

GIS REGISTRY INFORMATION

SITE NAME: The Landing Marina
BRRTS #: 02-36-519398 **FID # (if appropriate):** _____
COMMERCE # (if appropriate): _____
CLOSURE DATE: 06/15/2006
STREET ADDRESS: 1509 Monroe Street
CITY: Two Rivers

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 714239 Y= 411082

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

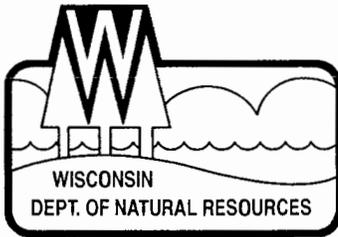
IF YES, STREET ADDRESS 1: _____

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
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties # 53-000-074-021-0
- 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.
- 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.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- 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.
- 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
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy) NA
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable) NA
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of any maintenance plan referenced in the deed restriction. ATTACHED TO FINAL CLOSURE LETTER



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Oshkosh Service Center
625 E. CTY Y, Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404

June 15, 2006

Gene Rosenthal
1509 Monroe St
Two Rivers, WI 54241

SUBJECT: Final Case Closure
The Landing Marina, 1509 Monroe St, Two Rivers, WI
WDNR BRRTS Activity #: 02-36-519398

Dear Mr. Rosenthal:

On February 14, 2006, the Northeast Regional 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. Legislation that became effective on June 3, 2006 has eliminated the requirement to file a deed restriction that was previously a condition of closure for this site. Based on the correspondence and data provided, 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.

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.

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement and building that currently exists in the locations shown on the attached map shall be maintained in compliance with the attached maintenance plan dated April 20, 2006 in order to prevent direct contact with contaminated soil and historic fill material that might otherwise pose a threat to human health. If soil or contaminated fill 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/fill material 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/fill 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.

The following activities are prohibited on any portion of the property where pavement and buildings are required as shown on the attached map, 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.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for lead at monitoring points B3, B4, B5 and B7 but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Risks are minimal due to low concentrations and low-mobility of contaminants. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for lead at monitoring points B3, B4, B5 and B7. This letter serves as your exemption.

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 contact Casey Jones at 920-303-5424.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Urban". The signature is fluid and cursive, with a large initial "B" and "U".

Bruce Urban
Northeast Remediation & Redevelopment Team Supervisor

Electronic Copies: Luke Hellerman, Strand Associates
Scott Thoresen, City of Two Rivers

PAVEMENT COVER MAINTENANCE PLAN

April 20, 2006

The Landing Marina

Property Located at:

1509 Monroe Street, Two Rivers, WI

WDNR BRRTS # 02-36-519398

(Parcel ID # 53-000-074-021-0)



Introduction

This document is the Maintenance Plan for a pavement cover 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 on-site building and paved surface occupying the area over the contaminated soil on the property. The contaminated soil is impacted by Diesel Range Organics, Polycyclic Aromatic Hydrocarbons, and Lead. The location of the building and paved surface to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A).

Cover Purpose

The building foundation and paved surface over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contaminants that might otherwise pose a threat to human health. The building foundation and paved surfaces also act as a partial infiltration barrier to minimize future soil-to-groundwater contaminant 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 building foundation and paved surface overlying the contaminated soil as depicted in Exhibit C 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 additional infiltration into or 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 soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If problems are noted during the annual inspections 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. 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 or property prior to disposal to ascertain if contaminants remain. 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 building foundation or paved surface overlying the contaminated soil are removed or replaced, the replacement barrier must be, at a minimum, equally impervious as the original paved surfaces. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this 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 this Maintenance Plan at the property or on site and make it available to all interested parties (i.e. on-site or on-property 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 the written approval of WDNR.

Contact Information

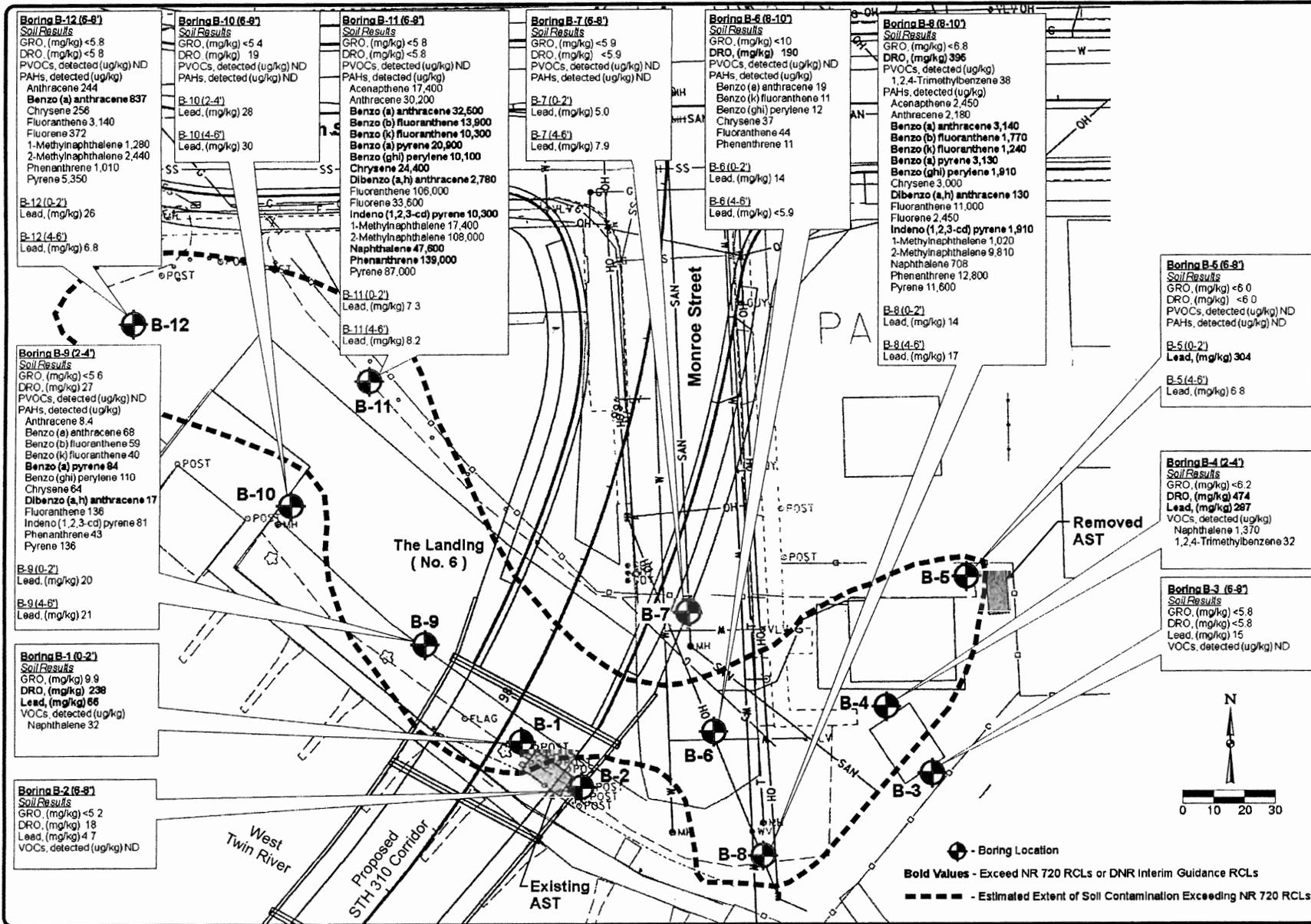
Site or Property Owner and Operator:

Gene Rosenthal
1509 Monroe Street
Two Rivers, WI 54241

Signature 

WDNR:

Lisa Evenson
2984 Shawano Ave,
P.O. Box 10448
Greenbay, WI 54307-0448
(920) 662-5164

