



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, 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 920-492-5912

June 13, 2001

Richard Haupt
PO Box 724
Manitowoc, WI 54220

SUBJECT: Case Closure of Haupt Property
(Former) Warehouse Terminal Property (TCE)
1946 S. 23rd Street, Manitowoc, Wisconsin
WDNR BRRTS #02-36-222910

Dear Mr. Haupt:

The above referenced case was closed under s. NR 726.05, Wis. Adm. Code on May 14, 2001.

On November 2, 2000, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources NER Region Closure Committee. This 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, it appears at this time the site has been investigated and remediated to the extent practicable under current site conditions and that the conditions of closure (Groundwater use restriction, abandonment of monitoring wells) have been met.

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
Bureau for Remediation & Redevelopment

cc: John Savage – Whyte, Hischboeck, Dudek SC., PO Box 2225 Manitowoc 54221-2225
Susan Lawrenz – GHD Inc., PO Box 69 Chilton 53014

698784

TRUSTEE'S DEED

646

RECEIVED FOR RECORD
977 646
1992 MAY 20 PM 1:49

Associated Bank Lakeshore, N.A. /
The East Wisconsin Trustee Company, Trustee under the
Will of AGON HAUPT, Deceased

for a valuable consideration conveys without warranty to
Donald Haupt, Richard Haupt and Evelyn Carstens, each
an undivided 1/3 interest as tenants in common.

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

\$100K
RETURN TO
Associated Bank Lakeshore, N.A.
P.O. Box 787
Manitowoc, WI 54221-0787

PARCEL 1: Lot Numbered Seventy-nine (79), excepting therefrom the East 152.0 feet conveyed to Weyerhaeuser Company in Volume 532 of Records on page 404, #498024; and also

Tax Parcel No: #10-010-016-002.00 &
355-078-001-3

Lot Numbered Seventy-eight (78), excepting the North 60 feet conveyed to Chicago & North Western Railway Company in Volume 62 of Deeds on page 283; and also excepting therefrom the East 152.0 feet conveyed to Weyerhaeuser Company in Volume 532 of Records on page 404, #498024;

ALL in Hinckley's Subdivision, in the City of Manitowoc, according to the Recorded Plat of said Subdivision.

PARCEL 2: A tract of land in the East One-half (E1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Numbered Ten (10), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, described as follows:

Commencing at the SE corner of said Section 10, thence due North along the Section line a distance of 1321.8 feet, thence S.89°34' W. along the 1/16th line a distance of 225.0 feet, thence S.14°34'30" W. a distance of 992.8 feet, thence S.0°38' W. a distance of 370.7 feet to the Section line, thence N.88°37'30" E. along the Section line a distance of 479.0 feet to the point of commencement. Said tract contains 11.72 acres of land, more or less.

PARCEL 1

Transfer Fee and Transfer Form exempt 77.22(11), Wisconsin Statutes.

W-7

Dated this 20th day of March, 1992

ASSOCIATED BANK LAKESHORE, N.A.
By: [Signature] (SEAL)

ASSOCIATED BANK LAKESHORE, N.A.
By: [Signature] (SEAL)

Robert W. Brown, Jr.
Trustee
Vice President-Personal Trust

James A. Noffke
Trustee
Vice President-Business Trust

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN

authenticated this _____ day of _____, 1992

Manitowoc County, WI

Personally came before me this 20th day of March, 1992 the above named Robert W. Brown, Jr. and James A. Noffke as Trustee under the Will of AGON HAUPT, Deceased

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.08, Wis. Stats.)

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

THIS INSTRUMENT WAS DRAFTED BY

[Signature]

Attorney John W. Stangel

Lynn P. Wiesner
Notary Public, Manitowoc County, Wis.

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

My Commission expires _____ if not, state expiration date: January 31st, 1996

Terminal

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

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

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

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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

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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 23 day of April, 2001.

