



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Northeast Regional Headquarters
Solid Waste Office
PO Box 10448, 1125 N. Military Ave.
Green Bay, Wisconsin 54307-0448
TELEPHONE 414-492-5916
FAX 414-492-5859
TDD 414-492-5812

June 27, 2000

Mr. Gary Stryhn
St. Mary's Home for the Aged
2005 Division St., Manitowoc, WI. 54220

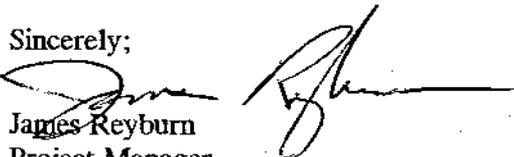
Subject : Case Closure for St. Mary's Home - BRRTS # 03-36-001922

Dear Mr. Stryhn;

The Department has received a copy of the deed restriction and attachments that were filed with the Manitowoc County Register of Deeds on May 31, 2000 for the above referenced facility. This satisfies the Closure requirements as outlined in Wisconsin Administrative Code Chapter NR 726. This case will appear as closed on the Departments tracking system.

If you have any questions please contact me at (920) 492-5864.

Sincerely;


James Reyburn
Project Manager

cc: Ms. Victoria Flowers - Environmental Assessments, Inc. P.O. Box 9127, Appleton, WI. 54911



EXHIBIT A

A parcel of land in Lots 65 and 68 of Hinckley's Subdivision, City of Manitowoc, Manitowoc County, Wisconsin more particularly described as follows: commencing at the northeast corner of said Lot 65 thence S00°12'00"E 337.75 feet to the point of beginning; thence continuing S00°12'00"E 50 feet to a point (being the northeast corner of tract "A-1" of a Certified Survey Map recorded in Volume 12 on Page 289) thence S89°48'W (along the northerly line of said tract "A-1") 150 feet to a point; thence N00°12'00"W 50 feet to a point; thence N89°48'E 150 feet to the point of beginning.

QUIT CLAIM DEED

THIS INDENTURE, made by St. Mary Home for the Aged, Inc., Grantor, of Manitowoc County, Wisconsin, hereby quitclaims to St. Mary's Home for the Aged, Inc., a Wisconsin nonstock corporation, of Manitowoc County, Wisconsin, for the sum of One Dollar (\$1.00) and other good and valuable consideration, the following tracts of land in Manitowoc County, Wisconsin:

Lot Number Sixty-five (65) in Hinckley's Subdivision, in the City of Manitowoc, Wisconsin, according to the Recorded Plat of said Subdivision.

Lot Number Sixty-eight (68) in Hinckley's Subdivision in the City of Manitowoc, Wisconsin, according to the Recorded Plat of said Subdivision.

This indenture is made for purposes of clarification of title due to change of corporate name from St. Mary Home for the Aged, Inc. to St. Mary's Home for the Aged, Inc.

In Witness Whereof, the said Grantor has hereunto set its hand and seal this 28th day of AUGUST, 1985.



ST. MARY HOME FOR THE AGED, INC.

By Sister Mary Claude Szyperski
Sister Mary Claude Szyperski,
CSSP, President

By Sister Mary Charita Glab
Sister Mary Charita Glab, CSSP,
Secretary

STATE OF WISCONSIN)
) SS
COUNTY OF MANITOWOC)

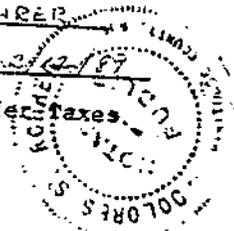
Personally came before me, this 28th day of AUGUST, 1985, the above named Sister Mary Claude Szyperski, CSSP, as President of said corporation and Sister Mary Charita Glab, CSSP, as Secretary of said corporation, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Dolores S. Rohrer

Dolores S. Rohrer
Notary Public

My Commission Expires: 3/2/89

This transaction is exempt from Real Estate Transfer taxes under provisions of Section 77.25(3).



RETURN TO:
Philip L. Azar, Jr.
P. O. Drawer Q
Centralia, IL 62801
u.c.

PREPARED BY:
Philip L. Azar, Jr.
P. O. Drawer Q
Centralia, IL 62801

RECEIVED FOR RECORD
VOL. 747 PAGE 605
1985 AUG 28 PM 3:06

MANITOWOC COUNTY
ROBERT H. LIPMAN
REGISTER OF DEEDS

NOW THEREFORE, the owners hereby declare 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:

- 1) 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 reconstruction on this property unless applicable requirements are met.
- 2) 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 the 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 and 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 (WDNR) determines that the restriction can be extinguished, an affidavit, with a copy of the Department's (WDNR) written determination, may be recorded to give notice that this restriction is no longer binding.

By signing this document, Sister Noel M. Gabriel asserts that he/she is duly authorized to sign this document on behalf of St Mary's Home and Retreat Village.

IN WITNESS WHEREOF, the owners of the property have executed this Declaration of Restrictions, this 22 day of May 2000.

