GIS REGISTRY INFORMATION

SITE NAME:	Krings Property
BRRTS #:	03-36-213129
CLOSURE DATE:	08/09/2001
STREET ADDRESS:	1200 Washington Street
CITY:	Two Rivers
CLOSURE:	[ ] Pending [x] Conditions Met
OFF SITE CONTAMINATION:	[ ] Yes [x] No
IF YES, STREET ADDRESS 1:	
IF YES, STREET ADDRESS 2:	
IF YES, STREET ADDRESS 3:	
IF YES, STREET ADDRESS 4:	
IF YES, STREET ADDRESS 5:	
CONTAMINATION IN RIGHT OF WAY:	[ ] Yes [x] No

DOCUMENTS NEEDED:

Closure Letter	x
Copy of Deed(s) for all impacted properties	x
General Site Location Map within Municipality	x
Detailed Site Map(s) for all impacted properties	x
Latest Groundwater Flow/MW Location Map	x
Latest Extent of Contaminant Plume Map	
Latest Tables of Groundwater Analytical Results	x
Copies of off site notification letters (if applicable)	
RP Certified statement that legal descriptions are complete and accurate	
Legal Description of all impacted properties(if not included above)	
Geologic Cross Section (if available)	
Letter informing ROW owner of residual contamination (if applicable)	

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

August 9, 2001

Mr. Kenneth Krings
P.O. Box 282
2763 18th Street
Two Rivers, WI 54241

SUBJECT: Case Closure of the Krings Property,
1200 Washington Street, Two Rivers, WI
WDNR BRRTS #03-36-213129

Dear Mr. Krings:

On October 11, 2000, 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. The Department has received the signed restriction, filed with the Brown County Register of Deeds Office, a copy of the Class 1 Public Notice, and the monitoring well abandonment forms. Your case has been closed under s. NR 726.05, Wis. Adm. Code on August 9, 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 at (920) 492-5921.

Sincerely,

Keld B. Lauridsen

Keld B. Lauridsen
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Bradd L. Seegers, GHD, Inc., P.O. Box 69, Chilton, WI 53014

DOCUMENT NO. 620582

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

656

RECEIVED FOR RECORD
VOL. 782 PAGE 656
1986 OCT 21 PM 3:31
MANITOWOC COUNTY, WIS.
ROBERT B. RANDOL
REGISTER OF DEEDS

This Deed, made between KENNETH J. BUTZ, JOHN F. BUTZ, and JOY C. BUTZ, d/b/a Model Building Account, a Wisconsin partnership, Grantor,

and KENNETH P. KRINGS, JR., Grantee,

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

RETURN TO [illegible]

4+150.60 ckk (cnv.)

LJ-7

Tax Parcel No: 000-082-012-4

A triangular piece of land, being part of Lots 1, 2 and 3 of the Resubdivision of Blocks 82 and 89 of the Original Plat of the City of Two Rivers, Manitowoc County, Wisconsin, being more particularly described as follows, to-wit:

Commence to measure from the original Southeast corner of Lot 1; thence due West along the North line of 12th Street, 171.75 feet; thence at an interior angle of 27°1' Northeast a distance of 47.6 feet; thence at an interior angle 177° 6' Northeast a distance of 140.88 feet to a point in the West line of Washington Street; thence South along the West line of washington Street 79.2 feet to the place of commencement.

Excepting a small parcel of land conveyed to City of Two Rivers by Warranty Deed recorded in Volume 149 Deeds page 533, and

Alco excepting parcel of said land conveyed to Schroeder Bros. Co. by Warranty Deed recorded in Volume 248 of Deeds page 589 for driveway purposes.

TRANSFER FEE $150.60

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And grantors warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except highway rights of way and easements and restrictions of record,

and will warrant and defend the same.

Dated this 13th day of October, 19 86

Joy C. Butz (SEAL)

Joy C. Butz (SEAL)

Kenneth J. Butz (SEAL)

John F. Butz (SEAL)

AUTHENTICATION

Signature(s) of Kenneth J. Butz, John F. Butz & Joy C. Butz

authenticated this 13th day of October, 19 86

Bernard U. Roels

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Bernard U. Roels, Attorney

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
County.

