

# GIS REGISTRY

## Cover Sheet

July, 2008  
(RR 5367)

### Source Property Information

BRRTS #: 03-36-000776

ACTIVITY NAME: Bills Oil Co

PROPERTY ADDRESS: 2717 N Rapids Road

MUNICIPALITY: Manitowoc Rapids

PARCEL ID #: 010-011-014-003.00

CLOSURE DATE: Mar 24, 2009

FID #: 436091480

DATCP #:

COMM #: 54220111017

#### \*WTM COORDINATES:

X: 703246 Y: 408953

*\* Coordinates are in  
WTM83, NAD83 (1991)*

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property")*

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property")*

#### Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic  
development corporation)*

Monitoring wells properly abandoned? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-36-000776 PARCEL ID #: 010-011-014-003.00

ACTIVITY NAME: Bills Oil Co WTM COORDINATES: X: 703246 Y: 408953

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #:**                      **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1**                      **Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Site Layout Map & Monitoring Well Locations**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 3**                      **Title: Residual Soil Contamination**

BRRTS #: 03-36-000776

ACTIVITY NAME: Bills Oil Co

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #: 4**                      **Title: Geologic Cross Section layout**

**Figure #: 5, 6**                      **Title: Geologic Cross Section A-A' and B-B'**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

**Note:** *This is intended to show the total area of contaminated groundwater.*

**Figure #: 7**                      **Title: Residual Groundwater Contamination**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #: 8**                      **Title: Groundwater Flow Direction 11/22/04**

**Figure #: 9**                      **Title: Groundwater Flow Direction 10/03/06**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 1**                      **Title: Summary of Soil Sample Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #: 2**                      **Title: Summary of Post Remedial Groundwater Sample Analytical Results**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #: 3**                      **Title: Summary of Groundwater Depths and Elevations**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

**Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

**Figure #: 7**                      **Title: Residual Groundwater Contamination**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

**Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-36-000776

ACTIVITY NAME: Bills Oil Co

## NOTIFICATIONS

### Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

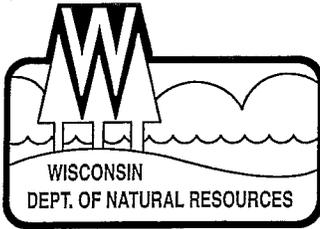
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

#### Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1**



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
2984 Shawano Ave.  
Green Bay, Wisconsin 54313-6727  
Telephone 920-662-5100  
FAX 920-662-5413  
TTY Access via relay - 711

March 24, 2009

Vinton Construction  
Attn: Mr. George Adelman  
PO Box 1987  
Manitowoc, WI 54211-1987

**SUBJECT:** Final Case Closure with Continuing Obligations  
Bill's Oil Co., 2717 North Rapids Road, Manitowoc, WI  
WDNR BRRTS Activity #: 03-36-000776

Dear Mr. Adelman:

On June 27, 2008, 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 July 2, 2008, you were notified that the Closure Committee had granted conditional closure to this case. On March 18, 2009, the Department received information or documentation indicating that you have complied with the requirements for final closure.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

- Groundwater contamination is present above Chapter NR 140 enforcement standards
- One or more monitoring wells were not located and must be properly abandoned if found

This letter and 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 the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you, the current property owner and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. 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. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with the attached maintenance plan, are met.

### Residual Soil Contamination

Residual soil contamination remains at the site as indicated in the information submitted to the Department. If soil in these locations is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, 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 is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards 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 to prevent a direct contact health threat to humans.

### Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If the soil 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 is 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.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

### Prohibited Activities

The following activities are prohibited on any portion of the property where pavement is 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; 6) construction or placement of a building or other structure.

### Residual Groundwater Contamination

Groundwater impacted by petroleum contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

### Monitoring Wells that could not be Properly Abandoned

On March 18, 2009, your consultant D'Arcy Gravelle of Key Engineering Group, Ltd., notified the Department that monitoring wells MW-2R, MW-14 and MW-15 depicted on the attached map, could not be properly abandoned because they were missing due to being paved over, covered or removed during site development activities. Your consultant has made a reasonable effort to locate the wells depicted on the attached map and to determine whether they were properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with monitoring wells MW-2R, MW-14 and MW-15 if they create a conduit for contaminants to enter groundwater. If in the future any of the groundwater monitoring wells are found, the then current owner of the property on which the well is located will be required to notify the Department, to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

## Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil
- One or more monitoring wells that were not located is found and properly abandoned

Please send written notifications in accordance with the above requirements to Diane Hansen in the Northeast Region Office.

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 Keld Lauridsen at 920-662-5420.

Sincerely,



Bruce G. Urben, Team Supervisor  
Northeast Region Remediation & Redevelopment Program

att: Cap Maintenance Plan  
Map of Lost Monitoring Wells (not properly abandoned)

cc: D'Arcy Gravelle, Key Engineering Group, Ltd.  
735 North Water Street, Suite 510, Milwaukee, WI 53202

## CAP MAINTENANCE PLAN

Vinton Construction (Former Bills Oil Co.)  
2717 North Rapids Road  
Manitowoc, Wisconsin  
BRRTS #: 03-36-000776  
FID #: 436091480

This *Cap Maintenance Plan* shall be applicable to the parcel of Property depicted on the site location map included as Figure 1, and depicted on the residual soil contamination map included as Figure 3, and a copy of this *Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property, Vinton Construction Company or its successor(s) in interest (the "Owner"), and any company that is retained to manage the Property on behalf of the Owner (the "Property Manager").

The Cap on the Property includes the following: Concrete and 2 feet buffer of clean soil/grass areas.

### INSPECTION

Inspect paved and unpaved areas of the Property to ensure that the integrity of the cover in the unpaved areas is maintained and that no significant fissures or cracks develop in the paved areas. Inspections shall be semi-annual for the first two years, then annual thereafter.

Prepare a brief inspection report that documents the date of the inspection, the individual(s) conducting the inspection, any observed disturbance of the cover in the unpaved areas, and any significant cracking observed in the paved areas. A cap inspection form is included as Attachment 1. Maintain a copy of the inspection report, with a copy of this *Cap Maintenance Plan*, to be made available to representatives of the Wisconsin Department of Natural Resources (WDNR), upon reasonable request.

### REPAIR CAPPED AREAS

If, during the annual inspection, the soil cover in unpaved areas is observed to have been disturbed or significant cracking is observed in paved areas, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this *Cap Maintenance Plan*. Such repairs shall be carried out within six months. A cap maintenance log is included as Attachment 2 to document any maintenance or repairs of the paved and capped areas.

### MODIFICATION TO CAPPED AREAS

The following steps shall be taken if Owner plans to remove, replace or repair pavement or perform activities that would penetrate below the Cap into the contaminated soils below the Cap (i.e., install or replace trees, shrubs, fencing, retaining walls or buildings):

- i. The contractor performing the work shall be provided with a copy of this *Cap Maintenance Plan* and shall prepare a *Health and Safety Plan (HASP)*, to protect workers from exposure to contaminated soils.
- ii. Separate excavated material (or granular layer materials where they exist) so that they may be replaced upon completion of the work. Excavation into the contaminated soils beneath the Cap shall be conducted in accordance with the *HASP*, and any excavated contaminated soils shall be segregated and kept on site, in conformance with the requirements of Chapter NR 718, Wisconsin Administrative Code, until completion of the work.

Upon completion of the work, place previously excavated contaminated soils back into the excavation, but only to the extent such replacement does not interfere with the replacement and maintenance of the Cap, and does not constitute a violation of Wisconsin hazardous waste management law (Chapter 291, Wisconsin Statutes).

Any remaining contaminated soils that cannot be replaced in the excavation shall be properly characterized and disposed of at an appropriately licensed facility.

Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

#### UTILITY REPAIRS

No underground utility repairs or installation of new or replacement utilities shall be conducted on the Property until after the utility and any contractor(s) for the utility have acknowledged receipt of a copy of this *Cap Maintenance Plan*.

The underground utility repairs or installation(s) shall be conducted in accordance with the methods above with respect to excavations into unpaved and paved areas.

If the underground utility repairs or installation(s) involve any disturbance of the material used to seal the soils on the property, such Material shall be replaced with new seals of like or superior quality.

Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

**ATTACHMENT 1**  
**CAP MAINTENANCE INSPECTION FORM**  
 Vinton Construction (Former Bills Oil Co.)  
 2717 N Rapids Road  
 Manitowoc, Wisconsin  
 BRRTS #: 03-36-000776  
 FID #: 436091480

**ASPHALT COVER:**

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Significant Cracking		
Evidence of Ponding (standing water, discoloration, sedimentation)		
Storm Water Drainage		

**LANDSCAPED AREA COVER:**

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Evidence of Erosion		
Evidence of Ponding		
Vegetation Loss		

Limitations to Observation: \_\_\_\_\_

Completed by: \_\_\_\_\_

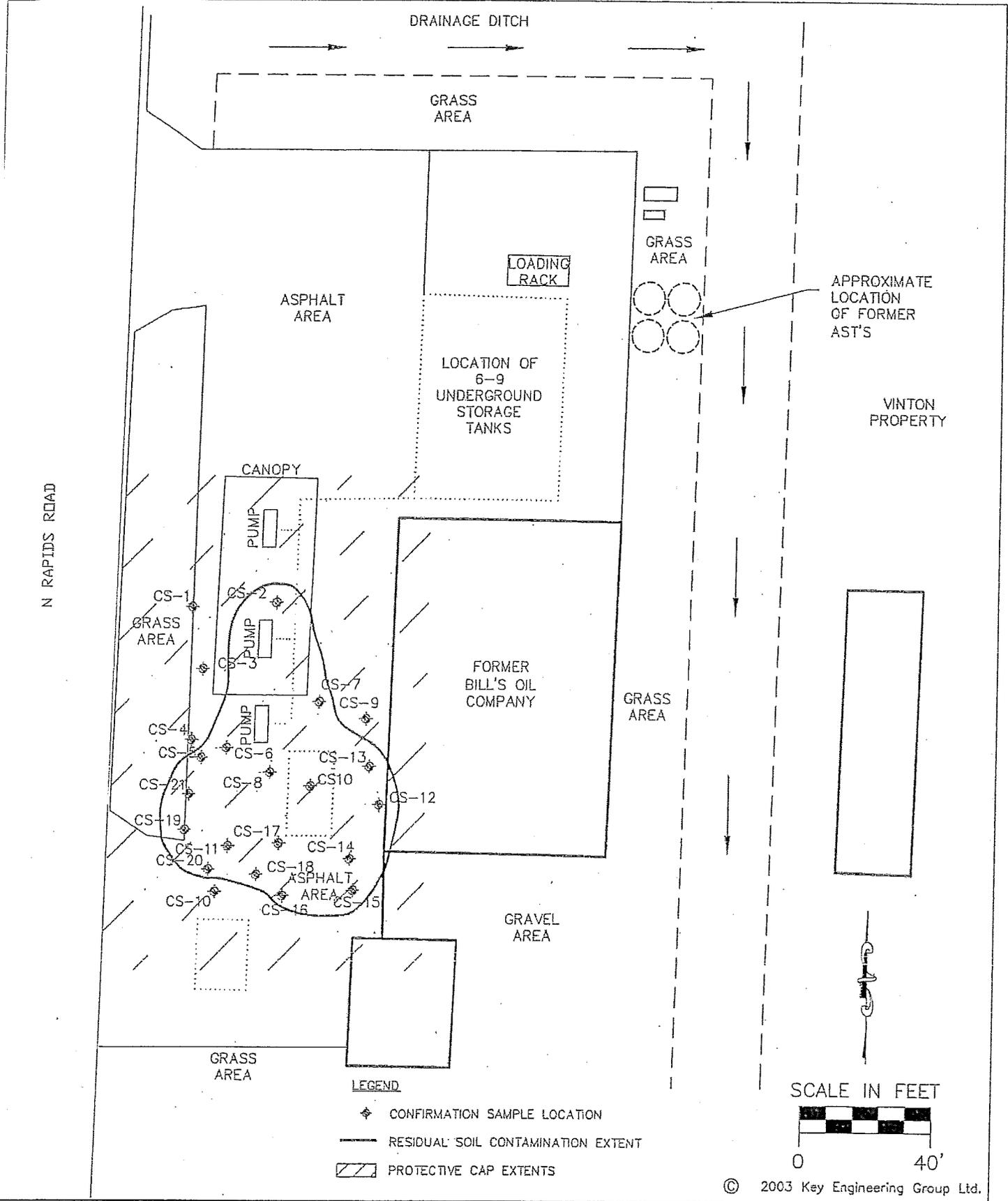
Date: \_\_\_\_\_

**ATTACHMENT 2**  
**CAP MAINTENANCE LOG**  
 Vinton Construction (Former Bills Oil Co.)  
 2717 N Rapids Road  
 Manitowoc, Wisconsin  
 BRRTS #: 03-36-000776  
 FID #: 436091480

