State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TDD 920-492-5912

October 26, 1999

Mr. Ted Larson
1900 Kellner Street Unit 602
Manitowoc, WI 54220

SUBJECT: Case Closure with Groundwater Use Restriction for the Former Larson Chevrolet Site A and Site B, Manitowoc, WI
BRRTS # 03-36-000224 – Site A
BRRTS #03-36-001057 – Site B

Dear Mr. Larson:

On October 11, 1999, the Northeast Region Closeout Committee completed a review of the above referenced contamination cases. Based on the investigative and remedial documentation provided to the Department, it appears that the contamination at the above named sites has been remediated to the extent practicable under current site conditions. The Committee has approved this case for closure pending the filing of a groundwater use restriction due to enforcement standard exceedances at MW-3 for 1,2 dichloropropane and at MW-1 for benzene. Attached is an example of a model restriction.

Please complete the restriction and return a draft to this office for approval with a copy of the deed/legal description, survey map if available and a site map showing the contaminated groundwater locations. Pending Department approval the restrictions can be filed with the Manitowoc Register of Deeds. Only when the Department has received documentation that the restriction has been filed with County Register of Deeds Office and the monitoring wells abandoned according to the requirements of NR 141 Wis. Adm. Code, will the Department consider the site closed.

Thank you for your cooperation in this matter. If you have any question please contact me at 920-492-5864.

Sincerely,

James R. Reyburn
Project Manager
Bureau of Remediation & Redevelopment

Cc: Mr. James Rabideau,
ECCI, Inc., P.O.Box 11417, Green Bay, WI 54307

DOCUMENT NO.
674065

QUIT CLAIM DEED
STATE OF WISCONSIN - FORM 13

56

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD
VOL. 917 56
1990 SEP 18 AM 9:27

RETURN TO

THIS INDENTURE, Made by Theodore G. Larson and Mary Lou Larson, husband and wife, grantor s, of Manitowoc County, Wisconsin, hereby quit-claims to Theodore G. Larson and Mary Lou Larson, husband and wife, as marital property, grantee s, of Manitowoc County, Wisconsin, for the sum of $1.00 Dollars, the following tract of land in Manitowoc County, State of Wisconsin:

Energy Exclusion Code W-3
Transfer Fee Exempt: Sec. 77.25(8)

See reverse hereof.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor s here hereunto set their hand s and seal s this 17 day of September, A. D., 1990.

SIGNED AND SEALED IN PRESENCE OF

[signature] (SEAL)
THEODORE G. LARSON
[signature] (SEAL)
MARY LOU LARSON
(SEAL)
(SEAL)

~~State of Wisconsin~~ } ss.
~~Manitowoc County~~ } ~~Personally came before me, this day of~~
Signatures of Theodore G. Larson and Mary Lou Larson authenticated
~~A. D., 19 ..., the within named~~ ~~Theodore G. Larson and Mary Lou Larson~~
this 17 day of September, 1990.
~~husband and wife~~

~~to me known to be the person s who executed the foregoing instrument and acknowledged the same.~~

[signature]
MARK A. MILLER
Member, State Bar of Wisconsin
~~Notary Public, ... County, Wis.~~
~~Instrument name (or mark) of~~

THIS INSTRUMENT WAS DRAFTED BY
Mark A. Miller
MILLER & MILLER, S.C.

NOTARY SEAL

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly rejected or typewritten thereon, the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

QUIT CLAIM DEED

STATE OF WISCONSIN
Form No. 13

860046

VOL 1442 PAGE 331

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
14 JUL 2000 10:19 AM

Legal Description of the Property: In Re:

A tract of land in the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Thirty-three (33), Township Nineteen (19) North, Range Twenty-two (22) East, described as follows:

Commencing at the Southwest corner of the SW1/4 of the SW1/4 of Section 33, T. 19 N., R. 22 E., running thence East 0° a distance of 16.70 feet, thence N. 4° 01' E. a distance of 196.00 feet to the place of beginning of the area to be described; continue N. 4° 01' E. a distance of 133.50 feet, thence N. 89° 29' E. a distance of 287.80 feet, thence S. 1° 15' W. a distance of 218.85 feet, thence N. 84° 22' W. a distance of 53.50 feet, thence N. 0° 32' W. a distance of 79.13 feet, thence N. 86° 22' W. a distance of 21.50 feet, thence S. 89° 29' W. a distance of 218.04 feet to the place of beginning.