Personally came before me this day of , 19 the above named

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

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

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

PROOF OF PUBLICATION NOTICE

PROPOSED REMEDIAL ACTION PLAN AND ENFORCEMENT STANDARD

MR. KENNETH KRINGS

STATE OF WISCONSIN,

SS.

Manitowoc County.

Personally appeared before me

GERALD GUY

who, being duly sworn, says that he is

EDITOR *of The HERALD-TIMES-REPORTER, a daily newspaper, printed and published at the City of Manitowoc, in said county, and that the notice, a printed copy of which is hereunto annexed, is taken from said paper, in which it was published* ONCE *on the* 17 *day of* JUNE *A.D.,* 2001

Subscribed and sworn to before me this 6 *day of* *A.D.,* 2001

COMMISSION EXPIRES 12/08/02

Notary Public

PUBLIC NOTICE OF PROPOSED REMEDIAL ACTION PLAN AND ENFORCEMENT STANDARD

In accordance with ss. 714.07(5) and 722.09(2)(a)2, Wis. Adm. Code, Mr. Kenneth Krings is publishing the following public notice as a Class 1 notice under ch. 985, Stats.

Mr. Krings recently completed the cleanup of petroleum contamination at the property located at 1200 Washington Street in Two Rivers, Wisconsin. Petroleum contamination was remediated by means of natural attenuation. On October 25, 2000, this site was approved for conditional closure by the WDNR's Bureau for remediation and Redevelopment Northeast Region Closure Committee. The WDNR determined that further cleanup of this property will not be necessary at this time but the permanent cap must be maintained to prevent the leaching of contaminant's from the limited soil contamination, which remains. This notice has been prepared to provide public awareness that the permanent cap at this facility must be maintained. All inquires regarding this notice should be addressed to:

Mr. Kenneth Krings
P.O. Box 282
Two Rivers,
Wisconsin 54241

June 17, 2001

878969

VOL 1520 PAGE 239

Document Number | DEED RESTRICTION

RECEIPT# 16942
$16.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
12 JUN 2001 3:33:07 PM

Declaration of Restrictions

In Re: A triangular piece of land, being part of Lots 1, 2 and 3 of the Resubdivision of Blocks 82 and 89 of the Original Plat of the City of Two Rivers, Manitowoc County, Wisconsin, being more particularly described as follows, to-wit:

Commence to measure from the original Southeast corner of Lot 1; thence due West along the North line of 12th Street, 171.75 feet; thence at an interior angle of 21° 1' Northeast a distance of 47.6 feet; thence at an interior angle of 177° 6' Northeast a distance of 140.88 feet to a point in the West line of Washington Street; thence South along the West line of Washington Street 79.2 feet to the place of commencement.

Exempting a small parcel of land conveyed to the City of Two Rivers by Warranty Deed recorded in Volume 149 Deeds page 533, and

Also excepting parcel of said land conveyed to Schroeder Bros. Co. by Warranty Deed recorded in Volume 248 of Deeds page 589 for driveway purposes.

Recording Area

Name and Return Address
WI DNR Attn: Keld Lauridsen
PO Box 10448
Green Bay, WI 54307-0448
16 CA

000-082-012-4
Parcel Identification Number (PIN)

WI DNR
RECEIVED
JUN 28 2001
NER WASTE/RR

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

WHEREAS, Kenneth P. Krings JR., 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 KS-1 (KS-MW-1): naphthalene at 71 micrograms per liter (ug/l) and trimethylbenzene at 510 ug/l sampled on February 29, 2000. Monitoring Well KS-2 (KS-MW-2) had concentrations of chloroform at 9.5 ug/l and bromodichloromethane at 1.8 ug/l on June 2, 1999. Monitoring Well KS-4 (KS-MW-4) had concentrations of chloroform at 6.8 ug/l and bromodichloromethane at 1.2 ug/l on June 2, 1999. Locations

of the monitoring wells are provided on Figure1, hereby 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 it 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.

If construction is proposed on this property that will require excavation of soils in the vicinity of KS-MW-1, KS-MW-2, or KS-MW-3, the soils are to be handled as solid waste. Such soils are to be sampled and analyzed for contaminants previously detected on the property and any excavated soils shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors 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.

