File

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

April 24, 2001

Mr. Richard Haupt
P.O. Box 274
Manitowoc, WI 54220

SUBJECT: Case Closure of
Former Warehouse Terminal Co. South Site,
1946 South 23rd Street, Manitowoc,Wisconsin
WDNR BRRTS #03-36-210276

Dear Mr. Haupt:

On June 7, 1999, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources NER 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 signed groundwater use restriction, monitoring well abandonment forms and the soil disposal documentation have been received. Your case has been closed under s. NR 726.05, Wis. Adm. Code on March 7, 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 Keld Lauridsen at (920) 492-5921.

Sincerely,

Scott C. Miller
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Susan Lawrenz, GHD, Inc., P.O. Box 69, Chilton, WI 53014

871248

Document Number

AMENDED
GROUNDWATER USE RESTRICTIONS

RECEIPT# 12386
$18.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
22 FEB 2001 10:44:14

Declaration of Restrictions

Legal Description of the Property: In re:

The East Four Hundred Eight and six-tenths (408.6') feet of Lot One Hundred Four (104) of Hinckley's Subdivision in the City of Manitowoc, Manitowoc County, Wisconsin, according to the recorded plat of said subdivision, excepting therefrom the South One Hundred Seventy-seven (177') feet thereof; and

The East four Hundred Eight and Six-tenths (408.6') feet of Lot One Hundred Three (103) of Hinckley's Subdivision in the City of Manitowoc, Manitowoc County, Wisconsin, according to the recorded plat of said subdivision, excepting therefrom the North Sixty-six (66') feet thereof.

Recording Area
Name and Return Address

Attorney John C. Savage
1028 S. 9th Street, P.O. Box 2225
Manitowoc, WI 54221-2225

ENV

318 Ch

52-355-103-002-00
Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) SS
County of Manitowoc)

WHEREAS, Warehouse Terminal Company, Inc., a Wisconsin corporation, is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards exists on the property at the following locations(s):

NORTH SITE: Groundwater contamination remains on site to the east and northeast of the former UST located at the southwest corner of the north warehouse building, to the west of the loading dock. Enforcement Standard exceedances remain in WTN-MW10 for benzene at 16 ppb, and preventive action limits exceedances remain in WTN-MW10 for naphthalene at 9.8 ppb, and WTN-MW3 for 1,2-dichloroethane at 4.2 ppb. Residual soil contamination was documented along the southwest building foundation of the north warehouse building.

SOUTH SITE: Groundwater contamination remains on site near the former UST located adjacent to the north of the shop building. Enforcement Standard exceedances remain in WTS-MW10 for benzene at 190 parts per billion (ppb), and preventive action limits exceedances remain in WTS-MW10 for naphthalene at 5.6 ppb, and WTS-MW2 for 1,2-dichloroethane at 1 ppb. Residual soil contamination was documented on the side walls of the excavation, below the water table. Residual soil contamination lies within a 30-foot radius of the former UST.

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

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the

boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. 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 prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 11TH day of APRIL, 2000.

By signing this document, RICHARD HAUPT acknowledges that he/she is duly authorized to sign this document on behalf of Warehouse Terminal Company, Inc.

Signature: Richard Haupt

Printed Name: RICHARD HAUPT

Title: PRESIDENT

Subscribed and sworn to before me
this 11TH day of APRIL, 2000.

Susan Haupt Susan Haupt
Notary Public, Manitowoc County, Wis.
My commission 2-29-2004

This document was drafted by Attorney John C. Savage.

WARRANTY DEED

STATE OF WISCONSIN — FORM No. 9

Section 235.16 Wisconsin Statutes

M. WISCONSIN COMPANY, MFG. STATIONERS, MILWAUKEE 75011

236 843

327571

This Indenture, Made by Robert A. Eisner and Elsie Eisner, his wife

grantors, of Manitowoc County, Wisconsin, hereby conveys and warrants to Agon Haupt

grantee, of Manitowoc County, Wisconsin, for the sum of One Dollar and other valuable consideration- - - - - - - - - Dollars, the following tract of land in Manitowoc County, State of Wisconsin:

The East Four Hundred eight and six tenths (408.6) feet of Lot Number One Hundred Four (104) in Hinckleys Subdivision of Section Number Thirty-one (31), Township Number Nineteen (19) North, Range Number Twenty-four (24) East, except the south one hundred seventy-seven (177.0) feet thereof;

Also the East Four hundred eight and six tenths (408.6) feet of Lot Number One Hundred three (103) in Hinckley's Subdivision of Section Number Thirty-one (31), Township Number Nineteen (19) North, Range No. Twenty-four (24) East, excepting the north sixty-six and no tenths (66.0) feet thereof.

In the city of Manitowoc, Wisconsin.

The grantors shall have the privilege of maintaining an entrance to the grantors warehouse so long as the grantors remain in business, but not any longer than 12 years.

The spur tracks of the railroad as non-existing shall not be moved from the present location without the mutual consent of the owners of the property subject to the easements of the Chicago Northwestern Railway Company.

In Witness Whereof, the said grantors have hereunto set their hands and seals this 22 day of December, A. D., 1952

SIGNED AND SEALED IN PRESENCE OF

Leslie J. Valleskey

Leslie J. Valleskey

Elaine Suhr

Elaine Suhr

Robert A. Eisner (SEAL)

Robert A. Eisner

Elsie Eisner (SEAL)

Elsie Eisner

(SEAL)

(SEAL)

State of Wisconsin,

Manitowoc County. } ss.