Recording Area

Name and Return Address
Ted Larson
1900 Kellner #602
Manitowoc 54220

Parcel Identification Number (PIN)

LESS THE FOLLOWING described parcel of real estate: Commencing at the Southwest corner of the SW 1/4 SW 1/4 33-19-22, running thence N. 4° 01' E. along the Section line a distance of 329.57 feet to the South line of Grant St., thence N. 89° 29' E. along the South line a distance of 287.80 feet to the West line of Jackson St., thence S. 1° 15' W. along the West line of Jackson St. a distance of 114.02 feet to the place of beginning of the division of the tract of land divided into lots Number 1 and 2; continue S. 1° 15'' W. a distance of 104.83 feet, thence N. 84° 22' W. a distance of 53.50 feet, thence N. 0° 32' W. a distance of 79.13 feet, thence N. 86° 22' W. a distance of 21.60 feet, thence North 0° a distance of 20.50 feet, thence S. 88° 45' E. a distance of 77.20 feet to the place of beginning.

Lots Two (2) and Three (3) of Block One (1) of Alphonse Schuler's First Addition to the Village of Valders, according to the Recorded Plat of said Addition.

A tract of land in the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Thirty-three (33), Township Nineteen (19) North, Range Twenty-two (22) East, described as follows:

Commencing at a point on the section line a distance of 329.5 feet N. 4° 18' E. of the Southwest corner of said Section 33, thence N. 89° 46' E. a distance of 287.8 feet, thence N. 1° 32' E. a distance of 50 feet to the point of real beginning, thence N. 1° 32' E. a distance of 80 feet, thence S. 89° 46' W. a distance of 120 feet, thence S. 1° 32' W. a distance of 80 feet, thence N. 89° 46' E. a distance of 120 feet to the point of real beginning.

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

WHEREAS, Theodore Larson and Mary Lou Larson are the owners of the above described property as marital property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum contaminated groundwater above the ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following location(s) on the following date(s): on May 19, 1999, at monitoring well MW-1, benzene was detected at 9.4 ppb; on February 10, 1999, at MW-3, 1,2-dichloropropane was detected at 11 ppb. Location of monitoring wells is provided on Figure 1 attached and made a part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

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

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

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

> Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or it successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.
>
> If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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

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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 14 day of July, 2000.

Signature: Theodore Larson
Printed Name: Theodore G. LARSON

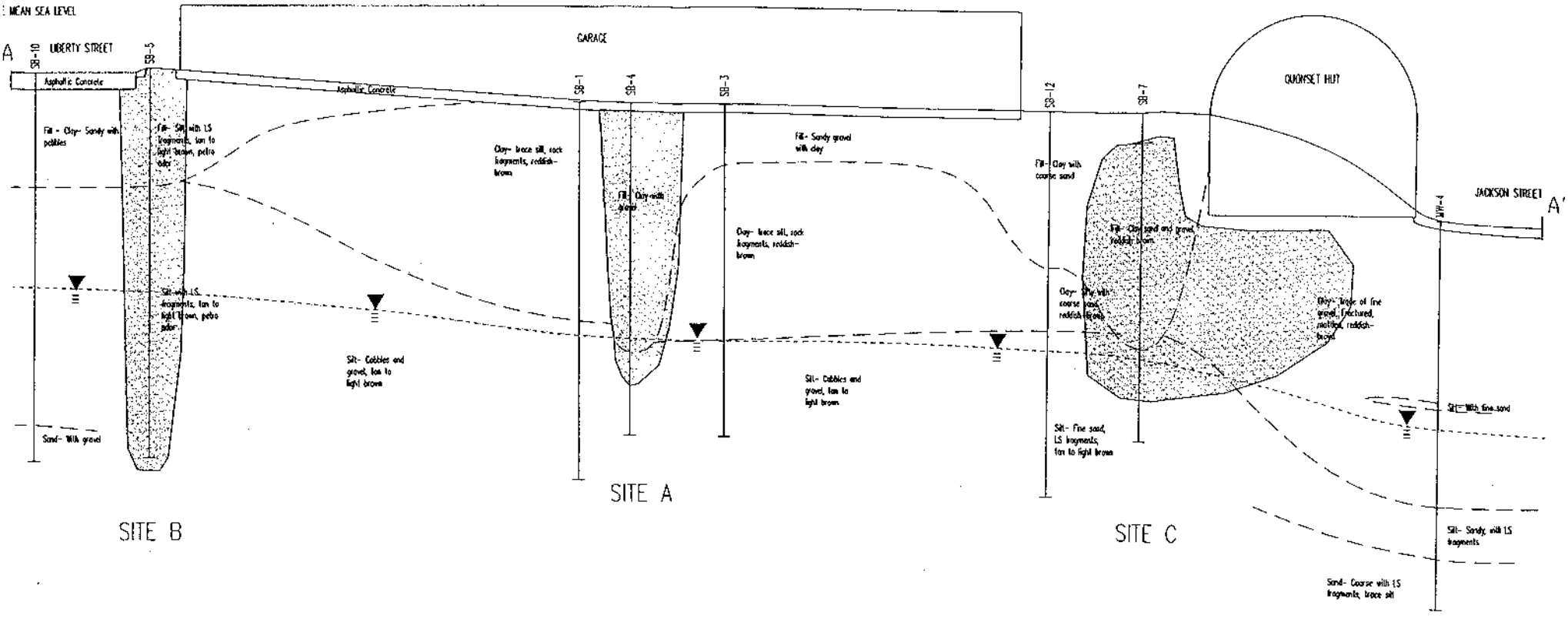
Signature: Mary Lou Larson
Printed Name: MARY LOU LARSON