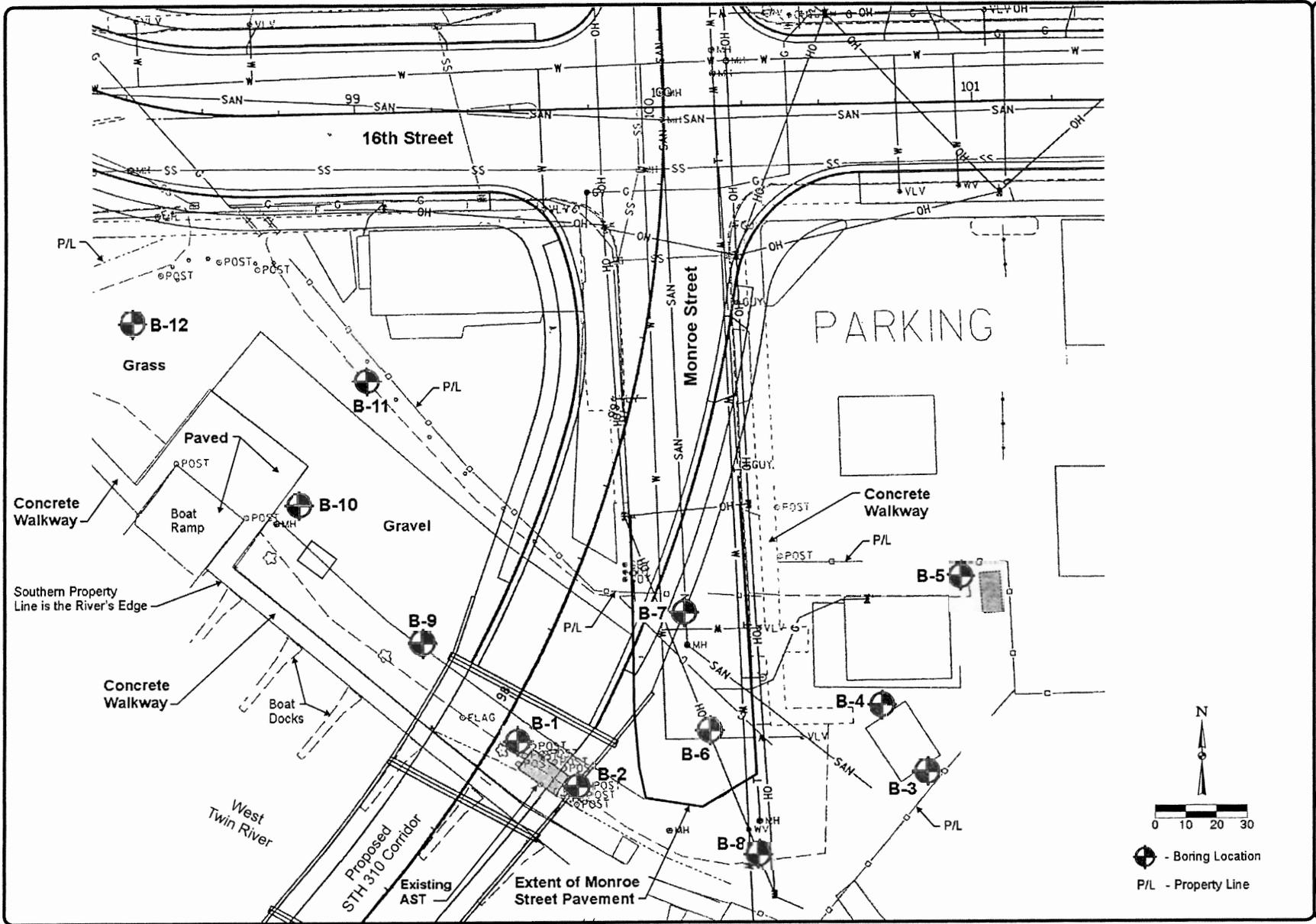


THE LANDING, BRRTS #02-36-519398

SOIL ANALYTICAL RESULTS
AND LATERAL EXTENT OF CONTAMINATION



FIGURE 3.02-1
1-908-927



THE LANDING, BRRTS #02-36-519398
PAVED AREAS

STRAND
ASSOCIATES, INC.
ENGINEERS

FIGURE 3.01-2
1-908-927



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

February 15, 2006

Gene Rosenthal
1509 Monroe Street
Two Rivers, WI 54241

Subject: Case Closure Denial for the Landing Marina,
1509 Monroe Street, Two Rivers, Wisconsin
WDNR BRRTS Activity # 02-36-519398

Dear Mr. Rosenthal:

On February 14, 2006, the Northeast Region Closure Committee 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 of your closure request, the closure committee has denied closure because additional requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure, and to request your written response within 60 days of receiving this letter.

Your site was denied closure because no deed restriction was provided, which is required in order to comply with state law and administrative codes. It appears your site has been adequately investigated and may be eligible for case closure if certain minimum closure requirements are met. Once you complete the tasks below, your site will be reconsidered for closure.

DEED RESTRICTION FOR CONTAMINATED SOIL

To close this site, the Department requires that a deed restriction be signed and recorded to address remaining soil contamination associated with the site. You can find a model deed restriction on our web site at <http://www.dnr.state.wi.us/org/aw/rr/technical/index.htm>. This section of our web site includes a link labeled "Institutional Controls Guidance," which leads to an electronic copy of PUB_RR_606, "Guidance on Case Close Out and the Requirements for Institutional Controls and VPLE Environmental Insurance." This guidance document includes a model deed restriction that you should use to satisfy this closure requirement. Other helpful information on deed restrictions may also be accessed on this web page. However, if you are unable to obtain this from our web site, please contact me and I will send you a copy of an applicable model deed restriction.

The purpose of a deed restriction at this site is to:

- (1) maintain a surface barrier over the remaining soil contamination to:
 - (a) Prevent contamination from impacting human health through direct contact.
 - (b) Prevent contamination from impacting groundwater due to the infiltration of precipitation. (See Option 3 in the model deed restriction in the appendix of PUB_RR_606.)

You will need to submit a draft deed restriction to me for review and Department approval, before the deed

document is signed and recorded. To assist us in our review of the draft deed restriction, you must also submit a copy of the property deed (and certified survey map or relevant portion of the recorded plat map if referenced in the deed). After the Department has reviewed and approved the draft document for completeness, you will need to sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Manitowoc County Register of Deeds. **Then you must submit a copy of the recorded document, with the recording information stamped on it, to me within 30 days of receiving the final, approved deed document from the Department.** Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description or parcel identification number that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office.

MAINTENANCE PLAN

To close this site, the Department requires that the (i.e. building and paved surfaces) cover at the site must be maintained to minimize direct contact concerns and for groundwater protection. The cover is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code. The maintenance plan should be submitted to me at the same time as the draft deed restriction for Department review and approval.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining monitoring well 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 a letter documenting that any remaining purge water, waste and/or soil piles have been removed.

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 Lisa Evenson on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources. NOTE: **MONITORING WELLS SHOULD BE ABANDONED ONLY IF ALL OTHER REQUIREMENTS OF CLOSURE ARE MET.**

When all the above requirements have been satisfied, please submit a letter, together with any required documentation, to let me know that applicable requirements have been met. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

Note: case closure will be approved only if all the above requirements have been satisfied, including submitting the required documentation to the Department. **Please satisfy these requirements within 60 days of the date of this letter. If these requirements have not been met your site will remain "open" and additional remedial actions may be necessary by you to eliminate the need for these requirements.**

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 662-5164.

Sincerely,



Lisa Evenson
Hydrogeologist
Remediation & Redevelopment Program

cc: Luke Hellermann, Strand Associates, Inc. (electronic copy)
Scott Thoresen, City of Two Rivers (electronic copy)



914293

DO NOT PUBLISH
WARRANTY DEED

RECEIPT # 8831
\$11.00 DEED

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
17 SEP 2002 1:30:01 PM

Document Number:

Return Address: *Rosenthal Industries Inc.*
P.O. Box 1807
Manitowoc, WI 54220 11+426ck

Parcel Identification Number: 53-000-074-021-0

This Deed, made between HELEN L. ELLINGSWORTH, a single person, Grantor, and ROSENTHAL INDUSTRIES INC., a Delaware Corporation, Grantee,

Witnesseth, that the said Grantor, for a valuable consideration of One Dollar and other considerations conveys to Grantee the following described real estate in Manitowoc County, Wisconsin:

Tract Number One (1) of a Certified Survey being a part of Lot Number Seven (7) of Block Number Seventy-three (73), Lot Number One (1) of Block Number Seventy-five (75), Lots One (1), Two (2), Three (3) and Four (4) of Block Number Seventy-four (74), and part of vacated Monroe and West River Street, all being a part of the Original Plat of the City of Two Rivers, Manitowoc County, Wisconsin as recorded in Volume Twelve (12) of Certified Survey Maps on Page 163 as Document Number 663185.

TRANSFER
\$ 426.00 W-7
FEE

000 - 074 - 021 - 0

This is NOT homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except any easements and restrictions of record and will warrant and defend the same.

Dated this 14th day of August, 2002.

Helen L. Ellingsworth
HELEN L. ELLINGSWORTH

AUTHENTICATION

Signature(s) _____

Authenticated this _____ day of _____, 2002.

