

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** 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 #: 03-36-001838 PARCEL ID #: 52-131-002-050-6

ACTIVITY NAME: Carey Lakeshore VW Inc WTM COORDINATES: X: 710128 Y: 408161

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 #: Various Title: Various - 2 pages total
 - 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 #: 4 Title: Soil Analytical Results

BRRTS #: 03-36-001838

ACTIVITY NAME: Carey Lakeshore VW Inc

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 #: 3 Title: Excavation Cross-Section

Figure #: Title:

- 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 #: Title:

- 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 #: 1 Title: Groundwater Elevation Map

Figure #: Title:

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 #: 3 Title: Excavation Soil Analytical Results - 2 pages

- 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 #: Title:

- 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 #: none Title: Carey Lakeshore Groundwater Elevation Table

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 #: Title:

- 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 #: 03-36-001838

ACTIVITY NAME: Carey Lakeshore VW Inc

NOTIFICATIONS

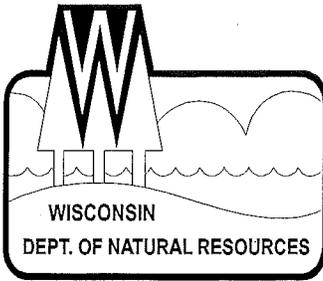
Source Property

- 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:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, Regional Director

Northeast Region Headquarters
1125 N. Military Avenue
PO Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5916
FAX 920-492-5859

September 8, 1998

ms. Judy Carey
1023 W. Crescent Dr.
Manitowoc, WI. 54220

SUBJECT: Case Closure for Carey Lakeshore V.W., 1720 Memorial Dr.
Manitowoc, WI.
LUST ID# 03-36-001838

Dear Ms. Carey:

The Department has received the monitoring well abandonment forms for the site from your consultant Environmental Assessments, Inc. This and the previously filed deed restriction satisfies the Department's closure requirements. The site will appear as closed on the Department's tracking system.

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

Sincerely;

James Reyburn
Project Manager

cc: Ms. Barbara Burns - Environmental Assessments Inc.
PO Box 9127, Appleton, WI., 54911



Printed on
Recycled
Paper

Quality Natural Resources Management
Through Excellent Customer Service

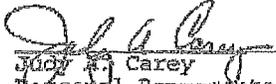


enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to 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 by the property owner or other interested party 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 11th day of August, 1998.

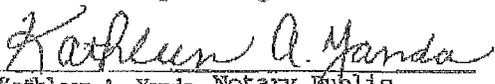
By signing this document, Judy A. Carey acknowledges that she is the duly appointed Personal Representative and has authority to sign this document on behalf of the Estate of Richard Carey, Sr.

Signature: 

Printed Name: Judy A. Carey

Title: Personal Representative

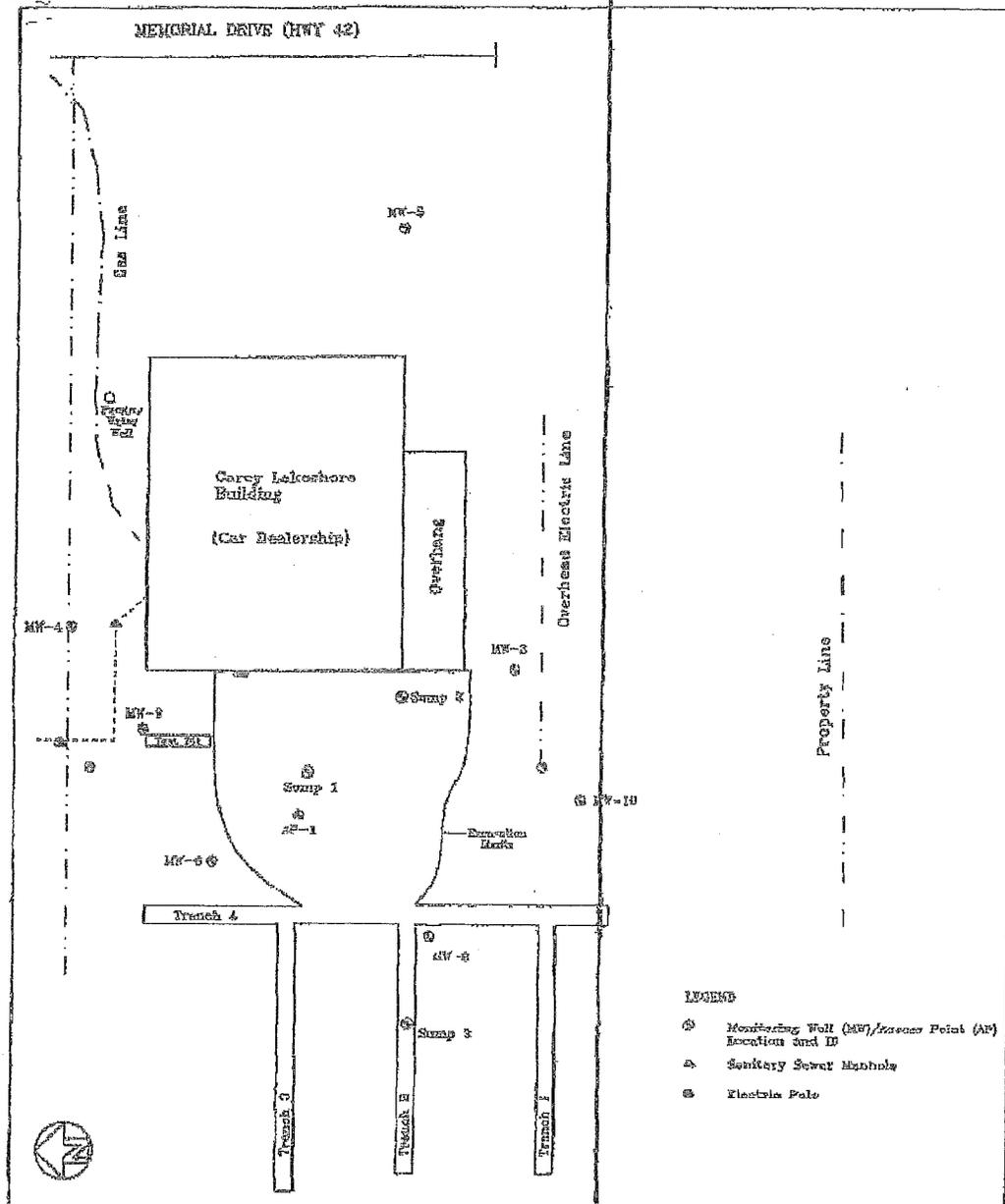
Subscribed and sworn to before me
this 11th day of August, 1998.


