



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

January 20, 2000

Mr. Bill Springer
Lakeside Oil and Tire
P.O. Box 5
Two Rivers, WI 54241

SUBJECT: Case Closure of the Uni-Mart Rapids site, 205 North Rapids Road,
Manitowoc, WI
BRRTS # 03-36-098737

Dear Mr. Springer:

Upon receiving the monitoring well abandonment forms on October 5, 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: Barbara Burns, Environmental Assessments Inc.,
P.O. Box 9127, Appleton, WI 54911

649027

46

856 46
1989 OCT 27 11 3:59

By This Deed, Finance Service Corp., a Wisconsin Corporation

Grantor conveys and warrants to Lakeshore Oil & Tire Company Inc.

for a valuable consideration of Ten Thousand Five Hundred Dollars and 00/100 the following described real estate in Manitowoc County, State of Wisconsin

New Address: FINANCE SERVICE CORP. P.O. Box 303 31574 MANITOWOC, WI 54221-2018

Tax Key # 450-010-081-5 This is not homestead property. w-4

The South Thirty-three (33) feet of Lot Numbered Six (6); and also Lots Numbered Seven (7) and Eight (8), EXCEPTING THEREFROM the South One Hundred Twenty-seven (127) feet of said Lots 7 & 8; ALL IN Block Numbered Ten (10) in the Village of Manitowoc Rapids, according to the Recorded Plat thereof, now annexed to the City of Manitowoc, known as the Original Plat of said Village of Manitowoc Rapids.

TRANSFER \$ 3150 FEE

Exception to warranties:

Executed at Manitowoc, WI this 24th day of October 19 88

WITNESSED AND SEALED IN PRESENCE OF

Handwritten signature: Donald H. Dimmick

Richard S. Molepske/President (SEAL)

Pamela A. Dimmick

Keith A. Smith/Vice President (SEAL)

Handwritten signature: Dawn M. Green

Dawn H. Green

NO CORPORATE SEAL.

Signatures of

authenticated this day of 19

Title: Member State Bar of Wisconsin or Other Party Authorized under Sec. 706.06 viz.

STATE OF WISCONSIN

Manitowoc County

Personally came before me, this 24th day of October 19 88 the above named Richard S. Molepske/President and Keith A. Smith/Vice President of Finance Service Corp.

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

THIS INSTRUMENT WAS DRAFTED BY

Handwritten signature: Jane E. Kinzel
Jane E. Kinzel

Pamela A. Dimmick

Manitowoc County, Wis.

The use of witnesses is optional

Notary Public

My commission (expires) on October 1, 1989

Names of persons signing in any capacity should be typed or printed below their signatures.

725866

JOSEPH A. TONINI

conveys and warrants to

LAKESHORE OIL & TIRE CO., INC.

RECEIVED FOR RECORD
VOL. 1051 PAGE 161
'93 OCT 27 PM 3 44
MANITOWOC COUNTY, WI
FRESTON JONES
REGISTERED DEEDS

\$10189.10 chkr
Return to:
Atty. Deschler
201 E. Water
Manitowoc

the following described real estate
in the County of Manitowoc,
State of Wisconsin:

Tax Parcel No. 52-450-010-050-0

W-7

The South Fifty-two (52) feet of the North One Hundred Seventeen (117) feet of Lot Number Six (6); and

Also the South Eighty-five (85) feet of Lot Number Five (5); and
Also the South Eighty-five (85) feet of Lot Number Four (4); and
Also the East Twenty (20) feet of the North Sixty-five (65) feet of Lot Number Four (4);

All in Block Number Ten (10) of the Original Plat in the Village of Manitowoc Rapids, according to the Recorded Plat thereof; now annexed to the city of Manitowoc, Manitowoc County, Wisconsin.

TRANSFER
\$ 89.10
FEE

This is not homestead property.

Exceptions to warranties:

All easements, restrictions, and rights-of-way of record

Dated this 26th day of October, 1993.

Alan J. Tonini (SEAL)
Joseph A. Tonini, by
Alan J. Tonini, Attorney-in-Fact for Joseph A. Tonini

STATE OF WISCONSIN:

:SS

MANITOWOC COUNTY :

Personally came before me this 26th day of October, 1993 the above-named Alan J. Tonini, attorney-in-fact for Joseph A. Tonini, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Peter W. Deschler

Drafted By:
Atty. Peter W. Deschler

Peter W. Deschler
Notary Public Manitowoc County, Wisconsin.
My commission is permanent.

761573

State Bar of Wisconsin Form 2 - 1982
WARRANTY DEED

DOCUMENT NO.