Signature: Sister M. Claude Signature: Sister Noel Marie Gabriel
Printed Name: SISTER M. CLAUDE Printed Name: SISTER NOEL M. GABRIEL

Subscribed and sworn to before me
this 22 day of May 2000.

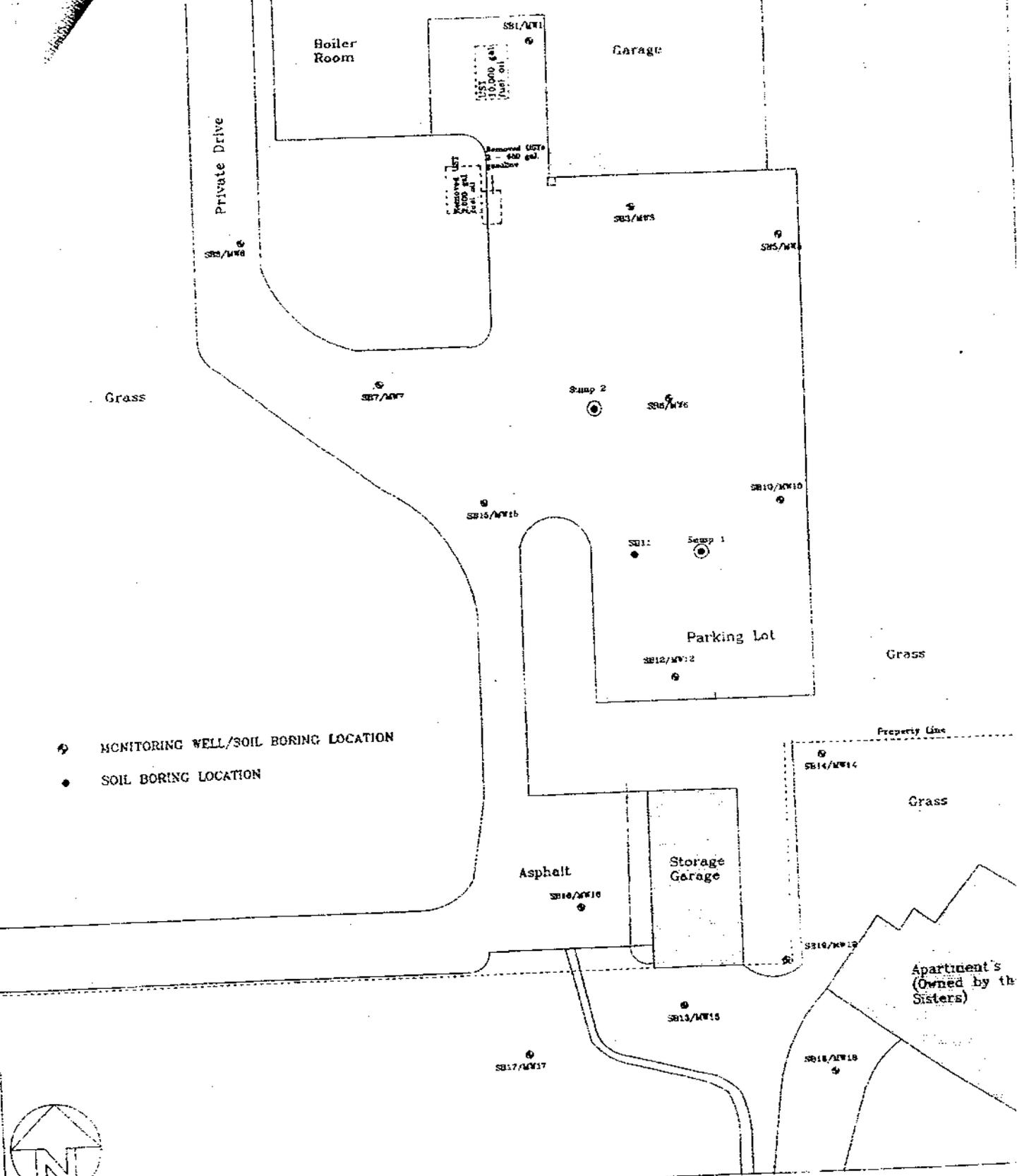
Sharon L. Steyer
Notary Public, State of Wisconsin
My commission Feb. 16, 2003

Subscribed and sworn to before me
this 22 day of May 2000.

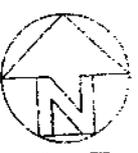
Sharon L. Steyer
Notary Public, State of Wisconsin
My commission Feb. 16, 2003

This document was drafted based on a model provided by the Wisconsin Department of Natural Resources.





