



file
State of Wisconsin \ DEPARTMENT 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

December 29, 1999

Mr. Bernard Nowicki
Quality State Oil Co.
2201 Calumet Drive
P.O. Box 848
Manitowoc, WI 53052-0848

SUBJECT: Case Closure of the Quality Q-Mart site, 802 Huron Avenue,
Manitowoc, WI
BRRTS # 03-36-002039

Dear Mr. Nowicki:

Upon receiving the monitoring well abandonment forms on October 4, 1999 and the filed groundwater restriction, the Department considers the above referenced case "closed", having determined that no further action is necessary at the site at this time. The site will now be listed as closed in the WDNR tracking system. This 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 to the environment.

If you have any questions regarding the content of this letter, please contact Jim Reyburn in Green Bay at (920) 492-5864.

Sincerely,

Scott C. Miller
Hydrogeologist
Remediation & Redevelopment Program

cc: Susan Knabe,
Northern Environmental, 954 Circle Drive, Green Bay, WI 54304

constructing or reconstructing a well on this property. No well may be constructed or reconstructed 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 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 the restrictions set forth in this covenant are no longer required. Upon 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, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

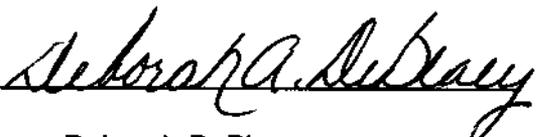
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 8th day of November, 1999.

By signing this document, Gregory B. Bultman and Deborah DeBlaey acknowledge that they are dully authorized to sign this document on behalf of QSO Acquisition Corp., Inc., a Wisconsin Corporation.

Signature: 

Printed Name: Gregory B. Bultman

Title: President

Signature: 

Printed Name: Deborah DeBlaey

Title: Secretary/Treasurer

Subscribed and sworn to before me
this 8TH day of NOVEMBER, 1999.


Notary Public, State of WISCONSIN

My commission 9/10/2000

223

DOCUMENT NO.
643640

202
STATE BAR OF WISCONSIN FORM 1-1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD
VOL **842** PAGE **202**
1988 JUN 10 PM 3:39

This Deed, made between Gordon W. Petherick a/k/a
Gordon Petherick

and Q.S.O. Acquisition Corp.

REGISTERED IN THE
RECORDS OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration
conveys to Grantee the following described real estate in Manitowoc
County, State of Wisconsin:

RENEE L. DOERNER, VAN DEUREN,
NORRIS & KIZSELBACH, S.C.

114 East Wisconsin Ave.
Suite 1602
Milwaukee, Wisconsin 53202
Notary Public
Sheboygan
See cat 4 ell

Tax Parcel No. 170-001-030-7

Lot Number Three (3), excepting the West Seventy-four (74) feet thereof; and the South Six (6) feet of Lot Number Two (2), excepting the West Seventy-four (74) feet thereof; all in Edward Brey's Resubdivision of Lots Number One (1), Two (2) and Three (3) of Block Number Ten (10) in the City of Manitowoc, Wisconsin, according to the recorded plat thereof.

TAXES
300.00
FEE

W-7
This IS NOT homestead property.
(NOR (is not))

Together with all and singular the hereditaments and appurtenances thereto belonging:
And Gordon W. Petherick a/k/a Gordon Petherick
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, and real estate taxes for 1988, and encroachment of light poles disclosed by survey L7956 dated January 16, 1988, revised May 23, 1988 prepared by D & H Land Surveys, and will warrant and defend the same.

Dated this 3rd day of June, 1988

(SEAL) Gordon W. Petherick (SEAL)
GORDON W. PETHERICK a/k/a
GORDON PETHERICK

(SEAL) _____ (SEAL)

AUTENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.04, Wis. Stat.)

