

GIS REGISTRY INFORMATION

SITE NAME: Professional Arts Building

BRRTS #: 02-36-513822 **FID # (if appropriate):** _____

COMMERCE # (if appropriate): _____

CLOSURE DATE: 23-Apr-2007

STREET ADDRESS: 600 York St (Previous Address: 605 York St)

CITY: Manitowoc

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 707676 Y= 404927

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

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

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

IF YES, STREET ADDRESS 1: _____

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

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued x
- Copy of any maintenance plan referenced in the final closure letter. x
- Copy of (soil or land use) deed notice *if any required as a condition of closure* na
- 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) na
- 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. 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) na
- 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) 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

hlc



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Northeast Region Headquarters
2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

April 23, 2007

Lou Ann Meyer
Sheboygan Medical Arts Group
2920 Superior Avenue
Sheboygan, WI 53081

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Professional Arts Building 605 York Street, Manitowoc, Wisconsin
WDNR BRRTS Activity # 02-36-513822

Dear Ms. Meyer:

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. **The Department considers this case closed and no further investigation or remediation is required at this time.**

On February 13 and March 15, 2007, the Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

On March 16, 2007, you were notified that the Closure Committee had granted conditional closure of this case.

On April 12, 2007, the Department received correspondence indicating that you have complied with the requirements of closure. The following documentation was provided by your consultant, Craig Johansen of Craig Environmental, LLC:

- Barrier Maintenance Plan, including Exhibit A: Site Map, and Exhibit B: Inspection Log
- Monitoring well abandonment forms for wells MW-1, MW-2, MW-3, and PZ-1

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.



The most recent soil samples that were collected on this property, which were collected in 2003 and 2006 contained cadmium in concentrations that exceeded NR 720.11, Table 2, Wis. Adm. Code, soil standards. Therefore, pursuant to s. 292.12(2)(c), Wis. Stats., the property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted, to determine the degree and extent of cadmium contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on the attached map (part of Exhibit A), shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. It is not necessary to send a copy of the barrier inspection log (Exhibit B) to the Department however, the logs should be made available if requested.

The following activities are prohibited on any portion of the property where pavement is required as shown on the attached map (part of Exhibit A), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites due to the presence of cadmium in soil sample locations CS3, CS4, CS11, CS14, CS19; and B1, B4, and B8. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please Annette Weissbach at 920-662-5165 or Annette.weissbach@wisconsin.gov.

Sincerely,



Bruce Urben

Northeast Remediation & Redevelopment Team Supervisor

Attachment: Cap Maintenance Plan

cc: Craig Johanesen – Craig Environmental, LLC, 524 Hamilton Street, Stoughton, WI 53589

PAVEMENT COVER BARRIER MAINTENANCE PLAN

12 April 2007

Property Located at:

Professional Arts Building Parking Lot, 600 York Street (a vacated street)
Manitowoc, Wisconsin

WDNR BRRTS #02-36-513822

LEGAL DESCRIPTION OF MAINTENANCE PLAN AREA:

The Maintenance Plan Area affects only a portion of a piece of land that combines several different lots in the City of Manitowoc. The legal description of the area subject to the Maintenance Plan is "Lots 2, 3 and 4, Block 177, in the City of Manitowoc, according to the Recorded Plat thereof, known as the Original Plat of said City of Manitowoc, Manitowoc County, Wisconsin."

"The full legal description of the entire combined group of parcels, including areas not subject to the Maintenance Plan, is found in Exhibit A to the Warranty Deed recorded at Vol. 1912, Page 410, Manitowoc County Register of Deeds office; a copy of which is also attached as Exhibit A-Legal Description to this Maintenance Plan."

PARCEL ID# 000164120

INTRODUCTION

This document is the Maintenance Plan for a pavement barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing paved surface occupying the area over the contaminated soil on-site. The contaminated soil is impacted with cadmium. The location of the paved surface to be maintained in accordance with this Maintenance Plan, as well as the impacted soil, is identified in the attached map (Exhibit A).

COVER BARRIER PURPOSE

The paved surface over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The paved surface also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

ANNUAL INSPECTION

The paved surface overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soil is exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources (WDNR) at least annually after every inspection, unless otherwise directed in the case closure letter.

If problems are noted during the annual inspection or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. Additionally, existing underground utilities may require repair or installation of new utilities may be necessary. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in the Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces, will maintain a copy of the Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with written approval of the WDNR.