- ⊙ MONITORING WELL/SOIL BORING LOCATION
- SOIL BORING LOCATION



ENVIRONMENTAL
ASSESSMENTS, INC.
APPLETON, WISCONSIN

PROJECT/CLIENT	St. Mary's Home Manitowoc, WI
TITLE	Monitoring Well/ Sump Locations

DRAWN BY	Mindy E Moore (revised by KMC)
SCALE	1 INCH = 40 FEET
FIGURE NO	1

EXHIBIT A

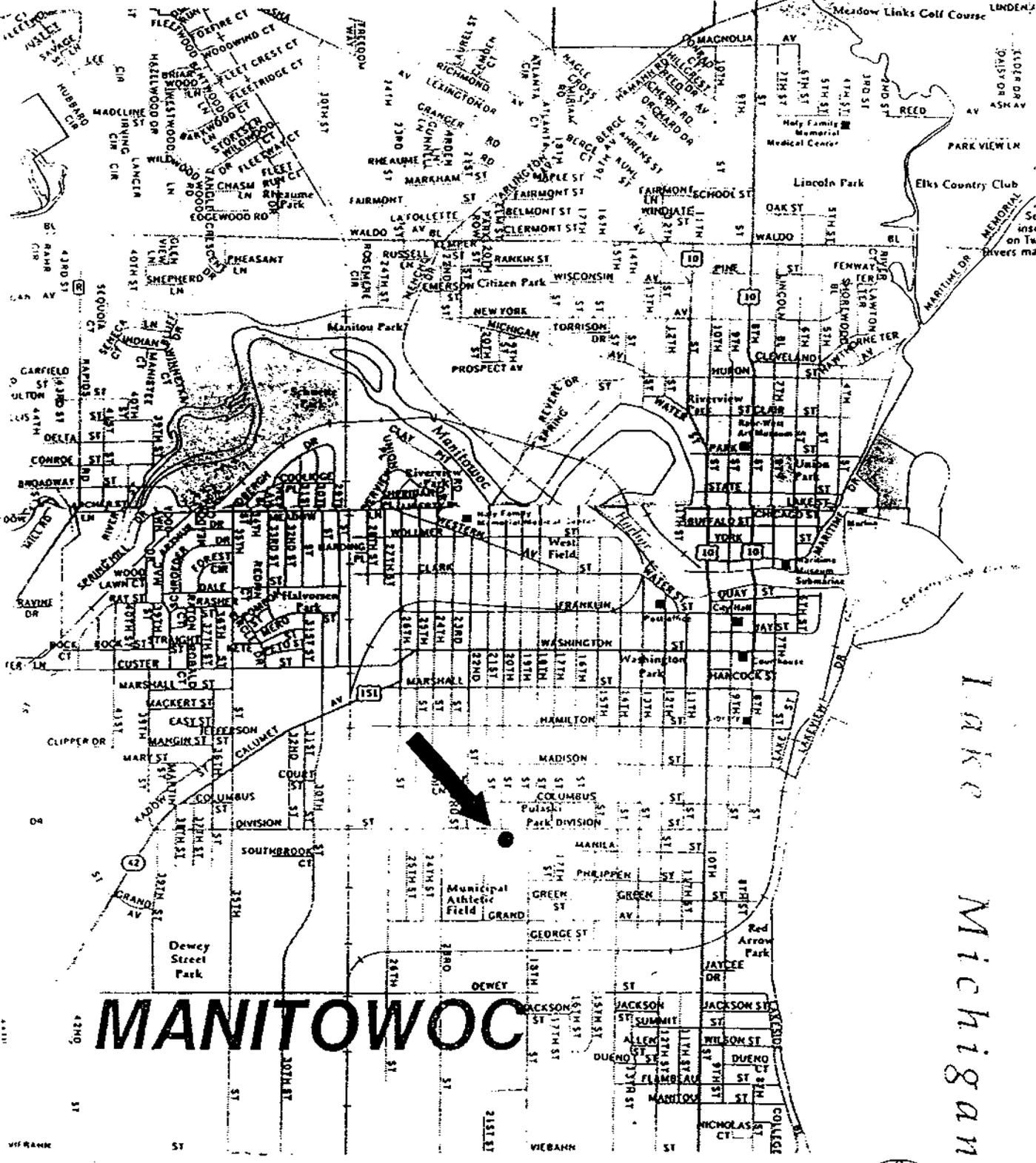
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Lake Michigan