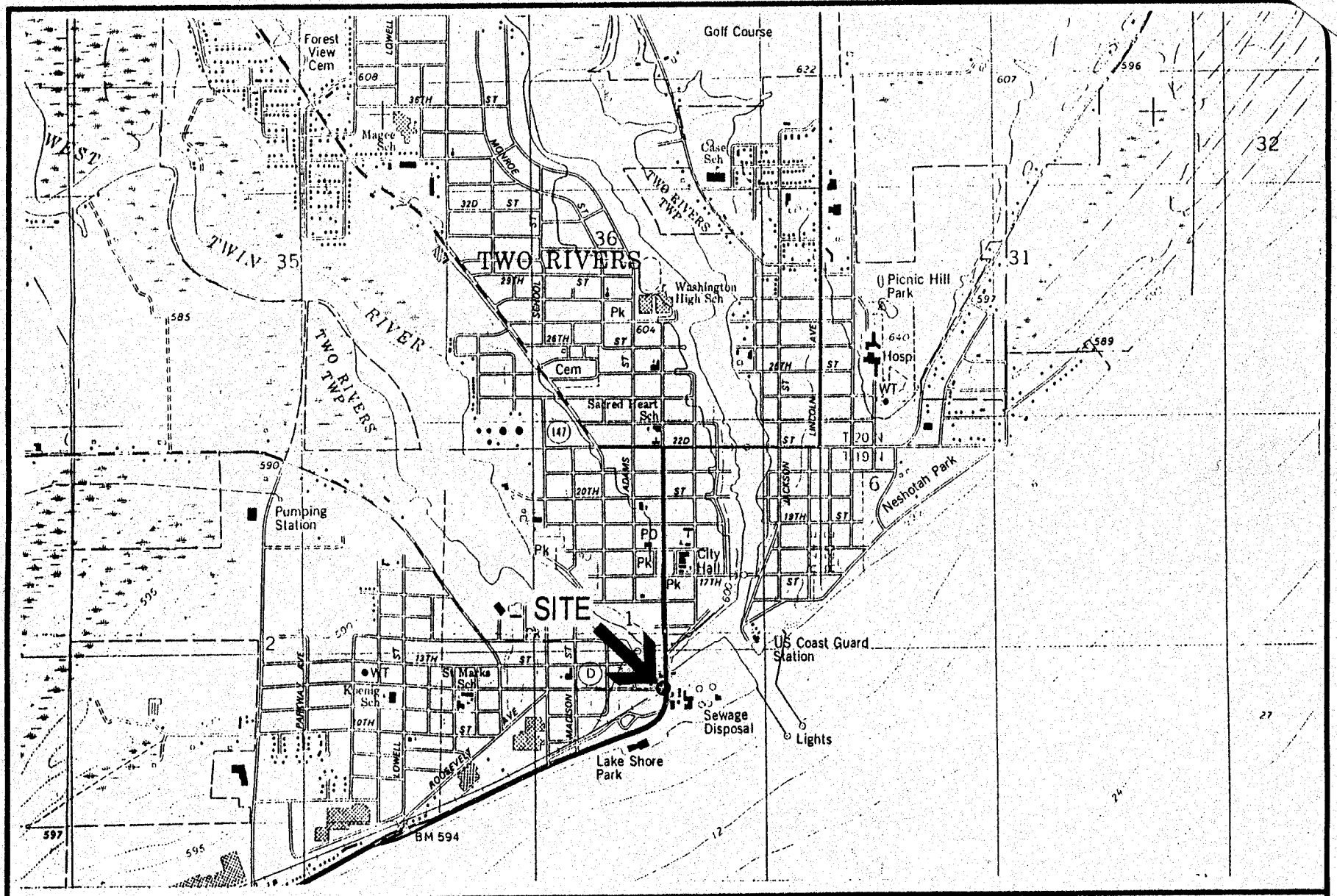
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 12 day of June, 2001.

Signature: _____
Printed Name: Kenneth P. Krings JR.

Subscribed and sworn to before me
this 12 day of June, 2001.

Cecelia Kay Franks
Notary Public, State of Wisconsin
My commission 5/15/2005

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by GHD, Inc.