TITLE: MEMBER STATE BAR OF WISCONSIN.

DRAFTED BY:
Ellen M. Ronsman
RONSMAN LAW OFFICE
517 Milwaukee Street
Kewaunee, WI 54216

ACKNOWLEDGMENT

STATE OF WISCONSIN)

KEWAUNEE COUNTY)

Personally came before me this 14th day of August, 2002, the above named Helen L. Ellingsworth to me known to be the person who executed the foregoing instrument and acknowledged the same.

Brian D. Dax

Brian D. Dax

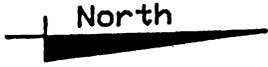
Notary Public Manitowoc County
My commission expires: 3-30-03

REGISTER
 11-12-89 of Assessor's on Page 163
 CEIVED FOR RECORD
 1989 DEC 19 PM 1:27
 REGISTER

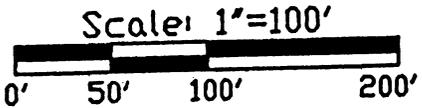
JOB NO. 979007
 DRAWN: L. PAVELSKI
 MAP NO. FRIES

CERTIFIED SURVEY MAP

PART OF TRACTS 2&3, CSM VOL. 11, PAGES 329-331, LOTS 3-10, BLOCK 72; LOTS 1-2, 5-11, BLOCK 73, LOTS 1-4, BLOCK 74, LOTS 1-7, BLOCK 75 & VACATED MONROE STREET, ADAMS STREET, WEST RIVER STREET & 15TH STREET, ALL PART OF THE ORIGINAL PLAT OF TWO RIVERS, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

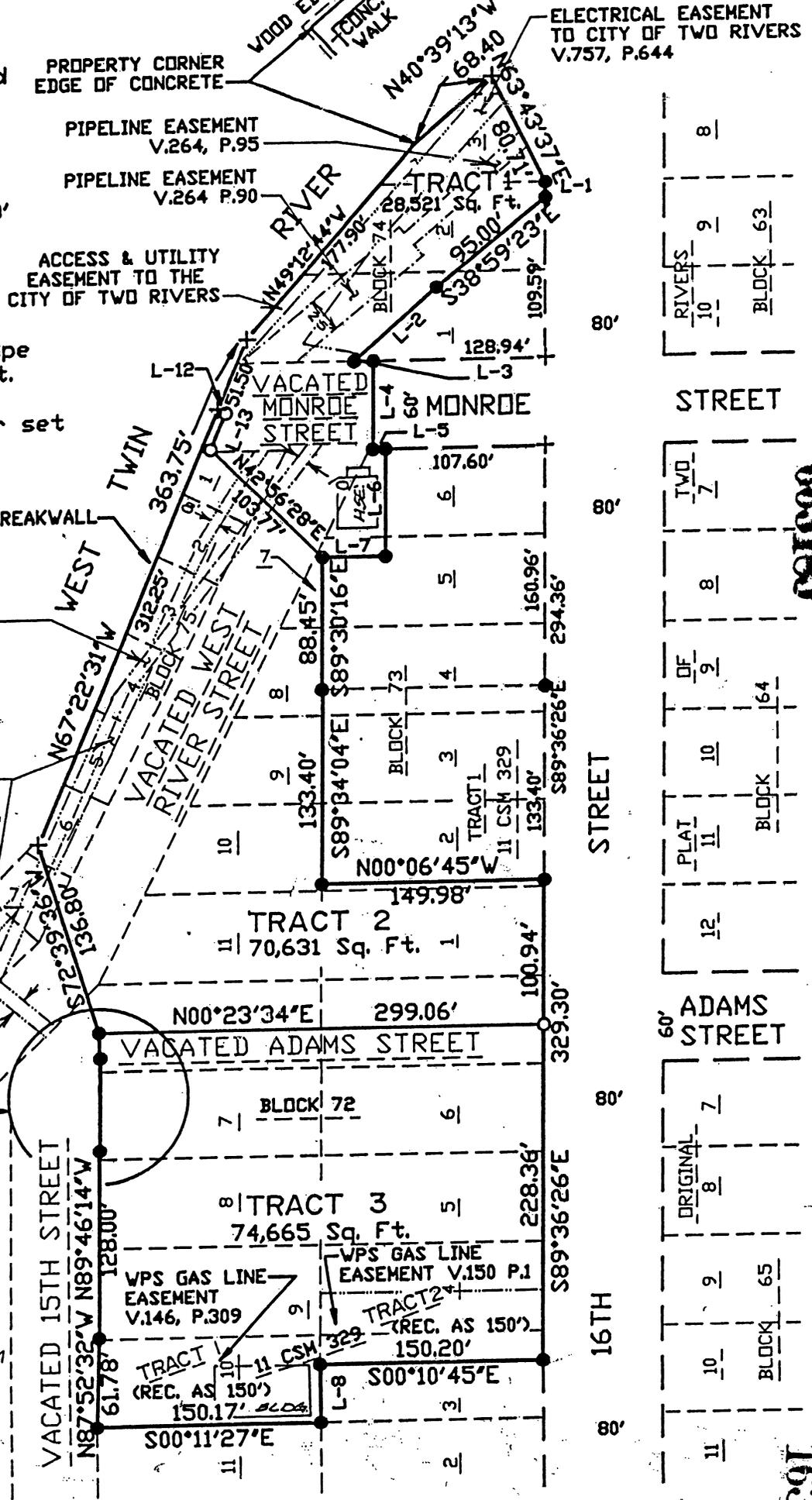


Bearings are referenced to previous surveys.



LEGEND

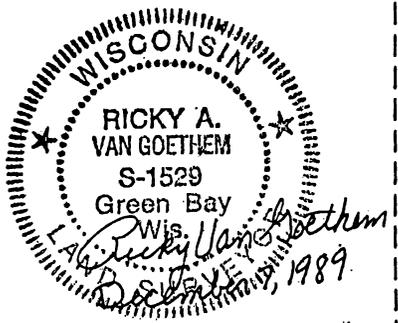
- Existing Iron Pipe
- Set 1" x 24" Iron Pipe min. wt. 1.13 lb./lin. ft.
- + Cross Cut Found/or set



8	63
6	63
01	63
80'	RIVERS
80'	STREET
80'	TWO
80'	OF
80'	PLAT
80'	164
80'	ADAMS
80'	STREET
80'	ORIGINAL
80'	65
80'	163

663165

163



1-4

OWNER'S CERTIFICATE

As owners, we the undersigned hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat. We also certify that this plat is required by S-236.12 to be submitted to the following for approval or objection: City of Two Rivers.

Thomas J. Freis
Thomas Freis, President
FREIS CORPORATION

STATE OF WISCONSIN) SS
MANITOWOC COUNTY)

Personally came before me this 12th day of DECEMBER, 1989, the above named Thomas Freis, Owner, to me known to be the person and officer who executed the foregoing instrument and acknowledge that they executed the same as such officer as the deed of such corporation by its authority.

Gerald A. Kasten
Notary Public Gerald A. Kasten
Manitowoc County, Wisconsin
My commission expires March 15, 1992

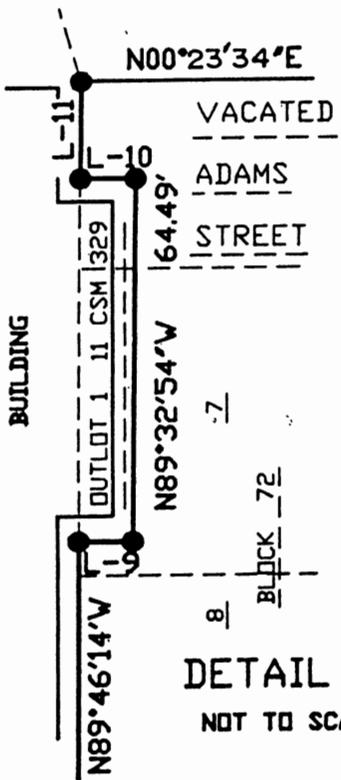


STATE OF WISCONSIN, CITY OF TWO RIVERS, MANITOWOC COUNTY
I, Gerald Kasten, City Clerk of the City of Two Rivers, do hereby certify that this Certified Survey was approved by action of the City Council at a regular meeting held on the 4th day of DECEMBER, 1989, all as recorded on Page 496, Vol. 35 of the Council Proceedings. In witness whereof, I have hereunto set my hand and affixed the seal of the City of Two Rivers this 12th day of DECEMBER, 1989.