Kathleen A. Yanda Notary Public
Manitowoc County, Wisconsin
My commission expires 4/7/2002

This instrument was drafted by
Attorney John C. Savage
P.O. Box 2225
Manitowoc, WI 54221-2225.

and

The Wisconsin Dept. of Natural Resources
Bureau of Legal Services
P.O. Box 7921
Madison, WI 53707



LEGEND

- ⊙ Monitoring Well (MW)/Sanitary Point (SP) Location and ID
- ⊙ Sanitary Sewer Manhole
- ⊙ Electric Pole

ENVIRONMENTAL ASSESSMENTS, INC.
APPLETON, WISCONSIN

PROJECT/CLIENT
 Carey Lakeshore
 Manitowoc, WI

DRAWN BY Barbara Gunn

SCALE 1 INCH = 40 FEET

TITLE
 Site Layout Map

FIGURE NO
 1

PAGE 3

TABLE III CONT'D

| Compound | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|------------------------|-----|-----|-------|--------|-------|-------|--------|--------|
| Benzene | ND | ND | ND | ND | ND | | | ND |
| Ethylbenzene | ND | ND | 248 | | 228 | EL | | 120 |
| MTBE | ND | ND | ND | ND | ND | ND | ND | ND |
| Toluene | ND | ND | ND | 213 | ND | 341 | | 110 |
| 1,2,4-Trimethylbenzene | ND | ND | 1,760 | 19,000 | 3,330 | 2,390 | 13,200 | 16,200 |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | 774 | 730 | 4,130 | ND |
| Total Xylenes | ND | ND | 388 | 2,080 | 720 | 2,427 | | 2,270 |
| 1,1-Dichloroethane | ND | ND | - | - | ND | ND | ND | - |
| GR0 (ppm) | ND | 17 | 20 | | 36 | 28 | 210 | |
| DRO (ppm) | 2.4 | 6.3 | | | 189 | 24 | | |

| Compound | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|------------------------|-------|-----|-------|----|-------|-------|---|-------|
| Benzene | ND | ND | | ND | | | | 3.3 |
| Ethylbenzene | 313 | ND | 864 | ND | 373 | 1,380 | | 2,900 |
| MTBE | ND | ND | ND | ND | ND | ND | | NE |
| Toluene | ND | ND | NE | ND | ND | ND | | 1,300 |
| 1,2,4-Trimethylbenzene | 2,340 | 160 | 3,410 | ND | 1,810 | 3,310 | | NE |
| 1,3,5-Trimethylbenzene | 761 | 73 | 1,168 | ND | 633 | 2,010 | | NE |
| Total Xylenes | 632 | 73 | 2,233 | ND | 1,370 | | | 4,100 |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | ND | | 4.2 |
| DRO (ppm) | 43 | ND | 43 | ND | 46 | 249 | | 239 |
| DRO (ppm) | 143 | 6.3 | 137 | ND | 241 | 39 | | 250 |