RECEIVED FOR RECORD
VOL 1146 PAGE 335

'95 NOV 1 PM 4 06

MANITOWOC COUNTY, WI
PRESTON JONES
REGISTER OF DEEDS

John Nuhs, a/k/a John J. Nuhs and Ruth E. Nuhs,
husband and wife

conveys and warrants to Lakeshore Oil & Tire Co., Inc.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Savage Law Firm
P.O. Box 487
Manitowoc, WI 54220

the following described real estate in Manitowoc
County, State of Wisconsin:

10.00 + 210.00 CA

450-010-091-4

(Parcel Identification Number)

W-7

TRANSFER
\$20.00
FEE

The South One Hundred Twenty-seven (127) feet of Lot Numbered Seven (7) and Eight (8) of Block Numbered Ten (10) in the Village of Manitowoc Rapids, according to the Recorded Plat thereof, and now annexed to the City of Manitowoc.

Subject to an easement for private driveway purposes over East 12 feet thereof, and also the North 12 feet thereof of record.

THIS DEED IS GIVEN IN FULFILLMENT OF A LAND CONTRACT BETWEEN THE PARTIES WHICH IS RECORDED IN VOLUME 750 OF RECORDS ON PAGE 109 AS DOCUMENT NO. 607037.

This is not homestead property.
(is) (is not)

Exception to warranties: Easements and restrictions of record.

Dated this 26 day of October, 1995

(SEAL)

(SEAL)

John J. Nuhs

John Nuhs, a/k/a John J. Nuhs

(SEAL)

(SEAL)

Ruth E. Nuhs

Ruth E. Nuhs

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of 19

Manitowoc County, ss.

Personally came before me this 26th day of October, 1995 the above named John Nuhs, a/k/a John J. Nuhs and Ruth E. Nuhs

TITLE: MEMBER STATE BAR OF WISCONSIN

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

GARY L. BENDIX

Notary Public: Manitowoc County, Wis.

My commission is permanent. (If not, state expiration date: 19)

(If not, authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney John W. Stangel

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

849348

Document No.

GROUNDWATER USE
RESTRICTION

VOL 1408 PAGE 457

STATE OF WISCONSIN - MANITOWOC COUNTY
PRESTON JONES, REGISTER OF DEEDS
RECEIVED FOR RECORD

15 DEC 1999 9:52:59 AM

Declaration of
Restrictions

Recording Area

Name & Return Address

Kaminski & Pozorski
846 N. 8th Street
P.O. Box 609
Manitowoc, WI 54221-0609

\$14ckj

In re:

Parcel 1: The South Thirty-three (33) feet of Lot
Numbered Six (6); and

Also Lots Numbered Seven (7) and Eight (8), EXCEPTING
THEREFROM the South One Hundred Twenty-seven (127) feet
of each lot;

ALL IN Block Numbered Ten (10) in the Village of
Manitowoc Rapids, according to the Recorded Plat thereof,
known as the Original plat of said Village of Manitowoc
Rapids, now annexed to the City of Manitowoc.

Parcel 2: The South Fifty-two (52) feet of the North
One Hundred Seventeen (117) feet of Lot Numbered Six (6); and

Also the South Eighty-five (85) feet of Lot Numbered Five (5); and
Also the South eight-five (85) feet of Lot Numbered Four (4); and
Also the East Twenty (20) feet of the North Sixty-five (65) feet of
Lot Numbered Four (4);

ALL IN Block Numbered Ten (10) in the Village of Manitowoc Rapids,
according to the Recorded Plat thereof; known as the Original Plat
of said Village of Manitowoc Rapids, now annexed to the City of
Manitowoc.

Parcel 3: The South One Hundred Twenty-seven (127) feet of Lots
Numbered Seven (7) and Eight (8) of Block Numbered Ten (10) in the
Village of Manitowoc Rapids, according to the Recorded Plat
thereof; known as the original Plat of said Village of Manitowoc
Rapids, now annexed to the City of Manitowoc.

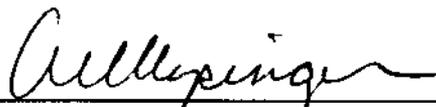
Tax Key #52-450-010-081-5, #52-450-010-091-4, and
52-450-010-050-0

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.

By signing this document, Willard Springer asserts that he is duly authorized to sign this document on behalf of Lakeshore Oil & Tire Co., Inc.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 13 day of December, 1999.