Personally came before me, this 22 day of December, A. D., 1952

the above named Robert A. Eisner and Elsie Eisner, his wife

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

RECEIVED FOR RECORD

1952 DEC 23 PM 2 34

JOS. M. ZAHORIK
Register of Deeds

(SEAL)

Leslie J. Valleskey

Notary Public, Manitowoc County, Wis.

My commission expires July 19 A. D. 1953

NOTE.—The names of the parties to this instrument and of the witnesses and notary must be printed or typewritten thereon to entitle it to be recorded. Section 59.51 (1) (11), Wisconsin Statutes.

3-387

Table 6
Groundwater Analytical Results
Former Warehouse Terminal Company - South Site
Manitowoc, Wisconsin

PARAMETER	NR 140 Enforcement Standard	NR 140 Preventive Action Limit	Monitoring Well									
			WTS-MW1			WTS-MW2			WTS-MW3			WTS-MW10
			5/28/98	6/26/98	9/22/98	5/28/98	6/26/98	9/22/98	5/28/98	6/26/98	09/22/98	11/2/98
GRO (ppm)*	none	none	< 0.055 >			< 0.048 >			--			--
Dissolved Lead (ppm)*	15	1.5		< 1.2 >			--			--		
Benzene	5	0.5	--	--	--	**11**	--	< 0.23 >	--	--	--	**430**
Ethylbenzene	700	140	--	--	--	**3**	--	--	--	--	--	**150**
Toluene	343	68.6	--	--	--	--	--	--	--	--	--	**440**
Total Trimethylbenzenes	480	96	< 0.35 >	--	--	0.52	--	--	< 0.46 >	--	--	**184**
Total Xylenes	620	124	--	--	--	< 0.51 >	--	--	--	--	--	**673**
Methyl t-Butyl Ether (MTBE)	60	12	--	--	--	--	--	< 0.27 >	--	--	--	--
Naphthalene	40	8	--		--	--		--	--		--	**50**
1,2-Dichloroethane	5	0.5	**1.2**	< 1.8 >	**3.4**	**4.7**	**4.5**	**1**	--	--	--	--
1,1-Dichloroethene	850	85	< 0.18 >		--	--		--	--		--	--
cis-1,2-Dichloroethene	70	7	1.8		< 2.1>	--		--	--		< 0.32 >	--
trans-1,2-Dichloroethene	none	none	--	--	--	--	--	--	--	--	< 0.12 >	--
Trichloroethene (TCE)	5	0.5	**110**	**87**	**110**	--	--	--	**14**	0.40	**11**	--
n-Butylbenzene	none	none	--		--	0.44		--	--		--	26
p-Isopropyltoluene	none	none									--	20
n-Propylbenzene	none	none	--		--	< 0.33 >		--	--		--	--
Isopropylether	none	none	--								--	< 5.7 >
Total PVOCs	none	none										
Total VOCs	none	none	113.53	88.8	115.5	70.99	4.5	1.27	14.46	0.4	11.44	1,978.70
pH (su)	none	none	6.9			6.9			7.4			
Conductivity (ms)	none	none	1010			920			650			
Dissolved Oxygen (mg/L)	none	none	3.21	1.87		7.88	1.24		5.23	0.58		
Alkalinity (ppm)	none	none			880			920			630	
Iron (ppm)	none	none	9		0.28	5		--	7		0.34	
Ammonia as N (ppm)	9.7 ppm	1.9 ppm			< 0.029 >			--			--	
Nitrate-Nitrate (ppm)	10 ppm	2 ppm			--			--			0.13	
Total Kjeldahl Nitrogen (ppm)	none	none			< 0.34 >			< 0.22 >			< 0.28 >	
Sulfate (ppm)	none	none			100			33			27	

Notes:
All results are reported in parts per billion (ppb) unless otherwise noted.
* ppm stands for parts per million
GRO stands for Gasoline Range Organics
Results in bold exceed NR 140 Groundwater enforcement standards or Preventive Action Limits for specified compound.
Results detected above the laboratory method of detection, BUT below the limit of quantification are shown in "<>" marks.

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Table 6
Groundwater Analytical Results
Former Warehouse Terminal Company - North Site
Manitowoc, Wisconsin
March 1999