<u>Repair / Maintenance Description:</u>		<u>Date of Discovery:</u>
<u>Contractor / Individual Performing Repairs:</u>		<u>Date of Repair:</u>
<u>Inspector Name (Print)</u>	<u>Inspector Signature</u>	<u>Date of Inspection:</u>

<u>Repair / Maintenance Description:</u>		<u>Date of Discovery:</u>
<u>Contractor / Individual Performing Repairs:</u>		<u>Date of Repair:</u>
<u>Inspector Name (Print)</u>	<u>Inspector Signature</u>	<u>Date of Inspection:</u>

<u>Repair / Maintenance Description:</u>		<u>Date of Discovery:</u>
<u>Contractor / Individual Performing Repairs:</u>		<u>Date of Repair:</u>
<u>Inspector Name (Print)</u>	<u>Inspector Signature</u>	<u>Date of Inspection:</u>



DESIGNED BY DMO	DATE 02/17/09
DRAWN BY DMO	PROJECT 1210007
APPROVED BY DJG	SHEET NO.
<small>\\D:\FILE F:\DMD\Projects\0803016.1 Former Marbo Construction\ASFIGS</small> <small>REF</small> <small>122</small>	

**FIGURE 3**  
**RESIDUAL SOIL CONTAMINATION**  
 FORMER BILL'S OIL  
 2717 N. RAPID ROAD  
 MANITOWOC RAPIDS, WISCONSIN

**KEY**  
 ENGINEERING  
 GROUP LTD.  
 ENVIRONMENTAL • CIVIL • RAILROAD

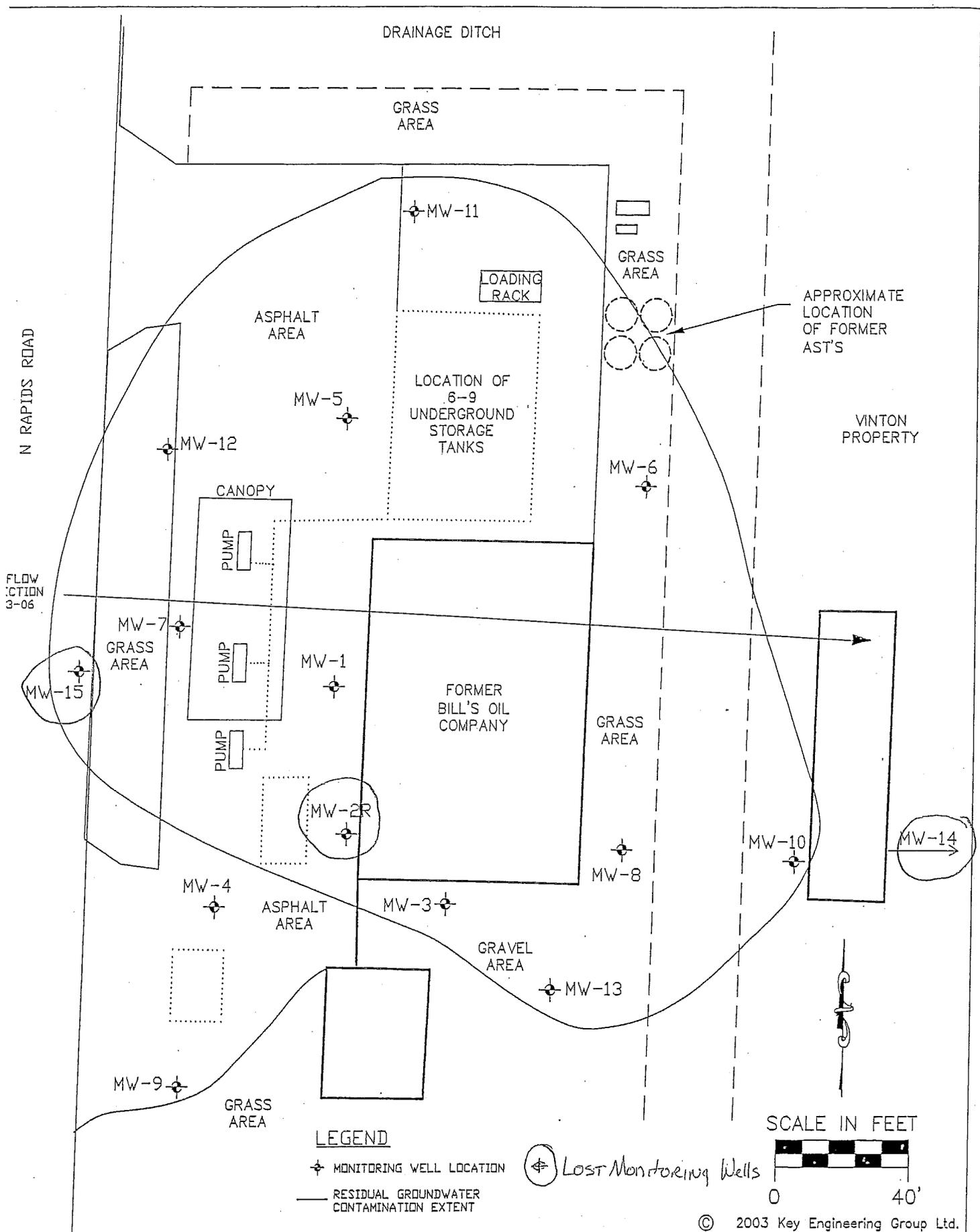


FIGURE 7  
 RESIDUAL GROUNDWATER CONTAMINATION  
 CONTOUR MAP  
 FORMER BILL'S OIL  
 3717 N. RAPIDS ROAD

© 2003 Key Engineering Group Ltd.



DESIGNED BY	DMO	DATE	01/27/09
PROJECT NO.	1210007		
DRAWN BY	DJG	SHEET NO.	



**State of Wisconsin | DEPARTMENT OF NATURAL RESOURCES**

Jim Doyle, Governor  
Matthew J. Frank, 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 920-862-5413  
TTY Access via relay - 711

July 2, 2008

ATTN:

D' ARCY

414-224-8383

Vinton Construction  
Attn: Mr. George Adelman  
P.O. Box 1987  
Manitowoc, WI 54211-1987

Subject: Conditional Closure Decision With Requirements to Achieve Final Closure  
Bills Oil Co, 2717 North Rapids Road, Manitowoc Rapids, Wisconsin  
WDNR BRRTS Activity # 03-36-000776

Dear Mr. Adelman:

On June 27, 2008, 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 the closure request, the Closure Committee has determined that the petroleum contamination identified at the site in the vicinity of the former location of an underground storage tank system appears to have been investigated and remediated to the extent practicable under site conditions. 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:

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 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

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.

In addition, a complete GIS registry packet following the current format requirements is to be submitted to the Department. A cap maintenance plan for the current surface cover over contaminated material for groundwater and direct contact protection is also to be submitted for Department approval.

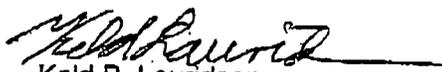
When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation 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 site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

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) 662-5420.

Sincerely,



Keld B. Lauridsen  
Hydrogeologist  
Remediation & Redevelopment Program

cc: D'Arcy Gravelle, Key Engineering Group, Ltd. (ecopy - [dgravelle@keyengineering.com](mailto:dgravelle@keyengineering.com))

916616

STATE BAR OF WISCONSIN FORM 2 - 1998

WARRANTY DEED

Document Number



VOL 1708 PG 292

This Deed, made between ROBERT RADZINSKE

RECEIPT# 9702

\$11.00 DEED

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
10 OCT 2002 10:21:40 AM

Grantor, and VINTON-MANITOWOC, LLC, a Wisconsin Limited Liability Company

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in MANITOWOC County, State of Wisconsin:

TRANSFER
\$ 1035.00
FEE

W-7

Recording Area

Name and Return Address

VINTON
2705 NORTH RAPIDS ROAD
MANITOWOC, WI 54220

11 + 1035 CR

10-011-014-003.00

Parcel Identification Number (PIN)

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

A tract of land in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Number Eleven (11), Township Number Nineteen (19) North, Range Number Twenty-three (23) East and described as follows:

Commencing at a point on the 1/4 section line a distance of 333 feet N. 87°44' East of the center of said Section 11; thence N. 2°14' East along the center of U.S. Highway No. 141, a distance of 7.2 feet; thence N. 87°54' East, a distance of 210 feet; thence South 2°14' West a distance of 276 feet; thence South 87°54' West a distance of 210 feet; thence North 2°14' East along the center of U.S.H. No. 141 a distance of 268.8 feet to the point of commencement.

Exceptions to warranties: MUNICIPAL ZONING AND LAND USE REGULATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

Dated this 30th day of SEPTEMBER, 2002

[Signature of Robert Radzinske]

\* ROBERT RADZINSKE

AUTHENTICATION

Signature(s) OF ROBERT RADZINSKE

authenticated this 30th day of SEPTEMBER, 2002

[Signature]

\* TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
WINTER, FOX & STANGEL, LLP
TWO RIVERS, WI 54241

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

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )
) ss.
County. )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ the above named

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

\* Notary Public, State of \_\_\_\_\_
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)

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

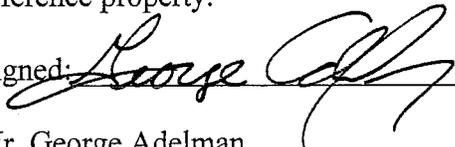
Reference: *Geographic Information System Registry*  
Former Bills Oil  
2717 North Rapids Road  
Manitowoc WI, 54211

To Whom it May Concern:

I, George Adelman of Vinton Construction Company, representative of the responsible party do hereby declare to the best of my knowledge that the attached legal property description represent completely and accurately the above reference 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 legal description as stated in the property deed for the above reference property.