By signing this document, Richard Haupt asserts that he is duly authorized to sign this document on behalf of Warehouse Terminal, Inc.

Signature: Richard Haupt
Printed Name: RICHARD HAUPT

Subscribed and sworn to before me
this 23 day of April, 2001.

John C. Savage
Notary Public, Manitowoc, Wis.
My commission is PERMANENT

This document was drafted by John C. Savage based on information provided by Wisconsin Department of Natural Resources.

Attachment.



Warehouse

Cement

Loading Dock

Former UST
Shop

Main Office Building

Asphalt Parking Lot

Grass



GHD Inc. Environmental Services
FORMER WAREHOUSE TERMINAL COMPANY
1948 SOUTH 23RD STREET
MANITOWOC, WI 54220

FIGURE 2
SITE LAYOUT MAP

Prepared By: T. OTT

- Legend:
- April 7, 1998 Boring
 - Boring Locations
 - Monitoring Well Locations

Date: 09/28/98

Grass

Scale: 1" = 20'



Area inside bold line represents the area to be excavated at the Former Warehouse Terminal - South Site.

Shaded area represents area not underneath the building foundation that is knowerssible.

WTS-B4
WTS-MW2

WTS-B5
WTS-MW3

WTS-B3
WTS-MW1

WTS-B2

WTS-B6





Groundwater Analytical Results
Former Warehouse Terminal Company - South Site
Manitowoc, Wisconsin

PARAMETER	NR 140 ES / PAL Standard	WTS-MW1					
		5/28/98	6/26/98	9/22/98	28 Dec-98	02-Jul-99	14-Mar-00
Trichloroethene (TCE)	5/0.5	110	87	110	95	81	27

PARAMETER	NR 140 ES / PAL Standard	WTS-MW3					
		5/28/98	6/26/98	09/22/98	12/28/98	07/02/99	14-Mar-00
Trichloroethene (TCE)	5/0.5	14	0.40	11	1.1	<0.23	<0.34

PARAMETER	NR 140 ES / PAL Standard	WTS-MW2						WTS-MW10		
		5/28/98	6/26/98	9/22/98	11/2/98	12/28/98	07/02/99	14-Mar-00	14-Mar-00	
Trichloroethene (TCE)	5/0.5	<0.12	<0.10	<0.066	<4.7	<0.89	<0.46	<2.3		

Notes:

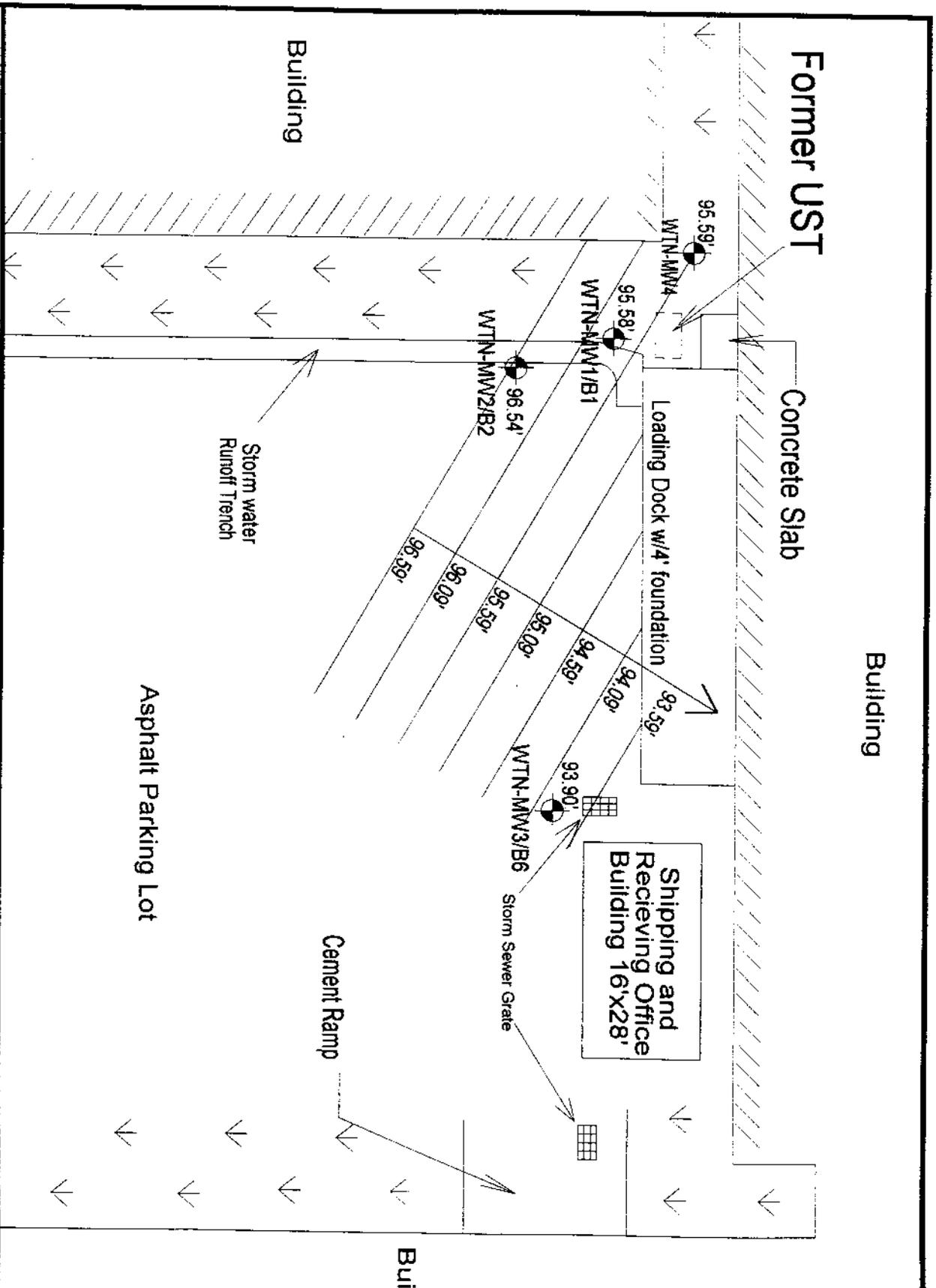
All results are reported in parts per billion (ppb) unless otherwise noted
 Results in bold exceed NR 140 Groundwater enforcement standards or Preventive Action Limits for specified compound
 Results deleted above the laboratory method of detection, BUT below the limit of quantification are shown in "<" marks.

GHD Inc. Environmental Services
WAREHOUSE TERMINAL - NORTH SITE
WITH 23RD STREET

FIGURE 1
SITE LOCATION MAP

Note: Map taken from the Manitowoc, Wisconsin
7.5 Minute USGS Topographic Map-1954





GHD Inc. Environmental Services
WAREHOUSE TERMINAL - NORTH SITE
 1946 SOUTH 23RD STREET
 MANITOWOC, WI 54220