Gerald Kasten, City Clerk Gerald A. Kasten



663185



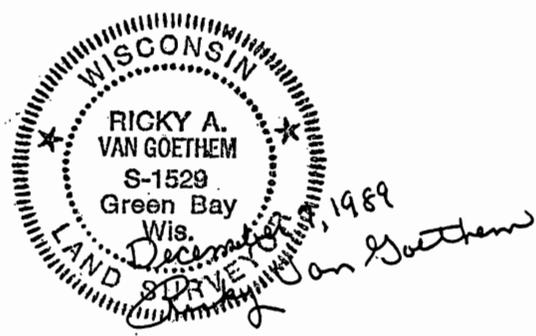
LINE DATA TABLE

L-1	S89°36'26"E	10.41'
L-2	S41°52'35"E	75.01'
L-3	N00°06'49"W	12.76'
L-4	S89°36'20"E	60.00'
L-5	N00°06'49"W	8.58'
L-6	S89°30'16"E	72.50'
L-7	S00°06'49"E	42.00'
L-8	S89°38'59"E	40.34' (REC. AS 40')
L-9	N00°13'46"E	0.50'
L-10	S00°13'46"W	0.75'
L-11	N89°46'14"W	17.50'
L-12	S22°37'29"W	7.16'
L-13	N67°22'31"W	27.00'

DETAIL "A"
NOT TO SCALE



REGISTRARS OFFICE) ss
Manitowoc County, WI
RECEIVED FOR RECORD
1989 DEC 19 PM 1:27
Vol. 12 of Record on Page 163
Gerald A. Kasten
REGISTER



SURVEYOR'S CERTIFICATE

I, Ricky A. VanGoethem, Registered Land Surveyor, hereby certify that by the order and under the direction of the Freis Corporation, Owner, I have surveyed, divided and mapped part of Tracts 2 and 3 of Volume 11 of Certified Survey Maps, Pages 329-331 and Lots 3-10 of Block 72, Lots 1, 2, 5-11 of Block 73, Lots 1-4 of Block 74, Lots 1-7 of Block 75 and vacated Monroe, Adams, West River and 15th Streets all part of the Original Plat of Two Rivers, Manitowoc County, Wisconsin, described as follows:

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Commencing at the Northwest corner of Block 73 of said Original Plat of Two Rivers; thence S89°36'26"E, along the North line of Lots 2-6 of said Block 73, a distance of 294.36 feet to the Point of Beginning; thence continuing S89°36'26"E, along the North line of Lots 1-2 of Block 73, vacated Adams Street and Lots 3-6 of Block 72, a distance of 329.30 feet; thence S00°10'45"E along the East line of the Westerly 20 feet of Lot 3 of Block 72 a distance of 150.20 feet (recorded as 150 feet); thence S89°38'59"E along the South line of said Lot 3 of Block 72, a distance of 40.34 (recorded as 40 feet) to the Southeast corner thereof; thence S00°11'27"E along the East line of Lot 10 of Block 72, a distance of 150.17 feet (recorded as 150 feet) to the Southeast corner thereof; thence N87°52'32"W, 61.78 feet; thence N89°46'14"W, 128.00 feet; thence N00°13'46"E, a distance of 0.50 feet; thence N89°32'54"W, a distance of 64.49 feet; thence S00°13'46"W, a distance of 0.75 feet; thence N89°46'14"W, a distance of 17.50 feet; thence S72°39'36"W, a distance of 136.80 feet; thence N67°22'31"W along the shoreline of the West Twin River, a distance of 363.75 feet; thence N49°12'44"W along the said shoreline of the West Twin River, a distance of 177.90 feet; thence N40°39'13"W, along said shoreline, a distance of 68.40 feet; thence N63°43'37"E along the Southerly right-of-way line of 16th Street, a distance of 80.71 feet; thence S89°36'26"E along the South right-of-way line of 16th Street, a distance of 10.41 feet; thence S38°59'23"E, a distance of 95.00 feet; thence S41°52'35"E, a distance of 75.01 feet; thence N00°06'49"W along the West right-of-way line of Monroe Street, a distance of 12.76 feet; thence S89°36'20"E, a distance of 60.00 feet; thence N00°06'49"W along the East right-of-way line of Monroe Street, a distance of 8.58 feet; thence S89°30'16"E, a distance of 72.50 feet; thence S00°06'49"E, a distance of 42.00 feet; thence S89°30'16"E, along the South line of Lots 4 and 5 of Block 73, a distance of 88.45 feet; thence S89°34'04"E along the South line of Lots 2-4 of Block 73, a distance of 133.40 feet; thence N00°06'45"W, a distance of 149.98 feet to the Point of Beginning containing 3.99 acres of land more or less. Subject to an easement to Wisconsin Public Service Corporation for gas lines recorded in Volume 146 of Deeds, Page 309 and Volume 150 of Deeds, Page 1, Manitowoc Registry. Subject to a sewer easement to the City of Two Rivers Recorded in Volume 194 of Deeds, Page 427, Manitowoc Registry. Subject to a pipeline easement to U.S. Oil Company recorded in Volume 584 of Records, Page 183, Manitowoc Registry. Subject to a pipeline easement recorded in Volume 264 of Deeds, Page 90, Document No. 331054. Subject to a pipeline easement recorded in Volume 264, Page 95. Subject to access and utility easements on Vacated Monroe Street. Subject to an electric line easement to the City of Two Rivers Recorded in Volume 757, Page 644, Manitowoc Registry.

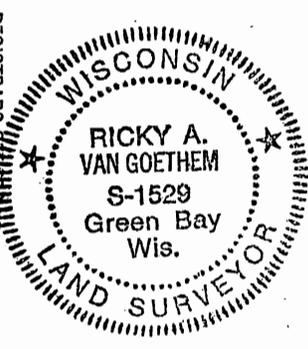
663185

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of the City of Two Rivers in surveying and mapping of the same.

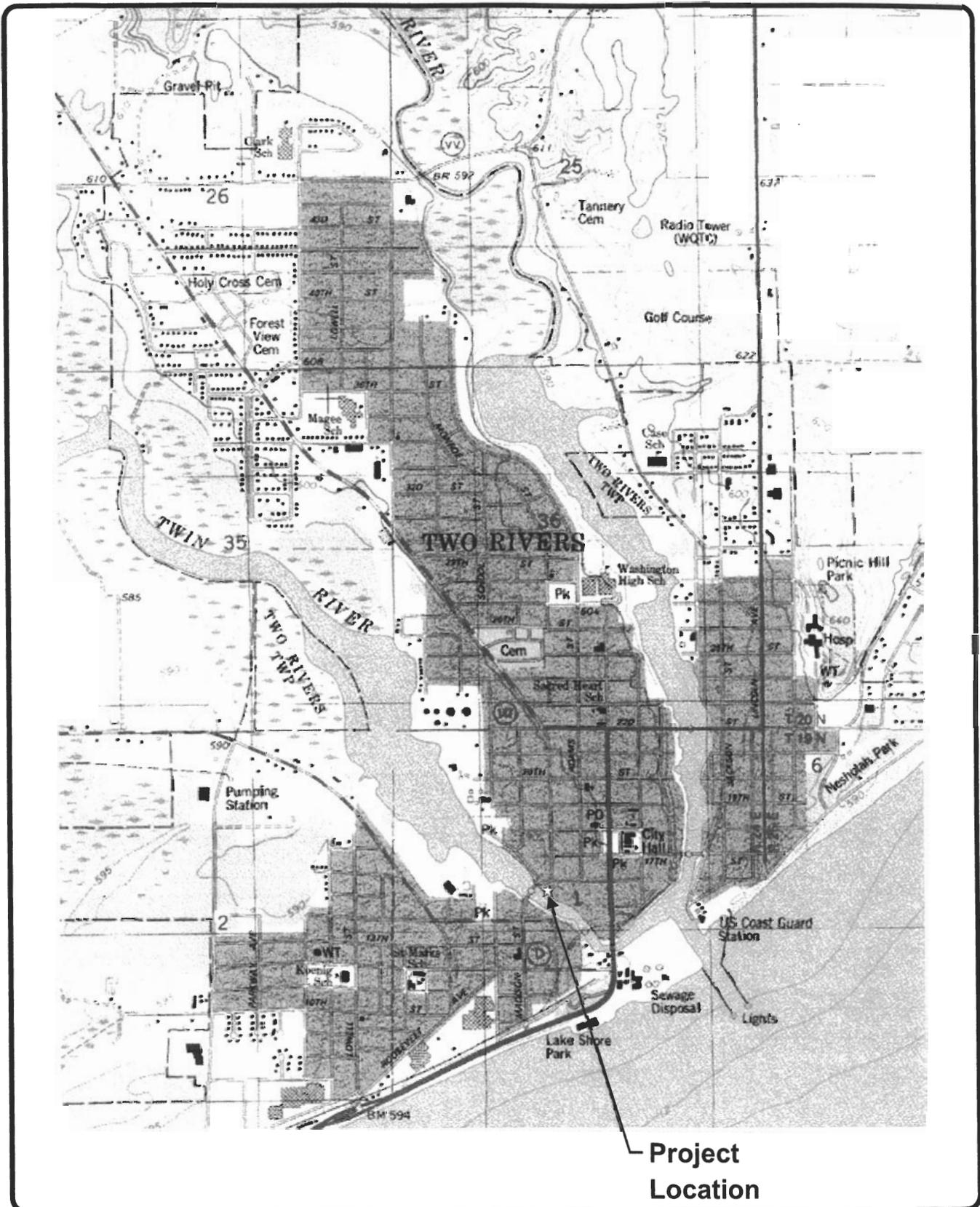
Dated this 7th day of December, 1989.

