

GIS REGISTRY

Cover Sheet

May, 2009
(RR 5367)

Source Property Information

BRRTS #: 03-36-129838

ACTIVITY NAME: UNIMART - NORTH

PROPERTY ADDRESS: 1409 N 8TH ST

MUNICIPALITY: MANITOWOC

PARCEL ID #: 052-590-001-011.00

CLOSURE DATE: Jun 1, 2001

FID #:

DATCP #:

COMM #: 54220201509A

*WTM COORDINATES:

X: 707446 Y: 407211

** 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:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial 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:

Are all monitoring wells properly abandoned per NR 141? (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 #: 03-36-129838 PARCEL ID #: 052-590-001-011.00

ACTIVITY NAME: UNIMART - NORTH WTM COORDINATES: X: 707446 Y: 407211

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 #: 1 **Title: Site Layout Map**
 - 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 #: **Title:**

BRRTS #: 03-36-129838

ACTIVITY NAME: UNIMART - NORTH

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 #: **Title:**

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 #: 1 **Title: Estimated Groundwater Contaminant Plume Map Post-Soil Removal**

- 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 #: 3 **Title: Groundwater Elevation Map (7/8/99)**

Figure #: 3A **Title: Groundwater Elevation Map (8/16/99)**

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 #: **Title: Soil Boring Sampling Summary**

- 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: Summary of Detected Groundwater Parameters**

- 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 #: **Title: 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 #: 03-36-129838

ACTIVITY NAME: UNIMART - NORTH

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

Scott McCallum, Governor
Darrell Bazzell, 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
TTY 920-492-5912

June 4, 2001

Mr. Bill Springer
Lakeshore Oil & Tire Co., Inc.
P.O. Box 5
Two Rivers, WI 54241

SUBJECT: Case Closure with a deed restriction and Soil Performance Standard (Impermeable Cap) for Unimart North, 1409 N. 8th Street, Manitowoc, WI 54220
WDNR BRRTS # 03-36-129838

Dear Mr. Springer:

On December 4, 2000, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, it appears at this time the site has been investigated and remediated to the extent practicable under current site conditions and that the conditions of closure (filing of a deed restriction and monitoring well abandonment) have been met. Your case has been closed under s. NR 726.05, Wis. Adm. Code on June 1, 2001.

Please be aware that the 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 or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me in Green Bay at (920) 492-5921.

Sincerely,

Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

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



Declaration of Restrictions

In Re: Lots Number One and Four (1 and 4) of Block One (1), Reedlawn Subdivision to the City of Manitowoc; being laid out upon and part of Lot Number Three (3) of the Subdivision of part of the Southwest Quarter (SW 1/4) of Section Number Seventeen (17), Township Number Nineteen (19) North of Range Number Twenty-four (24) East of the Fourth Principal Meridian. Being an area One Hundred Thirty-five feet (135') in its East-West dimension and One Hundred Twenty feet (120') in its North-South dimension.

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
27 MAR 2001 8:30:00 AM

Recording Area

Name and Return Address

Mr. Bill Springer
Lakeshore Oil & Tire Co., Inc.
P.O. Box 5
Two Rivers, WI 54241

200K

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

WHEREAS, Lakeshore Oil & Tire Company, Inc., a Wisconsin corporation, is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following location(s) on the following date(s): Monitoring well 1 (MW-1): benzene at 160 micrograms per liter (ug/l) and methyl tertiary butyl ether at 140 ug/l on September 25, 1998. Soil contamination existed on the property at the following location(s) on the following dates: Geoprobe 3 at 5 feet (GP 3-5): benzene existed at 1,100 micrograms per kilogram (ug/kg), GP 4-5: benzene was at 278 ug/kg, Soil boring 1-4 (SB 1-4): benzene was at 81 ug/kg, SB 1-7: benzene was at 512 ug/kg, SB 2-9: benzene was at 313 ug/kg and naphthalene was at 8,110 ug/kg, SB 4-9: benzene was at <5,000 ug/kg, ethylbenzene was at <5,000ug/kg, and naphthalene was at 1,700,000 ug/kg, SB 4-12: benzene was at <5,000 ug/kg, ethylbenzene was at <5,000 ug/kg, and naphthalene was at 570,000 ug/kg, SB 5-7: benzene was at 12,000 ug/kg, ethylbenzene was at 10,000 ug/kg, total xylenes were at 20,200 ug/kg, SB 5-11: benzene was at 1,500 ug/kg, ethylbenzene was at 9,400 ug/kg, toluene was at 2,200 ug/kg, total xylenes were at 32,300 ug/kg, and naphthalene was at 89,000 ug/kg. These soil samples

were taken between May, 1997 and October, 1997. The following soil samples and contaminant concentrations were from an excavation event in September, 1998. Sample 1-14': benzene was at 7,560 ug/kg, toluene was at 15,100 ug/kg, total xylenes were at 45,400 ug/kg, and naphthalene was at 10,200 ug/kg, sample 3-13': benzene was at 2,970 ug/kg, toluene was at 9,270 ug/kg, total xylenes were at 36,100 ug/kg, and naphthalene was at 3,430 ug/kg, sample 4-9': total xylenes were at 5,410 ug/kg and naphthalene was at 27,600 ug/kg, sample 5-13': benzene was at 21 ug/kg. Location of monitoring wells and soil samples are provided on Figures 1, 2 and 3 respectively, attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, 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 limitation and 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 requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed 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.

The following activities are prohibited on that portion of the property described above where a cap or cover has been placed as shown on Figure 2, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation;

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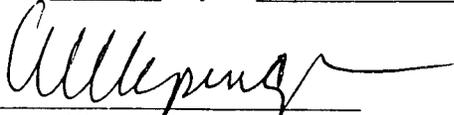
and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a plan prepared and submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1999).

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, Bill Springer asserts that he is duly authorized to sign this document on behalf of Lakeshore Oil & Tire Company, Inc.

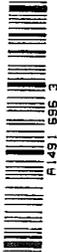
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 22nd day of March, 2001.

Signature: 
Printed Name: Bill Springer
Title: President, Lakeshore Oil & Tire Co. Inc.