MANITOWOC

ENVIRONMENTAL
ASSESSMENTS, INC.
APPLETON, WISCONSIN

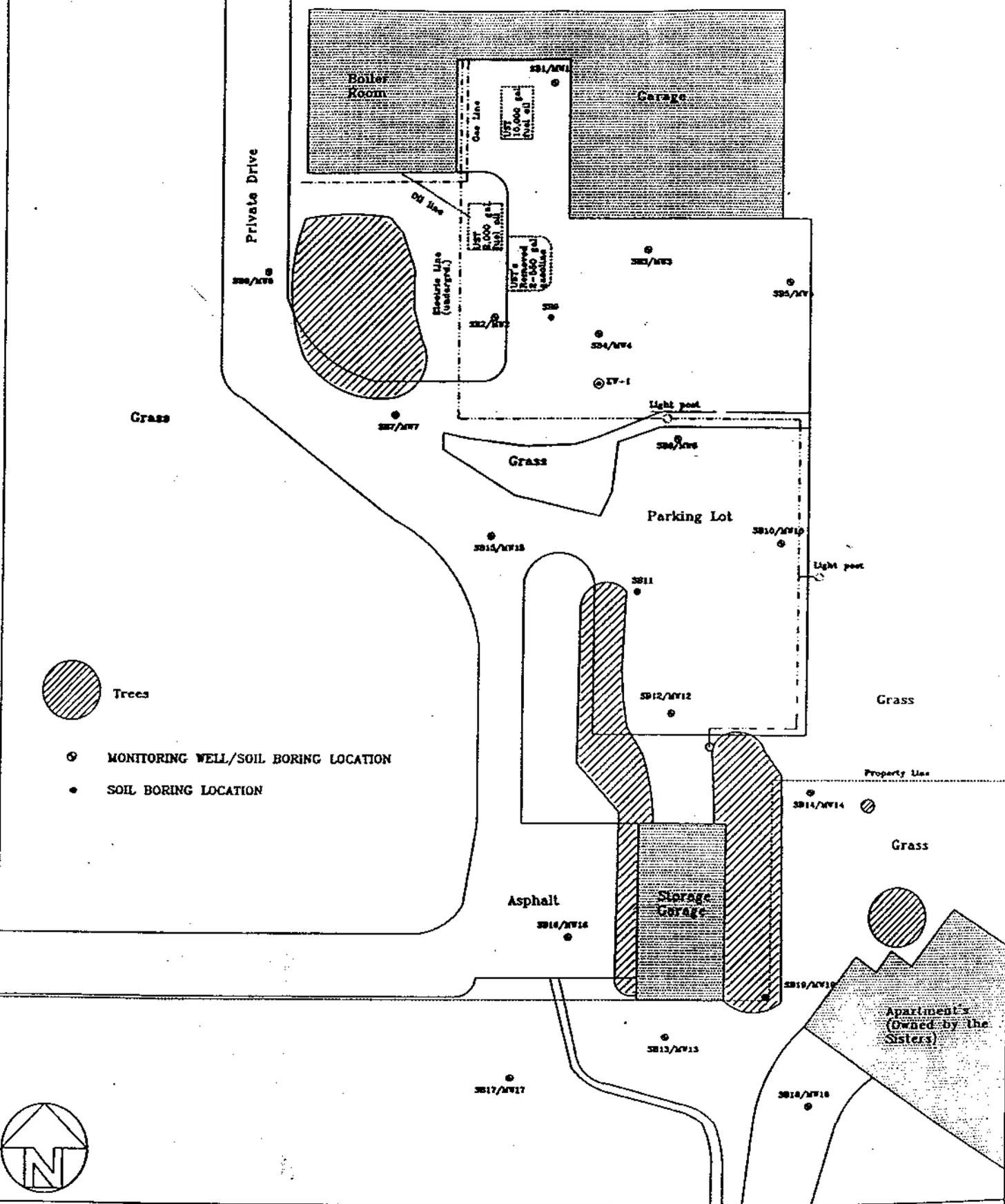
PROJECT/CLIENT
St. Mary's Home
Manitowoc, WI