GHD Inc. Environmental Services
KEN KRING'S PROPERTY
1200 WASHINGTON STREET
TWO RIVERS, WI 54241

FIGURE 1
SITE LOCATION MAP

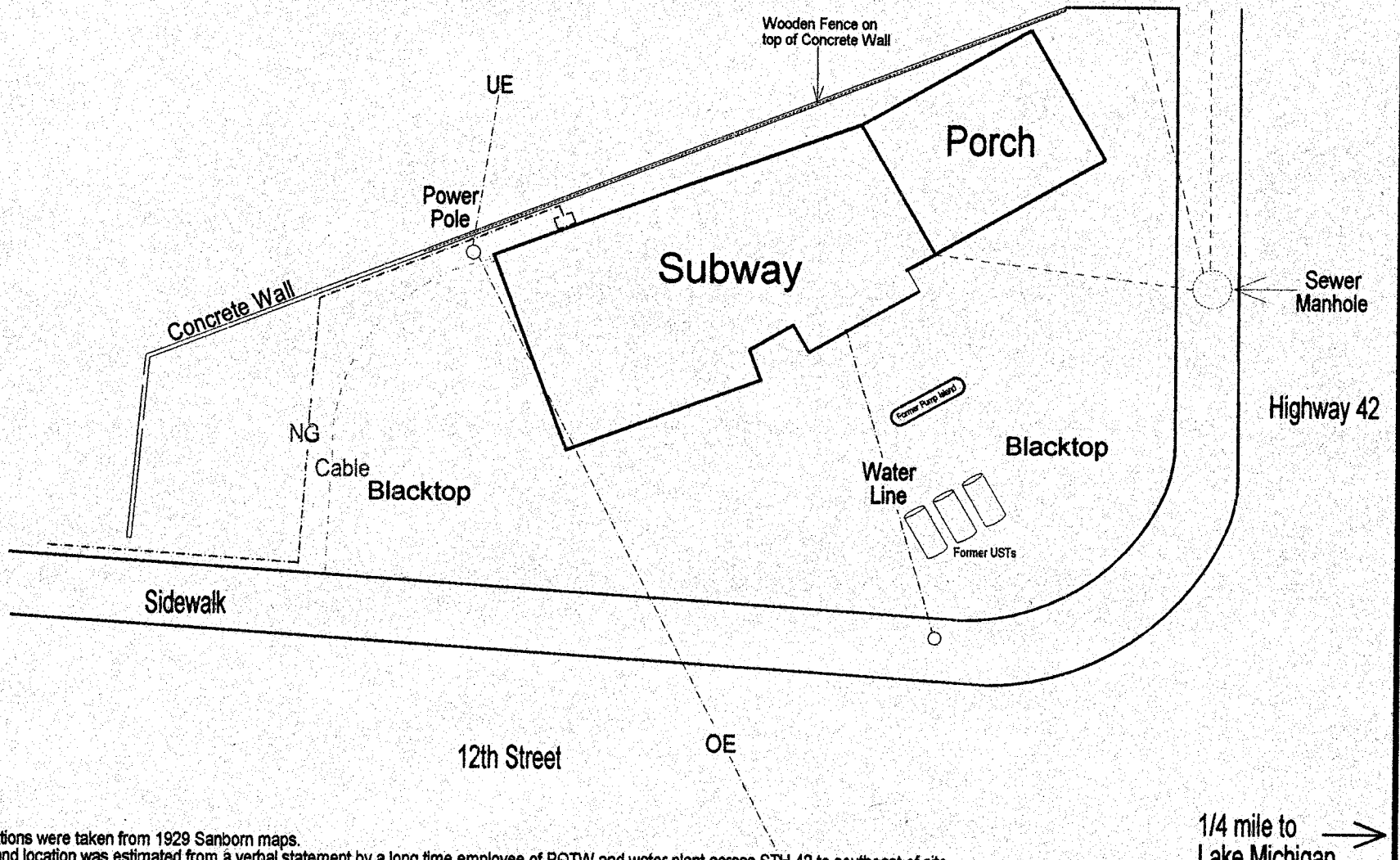
Prepared By: TIM OTT

Legend:
Map taken from the Two Rivers, Wisconsin
USGS Topographic Quadrangle Map (1978).

N

Date: 04/01/99

Scale: 1" = 2,000'



Tank locations were taken from 1929 Sanborn maps.
Pump island location was estimated from a verbal statement by a long time employee of POTW and water plant across STH 42 to southeast of site.