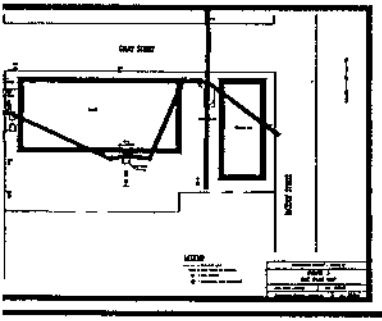
Subscribed and sworn to before me
this 14 day of July, 2000.

Corinne J. Hoppe
Notary Public, State of WI
My commission 6-03-2001

CORINNE J. HOPPE NOTARY PUBLIC STATE OF WISCONSIN

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Environmental Compliance Consultants, INC.





LEGEND

REPRESENTS AREAS OF MODERATE TO SEVERE CONTAMINATION (GREATER THAN 10 PPB LROS OR 10 MG/KG)

* NOTE Static water table from October 11, 1994

Vertical Exageration 6x

GRAPHIC SCALE

1 INCH = 30 FEET

1 INCH = 5 FEET

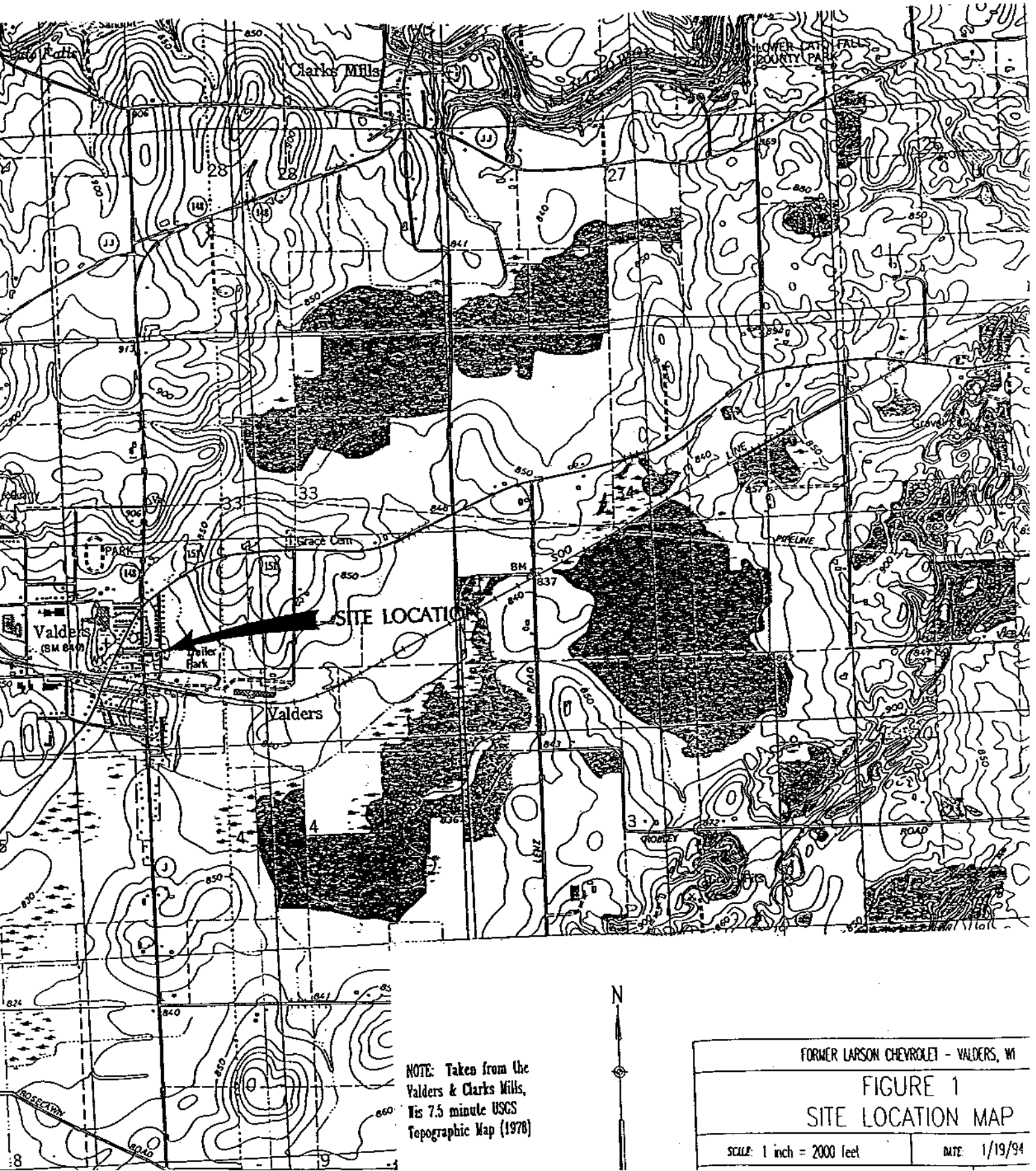
FORMER LARSON CHEVROLET - VALDERS, WI

FIGURE 4

CROSS SECTION A--A"