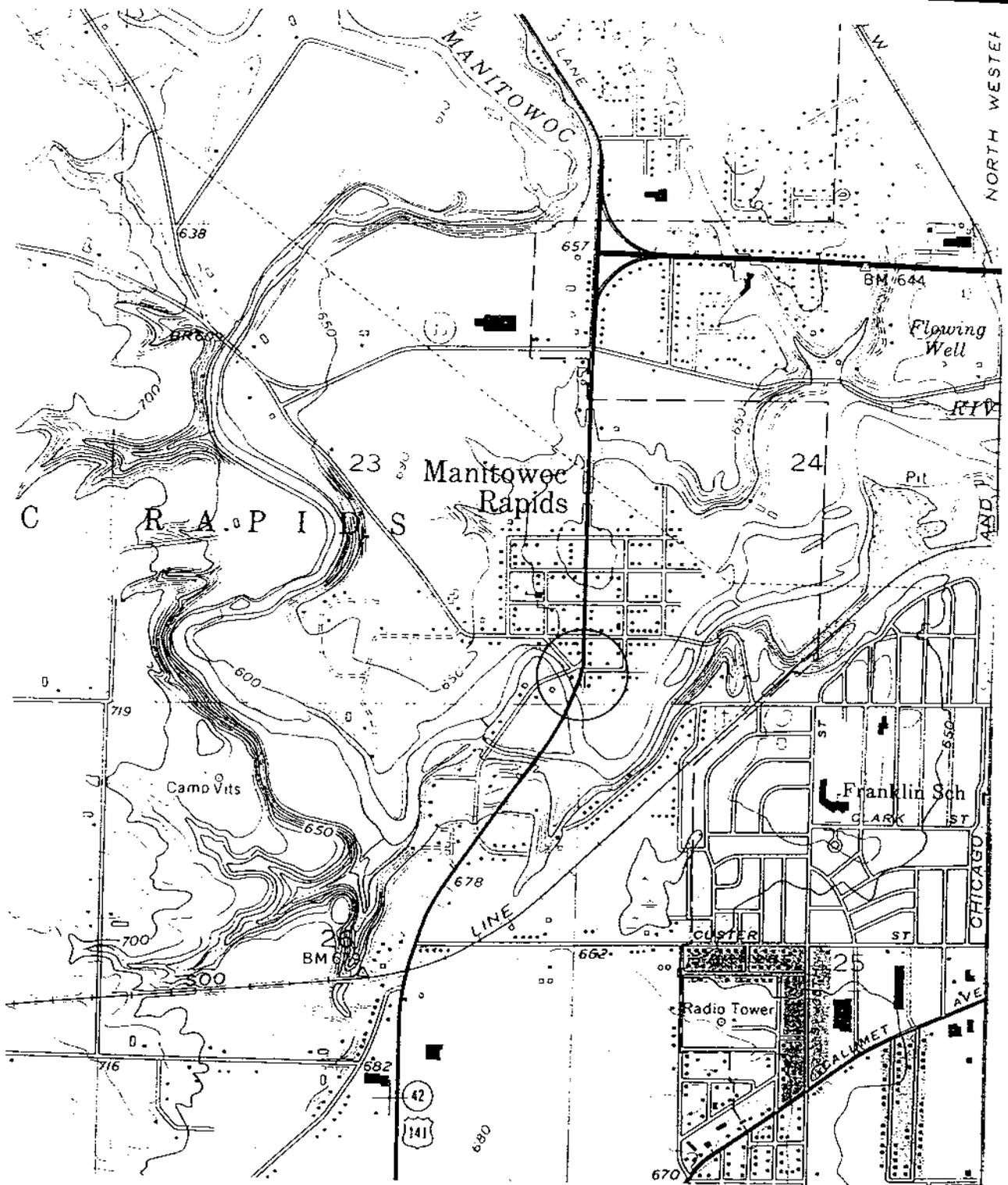


Lakeshore Oil & Tire Co., Inc.
By: Willard Springer, President

Subscribed and sworn to before me
this 13 day of December, 1999.


Notary Public, State of Wisconsin
My Commission 11-29-03

This Document was Drafted by the
Wisconsin Department of Natural Resources.



**ENVIRONMENTAL
ASSESSMENTS,
INC.**

Project/Client

**SITE LOCATION MAP
UNIMART-RAPIDS ROAD
MANITOWOC, WISCONSIN**

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

Figure No.

1

Drawn By

BAB

Scale

1" = 2,000'