PARAMETER	NR 140 ES / PAL Standards	Monitoring Well																
		WTNMW-1			WTNMW-2				WTNMW-3				WTNMW-4				WTN-MW10	
		5/28/98	6/26/98	9/22/98	5/28/98	6/26/98	9/22/98	12/29/98	5/28/98	6/26/98	9/22/98	12/29/98	6/15/98	7/8/98	9/22/98	12/28/98	11-24-98	12/28/98
GRO (ppm)	none	<59>			--				--				< 0.032 >					
Dissolved Lead (ppm)	15 / 1.5		<2.47>			<1.5>				--			< 1.7 >					
Benzene	5 / 0.5	2000	1100	940	--	--	--	--	<0.24>	--	<0.30>	--	2.2	<0.76>	--	--	36	16
Ethylbenzene	700 / 140	2000	1100	860	--	--	--	--	--	--	--	--	< 0.36 >	--	--	--	< 0.43 >	--
Toluene	343 / 68.6	14000	6600	4200	<0.12>	--	--	--	--	--	--	--	< 0.54 >	<0.69>	<1.0>	--	1.8	1.3
1,2,4-Trimethylbenzene	none	1700	810	740	<0.32>	--	--	--	<0.26>	--	--	--	1.1	--	--	--	10	1.1
1,3,5-Trimethylbenzene	none	460	180	180	--	--	--	--	--	--	--	--	< 0.26 >	--	--	--	3.7	1.5
Total Xylenes	620 / 124	14300	4900	3800	--	--	--	--	--	--	--	--	2.3	--	--	--	56.3	10.6
Methyl tert-butyl Ether	60 / 12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.88
Naphthalene	40 / 8	840	<390>	230	--				--				--					9.8
1,2-Dichloroethane	5 / 0.5	--	--	--	--				4.3	4.3		4.2	--		--			
Hexchlorobutadiene	none	<310>			--				--				--					
p-Isopropyltoluene	none	530			--				--				--					
n-Butylbenzene	none	330			--				--				--					
n-Propylbenzene	none	<180>			--				--				1.9					
Total PVOCs	none	34,480	14,690	10,740.0	0.44	0.0	0.0	0.0	0.52	0.0	0.3	0.0	6.8	1.44	1.0	0	108.23	31.38
Total VOCs	none	36,670	15,080	10,970.0	0.44				4.30	4.3		4.2	7.5	1.44		0		41.18
pH (su)	none	7.2			7.3			7.4	7.2			7.9				7.8		7.8
Nitrogen, ammonia as N	9.7 / 1.9			<0.039>			--	0.083			--	0.16				0.091		0.21
Nitrogen, NO2+NO3 as N	10 / 2			0.28			9.8	13			--	--				1.6		4.4
Nitrogen, Kjeldahl as N	none			<0.63>			<0.42>	< 0.23 >			--	< 0.22 >				--		< 0.35 >
Sulfates	none			18			25	30			34	44				8.4		25
Conductivity (ms)	none	510			590			600	1240			1230				1210		590
Iron (mg/L)	none	9.0			10+			1	10			1	10+			< 0.5		1.5
Alkalinity	none							430				600				230		180
Dissolved Oxygen (mg/L)	none	0.72	0.3		5.85	0.79		2.79	2.3	0.39		4.38	7.69			4.39		1.38

Notes:
All results are reported in parts per billion (ppb) unless otherwise noted.
ppm stands for parts per million
GRO stands for Gasoline Range Organics
Results in bold exceed NR 140 Groundwater Enforcement Standards or Preventive Action Limits for specified compound.
WTN-MW10 is a replacemonet well for WTN-MW1. WTN-MW1 was removed during the soil excavation.