TITLE
Site Location

DRAWN BY Karen Chopp

SCALE

FIGURE NO 1



ENVIRONMENTAL
ASSESSMENTS, INC.
APPLETON, WISCONSIN

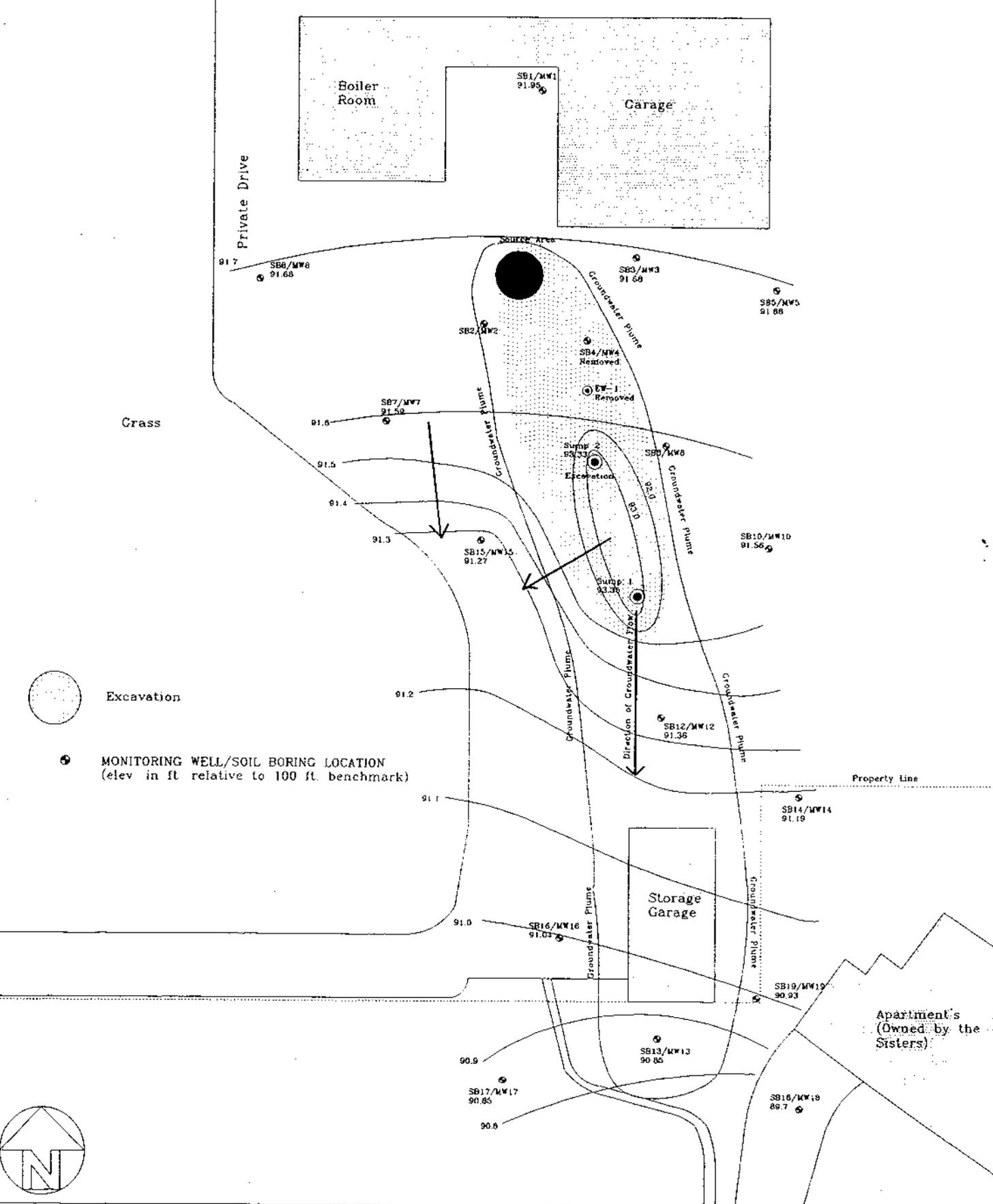
PROJECT/CLIENT
St. Mary's Home
Manitowoc, WI

TITLE
Soil Boring and Monitoring Well
Location Map

DRAWN BY *Mindy E. Moore*
(revised by *KMC*)

SCALE 1 INCH = 40 FEET

FIGURE NO 2



ENVIRONMENTAL
ASSESSMENTS, INC.
APPLETON, WISCONSIN

PROJECT/CLIENT
St. Mary's Home
Manitowoc, WI

TITLE
Post Excavation
Water Levels
6/11/98

DRAWN BY *Mindy E. Moore*
(revised by *KMC*)

SCALE 1 INCH = 40 FEET

FIGURE NO 1

TABLE I
SUMMARY OF DETECTED GROUNDWATER PARAMETERS

Parameter (ppb)	MW-13												WDNR PAL	WDNR ES	
	Pre remediation						Post remediation								
	7/24/95	10/18/95	1/8/96	4/23/96	7/22/96	11/1/96	1/30/97	5/14/97	10/30/97	3/4/98	6/11/98	9/21/98			
GRO	--	--	--	--	--	--	--	--	--	--	--	--	--	NE	NE
Benzene	5640	82	390	108	732	704	109	588	222	41	35	31	31	0.5	5
Toluene	<0.6	<1	<5	<0.2	<10	8.9	1.1*	<0.4	0.7*	<0.4	<0.6	<0.6	<0.6	68.6	343
Ethylbenzene	5	<1	<5	<2	<10	9.5	3.6	6	7.3	<0.2	<0.6	<0.6	<0.6	140	700
Total Xylenes	<2.2	<2	<10	<6	<30	1.0	<2.2	1.1*	3.2	<0.6	<2.2	<2.2	<2.2	124	620
Methyl-tert-butyl-ether	747	160	75	270	<10	42	29	15	82	42	11	19	12	12	60
Naphthalene	<1	<1	<5	<3	<40	1.0	<1	<0.5	<0.5	<0.5	<2.8	<2.8	<2.8	8	40
1,2,4-Trimethylbenzene	<1.7	<1	<5	<3	<35	1.7	<1.7	<0.8	<0.5	<0.5	<1.7	<1.7	<1.7	NE	NE
1,3,5-Trimethylbenzene	<0.9	<1	<5	<2	<20	0.9	<0.9	<0.6	<0.4	<0.4	<0.9	<0.9	<0.9	NE	NE
Total Trimethylbenzenes	<2.6	<2	<10	<5	<55	2.6	<2.6	<1.4	<0.9	<0.9	<2.6	<2.6	<2.6	96	480
1,1-Dichloroethane	4.9	3.3	<5	<0.2	12	4.8	2.1*	2.1	4.8	0.8*	--	--	--	85	850
1,2-Dichloroethane	3.1	<1	<5	<0.2	<0.2	<1.1	--	<0.5	<0.5	<0.5	--	--	--	0.5	5
Methylene Chloride	2.4	<1	<5	<1.1	<0.3	<1.5	--	<0.4	<0.4	<0.4	--	--	--	15	150
Dissolved Oxygen	--	--	--	--	--	--	--	--	0.6	0.65	0.37	0.82	0.82	NE	NE
Nitrate-N	--	--	--	--	--	--	--	1.4	2.0	2.0	4.3	4.5	4.5	NE	NE
Iron(III)	--	--	--	--	--	--	--	2.0	5.4	5	3.5	4.6	4.6	NE	NE
Sulfate	--	--	--	--	--	--	--	67	55	46	75	>100	>100	NE	NE
Heterotrophs CFUx10 6/L	--	--	--	--	--	--	--	0.16	0.2	0.6	1.7	3	3	NE	NE
Degraders CFUx10 6/L	--	--	--	--	--	--	--	0.002	0.006	<0.01	0.01	0.02	0.02	NE	NE
%Degraders	--	--	--	--	--	--	--	1.4	3	<1.7	0.6	0.07	0.07	NE	NE

