

GIS REGISTRY

Cover Sheet

May, 2009
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

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 #: 03-36-174865 PARCEL ID #: 355-012-001-2 (deed restriction)

ACTIVITY NAME: STANGLER SUPER VALUE WTM COORDINATES: X: 707286 Y: 402977

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 #: na **Title: Site Location Diagram**
 - 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 #: 2, 3 **Title: Soil Boring/Monitoring Well Location Diagram, Approximate Extent of Excavation**
 - 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 #: 03-36-174865

ACTIVITY NAME: STANGLER SUPER VALUE

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 #: **Title:**

Groundwater Flow Direction Map: A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 4 **Title: Groundwater Contour Map (1-7-99)**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.

Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 2A **Title: PID and Soil Laboratory Results-Excavation**

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 #: 1 **Title: Groundwater Analytical Results**

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 #: 3 **Title: Groundwater Elevations and Natural Attenuation Results**

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 #: 03-36-174865

ACTIVITY NAME: STANGLER SUPER VALUE

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.

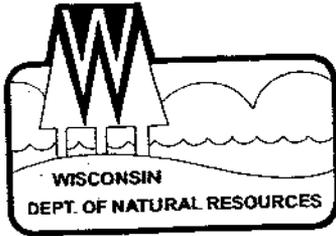
Number of "Off-Source" Letters:

- 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:

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. C. J. Schmidt
Manitowoc Community Center L.L.C.
444 South Adams Street
Green Bay, WI 54301

SUBJECT: Case Closure of the Stangler Super Value, 1920 South 10th Street,
Manitowoc, WI
BRRTS # 03-36-174865

Dear Mr. Schmidt:

Upon receiving the monitoring well abandonment forms on November 23, 1999 and the filed soil and groundwater restrictions, 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: Tom Kretney,
STS Consultants Ltd., 1035 Kepler Drive, Green Bay, WI 54311



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

20 DEC 1999 9:51:28 AM

Declaration of Restrictions

In Re: A part of Lot Numbered Twelve (12) of Hinckley's Subdivision in the City of Manitowoc, according to the Recorded Plat of said Subdivision, and more particularly described as follows, to-wit: Commencing at the Northeast corner of Lot 12, thence West along the North line of Lot 12, 269.94 feet to the East line of South 11th Street, thence South along said East line of South 11th Street, extended, a distance of 50.00 feet, thence Southerly along the proposed Easterly line of a cul de sac, with a radius of 50 feet, which is the Easterly line of proposed South 11th Street, to the extended centerline of South 11th Street; thence South along the extended centerline of South 11th Street, to the Northerly right of way line of the Chicago & Northwestern Railway Co., thence Easterly along said railroad right of way line, to the West line of South 10th Street, thence North along the West line of South 10th Street, a distance of 201.31 feet to the point of commencement. (Described in Volume 294, page 173 of Manitowoc County Register of Deeds.)

Recording Area

Name and Return Address
Manitowoc Community Center, LLC
c/o C.J. Schmidt
2551 Oakridge Circle
DePere, Wisconsin 54115 \$11000

355-012-001-2
Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

WHEREAS, Manitowoc Community Center, L.L.C., 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 on the following date: Groundwater benzene concentration of 57.8 milligrams per liter at the sump on January 7, 1999. The attached Figure No. 2 shows the sump location.

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 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 construction 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.

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 inures to the benefit of 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 by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, C.J. Schmidt asserts that he/she is duly authorized to sign this document on behalf of Manitowoc Community Center, L.L.C.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 14 day of October, 19 99