Subscribed and sworn to before me
this 22nd day of March, 2001.

Sharon M. Crapertine
Notary Public, State of Wisconsin
My commission expires: 10-24-2004

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**OPERATION & MAINTENANCE PLAN
FOR AN IMPERMEABLE CAP
AT
1409 NORTH 8TH STREET
MANITOWOC, WI**

January 4, 2001

Prepared for:

Lakeshore Oil & Tire Company, Inc.
P.O. Box 5
Two Rivers, WI 54241

Prepared by:

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

Executive Summary

This document provides a operation and maintenance plan for the impermeable cap at the Uni-Mart North site located at 1409 North 8th Street, Manitowoc, Wisconsin. This plan is developed in accordance with s. NR 724.13(2), Wisconsin Administrative Code.

The site is currently an active gasoline retail station with two active underground storage tanks (USTs) that dispense unleaded fuel. Previous to this, four USTs for gasoline and diesel fuel retail dispensing and two USTs for waste oil and heating oil were located at the site. During the performance of site upgrade activities, soil contamination was discovered and reported to the Wisconsin Department of Natural Resources (WDNR) who required that a site investigation be performed. During the performance of the site investigation, renovation of the site progressed. During this renovation, approximately 550 tons of contaminated soil was removed and placed on plastic on the east site of the building. This soil was later removed and disposed of at a landfill for bioremediation. The site investigation revealed that natural attenuation was sufficient to mitigate the remaining the groundwater contamination and site closure was requested. Closure of the site was granted on December 4, 2000 with a groundwater use restriction, maintenance of an impermeable cap and a soil deed restriction. The closure granted was conditional based upon placement of the deed notifications, public notice of the completed remedial action and final remedy, abandonment of the groundwater monitoring wells and an operation and maintenance plan for the impermeable cap.

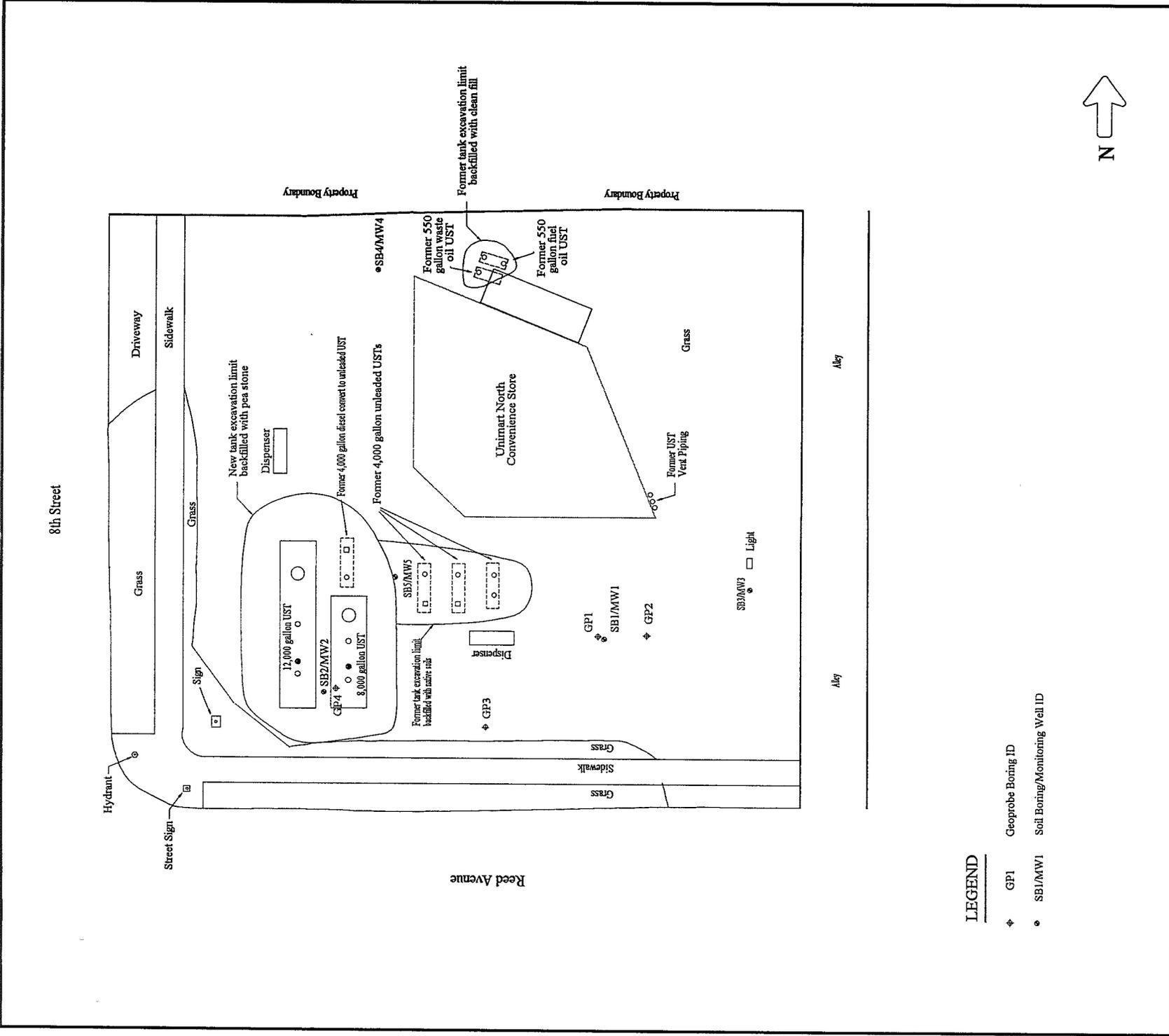
SITE DETAILS

The site is approximately 16,200 square feet and contains one building approximately 2,800 square feet situated in the northeastern corner of the property. Pump islands for the dispensing of retail gasoline are located south of the building and the UST bed is located at the southwest portion of the property. It is bordered on the west by 8th Street, south by Reed Avenue, east by an alley and north by an office building. Surface covering of the site consists primarily of concrete and asphalt, though a small grassy area exists to the immediate east of the building. This area is not known to have soil impacts requiring an impermeable surface cap.