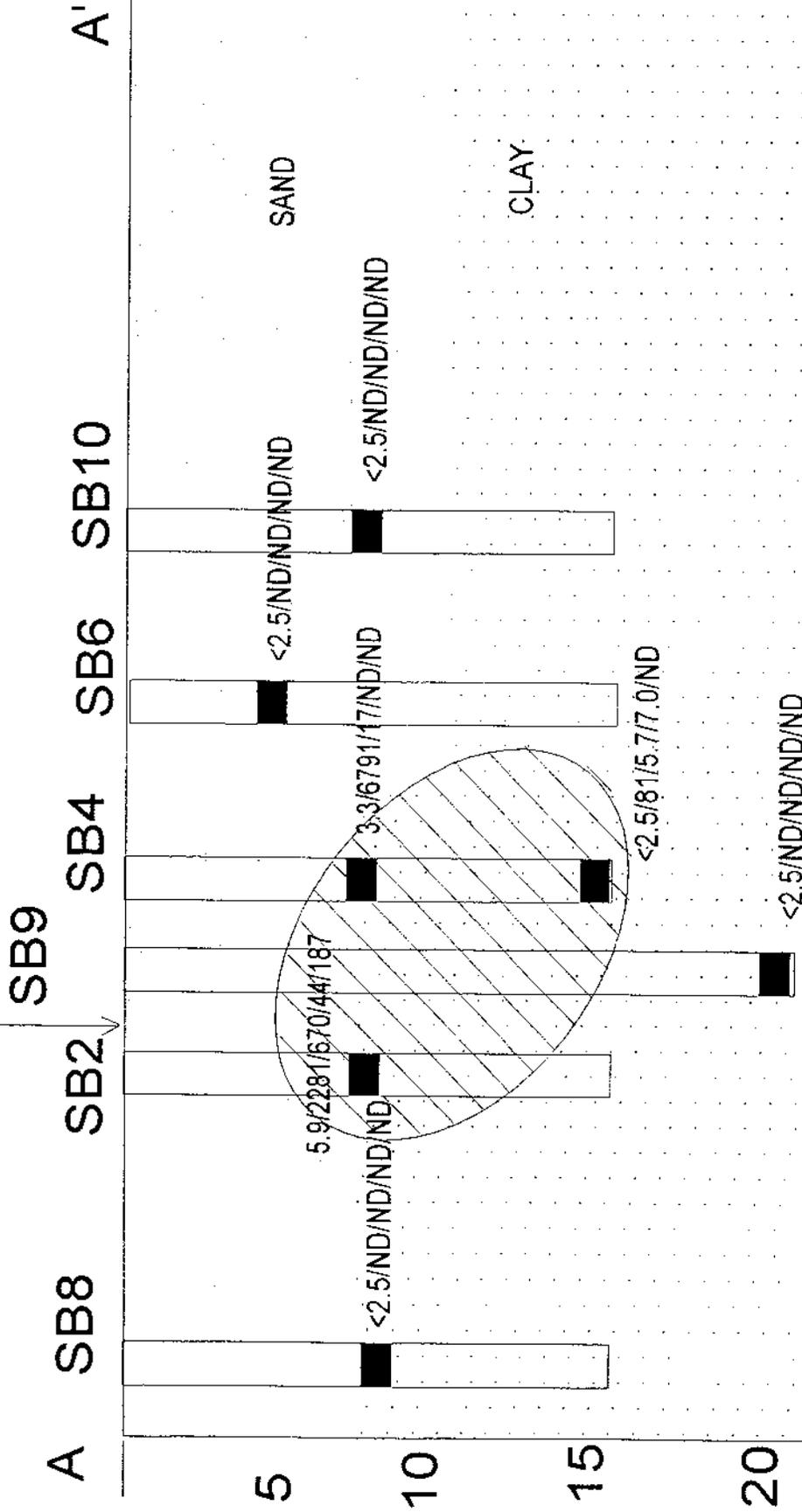
TABLE I
SUMMARY OF DETECTED GROUNDWATER PARAMETERS

Parameter (ppb)	MW-19										WDNR PAL	WDNR ES	
	Pre-remediation					Post remediation							
	4/25/96	7/27/96	11/1/96	1/30/97	5/14/97	10/30/97	3/6/98	6/11/98					
GRO	<50	**	**	**	**	**	**	**	**	**	**	NE	NE
Benzene	<0.2	<0.2	<0.5	<0.5	<0.4	<0.19	<0.4	<0.4	80	<0.4	<0.6	0.5	5
Toluene	<0.2	<0.2	<0.6	<0.6	<0.4	<0.11	<0.4	<0.4	<0.6	<0.4	<0.6	68.6	343
Ethylbenzene	<0.2	<0.2	<0.6	<0.6	<0.2	<0.19	<0.2	<0.2	<0.6	<0.2	<0.6	140	700
Total Xylenes	<0.6	<0.5	<1.7	<2.2	<0.6	<0.57	<0.6	<0.6	<2.2	<0.6	<2.2	124	620
Methyl-tert-butyl-ether	16	<0.3	2.8	<2.7	22	18	65	9.9	9.9	<0.5	<2.8	8	40
Naphthalene	<0.3	**	**	<1	<0.5	<0.54	<0.5	<0.5	<1.7	<0.5	<1.7	NE	NE
1,2,4-Trimethylbenzene	<0.3	<0.4	<1.7	<1.7	<0.5	<0.46	<0.5	<0.5	<0.9	<0.4	<0.9	NE	NE
1,3,5-Trimethylbenzene	<0.2	<0.3	<0.9	<0.9	<0.4	<0.35	<0.4	<0.4	<0.9	<0.4	<0.9	NE	NE
Total Trimethylbenzenes	<0.5	<0.7	<2.6	<2.6	<0.9	<0.81	<0.9	<0.9	<2.6	<0.9	<2.6	96	480
1,1-Dichloroethane	<0.2	**	**	<1.6	2.8	4.94	2.9	2.9	**	4.6	4.38	85	850
Dissolved Oxygen	**	**	**	**	**	0.1	4.6	4.6	4.38	0.1	4.38	NE	NE
Nitrate-N	**	**	**	**	0	**	3.5	3.5	0.1	**	0.1	NE	NE
Iron(III)	**	**	**	**	1.1	**	0.2	0.2	1.0	**	1.0	NE	NE
Sulfate	**	**	**	**	33	**	45	45	44	**	44	NE	NE
Heterotrophs CFUx10 ⁷ /L	**	**	**	**	1.4	**	0.043	0.043	2.7	**	2.7	NE	NE
Degraders CFUx10 ⁶ /L	**	**	**	**	1.96	**	0.014	0.014	0.0002	**	0.0002	NE	NE