THIS INSTRUMENT WAS DRAFTED BY
CHASE, OLSEN, KLOET & GUNDERSON

By: Attorney Arthur J. Olsen

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Sheboygan County

Personally came before me this 3rd day of June, 1988, the above named Gordon W. Petherick a/k/a Gordon Petherick

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

Arthur J. Olsen
ARTHUR J. OLSEN

Notary Public Sheboygan County, Wis.
My Commission is permanent. (If not, state expiration date: _____ 19____)

1495612

J 26668 I 38

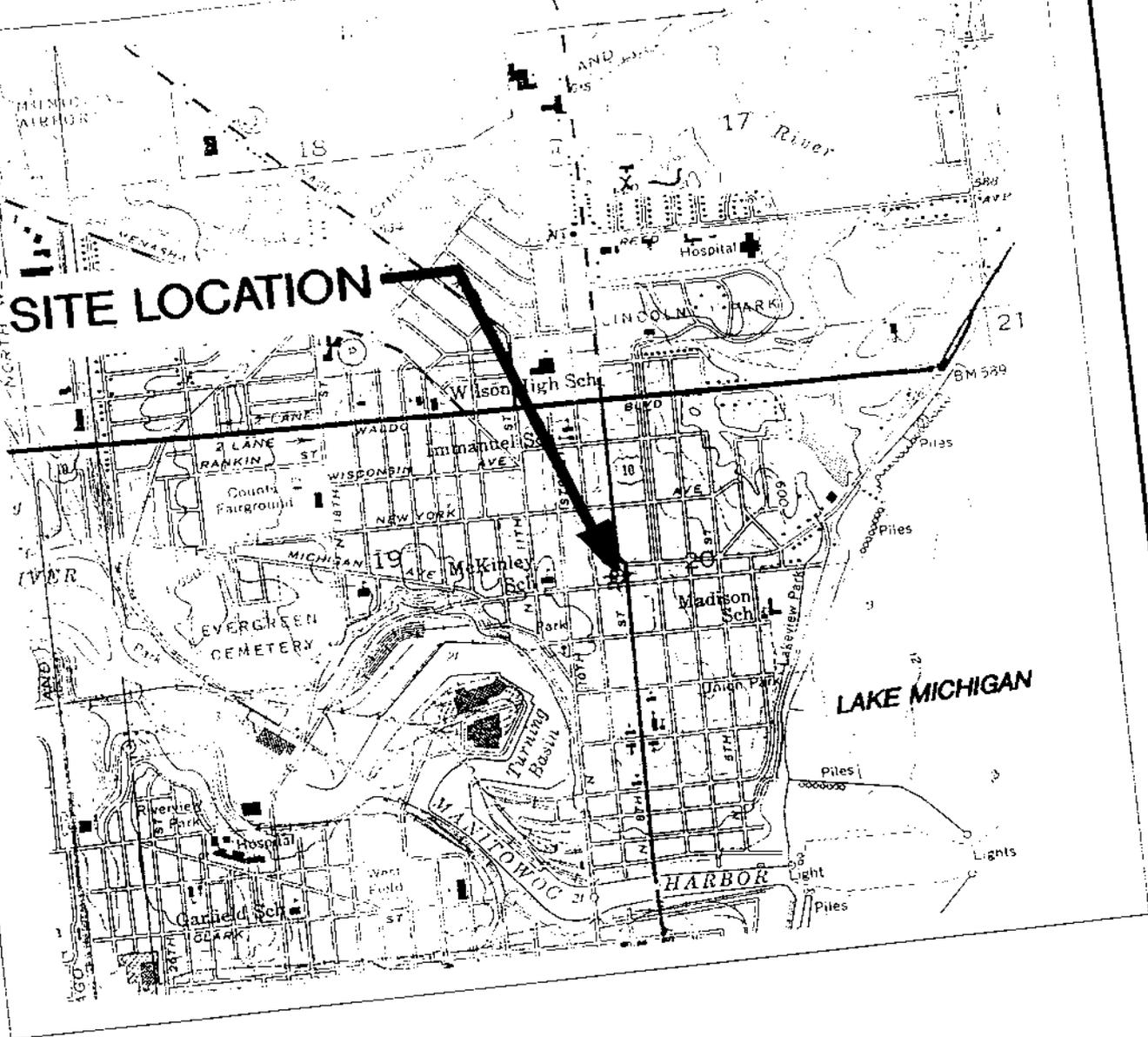
Exhibit A

Part of the Southwest 1/4 - Northeast 1/4, Section 14, Township Twenty-five (25) North, Range Twenty (20) East, Town of Suamico, Brown County, Wisconsin, more fully described as follows:

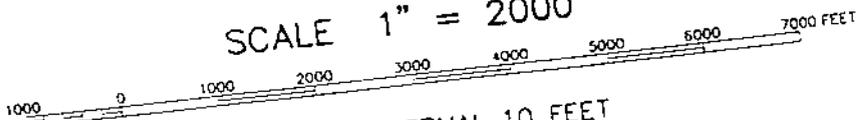
Commencing at the Northeast Corner, Section 14, T25N - R20E; thence South 88° 12' 38" West, 1322.41 feet along the north line of the Northeast 1/4, said Section 14; thence South 0 degrees 30' 47" East, 2240.00 feet along the east line of the Northwest 1/4 - Northeast 1/4 and Southwest 1/4 - Northeast 1/4, said Section 14; thence South 89 degrees 00' 14" West, 46.01 feet to the west right-of-way of C.T.H. "J", also known as Lakeview Drive and the point of beginning; thence South 0 degrees 27' 54" East, 156.38 feet along said west right-of-way; thence South 88 degrees 18' 17" West, 253.91 feet along the north line of 76 Jacket 672, Image 11, Brown County Records; thence South 0 degrees 30' 47" East, 214.93 feet along the west line of said jacket and image to an existing fence line; thence South 89 degrees 08' 58" West, 358.98 feet along said fence line; thence North 0 degrees 33' 30" West, 523.50 feet along the east line of Jacket 5222, Image 18, Brown County Records; thence North 89 degrees 00' 14" East, 323.66 feet along the south line of Volume 12, Certified Survey Maps, page 363, Brown County Records; thence South 0 degrees 24' 53" East, 150.01 feet; thence North 89 degrees 00' 14" East, 290.00 feet to the west right-of-way of C.T.H. "J", also known as Lakeview Drive and the point of beginning.

Parcel contains 222,918 square feet/5.12 acres, more or less.

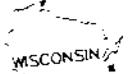
SITE LOCATION



SCALE 1" = 2000'



CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC SERIES, MANITOWOC, WISCONSIN: 1973

DRAWN BY: QSO	PROJECT: QSO131526	DATE:
REV. DATE: 7/24/87	THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF NORTHERN ENVIRONMENTAL SERVICES AND SHALL NOT BE COPIED OR USED EXCEPT AS EXPRESSLY FURNISHED.	