08/11/98

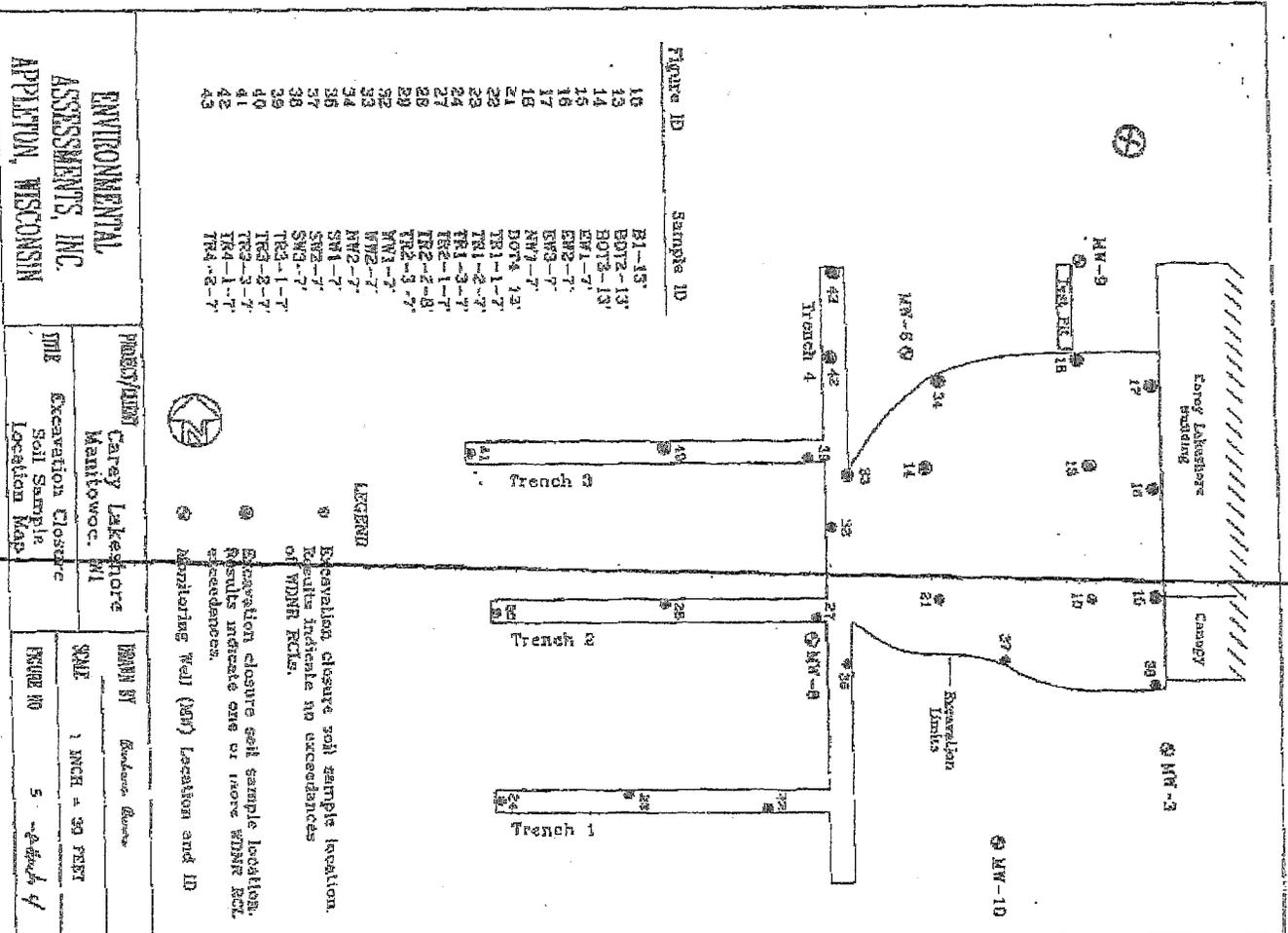
15:48

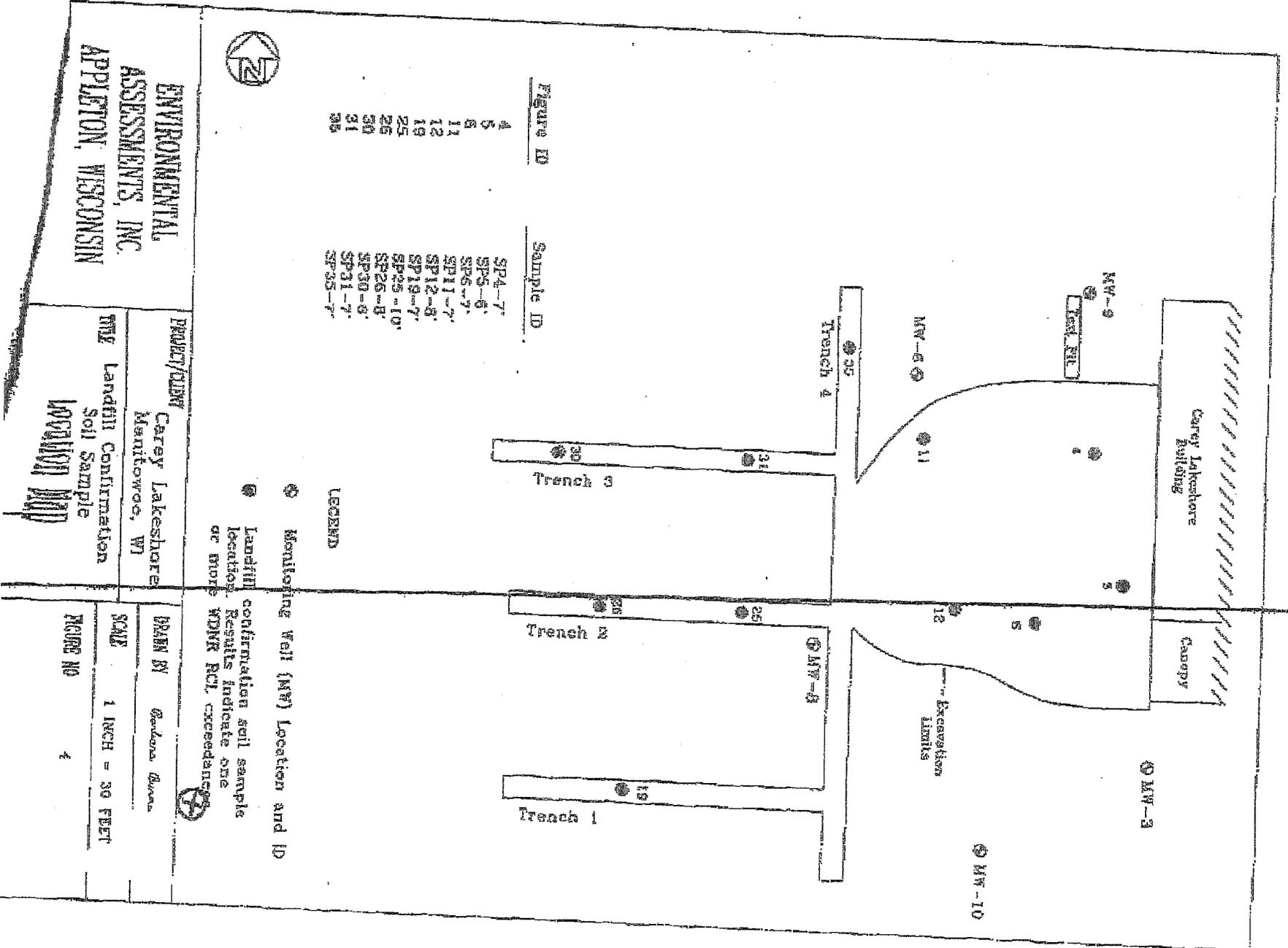
920 682 2123

SAVAGE LAW FIRM

007

| | | |
|-----|-----|-------|
| ND | ND | 3.3 |
| ND | ND | 1,900 |
| ND | ND | NE |
| ND | ND | 1,300 |
| 37 | ND | NE |
| ND | ND | NE |
| ND | ND | 4,103 |
| ND | ND | 4.9 |
| 7.6 | 6.4 | 250 |





ENVIRONMENTAL
 ASSESSMENTS, INC.
 APPLETON, WISCONSIN

PROJECT/CLIENT
 Carey Lakeshore
 Manitowoc, WI

TYPE
 Landfill Confirmation
 Soil Sample
 LOCATION MAP

DRAWN BY
 Gordon Alvar

SCALE
 1 INCH = 30 FEET

FIGURE NO
 4

LEGEND

Monitoring Well (MW) Location and ID

Landfill confirmation soil sample location. Results indicate one or more MDNR RCL exceedances.

TABLE III - *Attach 5*
 EXCAVATION SOIL ANALYTICAL RESULTS

| Component | mg/kg | | | ppm | | | | | | | |
|------------------------|-------|--------|---------|-----|--------|-------|-----|-----|--------|-------|-------|
| Ethylbenzene | 1,040 | | | ND | | | | | | | 3.5 |
| MTBE | ND | ND | ND | ND | ND | 2,220 | ND | 615 | | | 2,900 |
| Toluene | 453 | | | ND | ND | ND | ND | ND | ND | ND | NE |
| 1,3,5-Trimethylbenzene | 1,380 | 40,500 | 114,000 | ND | 20,000 | 3,170 | ND | 487 | | 405 | 1,500 |
| 1,3,4-Trimethylbenzene | ND | ND | ND | ND | ND | ND | ND | 336 | 12,900 | 3,200 | NE |
| Total Xylenes | 3,174 | | | ND | | ND | ND | ND | 3,910 | 797 | NE |
| 1,2-Dichloroethane | - | - | - | ND | - | - | | 432 | | | 9,100 |
| CRO (ppm) | 74 | | | 1.9 | | | | | ND | ND | 4.9 |
| DRO (ppm) | 7.4 | | | 3.4 | | 89 | 6.9 | 4.2 | 13 | 8.4 | 230 |

| Component | mg/kg | | | ppm | | | | | | | |
|------------------------|-------|-------|---------|-----|-----|-----|----|-------|-------|-----|-------|
| Ethylbenzene | 818 | 1,920 | | ND | ND | ND | ND | ND | ND | ND | 3.3 |
| MTBE | ND | ND | ND | ND | ND | ND | ND | 1,610 | 1,310 | ND | 2,900 |
| Toluene | 33 | 388 | | 191 | ND | ND | ND | ND | ND | ND | NE |
| 1,2,4-Trimethylbenzene | 135 | 89 | 198,000 | 644 | ND | 119 | ND | 193 | 102 | ND | 1,400 |
| 1,3,5-Trimethylbenzene | 61 | 55 | ND | 155 | ND | ND | ND | 3,290 | 7,130 | ND | NE |
| Total Xylenes | 27 | 214 | 274,000 | 991 | ND | 119 | ND | 3,290 | 6,270 | ND | NE |
| 1,2-Dichloroethane | ND | ND | - | ND | ND | ND | ND | 1,810 | 1,170 | ND | 9,100 |
| CRO (ppm) | 34 | 11 | | 2.8 | ND | ND | ND | - | - | ND | 4.9 |
| DRO (ppm) | 6.8 | 5.9 | | 10 | 3.6 | 7.3 | ND | ND | ND | 3 | 230 |
| | | | | | | | | | | 9.7 | 230 |

flb



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, District Director

Northeast Region Headquarters
Bureau for Remediation and Redevelopment
PO Box 10448, 1125 N. Military Ave.
Green Bay, WI 54307-0448
TELEPHONE 920-492-5916
FAX 920-492-5859
TDD 920-492-5812

March 9, 1998

Ms. Barbara Burns
Environmental Assessments, Inc.
PO Box 9127
Appleton, WI. 54911

SUBJECT: Carey Lakeshore VW Mazda, 1720 Memorial Dr. Manitowoc, WI.
LUST ID# 36-1838, Closure with a Deed Restriction

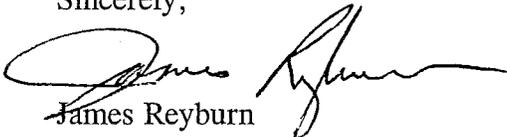
Dear Ms. Burns:

On March 2, 1998, the Lake Michigan District Closeout Committee met to discuss various sites. The committee has agreed to close this site pending a deed restriction. Attached is copy of the model deed restriction. This deed restriction will state that inaccessible soil contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Please submit a draft copy of the deed restriction to the Department for approval prior to finalization and filing with the County. To complete the deed notification, the Department requires a complete (unabbreviated) legal description of the property be provided. This may be obtained from the Manitowoc County Register of Deeds. Only when the deed restriction has been finalized and filed with Manitowoc County, and the monitoring wells abandoned can the site be closed.