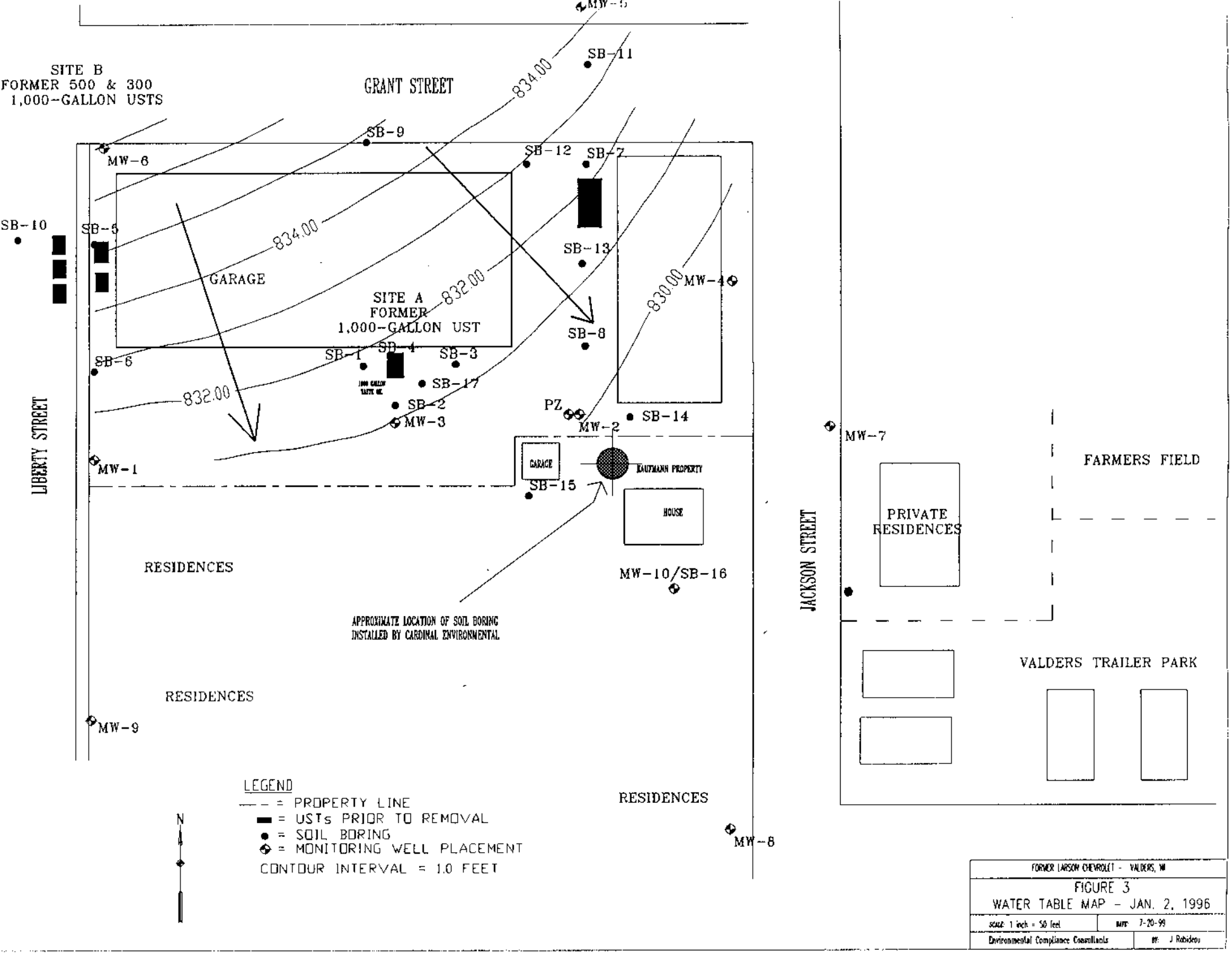
SCALE: 1" = 30' hor/ 1" =5' vert | DATE: 3-29-95

Environmental Compliance Consultants | BY: J Robideau



NOTE: Taken from the Valders & Clarks Mills, Wis 7.5 minute USGS Topographic Map (1978)