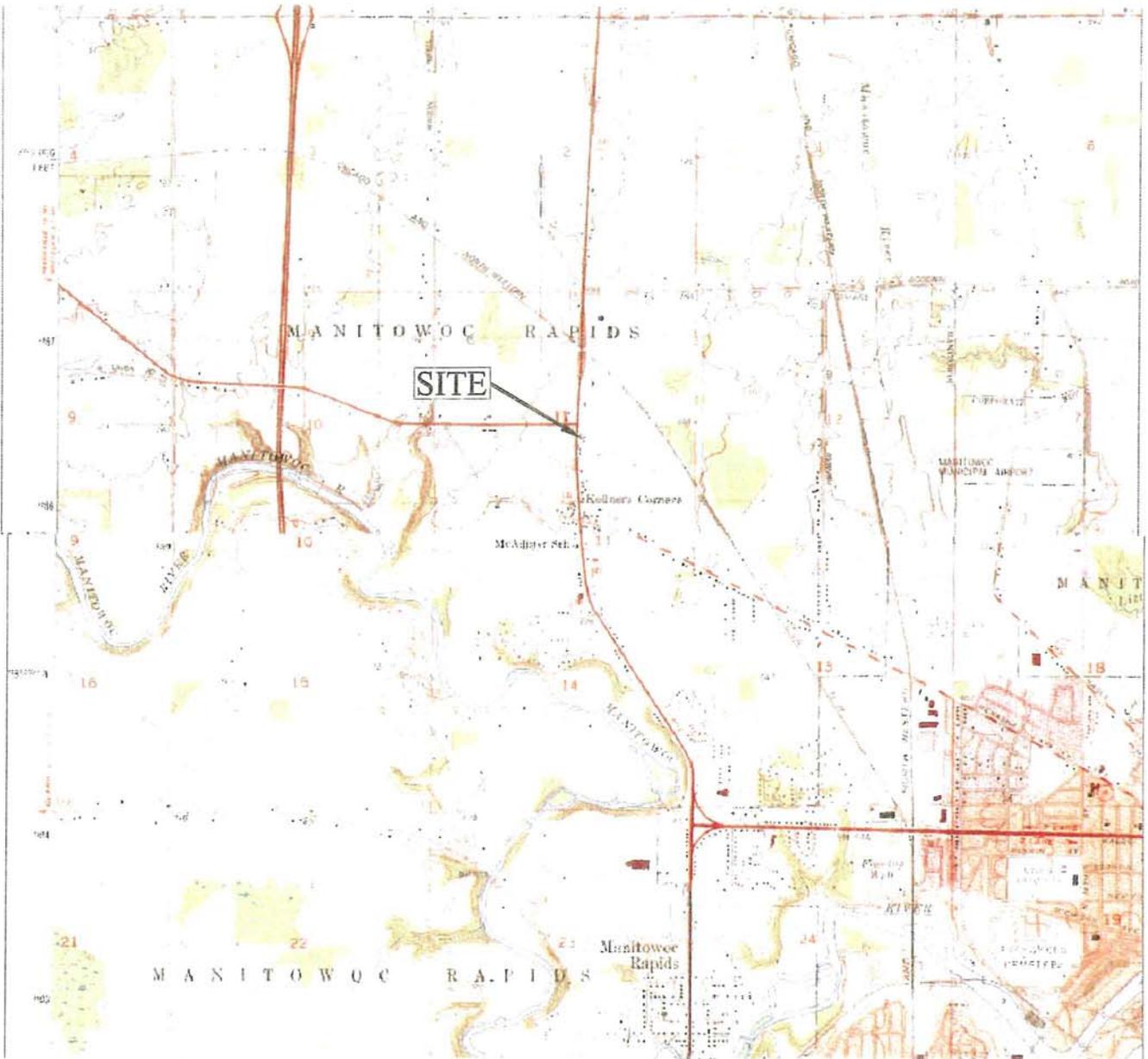
Signed: \_\_\_\_\_



Date: \_\_\_\_\_

2/17/09

Mr. George Adelman  
Vinton Construction Company



SCALE IN FEET



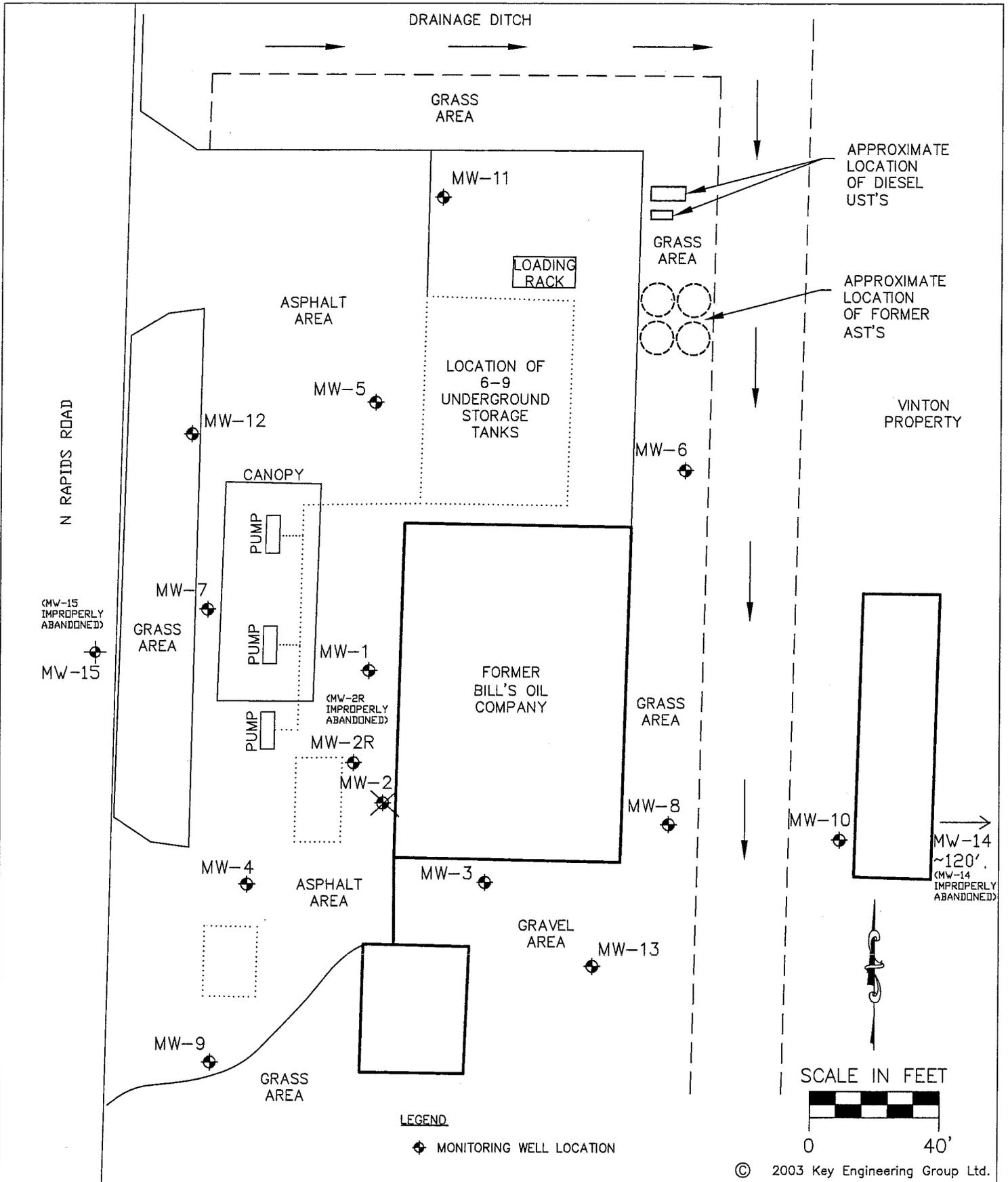
© 2003 Key Engineering Group Ltd.

DESIGNED BY <b>ZS</b>	DATE <b>10/3/05</b>
DRAWN BY <b>JDR</b>	PROJECT <b>1210007</b>
APPROVED BY <b>DJG</b>	SHEET NO. <b>1</b>
CAD FILE G:\ACAD\1210007\LOCATION.dwg	
REF LMAN	

FIGURE 1  
SITE LOCATION MAP

FORMER BILL'S OIL COMPANY  
2717 NORTH RAPIDS ROAD  
MANITOWOC RAPIDS, WISCONSIN





**LEGEND**

◆ MONITORING WELL LOCATION

© 2003 Key Engineering Group Ltd.

**FIGURE 2**  
**SITE LAYOUT & MONITORING WELL LOCATIONS**

FORMER BILL'S OIL  
 2717 N. RAPID ROAD  
 MANITOWOC RAPIDS, WISCONSIN



DESIGNED BY DMO	DATE 02/05/09
DRAWN BY DMO	PROJECT 1210007
APPROVED BY DJG	SHEET NO. 2
CADFILE G:\ACAD\1210007\12100071.dwg	
XREF LMAN	

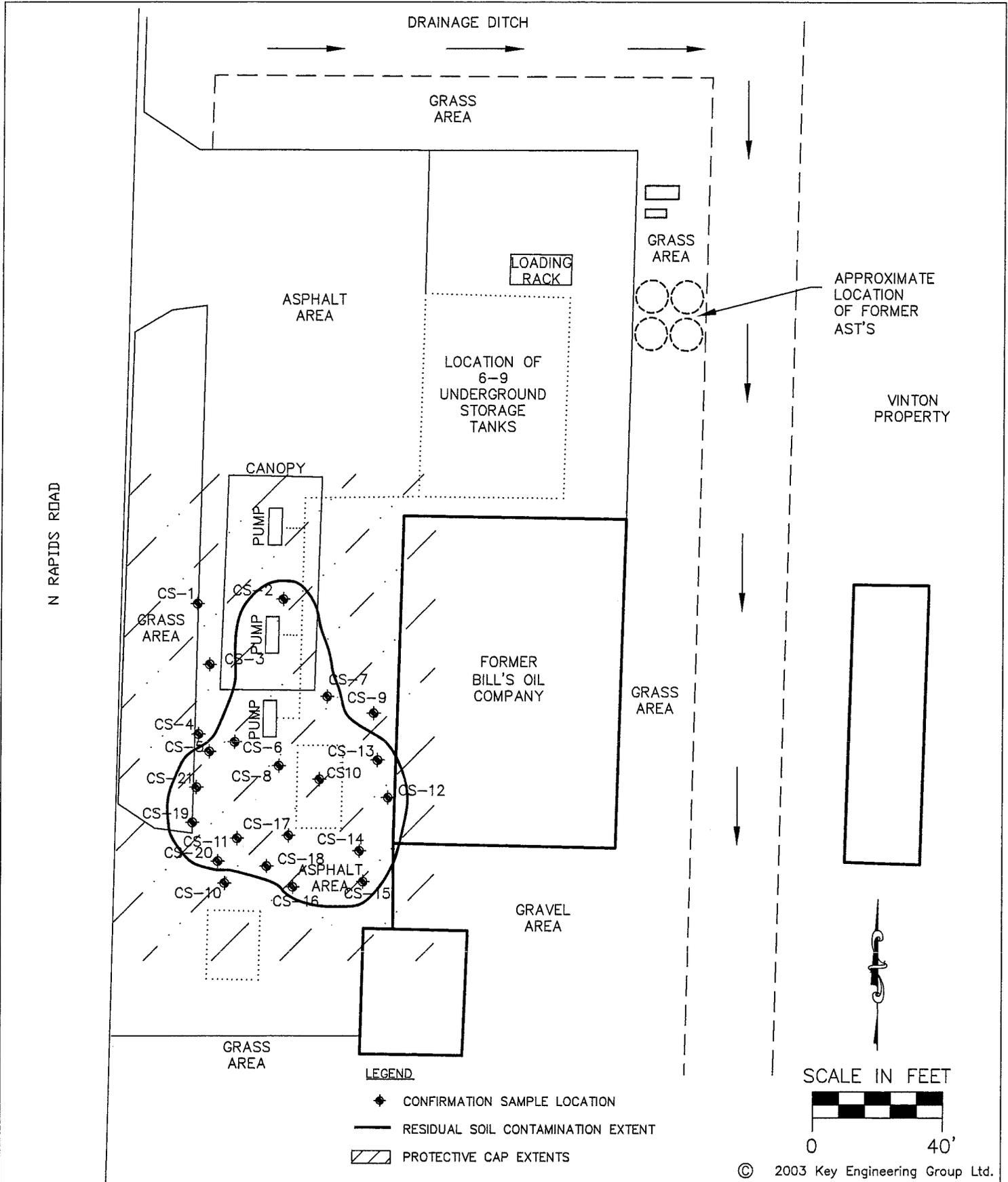


FIGURE 3  
RESIDUAL SOIL CONTAMINATION  
FORMER BILL'S OIL  
2717 N. RAPID ROAD  
MANITOWOC RAPIDS, WISCONSIN

DESIGNED BY DMO	DATE 02/17/09
DRAWN BY DMO	PROJECT 1210007
APPROVED BY DJG	SHEET NO.
CADFILE F:\DMO\Projects\0803018.1 Former Marina Construction\GISFIGS	
XREF LMAN	