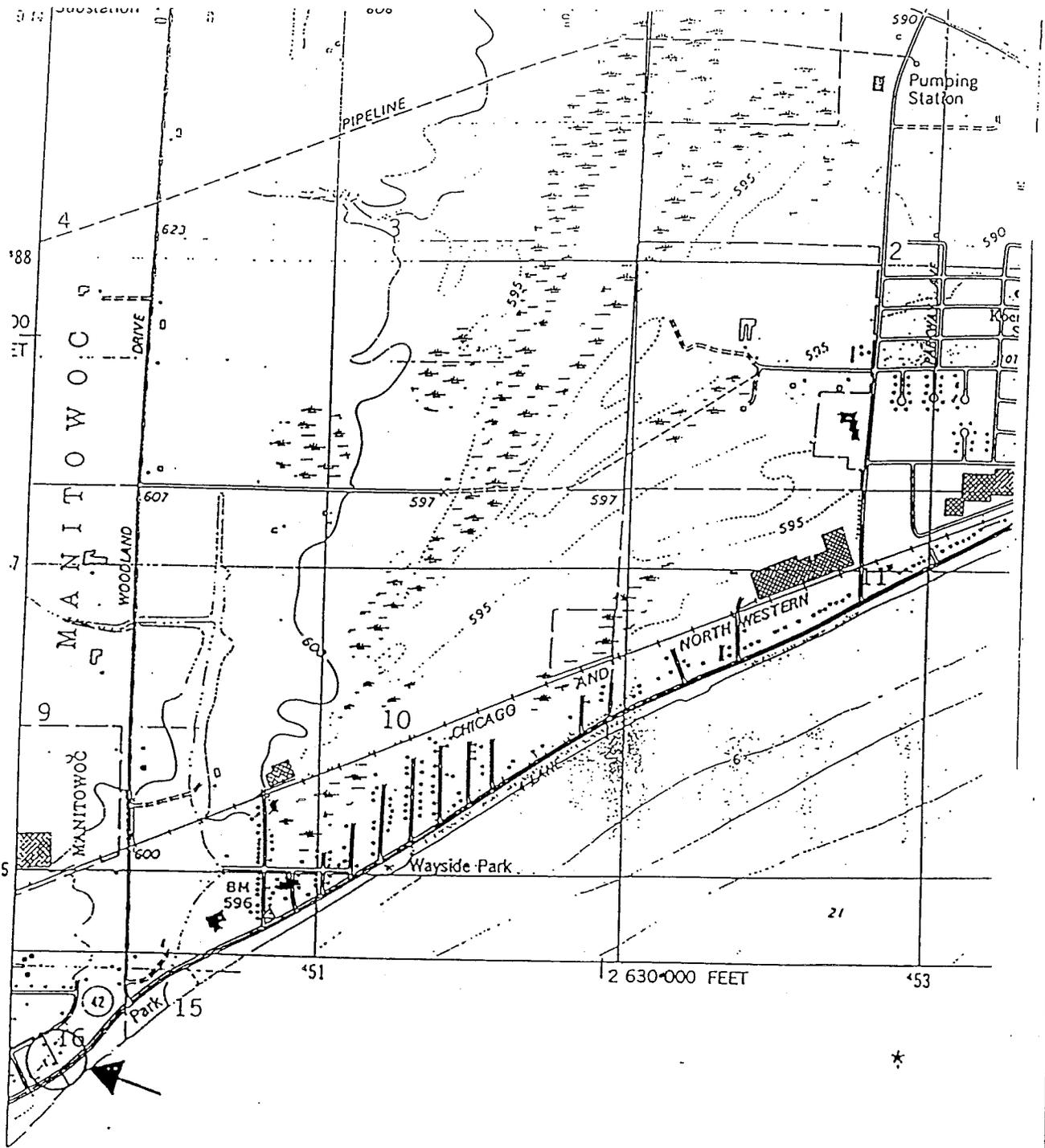
This deed restriction is an option which the Department can offer in order to close this site. If you have any questions, please feel free to contact me at (920) 492-5864.

Sincerely,


James Reyburn
Project Manager

cc: Mrs. Judy Carey - 1720 Memorial Dr., Manitowoc, WI. 54220





ENVIRONMENTAL
ASSESSMENTS,
INC.

Project/Client

SITE LOCATION MAP
CAREY LAKESHORE VW, INC.
MANITOWOC, WISCONSIN

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

Figure No.

1

Drawn By

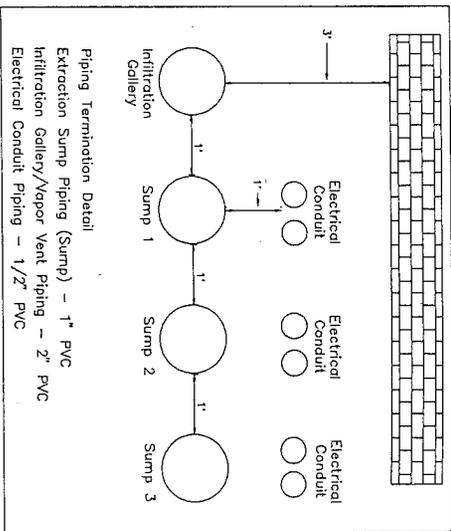
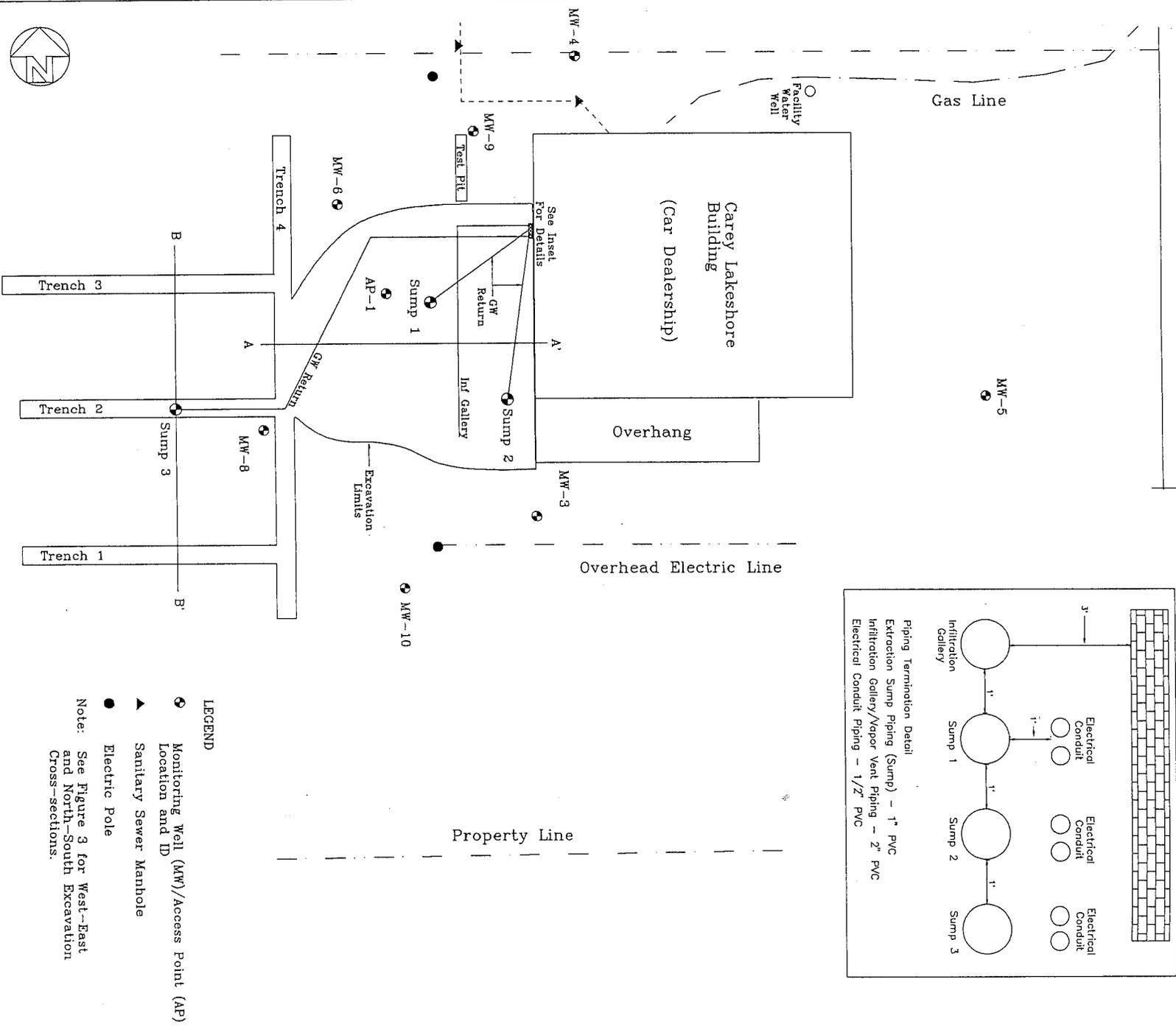
BJG