FORMER LARSON CHEVROLET - VALDERS, WI	
FIGURE 1 SITE LOCATION MAP	
SCALE: 1 inch = 2000 feet	DATE: 1/19/94



FORMER LARSON CHEVROLET - VALDERS, WI

FIGURE 3

WATER TABLE MAP - JAN. 2, 1996

SCALE: 1 inch = 50 feet | DATE: 7-20-99

Environmental Compliance Consultants | BY: J Robideau

TABLE 2
LARSON CHEVROLET SITE B
GROUNDWATER ANALYTICAL RESULTS
MW-1

PARAMETER	07-Jun-94	16-Sep-94	11-Oct-94	02-Jan-96	01-Apr-96	20-Oct-97	19-Jan-98	22-Apr-98	06-Jul-98	07-Oct-98	10-Feb-99	19-May-99
Benzene	14	<.09	na	43	65	48	9.6	2.4	10	<.5	2.7	9.4
Ethylbenzene	<1	<.4	na	27	8.4	51	18	1.7	5.8	<.5	2.2	0.33
MTBE	<1	<.2	na	<2.7	6.1	<.53	<.2	<.2	<.2	<.2	<0.22	<.32
Toluene	<1	<.11	na	24	48	21	5.1	<.5	1	<.5	0.8	0.36
1,2,4-TMB	<1	<.13	na	11	18	27	9.4	<1	1.2	<1	<0.86	<.22
1,3,5-TMB	<1	<.19	na	1.3	4.4	3	<1	<1	<1	<1	<0.54	<.27
Total TMB	<2	<.32	na	12.3	22.4	30	9.4	<2	1.2	<2	<1.4	<.49
Xylene, m+p	<1	<.12	na		26	29					1.6	<.43
Xylene, o	<1	<.27	na		9.8	4.8					0.43	0.39
Total Xylenes	<2	<.39	na	14	35.8	33.8	9.2	<.5	2	<.5	2.03	0.39
Naphthalene	<2	<.04	<.04	na	na	na	na	na	na	na	na	na
Isopropylbenzene	<1	na	na	na	na	na	na	na	na	na	na	na
n-Propylbenzene	<1	na	na	na	na	na	na	na	na	na	na	na
Fluorene	<.10	<.10	<.10	na	na	na	na	na	na	na	na	na
1-Methylnaphthalene	<.5	<.04	<.04	na	na	na	na	na	na	na	na	na
2-Methylnaphthalene	<.5	<.02	<.02	na	na	na	na	na	na	na	na	na
1,2-Dichloroethane	<1	na	na	na	na	na	na	na	na	na	na	na
1,2-Dichloropropane	<1	na	na	na	na	na	na	na	na	na	na	na
Chlorobenzene	<1	na	na	na	na	na	na	na	na	na	na	na
DRO	na	<100	na	na	na	na	na	na	na	na	na	na
GRO	na	<100	na	na	na	na	na	na	na	na	na	na
Lead	<1	na	na	na	na	na	na	na	na	na	na	na
Cadmium	<.10	na	na	na	na	na	na	na	na	na	na	na
Total BETX	14	<.99	na	108	157.2	153.8	41.9	4.1	18.8	<2	7.73	10.48
Temp (C)	na	na	na	na	na	14.7	7.4	7.5	14	16.2	8.7	10.8
DO	na	na	na	na	na	0.9	5.7	4.8	2.42	2.8	2.5	6.5
Iron	na	na	na	na	na	260	160	<50	<50	na	na	na
ALK as CaCO3	na	na	na	na	na	490	470	520	450	na	na	na
Nitrate+Nitrite	na	na	na	na	na	1.6	0.87	5.1	13	na	na	na
Sulfate	na	na	na	na	na	<2	8.7	21	17	na	na	na
pH	na	na	na	na	na	na	8.1	7.5	7.8	7.9	8	na

Results given in parts per billion (ppb), except Temp (C), ALK, Nitrate + Nitrite, and Sulfate given in parts per million (ppm)