Signature: _____

Printed Name: _____

Subscribed and sworn to before me

this 14 day of October, 19 99

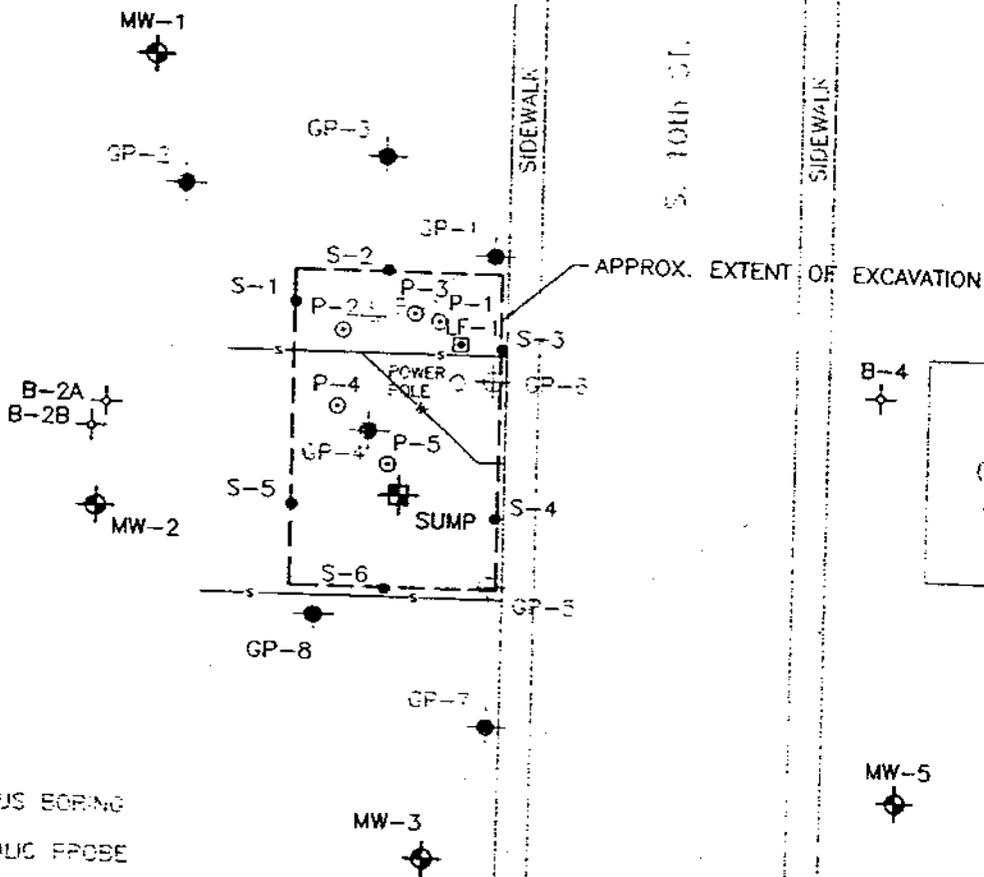
Scott D. Dred

Notary Public, State of WI

My commission: 8-24-02

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by C.J. Schmidt.

FORMER SUPERVALU



LEGEND

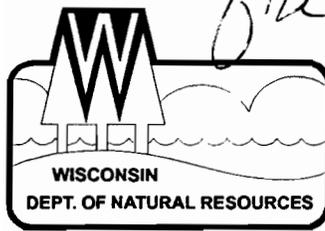
- ⊕ PREVIOUS BORING
- ⊕ HYDRAULIC PROBE
- TEMPORARY WELL
- ⊕ MONITORING WELL
- ⊕ GROUNDWATER SUMP
- SOIL SAMPLE LOCATION
- ⊕ PID SAMPLE LOCATION
- ⊕ LANDFILL SAMPLE LOCATION
- WATER LINE
- SEWER LINE



S Consultants Ltd.
Consulting Engineers

APPROXIMATE EXTENT OF EXCAVATION
FORMER SOUTH END SHELL,
1920 SOUTH 10th ST.
MANITOWOC, WISCONSIN

DRAWN BY	RAB	11/10/98
CHECKED BY	PJM	11/10/98
APPROVED BY		
CADFILE G455502B.dwg	SCALE 1"=30'	
STS PROJECT NO. 23555W	FIGURE NO. 2	



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Northeast Region Headquarters
1125 N. Military Ave .O. Box 10448
Green Bay, WI Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TDD 920-492-5912