CONTACT INFORMATION
April 2007

Site Owner:

Holy Family Memorial, Inc.
333 Reed Avenue
PO Box 1450
Manitowoc, WI 54221-1450
920.320.3484

Consultant:

Craig Environmental, LLC
524 Hamilton Street
Stoughton, WI 53589
608.873.3644 or 608.886.6148

WDNR:

Ms. Annette Weissbach
WDNR-Northeast Region Headquarters
PO Box 10448
Green Bay, WI 54307-0448
920.662.5165

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

A tract of land being part of Lots 10, 11 and 12, Block 164 and part of Lots 2, 3 and 4, Block 177, in the City of Manitowoc, according to the Recorded Plat thereof, known as the Original Plat of said City of Manitowoc, Manitowoc County, Wisconsin, including a portion of vacated York Street lying between said blocks, described as follows:

Commencing at the Southeast corner of said Block 164, thence S.00°12'02"W., 40.00 feet to the centerline of vacated York Street; thence West along said centerline 49.88 feet to its intersection with the West line of Lot 1, Block 177, extended; thence S.00°21'12"W. along the West line of said Lot 1, 139.25 feet to the Southwest corner of said Lot 1; thence N.87°49'12"W. along the South line of Lots 2, 3 & 4 of said Block 177, 119.53 feet; thence North 146.80 feet; thence East 23.00 feet to the centerline of the main entrance to the proposed addition to the present Medical Arts building, extended to the face of the canopy over said entrance; thence North 36.0 feet to the centerline of said main entrance; thence East 12.25 feet to the Southwest corner of the existing Medical Arts building; thence North 30 feet along the wall of said existing Medical Arts building; thence N.63°40'W. along said wall, 10.82 feet; thence North along said wall 67.28 feet to the North line of said Lot 10, Block 164; thence N.89°57'45"E. along the North line of Lots 10, 11 & 12, 145.58 feet to the West line of North 6th Street; thence S.00°27'30"W. along said West line of North 6th Street 110.32 feet to the Southeast corner of said Block 164, the point of commencement.

PARCEL 2:

Lot 1, Block 164, Original Plat, according to the recorded plat thereof, City of Manitowoc, Manitowoc County, Wisconsin.

EXCEPTING THEREFROM the North 38.25 feet thereof.

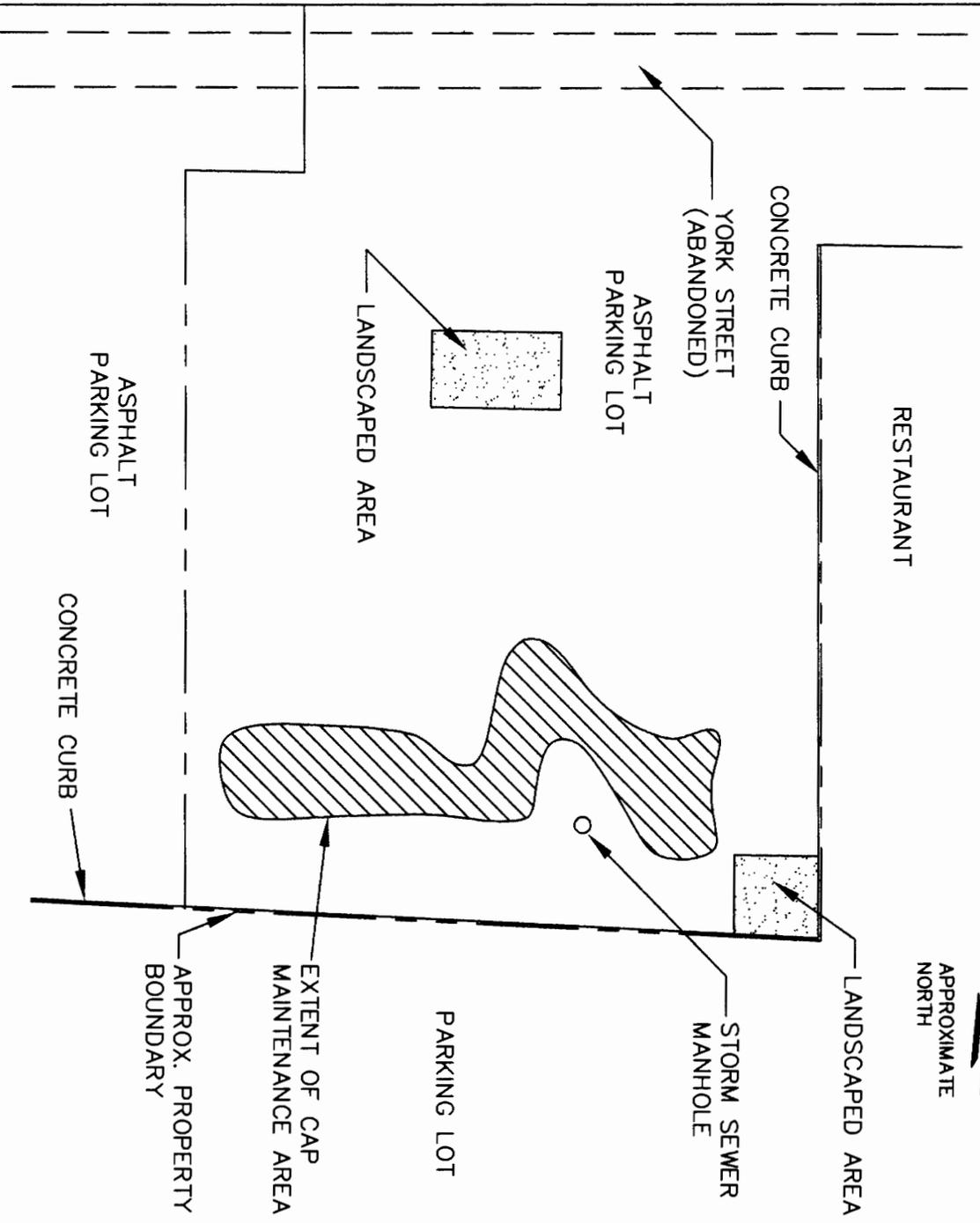
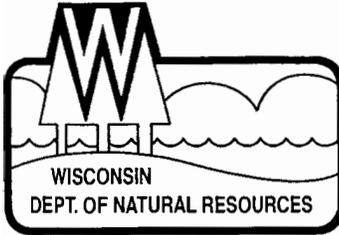