FIGURE 6
 WATER TABLE
 CONFIGURATION
 JULY 1998

Prepared By: T. OTT

Legend

Monitoring Well Locations

Grass

Date: 07/14/98

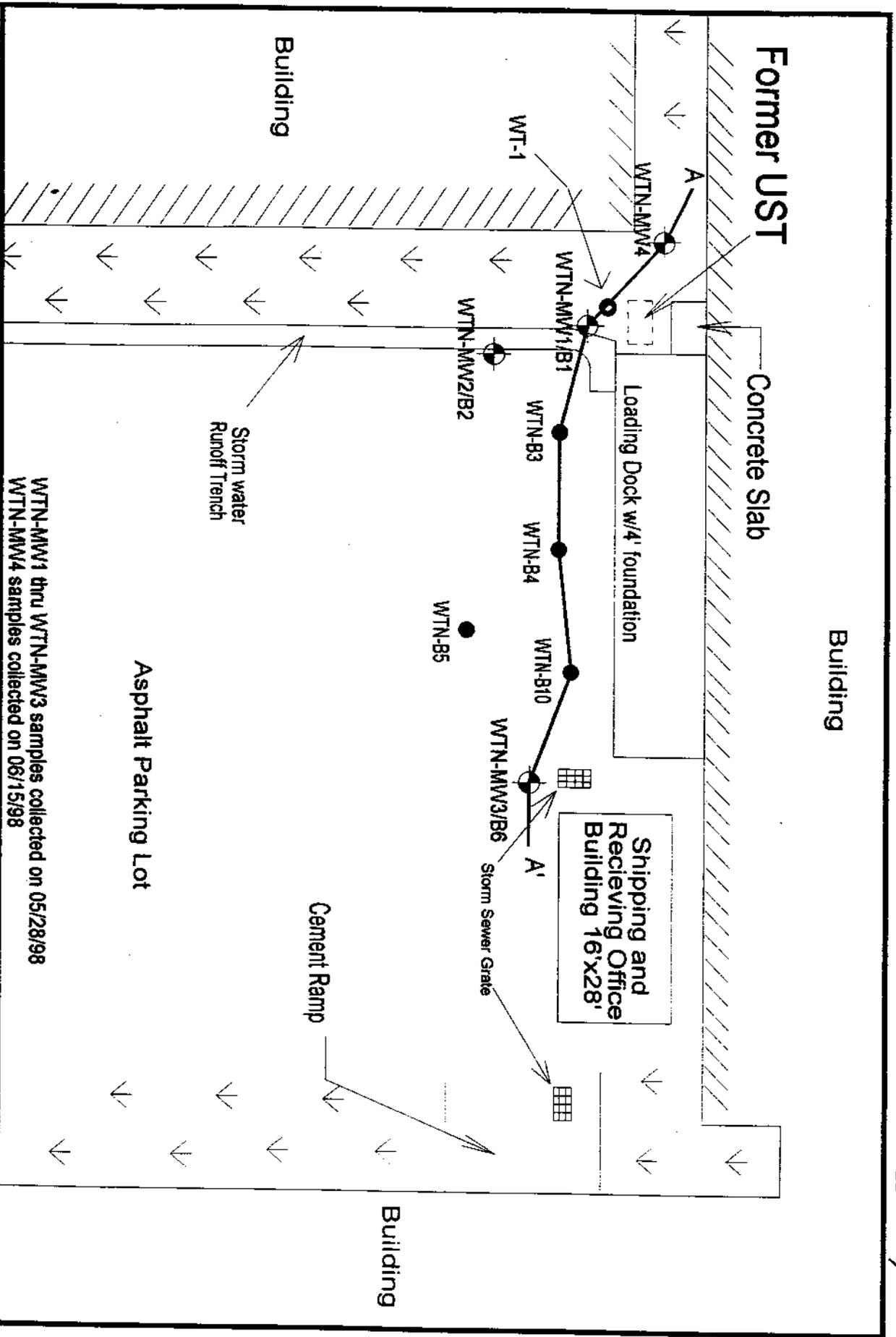
Scale: 1" = 20'

Table 6
 Groundwater Analytical Results
 Former Warehouse Terminal Company - North Site
 Manitowish, Wisconsin
 March 1999