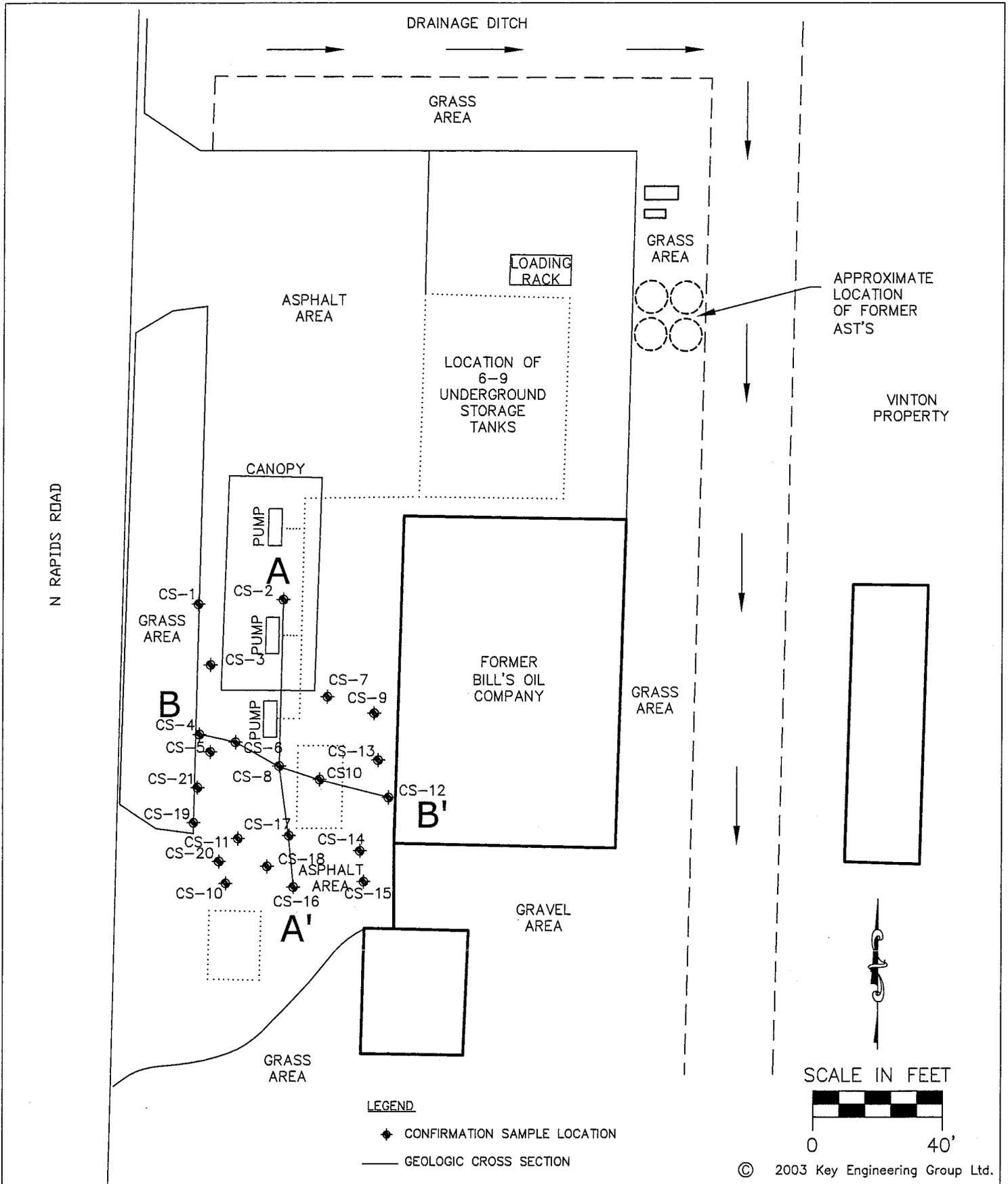
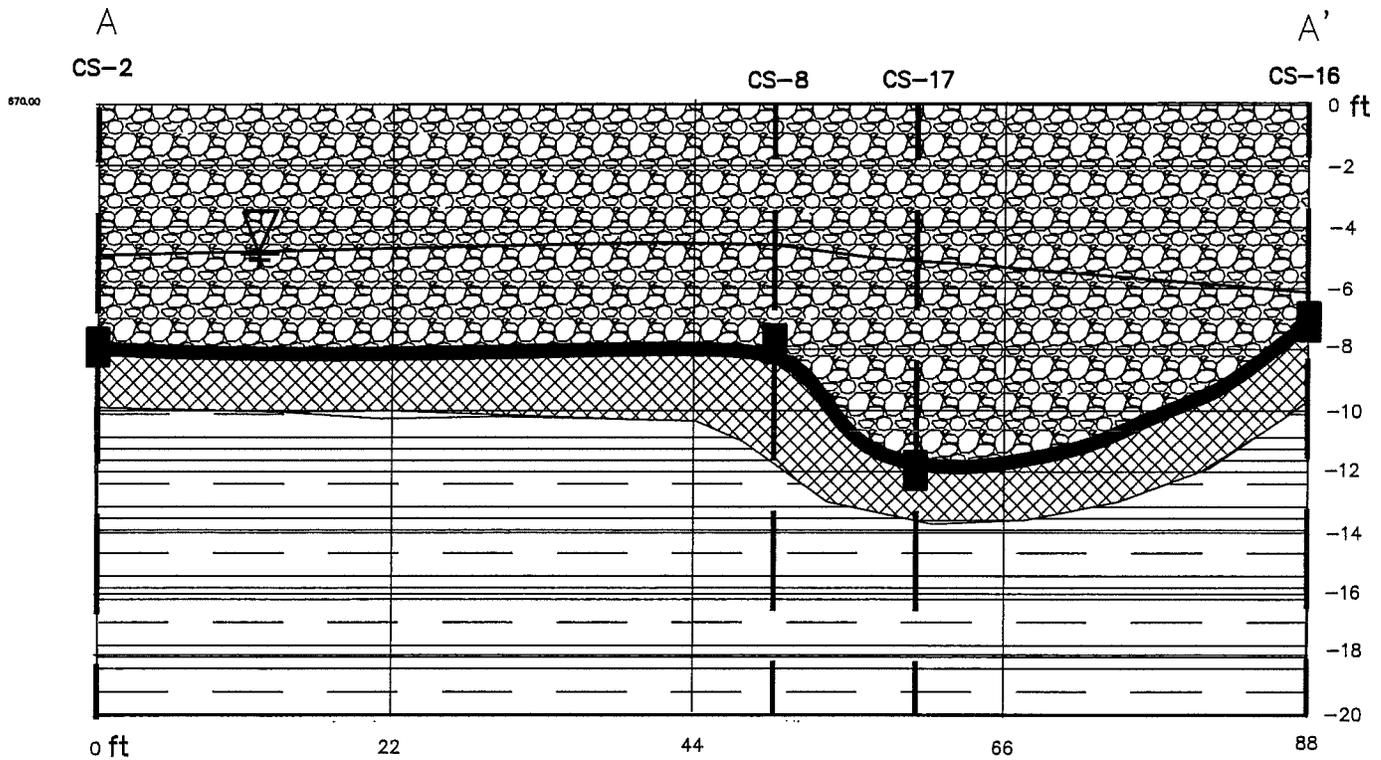


FIGURE 4  
GEOLOGIC CROSS SECTION LAYOUT

FORMER BILL'S OIL  
2717 N. RAPID ROAD  
MANITOWOC RAPIDS, WISCONSIN



DESIGNED BY DMO	DATE 02/17/09
DRAWN BY DMO	PROJECT 1210007
APPROVED BY DJG	SHEET NO.
CADFILE F:\DMO\Projects\0803018.1 Former Marino Construction\GISFIGS	
XREF LMAN	



VE = 4.4

- EXCAVATION BACKFILL
- NATIVE CLAY
- RESIDUAL CONTAMINATION EXCEEDING GENERIC RCL
- EXCAVATION BOUNDARY
- SOIL BORING LOCATION
- STATIC WATER LEVEL
- SOIL SAMPLE DEPTHS

SCALE IN FEET



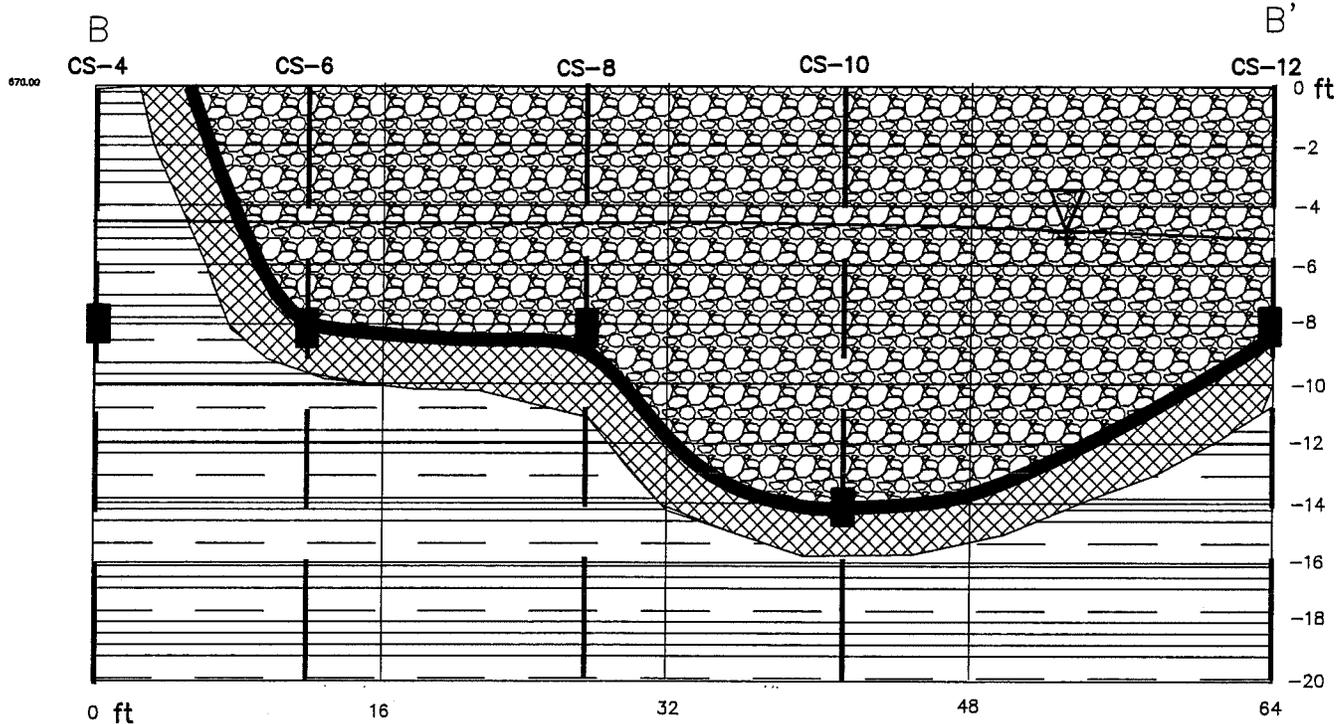
© 2003 Key Engineering Group Ltd.