EXHIBIT A	
PROFESSIONAL ARTS BUILDING 605 YORK ST. MANITOWOC, WI	
DATE: 4/3/07	SCALE: 0 30' 60'
DRAWN BY: HH	
CRAIG ENVIRONMENTAL, LLC and NORTHERN WISCONSIN-BASED ENGINEERS, INC.	

NOTE:
PROPERTY BOUNDARY AND STREETS BASED
ON INFORMATION FROM KEY ENGINEERING
AND NORTHERN ENVIRONMENTAL.

Exhibit B
Barrier INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Northeast Region Headquarters
2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

March 16, 2007

Lou Ann Meyer
Sheboygan Medical Arts Group
2920 Superior Avenue
Sheboygan, WI 53081

Subject: Conditional Closure Decision
with Requirements to Achieve Final Closure
Professional Arts Building 605 York Street, Manitowoc, Wisconsin
WDNR BRRTS Activity # 02-36-513822

Dear Ms. Meyer:

On February 13 and March 15, 2007, the Northeast Region Closure Committee again reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases.

After careful review, the NER Closure Committee has determined that the cadmium contamination on the site from the former underground storage tank appears to have been investigated and remediated to the extent practicable under site conditions. The presence of cadmium is the basis of the land use control and the placement of the site on the Bureau for Remediation and Redevelopment GIS Registry.

You will receive a reimbursement of \$250 for a fee submitted on your behalf in August 2005 by your previous consultant, Key Engineering, for listing the site on the GIS (Groundwater) Registry. Since the site will be listed for only soil contamination, the \$250 fee is not needed.

Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and **will be closed if the following conditions are satisfied:**

Monitoring well abandonment

- The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

Purge water and investigative waste removal

- Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

Maintenance Plan

- Please confirm that the February 1, 2006 Maintenance Plan is still applicable to the site and submit a copy and any updated figures to me. If not, please prepare a new Plan along with appropriate figures, tables, etc.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the Department's GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request applications will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

Background

The Northeast Region Closure Committee initially reviewed your request for closure on December 16, 2005. At that time, the committee ruled that the case could be closed pending the filing of a Deed Restriction and listing on the GIS Registry due to the presence of cadmium in soil (the presence of bromodichloromethane and chloroform in groundwater was considered by the Department as an artifact of sample preservation and/or potential chlorinated municipal water intrusion). Therefore, the previously required Deed Restriction would have only applied to cadmium in soils and not due to any constituents in groundwater.

At that time, it was the Department's understanding that the property owner, Holy Family Memorial Hospital, did not want a restriction on the deed and therefore your consultant, Key Engineering collected additional soil samples in June and August of 2006 to ascertain the extent of cadmium soil contamination on the property. Subsequently in October 2006, the Professional Arts Building Company LLP, retained Craig Environmental LLC, (C-E) to complete any remaining tasks associated with the closure of the case. C-E collected groundwater samples from the monitoring well at the site in October 2006. A detect of trichloroethylene (TCE) was measured slightly above the NR 140 Preventive Action Limit in well PZ-1, however, the sample had not be preserved with the intent of avoiding the potential problem of again detecting bromodichloromethane and chloroform. Because the detect of TCE was above the PAL, the Department requested that a confirmatory sample be collected and analyzed using proper preservation techniques. On February 14, 2007, C-E collected another sample from well PZ-1 and no TCE was detected. Therefore, the site can be closed with only a land use control due to the presence of cadmium in soils and the final closure letter will require the maintenance of the existing surface cover (asphalt parking area).