PARAMETER	NR 140 ES / PAL Standards	Monitoring Well				Monitoring Well											
		5/28/98	8/28/98	9/22/98	12/29/98	5/28/98	8/28/98	9/22/98	12/29/98								
GRO (ppm)	none	<59>	WTN-MW-1 1400	9/22/98 4800	5/28/98 --	8/28/98 --	9/22/98 --	12/29/98 --	5/28/98 --	8/28/98 --	9/22/98 --	12/29/98 --	5/15/98 <0.032>	7/8/98 --	9/22/98 --	12/28/98 --	WTN-MW10 11-24-98 12/28/98
Dissolved Lead (ppm)	15/1.5		<2.47>														
Benzene	5/0.5	5000	1100	9/22/98 600													
Ethylbenzene	700/140	5000	1100	9/22/98 600													
Toluene	343/88.6	14000	8000	4800													
1,2,4-Trimethylbenzene	46/Type 7c	43000	43000	43000													
1,3,5-Trimethylbenzene	none	180	180	180	<0.32>												
Total Xylenes	820/124	14000	4000	3800													
Methyl tert-butyl Ether	80/12	240	160	230													
Naphthalene	40/8	5/0.5	160	230													
1,2-Dichloroethane	5/0.5	<310>															
1,1-Dichloroethene	none	530															
p-Isopropyltoluene	none	330															
m-Propyltoluene	none	<180>															
p-Propylbenzene	none	34,480	14,680	10,740.0	0.44	0.0	0.0	0.3	0.0	0.0	0.0	0.0	8.8	1.44	1.0	0	108.23
Total PVCOCs	none	36,670	15,080	10,970.0	0.44	0.0	0.0	0.3	0.0	0.0	0.0	0.0	8.8	1.44	1.0	0	108.23
CH (su)	none	7.2			7.3	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.5	1.44	1.0	0	31.38
Nitrogen, ammonia as N	9/7.19																
Nitrogen, NO2+NO3 as N	10/12																
Nitrogen, Kjeldahl as N	none	0.28			0.8	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.44	1.0	0	31.38
Sulfates	none	18			<0.42>	<0.23>	<0.23>	<0.23>	<0.23>	<0.23>	<0.23>	<0.23>	<0.23>	1.6	0.21	1.6	4.4
Conductivity (ms)	none	510			590	600	600	600	600	600	600	600	600	8.4	0.091	8.4	<0.95>
Iron (mg/L)	none	9.0			10+	10	10	10	10	10	10	10	10+	1.5	1.5	1.5	590
Alkalinity	none	0.72	0.3		5.85	0.79	2.79	2.3	0.39	4.38	7.89	4.38	4.38	230	230	230	180
Dissolved Oxygen (mg/L)	none																

Notes
 All results are reported in parts per billion (ppb) unless otherwise noted.
 ppm stands for parts per million
 GRO stands for Gasoline Range Organics
 Results in bold exceed NR 140 Groundwater Enforcement Standards or Preventive Action Limits for specified compound
 WTN-MW10 is a replacement well for WTN-MW1 WTN-MW1 was removed during the soil excavation

ST 8/98



WTN-MW1 thru WTN-MW3 samples collected on 05/28/98
 WTN-MW4 samples collected on 06/15/98