September 10, 1999

Mr. C.J. Schmidt
Manitowoc Community Center, L.L.C.
444 s. Adams St.
Green Bay WI. 54301

SUBJECT: Case Closure with Groundwater Use Restriction for former South
End Shell/Stangler Super Value, 1920 S 10th St., Manitowoc, WI.
LUST ID# 03-36-174865

Dear Mr. Schmidt;

On August 24, 1999 the Northeast Region Closeout Committee completed a review of the above referenced contamination case. Based on the investigative and remedial documentation provided to the Department, it appears that the contamination at the above named site has been remediated to the extent practicable under current site conditions. The Committee has approved this case for closure pending the filing of a groundwater use restriction. The groundwater use restriction is required due to benzene at the sump. Attached is an example of the model restriction.

Please complete the restriction and return a draft to this office for approval with a copy of the deed/legal description, survey map if available. Pending Department approval the restriction can be filed with the Manitowoc Register of Deeds. Only when the Department has received documentation that the restrictions have been filed with County Register of Deeds Office and the monitoring wells abandoned according to the requirements of NR 141 Wis. Adm. Code, will the Department consider the site closed.

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

Sincerely,

James R. Reyburn
Project Manager
Bureau of Remediation & Redevelopment

Cc: Mr. Paul Killian – STS Consultants Ltd., 1035 Kepler Dr., Green Bay, WI. 54311

TRUSTEE'S DEED

STEVEN M. JOSSART and SCOTT D. JOSSART, as Co-Trustees of the ROBERT E. JOSSART MARITAL TRUST A, u/a/d 5/5/88, for a valuable consideration, conveys without warranty to MANITOWOC COMMUNITY CENTER L.L.C., Grantee, the following described real estate in Manitowoc County, State of Wisconsin:

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

18 Nov 1997 4:19:09 PM

A part of Lot Numbered Twelve (12) of Hinckley's Subdivision in the City of Manitowoc, according to the Recorded Plat of said Subdivision, and more particularly described as follows, to-wit:

Commencing at the Northeast corner of Lot 12, thence West along the North line of Lot 12, 269.94 feet to the East line of South 11th Street, thence South along said East line of South 11th Street, extended, a distance of 50.00 feet, thence Southerly along the proposed Easterly line of a cul de sac, with a radius of 50 feet, which is the Easterly line of proposed South 11th Street, to the extended centerline of South 11th Street, thence South along the extended centerline of South 11th Street, to the Northerly right of way line of the Chicago & Northwestern Railway Co., thence Easterly along said railroad right of way line, to the West line of South 10th Street, thence North along the West line of South 10th Street, a distance of 201.31 feet to the point of commencement. (Described in Volume 294 of Deeds, page 173).

RETURN TO:

Manitowoc Community Center
444 S. Adams St.
Green Bay WI 54301
10 + 345 cHe

52-355-012-001-2

Parcel Identification Number

w-7

DATED this 7th day of November, 1997.

ROBERT E. JOSSART MARITAL TRUST A,
u/a/d 5/5/88

TRANSFER
\$ 345.00
FEE

By: [Signature]
Steven M. Jossart, Co-Trustee

By: [Signature]
Scott D. Jossart, Co-Trustee

AUTHENTICATION

Signature(s) of _____

_____ authenticated this _____ day of _____

ACKNOWLEDGMENT

STATE OF WISCONSIN:
: SS.
COUNTY OF BROWN:



OWNER'S POLICY

AGENT CASE NO.-T23667 POLICY NO. OP 5415380
DATE OF POLICY-12/1/97 11:30:00 AM
AMOUNT OF INSURANCE - \$130,000.00

SCHEDULE A

1. Name of insured:

MANITOWOC COMMUNITY CENTER L.L.C.