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 920-662-5165.

Sincerely,



Annette Weissbach
Hydrogeologist
Remediation & Redevelopment Program

cc: Craig Johanesen – Craig Environmental, LLC, 524 Hamilton Street, Stoughton, WI 53589

Parcel Number: Manitowoc Register of Deeds, No. 52-000-164-120.00 W-7

Geographic Position: WTM Coordinates 707677, 404948 (By Key Engineering)



EXHIBIT 'A'

PARCEL 1:

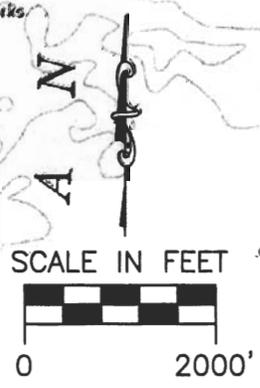
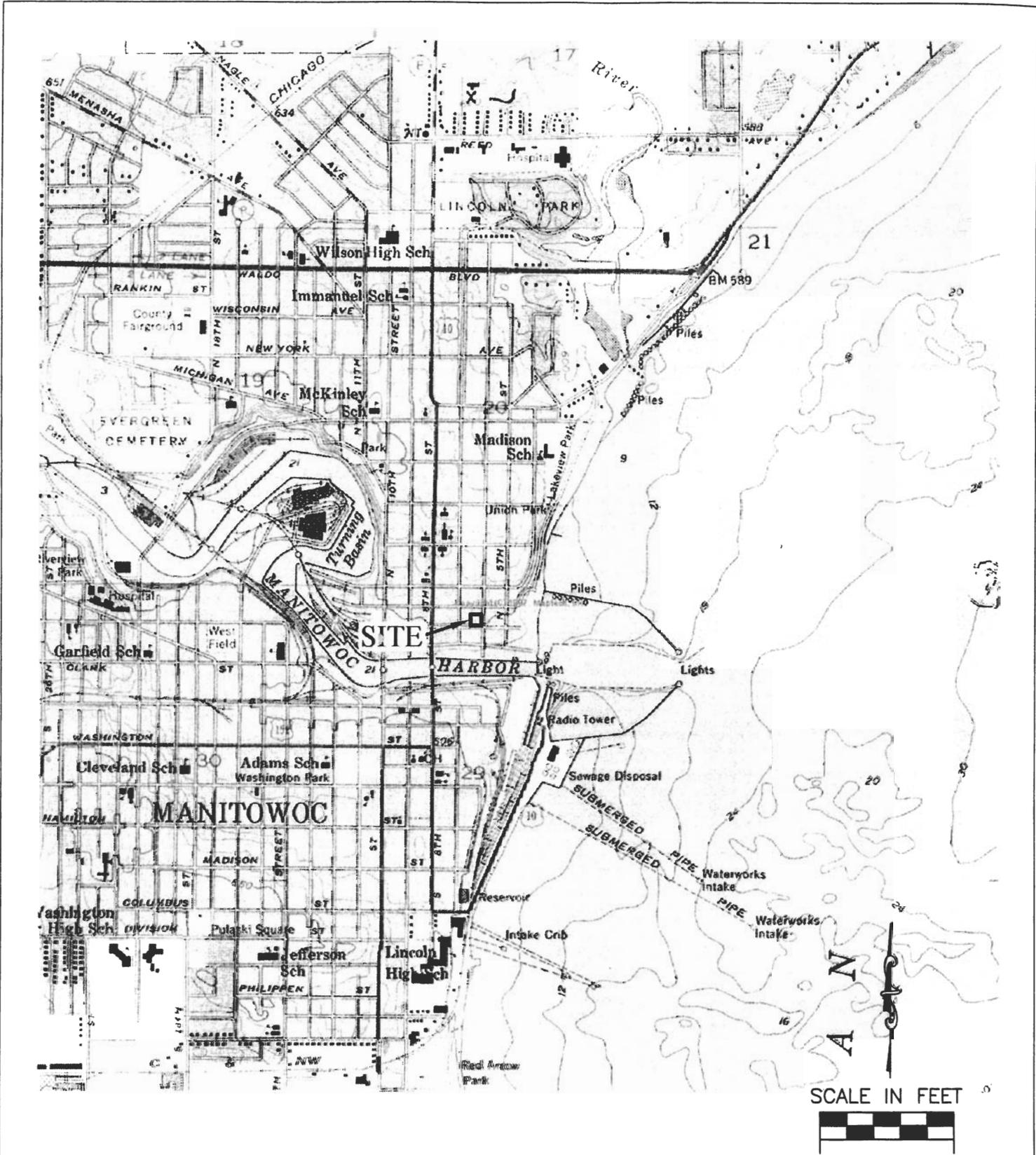
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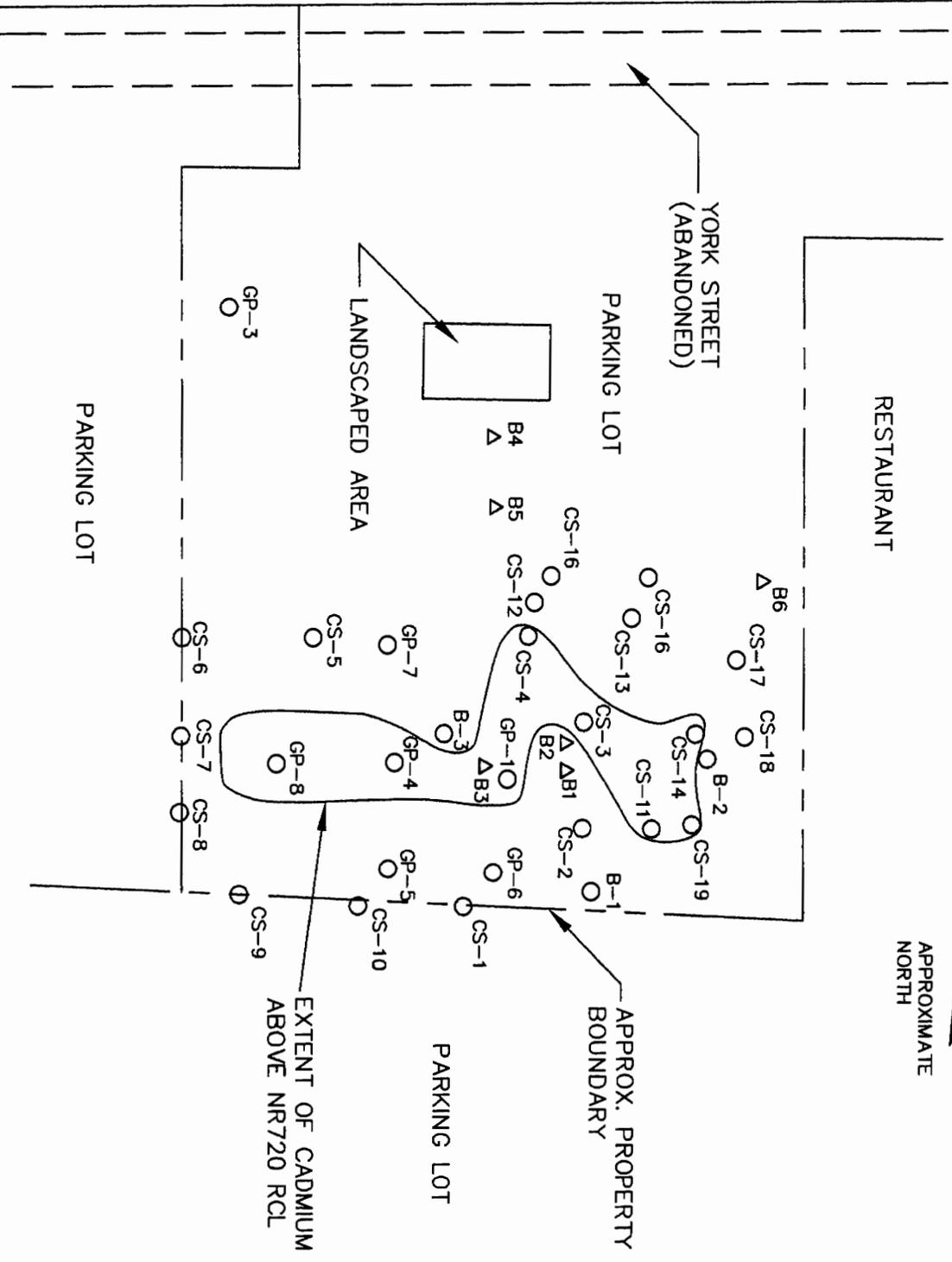
SOURCE: USGS Manitowoc, Wisconsin Quadrangle Map
 Topographic Map 1954
 Photorevised 1973

© 2003 Key Engineering Group Ltd.