Scale

1" = 1,500'

Project No.

MEMORIAL DRIVE (HWY 42)



LEGEND

- Monitoring Well (MW)/Access Point (AP) Location and ID
- ▲ Sanitary Sewer Manhole
- Electric Pole

Note: See Figure 3 for West-East and North-South Excavation Cross-sections.

ENVIRONMENTAL
 ASSESSMENTS, INC.
 APPLETON, WISCONSIN

PROJECT/CLIENT
 Carey Lakeshore
 Manitowoc, WI

TITLE
 Site Layout Map

DRAWN BY
 Barbara Burns

SCALE
 1 INCH = 40 FEET

FIGURE NO
 2

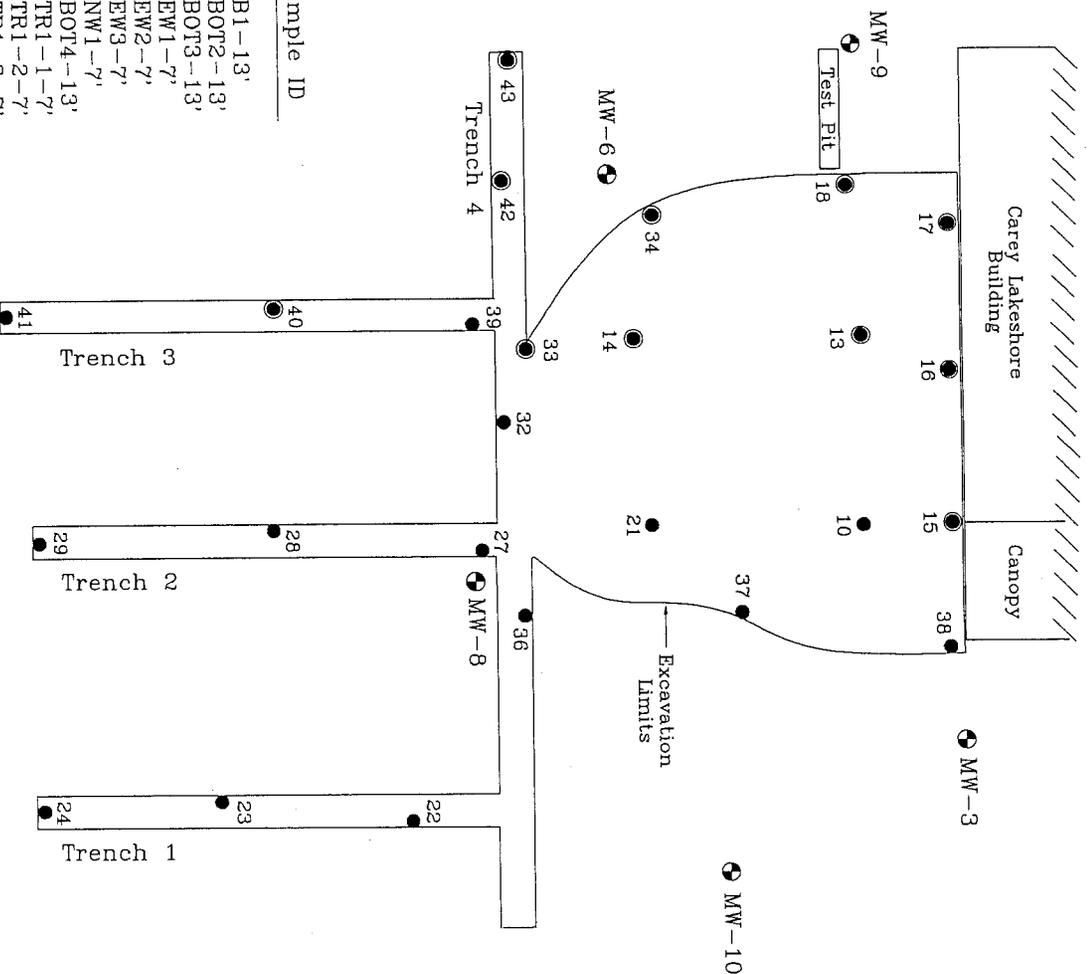


Figure ID Sample ID

| | |
|----|----------|
| 10 | B1-13' |
| 13 | BOT2-13' |
| 14 | BOT3-13' |
| 15 | EW1-7' |
| 16 | EW2-7' |
| 17 | EW3-7' |
| 18 | NW1-7' |
| 21 | BOT4-13' |
| 22 | TR1-1-7' |
| 23 | TR1-2-7' |
| 24 | TR1-3-7' |
| 27 | TR2-1-7' |
| 28 | TR2-2-8' |
| 29 | TR2-3-7' |
| 32 | WW1-7' |
| 33 | WW2-7' |
| 34 | NW2-7' |
| 36 | SW1-7' |
| 37 | SW2-7' |
| 38 | SW3-7' |
| 39 | TR3-1-7' |
| 40 | TR3-2-7' |
| 41 | TR3-3-7' |
| 42 | TR4-1-7' |
| 43 | TR4-2-7' |