Ricky Van Goethem
Ricky A. VanGoethem, RLS #1529
ROBERT E. LEE & ASSOCIATES, INC.

Vol. 12 of Records on Page 165
REGISTER
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Manitowoc County, WI



163



Project
Location



Scale: 1" = 2000'

THE LANDING, BRRTS #02-36-519398
PROJECT LOCATION MAP
PHASE 2.5 INVESTIGATION



FIGURE 2.01-1
1-908-927

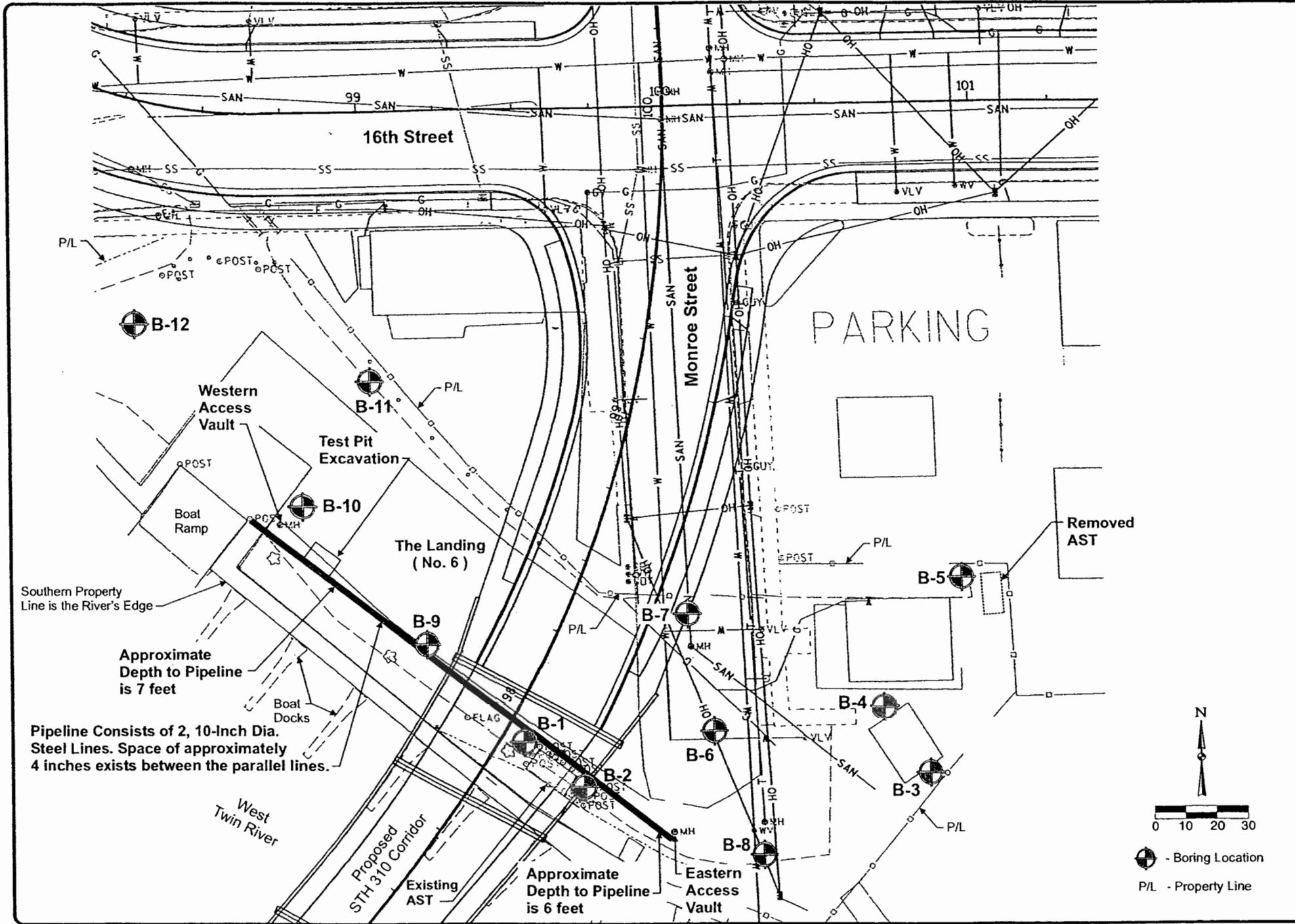


Scale: 1" = 2000'

THE LANDING, BRRTS #02-36-519398
SITE LOCATION MAP
PHASE 2.5 INVESTIGATION



FIGURE 2.01-2
1-908-927



THE LANDING, BRRTS #02-36-519398
 SITE MAP

GROUNDWATER ANALYTICAL RESULTS

THE LANDING MARINA, BRRTS # 02-36-519398

Compound	NR140 ES/PAL	B-5	Dup B-5	B-7	B-9	B-11	Field Blank (5/10/04)
GRO, (mg/L)	--	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
DRO, (mg/L)	--	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Lead, (µg/L)	15/1.5	<1.4	1.9	1.6	<1.4	<1.4	2.5
PVOCs, detected (µg/L)							
Benzene	5/0.5	<0.25	<0.25	<0.20	<0.25	<0.20	<0.25
Ethylbenzene	700/140	<0.22	<0.22	<0.50	<0.22	<0.50	<0.22
Methyl-tert-butyl-ether	60/12	<0.23	<0.23	<0.50	<0.23	<0.50	<0.23
Toluene	1,000/200	<0.11	<0.11	<0.20	0.35	0.68	<0.11
Trimethylbenzenes	480/96	<0.25	<0.25	<0.20	<0.25	<0.20	<0.25
Xylenes, Total	10,000/1,000	<0.39	<0.39	<0.50	<0.39	<0.50	<0.39

Notes: Samples were collected May 10, 2004.

 µg/L Micrograms per Liter.

 mg/L Milligrams per liter.

 ES Enforcement Standard.

 PAL Preventive Action Limit.

 NA Not Analyzed.

BOLD Concentration detected exceeds the ES.

Italics Concentration detected exceeds the PAL.

 -- No ES/PAL is established for this compound.

GROUNDWATER ANALYTICAL RESULTS

THE LANDING MARINA, BRRTS # 02-36-519398

Compound	NR140 ES/PAL	B-3	Duplicate B-3	B-4	Field Blank
<i>GRO (mg/L)</i>	--	<50	NA	<50	NA
<i>DRO (mg/L)</i>	--	<0.10	NA	0.34	NA
<i>Lead (µg/L)</i>	15/1.5	2.3	NA	2.3	NA
<u>VOCs, detected (µg/kg)</u>					
Methyl-tert-butyl-ether	60/12	4.9	6.0	<0.50	<0.50
Methylene Chloride	5/0.5	<1.0	<1.0	<1.0	2.6*
Notes:	Samples were collected on October 29, 2003.				
ug/L	Micrograms per Liter.				
mg/L	Milligram per Liter.				
ES	Enforcement Standard.				
PAL	Preventive Action Limit.				
BOLD	Concentration detected exceeds the ES.				
<i>Italics</i>	Concentration detected exceeds the PAL.				
--	No ES/PAL is available for this compound at this time.				
*	Methylene Chloride is a common laboratory contaminant.				
NA	Not Applicable/Not Analyzed				

