

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0336001706
Comm # (no dashes):	54241291506
County:	Manitowoc
Region:	Commerce
Site name:	Unimart West Twin
Street Address:	1706 16th St
City:	Two Rivers
Closure Date	2001-06-29
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	714203.10
Northing (Y):	411221.86
Submitted by:	Cheryl Nelson

Checklist

- Final Closure Letter
- Copy of recorded deed Instrument for any property with GW >NR140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- Latest Map(s) showing extent or outline of current GW plume
- GW flow direction
- MW(s) and/or potable wells
- Latest Table of GW results



June 29, 2001

Mr. William Springer
Lakeshore Oil and Tire Company
PO Box 5
Two Rivers, WI 54241

RE: CASE CLOSURE APPROVED
Unimart West Twin, 1706 16th Street, Two Rivers
Commerce #54241-2915-06
BRRTS #03-36-001706

Dear Mr. Springer:

The Wisconsin Department of Commerce (Department) Bureau of PECFA is in receipt of documentation that the conditions necessary for site closure detailed in the **CASE CLOSURE CONDITIONAL UPON RECEIPT OF DOCUMENTATION** letter dated April 18, 2001 have been met. The Department considers no further action is necessary and has updated our database to reflect this closure.

Thank you for your efforts in restoring Wisconsin's environment. If you have questions, please contact me at 920-424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk', with a long horizontal flourish extending to the right.

Robert H. Klauk, P.G.
Hydrogeologist
Site Review Section
Bureau of PECFA

cc: Martin J. Johnson – Environmental Assessments, Inc.

878613

Document Number



VOL 1518

PAGE 454

NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In re:

(as it appears on the most recent deed)

RECEIPT# 16698

\$14.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
7 JUN 2001 11:22:23 AM

SEE ATTACHED.

RECEIVED
JUN 15 2001
ERS DIVISION
OSHKOSH

Recording Area

Name and Return Address

Kaminski & Pozorski
846 North 8th Street
PO Box 609
Manitowoc, WI 54221-0609

000-063-102-5

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF Manitowoc)

Section 1. Lakeshore Oil & Tire Co., Inc. is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene, ethylbenzene, toluene, total xylenes, trimethylbenzenes and gasoline and diesel range organics exceeding Wisconsin Administrative Code chapter NR 720 residual contaminant levels exist on this property. Furthermore, benzene, methyl tert butyl ether and naphthalene contaminated groundwater above Wisconsin Administrative Code chapter NR 140 enforcement standards exist on this property.

Section 3. It is the desire and intention of the property owner to impose restrictions on the property which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time. 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 limitations and/or restrictions:

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

And

Petroleum contaminated soil with benzene concentrations greater than Comm 46/NR 746 Table 2 concentrations remains on this property in the vicinity of the pump islands. Structural impediments, including the pump islands and an associated canopy, made remediation of the contaminated soil in this area impracticable. If the impediments are removed, the contamination shall be defined and properly remediated in accordance with applicable statutes and rules. A concrete/asphalt cap is the present selected remedial action that addresses the residual soil



contamination on the property. Therefore, an impermeable cap or cover (i.e. concrete, asphalt) shall be maintained across this property until: 1). The soil is actively remediated or removed or; 2). It can be shown that the soil has naturally degraded to levels shown to be protective of human health. If subsurface work is done in the contaminated areas, the contamination shall be properly treated or disposed of in accordance with applicable laws.

And

Benzene, ethylbenzene, toluene, total xylenes, trimethylbenzenes and gasoline and diesel range organics exceeding Wisconsin Administrative Code chapter NR 720 residual contaminant levels are present in other areas of the site. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 8 day of 7, 2001.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Lakeshore Oil & Tire Co., Inc.

Signature:

Printed Name: William P. Springer

Title: President

Subscribed and sworn to before me this 07 day of May June 2001

Notary Public, State of Wisconsin

My commission 3-15-2005

This document was drafted by Kaminski & Pozorski based upon the document drafted by the Wisconsin Department of Commerce.