%Degraders	**	**	**	**	100	**	32.6	32.6	0.007	**	0.007	NE	NE

TABLE I
SUMMARY OF DETECTED GROUNDWATER PARAMETERS

Parameter (ppb)	Sump 1					Sump 2					WDNR PAL	WDNR ES
	Post remediation					Post Remediation						
	9/29/97	10/30/97	3/4/98	6/1/98	9/21/98	9/29/97	10/30/97	3/4/98	6/1/98	9/21/98		
GRO	--	--	--	--	--	--	--	--	--	--	NE	NE
Benzene	0.7*	2.1	<0.4	0.89	<0.5	<0.4	35	47	6.6	16	0.5	5
Toluene	<0.4	<0.4	<0.4	<0.6	<0.6	<0.4	0.9*	4.6	1.9	1.7	68.6	343
Ethylbenzene	<0.2	<0.2	<0.2	<0.6	<0.6	<0.2	<0.2	9.3	<0.6	2.2	140	700
Total Xylenes	<0.6	<0.6	<0.6	<2.2	<2.2	<0.6	19.4	56	8	17	124	620
Methyl-tert-butyl-ether	12	6.5	2.6*	2.4	<0.92	18	27	18	9.1	<0.92	12	60
Naphthalene	<0.5	<0.5	<0.5	<2.8	<2.8	<0.5	<0.5	4.2	<2.8	5.7	8	40
1,2,4-Trimethylbenzene	<0.5	<0.5	<0.5	<1.7	<1.7	<0.5	1.3*	11	<1.7	12	NE	NE
1,3,5-Trimethylbenzene	<0.4	<0.4	<0.4	<0.9	<0.9	<0.4	0.4*	<0.7	<0.9	1.5	NE	NE
Total Trimethylbenzenes	<0.9	<0.9	<0.9	<2.6	<2.6	<0.9	<1.7*	<11.7	<2.6	13.5	96	480
1,1-Dichloroethane	3.7	3.8	5.2	--	--	3.1	3.6	8.1	--	--	85	850
Dissolved Oxygen	--	0.28	8.7	3	0.69	--	0.34	2.17	1.1	0.53	NE	NE
Nitrate-N	--	0	7.1	5	3.1	--	2.8	1.4	0	2.4	NE	NE
Iron(III)	--	1.5	0.6	0.9	0.8	--	<0.25	1.2	0.2	0.4	NE	NE
Sulfate	--	40	68	50	54	--	61	57	80	59	NE	NE
Heterotrophs CFUx10 6/L	--	1.06	4.8	18	3.6	--	5.3	0.71	26	9.6	NE	NE
Degraders CFUx10 6/L	--	0.25	0.18	0.0006	0.005	--	0.06	0.018	0.001	0.0008	NE	NE
%Degraders	--	23.6	3.9	0.003	0.1	--	1.1	1.5	0.004	0.008	NE	NE