SOIL ANALYTICAL RESULTS

THE LANDING MARINA, BRRTS # 02-36-519398

Compound	NR720 RCLs	B-5 6-8 ft	B-6 8-10 ft	B-7 6-8 ft	B-8 8-10 ft	B-9 2-4 ft	B-10 6-8 ft	B-11 6-8 ft	B-12 6-8 ft	MeOH Blank (5/10/04)
GRO, (mg/kg)	100 ¹	<6.0	<10	<5.9	<6.8	<5.6	<5.4	<5.8	<5.8	NA
DRO, (mg/kg)	100 ¹	<6.0	190	<5.9	395	27	19	<5.8	<5.8	NA
PVOCs detected (µg/kg)										
Benzene	5.5	<30	<52	<29	<34	<28	<27	<29	<29	<25
Ethylbenzene	2,900	<30	<52	<29	<34	<28	<27	<29	<29	<25
Methyl-tert-butyl-ether	--	<30	<52	<29	<34	<28	<27	<29	<29	<25
Toluene	1,500	<30	<52	<29	<34	<28	<27	<29	<29	<25
1,2,4-Trimethylbenzene	--	<30	<52	<29	38	<28	<27	<29	<29	<25
1,3,5-Trimethylbenzene	--	<30	<52	<29	<34	<28	<27	<29	<29	<25
Xylenes, Total	4,100	<90	<160	<88	<100	<85	<81	<87	<87	<75
PAHs, detected (µg/kg)										
Acenaphthene	9x10 ⁵ /6x10 ⁶ (2,3)	<60	<100	<59	2,450	<56	<54	17,400	<290	NA
Anthracene	5x10 ⁶ /3x10 ⁸ (2,3)	<6.0	<10	<5.9	2,180	8.4	<5.4	30,200	244	NA
Benzo (a) anthracene	88/3,900 (2,3)	<6.0	19	<5.9	3,140	68	<5.4	32,500	837	NA
Benzo (b) fluoranthene	88/3,900 (2,3)	<6.0	<10	<5.9	1,770	59	<5.4	13,900	<29	NA
Benzo (k) fluoranthene	880/39,000 (2,3)	<6.0	11	<5.9	1,240	40	<5.4	10,300	<29	NA
Benzo (a) pyrene	8.8/390 (2,3)	<6.0	<10	<5.9	3,130	84	<5.4	20,900	<29	NA
Benzo (ghi) perylene	1,800/39,000 (2,3)	<6.0	12	<5.9	1,910	110	<5.4	10,100	<29	NA
Chrysene	8,800/390,000 (2,3)	<6.0	37	<5.9	3,000	64	<5.4	24,400	256	NA

Compound	NR720 RCLs	B-5 6-8 ft	B-6 8-10 ft	B-7 6-8 ft	B-8 8-10 ft	B-9 2-4 ft	B-10 6-8 ft	B-11 6-8 ft	B-12 6-8 ft	MeOH Blank (5/10/04)
Dibenzo (a,h) anthracene	8.8/390 ^(2,3)	<9.0	<16	<8.8	130	17	<8.1	2,780	<44	NA
Fluoranthene	6x10 ⁵ /4x10 ^{7(2,3)}	<12	44	<12	11,000	136	<11	106,000	3,140	NA
Fluorene	6x10 ⁵ /4x10 ^{7(2,3)}	<12	<21	<12	2,450	<11	<11	33,600	372	NA
Indeno (1,2,3-cd) pyrene	88/3,900 ^(2,3)	<6.0	<10	<5.9	1,910	81	<5.4	10,300	<29	NA
1-Methylnaphthalene	11x10 ⁵ /7x10 ^{7(2,3)}	<36	<62	<35	1,020	<34	<32	17,400	1,280	NA
2-Methylnaphthalene	6x10 ⁵ /4x10 ^{7(2,3)}	<30	<52	<29	9,810	<28	<27	108,000	2,440	NA
Naphthalene	2x10 ⁴ /1.1x10 ^{5(2,3)}	<36	<62	<35	708	<34	<32	47,600	<180	NA
Phenanthrene	1.8x10 ⁴ /3.9x10 ^{5(2,3)}	<6.0	11	<5.9	12,800	43	<5.4	139,000	1,010	NA
Pyrene	5x10 ⁵ /3x10 ^{7(2,3)}	<6.0	<10	<5.9	11,600	136	<5.4	87,000	5,350	NA

SOIL LEAD ANALYTICAL RESULTS – THE LANDING

Compound	NR720 RCLs	B-5 0-2'	B-5 4-6'	B-6 0-2'	B-6 4-6'	B-7 0-2'	B-7 4-6'	B-8 0-2'	B-8 4-6'	B-9 0-2'	B-9 4-6'	B-10 2-4'	B-10 4-6'	B-11 0-2'	B-11 4-6'	B-12 0-2'	B-12 4-6'
Lead, (mg/kg)	50/500 ²	304	6.8	14	<5.9	5.0	7.9	14	17	20	21	28	30	7.3	8.2	26	6.8

Notes: Samples were collected May 10, 2004.

mg/kg Milligrams per Kilogram.

µg/kg Micrograms per Kilogram.

RCL Residual Contaminant Level.

BOLD Concentration detected exceeds the RCL.

-- No RCL is available for this compound at this time.

¹ Assumes hydraulic conductivity greater than 1x 10⁻⁶ cm per second.

² Nonindustrial and Industrial RCLs.

³ PAH RCLs are WDNR Interim Guidance Soil Standards.

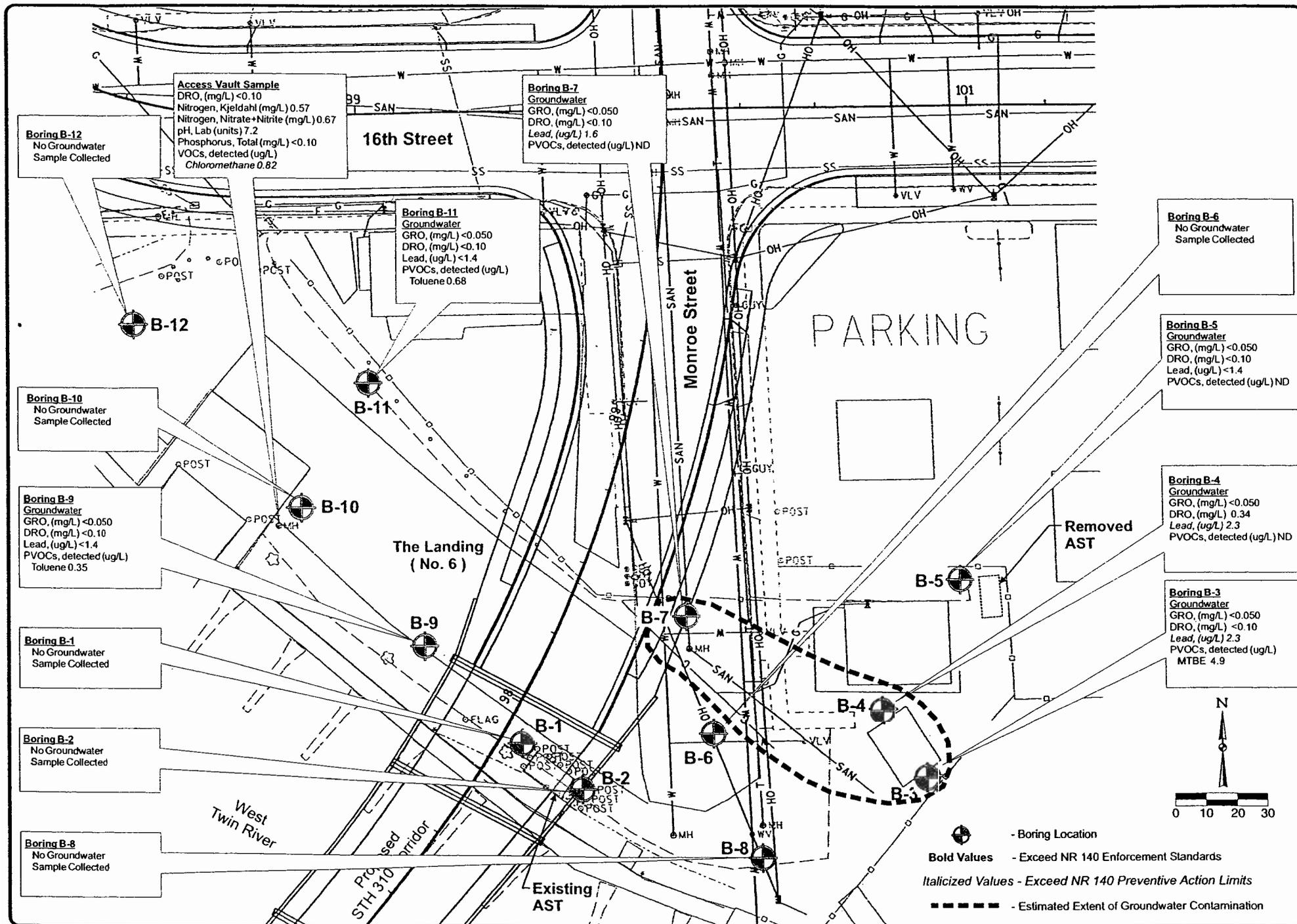
NA Not Analyzed.