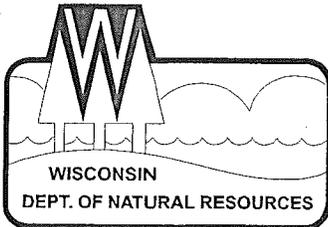
The site address is identified as 1409 North 8th Street in the city of Manitowoc and is described by document number 524039 at the Manitowoc County Register of Deeds. More specifically the site is located in the NW 1/4 of the SW14/4 of Section 17, Township 19 north, Range 24 east.

OPERATION & MAINTENANCE PLAN

As a requirement of receiving conditional closure, the WDNR has requested that an operation & maintenance plan containing the elements outlined in NR 724.13 (2) be presented. The operation & maintenance of the impermeable cap will be performed by Lakeshore Oil & Tire Company, Inc. personnel. Routine inspections of the surface will be performed annually during the spring of the year. A chart that documents these inspections will be maintained at the facility for review if necessary. The observations made will be whether significant cracks exist to allow of the penetration of groundwater to the soil or if damage to the surface covering will impair the integrity of the cap. If deficiencies are noted, concrete or a hot tar patch will be applied to correct the problem.



<p>ENVIRONMENTAL ASSESSMENTS, INC. P.O. BOX 9127 APPLETON, WI 54911 (920) 749-9746</p>	<p>TITLE: SITE LAYOUT MAP POST-SOIL REMOVAL</p>	<p>PROJECT: UNIMART NORTH 1409 North 8th Street Manitowoc, WI 54220</p>	<p>FIGURE #: 2</p> <p>SCALE: 1" = 30'</p> <p>DRAFTED BY: BAB</p>
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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 6, 2000

Mr. Bill Springer
Lakeshore Oil & Tire Co., Inc.
P.O. Box 5
Two Rivers, WI 54241

SUBJECT: Case Closure with a Groundwater Use Restriction and Soil Performance Standard (Impermeable Cap) for Unimart North, 1409 8th Street, Two Rivers, WI 54220
WDNR BRRTS # 03-36-129838

Dear Mr. Springer:

On December 4, 2000, the Bureau for Remediation and Redevelopment's Northeast Region Closure Committee met to discuss the above referenced site. The committee has agreed to close this site pending the completion and filing of a soil and groundwater use deed restriction. The soil and groundwater use deed restriction will state that petroleum soil and groundwater contamination remains on the property and additional remedial action is not feasible at this time. It will also state that the existing impermeable asphalt cap must be maintained to minimize contaminant infiltration to groundwater and direct contact concerns. You should be aware that the cap is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code.

In accordance with ss. NR 714.07(5) and 722.0992(a)2, Wis. Adm. Code, you are required to provide a Class 1 public notice under ch. 985, Stats., concerning the impermeable asphalt cap you propose to maintain on your property. Please refer to s. NR 714.07(5), Wis. Adm. Code, for details on the required content of the public notice. An example of a Class 1 public notice for your use has been provided with this letter. Also enclosed is a list of newspapers in which the public notice can be published. The Department requires that you submit proof (a photocopy) of the published notice.

Only when the soil and groundwater use deed restriction has been finalized and filed with Manitowoc County and proof of the filing of the deed restriction and the public notice are received by the Department, can this site be closed. The Department has received the legal description, a copy of the deed and maps necessary to complete the soil and groundwater use deed restriction for your property. The Department will draft the soil and groundwater use deed restriction containing language regarding the remaining petroleum contamination and impermeable cap and forward it to you for your approval. If it is accurate and acceptable, you are to sign it and return a copy of the signed and filed restriction along with proof of filing of the Class 1 public notice to the Department for our records. The Department must also receive

documentation of proper abandonment of any and all monitoring wells, extraction wells, sumps, piezometers and soil venting systems if you do not intend to perform long term monitoring at your site. Once all this information has been received, the case will be conditionally closed.

This soil and groundwater use deed restriction and the placement of the impermeable cap are options that the Department can offer in order to conditionally close this site. If you choose not to accept these options, you will need to perform additional investigation and cleanup of the remaining contamination. Within **14 days** of receipt of this notice, please submit a letter to the Department documenting your intentions.

If you have any additional relevant information concerning this matter that has not been formerly provided to the Department, you should submit this information to the Department for reevaluation.

The Department appreciates the actions you and your environmental consultant have undertaken to restore the environment at this site. If you have any questions, please contact me in Green Bay at (920) 492-5921.

Sincerely,



Keld B. Lauridsen
Hydrogeologist
Bureau for Remediation & Redevelopment

Enclosure: Newspapers for Public Notices
Example Public Notice

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

SPECIAL WARRANTY DEED

524039

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, a Delaware corporation
 _____ Grantor, in consideration of the sum of Ten and No/100 Dollars
 (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby
 acknowledged, does hereby grant, bargain, sell and convey unto _____
LAKESHORE OIL & TIRE CO., INC. of Two Rivers, Wisconsin,
 Grantee, the following real property and premises, situate in the County of Manitowoc
 _____, State of Wisconsin, to wit:

Lots Number One and Four (1 and 4) of Block One (1),
 Reedlawn Subdivision to the City of Manitowoc; being
 laid out upon and part of Lot Number Three (3) of the
 Subdivision of part of the Southwest Quarter (SW $\frac{1}{4}$) of
 Section Number Seventeen (17), Township Number Nineteen
 (19) North of Range Number Twenty-four (24) East of the
 Fourth Principal Meridian. Being an area One Hundred
 Thirty-five feet (135') in its East-West dimension and
 One Hundred Twenty feet (120') in its North-South
 dimension.

TRANSFER
 \$ 38.00
 FEE

together with all improvements thereon and the appurtenances thereunto belonging, and warrants
 the title only against the claim of every person whomsoever claiming by, through or under Grantor.
 This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and
 easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR
 FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING
 HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES
 THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL
 PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN
 ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee,
 its successors, heirs and assigns forever.

SIGNED AND DELIVERED this 13th day of June, 1977.