1/4 mile to Lake Michigan →

GHD Inc. Environmental Services
KEN KRING'S PROPERTY
1200 WASHINGTON STREET
TWO RIVERS, WI 54241

FIGURE 2
SITE LAYOUT MAP

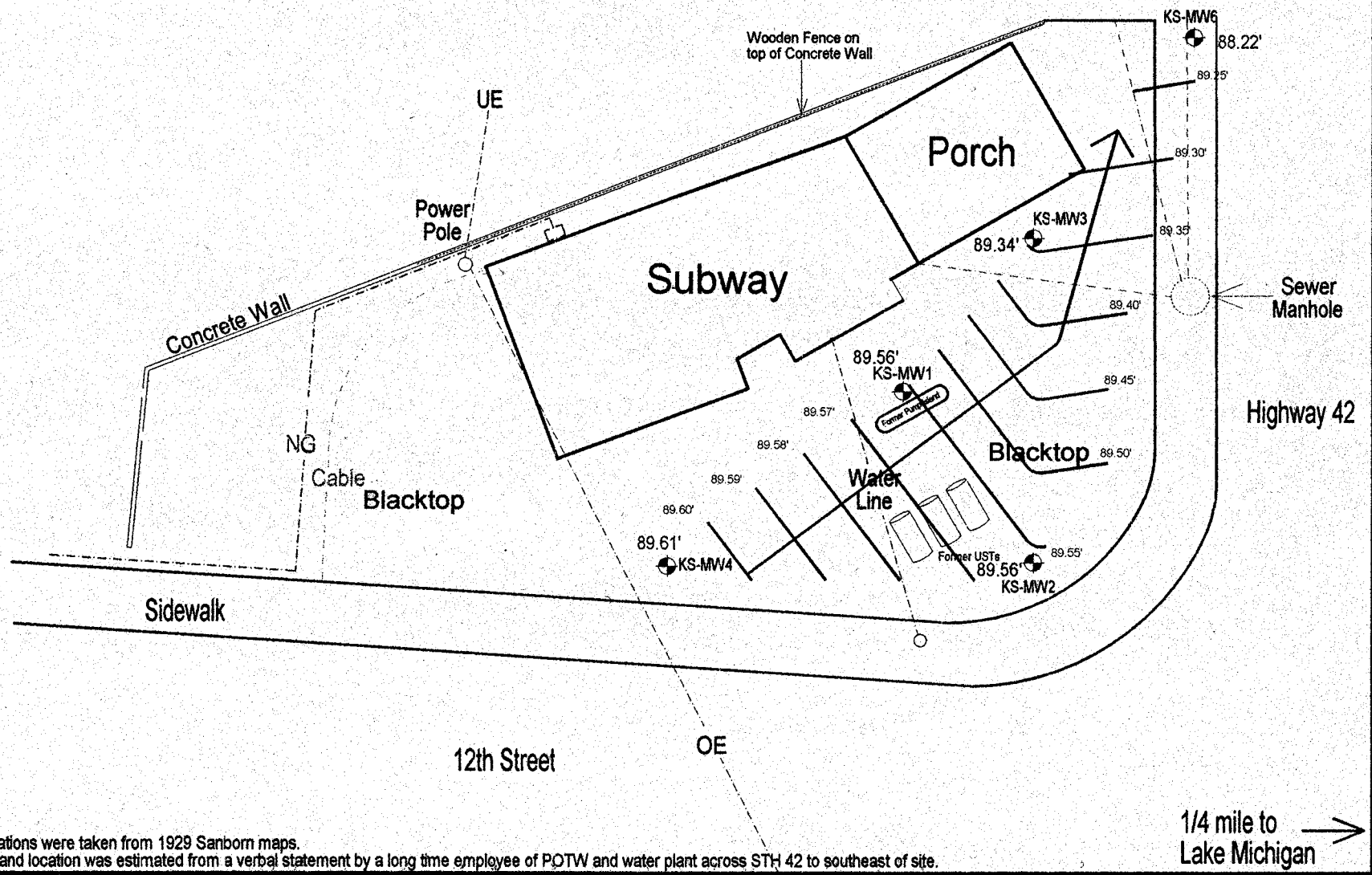
Prepared By: TIM OTT

Legend:
UTILITIES

N

Date: 04/11/00

Scale: 1" = 20'