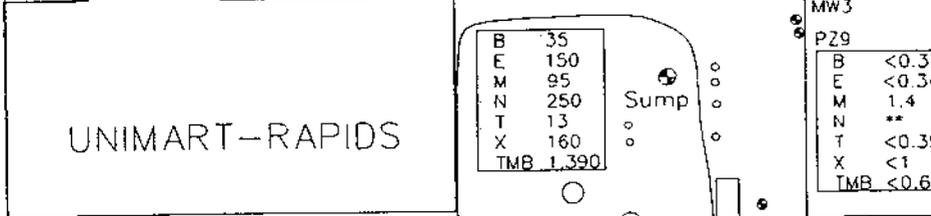
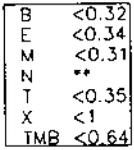
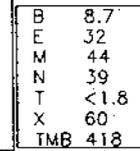
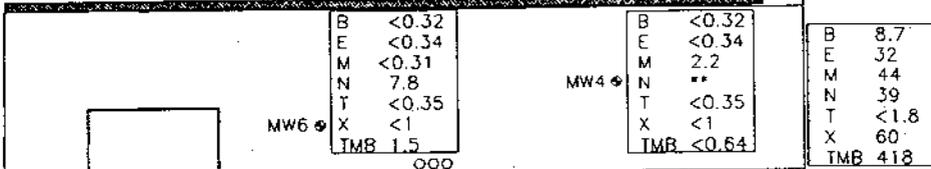
Project No.

20125010396

Fence (Property Boundary)

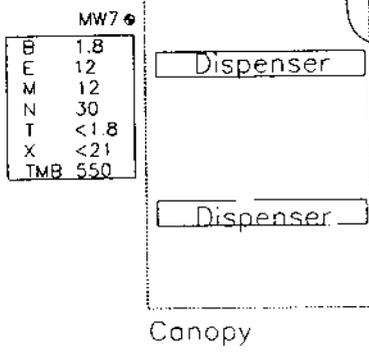
Storm Sewer

Utility Pole



UNIMART-RAPIDS

Sump

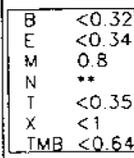
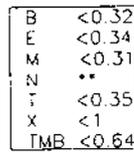


Dispenser

Dispenser

Canopy

Excavation limit



Archer Street

LEGEND

- MW2 • Monitoring well/piezometer ID
- Sump ☉ Sump ID

B	<0.32	Benzene
E	<0.34	Ethylbenzene
M	4.6	MTBE
N	**	Naphthalene
T	<0.35	Toluene
X	<1	Total Xylenes
TMB	<0.64	Trimethylbenzenes

Shaded Box indicates an ES exceedance plus PAL exceedance



ENVIRONMENTAL
ASSESSMENTS, INC.
APPLETON, WISCONSIN

TITLE: Groundwater Analytical Results Map (4/6/99)
PROJECT: UNIMART-RAPIDS MANITOWOC, WISCONSIN

FIGURE #
SCALE : 1 in = 30 ft
DRAWN BY: Barbara Burns

Unimart Rapids
Summary of Detected Groundwater Parameters

MW1							
Date	Benzene	E-benzene	MTBE	Naphthalene	Toluene	Tot. Xylenes	TMB
06/03/96	<0.2	<0.2	10	<0.8	<0.2	<0.4	<0.7
Monitoring well abandoned during soil excavation activities							

MW2							
Date	Benzene	E-benzene	MTBE	Naphthalene	Toluene	Tot. Xylenes	TMB
06/03/96	<0.2	<0.2	2.8	<0.8	<0.2	<0.4	<0.7
07/09/96	<0.5	<0.6	<2.7	**	<0.6	<1.7	<1.7
10/21/96	<0.5	<0.6	<0.9	**	<0.6	<1.7	<1.7
06/13/97	1360	173	59	**	276	1564	350
09/18/97	97	6.6	15	**	3.6	6.2	4.1
12/17/97	12	<0.6	14	**	<0.6	<1.7	<1.7
03/10/98	<0.5	<0.6	<0.92	**	<0.6	<1.7	<1.7
06/22/98	<0.5	<0.6	0.99	**	<0.6	<1.7	<1.7
09/25/98	<0.5	<0.6	2.6	**	<0.6	<1.7	<1.7
01/06/99	<0.32	<0.34	1.2	**	<0.35	<1	<0.64
04/06/99	<0.32	<0.34	0.8	**	<0.35	<1	<0.64

MW3							
Date	Benzene	E-benzene	MTBE	Naphthalene	Toluene	Tot. Xylenes	TMB
06/03/96	<10	120	217	90	42	3215	1327
07/09/96	30	283	123	183	79	2020	1043
10/21/96	16	463	38	403	66	1482	2155
06/13/97	208	328	88	202	66	1310	1171
09/18/97	67	183	<61	34	54	1415	1871
11/25/97	20	43	<31	297	43	286	510
11/25/97	23	41	60	68	13	354	626
12/08/97	33	9.9	83	3.8	67	394	157
12/17/97	122	176	76	231	18	200	1678
03/10/98	21	85	21	75	6.7	551	382
06/22/98	18.3	75.7	32.6	117	<2.2	247	912
09/25/98	14	60	82	117	3.5	137	673
01/06/99	12	27	76	20	2.6	33	237
04/06/99	8.7	32	44	39	<1.8	60	418