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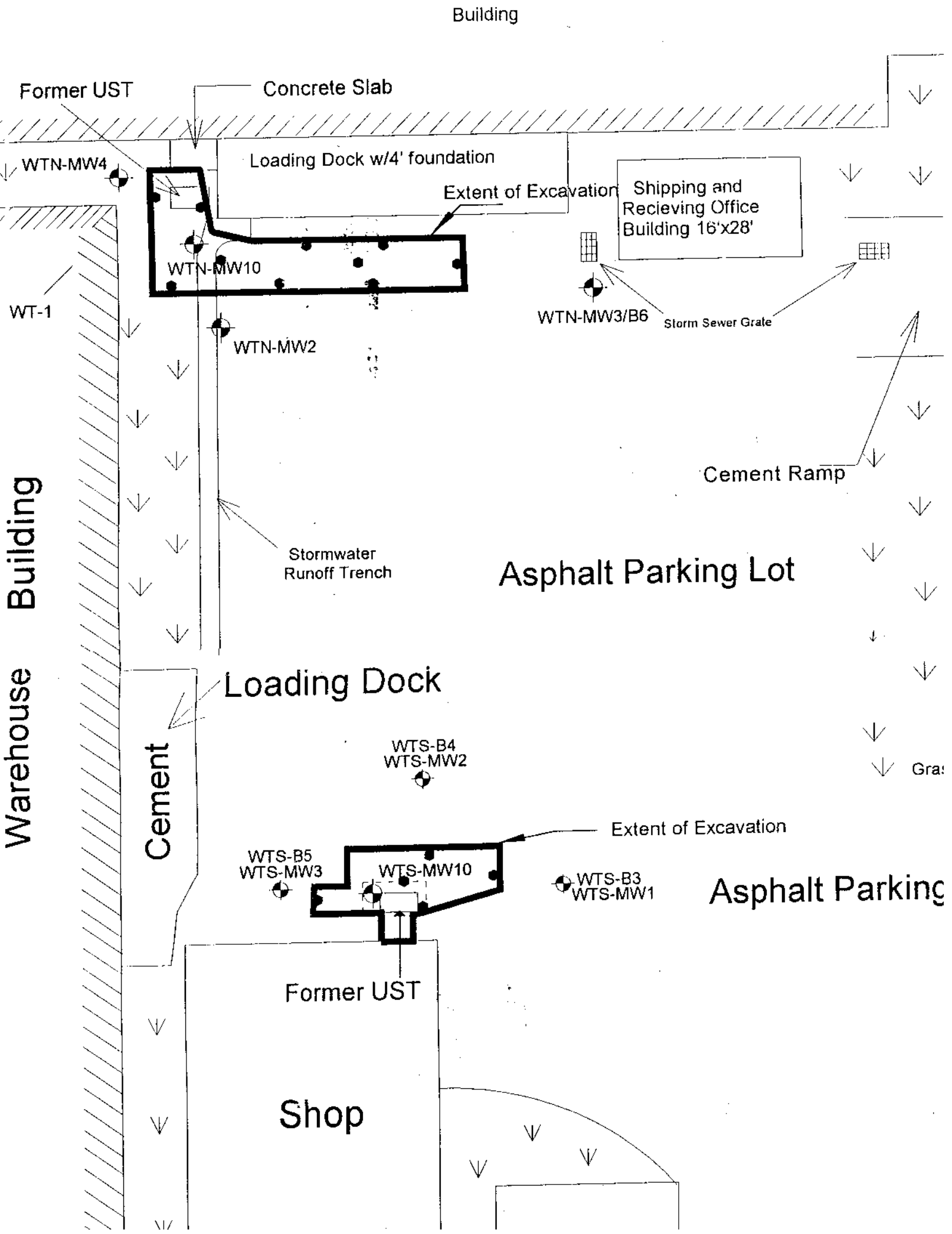
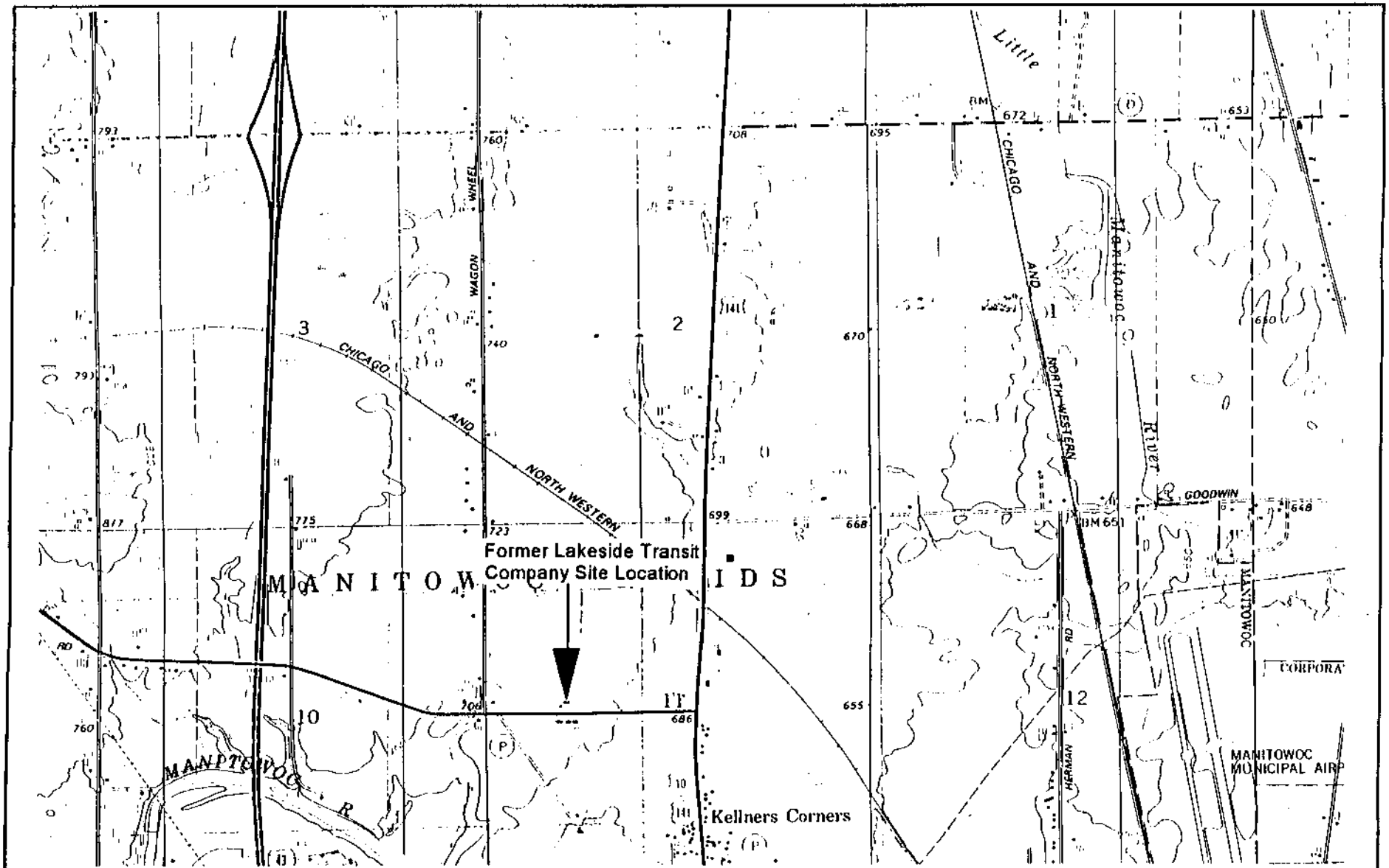
VOL 1482 PAGE 187


Building
Former UST
Concrete Slab
WTN-MW4
Loading Dock w/4' foundation
Extent of Excavation
Shipping and
Recieving Office
Building 16'x28'
WTN-MW10
WT-1
WTN-MW3/B6
Storm Sewer Grate
WTN-MW2
Cement Ramp
Building
Stormwater
Runoff Trench
Asphalt Parking Lot
Loading Dock
Warehouse
Cement
WTS-B4
WTS-MW2
Extent of Excavation
WTS-B5
WTS-MW3
WTS-MW10
WTS-B3
WTS-MW1
Asphalt Parking
Former UST
Shop