na= Not analyzed

Results shaded indicate ES exceedence. Results in bold indicate PAL exceedence

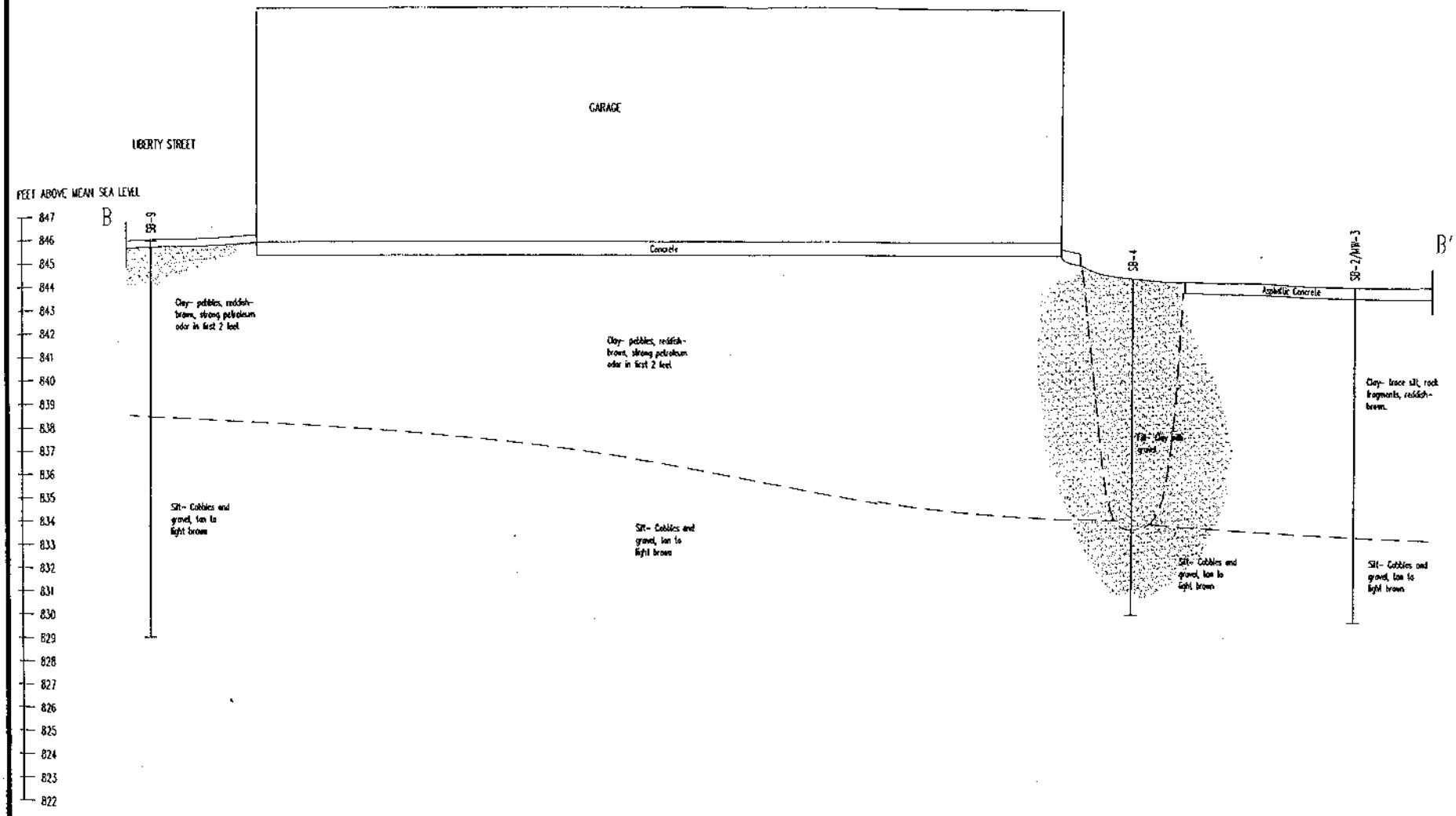
TABLE 1 (continued)
LARSON CHEVROLET SITE B 500 & 300 GALLON USTs
GROUNDWATER ANALYTICAL RESULTS
MW-3