2. The estate or interest in the land described herein and which is covered by this policy is:
Fee Simple

3. The estate or interest referred to herein is at Date of Policy of record in the insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

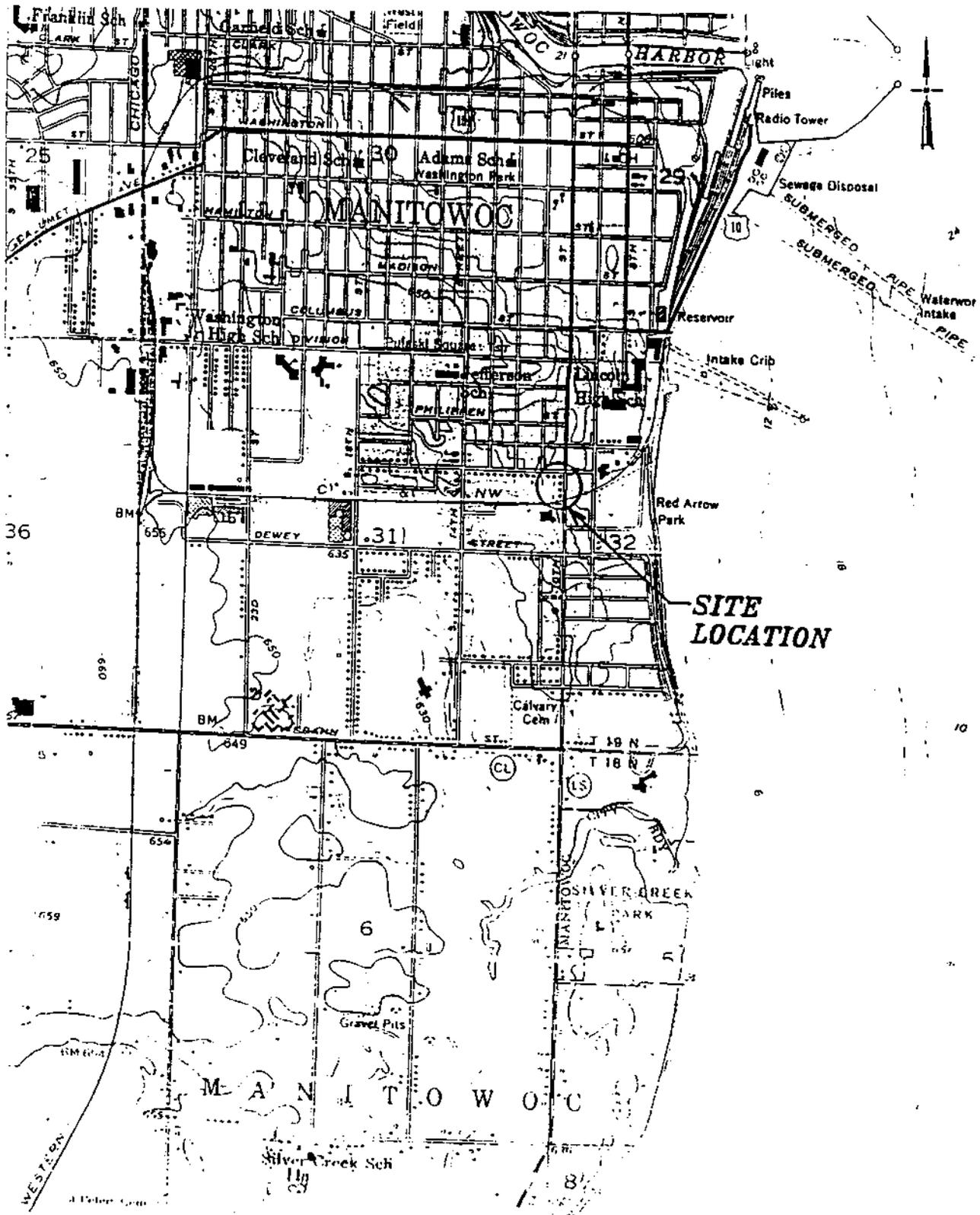
Mortgage from Manitowoc Community Center LLC to F&M Bank-Northeast, in the originally stated amount of \$125,000.00, which mortgage is dated and acknowledged November 7, 1997 and recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 1256 of Records, page 426, #799905 on December 1, 1997 at 11:30A.M.

and the mortgage or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in the policy is situated in the County of MANITOWOC, State of WISCONSIN and described as follows:

A part of Lot Numbered Twelve (12) of Hinckley's Subdivision in the City of Manitowoc, according to the Recorded Plat of said Subdivision, and more particularly described as follows, to-wit:

Commencing at the Northeast corner of Lot 12, thence West along the North line of Lot 12, 269.94 feet to the East line of South 11th Street, thence South along said East line of South 11th Street, extended, a distance of 50.00 feet, thence Southerly along the proposed Easterly line of a cul de sac, with a radius of 50 feet, which is the Easterly line of proposed South 11th Street, to the extended centerline of South 11th Street, thence South along the extended centerline of South 11th Street, to the Northerly right of way line of the Chicago & Northwestern Railway Co., thence Easterly along said railroad right of way line, to the West line of South 10th Street, thence North along the West line of South 10th Street, a distance of 201.31 feet to the point of commencement. (Described in Volume 294 of Deeds, page 173.)

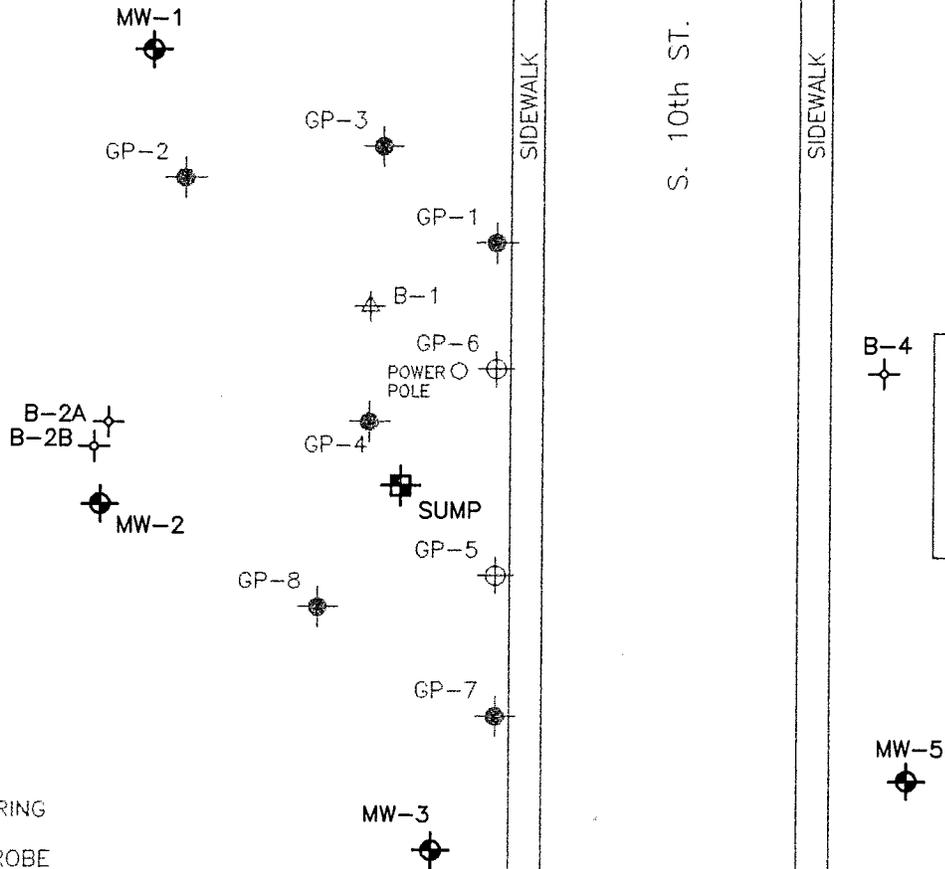


SITE LOCATION DIAGRAM
 FORMER SOUTH END SHELL
 1920 SOUTH 10th ST.
 MANITOWOC, WISCONSIN

DRAWN BY	RAB	1-25-98
CHECKED BY	PJM	1-25-98
APPROVED BY		
CADFILE	G455500.dwg	SCALE
		1" = 2000'
STS PROJECT NO.		FIGURE NO.