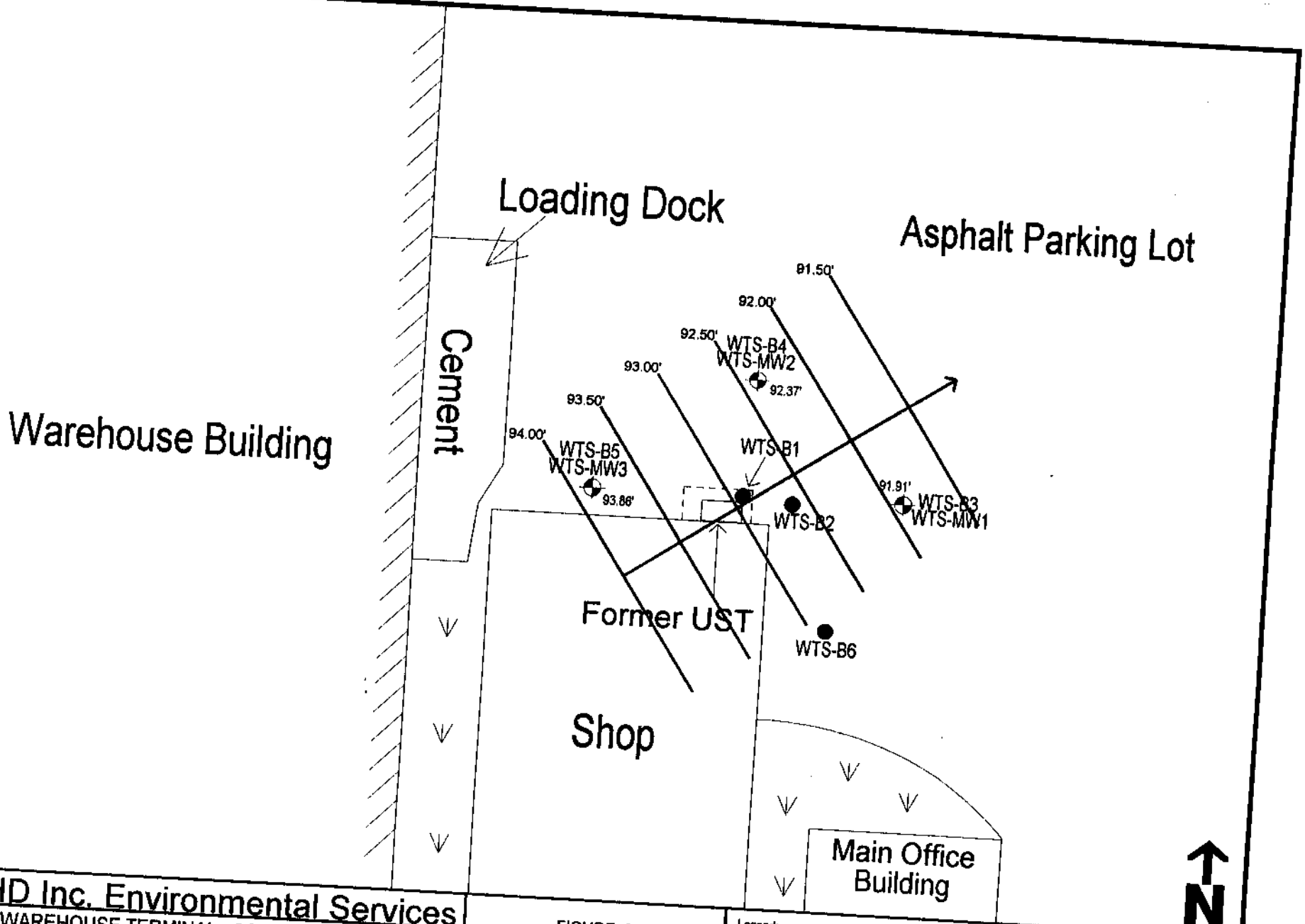
GHD Inc. Environmental Services FORMER LAKESIDE TRANSIT SITE 5106 HOMESTEAD ROAD MANITOWOC, WI	FIGURE 1 SITE LOCATION MAP Prepared By: R. Johnson	Map is taken from USGS 7.5 Minute Series, Mishicot, Wisconsin Quadrangle Date: 10/20/98 | Scale: 1 = 24,000

Table 6
Groundwater Analytical Results
Former Warehouse Terminal Company - South Site
Manitowoc, Wisconsin