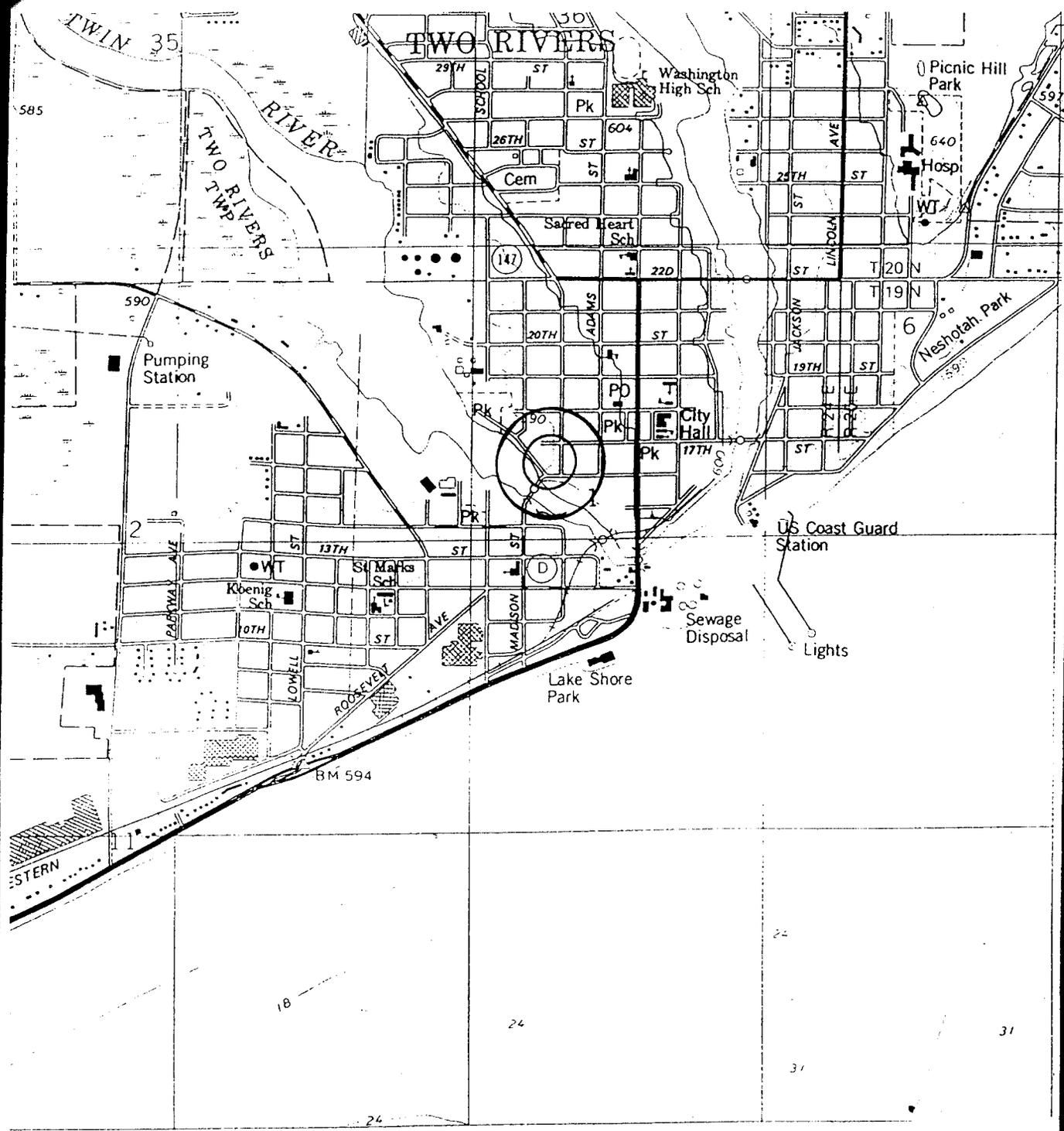


Legal Description:

The South 80 feet of Lots Numbered 9 and 10 of Block Numbered 63 in the City of Two rivers, Wisconsin, according to the Recorded Plat thereof, EXCEPTING THEREFROM part of Lot 10 as described in Volume 277 of DEEDS on page 218

ALSO, Lot Numbered 10 of Metal Ware Resubdivision in the City of Two Rivers, Wisconsin, according to the Recorded plat thereof, EXCEPTING THEREFROM that part of Lot 10 of Metal Ware Resubdivision lying North of a line described as follows:

Commence at a point on the West line of Lot 9 of Block 63 of the Original Plat of the City of Two Rivers, which is 80 feet North of the Southwest corner of said Lot 9; continue thence West and parallel with the North line of 16th Street to the West line of Lot 10 of said Resubdivision.



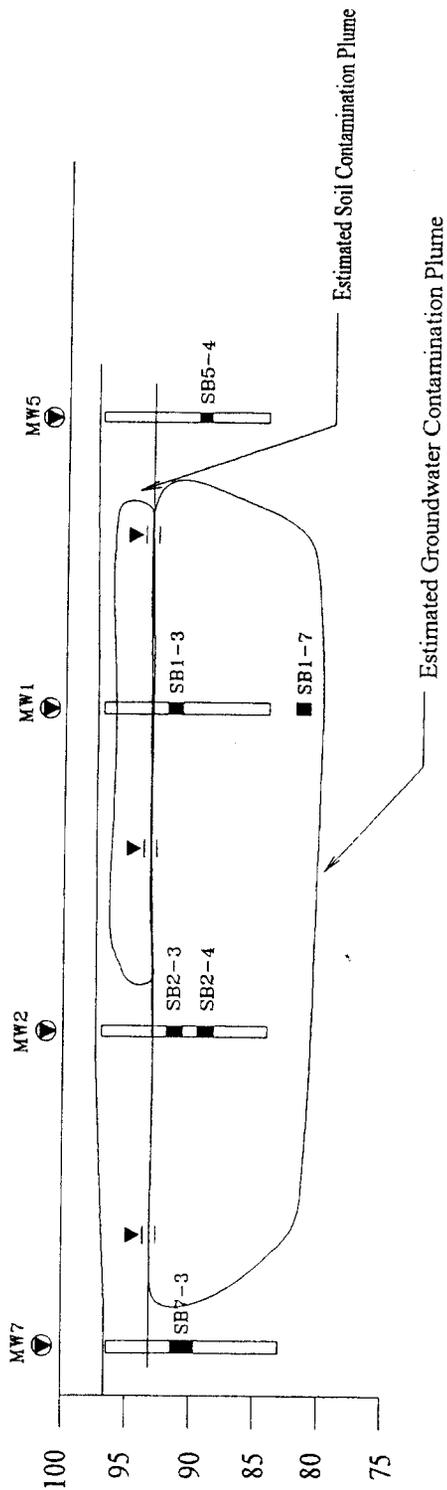
**ENVIRONMENTAL
ASSESSMENTS,
INC.**

Project/Client

**SITE LOCATION MAP
UNIMART-WEST TWIN
TWO RIVERS, WISCONSIN**

(Map Source: USGS 7.5' Series Topographic Quad of Two Rivers)

Figure No.	1
Drawn By	BAB
Scale	1" = 1,500 ft
Project No.	60011001293



LEGEND

- MW7 Groundwater Monitoring Well
- Groundwater Table
- SB1-7 Sample Location

Environmental Assessments, Inc
 P.O. Box 9127
 Appleton, WI 54911
 (920) 749-9746 Fax (920) 749-9748

Title:

Pre-Remediation Geologic
 Cross Section

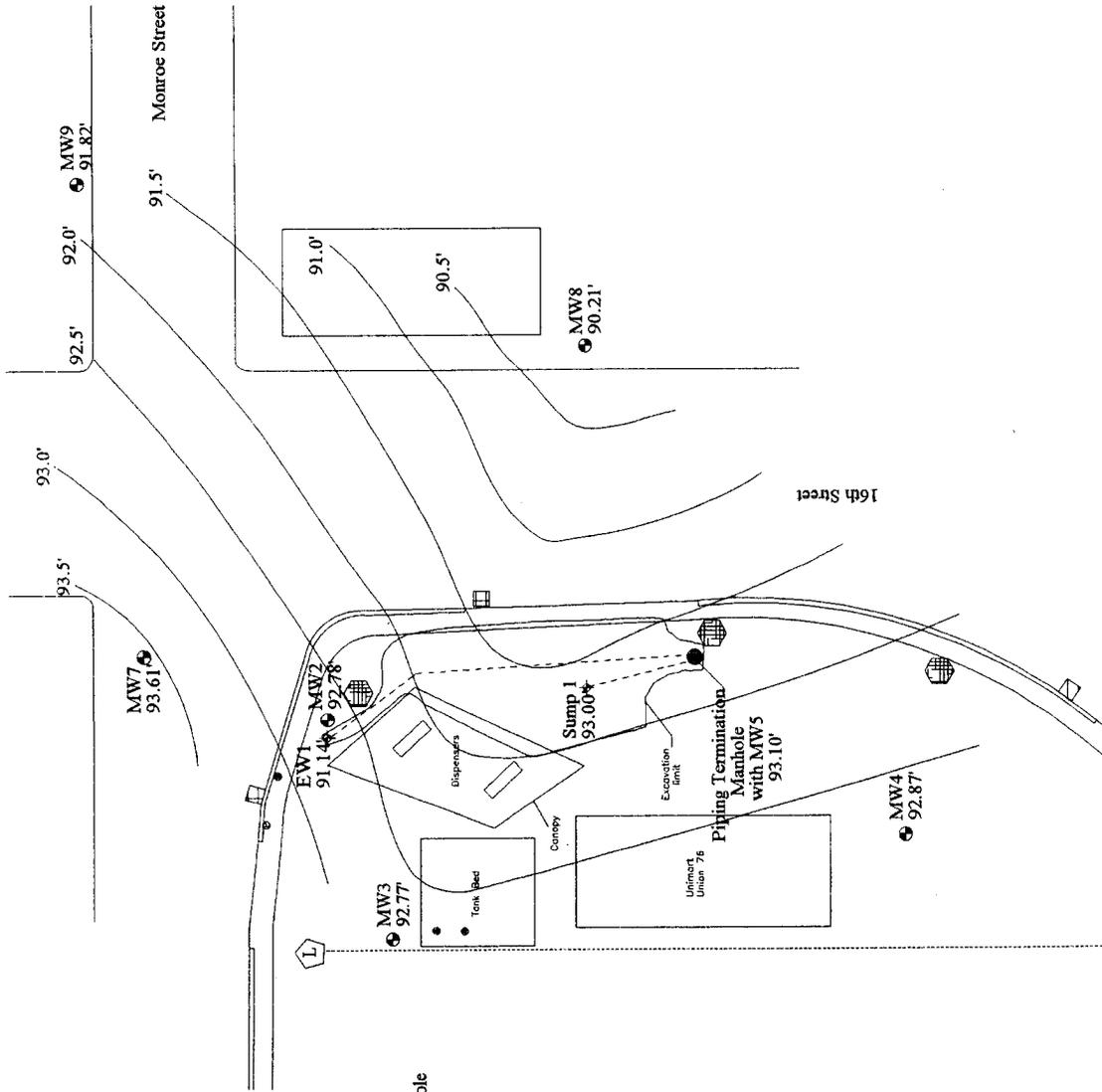
Project:

UNIMART - West Twin
 1706 16th Street
 Two Rivers, Wisconsin

Figure # 5

Scale: 1" = 30'

Drafted By: B. Burns



LEGEND

- 2" Monitoring Well
 - ⚡ 6" Extraction Well or Sump in 24" Manhole
 - ☐ Storm Sewer
 - ⊕ Street Light or Sign Location
 - Piping Termination Manhole with MW5
 - 93.37' Groundwater elevation in feet
- Groundwater elevation data collected during quarterly monitoring.