DESIGNED BY DMO	DATE 01/27/09
DRAWN BY DMO	PROJECT 1210007
APPROVED BY DJG	SHEET NO.

FIGURE 5  
GEOLOGIC CROSS SECTION A-A'

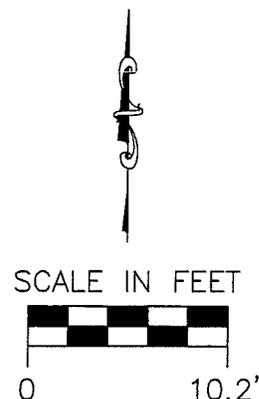
FORMER BILL'S OIL  
2717 N. RAPID ROAD  
MANITOWOC RAPIDS, WISCONSIN





-  EXCAVATION BACKFILL
-  NATIVE CLAY
-  RESIDUAL CONTAMINATION EXCEEDING GENERIC RCL
-  EXCAVATION BOUNDARY
-  SOIL BORING LOCATION
-  STATIC WATER LEVEL
-  SOIL SAMPLE DEPTHS

VE = 3.2

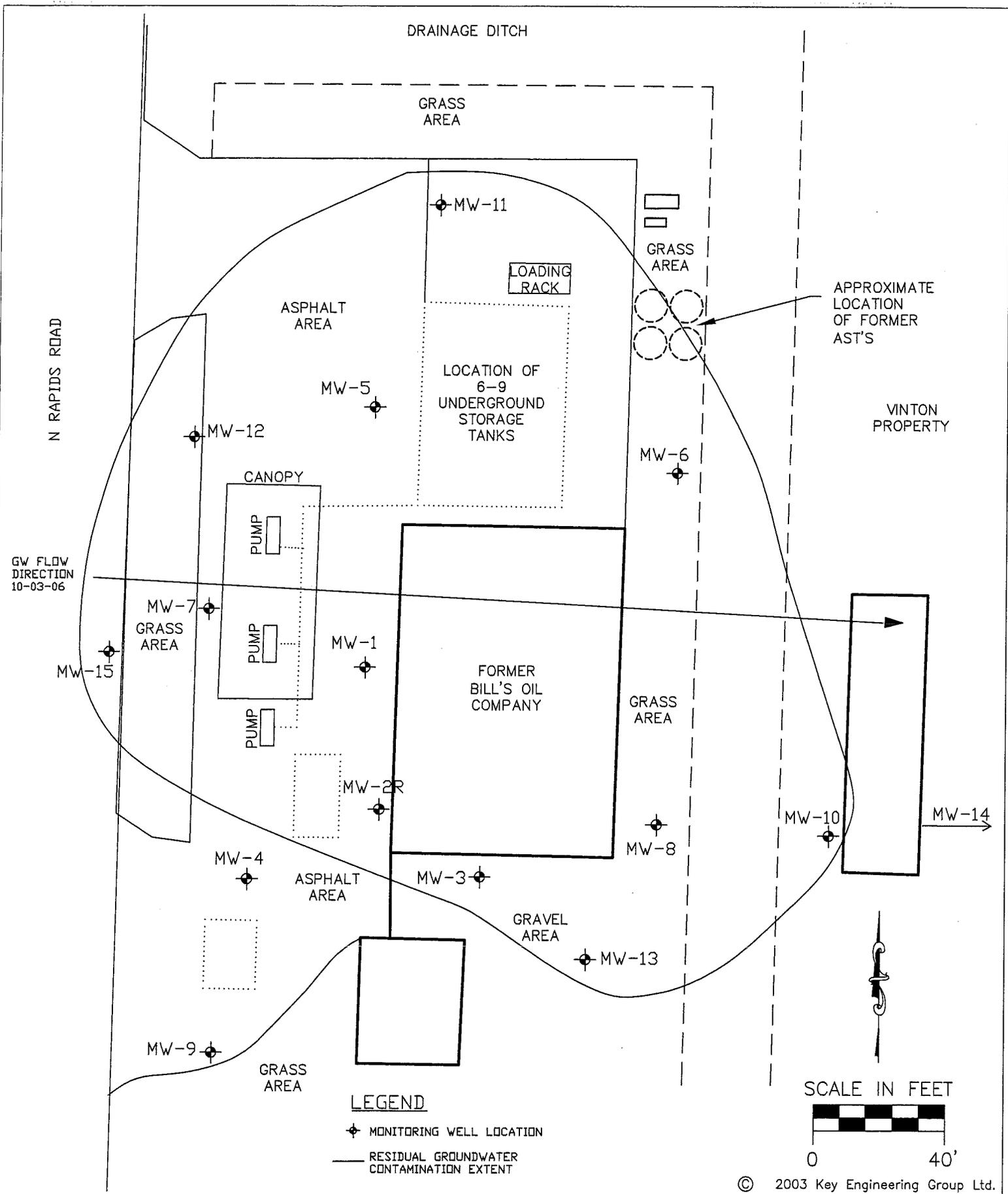


© 2003 Key Engineering Group Ltd.

DESIGNED BY DMO	DATE 01/27/09
DRAWN BY DMO	PROJECT 1210007
APPROVED BY DJG	SHEET NO.
CADFILE F:\DMO\Projects\0803018.1 Former Marino Construction\GISFIGS	
XREF LMAN	

FIGURE 6  
GEOLOGIC CROSS SECTION B-B'  
  
FORMER BILL'S OIL  
2717 N. RAPID ROAD  
MANITOWOC RAPIDS, WISCONSIN

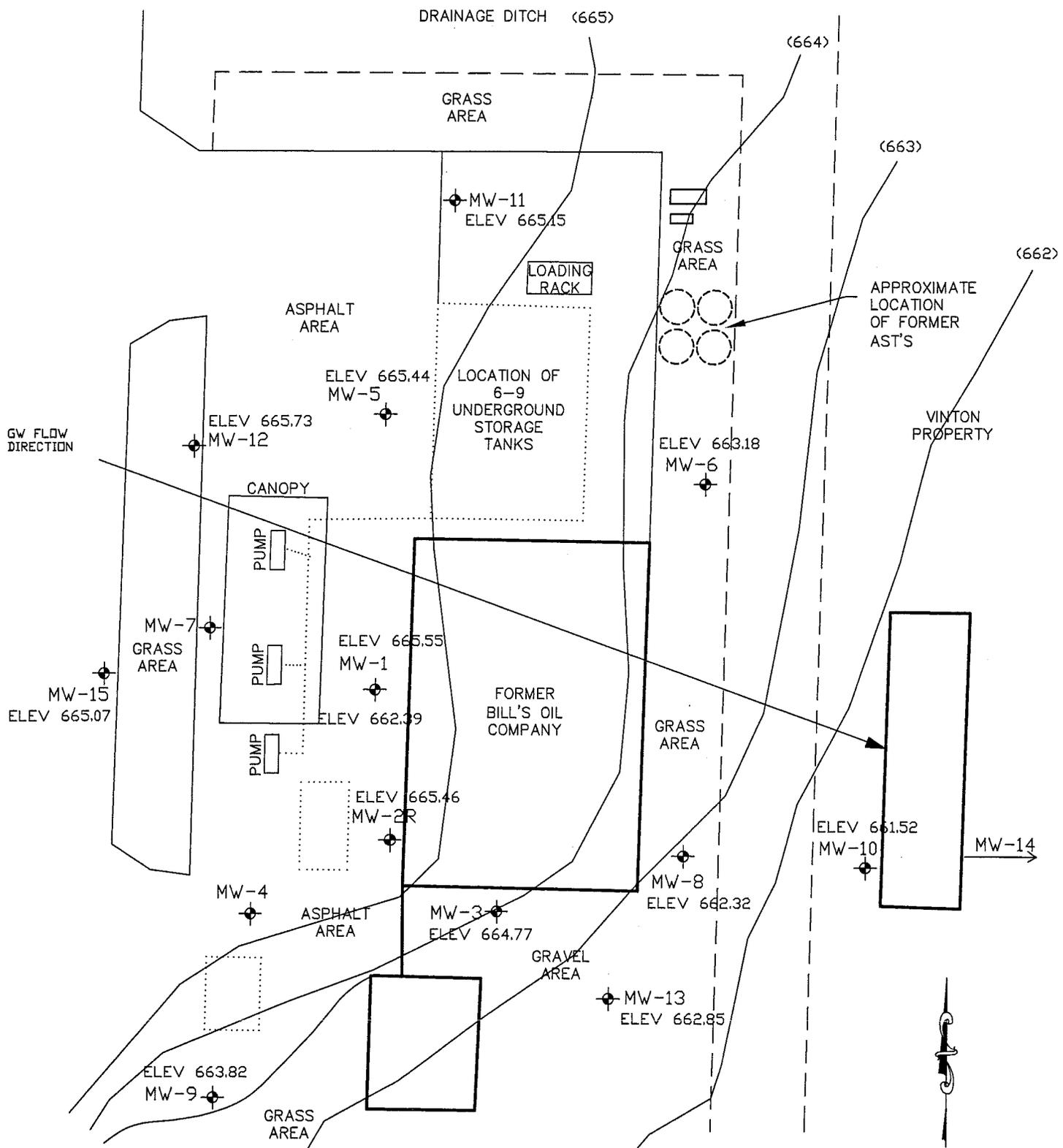




DESIGNED BY DMO	DATE 01/27/09
DRAWN BY DMO	PROJECT 1210007
APPROVED BY DJG	SHEET NO.
CADFILE F:\DMO\Projects\0803016.1 Former Marina Construction\GISFIGS	
XREF LMAN	

**FIGURE 7**  
**RESIDUAL GROUNDWATER CONTAMINATION**  
**CONTOUR MAP**  
**FORMER BILL'S OIL**  
**2717 N. RAPID ROAD**  
**MANITOWOC RAPIDS, WISCONSIN**