WITNESSES:

PHILLIPS PETROLEUM COMPANY

Neto No. Insub
Virginia Barnes

By Maurice L. Collins
 Attorney-in-Fact

Robert B. Brandl
 ATTORNEY'S APPROVAL
 OF FORM

Form 3897 11-74

This document prepared by:
 Phillips Petroleum Company
 755 New Ballas Road South
 St. Louis, Missouri 63141

RECEIVED FOR RECORD

1977 JUL 19 PM 1 16

Robert B. Brandl
 REGISTER OF DEEDS

STATE OF OKLAHOMA)
COUNTY OF WASHINGTON)

Before me Sandra L. Haberly, a notary public in
and for said county and state, personally appeared Marvin L. Collins,
known to me to be the person whose name is subscribed to the foregoing instru-
ment and known to me to be the person whose name is subscribed as Attorney-in-
Fact of Phillips Petroleum Company, a corporation and acknowledge to me that he
executed the same for the purposes and consideration therein expressed, as the
act of said corporation.

Given under my hand and seal of office this 13th day of
June, 1977.

Sandra L. Haberly
Notary Public



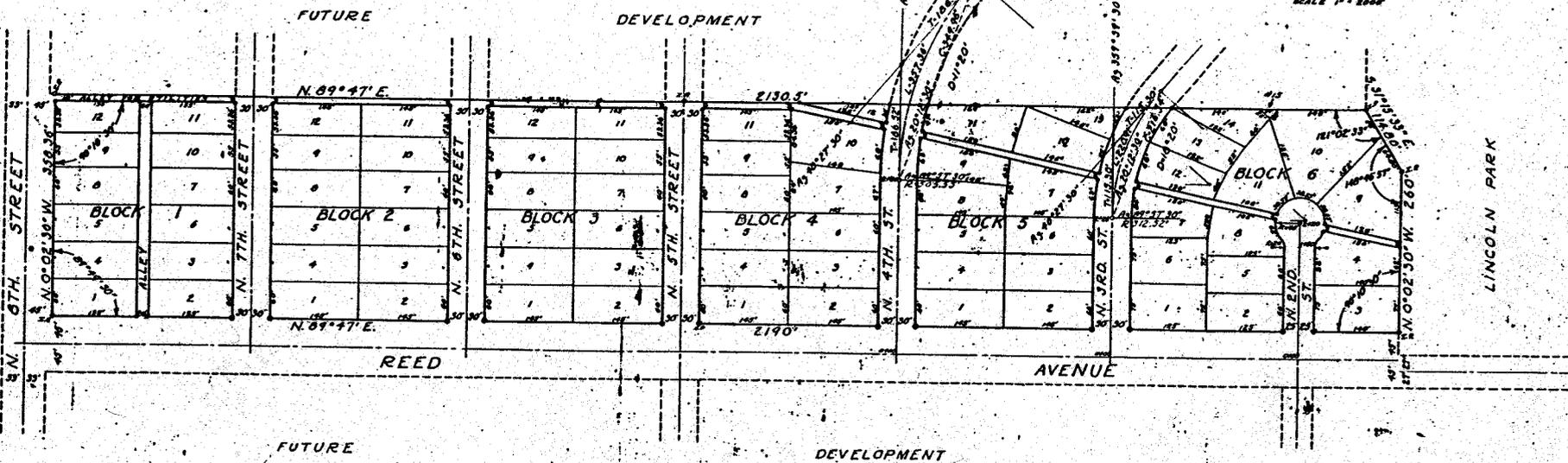
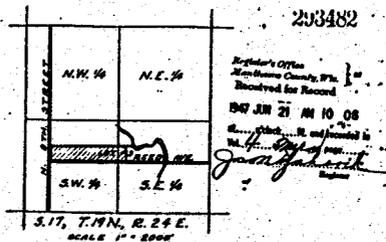
RECEIVED FOR RECORD
1977 JUL 19 PM 1 16
Robert B. Brandl
REGISTER OF DEEDS

REED LAWN SUBDIVISION

OF PART OF LOT THREE IN THE SUBDIVISION
OF PART OF THE S.W. QUARTER AND THE S.E.
QUARTER OF SECTION 17, T.19-N, R. 24 EAST
CITY OF MANITOWOC, WIS. MAY 1947

LEGEND
 ○ Iron Pipe of exterior boundaries.
 ● Iron Pipe of block corners and alleys.
 All lot corners, monumented according to Section 236.03-4.

SCALE 1" = 100'



State of Wisconsin } ss
Manitowoc County

I, Earl F. Walter, Civil Engineer, being first duly sworn, depose and certify as follows to-wit:-
That I have surveyed and laid out into blocks, lots and streets the land described as follows to-wit:-
Part of Lot No. 3 in the Subdivision of a part of the S.W. 1/4 and the S.E. 1/4 of Section No. 17, Township 19 N, Range 24 East, in the City of Manitowoc.
That said survey and the within map was made by order of the owners of said described lands and that the within map is a correct representation of all exterior boundaries of the lands surveyed and of the divisions thereon made.
That I have fully complied with the provisions of Chapter 236, Wisconsin Statutes, in surveying, subdividing and mapping said lands.

Earl F. Walter
Registered Civil Engineer

State of Wisconsin } ss
Manitowoc County

The City of Manitowoc, owner of the following described lands, to-wit:-
Part of Lot No. 3 in the Subdivision of a part of the S.W. 1/4 and the S.E. 1/4 of Section No. 17, Township 19 N, Range 24 East in the City of Manitowoc.
Included in the survey mentioned in the above surveyor's certificate by action of the Common Council of the City of Manitowoc, do hereby certify that the City of Manitowoc is the owner of the lands herein before particularly described and represented as being duly owned by the City of Manitowoc and that the City of Manitowoc through action of the Common Council caused the lands owned, herein before described, to be surveyed and mapped as represented on the within map for the City of Manitowoc, Wis.