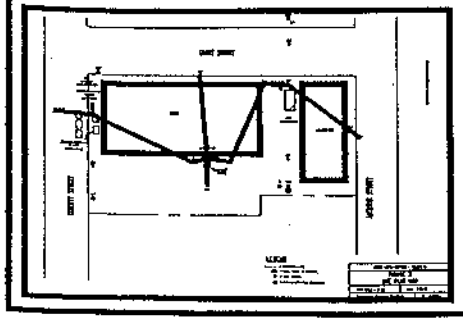
PARAMETER	07-Jun-94	16-Sep-94	11-Oct-94	11-Nov-94	02-Jan-96	01-Apr-96	20-Oct-97	20-Jan-98	22-Apr-98	06-Jul-98	07-Oct-98	10-Feb-99	19-May-99
Benzene	<1.2	na	<.41	na	<.5	na	<.41	**0.92**	<.5	<.5	<.5	<0.27	<.27
Ethylbenzene	<2	na	0.6	na	<.6	na	<.23	<.5	<.5	<.5	<.5	<0.32	<.32
MTBE	<2	na	na	na	<2.7	na	<.53	<.2	<.2	<.2	<.2	<0.32	<.32
Toluene	<2	na	<2.53	na	<.6	na	<.28	<.5	<.5	<.5	<.5	<0.27	<.27
1,2,4-TMB	<2	na	<.38	na	<1.7	na	<.3	<1	<1	<1	<1.0	<0.22	<.22
1,3,5-TMB	<2	na	<.53	na	<.9	na	<.25	<1	<1	<1	<1.0	<0.27	<.27
Total TMB	<4	na	<.91	na	<2.6	na	<.55	<2	<2	<2	<2	<.49	<.49
Xylene, m+p	<2	na	<.49	na		na	<.51					<0.43	<.43
Xylene, o	<2	na	<.26	na		na	<.28					<0.24	<.24
Total Xylenes	<4	na	<.75	na	<1.7	na	<.79	<.5	<.5	<.5	<.5	<0.67	<.67
Naphthalene	<4	na	<3.29	<.04	na	na	na	na	na	na	na	na	na
Isopropylbenzene	<2	na	<.57	na	na	na	na	na	na	na	na	na	na
n-Propylbenzene	<2	na	<.57	na	na	na	na	na	na	na	na	na	na
Fluorene	<.1	na	<.36	<.10	na	na	na	na	na	na	na	na	na
1-Methylnaphthalene	<.5	na	<.15	<.04	na	na	na	na	na	na	na	na	na
2-Methylnaphthalene	<.5	na	<.10	<.02	na	na	na	na	na	na	na	na	na
1,2-Dichlorobenzene	8.2	na	9.6	na	na	na	na	na	12	na	na	11	**3.6**
1,2-Dichloropropane	53	na	22.5	na	na	na	na	na	na	na	na	na	na
Chlorobenzene	5.8	na	5.8	na	na	na	na	na	na	na	na	na	na
DRO	na	na	<100	na	na	na	na	na	na	na	na	na	na
GRO	na	na	na	na	na	na	na	na	na	na	na	na	na
Lead	2	na	<1.3	na	na	na	na	na	na	na	na	na	na
Cadmium	<.1	na	na	na	na	na	na	na	na	na	na	na	na
PCB	none	na	na	na	na	na	na	na	na	na	na	na	na
Total BETX	<9.2	na	0.6	na	<3.4	na	<1.71	0.92	<2	<2	<2	<1.53	<1.53
Temp (C)	na	na	na	na	na	na	15	9	8	13.2	16.2	8.8	11.1
DO	na	na	na	na	na	na	0.4	1.7	0.9	0.5	1	0.9	0.4
Iron	na	na	na	na	na	na	<22	<50	<50	56	na	na	na
ALK as CaCO3	na	na	na	na	na	na	470	470	580	410	na	na	na
Nitrate+Nitrite	na	na	na	na	na	na	4.2	0.42	2.3	4.8	na	na	na
Sulfate	na	na	na	na	na	na	16	41	19	23	na	na	na
pH	na	na	na	na	na	na	na	7.3	7.2	7.5	7.5	7.5	7.8

Results given in parts per billion (ppb), except Temp (C), ALK, Nitrate + Nitrite, and Sulfate given in parts per million (ppm)

na= Not analyzed

Results shaded indicate ES exceedance Results in bold indicate PAL exceedence





LEGEND

REPRESENTS AREAS OF MODERATE TO SEVERE CONTAMINATION (GREATER THAN 10 PID UNITS OR 10 MG/KG)