QUALITY STATE OIL
 MANITOWOC, WISCONSIN

SITE LOCATION
 AND LOCAL TOPOGRAPHY

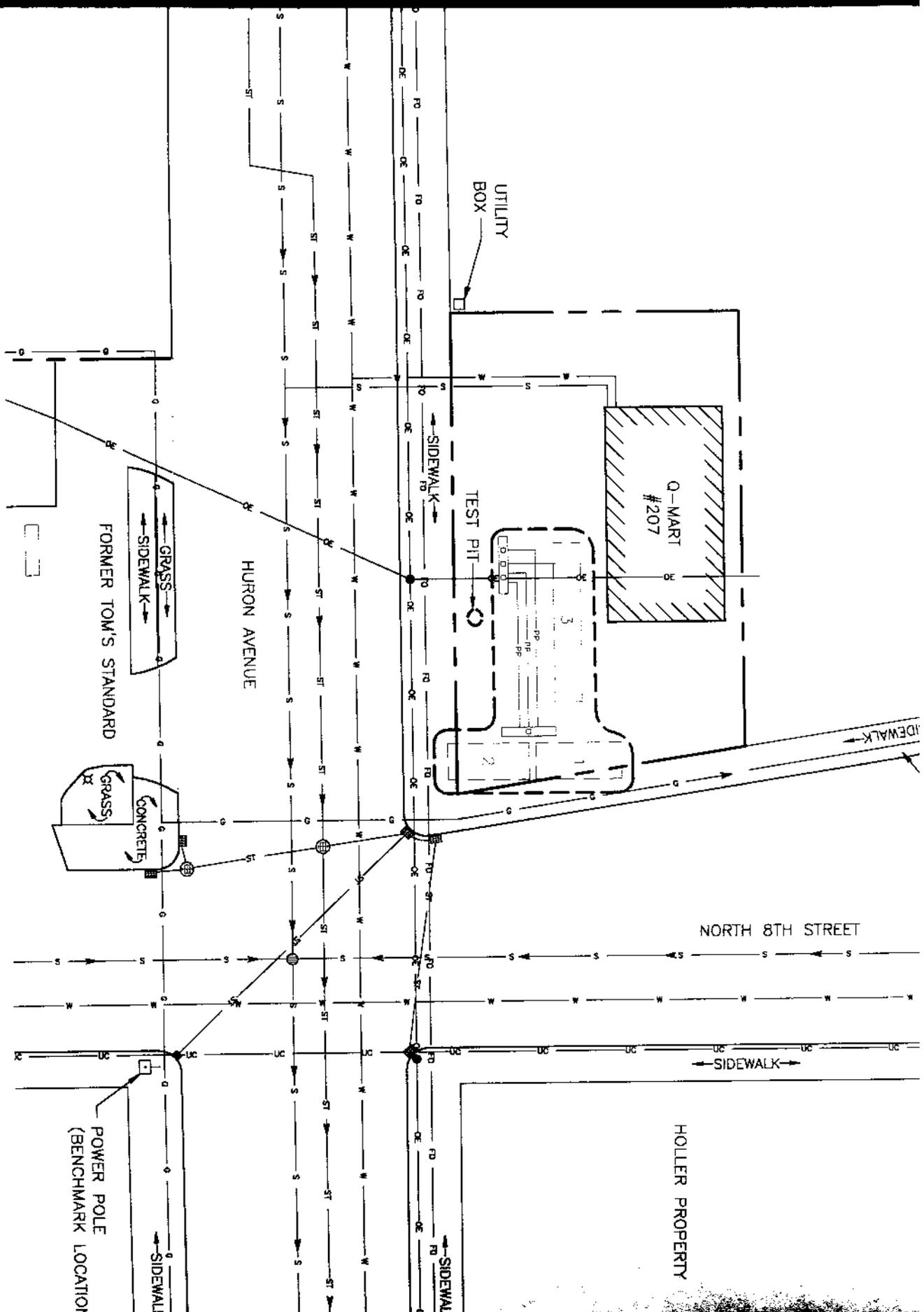
PROJECT: QSO131526/FIGURES/073197-1

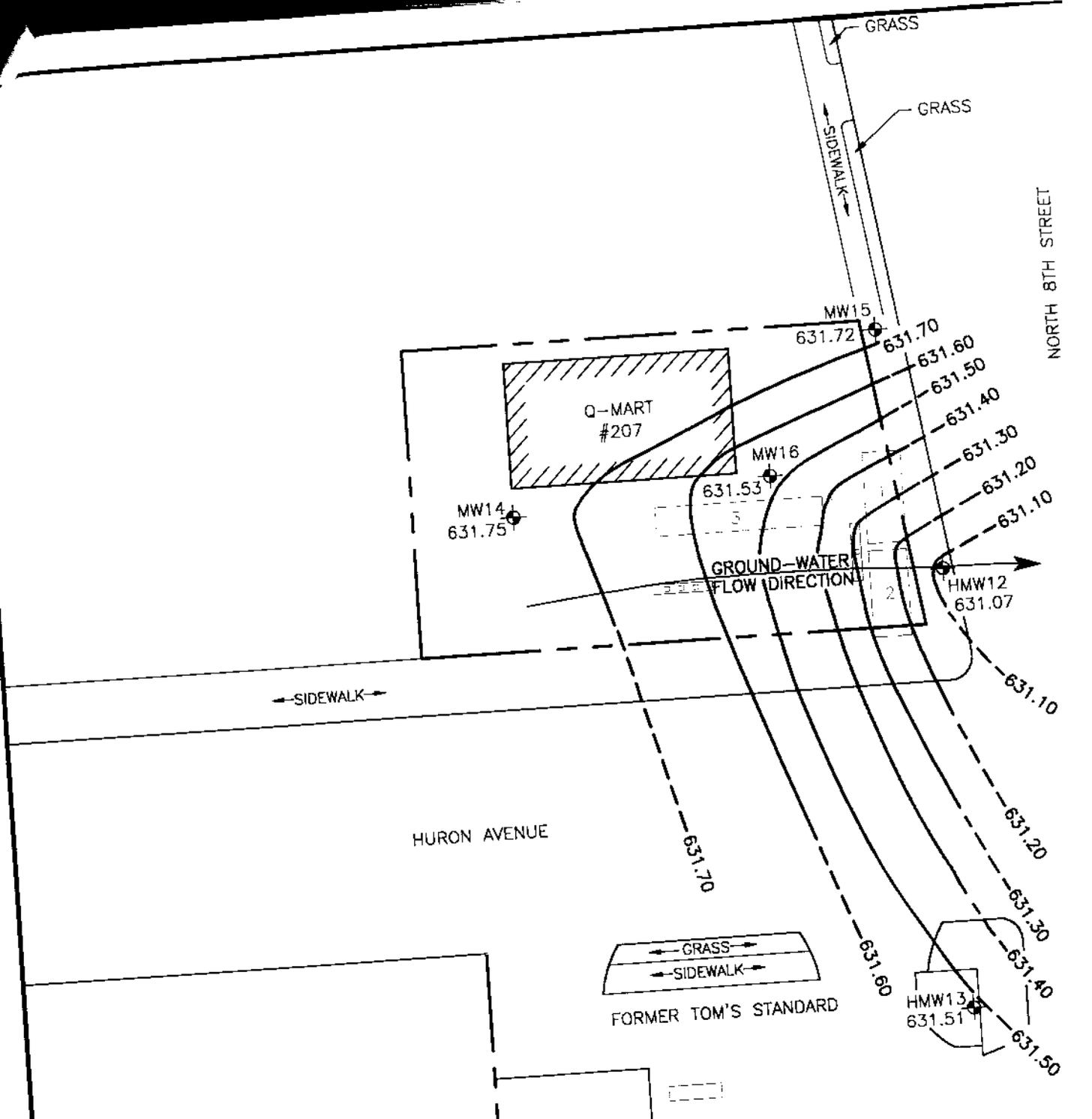
FIGURE 1

[#] ESTIMATED EXTENT OF UST EXCAVATION
 [0.0.0] FORMER UST LOCATION
 [0.0.0] UST 1: 4,000 GALLON GASOLINE
 [0.0.0] UST 2: 4,000 GALLON GASOLINE
 [0.0.0] UST 3: 6,000 GALLON GASOLINE
 [0.0.0] FORMER DISPENSER ISLAND
 [0.0.0] FORMER PRODUCT PIPING
 [0.0.0] PROPERTY LINE

● UTILITY POLE
 ✕ LIGHT POLE
 ■ STORM CATCH BASIN
 ⊕ STORM MANHOLE
 ⊕ SANITARY SEWER MANHOLE

LEGEND





LEGEND

[#]

FORMER UST LOCATION
 UST 1: 4,000 GALLON GASOLINE
 UST 2: 4,000 GALLON GASOLINE
 UST 3: 6,000 GALLON GASOLINE

[G D I]