DESIGNED BY ZB	DATE 09/25/03
DRAWN BY CTM	PROJECT 1309002
APPROVED BY DJG	SHEET NO. 1
CADFILE & \ACAD\1309002\13090021.DWG XREF LMAN Joy	

FIGURE 1
 SITE LOCATION MAP
 PROFESSIONAL ARTS BUILDING
 605 YORK STREET
 MANITOWOC, WISCONSIN





LEGEND

- CS-1 ○ SOIL BORING/PROBE LOCATION (KEY ENGINEERING)
- B1 △ SOIL BORING/PROBE LOCATION (NORTHERN ENVIRONMENTAL)
- EXTENT OF SOIL CONTAMINATION CADMIUM > 8.0 MG/KG

NOTE: ALL BORING/PROBE LOCATIONS, PROPERTY BOUNDARY AND STREETS BASED ON INFORMATION FROM KEY ENGINEERING AND NORTHERN ENVIRONMENTAL.

FIGURE 6 - SOIL SAMPLE LOCATIONS & EXTENT OF NR 720.11 SOIL CONTAMINATION PROFESSIONAL ARTS BUILDING 605 YORK ST. MANITOWOC, WI			
DATE:	REVISED:	SCALE:	DRAWN BY:
12/15/06	1/17/07	1" = 30'	HH
CRAIG ENVIRONMENTAL, LLC and NORTHERN WISCONSIN-BASED ENGINEERS, INC.			

Table 1 Soil Sample Field Screening and Laboratory Analytical Results, 605 York Street, Manitowoc, Wisconsin

Sample Location	Sample I.D.	Date	Depth (feet below grade)	PID Headspace Screening*			Laboratory Analysis										Sample Odor	Sample Description
				Time Collected	Time Screened	PID Response (µl)	Detected Resource Conservation and Recovery Act Metals (milligrams per kilogram)					Detected Volatile Organic Compounds						
							Mercury	Arsenic	Barium	Cadmium	Chromium	Lead	Selenium	Silver	cis 1,2-dichloroethene (micrograms per kilogram)	Trichloroethene (micrograms per kilogram)		
B1	S101	07/10/03	0-3	1000	1040	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand and gravel fill
B2	S201	07/10/03	0-2	1006	1040	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S202	07/10/03	2-4	1008	1040	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S203	07/10/03	4-6	1010	1041	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S204	07/10/03	6-8	1012	1041	0	-	-	-	-	-	-	-	-	-	-	None	Peat
	S205	07/10/03	8-10	1017	1041	0	0.171	10.6	ND	ND	ND	ND	ND	ND	ND	ND	None	Peat
	S206	07/10/03	10-12	1018	1041	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand till
B3	S301	07/10/03	0-2	1048	1125	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S302	07/10/03	2-4	1048	1125	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S303	07/10/03	4-6	1054	1125	0	-	-	-	-	-	-	-	-	-	-	None	Fine sand fill
	S304	07/10/03	6-8	1054	1125	0	-	-	-	-	-	-	-	-	-	-	None	Fine sand fill
	S305	07/10/03	8-10	1058	1125	0	0.293	ND	42	15.5	29.1	24.6	ND	ND	162	105	None	Peat
	S306	07/10/03	10-12	1100	1125	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand till
B4	S401	07/10/03	0-2	1148	1216	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S402	07/10/03	2-4	1148	1216	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S403	07/10/03	4-6	1152	1216	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S404	07/10/03	6-7.5	1154	1216	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand till
B5	S501	07/10/03	0-2	1200	1240	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S502	07/10/03	2-4	1200	1240	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S503	07/10/03	4-6	1205	1240	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S504	07/10/03	6-8	1206	1241	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S505	07/10/03	8-10	1210	1241	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S506	07/10/03	10-12	1212	1242	0	ND	ND	ND	ND	3.19	ND	ND	ND	ND	ND	None	Silty sand till
	S507	07/10/03	12-14	1216	1242	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand till
	S508	07/10/03	14-16	1218	1242	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand till
B6	S601	07/10/03	0-2	1252	1317	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S602	07/10/03	2-4	1252	1317	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S603	07/10/03	4-6	1256	1317	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S604	07/10/03	6-8	1258	1320	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S605	07/10/03	8-10	1302	1320	0	-	-	-	-	-	-	-	-	-	-	None	Peat
	S606	07/10/03	10-12	1304	1320	0	0.0636	ND	ND	ND	4.72	4.5	ND	ND	ND	ND	None	Silty sand till
	S607	07/10/03	12-14	1306	1323	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand till
	S608	07/10/03	14-16	1308	1323	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand till
B7	S701	08/07/03	12.5-14.5	945	1059	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand
	S702	08/07/03	15-17	948	1100	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand
	S703	08/07/03	17.5-19.5	956	1100	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand
	S704	08/07/03	20-22	1000	1101	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand
	S705	08/07/03	22.5-24.5	1008	1101	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand
	S706	08/07/03	25-27	1012	1102	0	-	-	-	-	-	-	-	-	-	-	None	Sandy silt
	S707	08/07/03	27.5-29.5	1015	1102	0	-	-	-	-	-	-	-	-	-	-	None	Sandy silt