**LEGEND**

- ⊕ MONITORING WELL LOCATION
- CONTOUR LINE

SCALE IN FEET



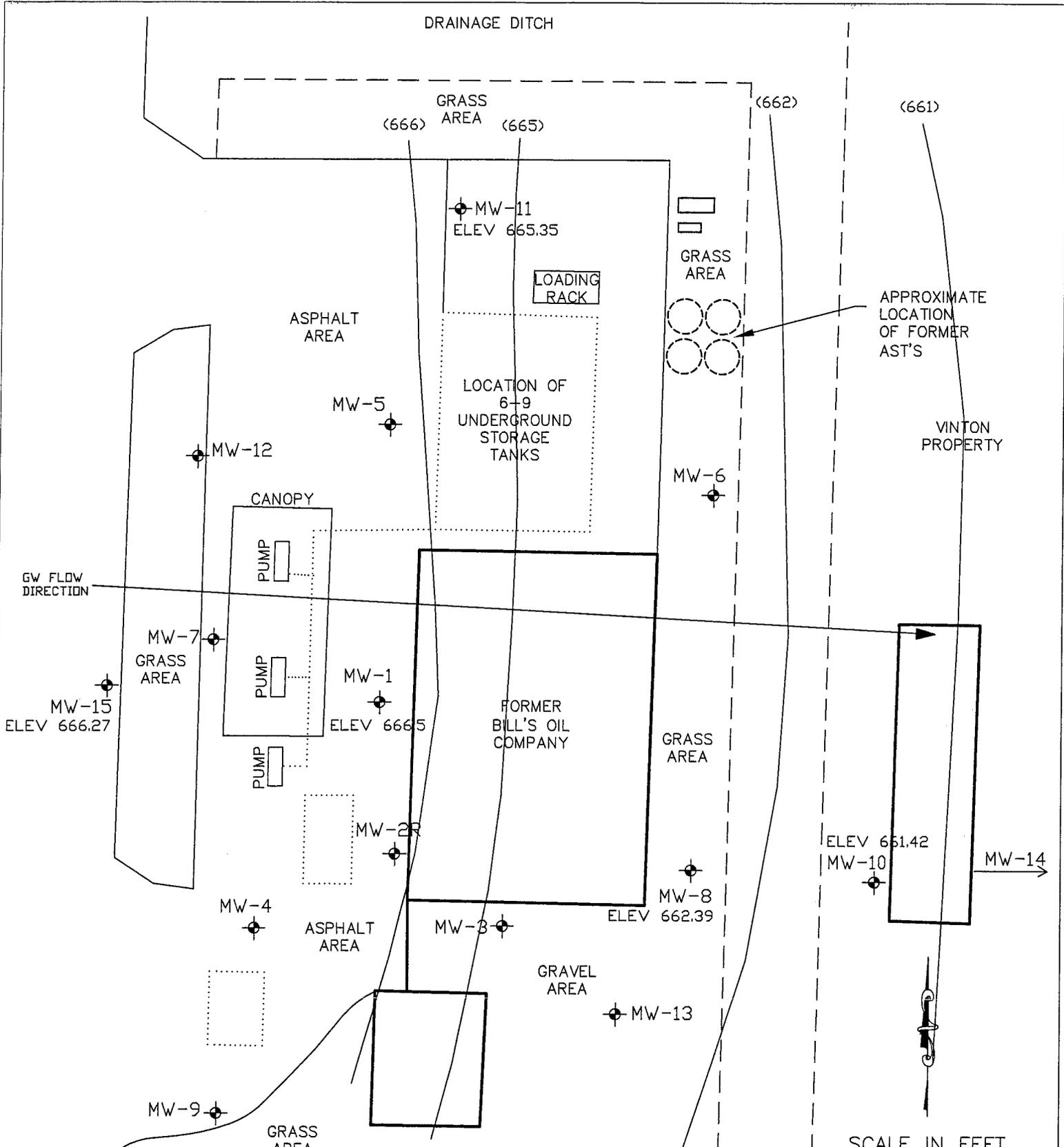
© 2003 Key Engineering Group Ltd.

**FIGURE 8**  
GROUNDWATER FLOW DIRECTION 11/22/04

FORMER BILL'S OIL  
2717 N. RAPID ROAD  
MANITOWOC RAPIDS, WISCONSIN



DESIGNED BY DMO	DATE 01/27/09
DRAWN BY DMO	PROJECT 1210007
APPROVED BY DJG	SHEET NO.
CADFILE F:\DMO\Projects\0803016.1 Former Marine Construction\GISFIGS	
XREF LMAN	



© 2003 Key Engineering Group Ltd.

DESIGNED BY DMO	DATE 01/27/09
DRAWN BY DMO	PROJECT 1210007
APPROVED BY DJG	SHEET NO.
CADFILE F:\DMO\Projects\0803016.1 Former Marino Construction\GISFIGS	
XREF LMAN	

FIGURE 9  
GROUNDWATER FLOW DIRECTION MAP 10/03/06

FORMER BILL'S OIL  
2717 N. RAPID ROAD  
MANITOWOC RAPIDS, WISCONSIN



**TABLE 1**  
**SUMMARY OF CONFIRMATION SOIL SAMPLE ANALYTICAL RESULTS**

Former Bills Oil  
(Vinton Construction)  
2717 North Rapids Road  
Manitowoc Rapids, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION											NR 746	
	CS-1	CS-2	CS-3	CS-4	CS-5	CS-6	CS-7	CS-8	CS-9	CS-10	CS-11	TABLE 1	TABLE 2
Date Collected	4/1/03	4/1/03	4/1/03	4/1/03	4/1/03	4/1/03	4/1/03	4/1/03	4/1/03	4/1/03	4/1/03	---	---
Depth (feet bgs)	8	8	10	8	9	8	8	8	6	14	10	---	---
Location	Northwest Wall	North Wall	Northwest Base	West Wall	West Base	North Wall	North Wall	South of Pump Island	Northeast Wall	Central Base	Southwest Base	---	---
PID (i.u.)	7.5	261	20	12.5	208	755	900	311	200	50	600	---	---
PVOCs + 1,2-DCA (µg/kg)													
Benzene	1,020	<b>5,040</b>	701	246	<b>1,740</b>	<3,030	<b>88,800</b>	<b>11,800</b>	83	1,010	<b>1,860</b>	8,500	1,100
Ethylbenzene	957	1,720	437	293	<b>34,800</b>	<b>76,500</b>	<b>219,000</b>	<b>81,900</b>	596	1,980	<b>5,350</b>	4,600	---
Methyl tert-butyl Ether	<30	110	<29	<29	<1,390	<3,030	<5,770	<6,020	<53	198	<291	---	---
Toluene	801	7,990	483	1,140	1,510	9,710	<b>865,000</b>	<b>133,000</b>	362	88	8,020	38,000	---
1,2,4-Trimethylbenzene	2,270	3,690	621	423	<b>84,800</b>	<b>316,000</b>	<b>738,000</b>	<b>205,000</b>	6,810	221	15,100	83,000	---
1,3,5-Trimethylbenzene	538	860	161	92	<b>20,900</b>	<b>66,700</b>	<b>196,000</b>	<b>33,700</b>	1,490	209	3,950	11,000	---
Xylenes	4,190	8,480	1,380	1,410	<b>116,000</b>	<b>388,000</b>	<b>1,380,000</b>	<b>361,000</b>	3,940	1,000	24,400	42,000	---
1,2 - Dichloroethane	<30	74	<29	<29	<1,390	<3,030	<5,770	<6,020	<53	<29	<291	600	540

**Notes:**

Bold concentrations exceed NR 746 Table 1 and/or Table 2 values

--- - not analyzed or no standard established

bgs - below ground surface

1,2-DCA - 1,2-Dichloroethane

i.u. - instrument unit

NR 746 Table 1 - Indicators of Residual Petroleum Product in Soil Pores

NR 746 Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

PID - photoionization detector

PVOCs - petroleum volatile organic compounds

Q - result between the limit of detection and limit of quantitation

µg/kg - micrograms per kilogram

TABLE 1 (CONTINUED)

## SUMMARY OF CONFIRMATION SOIL SAMPLE ANALYTICAL RESULTS

Former Bills Oil  
(Vinton Construction)  
2717 North Rapids Road  
Manitowoc Rapids, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION										NR 746	
	CS-12	CS-13	CS-14	CS-15	CS-16	CS-17	CS-18	CS-19	CS-20	CS-21	TABLE 1	TABLE 2
Date Collected	4/2/03	4/2/03	4/2/03	4/2/03	4/2/03	4/2/03	4/2/03	4/2/03	4/2/03	4/2/03	---	---
Depth (feet bgs)	8	15	14	7	7	12	8	7	10	7	---	---
Location	East Wall	East Base	Southeast Base	Southeast Wall	South Wall	Central Base	South Wall	Southwest Wall	Southwest Base	Southwest Wall	---	---
PID (i.u.)	670	57	52	68	120	100	80	250	50	135	---	---
PVOCs + 1,2-DCA (µg/kg)												
Benzene	<b>30,300</b>	<b>2,070</b>	<b>1,880</b>	<b>1,300</b>	<b>1,950</b>	<b>2,900</b>	<740	<b>4,420</b>	<b>1,530</b>	488	8,500	1,100
Ethylbenzene	<b>79,800</b>	1,220	809	3,320	2,180	2,550	<b>11,900</b>	<b>37,000</b>	2,350	<b>15,100</b>	4,600	---
Methyl tert-butyl Ether	<2,810	744	75	<142	<29	<58	<740	<2,990	<29	<291	---	---
Toluene	<b>258,000</b>	1,220	375	249	1,150	649	1,550	29,900	306	3,600	38,000	---
1,2,4-Trimethylbenzene	<b>213,000</b>	1,950	574	10,300	7,100	1,160	34,600	<b>110,000</b>	2,940	26,700	83,000	---
1,3,5-Trimethylbenzene	<b>43,800</b>	427	211	3,440	1,720	394	7,880	<b>26,300</b>	612	6,860	11,000	---
Xylenes	<b>416,000</b>	5,120	1,150	16,600	12,600	6,140	<b>51,300</b>	<b>179,000</b>	8,590	<b>59,300</b>	42,000	---
1,2 - Dichloroethane	<2,810	38	38	<142	<29	59	<740	<2,990	39	<291	600	540

## Notes:

Bold concentrations exceed NR 746 Table 1 and/or Table 2 values

--- not analyzed or no standard established

bgs - below ground surface

1,2-DCA - 1,2-Dichloroethane

i.u. - instrument unit

NR 746 Table 1 - Indicators of Residual Petroleum Product in Soil Pores

NR 746 Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

PID - photoionization detector

PVOCs - petroleum volatile organic compounds

Q - result between the limit of detection and limit of quantitation

µg/kg - micrograms per kilogram

TABLE 2

## SUMMARY OF POST REMEDIAL ACTION GROUNDWATER SAMPLE ANALYTICAL RESULTS

FORMER BILL'S OIL  
(Vinton Construction)  
2717 North Rapids Road  
Manitowoc Rapids, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION													NR 140	
	MW-1	MW-2R	MW-3	MW-5	MW-6	MW-8	MW-9	MW-10	MW-11	MW-12	MW-13	MW-14	MW-15	ES	PAL
Date Collected	6/28/05	6/28/05	6/28/05	4/10/06	11/20/07	10/3/06	6/28/05	7/11/07	11/20/07	6/28/05	4/10/06	6/28/05	7/11/07	---	---
Detected PVOCs (µg/l)															
Benzene	13,000	310	470	79	<1.1	1,380	<0.12	2,290	<0.22	27	170 P	<0.12	360	5	0.5
Ethylbenzene	440	570	400	9.8	<2.2	<20	<0.5	20.5	<0.44	115	11 P	<0.5	140	700	140
Methyl tert-butyl Ether	4,400	42	53	110	660	910	<0.11	1,250	167	<0.11	150 P	<0.11	9	60	12
Toluene	<26	480	41.0	1.3	<1.3	20.1 J	<0.13	21.1	0.4 J	0.91	1.9 B, P	<0.13	8.2	1,000	200
Trimethylbenzenes	170 J	1,310	173	15.9	1.35 J	<39	<1.11	<6.7	0.61 J	152	3.6 P	<1.11	72.9	480	96
Xylenes	1000 J	2,700	1100	43	<20	<56.8	<1.19	30.8	5.1	250	5.3 P	<1.9	165.8	10,000	100
1,2 - Dichloroethane	---	<50	---	---	---	---	---	---	---	---	---	---	---	5	0.5