FORMER
SUPER
VALUE



LEGEND

-  PREVIOUS BORING
-  HYDRAULIC PROBE
-  TEMPORARY WELL
-  MONITORING WELL
-  SOIL BORING
-  GROUNDWATER SUMP



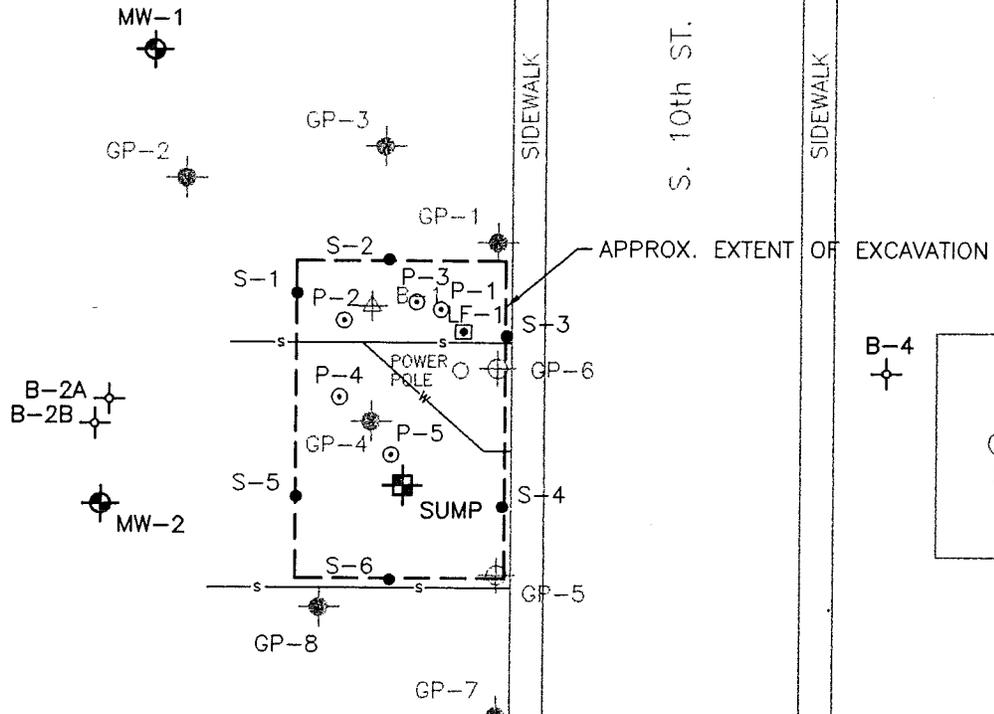
STS Consultants Ltd.
Consulting Engineers

SOIL BORING/MONITORING WELL LOCATION
DIAGRAM
FORMER SOUTH END SHELL
1920 SOUTH 10th ST.
MANITOWOC, WISCONSIN

DRAWN BY	RAB	5-27-98
CHECKED BY	PJM	5-27-98
APPROVED BY	TJC	11-23-98
CADFILE	SCALE	
G4555003.dwg	1"=30'	
STS PROJECT NO.	FIGURE NO.	
23555XF	3	

X:\PROJECTS\DWG98\23555\G4555003.dwg
 01/12/1999 10:19

FORMER SUPER VALUE



LEGEND

- PREVIOUS BORING
- HYDRAULIC PROBE
- TEMPORARY WELL
- MONITORING WELL
- GROUNDWATER SUMP
- SOIL SAMPLE LOCATION
- PID SAMPLE LOCATION
- LANDFILL SAMPLE LOCATION