Title:

Environmental Assessments, Inc.
 P.O. Box 9127
 Appleton, Wisconsin 54911
 Phone (920) 749-9746
 Fax (920) 749-9748

Groundwater Elevation Map
 (11/14/00)

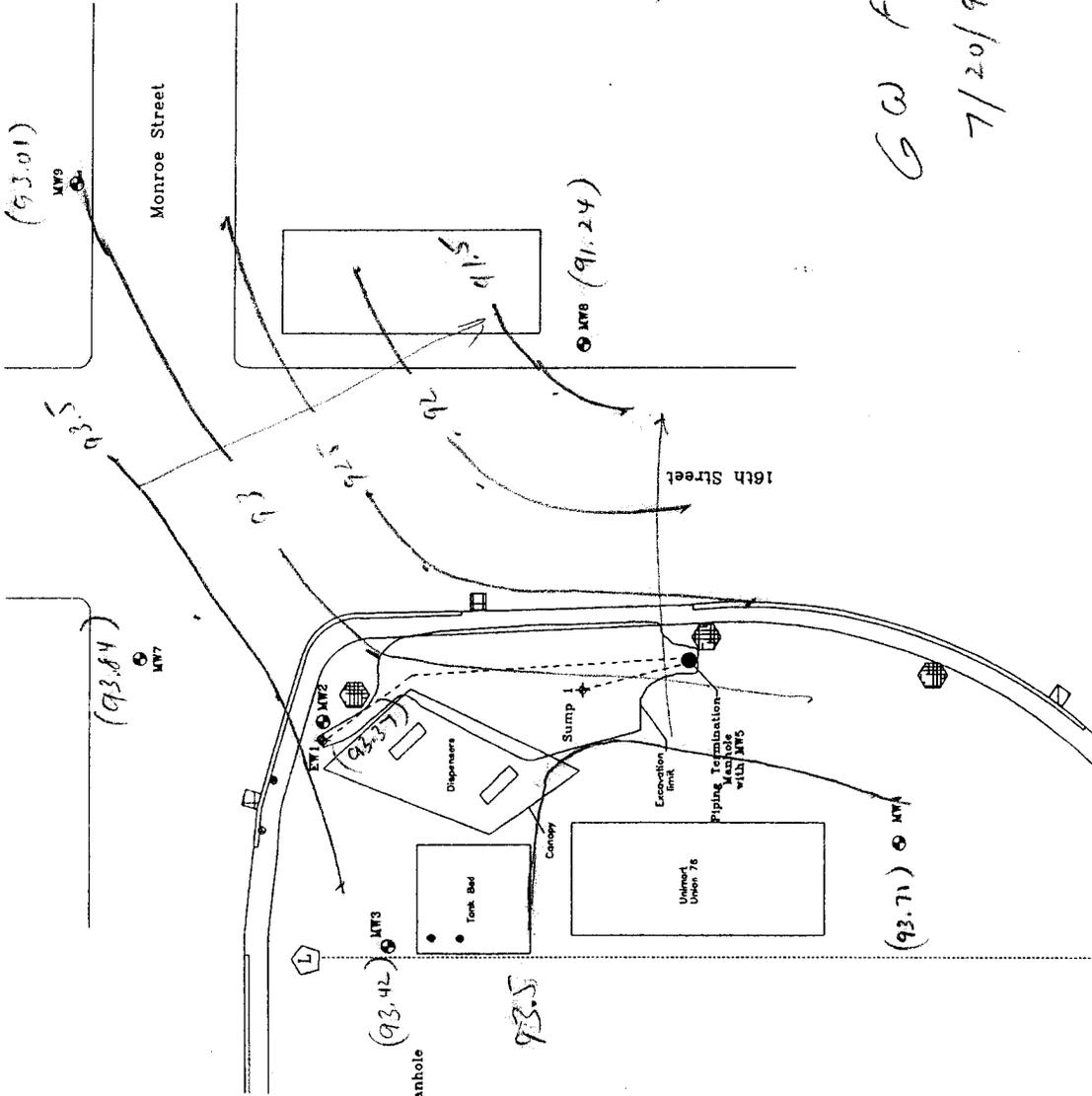
Project:

Unimart West Twin
 1706 16th Street
 Two Rivers, WI

Figure #

Scale: 1" = 50'

Drafted By: Barbara Burns
 Amended By: Martin Johnson



- LEGEND**
- 2" Monitoring Well
 - ⊕ 6" Extraction Well or Sump in 24" Manhole
 - ▭ Storm Sewer
 - ⊕ Street Light or Sign Location
 - Piping Termination Manhole with MWS

ENVIRONMENTAL ASSESSMENTS, INC.
 APPLETON, WISCONSIN

TITLE: Site Layout Map
 PROJECT: Unimart West Twin
 1706 16th Street
 Two Rivers, WI

FIGURE #: 1
 SCALE: 1" = 50'
 DRAWN BY: Barbara Burns

**Unimart West Twin
Groundwater Elevation Table
Post-Excavation Data**

Well ID	Grade Elevation	Pipe Elevation	11/10/97	04/14/98	07/07/98	07/09/98	07/10/98	07/15/98	07/20/98	10/08/98
MW2	97.46	97.03	92.73	93.85	93.68	92.72	92.58	91.82	91.52	92.95
MW3	98.15	97.7	92.61	93.82	93.61	93.19	93.03	92.52	92.17	92.94
MW4	97.83	97.46	92.72	94.02	93.83	93.53	93.40	92.92	92.63	93.16
MW5	97.69	97.31	92.95	94.05	93.89	93.08	97.31	92.19	92.02	93.39
MW7	96.96	96.41	93.29	93.82	**	**	**	**	**	92.49
MW8	97.57	97.2	91.49	92.14	92.06	91.85	97.20	91.62	91.46	91.18
MW9	98.06	97.44	91.48	93.03	92.83	92.76	97.44	92.51	92.25	92.13
EW1	97.47	96.82	92.58	93.44	93.28	79.75	96.82	92.47	92.41	92.55
Sump 1	97.58	97.21	92.71	93.92	93.72	91.50	97.21	88.46	84.51	93.07

Approximately 66,763 gallons of groundwater was removed during a pumping event conducted between 7/7/98-7/20/98

Well ID	Grade Elevation	Pipe Elevation	01/12/99	04/09/99	07/20/99	01/07/2000	05/04/2000	08/03/2000	11/14/2000
MW2	97.46	97.03	91.82	93.09	93.37	91.76	92.90	93.05	92.78
MW3	98.15	97.70	92.04	93.23	93.42	92.02	93.04	93.06	92.77
MW4	97.83	97.46	91.97	93.50	93.71	91.99	**	**	92.87
MW5	97.69	97.31	92.24	93.57	93.67	92.74	**	**	93.10
MW7	96.96	96.41	92.03	93.46	93.84	92.35	**	**	93.61
MW8	97.57	97.20	90.04	90.51	91.24	89.63	90.58	90.61	90.21
MW9	98.06	97.44	90.99	91.84	93.01	90.89	**	**	91.82
EW1	97.47	96.82	91.43	92.44	92.60	91.11	92.10	92.91	91.14
Sump 1	97.58	97.21	92.11	93.31	93.49	92.14	93.21	92.15	93.00

All elevation data collected following the excavation of contaminated soils