## Notes:

Boxed concentrations exceed NR 140 ES

Bold concentrations exceed NR 140 PAL

--- - not analyzed, not applicable or no standard established

B - analyte detected in method blank

J - concentration between limit of detection and limit of quantitation

P - the sample is received, was not presented in accordance to the referenced analytical method (pH was slightly above 2.0)

ES - enforcement standard

PAL - preventive action limit

PVOCs - petroleum volatile organic compounds

µg/l - microgram per liter

TABLE 3  
SUMMARY OF GROUNDWATER DEPTHS AND ELEVATIONS

FORMER BILL'S OIL  
(VINTON CONSTRUCTION)  
2717 North Rapids Road  
Manitowoc, Wisconsin

WELL IDENTIFICATION (DATE MEASURED)	TOP OF WELL CASING ELEVATION (FEET MSL)	GROUND SURFACE ELEVATION (FEET MSL)	DEPTH TO GROUNDWATER (FEET)	GROUNDWATER ELEVATION (FEET MSL)	DEPTH TO GROUNDWATER (FEET BGS)
<b>MW-1</b>					
6/19/03	670.14	670.16	4.87	665.27	4.89
10/7/03			5.68	664.48	5.70
1/8/04			4.89	665.25	4.91
5/13/04			3.75	666.39	3.77
11/22/04			4.59	665.55	4.61
6/28/05			4.98	665.18	5.00
4/10/06			3.62	666.52	3.64
10/3/06			3.64	666.5	3.66
<b>MW-2R</b>					
6/19/03	669.86	670.33	4.63	665.23	5.10
10/7/03			5.47	664.39	5.94
1/8/04			4.53	665.33	5.00
5/13/04			3.4	666.46	3.87
11/22/04			4.4	665.46	4.87
6/28/05			4.59	665.27	5.06
<b>MW-3</b>					
6/19/03	670.19	670.43	5.74	664.45	5.98
10/7/03			6.35	663.84	6.59
1/8/04			5.82	664.37	6.06
5/13/04			4.86	665.33	5.10
11/22/04			5.42	664.77	5.68
6/28/05			6.06	664.13	6.30
<b>MW-5</b>					
6/19/03	669.92	670.11	4.68	665.24	4.87
10/7/03			5.42	664.50	5.61
1/8/04			4.92	665.00	5.11
5/13/04			3.75	666.17	3.94
11/22/04			4.48	665.44	4.87
6/28/05			5.08	664.84	5.27
4/10/06			4.36	665.56	4.55
<b>MW-6</b>					
6/19/03	672.44	670.39	9.74	662.70	7.69
10/7/03			10.05	662.39	8.00
1/8/04			9.75	662.69	7.70
5/13/04			8.74	663.70	6.69
11/22/04			9.26	663.18	7.21
6/28/05			10.14	662.30	8.09
4/10/06			9.15	663.29	7.10
<b>MW-8</b>					
6/19/03	672.07	670.14	10.41	661.66	8.48
10/7/03			10.7	661.37	8.77
1/8/04			10.55	661.52	8.62
5/13/04			9.13	662.94	7.20
11/22/04			9.75	662.32	7.82
6/28/05			10.56	661.51	8.63
10/3/06			9.68	662.39	7.75
<b>MW-9</b>					
6/19/03	669.62	669.65	7.51	662.11	7.54
10/7/03			5.84	663.78	5.87
1/8/04			6.01	663.61	6.04
5/13/04			4.89	664.73	4.92
11/22/04			5.8	663.82	5.83
6/28/05			6.19	663.43	6.22
<b>MW-10</b>					
6/19/03	663.58	664.98	2.5	661.08	3.90
10/7/03			2.71	660.87	4.11
1/8/04			2.73	660.85	4.13
5/13/04			0.5	663.08	1.90
11/22/04			2.06	661.52	3.46
6/28/05			2.81	660.77	4.21
4/10/06			1.84	661.74	3.24
10/3/06			2.16	661.42	3.56
<b>MW-11</b>					
6/19/03	670.60	670.69	5.92	664.68	6.01
10/7/03			6.42	664.18	6.51
1/8/04			5.98	664.62	6.07
5/13/04			5.14	665.46	5.23
11/22/04			5.45	665.15	5.54
6/28/05			6.36	664.24	6.45
4/10/06			5.56	665.04	5.65
10/3/06			5.22	665.38	5.31
<b>MW-12</b>					
6/19/03	669.53	669.61	4.27	665.26	4.35
10/7/03			4.83	664.70	4.91
1/8/04			4.4	665.13	4.48
5/13/04			3.17	666.36	3.25
11/22/04			3.8	665.73	3.88
6/28/05			4.59	664.94	4.67
<b>MW-13</b>					
6/19/03	669.80	670.11	7.53	662.27	7.84
10/7/03			8.94	660.86	9.25
1/8/04			7.83	661.97	8.14
5/13/04			6.63	663.17	6.94
11/22/04			6.95	662.55	7.28
6/28/05			7.86	661.94	8.17
4/10/06			6.5	663.00	7.11
<b>MW-14</b>					
6/19/03	664.21	664.85	2.73	661.48	3.37
10/7/03			3.9	660.31	4.54
1/8/04			3.93	660.28	4.57
5/13/04			2.05	662.18	2.89
11/22/04			3.11	661.10	3.75
6/28/05			3.8	660.41	4.44
<b>MW-15</b>					
6/19/03	669.35	669.75	4.11	665.24	4.51
10/7/03			4.89	664.46	5.29
1/8/04			4.18	665.19	4.58
5/13/04			2.95	666.40	3.35
11/22/04			3.84	665.51	4.24
6/28/05			4.28	665.07	4.68
10/3/06			3.08	666.27	3.48

Notes:

BGS - below ground surface  
MSL - mean sea level USGS 1958  
(1) - Water levels recorded on June 24, 1998 were measured prior to well development  
Elevations are relative to subject site MSL USGS 1958

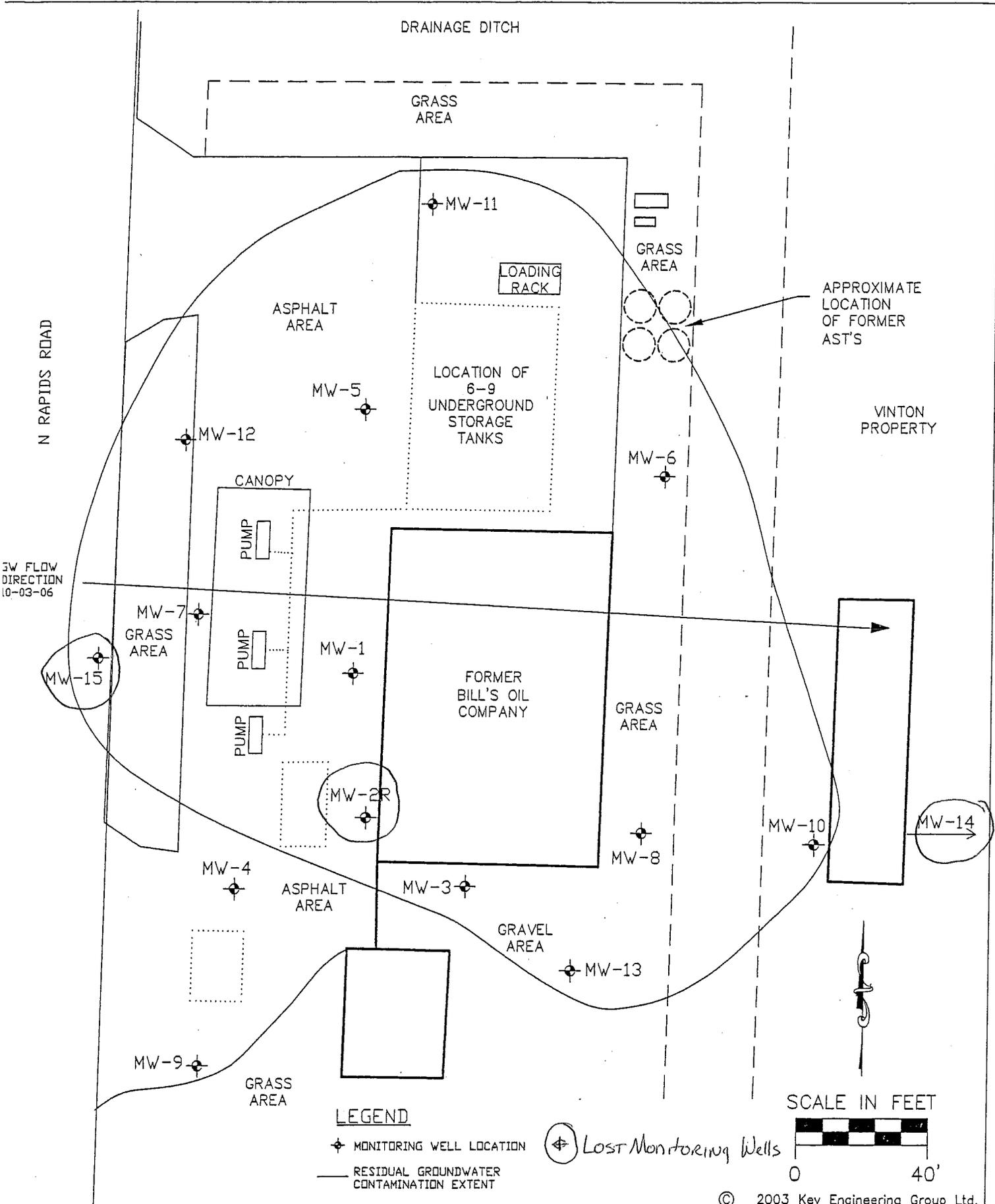


FIGURE 7  
 RESIDUAL GROUNDWATER CONTAMINATION  
 CONTOUR MAP  
 FORMER BILL'S OIL  
 2717 N. RAPIDS ROAD

SIGNED BY DMO	DATE 01/27/09
AWN BY DMO	PROJECT 1210007
PROVED BY DJG	SHEET NO.

© 2003 Key Engineering Group Ltd.