Table 1 Soil Sample Field Screening and Laboratory Analytical Results, 605 York Street, Manitowoc, Wisconsin

Sample Location	Sample ID.	Date	Depth (feet below grade)	PID Headspace Screening*			Laboratory Analysis									Sample Odor	Sample Description	
				Time Collected	Time Screened	PID Response (iui)	Detected Resource Conservation and Recovery Act Metals (milligrams per kilogram)								Detected Volatile Organic Compounds			
							Mercury	Arsenic	Barium	Cadmium	Chromium	Lead	Selenium	Silver	cls 1,2-dichloroethene (micrograms per kilogram)			Trichloroethene (micrograms per kilogram)
B8	S801	08/07/03	0-2	1110	1159	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S802	08/07/03	2-4	1110	1159	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S803	08/07/03	4-6	1112	1200	0	-	-	-	-	-	-	-	-	-	-	None	Fine sand fill
	S804	08/07/03	6-8	1113	1200	0	-	-	-	-	-	-	-	-	-	-	None	Peat
	S805	08/07/03	8-10	1115	1200	0	-	-	-	-	-	-	-	-	-	-	None	Peat
	S806	08/07/03	10-12	1115	1201	0	-	-	-	-	-	-	-	-	ND	ND	None	Peat
	S807	08/07/03	12-14	1118	1201	0	-	-	-	-	-	-	-	-	-	-	None	Gravelly sand
	S808	08/07/03	14-16	1118	1201	0	-	-	-	-	-	-	-	-	-	-	None	Gravelly sand
B9	S901	08/07/03	0-2	1130	1235	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S902	08/07/03	2-4	1131	1235	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S903	08/07/03	4-6	1132	1236	0	-	-	-	-	-	-	-	-	-	-	None	Gravelly sand fill
	S904	08/07/03	6-8	1135	1236	0	-	-	-	-	-	-	-	-	ND	ND	None	Fine sand fill
	S905	08/07/03	8-10	1135	1236	0	-	-	-	-	-	-	-	-	-	-	None	Peat
	S906	08/07/03	10-12	1145	1237	0	-	-	-	-	-	-	-	-	-	-	None	Gravelly sand
	S907	08/07/03	12-14	1145	1237	0	-	-	-	-	-	-	-	-	-	-	None	Gravelly sand
B10	S1001	08/07/03	0-2	1235	1338	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S1002	08/07/03	2-4	1235	1338	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S1003	08/07/03	4-6	1238	1339	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S1004	08/07/03	6-8	1238	1339	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S1005	08/07/03	8-10	1240	1339	0	-	-	-	-	-	-	-	-	ND	ND	None	Peat
	S1006	08/07/03	10-12	1240	1340	0	-	-	-	-	-	-	-	-	-	-	None	Peat
	S1007	08/07/03	12-14	1245	1340	0	-	-	-	-	-	-	-	-	-	-	None	Gravelly sand
	S1008	08/07/03	14-16	1245	1340	0	-	-	-	-	-	-	-	-	-	-	None	Gravelly sand
B11	S1101	08/07/03	0-2	1315	1414	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S1102	08/07/03	2-4	1315	1414	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S1103	08/07/03	4-6	1318	1414	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S1104	08/07/03	6-8	1318	1414	0	-	-	-	-	-	-	-	-	-	-	None	Silty sand fill
	S1105	08/07/03	8-10	1322	1415	0	-	-	-	-	-	-	-	-	ND	ND	None	Peat
	S1106	08/07/03	10-12	1322	1415	0	-	-	-	-	-	-	-	-	-	-	None	Gravelly sand
	S1107	08/07/03	12-14	1330	1415	0	-	-	-	-	-	-	-	-	-	-	None	Gravelly sand
	S1108	08/07/03	14-16	1330	1415	0	-	-	-	-	-	-	-	-	-	-	None	Sand
NR 720, Wis. Adm. Code Non-Industrial Generic Residual Contaminant Levels							NE	0.039	NE	8	14	50	NE	NE	NE	NE		

Note:
 PID = photoionization detector
 iui = instrument units as isobutylene
 - = not analyzed
 ND = not detected
 NE = not established by the Wisconsin Department of Natural Resources

XXX = exceeds Chapter NR 720, Wisconsin Administrative Code (NR 720, Wis. Adm. Code) non-industrial generic residual contaminant level

Table 1
Soil Analytical Results Summary - Metals
CRAIG ENVIRONMENTAL LLC PROJECT 200616
 (Results are in mg/kg)