Arthur Post
City Clerk

RESOLUTION

WHEREAS, the Common Council of the City of Manitowoc heretofore has directed a tract of land owned by the City of Manitowoc to be surveyed and subdivided into lots and blocks, and a map of the lands comprising the following tract of land in the City of Manitowoc, Manitowoc County, Wisconsin, has been prepared to-wit:-
Part of Lot No. 3 in the Subdivision of a part of the S.W. 1/4 and the S.E. 1/4 of Section No. 17, Township 19 N, Range 24 East in the City of Manitowoc.
NOW, THEREFORE, Be it Resolved By The Common Council of the City of Manitowoc, that the map subdividing the tract of land heretofore described into lots and blocks is hereby approved and accepted by the City of Manitowoc and ordered recorded according to law.
Be it Further Resolved, that the lots and blocks and streets shown upon said map be designated as "Reed Lawn Subdivision" of the City of Manitowoc.

Walter Koepke, Clerk
Arthur Post, City Clerk

In the presence of:
Richard B. Mecha
William A. Reinert
Subscribed and sworn to before me this 22nd day of May 1947

M. M. Fehrmann
Notary Public, Manitowoc County
My Commission expires: Feb. 5, 1950

In the presence of:
Richard B. Mecha
Thelma U. Kries
Subscribed and sworn to before me this 22nd day of May 1947

M. M. Fehrmann
Notary Public, Manitowoc County
My Commission expires: Feb. 5, 1950

Introduced: May 21, 1947
Adopted: May 21, 1947
Approved: May 21, 1947

Arthur Post
City Clerk

State of Wisconsin } ss
Manitowoc County

I, Roy McCarty, County Treasurer of Manitowoc County, do hereby certify that there are no unpaid taxes on the land described herein, on this 22nd day of May 1947.

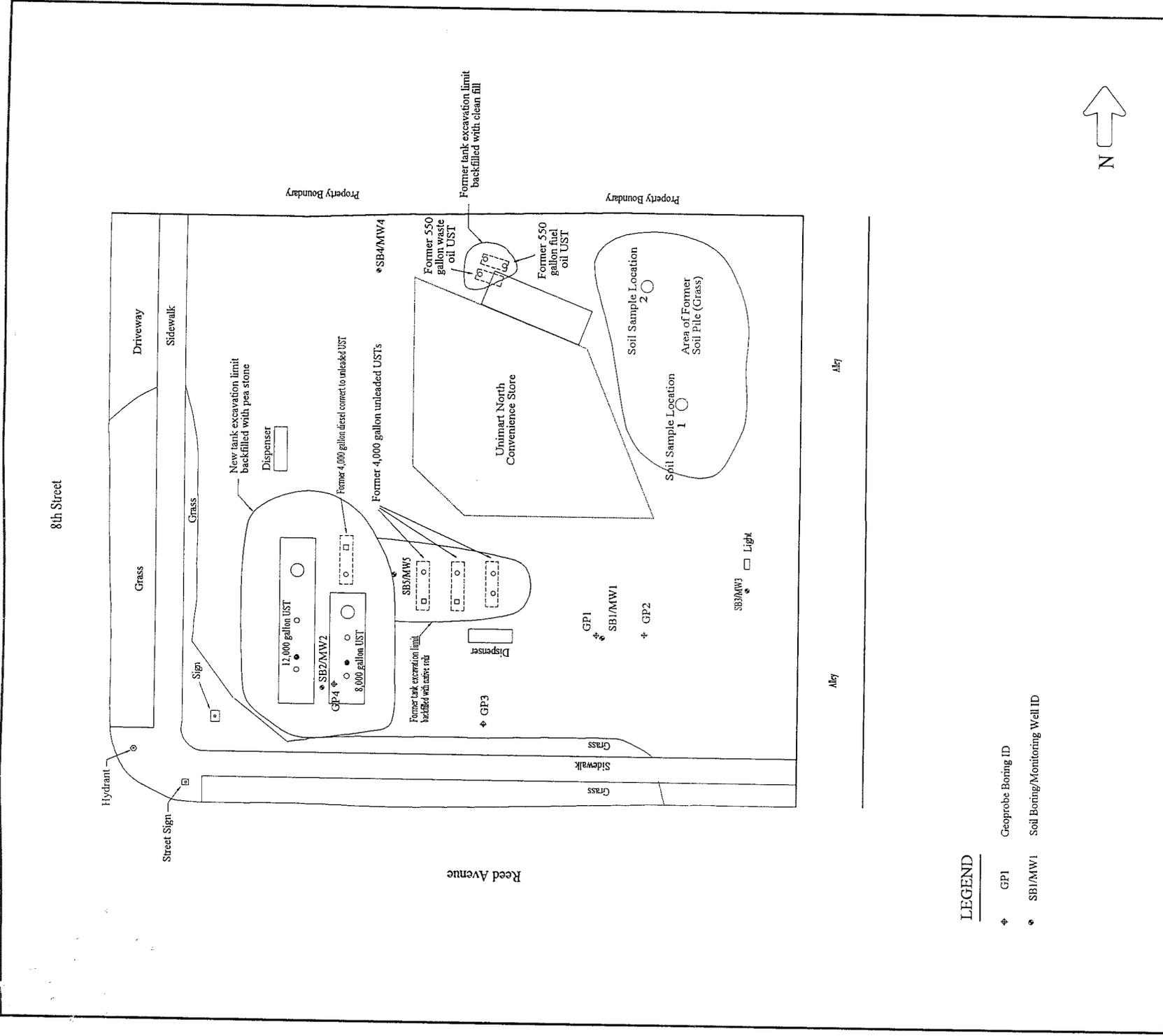
Roy McCarty
County Treasurer

State of Wisconsin } ss
City of Manitowoc

I, Arthur Post, City Clerk of said City do hereby certify that the preceding resolution is a true and correct copy of the resolution required by law to be in my custody and which was adopted by the Common Council of said City at a special meeting thereof held on the 21st day of May 1947, and that the map upon which this certificate is endorsed is the identical map referred to in said resolution.