FORMER DISPENSER ISLAND

PROPERTY LINE

● MW14
631.75

MONITORING WELL LOCATION AND
GROUND WATER ELEVATION ON 6/2/99

● HW12
631.07

MONITORING WELL LOCATION INSTALLED
FOR HOLLER INVESTIGATION AND
GROUND WATER ELEVATION ON 6/2/99

⊙ EW1

EXTRACTION WELL LOCATION

631.70

GROUND WATER CONTOUR LINE:
DASHED WHERE INFERRED
CONTOUR LINE INTERVAL = 0.10 FEET

SOILS REMOVED SEP. 1997

Well ID	Date Sampled	Relevant and Significant Analytical Results (ug/l)									
		Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes		
WDNR PAL (ug/l)		0.5	140	12	8	68.6	NE	NE	124		
	WDNR ES (ug/l)	5	700	60	40	343	NE	NE	620		
Feron's Private Well	06/28/96	<0.7	<0.7	<0.5	---	<1	<1	<0.9	<2		
	06/28/96	<0.26	<0.32	<0.22	<0.41	<0.69	<0.57	<0.57	<1.23		
MW1100	10/03/97	<0.21	<0.68	<0.21	---	<1.5	<1	<0.86	<1.8		
	01/02/98	<0.21	<0.68	<0.21	---	<1.5	<1	<0.86	<1.8		
POST	04/06/98	<0.32	<0.34	<0.31	---	<0.35	<0.35	<0.64	<1		
	07/06/98	<0.32	<0.34	<0.31	---	<0.35	<0.35	<0.64	<1		
MW1200	05/28/96	<0.26	<0.32	<0.22	<0.41	<0.69	<0.57	<0.57	<1.23		
	10/03/97	<0.21	<0.68	<0.21	---	<1.5	<1	<0.86	<1.8		
POST	06/28/96	990	860	190	320	2400	770	220	4200		
	10/03/97	460	300	77	---	110	240	64	480		
POST	01/13/98	220	100	53	55 "u"	<30	73	<17.2	98		
	04/06/98	440	260	35	120	68	200	71	510		
MW1500	07/06/98	136	52	5.7	49	8.3	55	10.4	63		
	06/28/96	0.66	0.44	2.2	<0.41	<0.69	0.8	<0.57	<1.23		
POST	10/03/97	<0.21	<0.68	<0.21	---	<1.5	<1	<0.86	<1.8		
	01/13/98	0.51 "u"	<0.68	0.40 "u"	---	<1.5	<1	<0.86	<1.8		
POST	04/06/98	0.57 "u"	<0.34	<0.31	---	<0.35	0.49 "u"	<0.64	<1		
	07/06/98	<0.32	<0.34	<0.31	<0.88	<0.35	<0.64	<0.64	<1		
MW1600	10/03/97	300	2600	320	---	1300	1100	220	7500		
	01/02/98	470	2600	470	320	540	1300	400	7800		
POST	04/06/98	300	1800	260	260	430	780	280	4500		
	07/06/98	310	2200	185	480	3200	1100	310	6600		
SUMPT	10/03/96	70	490	<2.1	---	1700	870	240	3500		
	01/02/98	180	510	<2.1	---	950	1100	400	3600		
POST	04/06/98	4.1	67	<0.31	25	10	110	48	220		
	07/06/98	3.7	48	<0.31	19.5	1.27	76	30	65		

Key:
 MTBE = Methyl-Tertiary-Butyl-Ether
 ug/l = micrograms per liter
 WDNR = Wisconsin Department of Natural Resources
 PAL = Preventive Action Limit
 ES = Enforcement Standard
 NE = Not established by WDNR
 "u" = Analyte detected between Limit of Detection
 = Not analyzed
 32 = WDNR Preventive Action Limit Exceeded
 32 = WDNR Enforcement Standard Exceeded

PROBLEM - INCREASING TRENDS.

Table 4 Ground-Water Analytical Results, Quality OSO Q-Mant #207, Manitowoc, Wisconsin