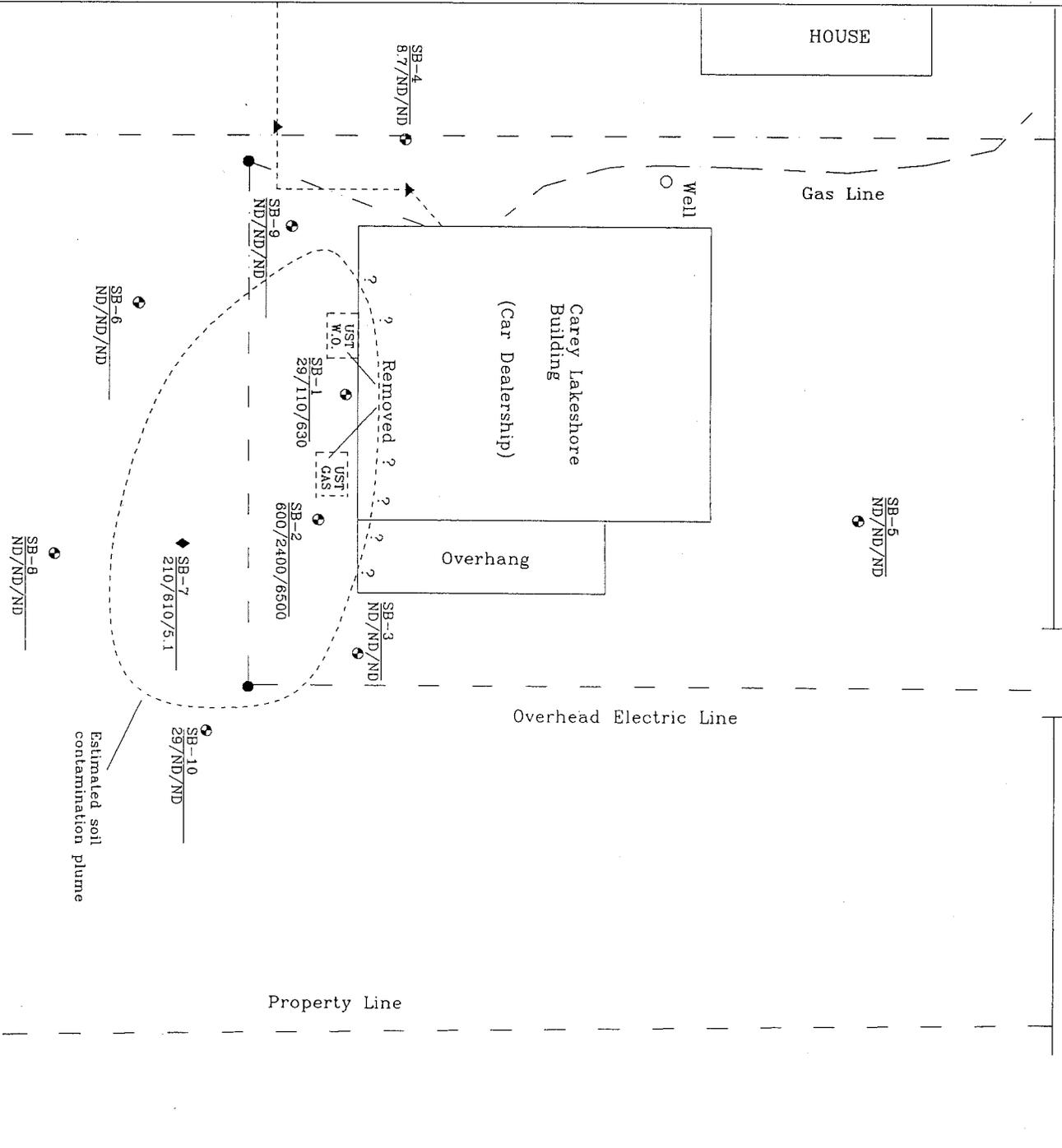
LEGEND

- Excavation closure soil sample location. Results indicate no exceedances of WDNR RCLs.
- Excavation closure soil sample location. Results indicate one or more WDNR RCL exceedances.
- ⊕ Monitoring Well (MW) Location and ID



| | | |
|---|---|---|
| ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN | PROJECT/CLIENT Carey Lakeshore Manitowoc, WI | DRAWN BY <i>Barbara Burns</i> |
| | TITLE Excavation Closure Soil Sample Location Map | SCALE 1 INCH = 30 FEET |
| | | FIGURE NO 5 |

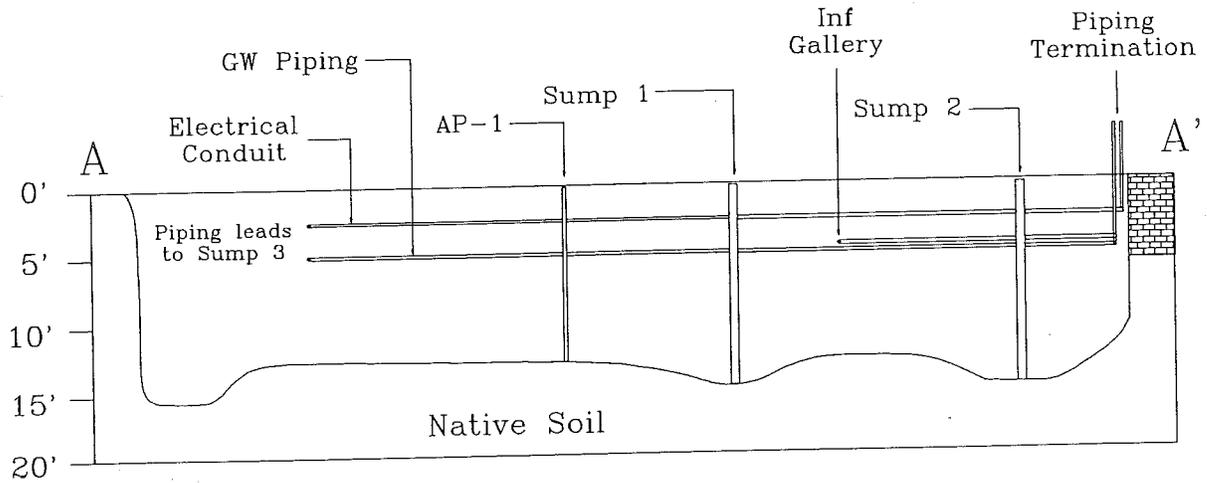
MEMORIAL DRIVE (HWY 42)



- ◆ SOIL BORING
- ◐ SOIL BORING/MONITORING WELL
- ND NOT DETECTED ABOVE THE METHOD DETECTION LIMIT
- ▲ SANITARY SEWER MANHOLE
- ELECTRIC POLE
- ? AREAS OF UNKNOWN LEVELS OF CONTAMINATION

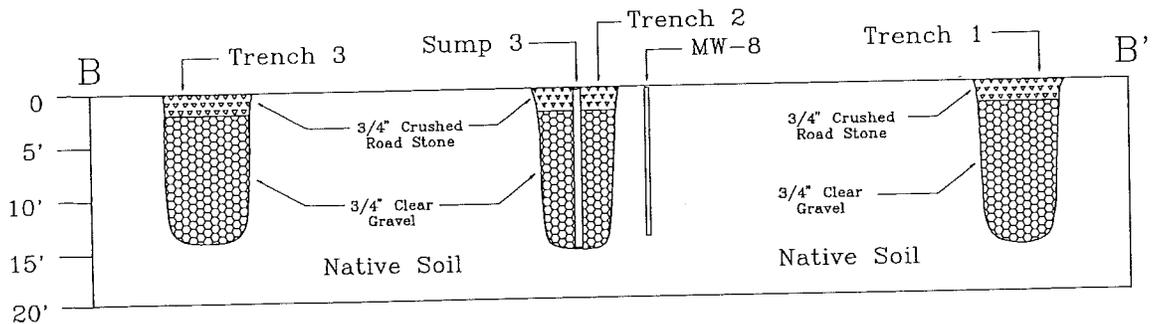


| | | | | | |
|---|--|---|--|---|--|
| ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN | | PROJECT/CLIENT Carey Lakeshore Manitowoc, WI | | DRAWN BY <i>Barbara Burns</i> | |
| TITLE SOIL ANALYTICAL RESULTS | | SCALE 1 INCH = 40 FEET | | FIGURE NO 4 | |