Sample	Date	Lab Notes	Arsenic	Barium	Cadmium	Chromium	Copper	Iron	Lead	Mercury	Selenium	Silver	Zinc
CS-1	6/28/2006		NA	NA	0.043	7.2	NA	NA	NA	NA	NA	NA	NA
CS-2	6/28/2006		NA	NA	5.3	16	NA	NA	NA	NA	NA	NA	NA
CS-3	6/28/2006		NA	NA	32	25	NA	NA	NA	NA	NA	NA	NA
CS-4	6/28/2006		NA	NA	17	16	NA	NA	NA	NA	NA	NA	NA
CS-5	6/28/2006		NA	NA	2	14	NA	NA	NA	NA	NA	NA	NA
CS-6	6/28/2006		NA	NA	0.21	8	NA	NA	NA	NA	NA	NA	NA
CS-7	6/28/2006		NA	NA	0.29	8.4	NA	NA	NA	NA	NA	NA	NA
CS-8	6/28/2006		NA	NA	2.8	7.8	NA	NA	NA	NA	NA	NA	NA
CS-9	6/28/2006		NA	NA	3.3	6.8	NA	NA	NA	NA	NA	NA	NA
CS-10	6/28/2006		NA	NA	0.46	10	NA	NA	NA	NA	NA	NA	NA
CS-11	8/25/2006		NA	NA	27	750	NA	NA	NA	NA	NA	NA	NA
CS-12	8/25/2006		NA	NA	0.87	25	NA	NA	NA	NA	NA	NA	NA
CS-13	8/25/2006		NA	NA	0.64	42	NA	NA	NA	NA	NA	NA	NA
CS-14	8/25/2006		NA	NA	28	23	NA	NA	NA	NA	NA	NA	NA
CS-15	8/25/2006		NA	NA	0.31	11	NA	NA	NA	NA	NA	NA	NA
CS-16	8/25/2006		NA	NA	0.32	10	NA	NA	NA	NA	NA	NA	NA
CS-17	8/25/2006		NA	NA	0.24	9.1	NA	NA	NA	NA	NA	NA	NA
CS-18	8/25/2006		NA	NA	0.15	5.4	NA	NA	NA	NA	NA	NA	NA
CS-19	8/25/2006		NA	NA	8.4	19	NA	NA	NA	NA	NA	NA	NA
NR 720 RCLs Non-Industrial			0.039	NE	8	(a)	NE	NE	50	NE	NE	NE	NE
NR 720 RCLs Industrial			1.6	NE	510	(a)	NE	NE	500	NE	NE	NE	NE

ABBREVIATIONS:

mg/kg - milligrams per kilogram or parts per million (ppm)

-- = Not Applicable

NA = Not Analyzed

NE = No Standard Established

NOTES:

(a) Chromium, hexavalent non-industrial = 14 mg/kg; industrial = 200 mg/kg. Chromium, trivalent non-industrial = 16,000 mg/kg; industrial = not applicable.

Bold values exceed NR 720 RCLs.

NR 720 RCLs Non-Industrial = NR 720 Table 2 Residual Contaminant Levels (RCLs) Based On Human Health Risk From Direct Contact Related To Land Use for Non-Industrial.

NR 720 RCLs Industrial = NR 720 RCLs Table 2 Based On Human Health Risk From Direct Contact Related To Land Use for Industrial.

All samples collected by KEY ENGINEERING Group and analyzed by Synergy Environmental Lab, Inc., Appleton, WI.

Chromium analyzed as Total Chromium, not as hexavalent. Total chromium above 14 mg/kg in Bold.

Table 1
Soil Analytical Results Summary - Metals
CRAIG ENVIRONMENTAL LLC PROJECT 200616
 (Results are in mg/kg)

Sample	Date	Lab Notes	Arsenic	Barium	Cadmium	Chromium	Copper	Iron	Lead	Mercury	Selenium	Silver	Zinc
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Created by: CLJ 12/18/2006
 Checked by: BJS 12/19/2006

C:\Documents and Settings\Craig\My Documents\CRAIG ENVIRONMENTAL\Professional Arts Bldg\[Soil_Metals1 12-14-06.xls]Soil Metals

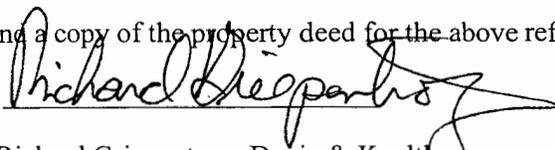
Reference: *Geographic Information System Registry*
Professional Arts Building
605 York Street
Manitowoc, Wisconsin

To Whom it May Concern:

I, Attorney Richard Griepentrog of Davis & Kuelthau, s.c., representative for the responsible party, Professional Arts Building Company, LLP, do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above referenced property for which I am requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Please find a copy of the property deed for the above referenced property.

Signed:



Date:

JULY 29, 2005

Richard Griepentrog, Davis & Kuelthau, s.c.
Representative for Professional Arts Building Company, LLP