Dated: May 21, 1947

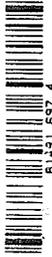
Arthur Post
City Clerk



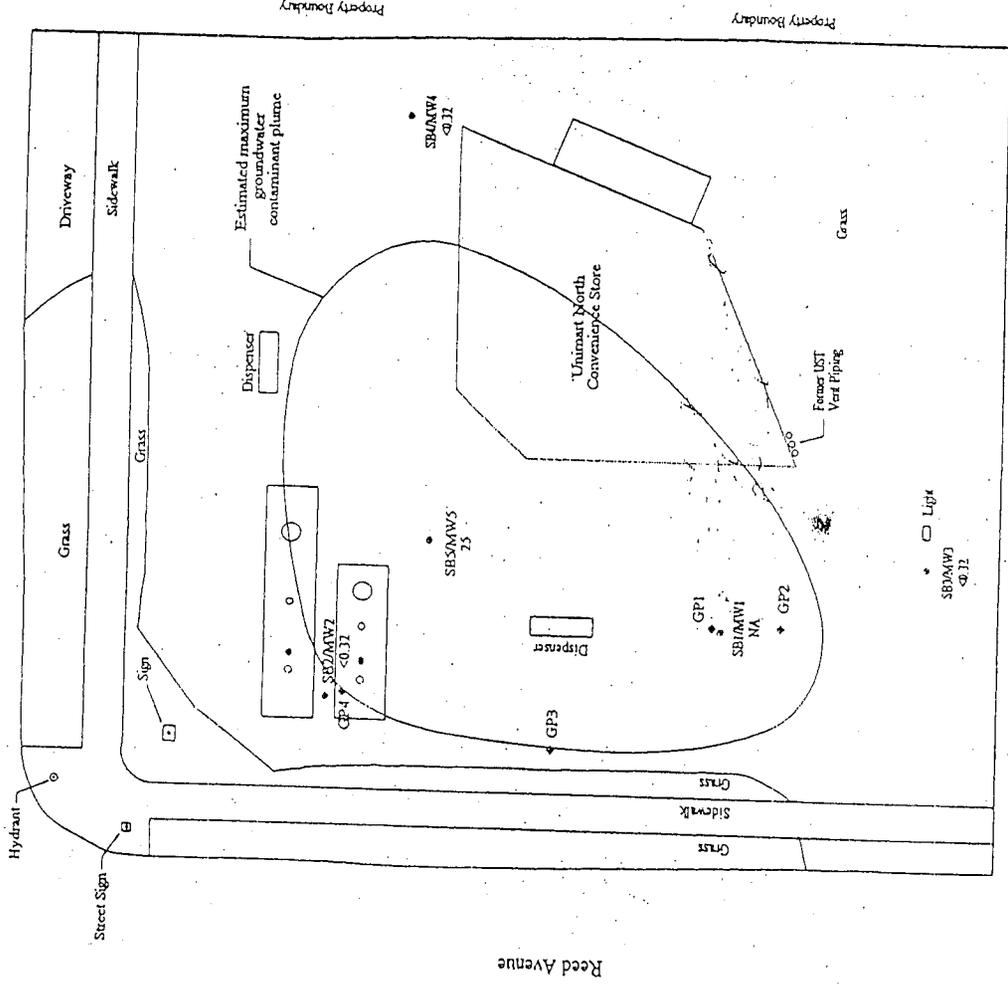
LEGEND

- ◆ Geoprobe Boring ID
- SBI/MW1 Soil Boring/Monitoring Well ID

<p>ENVIRONMENTAL ASSESSMENTS, INC. P.O. BOX 9127 APPLETON, WI 54911 (920) 749-9746</p>	<p>TITLE: SITE LAYOUT MAP SOIL SAMPLING RESULTS FROM SOIL BENEATH FORMER STOCK-PILED SOILS</p>	<p>PROJECT: UNIMART NORTH 1409 North 8th Street Manitowoc, WI 54220</p>	<p>FIGURE #: 1</p> <p>SCALE: 1" = 30'</p> <p>DRAFTED BY: BAB</p>
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8th Street



Reed Avenue

AK

AK

LEGEND

- ◆ GP1 Geoprobe Boring ID
- SB01AW1 75 Soil Boring/Monitoring Well ID with benzene in ppb



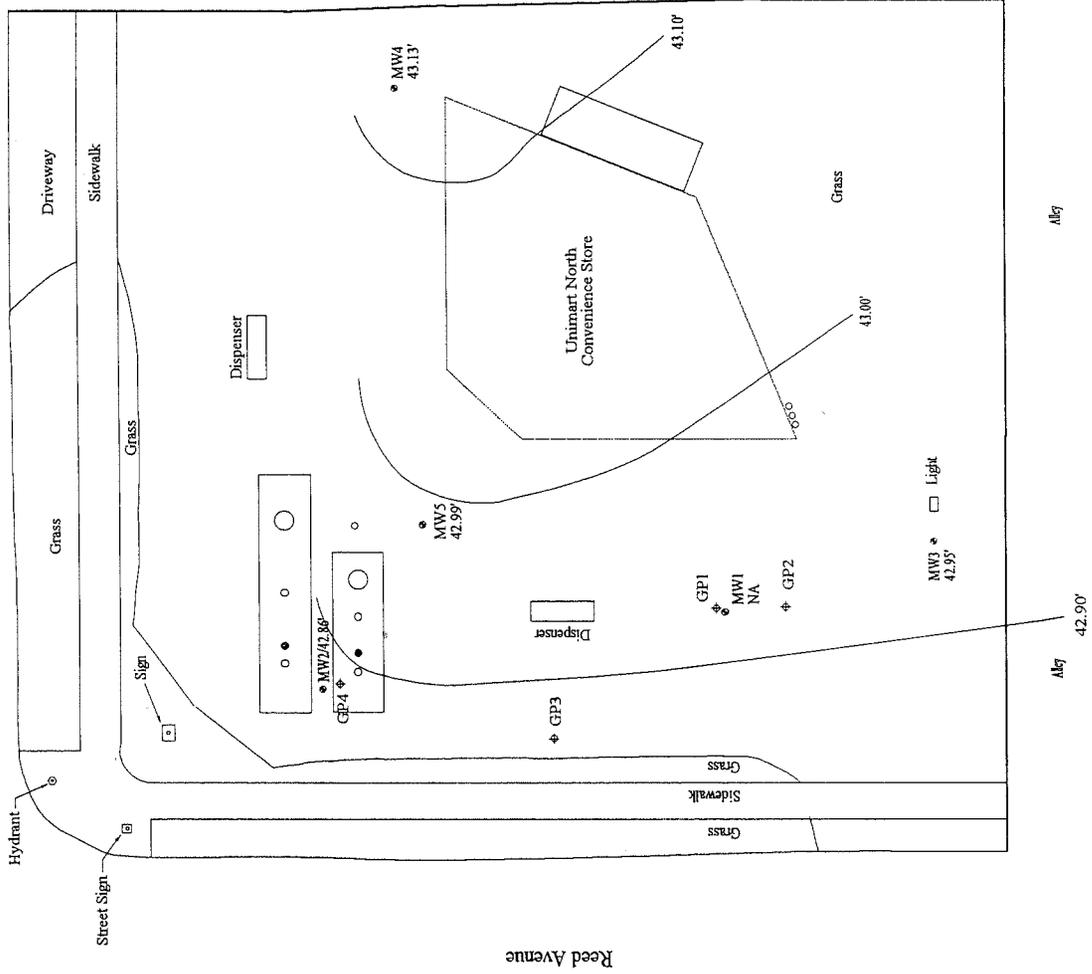
ENVIRONMENTAL ASSESSMENTS, INC.
 P.O. BOX 9127
 APPLETON, WI 54911
 (920) 749-9746