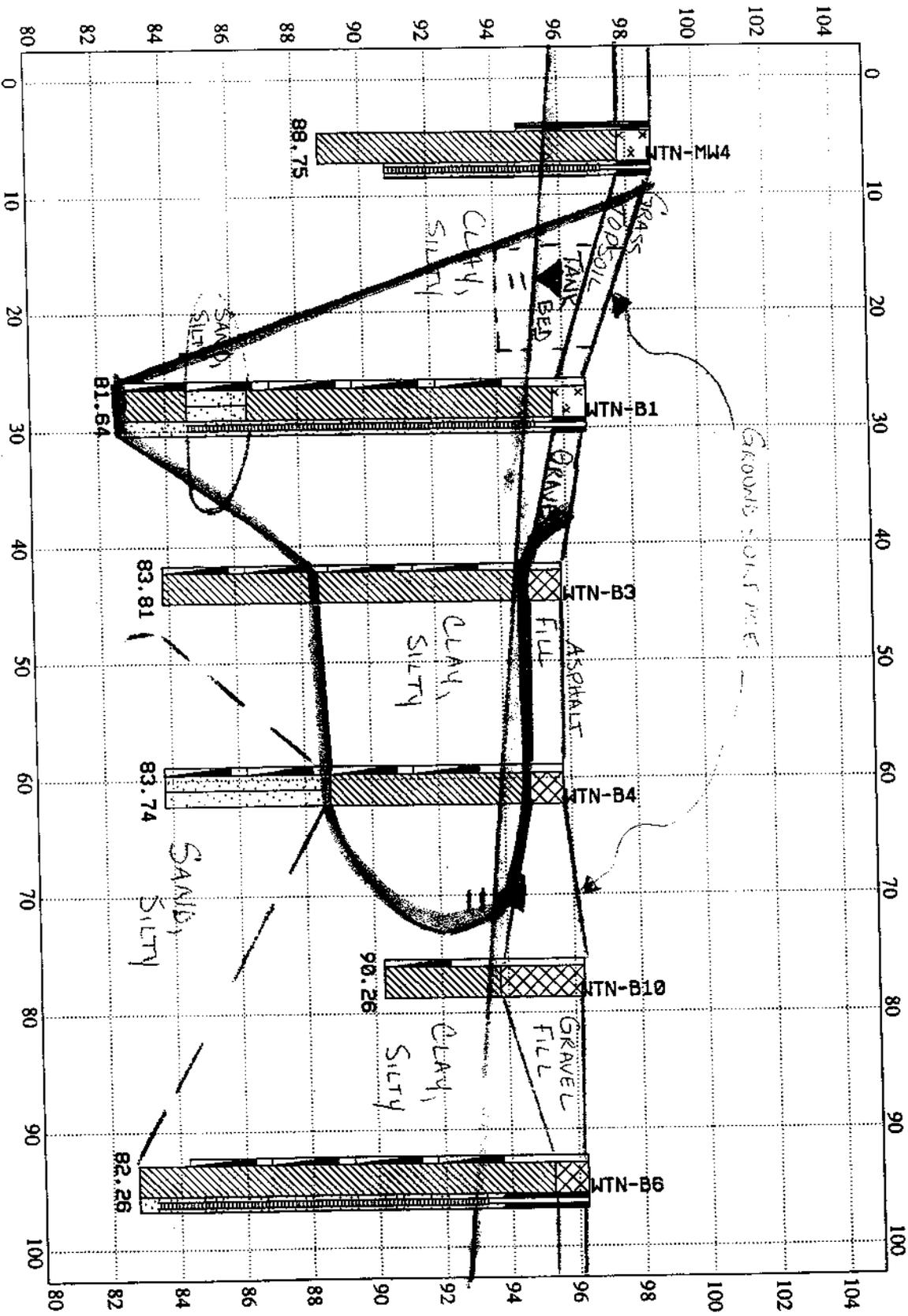
GHD Inc. Environmental Services
 WAREHOUSE TERMINAL - NORTH SITE
 1946 SOUTH 23RD STREET
 MANITOWOC, WI 54220

FIGURE 4
 GEOLOGIC CROSS-SECTION
 LOCATOR MAP
 Prepared By: T. OTT

Legend
 ● April 7, 1998 Boring
 ● Boring Locations
 ● Monitoring Well Locations
 ↓ Grass
 Date: 07/14/98
 Scale: 1" = 20'



ELEVATION



DISTANCE

Water Table

Plumline - pre soil removal

Warehouse Terminal - Manitowoc, Wisconsin

FIGURE 5

GEOLOGIC CROSS SECTION A-A'