10:00 AM
04:10 PM

MW4							
Date	Benzene	E-benzene	MTBE	Naphthalene	Toluene	Tot. Xylenes	TMB
06/03/96	<0.2	<0.2	11	<0.8	<0.2	<0.4	<0.7
07/09/96	<0.5	<0.6	5.6	**	<0.6	<1.7	<1.7
10/21/96	<0.5	<0.6	16	**	<0.6	<1.7	<1.7
06/13/97	<0.5	<0.6	5.2	**	<0.6	<1.7	<1.7
09/18/97	<0.5	<0.6	4.7	**	<0.6	<1.7	<1.7
12/17/97	<0.5	<0.6	6.7	**	<0.6	<1.7	<1.7
03/10/98	<0.5	<0.6	<0.92	**	<0.6	<1.7	<1.7
06/22/98	<0.5	<0.6	2.2	**	<0.6	<1.7	<1.7
09/25/98	<0.5	<0.6	2.8	**	<0.6	<1.7	<1.7
01/06/99	<0.32	<0.34	3.8	**	<0.35	<0.98	4.6
04/06/99	<0.32	<0.34	2.2	**	<0.35	<1	<0.64

NR 140 ES	5	700	60	40	343	620	480
NR 140 PAL	0.5	140	12	8	68.6	124	96

SUMP							
Date	Benzene	E-benzene	MTBE	Naphthalene	Toluene	Tot. Xylenes	TMB
07/09/96	<5.1	9.9	22	35	15	790	293
09/20/96	28	1.2	31	<1	25	47	7.3
10/21/96	111	<12	173	**	54	335	104
11/13/96	242	216	188	**	1189	2170	685
12/05/96	1450	1180	960	737	5110	12310	5130
06/13/97	4330	617	362	153	926	2313	811
09/18/97	865	307	347	148	492	938	522.6
11/25/97	582	501	346	524	773	1803	2521
11/25/97	617	848	279	589	2460	4810	2811
12/08/97	475	384	283	374	1630	2774	1692
12/17/97	122	152	124	110	485	925	519
03/10/98	48	29	48	24	7.6	83	98
06/22/98	45.8	63.8	<36.6	440	8.19	717	1687
09/25/98	115	105	263	353	54	11	316
01/06/99	42	110	100	150	10	70	1060
04/06/99	35	150	95	250	13	160	1390

10:00 AM

04:10 PM

316
1060
1390

NR 140 ES	5	700	60	40	343	620	480
NR 140 PAL	0.5	140	12	8	68.6	124	96

Results reported in parts per billion

ND = Not detected above method detection limit

** = Not analyzed for this parameter

TMB = 1,2,4-trimethylbenzene plus 1,3,5-trimethylbenzene

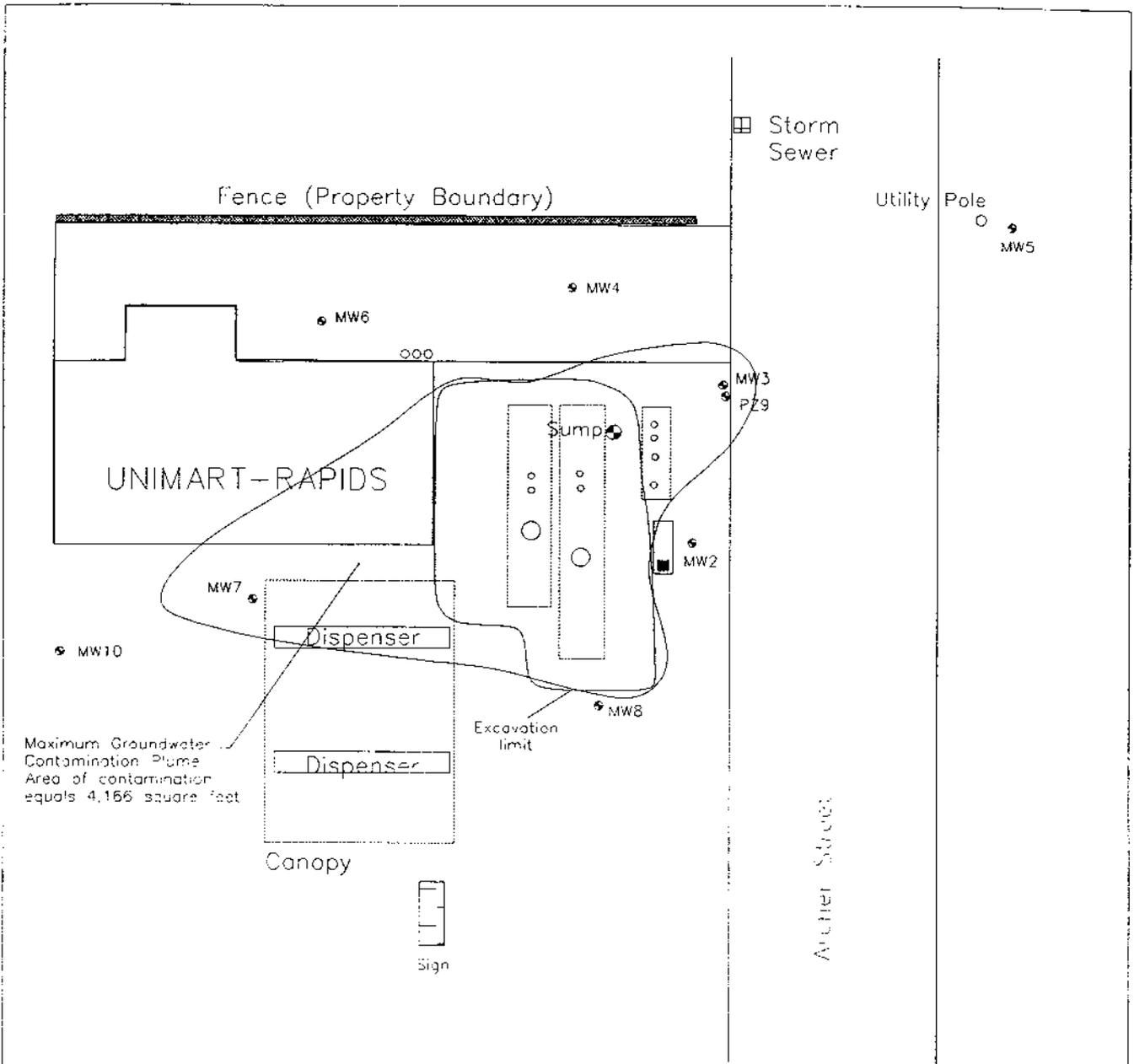
NR 140 ES = WDNR NR 140 enforcement standard