GHD Inc. Environmental Services
KEN KRING'S PROPERTY
1200 WASHINGTON STREET
TWO RIVERS, WI 54241

FIGURE 6
GROUNDWATER
CONFIGURATION TABLE
FEBRUARY 29, 2000

Prepared By: TIM OTT

Legend:
UTILITIES
MONITORING WELLS

N

Date: 04/11/00

Scale: 1" = 20'

Table 3
Groundwater Analytical Results
Krings Property - Two Rivers, Wisconsin
Update - December 1999

PARAMETER	NR 140 ES / PAL Standards	KS-MW1				
		4/30/1999	6/2/1999	8/30/1999	11/30/1999	2/29/2000
GRO (ppm)	none	20				
Dissolved Lead (ppm)	15 / 1.5	28	5.60	<4.4>	5.4	<6.4>
Benzene	5 / 0.5	**<48**	**<43**	**<20**	**<50**	**<25**
Ethylbenzene	700 / 140	770	580	490	220	140
Toluene	~~343 / 68.6~~ 200	4700	1200	**350**	290	170
Total Trimethylbenzenes	480 / 96	2020	1710	606	950	510
Total Xylenes	~~620 / 124~~ 1000	**6,200**	**5,400**	**1,390**	**1,290**	**890**
Methyl tert-butyl Ether	60 / 12	**<84**	<53	<19	<47	<24
Naphthalene	40 / 8	360	330	77	<120>	<71>
n-Butylbenzene	none	280				
n-Propylbenzene	none	<120>				
Bromodichloromethane	0.6 / 0.06	**<53**				
Chloroform	6 / 0.6	**<61**				
Total PVOCs	none	10,822	8,986	2,869	2,647	1,759
Total VOCs	none	11,696	9,316	2,946	2,772	1,830
Nitrogen, ammonia as N	9.7 / 1.9 ppm	0.64	0.26	0.21	0.23	<0.045>
Nitrogen N+N (mg/L)	10 / 2 ppm	0.73	<0.030	0.42	0.45	<0.14>
Nitrogen, Kjeldahl (mg/L)	none	1.0	0.61	0.60	0.97	<0.10
Sulfate (mg/L)	none	26	28	30	29	23
Alkalinity (mg/L)	none	430	410	220	320	140
Iron (mg/L)	none	3.0	3.0	1.5	2.0	0.5
Conductivity (uS)	none	*	*	670	1,065	392
pH (SU)	none	7.5	7.4	7.8	7.7	7.4
Dissolved Oxygen (mg/L)	none	2.04	0.50	0.50	0.60	1.14

Notes:
All results are reported in parts per billion (ppb) unless otherwise noted.
ppm stands for parts per million, GRO = Gasoline Range Organics
Results in BOLD exceed NR 140 ES or PALs for specified parameter.
* = Conductivity meter not working.

[redacted] : > ES
: > PAL

Table 3
Groundwater Analytical Results
Krings Property - Two Rivers, Wisconsin
Update - December 1999