3/4" Road Gravel from 0-2 fbg
 Electrical Conduit at 2.5 fbg
 Infiltration Gallery Piping at 5 fbg
 Groundwater Piping at 5 fbg
 3/4" Clear Stone from 2-15 fbg

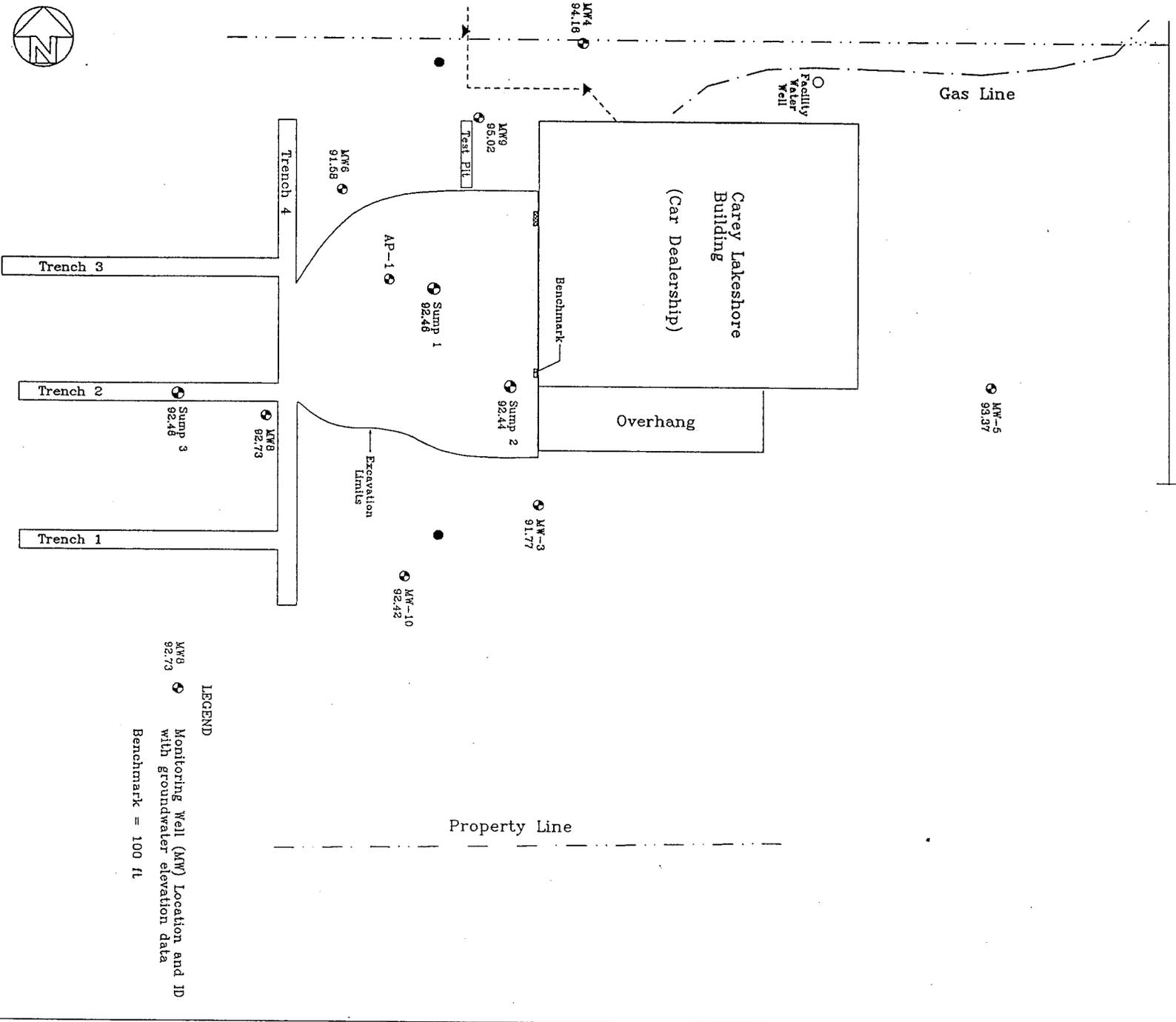
Note: See Figure 2 for A-A'



Note: See Figure 2 for B-B' location

| | | |
|--|--|---|
| ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN | PROJECT/CLIENT Carey Lakeshore Manitowoc, WI | DRAWN BY <i>Barbara Burns</i> |
| | TITLE Excavation Cross-section | SCALE See individual cross-section for actual scale |
| | | FIGURE NO 3 |

MEMORIAL DRIVE (HWY 42)



LEGEND

● MW# Monitoring Well (MW) Location and ID with groundwater elevation data

○ Benchmark = 100 ft

ENVIRONMENTAL
ASSESSMENTS, INC.
APPLETON, WISCONSIN

PROJECT/CLIENT
Carey Lakeshore
Manitowoc, WI

TITLE
Groundwater Elevation
Map
(12/8/97)

DRAWN BY
Barbara Burns

SCALE
1 INCH = 40 FEET

FIGURE NO
2

**TABLE III
EXCAVATION SOIL ANALYTICAL RESULTS**

| Parameter (ppb) | SP4-7' | SP5-6' | SP6-7' | B1-13' | SP11-7' | SP12-8' | BOT2-13' | BOT3-13' | EW1-7' | EW2-7' | RCLs |
|------------------------|--------|--------|---------|--------|---------|---------|----------|----------|--------|--------|-------|
| Benzene | 6,360 | 2,870 | 3,250 | ND | 1,210 | 2,580 | 2,140 | 8,390 | 1,340 | 2,190 | 5.5 |
| Ethylbenzene | 1,040 | 10,600 | 22,700 | ND | 3,930 | 2,220 | ND | 615 | 6,790 | 4,790 | 2,900 |
| MTBE | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | NE |
| Toluene | 493 | 17,500 | 47,600 | ND | 4,190 | 2,160 | ND | 147 | 9,200 | 405 | 1,500 |
| 1,2,4-Trimethylbenzene | 1,380 | 40,300 | 136,000 | ND | 20,000 | 3,170 | ND | 236 | 12,900 | 2,200 | NE |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | ND | ND | ND | ND | 3,910 | 797 | NE |
| Total Xylenes | 3,174 | 69,800 | 234,100 | ND | 16,430 | 5,220 | ND | 432 | 21,910 | 9,476 | 4,100 |
| 1,2-Dichloroethane | -- | -- | -- | ND | -- | -- | 211 | 90 | ND | ND | 4.9 |
| GRO (ppm) | 24 | 590 | 1,770 | 1.9 | 261 | 62 | 2.6 | 2 | 179 | 40 | 250 |
| DRO (ppm) | 7.4 | 946 | 758 | 3.4 | 263 | 99 | 6.9 | 4.2 | 55 | 8.4 | 250 |