NR 140 PAL = WDNR NR 140 preventive action limit

Shading indicates a NR 140 ES exceedance

Values in bold indicate a NR 140 PAL exceedance

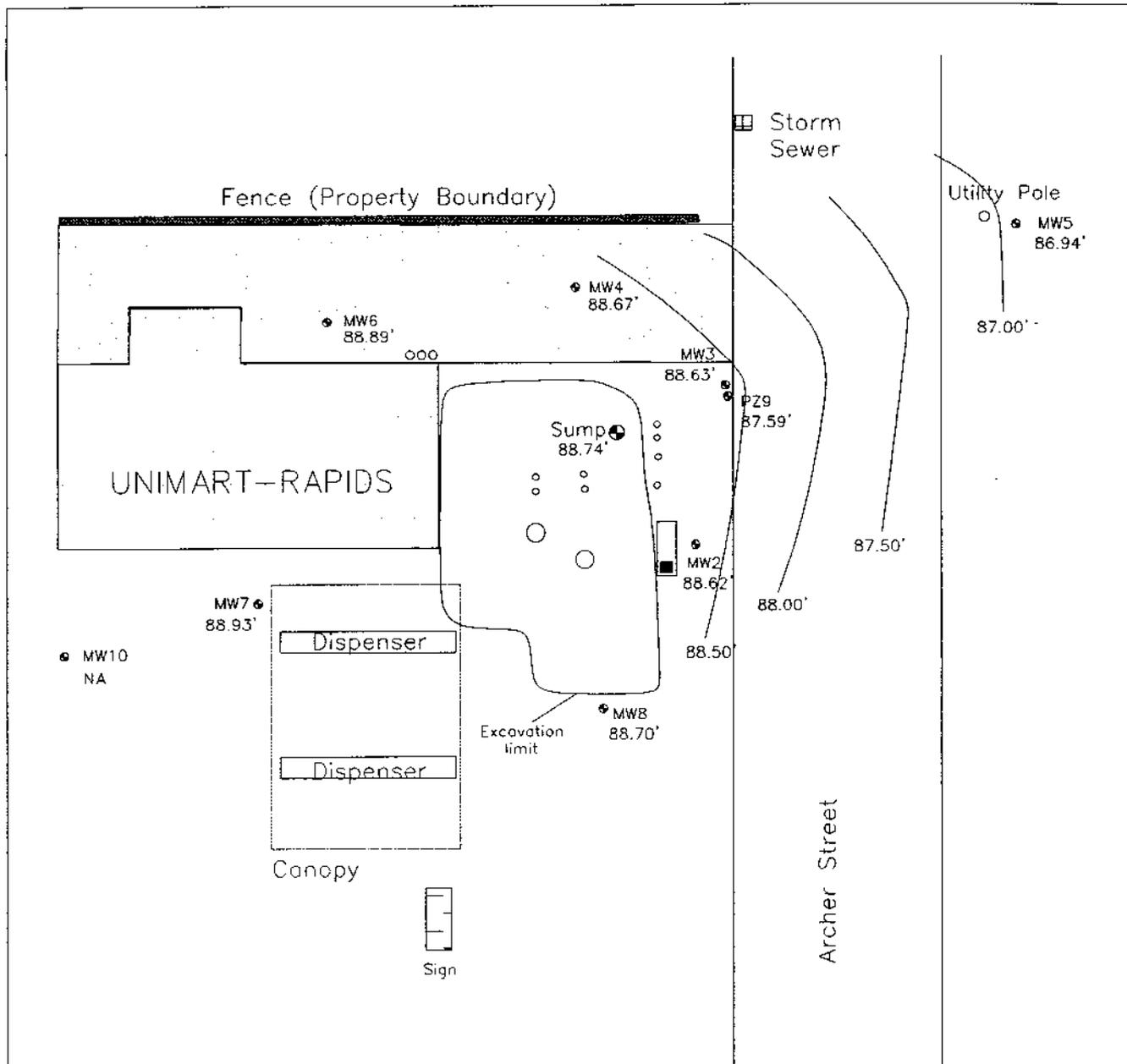
Thick line indicates samples obtained following contaminated soil excavation activities