Well ID	Date Sampled	Relevant and Significant Analytical Results (µg/l)															
		GRO	Lead	Benzene	n-Butylbenzene	sec-Butylbenzene	Chloroform	1,1-Dichloroethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzene	Xylenes
WAC PAL (µg/l)		NE	1.5	0.5	NE	NE	0.6	85	140	NE	NE	12	8	NE	68.6	96	124
WAC ES (µg/l)		NE	5	5	NE	NE	6	850	700	NE	NE	60	40	NE	343	480	620
HMMW12	4/26/95	---	---	<0.5	<1.9	<1.5	1.6	---	<0.6	<1.3	<0.92	<2.5	<2.5	---	<1.3	<2.9	<2.2
	7/15/95*	---	---	<0.5	---	---	---	---	6	---	<0.92	<2.5	<2.5	---	4.1	3.4	12
	10/12/95*	---	---	<0.5	---	---	---	---	<0.6	---	<0.92	<2.5	<2.5	---	<1.3	<2.9	<2.9
	2/21/96	4200	---	---	93	6	<0.22	---	170	16	6.7	<0.92	<2.5	43	<1.3	<2.9	<4.0
	5/8/95*	---	---	<0.5	---	---	---	<0.6	<0.6	---	<0.92	<2.5	<2.5	---	<1.3	<2.9	<2.9
	8/12/96*	---	---	<0.5	---	---	---	<0.6	<0.6	---	3.8	<2.5	<2.5	---	0.8	3.9	3.8
	2/18/97*	---	---	<0.5	---	---	---	---	---	---	<0.92	<2.5	<2.5	---	<1.3	<2.9	<0.96
	5/14/97*	---	---	<0.5	---	---	---	<0.6	---	---	<0.92	<2.5	<2.5	---	<1.3	<2.9	<0.96
	10/22/97*	---	---	<0.5	---	---	---	<0.6	---	---	<0.92	<2.8	<2.8	---	<0.6	<1.7	<1.7
	2/26/98*	---	---	<0.5	<5	---	---	<0.6	<0.6	---	<0.92	<2.8	<2.8	---	<0.6	<1.7	<1.7
	12/10/98*	---	---	<0.5	---	---	---	<0.6	<0.6	---	<0.92	<2.8	<2.8	---	<0.6	<1.7	<1.7
	2/28/99*	---	---	<0.5	---	---	---	---	---	---	<0.92	<2.8	<2.8	---	<0.6	<1.7	<1.7
	6/2/99	---	---	<0.5	---	---	---	---	6	---	6.6	2.4 "J"	---	0.91 "J"	12.5	8.4	13
HMMW13	4/26/95	---	---	<0.5	<1.9	<1.5	<0.8	---	<0.6	<1.3	<2.7	<1.0	<0.8	---	<0.6	<2.6	<2.2
	7/15/95	---	---	<0.5	---	---	---	<0.6	<0.6	---	<2.7	<1.0	<0.8	---	<0.6	<2.6	<1.7
	2/21/96	<100	---	<0.26	<0.45	<0.49	<0.22	---	<0.32	<0.36	<0.22	<0.41	<0.41	<0.41	<0.69	<1.04	<1.23
	2/21/96	<100	---	<0.26	<0.45	<0.49	0.58	---	<0.32	<0.36	<0.22	<0.41	<0.41	<0.41	<0.69	<1.04	<1.23
	3/18/99	---	---	<0.32	---	---	---	<0.34	<0.34	---	<0.31	<0.88	<0.88	---	<0.35	<0.99	<1
	6/2/99	---	---	<0.32	---	---	---	<0.34	<0.34	---	0.56 "J"	<0.88	<0.88	---	<0.35	<0.99	<1
MWM15	2/21/96	490	---	<0.32	8.6	2.2	<0.22	---	17	3	<0.22	3.3	10	1.4	31.9	15	<1
	3/18/99	---	---	0.48 "J"	---	---	---	<0.34	<0.34	---	<0.31	<0.88	---	<0.35	<0.99	<1	<1
	6/2/99	---	---	1.5 "J"	---	---	---	<0.43	<0.43	---	<0.31	<0.88	---	<0.35	1 "J"	<1	<1
MWM16	2/21/96	4500	---	0.97 "J"	160	11	<0.22	---	120	30	<0.22	<0.88	98	33	<0.35	1 "J"	<1
	3/18/99	---	---	0.77 "J"	---	---	---	78	---	---	<0.22	<0.88	---	---	---	---	<1
	6/2/99	---	---	3.5 "J"	---	---	---	54	---	---	<3.1	<0.88	---	---	---	---	79

s:\proj\usol14080873\kables\lwa004.xls

1/31

7/10/03

Key:
 GRO
 MTBE
 µg/l
 WAC
 PAL
 ES
 NE
 "J"