Two Rivers Bulk Plant, 2338 Memorial Drive, Two Rivers, Wisconsin; BRRTS #02-36-222781

The legal description attached to this letter for the Two Rivers Bulk Plant, located at 2338 Memorial Drive, Two Rivers, Wisconsin is complete and accurate.

Sincerely,

Mr. Bernard Nowicki
Quality State Oil Co., Inc.

CORPORATE OFFICE 2201 Calumet Drive P.O. Box 848 Sheboygan, WI 53082-0848 920-459-5640
STURGEON BAY OFFICE 628 South Oxford Avenue Sturgeon Bay, WI 54235 920-743-4711
TWO RIVERS OFFICE 2338 Memorial Drive P.O. Box 202 Two Rivers, WI 54241-0202 920-793-1307 or 1-800-696-4645

QUALITY STATE OIL CO., INC. QSO

July 1, 2002

Mr. Dan Fischer
Manitowoc County Clerk
1010 S. 8th Street
Manitowoc, Wisconsin 54220-5392

Dear Mr. Fischer:

Ground-water contamination that appears to have originated on the property located at the Quality State Oil Two Rivers Bulk Plant, 2338 Memorial Drive, Two Rivers, Wisconsin has migrated onto Manitowoc County property, located east of 2338 Memorial Drive, adjacent to Lake Michigan. The levels of benzene and naphthalene contamination in ground water on your property are above the state ground-water enforcement standards found in chapter NR140, Wisconsin Administrative Code. However, Northern Environmental Technologies, Incorporated, who investigated this contamination, informed me that this ground-water contaminant plume is stable or receding and will naturally attenuate over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 , Wisconsin Administrative Code, and I will be requesting that the Wisconsin Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means the Department will not be requiring that any further investigation or cleanup action be taken, other than the reliance on natural attenuation.

Since the source of the ground-water contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this ground-water contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review my closure for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that indicates closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to Mr. Robert Klauk, 2129 Jackson Street, Oshkosh, Wisconsin, 54901.

If this case is closed, all properties within the site boundaries where ground-water contamination exceeds the chapter NR 140 ground-water enforcement standard will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where ground-water contamination above chapter NR140 enforcement standards was found at the time the case was closed. This GIS Registry will be available to the general public on the Department of Natural

CORPORATE OFFICE 2201 Calumet Drive P.O. Box 848 Sheboygan, WI 53082-0848 920-459-5640
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TWO RIVERS OFFICE 2338 Memorial Drive P.O. Box 202 Two Rivers, WI 54241-0202 920-793-1307 or 1-800-696-4645

Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual ground-water contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the services area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 920-459-4560, my consultant Lynelle Caine, Northern Environmental, at 920-592-8400, or Robert Klauk, Department of Commerce, at 920-424-0046.

Sincerely,

Bernard Nowicki
Quality State Oil Co., Inc.

c: Robert Klauk, Department of Commerce
Lynelle P. Caine, Northern Environmental
Jeffery Beyer, Director of Public Works, Manitowoc County

From: Self <sknabe@northernenvironmental.com>
To: sharlene.tebeest@dot.state.wi.us
Subject: notification of contamination with right of way
Send reply to: sknabe@northernenvironmental.com
Date sent: Thu, 27 Jun 2002 15:31:18 -0500

COUNTY: Manitowoc
HIGHWAY: State Highway 42 (Memorial Drive)
SITE NAME: Two Rivers Bulk Plant
SITE ADDRESS: 2338 Memorial Drive, Two Rivers, WI 54241
BRRTS NUMBER: 02-36-22781
PECFA NUMBER: 54241-3700-38

OWNER'S NAME: Quality State Oil Co., Inc. (Attn: Bernard Nowicki)
OWNER'S ADDRESS: Post Office Box 848, Sheboygan WI 53082-0848

CONSULTING FIRM: Northern Environmental Technologies, Inc.
CONSULTANT CONTACT: Lynelle P. Caine
CONSULTANT ADDRESS: 954 Circle Drive, Green Bay, WI 54304
CONSULTANT PHONE: (920) 592-8400
CONSULTANT FAX: (920) 592-8444
CONSULTANT EMAIL: { HYPERLINK mailto:lcaine@northern-env.com }lcaine@northern-env.com

Soil Contamination

None present in WDOT right of way

Ground-water Contamination

PRESENT: Yes, ground-water contamination is present in WDOT ROW.
DEPTH TO WATER: 9 to 10 feet below grade
CONTAMINANT TYPES: Petroleum contamination, specifically benzene and naphthalene

Summary of Cleanup Activity

During October 2001, approximately 255 tons of impacted soil was removed from the Two Rivers Bulk Plant, 2338 Memorial Drive, Two Rivers, Wisconsin. Results of soil samples collected during the excavation activity indicated a majority of the petroleum-

impacted soil was removed from the Site.

During November 2001 and February 2002, select ground-water monitoring wells located on-site and off-site were sampled. Results of the ground-water sampling indicate an overall stable to decreasing trend in contaminant concentrations in all monitoring wells. In addition, concentrations of inorganic parameters measured at the monitoring wells also indicate conditions are favorable for continued biodegradation of the remaining petroleum contamination in the ground water.

Please feel free to call me if you have any questions. Also, please contact me if you are unable to view the attached map. Thank you

Sue Knabe
Northern Environmental
Hydrogeologist
(920) 592-8400

Attachments: S:\proj\QSO\11090930\TABLES\wla-ra.xls
S:\proj\QSO\11090930\DRAWINGS\060402-5.dwg

913333

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Document Number

NOTICE OF CONTAMINATION TO PROPERTY

RECEIPT# 8478
$13.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
5 SEP 2002 12:40:07 PM

Legal Description of the Property:

In Re. Tract Numbered One (1) of a Certified Survey in Lot Numbered Thirteen (13) of the Subdivision of the East One-half (E1/2) of the Southeast Quarter (SE1/4) of Section Numbered Two (2), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, City of Two Rivers, as recorded in the office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 11 of Certified Survey Maps, on page 251, as Document No. 624496.

ALSO, an Easement over the North Twelve (12) feet of Tract 2 of a Certified Survey recorded in Volume 11 of Certified Survey Maps, on page 251, for ingress and egress for vehicles from Roosevelt Street to said Tract 1, as contained in Warranty Deed recorded in Volume 808 of Records, on page 153, as Document No. 631320.

Recording Area

Name and Return Address
Mr. ~~Bernard Nowicki~~ WILLIAM GOEBEL
Quality State Oil Co., Inc.
2201 Calumet Drive
Sheboygan, Wisconsin 53083 13 CASH

Parcel Identification Number

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

Section 1. Q.S.O. Acquisition Corp. is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Diesel range organics, gasoline range organics, benzene, ethylbenzene, and total xylenes exceeding Wisconsin Administrative Code chapter NR720 residual contaminant levels exist on this property.

Section 3. 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 limitations and/or restrictions:

Residual petroleum contaminated soil remains on this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be

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recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 4th day of September 2002.

By signing this document, Gregory B. Bultman and Deborah DeBlaey acknowledge that they are dully authorized to sign this document on behalf of Q.S.O. Acquisition Corp, a Wisconsin Corporation.

Signature: _____

Printed Name: Gregory B. Bultman

Title: President

Signature: Deborah DeBlaey

Printed Name: Deborah DeBlaey

Title: Secretary/Treasurer

Subscribed and sworn to before me

this 4th day of September, 2002

_____

Notary Public, State of WISCONSIN

My commission 10/17/04

This document was drafted by the Wisconsin Department of Commerce.