LEGEND

- MW2 • Monitoring well/piezometer ID
- Sump ⊕ Sump ID

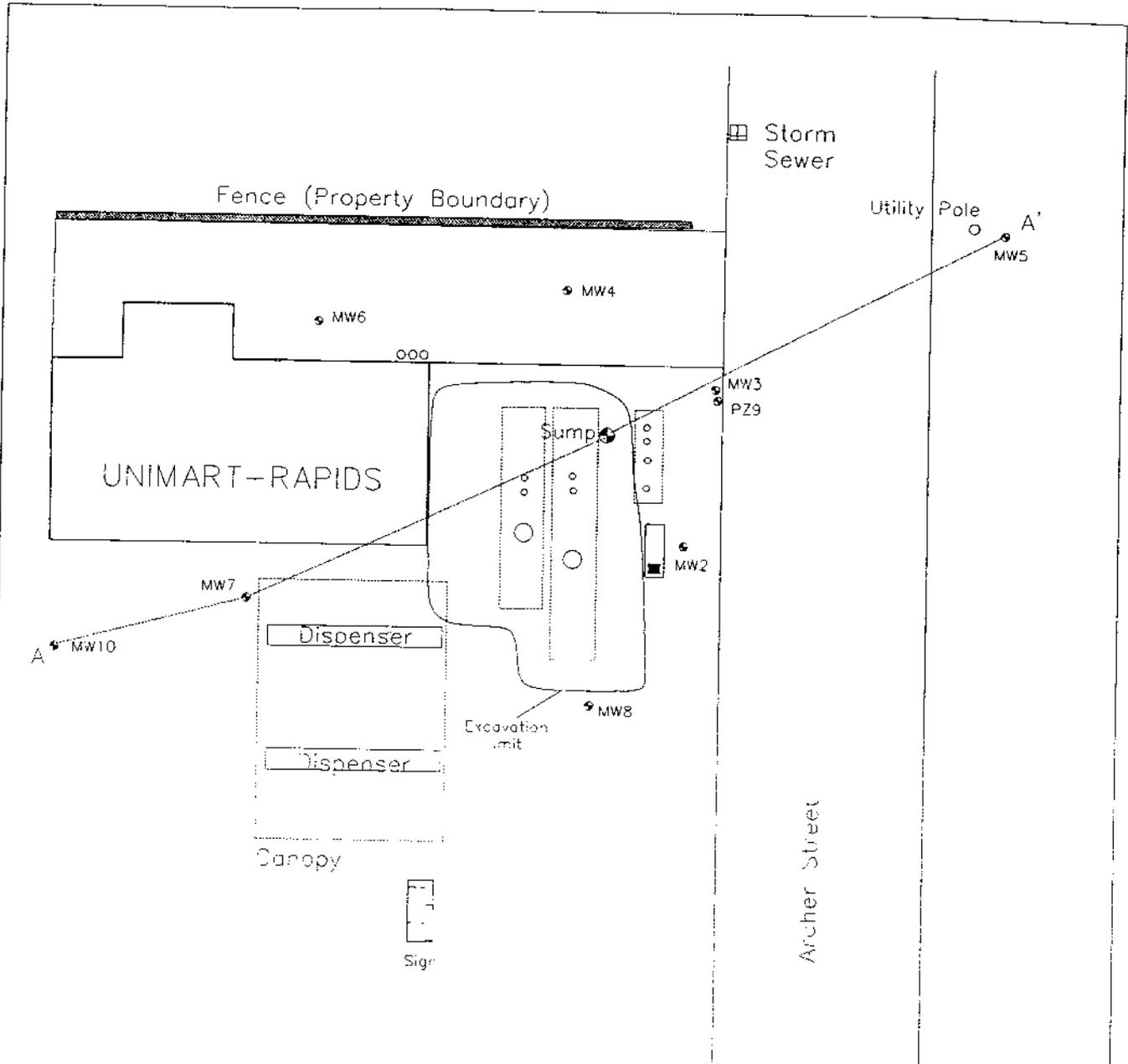
<p>ENVIRONMENTAL ASSESSMENTS, INC.</p> <p>APPLETON, WISCONSIN</p>	<p>TITLE:</p> <p>Maximum Groundwater Contamination Plume Map</p>	<p>FIGURE #</p>
	<p>PROJECT:</p> <p>UNIMART-RAPIDS MANITOWOC, WISCONSIN</p>	<p>SCALE : 1 in = 30 ft</p>
		<p>DRAWN BY: <i>Barbara Burns</i></p>