| Parameter (ppb) | EW3-7' | NW1-7' | SP19-7' | BOT4-13' | TR1-1-7' | TR1-2-7' | TR1-3-7' | SP25-10' | SP26-8' | TR2-1-7' | RCLs |
|------------------------|--------|--------|---------|----------|----------|----------|----------|----------|---------|----------|-------|
| Benzene | 50 | 1,720 | 13,800 | ND | ND | ND | ND | ND | ND | ND | 5.5 |
| Ethylbenzene | 818 | 2,520 | 78,500 | 228 | ND | ND | ND | 1,610 | 2,510 | ND | 2,900 |
| MTBE | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | NE |
| Toluene | 33 | 280 | 43,700 | 191 | ND | ND | ND | 135 | 102 | ND | 1,500 |
| 1,2,4-Trimethylbenzene | 135 | 89 | 198,000 | 644 | ND | 119 | ND | 3,290 | 7,120 | ND | NE |
| 1,3,5-Trimethylbenzene | 61 | 55 | ND | 159 | ND | ND | ND | 2,280 | 6,270 | ND | NE |
| Total Xylenes | 57 | 214 | 279,400 | 991 | ND | 115 | ND | 1,810 | 1,170 | ND | 4,100 |
| 1,2-Dichloroethane | ND | ND | -- | ND | ND | ND | ND | -- | -- | ND | 4.9 |
| GRO (ppm) | 11 | 11 | 3,560 | 3.8 | ND | ND | ND | 106 | 296 | 5 | 250 |
| DRO (ppm) | 68 | 5.9 | 1,880 | 10 | 5.6 | 7.5 | ND | 1,390 | 1,520 | 9.7 | 250 |

TABLE III CONT'D

| Parameter (ppb) | TR2-2-8' | TR2-3-7' | SP30-6' | SP31-7' | WW1-7' | WW2-7' | NW2-7' | SP35-7' | SW1-7' | SW2-7' | RCLs |
|------------------------|----------|----------|---------|---------|--------|--------|--------|---------|--------|--------|-------|
| Benzene | ND | ND | ND | ND | ND | 210 | 251 | ND | ND | ND | 5.5 |
| Ethylbenzene | ND | ND | 248 | 7,790 | 228 | 821 | 3,530 | 5,420 | ND | ND | 2,900 |
| MTBE | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | NE |
| Toluene | ND | ND | ND | 215 | ND | 241 | 1,640 | 110 | ND | ND | 1,500 |
| 1,2,4-Trimethylbenzene | ND | ND | 1,760 | 19,000 | 2,230 | 2,290 | 13,800 | 16,200 | 57 | ND | NE |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | 774 | 730 | 4,150 | ND | ND | ND | NE |
| Total Xylenes | ND | ND | 380 | 2,480 | 720 | 2,427 | 14,010 | 2,270 | ND | ND | 4,100 |
| 1,2-Dichloroethane | ND | ND | -- | -- | ND | ND | ND | -- | ND | ND | 4.9 |
| GRO (ppm) | ND | 2.7 | 20 | 789 | 36 | 28 | 210 | 739 | 3.5 | ND | 250 |
| DRO (ppm) | 2.1 | 6.3 | 602 | 2,180 | 189 | 24 | 255 | 3,190 | 7.6 | 6.4 | 250 |

| Parameter (ppb) | SW3-7' | TR3-1-7' | TR3-2-7' | TR3-3-7' | TR4-1-7' | TR4-2-7' | RCLs |
|------------------------|--------|----------|----------|----------|----------|----------|-------|
| Benzene | ND | ND | 55 | ND | 54 | 122 | 5.5 |
| Ethylbenzene | 212 | ND | 964 | ND | 573 | 1,580 | 2,900 |
| MTBE | ND | ND | ND | ND | ND | ND | NE |
| Toluene | ND | ND | ND | ND | ND | ND | 1,500 |
| 1,2,4-Trimethylbenzene | 2,340 | 164 | 3,410 | ND | 1,850 | 5,510 | NE |
| 1,3,5-Trimethylbenzene | 761 | 75 | 1,160 | ND | 635 | 2,020 | NE |
| Total Xylenes | 632 | 73 | 3,235 | ND | 1,570 | 4,342 | 4,100 |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | ND | 4.9 |
| GRO (ppm) | 43 | ND | 45 | ND | 46 | 249 | 250 |
| DRO (ppm) | 143 | 6.2 | 137 | ND | 241 | 35 | 250 |

**Carey Lakeshore
Groundwater Elevation Table**

Prior to Excavation Activities

| Well ID | Pipe Elevation | 04/17/95 | 03/21/95 | 07/24/95 | 12/27/95 | 07/09/96 | 10/28/96 |
|---------|----------------|----------|----------|----------|----------|----------|----------|
| MW1 | 98.51 | 93.72 | 92.21 | 90.76 | 91.25 | 92.29 | 90.58 |
| MW2 | 98.32 | 93.69 | 92.05 | 90.83 | 91.50 | 92.65 | 90.49 |
| MW3 | 97.98 | 93.00 | 92.05 | 90.87 | 92.46 | 92.82 | 90.59 |
| MW4 | 98.10 | 95.53 | 95.80 | 92.58 | 92.44 | 95.16 | 94.89 |
| MW5 | 97.00 | 93.65 | 92.27 | 91.61 | 92.77 | 93.46 | 91.84 |
| MW6 | 98.70 | 93.37 | 91.84 | 90.43 | 90.95 | 92.70 | 90.29 |
| MW8 | 99.10 | 95.54 | 93.51 | 92.52 | 93.40 | 94.91 | 91.78 |
| MW9 | 98.06 | NA | NA | 91.15 | 92.55 | 94.69 | 92.41 |
| MW10 | 98.66 | NA | NA | 92.25 | 93.00 | 94.74 | 91.66 |

Post Excavation Activities

| Well ID | Pipe Elevation | 01/30/97 | 02/11/97 | 05/01/97 | 06/13/97 | 09/11/97 | 12/08/97 |
|---------|----------------|----------|----------|----------|----------|----------|----------|
| MW3 | 97.98 | NA | 90.42 | 94.29 | 94.29 | 94.00 | 91.77 |
| MW4 | 98.38 | NA | 92.81 | 97.47 | 96.13 | 95.70 | 94.16 |
| MW5 | 97.00 | NA | 91.29 | 95.18 | 94.61 | 94.17 | 93.37 |
| MW6 | 99.10 | NA | 90.94 | 94.89 | 94.71 | 94.47 | 91.58 |
| MW8 | 99.27 | NA | 91.83 | 96.72 | 96.84 | 96.69 | 92.73 |
| MW9 | 98.41 | NA | 92.15 | 96.52 | 95.85 | 95.37 | 95.02 |
| MW10 | 98.66 | NA | 91.58 | 96.40 | 96.20 | 95.86 | 92.42 |
| Sump 1 | 98.01 | 91.83 | 91.83 | 96.79 | 96.72 | 96.44 | 92.46 |
| Sump 2 | 98.09 | 92.01 | 91.82 | 96.79 | 96.72 | 96.44 | 92.44 |
| Sump 3 | 98.57 | 91.90 | 91.80 | 96.79 | 96.71 | 96.44 | 92.46 |