PARAMETER	NR 140 ES / PAL Standards	KS-MW2				
		4/30/1999	6/2/1999	8/30/1999	11/30/1999	2/29/2000
GRO (ppm)	none	<0.020>				
Dissolved Lead (ppm)	15 / 1.5	<1.4				
Benzene	5 / 0.5	<0.24	<0.22	<0.50	<0.50	<0.50
Ethylbenzene	700 / 140	<0.26	<0.23	<0.54	<0.54	<0.54
Toluene	1000 ~~343 / 68.6~~	<0.24	<0.32>	<0.52	<0.52	<1.5>
Total Trimethylbenzenes	480 / 96	<0.54	<0.44>	<1.07	<1.07	<1.07
Total Xylenes	10000 ~~620 / 124~~ 100	<0.97	<0.79	<1.5	2.1	<1.5
Methyl tert-butyl Ether	60 / 12	<0.42	<0.27	<0.47	<0.47	<0.47
Naphthalene	40 / 8	<0.25				
n-Butylbenzene	none	<0.34				
n-Propylbenzene	none					
Bromodichloromethane	0.6 / 0.06	1.6	1.8			
Chloroform	6 / 0.6	8.3	9.5			
Total PVOCs	none	<2.67	<2.27	<4.6	5.20	5.58
Total VOCs	none	13.2	13.6	<4.6	5.20	5.58
Nitrogen, ammonia as N	9.7 / 1.9 ppm	0.16	0.091	0.12	0.17	<0.041>
Nitrogen N+N (mg/L)	10 / 2 ppm	1.2	0.3	0.56	0.61	0.30
Nitrogen, Kjeldahl (mg/L)	none	0.50	0.36	0.77	0.93	<0.10
Sulfate (mg/L)	none	31	27	25	27	30
Alkalinity (mg/L)	none	360	320	190	220	160
Iron (mg/L)	none	3.0	3.5	4.0	3.0	1.0
Conductivity (uS)	none	*	*	808	650	442
pH (SU)	none	7.7	7.7	7.6	7.3	7.8
Dissolved Oxygen (mg/L)	none	6.35	2.40	0.44	1.64	2.83