PARAMETER	NR 140 Enforcement Standard	NR 140 Preventive Action Limit	Monitoring Well												
			WTS-MW1				WTS-MW2			WTS-MW3				WTS-MW10	
			5/28/98	6/26/98	9/22/98	12/28/98	5/28/98	6/26/98	9/22/98	5/28/98	6/26/98	09/22/98	12/28/98	11/2/98	12/28/98
GRO (ppm)*	none	none	< 0.055 >				< 0.048 >			--				--	
Dissolved Lead (ppm)*	15	1.5		< 1.2 >				--			--				
Benzene	5	0.5	--	--	--	--	[illegible]	--	< 0.23 >	--	--	--	--	[illegible]	**190**
Ethylbenzene	700	140	--	--	--	--	3	--	--	--	--	--	--	**150**	11
Toluene	343	68.6	--	--	--	--	--	--	--	--	--	--	--	[illegible]	42
Total Trimethylbenzenes	480	96	< 0.35 >	--	--	--	0.52	--	--	< 0.46 >	--	--	--	**184**	21.7
Total Xylenes	620	124	--	--	--	--	< 0.51 >	--	--	--	--	--	--	[illegible]	74
Methyl t-Butyl Ether (MTBE)	60	12	--	--	--	--	--	--	< 0.27 >	--	--	--	--	--	<2.0>
Naphthalene	40	8	--		--		--		--	--		--		[illegible]	5.8
1,2-Dichloroethane	5	0.5	**1.2**	**< 1.8 >**		--	**4.7**	**4.5**	**1**	--	--	--		--	
1,1-Dichloroethene	850	85	< 0.18 >		--		--		--	--		--		--	
cis-1,2-Dichloroethene	70	7	1.8		< 2.1>		--		--	--		< 0.32 >		--	
trans-1,2-Dichloroethene	none	none	--	--	--		--	--	--	--	--	< 0.12 >		--	
Trichloroethene (TCE)	5	0.5	[illegible]	[illegible]	[illegible]	95	--	--	--	[illegible]	0.40	[illegible]	**1.1**	--	--
n-Butylbenzene	none	none	--		--		0.44		--	--		--		26	
p-Isopropyltoluene	none	none										--		20	
n-Propylbenzene	none	none	--		--		< 0.33 >		--	--		--		--	
Isopropylether	none	none	--									--		< 5.7 >	
Total PVOCs	none	none				0							0		
Total VOCs	none	none	113.53	88.8	115.5	95	70.99	4.5	1.27	14.46	0.4	11.44	1.1	1,978.70	346.30
pH (su)	none	none	6.9			7.4	6.9			7.4			7.3		7.2
Conductivity (ms)	none	none	1010			1,260	920			650			1,110		910
Dissolved Oxygen (mg/L)	none	none	3.21	1.87		1.19	7.88	1.24		5.23	0.58		0.61		2.11
Alkalinity (ppm)	none	none			880	580			920			630	420		410
Iron (ppm)	none	none	9		0.28		5		--	7		0.34			
Ammonia as N (ppm)	9.7 ppm	1.9 ppm			< 0.029 >	0.13			--			--	0.13		0.49
Nitrate-Nitrate (ppm)	10 ppm	2 ppm			--	<0.052>			--			0.13	0.32		0.91
Total Kjeldahl Nitrogen (ppm)	none	none			< 0.34 >	<0.28>			< 0.22 >			< 0.28 >			< 0.74 >
Sulfate (ppm)	none	none			100	44			33			27	17		37

Notes:
All results are reported in parts per billion (ppb) unless otherwise noted.
* ppm stands for parts per million
GRO stands for Gasoline Range Organics
Results in bold exceed NR 140 Groundwater enforcement standards or Preventive Action Limits for specified compound.
Results detected above the laboratory method of detection, BUT below the limit of quantification are shown in "<>" marks.

>ES
>PAL



GHD Inc. Environmental Services

WAREHOUSE TERMINAL - SOUTH SITE
1946 SOUTH 23RD STREET
MANITOWOC, WI 54220

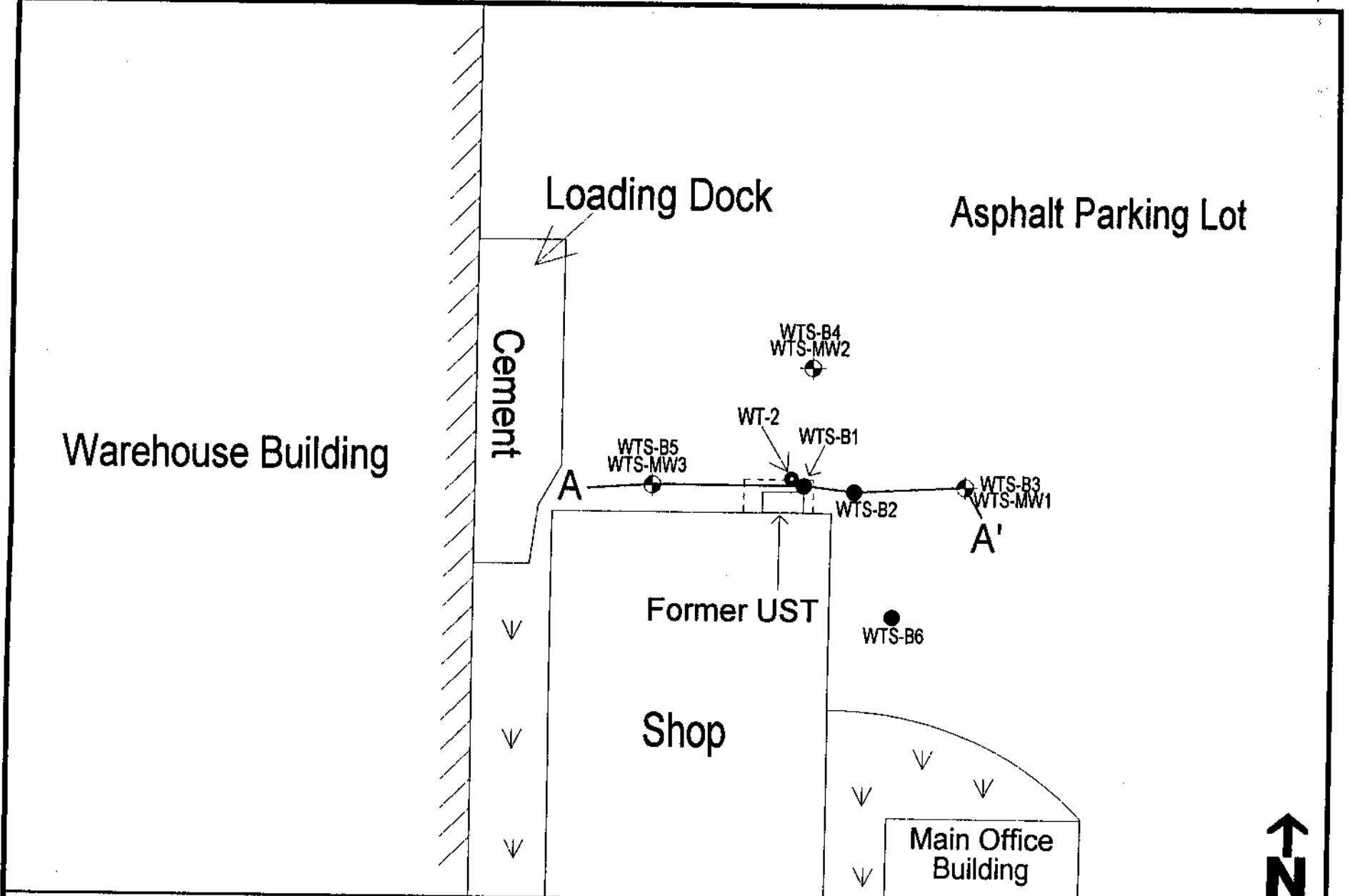
FIGURE 6
WATER TABLE CONFIGURATION
MAY 1998