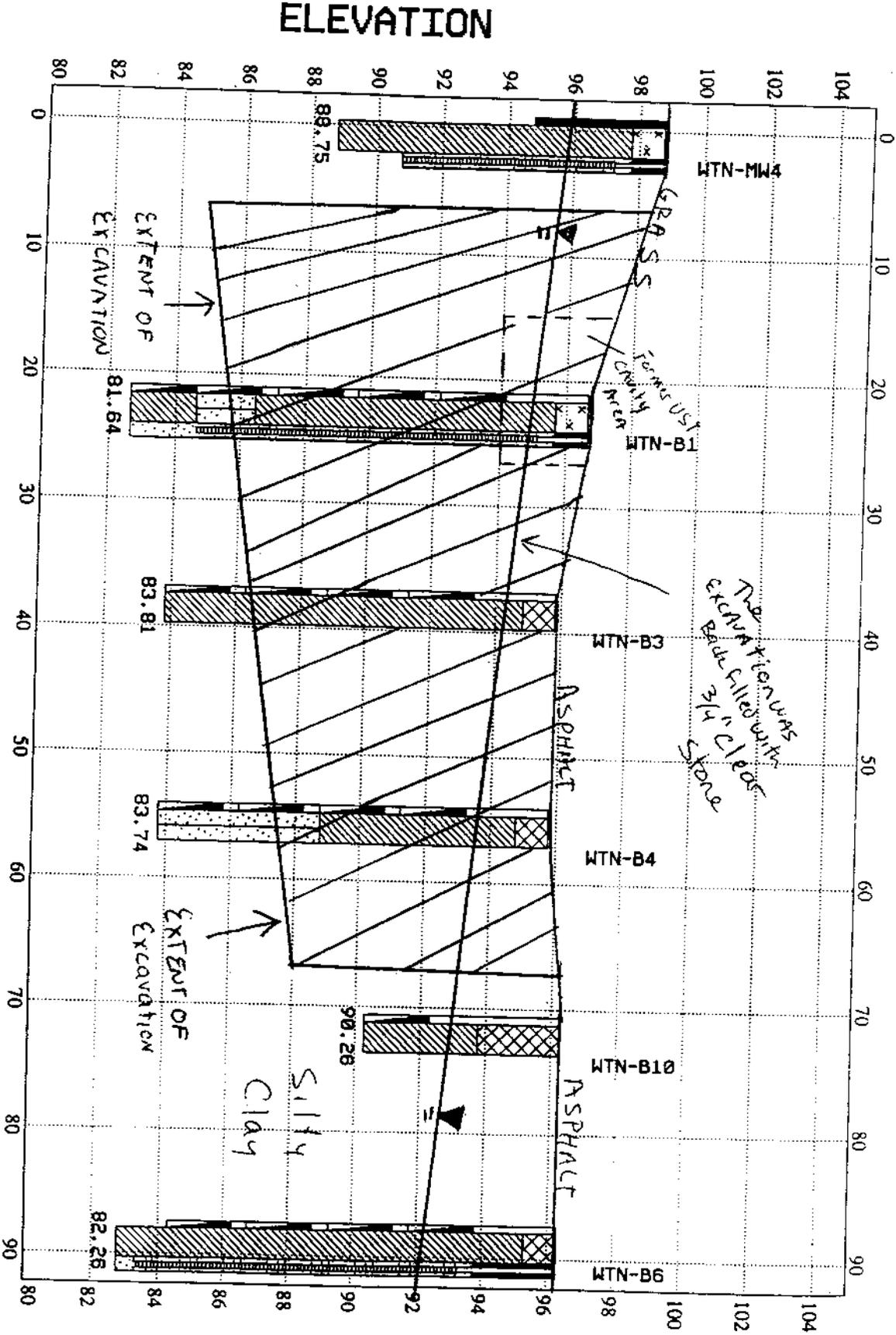
DATE: 8/10/98

BY: RLJohnson

GHM, Inc.

Water Table

DISTANCE



Warehouse Terminal - Manitowoc, Wisconsin

FIGURE 5 Post Remediation Cross Section
FENCE DIAGRAM A-A'

DATE: 3/17/99

BY: SMLaurenz

GHD, Inc. - Environmental Services

Close