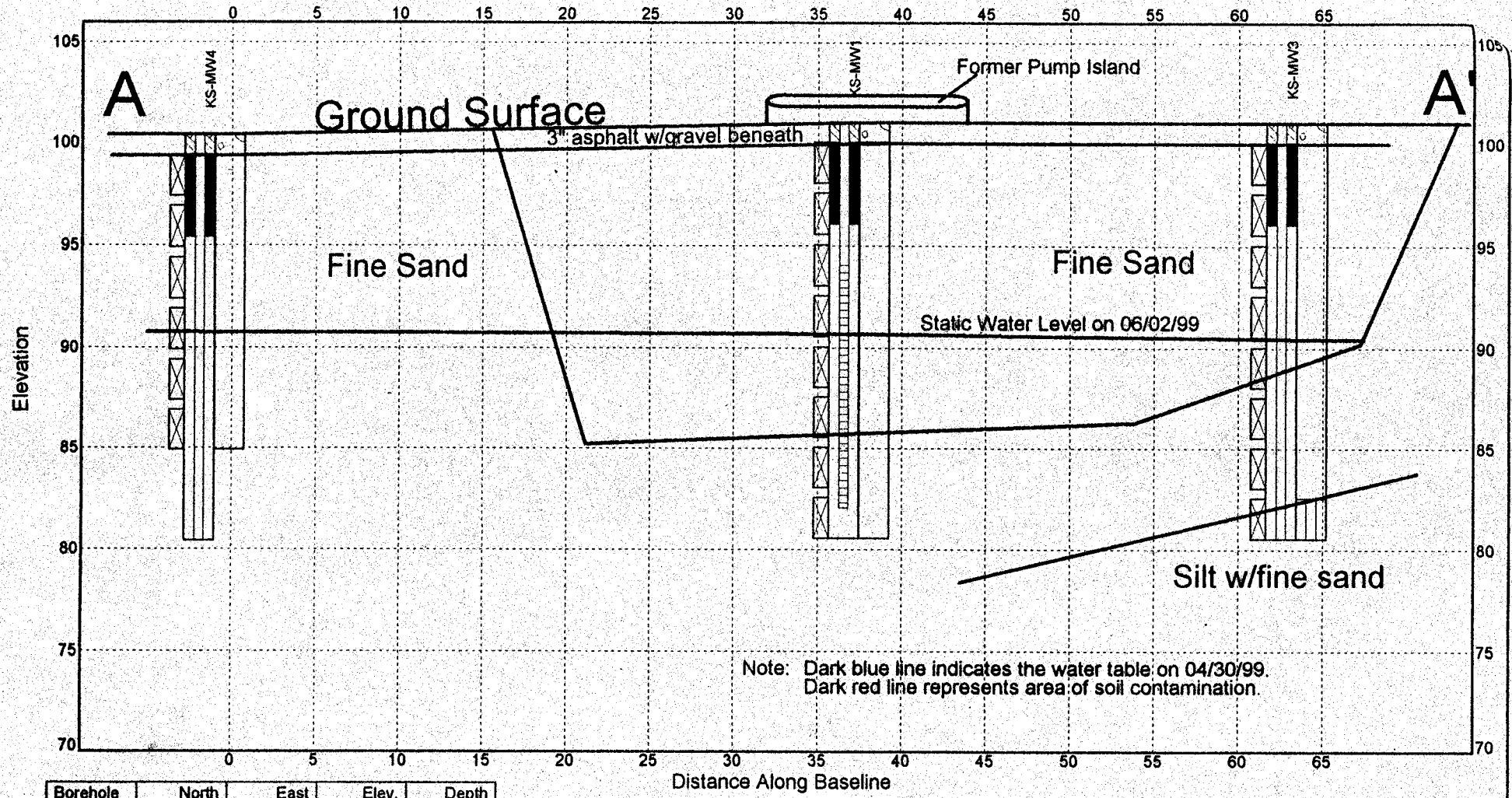
2

Notes:
All results are reported in parts per billion (ppb) unless otherwise noted.
ppm stands for parts per million, GRO = Gasoline Range Organics
Results in BOLD exceed NR 140 ES or PALs for specified parameter.
* = Conductivity meter not working.

Table 3
Groundwater Analytical Results
Krings Property - Two Rivers, Wisconsin
Update - December 1999

PARAMETER	NR 140 ES / PAL Standards	KS-MW4				
		4/30/1999	6/2/1999	8/30/1999	11/30/1999	2/29/2000
GRO (ppm)	none	<0.015				
Dissolved Lead (ppm)	15 / 1.5	<1.4				
Benzene	5 / 0.5	<0.24	<0.22	<0.50	<0.50	<0.50
Ethylbenzene	700 / 140	<0.26	<0.23	<0.54	<0.54	<0.54
Toluene 1000 ~~343 / 68.6~~		<0.24	<0.27>	<0.52	<0.52	<1.3>
Total Trimethylbenzenes	480 / 96	<0.54	<0.69>	<1.07	1.82	<1.07
Total Xylenes 10000 ~~620 / 124~~		<0.97	<0.79	<1.5	1.9	1.6
Methyl tert-butyl Ether	60 / 12	<0.42	<0.27	<0.47	<0.47	<0.47
Naphthalene	40 / 8	<0.25				
n-Butylbenzene	none	<0.34				
n-Propylbenzene	none	<0.27				
Bromodichloromethane	0.6 / 0.06	1.3	1.2			
Chloroform	6 / 0.6	7.8	6.8			
Total PVOCs	none	<2.67	<2.47	<4.60	5.75	5.48
Total VOCs	none	12.6	10.5	<4.60	5.75	5.48
Nitrogen, ammonia as N	9.7 / 1.9 ppm	0.2	0.4	0.078	0.27	<0.041>
Nitrogen N+N (mg/L)	10 / 2 ppm	0.96	7.7	3.6	0.27	0.30
Nitrogen, Kjeldahl (mg/L)	none	0.41	1.2	0.94	6.2	<0.10
Sulfate (mg/L)	none	45	45	46	32	30
Alkalinity (mg/L)	none	220	420	290	270	160
Iron (mg/L)	none	0.75	0.5	3.0	>10	3.0
Conductivity (uS)	none	*	*	1,036	2.45	453
pH (SU)	none	7.8	8.0	7.6	7.8	7.5
Dissolved Oxygen (mg/L)	none	6.31	6.00	2.35	1.66	5.50

Notes:
All results are reported in parts per billion (ppb) unless otherwise noted.
ppm stands for parts per million, GRO = Gasoline Range Organics
Results in BOLD exceed NR 140 ES or PALs for specified parameter.
* = Conductivity meter not working.



Borehole	North	East	Elev.	Depth
KS-MW1	9	45	101.1	20.5
KS-MW3	29	62	101.1	20.5
KS-MW4	-14	14	100.4	20.0

DISTANCES:

Beginning	0
Ending	65

VIEWING ANGLES (degrees):

Horizontal	0.0
Vertical	0.0

Position	North	East
Left, Front	-15	15
Right, Front	28	63
Left, Back	-15	15
Right, Back	28	63

GEOLOGIC CROSS SECTION A-A'

Krings Property

PROJECT #	DATE	FIGURE
	8/17/99	5

FAGWGN01 KRINGS.GPJ FAGWGN01.GDT 8/17/99