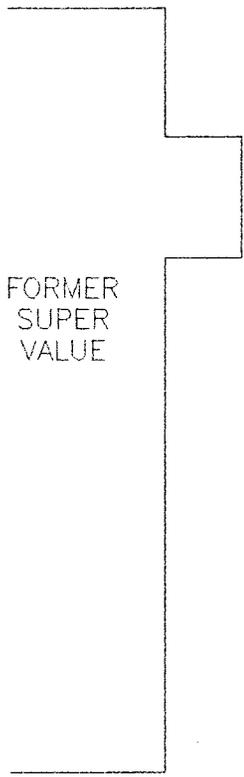
- WATER LINE
- SEWER LINE

APPROXIMATE EXTENT OF EXCAVATION
 FORMER SOUTH END SHELL
 1920 SOUTH 10th ST.
 MANITOWOC, WISCONSIN

DRAWN BY	RAB	11/10/98
CHECKED BY	PJM	11/10/98
APPROVED BY		
CADFILE	G455502B.dwg	SCALE
		1"=30'
STS PROJECT NO.	23555W	FIGURE NO.
		2

01/12/1999 10:27
 K:\PROJECTS\DWG98\23555\G455502B.dwg





MW-1
(89.74)

GP-2

GP-3

GP-1

B-1

POWER POLE

GP-6

B-2A
B-2B

GP-4

MW-2
(89.65)

SUMP

GP-5

GP-8

88

GP-7

MW-3
(88.01)

87

86

B-4

ZUTZ
CHEESE
HOUSE

MW-5
(84.82)

LEGEND

- PREVIOUS BORING
- HYDRAULIC PROBE
- TEMPORARY WELL
- MONITORING WELL
- SOIL BORING
- GROUNDWATER SUMP

—85— GROUNDWATER CONTOUR (1-7-99)

(89.74) GROUNDWATER ELEVATION

→ GROUNDWATER FLOW DIRECTION



STS Consultants Ltd.
Consulting Engineers

GROUNDWATER CONTOUR MAP (1-7-99)
FORMER SOUTH END SHELL
1920 SOUTH 10th ST.
MANITOWOC, WISCONSIN

DRAWN BY	RAB	1-25-99
CHECKED BY	PJM	1-25-99
APPROVED BY		
CADFILE G4555004.dwg	SCALE 1"=30'	
STS PROJECT NO. 23555XF	FIGURE NO. 4	

X:\PROJECTS\Dwg98\23555\G4555004.dwg
01/25/1999 10:41

TABLE 2A

PID and Soil Laboratory Results-Excavation
Former South End Shell
1920 South 10th Street, Manitowoc, Wisconsin
STS Project No. 23555W

Sample Number	Depth (Feet)	PID Reading (PID Units)	GRO (mg/kg)	Benzene (mg/kg)	Ethylbenzene (mg/kg)	Toluene (mg/kg)	Xylenes (mg/kg)	Lead (mg/kg)
LF-1	5.5	850	3,350	<2.5	24.625	<2.5	127.043	20.8
S-1	5.5	<1	<5.4	<27	<27	<27	<54	1.22
S-2	5	<1	---	<26	<26	<26	<52	3.43
S-3	5	720	109	<0.60	0.391	0.418	1.391	69.3
S-4	4.5	610	2,730	<4.926	21.872	6.328	120.776	57
S-5	4	<1	<5.2	<26	<26	<26	<52	5.22
S-6	4	<1	<5.4	<27	<27	<27	<54	12.3
P-1	2	<1	---	---	---	---	---	---
P-2	3	<1	---	---	---	---	---	---
P-3	4	35	---	---	---	---	---	---
P-4	2	<1	---	---	---	---	---	---
P-5	3	350	---	---	---	---	---	---
Generic Residual Contaminant Level (RCL)				0.005	2.9	1.5	4.1	500(1)
Risk Criteria (2)		DOM 4/6	*	0.620	230	520	860	

not a RCL exceed.

Notes:

S-1 = Soil Sample

P-1 = PID Reading

LF-1 = Landfill Samples Representative of Soil Removed from Excavation

109 = RCL Exceedance

--- = Not Analyzed

(1) = Residual Contaminant Level Based on Human Health Risk from Direct Contact Related to Land Use for Industrial Site.

(2) = Comm 46.05 Risk Criteria Values for Contamination Within 4 feet of the Ground Surface.

Sample Date: October 29, 1998.