2-550 Gal. UST's Removed
15 feet in the North



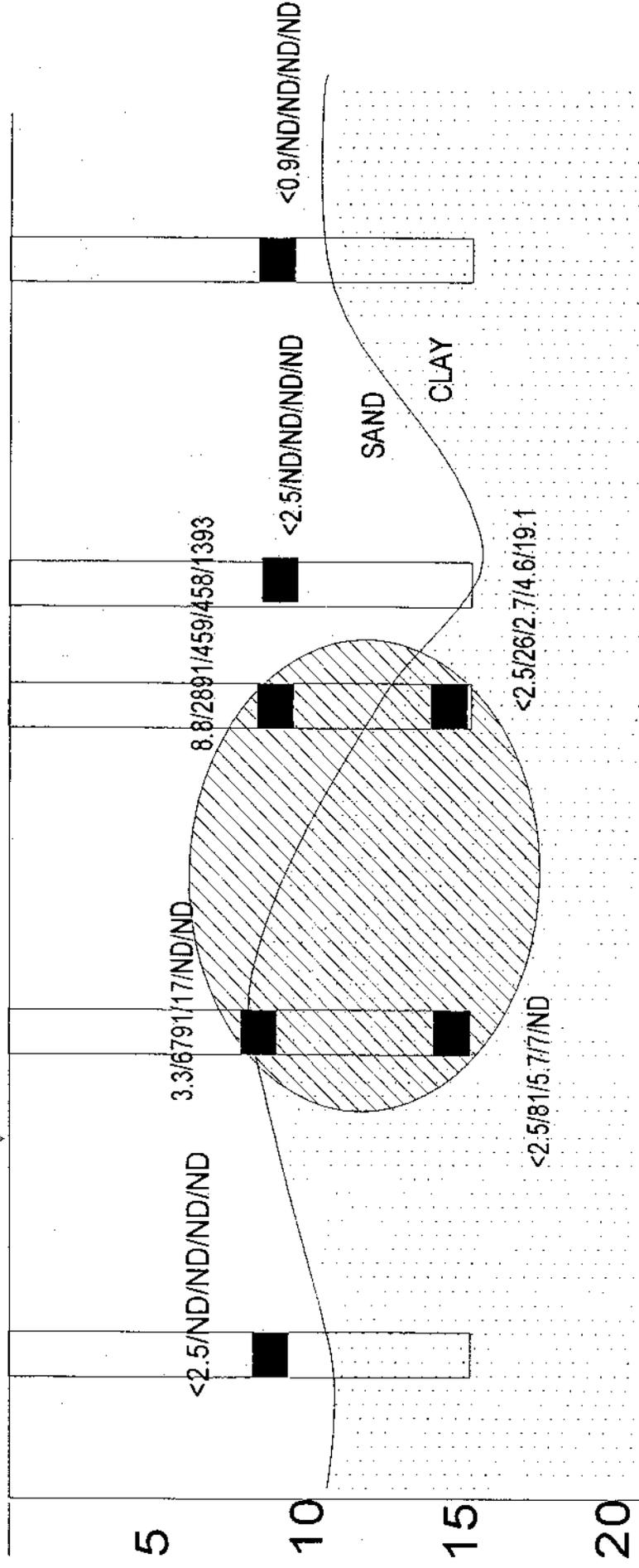
LEGEND

- <2.5/16.7/7.0/ND = GRO/Benzene/Toluene/Ethylbenzene/Xylene
- ▨ = Areas which exceed BTEX limits (No GRO samples > 100 ppm)

ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN	PROJECT/CLIENT St. Mary's Home Manitowoc, WI		DRAWN BY K. Chopp
	TITLE Soil Cross Section A-A'		SCALE 1" = 40' Horiz. 1" = 5' Vertical
			FIGURE NO. 1A

UST Locations
were 15' North

B SB1 SB4 SB11 SB12 SB13 B'



LEGEND

■ <2.5/15.7/7.0/ND = GRO/Benzene/Toluene/Ethylbenzene/Xylene

▨ = Areas which exceed BTEX limits (No GRO samples > 100 ppm)

PROJECT/CLIENT St. Mary's Home Manitowoc, WI	DRAWN BY K. Chopp
TITLE Soil Cross Section B-B'	SCALE 1" = 40' Horiz. 1" = 5' Vertical
FIGURE NO. 1B	

ENVIRONMENTAL ASSESSMENTS, INC.
APPLETON, WISCONSIN