LEGEND

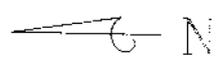
- MW2 • Monitoring well/piezometer ID with groundwater elevation
- Sump ● Sump ID

ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN	TITLE: Groundwater Elevation Map 1/6/99	FIGURE # 3
	PROJECT: UNIMART-RAPIDS MANITOWOC, WISCONSIN	SCALE : 1 in = 30 ft
		DRAWN BY: <i>Barbara Burns</i>



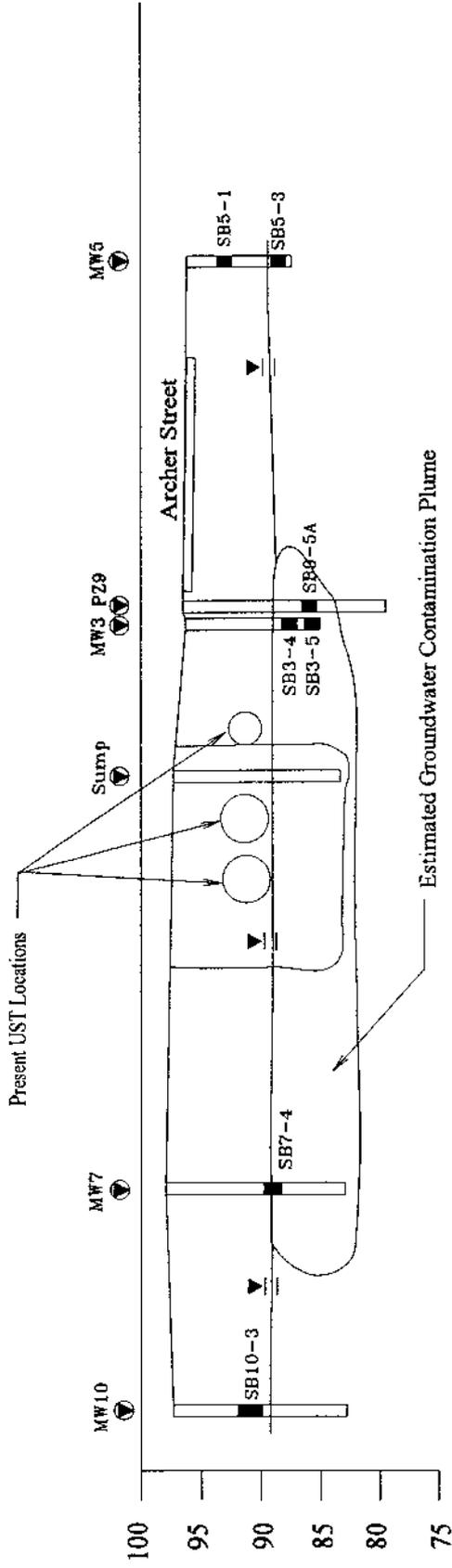
LEGEND

- MW2 • Monitoring well/piezometer ID
- Sump • Sump



ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN	TITLE: Post-Excavation Site Layout	FIGURE #
	PROJECT: UNIMART-RAPIDS MANITOWOC, WISCONSIN	SCALE : 1 in = 30 ft
		DRAWN BY: <i>Barbara Burns</i>

Post - remedy



LEGEND

- MW3 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: Post-Remediation Geologic Cross Section
Project: UNIMART - Rapids
 205 N. Rapids Road
 Manitowoc, Wisconsin

Figure #
 Scale: 1" = 30'
 Drafted By: B. Burns