TITLE:
 ESTIMATED GROUNDWATER
 CONTAMINANT PLUME MAP
 POST-SOIL REMOVAL

PROJECT:
 UNIMART NORTH
 1409 North 8th Street
 Manitowoc, WI 54220

FIGURE #: /
 SCALE: 1" = 30'
 DRAFTED BY: BAB

8th Street



LEGEND

- ⊕ GP1 Geoprobe Boring ID
- MW1 42.86' Monitoring Well ID
Elevation of groundwater in feet
- ⊙ Hydrant Benchmark of 100' assumed for top of hydrant



TITLE:

GROUNDWATER ELEVATION
MAP
(7/8/99)

FIGURE #: 3

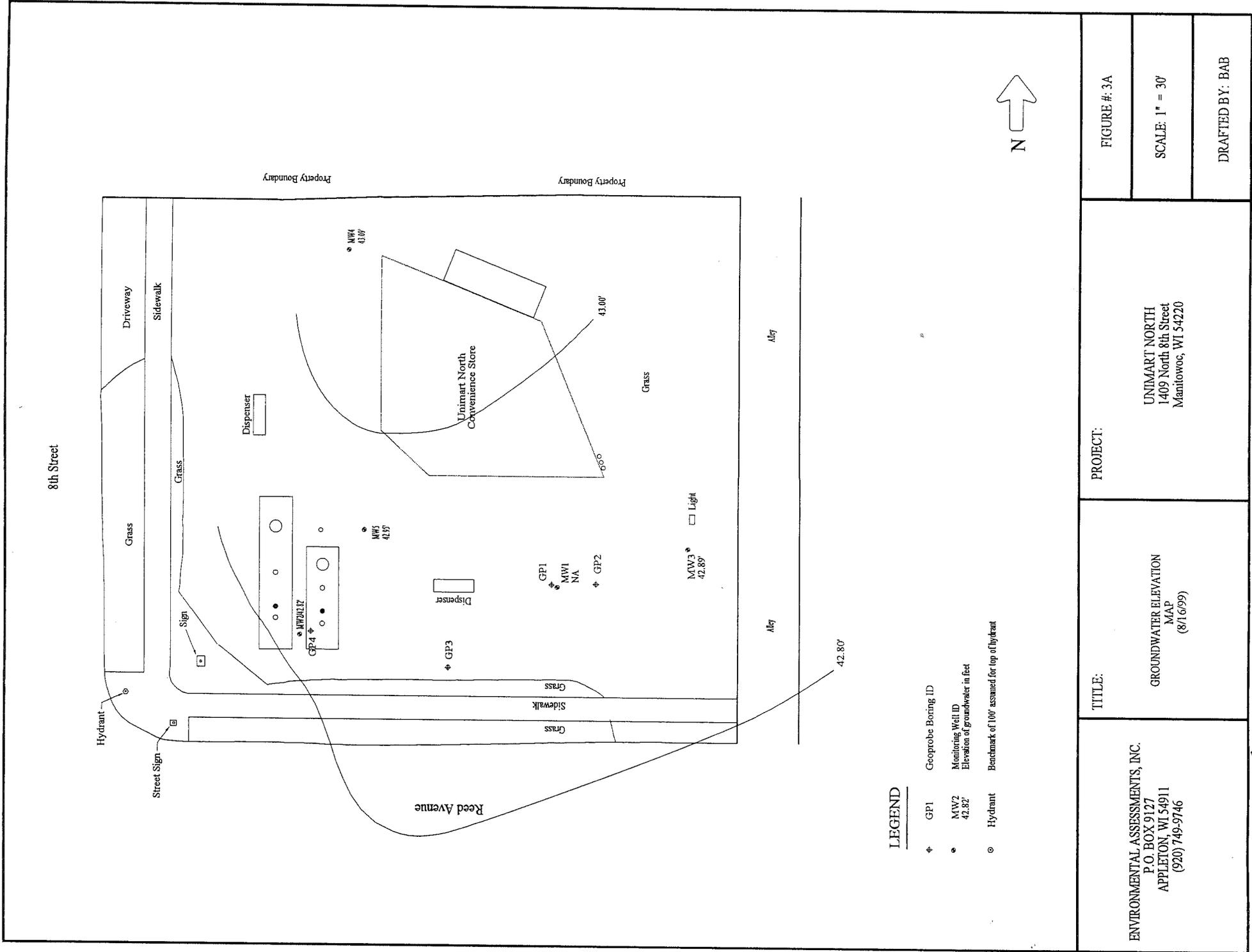
SCALE: 1" = 30'

DRAFTED BY: BAB

PROJECT:

UNIMART NORTH
1409 North 8th Street
Mantowoc, WI 54220

ENVIRONMENTAL ASSESSMENTS, INC.
P.O. BOX 9127
APPLETON, WI 54911
(920) 749-9746



LEGEND

- ⊕ GP1 Geoprobe Boring ID
- MW2 Monitoring Well ID
42.82' Elevation of groundwater in feet
- Hydrant Benchmark of 100' assumed for top of hydrant

ENVIRONMENTAL ASSESSMENTS, INC.
 P.O. BOX 9127
 APPLETON, WI 54911
 (920) 749-9746

TITLE:
 GROUNDWATER ELEVATION
 MAP
 (8/16/99)

PROJECT:
 UNIMART NORTH
 1409 North 8th Street
 Manitowoc, WI 54220

FIGURE #: 3A
 SCALE: 1" = 30'
 DRAFTED BY: BAB

Soil Boring Sampling Summary

Boring ID	Sample ID	Sample Depth Below Surface ft	PID Reading ppm	Petroleum Odor	DRO ppm	GRO ppm
May 5, 1997						
GP1	GP1-2	4.0 - 8.0	3	None	**	<0.65
GP2	GP2-3	8.0 - 10.0	36	None	**	<0.65
GP3	GP3-5	16.0 - 18.0	400	Strong	**	64
GP4	GP4-2	4.0 - 8.0	1500	Strong	**	919
GP4	GP4-5	16.0 - 18.0	87	Strong	**	95
October 16, 1997						
SB1	SB1-4	7.5 - 9.5	91	Strong	**	19
SB1	SB1-7	15.0 - 17.0	132	Strong	**	12
SB2	SB2-4	7.5 - 9.5	270	Slight	**	11
SB2	SB2-9	20.0 - 22.0	0	None	**	11
September 29, 1998						
Excavation	1-14'	14	1985	Strong	1,020	**
Excavation	2-9'	9	55	Slight	2,080	**
Excavation	3-13'	13	929	Strong	757	**
Excavation	4-9'	9	408	Strong	10,300	**
Excavation	5-13'	13	45	Slight	6,310	**
November 9, 1998						
Soilpile	SP1-5	5	**	**	387	233
Soilpile	SP2-5	5	**	**	344	45
May 12 & 13, 1999						
SB3	SB3-7	15.0 - 17.0	19.6	Slight	27	<10
SB3	SB3-11	25.0 - 27.0	26.7	Strong	170	<10
SB3	SB3-16	37.5 - 39.5	7.1	Slight	57	<10
SB4	SB4-9	20.0 - 22.0	247	Strong	2,800	910
SB4	SB4-12	27.5 - 29.5	117.2	Strong	790	470
SB5	SB5-7	15.0 - 17.0	429	Strong	500	85
SB5	SB5-11	25.0 - 27.0	439	Strong	570	450

Notes:

** = Sample not analyzed for this parameter

PID readings are in isobutylene equivalents

ppm = parts per million

GRO = WDNR modified gasoline range organics

DRO = WDNR modified diesel range organics

< values indicate levels less than the laboratory method detection limits

Shaded values indicate NR 720 RCL exceedances

PDE
↑

↓
POST

EXCAVATED
SOILS

PRE/POST
SOIL

Summary of Detected Groundwater Parameters

VOC Parameters								
Well ID	Date	Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	TMB	Total Xylenes
MW1	09/25/98	160	<9	140	<26	23	<25	<18
MW2 within UL/diesel tank bed area	11/07/97	0.8	0.4	<1.2	81	0.4	0.8	0.4
	06/09/98	<0.5	<0.6	<0.92	<2.8	<0.6	<1.7	<1.7
	09/25/98	<0.5	<0.6	<0.92	0	<0.6	<1.7	<1.7
	07/08/99	<0.32	<0.34	<0.31	<0.88	<0.35	<0.64	<0.66
MW3	07/08/99	<0.32	<0.34	4	<0.88	<0.35	<0.64	<0.66
MW4 waste oil area	07/08/99	<0.32	<0.34	<0.31	1.9	<0.35	<0.64	<0.66
MW5 UL tank bed area	07/08/99	25	54	2.5	450	39	135	231
	03/28/00	2.4	<0.4	4	<0.53	0.56	<0.63	<1.4
WDNR ES		5	700	60	40	1000	480	10,000
WDNR PAL		0.5	140	12	8	200	96	1000

PAH Parameters										
Well ID	Date	Acenaphthene	Anthracene	Benzo(k)fluoranthene	Fluoranthene	Fluorene	1-Methylnaphthalene	2-Methylnaphthalene	Phenanthrene	Pyrene
MW3	07/08/99	<0.042	<0.037	<0.043	<0.25	<0.14	<0.52	<0.66	<0.12	<0.074
MW4 waste oil area	07/08/99	<0.042	<0.037	<0.043	<0.25	<0.14	<0.52	<0.66	0.13	<0.074
MW5 UL tank bed area	07/08/99	0.84	0.37	0.073	0.54	1.1	11	16	3.3	0.42
WDNR ES		NE	3,000	NE	400	400	NE	NE	NE	250
WDNR PAL		NE	600	NE	80	80	NE	NE	NE	50

Notes:
 Results in parts per billion
 TMB = 1,2,4 plus 1,3,5- Trimethylbenzenes
 < values indicate levels less than the laboratory method detection limits
 PAL = Preventive action limit
 ES = Enforcement standard
 NE = Not established
 Bolded values indicate WDNR PAL exceedances
 Shaded values indicate WDNR ES exceedances

SOURCES REMOVAL
 DURING 9/98.

 : > ES
 : > PAL
 : < PAL

**Unimart North
Groundwater Elevation Table**

Well ID	Grade Elevation	Pipe Elevation	07/08/99	08/16/99	
MW1	93.39	93.14	NA (Dry)	NA (Dry)	
MW2	95.2	94.79	42.86	42.82	
MW3	92.15	91.82	42.95	42.89	
MW4	95.44	94.86	43.13	43.09	
MW5	94.76	94.30	42.99	42.95	

Notes:

NA = Data not available

All elevation data collected following the excavation of contaminated soils and resurfacing