ND None Detected.

SOIL ANALYTICAL RESULTS

THE LANDING MARINA, BRRTS # 02-36-519398

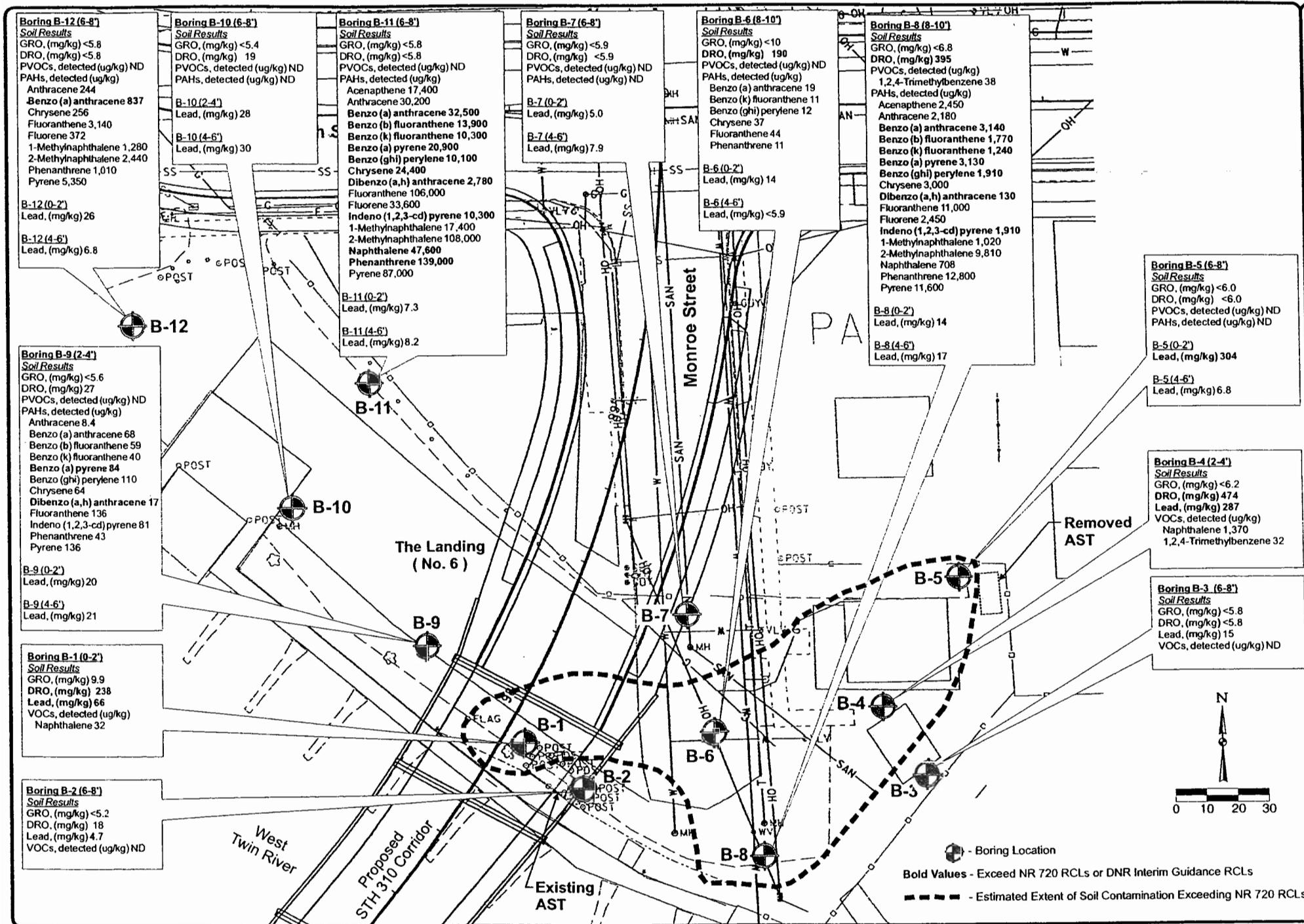
Compound	NR 720 RCLs	B-1 0-2 ft	B-2 6-8 ft	B-3 6-8 ft	B-4 2-4 ft
GRO (mg/kg)	100 ¹	9.9	<5.2	<5.8	<6.2
DRO (mg/kg)	100 ¹	238	18	<5.8	474
Lead (mg/kg)	50 / 500 ²	66	4.7	15	287
<u>VOCs, detected (µg/kg)</u>					
Naphthalene	110,000 / 20,000 ^{2,3}	32	<26	<29	1,370
1,2,4-Trimethylbenzene	--	<27	<26	<29	32
Notes:					
	Samples were collected October 28 and 29, 2003.				
mg/kg	Milligrams per Kilogram.				
µg/kg	Micrograms per Kilogram.				
RCL	Residual Contaminant Level.				
BOLD	Concentration detected exceeds the RCL.				
--	No RCL is available for this compound at this time.				
¹	Assumes hydraulic conductivity greater than 1x 10 ⁻⁶ cm per second.				
²	Non-Industrial and Industrial RCLs.				
³	DNR Interim Guidance Direct Contact RCL for PAHs.				



THE LANDING, BRRTS #02-36-519398
 GROUNDWATER ANALYTICAL RESULTS



FIGURE 3.02-2
 1-908-927



Boring B-12 (6-8')
Soil Results
 GRO, (mg/kg) <5.8
 DRO, (mg/kg) <5.8
 PVOCs, detected (ug/kg) ND
 PAHs, detected (ug/kg)
 Anthracene 244
 Benzo (a) anthracene 837
 Chrysene 256
 Fluoranthene 3,140
 Fluorene 372
 1-Methylnaphthalene 1,280
 2-Methylnaphthalene 2,440
 Phenanthrene 1,010
 Pyrene 5,350
 B-12 (0-2')
 Lead, (mg/kg) 26
 B-12 (4-6')
 Lead, (mg/kg) 6.8

Boring B-10 (6-8')
Soil Results
 GRO, (mg/kg) <5.4
 DRO, (mg/kg) 19
 PVOCs, detected (ug/kg) ND
 PAHs, detected (ug/kg) ND
 B-10 (2-4')
 Lead, (mg/kg) 28
 B-10 (4-6')
 Lead, (mg/kg) 30

Boring B-11 (6-8')
Soil Results
 GRO, (mg/kg) <5.8
 DRO, (mg/kg) <5.8
 PVOCs, detected (ug/kg) ND
 PAHs, detected (ug/kg)
 Acenaphthene 17,400
 Anthracene 30,200
 Benzo (a) anthracene 32,500
 Benzo (b) fluoranthene 13,900
 Benzo (k) fluoranthene 10,300
 Benzo (a) pyrene 20,900
 Benzo (ghi) perylene 10,100
 Chrysene 24,400
 Dibenzo (a,h) anthracene 2,780
 Fluoranthene 106,000
 Fluorene 33,600
 Indeno (1,2,3-cd) pyrene 10,300
 1-Methylnaphthalene 17,400
 2-Methylnaphthalene 108,000
 Naphthalene 47,600
 Phenanthrene 139,000
 Pyrene 87,000
 B-11 (0-2')
 Lead, (mg/kg) 7.3
 B-11 (4-6')
 Lead, (mg/kg) 8.2

Boring B-7 (6-8')
Soil Results
 GRO, (mg/kg) <5.9
 DRO, (mg/kg) <5.9
 PVOCs, detected (ug/kg) ND
 PAHs, detected (ug/kg) ND
 B-7 (0-2')
 Lead, (mg/kg) 5.0
 B-7 (4-6')
 Lead, (mg/kg) 7.9

Boring B-6 (8-10')
Soil Results
 GRO, (mg/kg) <10
 DRO, (mg/kg) 190
 PVOCs, detected (ug/kg) ND
 PAHs, detected (ug/kg)
 Benzo (a) anthracene 19
 Benzo (k) fluoranthene 11
 Benzo (ghi) perylene 12
 Chrysene 37
 Fluoranthene 44
 Phenanthrene 11
 B-6 (0-2')
 Lead, (mg/kg) 14
 B-6 (4-6')
 Lead, (mg/kg) <5.9