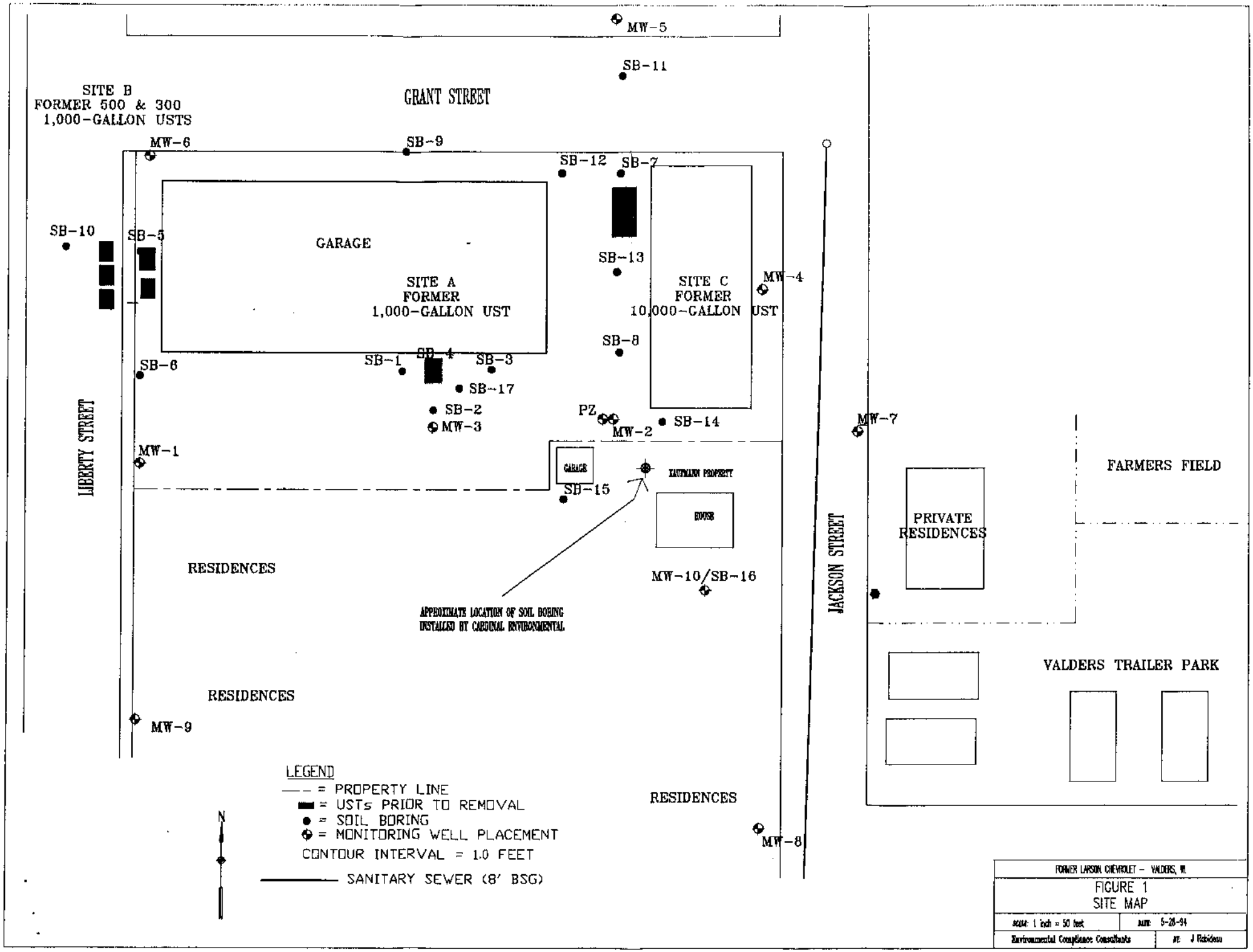
Vertical Exaggeration 2x

GRAPHIC SCALE

1 INCH = 10 FEET

1 INCH = 5 FEET

FORMER LARSON CHEVROLET - VALDERS, WI	
FIGURE 5 CROSS SECTION A--A"	
SCALE: 1" = 10' hor/ 1" =5' vert	DATE: 6-28-95
Environmental Compliance Consultants	BY: J.L


MW-5
SB-11
GRANT STREET
SITE B
FORMER 500 & 300
1,000-GALLON USTS
MW-6
SB-9
SB-12
SB-7
SB-10
SB-5
GARAGE
SITE A
FORMER
1,000-GALLON UST
SB-13
SITE C
FORMER
10,000-GALLON UST
MW-4
SB-8
SB-6
SB-1
SB-4
SB-3
SB-17
SB-2
MW-3
PZ
MW-2
SB-14
MW-7
LIBERTY STREET
MW-1
GARAGE
SB-15
KAUFMANN PROPERTY
HOUSE
FARMERS FIELD
PRIVATE
RESIDENCES
JACKSON STREET
RESIDENCES
MW-10/SB-16
APPROXIMATE LOCATION OF SOIL BORING
INSTALLED BY CARDINAL ENVIRONMENTAL
VALDERS TRAILER PARK
RESIDENCES
MW-9
LEGEND
= PROPERTY LINE
= USTs PRIOR TO REMOVAL
= SOIL BORING
= MONITORING WELL PLACEMENT
CONTOUR INTERVAL = 1.0 FEET
SANITARY SEWER (8' BSG)
N
RESIDENCES
MW-8
FORMER LARSON CHEVROLET - VALDERS, WI
FIGURE 1
SITE MAP
SCALE: 1 inch = 50 feet
DATE: 5-26-94
Environmental Compliance Consultants
BY: J Robideau

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.
P.O. BOX 11417 • GREEN BAY, WI 54307-1417 • 920-434-5380 (VOICE) • 920-434-5381 (FAX)

WI DNR
RECEIVED
JUL 20 2000
NER WASTE/RR

July 19, 2000

COPY

Ms. Laurie Bruckner, Clerk Treaurer
Village of Valders
P.O. Box 457
Valders, Wisconsin 54245

RE: Former Larson Chevrolet Site, 221 North Liberty Street, Valders, Wisconsin

Dear Ms. Bruckner:

As part of final closure for the former Larson Chevrolet property, the Wisconsin Department of Natural Resources is requiring that the Village of Valders be notified that petroleum-related groundwater contamination is present in the North Liberty Street right-of-way, per NR 724. This contamination was the result of leakage/spillage from several underground storage tank systems formerly associated with the above-mentioned property. Based on the results of long term monitoring performed by Environmental compliance Consultants, Inc. (ECCI), it appears that natural attenuation should be able to remediate any residual contamination on the subject property and within the right-of-way. ECCI would also like to inform you that the site on the east end of the property has not been closed, this notification only deals with the site on the west end of the property.

If you have any questions or concerns about this letter, please fell free to call me at (920) 434-5035.

Sincerely,

Environmental Compliance Consultants, Inc.

James M. Rabideau, P.G., P.S.
Project Manager

cc: Ted Larson, Property Owner
Len Heimerman, Village of Valders Department of Public Works
Don Resar, Village of Valders President
James Reyburn, WDNR