Route To: Watershed/Wastewater  Waste Management   
Remediation/Redevelopment  Other

Facility/Project Name <b>Vinton Construction</b>		License/Permit/Monitoring Number -		Boring Number <b>MW-2R</b>	
Boring Drilled By: Name of crew chief (first, last) and Firm <b>Dan Turley Wisconsin Soil Testing</b>		Date Drilling Started <b>6/11/2003</b>		Date Drilling Completed <b>6/11/2003</b>	
WI Unique Well No. <b>PK928</b>		DNR Well ID No.		Common Well Name <b>MW-2R</b>	
Final Static Water Level <b>Feet MSL</b>		Surface Elevation <b>Feet MSL</b>		Borehole Diameter <b>8.2 inches</b>	
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/> ) or Boring Location <input checked="" type="checkbox"/> State Plane <b>N, E S/C/N</b>		Lat _____"		Local Grid Location <input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	
NW 1/4 of <b>SW</b> 1/4 of Section <b>24</b> , T <b>19</b> N, R <b>23</b> E		Long _____"			
Facility ID		County <b>Manitowoc</b>		County Code <b>36</b>	
				Civil Town/City/ or Village <b>Manitowoc</b>	

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					Pocket Penetrometer
									Standard Penetration	Moisture Content	Liquid Limit	Plasticity Index	P 200	
1	240		1 2 3 4 5 6 7 8 9 10 11 12	GRAVEL Blind Drilled	GP									

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature *Mike Metz (78)* Firm **KEY ENGINEERING GROUP, LTD.** Tel: (262) 375-4750  
W66 N215 COMMERCE CT. CEDARBURG, WI 53012 Fax: (262) 375-9680



Route To: Watershed/Wastewater  Waste Management   
Remediation/Revelopment  Other

Page \_\_\_\_\_ of \_\_\_\_\_

Facility/Project Name <b>VINTON CONSTRUCTION</b>		License/Permit/Monitoring Number		Boring Number <b>MW-14</b>	
Boring Drilled By: Name of crew chief (first, last) and Firm First Name: Last Name:		Date Drilling Started <b>06/11/2003</b> m m d y y y	Date Drilling Completed <b>06/11/2003</b> m m d y y y	Drilling Method <b>HSA</b>	
Firm: <b>WISCONSIN SOIL TESTING</b>					
WI Unique Well No.	DNR Well ID No.	Well Name <b>MW-14</b>	Final Static Water Level Feet MSL	Surface Elevation Feet MSL	Borehole Diameter <b>8.2</b> inches
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/> ) or Boring Location <input type="checkbox"/>			Local Grid Location		
State Plane <b>N</b> , <b>E</b>			Lat <b>0</b> ' "		
<b>NW 1/4 of SW 1/4 of Section 24, T 19 N, R 23E</b>			Long <b>0</b> ' "		
Facility ID		County	County Code	Civil Town/City/ or Village	

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth in Feet (below ground surface)	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/ Comments
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200	
1	240		0.5	GRAVEL	GP									
			20	BLIND DRILLED END OF SOIL BORING AT 20' NO SAMPLES TAKEN										

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature Mike Matz (20) Firm KEY ENGINEERING GROUP, LTD

This form is authorized by Chapters 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats. Completion of this form is mandatory. Failure to file this form may result in forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. NOTE: See instructions for more information, including where the completed form should be sent.

Route To: Watershed/Wastewater  Waste Management   
Remediation/Redevelopment  Other

Facility/Project Name <b>Vinton Construction</b>		License/Permit/Monitoring Number -		Boring Number <b>MW-15</b>	
Boring Drilled By: Name of crew chief (first, last) and Firm <b>Dan Turley Wisconsin Soil Testing</b>			Date Drilling Started <b>6/11/2003</b>	Date Drilling Completed <b>6/11/2003</b>	Drilling Method <b>HSA</b>
WI Unique Well No.	DNR Well ID No.	Common Well Name <b>MW-15</b>	Final Static Water Level Feet MSL	Surface Elevation Feet MSL	Borehole Diameter <b>8.2 inches</b>
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/> ) or Boring Location <input checked="" type="checkbox"/> State Plane <b>N, E S/C/N</b>			Local Grid Location		
NW 1/4 of <b>SW</b> 1/4 of Section 24, T 19 N, R 23 E			Lat _____"	_____ N <input type="checkbox"/>	_____ E <input type="checkbox"/>
			Long _____"	_____ S <input type="checkbox"/>	_____ W <input type="checkbox"/>
Facility ID	County <b>Manitowoc</b>	County Code <b>36</b>	Civil Town/City/ or Village <b>Manitowoc</b>		

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties						Pocket Penetrometer
									Standard Penetration	Moisture Content	Liquid Limit	Plasticity Index	P 200		
	180		1	ASPHALT											
			2	Blind Drilled											
			3												
			4												
			5												
			6												
			7												
			8												
			9												
			10												
			11												
			12												

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature <i>Mike Matz (JM)</i>	Firm <b>KEY ENGINEERING GROUP, LTD.</b> W66 N215 COMMERCE CT. CEDARBURG, WI 53012	Tel: (262) 375-4750 Fax: (262) 375-9680
---------------------------------	--	--

This form is authorized by Chapters 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats. Completion of this form is mandatory. Failure to file this form may result in forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. NOTE: See instructions for more information, including where the completed form should be sent.



## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="2705 N Rapids Rd, Manitowoc, WI 54220"/>	<input type="text" value="010-011-014-006.00"/>	<input type="text" value="703291"/>	<input type="text" value="408955"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

OFF-SOURCE  
A  
PROPERTY

DOCUMENT NO.

709988

WARRANTY DEED

STATE BAR OF WISCONSIN FORM 2-1982

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD  
VOL 1008 PAGE 459  
1992 DEC 22 PM 3:50

CLERK OF COURTS  
STATE OF WISCONSIN  
MANITOWOC COUNTY

RETURN TO  
Dewane Law Offices  
P. O. Box 1507  
Manitowoc, WI 54221-1507

Tax Parcel No: 10-001-014-006.00  
10-011-003-008.00

Robert L. Vinton, as a married person  
conveys and warrants to Vinton Construction Company, a  
Michigan corporation  
the following described real estate in Manitowoc County,  
State of Wisconsin:

NOV 25  
1992

SEE DESCRIPTION ATTACHED

W-7

TRANSFER  
\$ 119.70  
FEE

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

Exception to warranties: Municipal and zoning ordinances, recorded easements,  
restrictions and highway deeds, if any.

Dated this 16<sup>th</sup> day of December, 19 92

(SEAL) x *Robert L. Vinton* (SEAL)  
Robert L. Vinton

(SEAL) (SEAL)

AUTHENTICATION

Signature(s) of Robert L. Vinton

authenticated this 16<sup>th</sup> day of December, 19 92

Mark A. Miller

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY  
Attorney Mark A. Miller  
Dewane, Dewane, Kummer & Lambert  
(Signatures may be authenticated or acknowledged. Both  
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

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

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

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

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

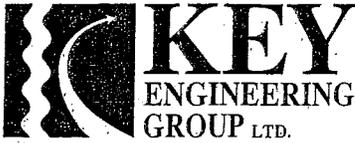
A tract of land located in the West One-half ( $\frac{1}{2}$ ) of the East One-half ( $\frac{1}{2}$ ) of Section Numbered Eleven (11), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East of the Fourth Principal Meridian, and described as follows, to-wit:

Commencing at the center of said Section 11; thence North  $87^{\circ}44'$  East, a distance of 333 feet along the quarter line to the center of present U.S.H. 141; thence North  $2^{\circ}14'$  East a distance of 7.2 feet; thence North  $87^{\circ}54'$  East a distance of 210.0 feet to the point of real beginning; thence North  $87^{\circ}54'$  East a distance of 137.2 feet; thence South  $0^{\circ}04'30''$  East a distance of 633.5 feet; thence South  $81^{\circ}01'$  West a distance of 167.0 feet; thence North  $2^{\circ}14'$  East, a distance of 378.7 feet; thence North  $87^{\circ}54'$  East a distance of 1.3 feet; thence North  $2^{\circ}14'$  East a distance of 276 feet to the point of real beginning. Said tract contains 2.23 acres of land, more or less.

ALSO a tract of land located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section, Township and Range aforesaid, and described as follows, to-wit:

Commencing at the center of said Section 11; thence N.  $87^{\circ}44'$  E. a distance of 333 feet along the quarter line to the center of present U.S.H. 141; thence S.  $2^{\circ}14'$  W. along the tangent center of said highway a distance of 268.8 feet to the point of real beginning; thence S.  $2^{\circ}14'$  W. along the tangent center of U.S.H. 141 a distance of 208.7 feet; thence N.  $87^{\circ}54'$  E. a distance of 208.7 feet; thence N.  $2^{\circ}14'$  E. a distance of 208.7 feet; thence S.  $87^{\circ}54'$  W. a distance of 208.7 feet to the point of real beginning. Said tract contains 1.00 acres of land, more or less. Subject to highways and easements of record.

RW



RIGHT-OF-WAY

FILE COPY

*emailed/mailed on  
2-19-09*

735 North Water Street, Suite 1000  
Milwaukee, Wisconsin 53202

(414) 224-8300  
(800) 645-7365  
Fax (414) 224-8383

February 19, 2009

Mr. Gary Kennedy  
Highway Commissioner  
Manitowoc Co. Hwy. Commission Building  
Manitowoc County  
3500 State Hwy 310  
Manitowoc, Wisconsin 54220-9659

Via Email: [garykennedy@co.manitowoc.wi.us](mailto:garykennedy@co.manitowoc.wi.us)  
and First Class Mail

Reference: *Former Bills Oil*  
2717 North Rapids Road  
Manitowoc, Wisconsin  
WDNR BRRTs # 03-36-000776

KEY ENGINEERING GROUP, LTD.  
Project No. 1210007

Dear Mr. Kennedy:

This letter is intended to inform the Manitowoc County Highway Commission and the City of Manitowoc that petroleum contaminated groundwater exists within the right-of-way of North Rapids Drive at the referenced address. Based upon laboratory data, groundwater (estimated to be 15-20 feet below grade) beneath North Rapids Road remains marginally contaminated. Laboratory data would suggest that no soil contamination is known to exist within the right-of-way.

The attached tables (1-3) and figures (3, 7) summarize and depict the approximate extent of the release. This release received conditional closure from the Wisconsin Department of Natural Resources (WDNR) on July 2, 2008. This WDNR closure was conditional, based upon well abandonment of wells and notification to the City/County of Manitowoc that contamination exists within the right-of-way beneath North Rapids Road.

Additionally, Monitoring Well-15 (MW-15) is located on North Rapids Road and was paved over with asphalt, rendering it inaccessible for abandonment. It is of KEY's opinion that the asphalt has sealed the well and no further abandonment steps need to be taken.

No further investigation or remediation is planned for this release. Please feel free to contact us at (414) 224-8300 if you have any questions regarding this letter.

Mr. Gary Kennedy  
February 19, 2009  
Page 2

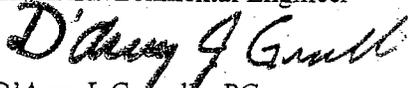
RIGHT-OF-WAY

Sincerely,

KEY ENGINEERING GROUP, LTD



Dustin M. Ottman  
Intern Environmental Engineer



D'Arcy J. Gravelle, PG  
Vice President – Environmental Division

DMO/dmk

Attachments: Table 1 Summary of Confirmation Soil Sample Analytical Results  
Table 2 Summary of Post Remedial Action Groundwater Sample Analytical Results  
Table 3 Summary of Groundwater Depths and Elevations  
Figure 3 Soil Contamination Contour Map  
Figure 7 Residual Groundwater Contamination Contour Map

cc: Ms. Valerie Mellon, Director of Public Works & City Engineer; City of Manitowoc Engineering  
Department

H:\PROJECTS\2002\EN\1210007\Letters\021909 dmo.doc