Boring B-8 (8-10')
Soil Results
 GRO, (mg/kg) <6.8
 DRO, (mg/kg) 395
 PVOCs, detected (ug/kg)
 1,2,4-Trimethylbenzene 38
 PAHs, detected (ug/kg)
 Acenaphthene 2,450
 Anthracene 2,180
 Benzo (a) anthracene 3,140
 Benzo (b) fluoranthene 1,770
 Benzo (k) fluoranthene 1,240
 Benzo (a) pyrene 3,130
 Benzo (ghi) perylene 1,910
 Chrysene 3,000
 Dibenzo (a,h) anthracene 130
 Fluoranthene 11,000
 Fluorene 2,450
 Indeno (1,2,3-cd) pyrene 1,910
 1-Methylnaphthalene 1,020
 2-Methylnaphthalene 9,810
 Naphthalene 708
 Phenanthrene 12,800
 Pyrene 11,600
 B-8 (0-2')
 Lead, (mg/kg) 14
 B-8 (4-6')
 Lead, (mg/kg) 17

Boring B-3 (6-8')
Soil Results
 GRO, (mg/kg) <5.8
 DRO, (mg/kg) 15
 VOCs, detected (ug/kg) ND

Boring B-4 (2-4')
Soil Results
 GRO, (mg/kg) <6.2
 DRO, (mg/kg) 474
 Lead, (mg/kg) 287
 VOCs, detected (ug/kg)
 Naphthalene 1,370
 1,2,4-Trimethylbenzene 32

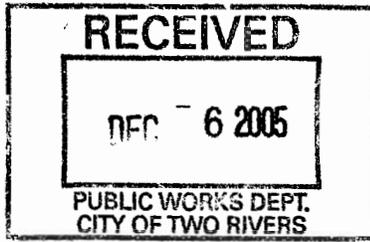
Boring B-5 (6-8')
Soil Results
 GRO, (mg/kg) <6.0
 DRO, (mg/kg) <6.0
 PVOCs, detected (ug/kg) ND
 PAHs, detected (ug/kg) ND
 B-5 (0-2')
 Lead, (mg/kg) 304
 B-5 (4-6')
 Lead, (mg/kg) 6.8

Boring B-9 (2-4')
Soil Results
 GRO, (mg/kg) <5.6
 DRO, (mg/kg) 27
 PVOCs, detected (ug/kg) ND
 PAHs, detected (ug/kg)
 Anthracene 8.4
 Benzo (a) anthracene 68
 Benzo (b) fluoranthene 59
 Benzo (k) fluoranthene 40
 Benzo (a) pyrene 84
 Benzo (ghi) perylene 110
 Chrysene 64
 Dibenzo (a,h) anthracene 17
 Fluoranthene 136
 Indeno (1,2,3-cd) pyrene 81
 Phenanthrene 43
 Pyrene 136
 B-9 (0-2')
 Lead, (mg/kg) 20
 B-9 (4-6')
 Lead, (mg/kg) 21

Boring B-1 (0-2')
Soil Results
 GRO, (mg/kg) 9.9
 DRO, (mg/kg) 238
 Lead, (mg/kg) 66
 VOCs, detected (ug/kg)
 Naphthalene 32

Boring B-2 (6-8')
Soil Results
 GRO, (mg/kg) <5.2
 DRO, (mg/kg) 18
 Lead, (mg/kg) 4.7
 VOCs, detected (ug/kg) ND

THE LANDING, BRRTS #02-36-519398
 SOIL ANALYTICAL RESULTS
 AND LATERAL EXTENT OF CONTAMINATION



Department of Public Works

1717 East Park Street

Post Office Box 87

Two Rivers WI 54241-0087

Director/Engineer 920/793-5539

Supervisor/Plumbing Inspector . 920/793-5580

Wastewater Superintendent . . . 920/793-5558

FAX 920/793-5563

For the Wisconsin DNR GIS Registry Packet being submitted for the property at 1509 Monroe Street, Two Rivers, Wisconsin. BRRTS#02-36-519398

I am signing this statement to document that I believe the attached property deed Document # 914293, Vol 1694, Pg 598 as recorded with Manitowoc County, Wisconsin with the legal description it contains, is accurate and describes the property at 1509 Monroe Street, Two Rivers, Wisconsin.

Responsible Party and Property Owner,

Gene Rosenthal *Gene Rosenthal*, Date 12-5-05



910 West Wingra Drive
Madison, WI 53715
Phone: 608-251-4843
Fax: 608-251-8655

Strand Associates, Inc.
Madison, WI
Joliet, IL
Louisville, KY

Division Offices
PEH
Lexington, KY

SIECO
Columbus, IN
Lancaster, OH

TAI
Mobile, AL

www.strand.com

July 16, 2004

Carrie Lutz
Wisconsin Department of Transportation, District 3
944 Vanderperren Way
PO Box 28080
Green Bay, WI 54324-0080

Re: Phase 2.5 Investigation
STH 310, ID 4337-04-00
The Landing, 1509 Monroe Street
Two Rivers, Wisconsin

Dear Ms. Lutz:

Enclosed is one copy of the Phase 2.5 Investigation Report for The Landing at 1509 Monroe Street, Two Rivers, Wisconsin. The site is located on the north shore of the West Twin River. Plans indicate the entire parcel will be acquired and excavation for utilities is expected to be to approximately 8 feet below ground surface (BGS). Excavation depths required near the bank of the river are unknown at this time. In general, construction of bridge embankment across the site will require filling, but excavation below subgrade (EBS) to remove organic soils may be needed prior to placement of the embankment fill.

The site has an existing 1,000-gallon unleaded gasoline above ground storage tank (AST) that is currently not in use, and a 4,000-gallon unleaded gasoline AST was operated at the site in the past. The source of contamination detected during Phase 2 investigation at the site was not determined. The potential sources were identified as the ASTs, historic fill materials brought to the site, or a fuel oil pipeline that crosses the property.

U.S. Oil documents and site observations have identified two 10-inch diameter pipelines that cross the site. Two pipeline access vaults were identified at the site, and one of the access vaults was entered to observe the condition of the pipelines. The second access vault was opened and the vault and pipelines were observed from the ground surface. One test pit was excavated to expose the pipelines, observe their condition, and observe the condition of the surrounding soils. Field screening of soil samples and visual observation of the soils identified no contamination adjacent to the pipeline where the test pit was excavated.

Eight borings (B-5 through B-12) were constructed at The Landing. Soil samples were collected from each of the eight borings and analyzed for gasoline range organics (GRO), diesel range organics (DRO), petroleum volatile organic compounds (PVOCs), and polynuclear aromatic hydrocarbons (PAHs). Two soil samples from each boring were analyzed for lead. Groundwater samples were collected from four of the eight borings and were analyzed for GRO, DRO, PVOCs, and lead.



Ms. Carrie Lutz
Wisconsin Department of Transportation District 3
Page 2
July 16, 2004

Soil analyses revealed a sample from boring B-5 had a lead concentration exceeding the NR 720 Residual Contaminant Level (RCL). Borings B-6 and B-8 had DRO and PAH concentrations exceeding RCLs. Borings B-9, B-11, and B-12 had several PAH compounds at concentrations exceeding RCLs. Groundwater samples were collected from temporary wells installed in borings B-5, B-7, B-9, and B-11. No significant groundwater contamination was detected.

Investigation results indicate that contamination detected is likely related to historic fill materials brought to the river front. It appears that soils contaminated with PAHs and DRO are widespread in this area, and it is anticipated that contaminated soils will be encountered during road construction and utility line replacement activities. Preliminary estimates indicate the volume of contaminated soil that will be excavated during roadway, bridge, and utility line construction is approximately 826 cubic yards. The exact quantity of soils to be excavated will depend on final bridge construction plans and EBS that may be required.

Based on the results of investigations conducted and the current knowledge of preliminary construction plans, no additional investigation is recommended at this time. A Material Handling Plan and special provisions should be prepared for this project so that contaminated materials excavated during construction are managed appropriately.

If you have any further questions or need additional information, please call.

Sincerely,

STRAND ASSOCIATES, INC.

STRAND ASSOCIATES, INC.

Steven S. Small, Environmental Scientist

Luke T. Hellermann, P.G.

Enclosures

cc: Mr. Gene Rosenthal, The Landing Marina
Ms. Lisa Evenson, DNR, Northeast Region Headquarters, Green Bay
Mr. Scott Thoresen, P.E., DPW, City of Two Rivers