Prepared By: T. OTT

Legend:
- Soil Borings
- Monitoring Wells
- Excavation
- Grass

Date: 06/22/98

Scale: 1" = 20'



GHD Inc. Environmental Services

WAREHOUSE TERMINAL - SOUTH SITE

1946 SOUTH 23RD STREET

MANITOWOC, WI 54220

FIGURE 4
GEOLOGIC CROSS SECTION
LOCATOR MAP

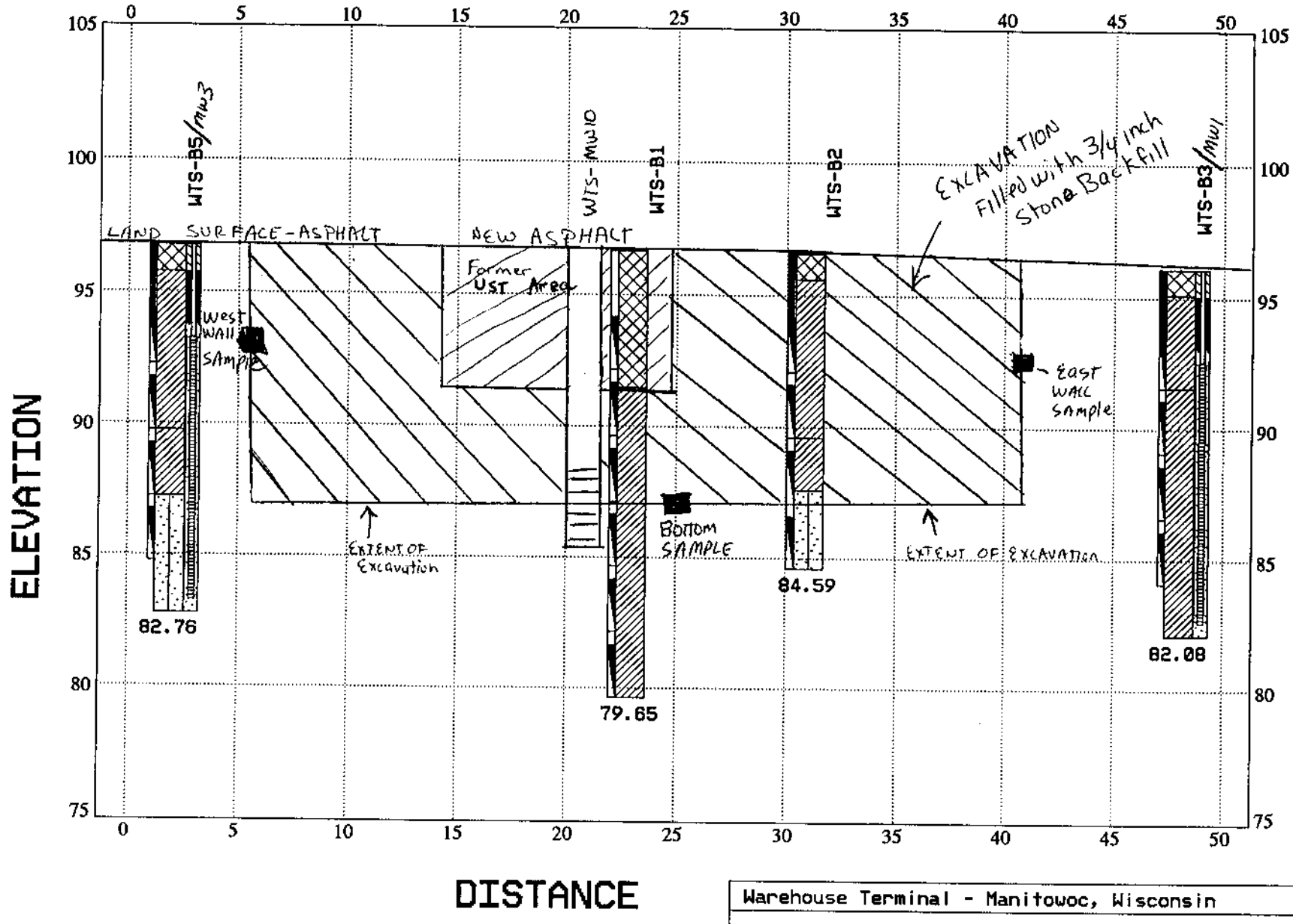
Prepared By: T. OTT

Legend:

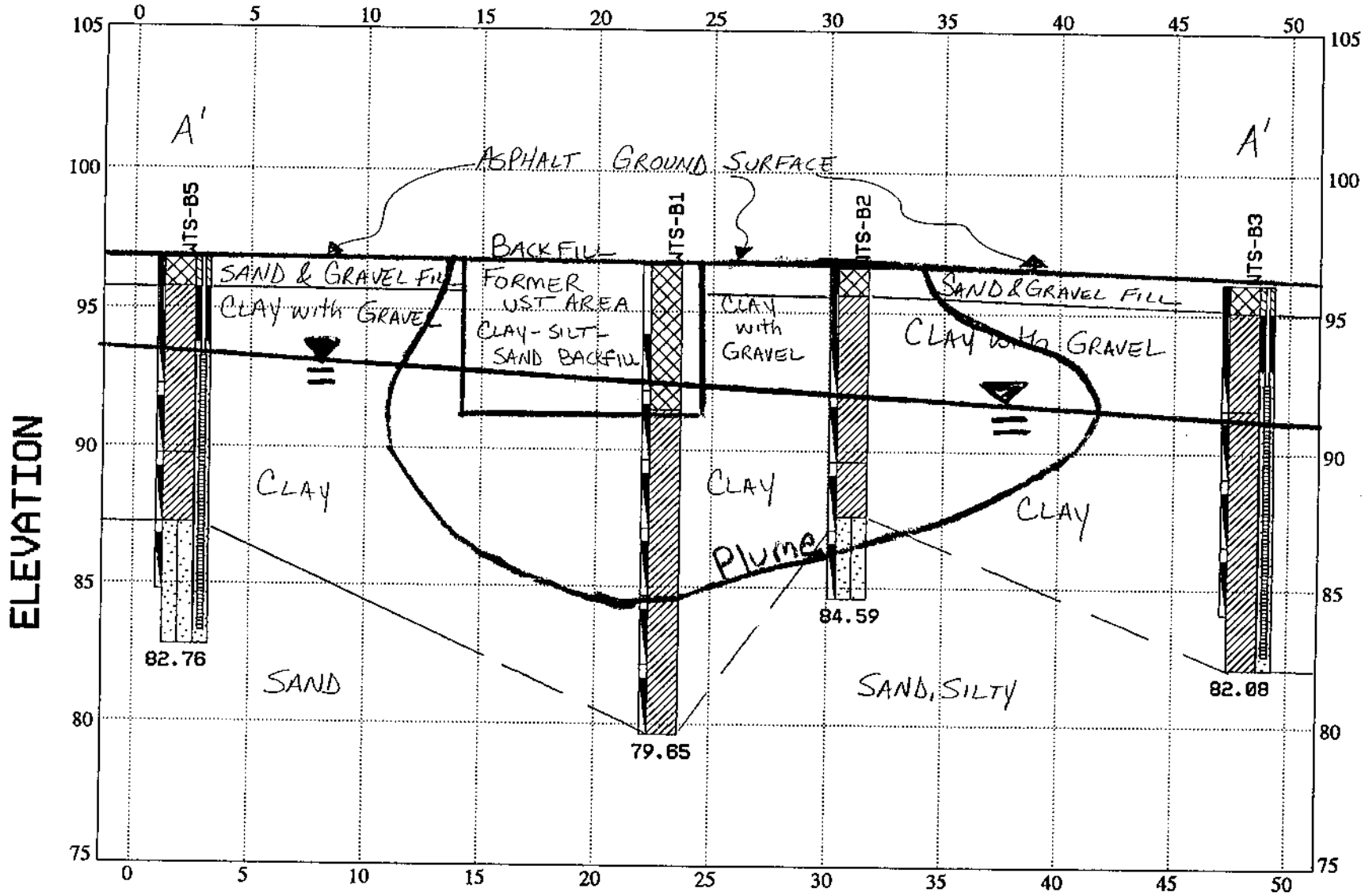
- April 7, 1998 Geoprobe boring
- Soil Borings
- Monitoring Wells
- Grass
- Excavation
- Grass

Date: 06/22/98

Scale: 1" = 20'



Warehouse Terminal - Manitowoc, Wisconsin	
FIGURE 5 - Post Remedial Cross Section FENCE DIAGRAM A-A'	
DATE: 3/17/99	BY: SMLawrenz
GHD, Inc. - Environmental Services	



Water Table

Plume

Warehouse Terminal - Manitowoc, Wisconsin	
FIGURE 5 GEOLOGIC CROSS SECTION A-A'	
DATE: 8/5/98	BY: RLJohnson
GHD, Inc.	