Table 1
Groundwater
Analytical Results
Former South End Shell
1920 South 10th Street
Manitowoc, Wisconsin

only ug/l

<i>All Concentrations Reported in (mg/L)</i>							
<i>Date</i>	<i>Well I.D.</i>	<i>Benzene</i>	<i>Ethylbenzene</i>	<i>Toluene</i>	<i>MTBE</i>	<i>Tri-methylbenzenes</i>	<i>Total Xylenes</i>
1/7/99	Sump	57.8	29.1	1.71	<1.0	118.1	91.8
1/7/99	MW-1	<0.5	<1.0	<1.0	<1.0	<2.0	<2.0
1/7/99	MW-2	<0.5	<1.0	<1.0	<1.0	<2.0	<2.0
1/7/99	MW-3	<0.5	<1.0	<1.0	<1.0	<2.0	<2.0
1/7/99	MW-5	<0.5	<1.0	<1.0	<1.0	<2.0	<2.0
Enforcement Standard (ES)	<i>ug/l</i>	5	700	343	60	480	620
Preventive Action Limit (PAL)		0.5	140	68.8	12	96	124
Notes:							
		57.8	:NR 140 (ES) Exceedance				
		394.4	:NR 140 (PAL) Exceedance				



TS Consultants
035 Kepler Drive
Green Bay, WI 54311

CUST NUMBER: 23555W
SAMPLED BY: Client
DATE REC'D: 01/08/99
REPORT DATE: 01/15/99
PREPARED BY: LMP
REVIEWED BY:

Attn: Pat McCarey

	Units	Reporting Limit	SUMP 01/07/99	Qualifiers	Date Analyzed	By
<u>EPA 300.0</u> Sol. Sulfate	mg/l	3.0	42.4		01/11/99	GAG
<u>EPA 353.1</u> NO3+NO2-N	mg/l	0.3	ND		01/11/99	LCK
<u>EPA 8021</u> Benzene	µg/l	0.5	57.8		01/11/99	LMP
Ethylbenzene	µg/l	1.0	29.1		01/11/99	LMP
Methyl tert Butyl Ether	µg/l	1.0	ND		01/11/99	LMP
Toluene	µg/l	1.0	1.71		01/11/99	LMP
1,2,4-Trimethylbenzene	µg/l	1.0	83.3		01/11/99	LMP
1,3,5-Trimethylbenzene	µg/l	1.0	34.8		01/11/99	LMP
m- & p-Xylene	µg/l	1.0	63.2		01/11/99	LMP
o-Xylene & Styrene	µg/l	1.0	28.6		01/11/99	LMP

60419

Analytical No.:

ND = Analyzed but not detected.

Qualifier Descriptions

CSL Check standard for this analyte exhibited a low bias. Sample results may also be biased low. Non-detects verified with a low standard comparison.

Table 3
Groundwater Elevations and Natural Attenuation Results
Former South End Shell
1920 South 10th Street
Manitowoc, Wisconsin

<i>Date</i>	<i>Well I.D.</i>	<i>Depth to Water TPVC (Ft)</i>	<i>Elevation TPVC (Feet)</i>	<i>Groundwater Elevation (Feet)</i>	<i>DO (mg/kg)</i>	<i>pH</i>	<i>Temp (C)</i>	<i>Conductivity (μhos/cm)</i>	<i>Sulfate (mg/kg)</i>	<i>Nitrates (mg/kg)</i>	<i>Iron (mg/kg)</i>
1/7/99	Sump	5.10	94.19	89.09	1	7.08	6.7	1350	NA	NA	8
1/7/99	MW-1	7.47	97.21	89.74	8	6.77	7.4	630	9.81	3.3	0.2
1/7/99	MW-2	7.07	96.72	89.65	5	6.76	9.9	1370	5.68	<0.3	2
1/7/99	MW-3	6.31	94.32	88.01	1	6.80	9.3	1195	1.8	<0.3	10+
1/7/99	MW-5	9.50	93.72	84.82	3	7.09	9	2480	29.6	<0.3	10+