

**GIS REGISTRY INFORMATION**

**SITE NAME:** Village Pump II (former)

**BRRTS #:** 03-38-177834 **FID # (if appropriate):** \_\_\_\_\_

**COMMERCE # (if appropriate):** 54143-2425-68

**CLOSURE DATE:** 08/30/2005

**STREET ADDRESS:** 1368 Main Street

**CITY:** Marinette

**SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):** X= 707088 Y= 516357

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**GPS COORDINATES (meters in WTM91 projection):** X= \_\_\_\_\_ Y= \_\_\_\_\_

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**GPS COORDINATES (meters in WTM91 projection):** X= \_\_\_\_\_ Y= \_\_\_\_\_

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

<b>Closure Letter, and any conditional closure letter or denial letter issued</b>	<b>x</b>
<b>Copy of most recent deed, including legal description, for all affected properties</b>	<b>x</b>
<b>Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties</b>	<b>x</b>
<b>County Parcel ID number, if used for county, for all affected properties</b>	<b>x</b>
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	<b>x</b>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	<b>x</b>
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>	<b>na</b>
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>	<b>x</b>
<b>Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy)</b> . The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	<b>na</b>
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>	<b>na</b>
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>	<b>na</b>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>	<b>x</b>
<b>Geologic cross-sections, if required for SI. (8.5x14' if paper copy)</b>	<b>na</b>
<b>RP certified statement that legal descriptions are complete and accurate</b>	<b>x</b>
<b>Copies of off-source notification letters (if applicable)</b>	<b>na</b>
<b>Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)</b>	<b>na</b>
<b>Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure</b>	<b>na</b>
<b>Copy of any maintenance plan referenced in the deed restriction.</b>	<b>na</b>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
Jim Doyle, Governor  
Mary P. Burke, Secretary

August 30, 2005

Mr. Jon Isakson  
310 Taylor Circle  
Algood, TN 38506

RE: Final Closure

**Commerce # 54143-2425-68** WDNR BRRTS # 03-38-177834  
Village Pump II (Former), 1368 Main Street, Marinette

Dear Mr. Isakson:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

A handwritten signature in black ink that reads "Beth A. Erdman". The signature is written in a cursive, flowing style.

Beth A. Erdman  
Hydrogeologist  
Site Review Section

cc: Jeffrey Larkin-Moraine Environmental, Inc.  
Case File



commerce.wi.gov

ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
Jim Doyle, Governor  
Mary P. Burke, Secretary

August 26, 2005

Mr. Jon Isakson  
310 Taylor Circle  
Algood, TN 38506

RE: Conditional Case Closure

Commerce # 54143-2425-68                      WDNR BRRTS # 03-38-177834  
Village Pump II (Former), 1368 Main Street, Marinette

Dear Mr. Isakson:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Moraine Environmental, Inc., for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Documentation (WDNR Abandonment Form 3300-5B) of abandonment of temporary wells TW-1 through TW-4.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

A handwritten signature in cursive script that reads "Beth A. Erdman".

Beth A. Erdman  
Hydrogeologist  
Site Review Section

cc: Jeffrey Larkin-Moraine Environmental, Inc.  
Case File

**WARRANTY DEED**

Document Number

Title of Document

DOC. #: 676573

MELANIE I HUEMPFNER  
MARINETTE COUNTY  
REGISTER OF DEEDS  
FEB. 16, 2005 AT 02:32PM  
Fee Amount: \$15.00  
Transfer Fee: \$146.07

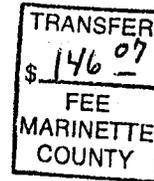
Record this document with the Register of Deeds

Name and Return Address:

15

Attorney David M. Sengstock  
Poulos, Sengstock, Budny & Ludwig, S.C.  
10150 West National Avenue, Suite 390  
West Allis, Wisconsin 53227

251-00930.000  
(Parcel Identification Number)



## WARRANTY DEED

THIS DEED made between PETROVEST, a partnership, Grantor and MILWAUKEE PETROLEUM COMPANY, a corporation, Grantee.

WITNESSETH that the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Marinette County, State of Wisconsin.

That part of government lot four (4) in section six (6), township thirty (30) north, range twenty-four (24) east, described as follows:

Commencing at the most westerly corner of lot one (1), block eighteen (18) of the Menominee River Lumber Company's First addition to the Village of Menekaune, section B, now City of Marinette, according to the recorded plat thereof; thence running northwesterly along the northeast line of Main Street, in said city as now laid out, a distance of one hundred forty-five feet (145') to a point where said north line of Main Street is intersected by a line along the northwesterly face of the westerly brick wall of the so-called Lauerman Brothers Company garage, being the place of beginning; thence deflecting to the right ninety degrees (90) and ten (10') minutes and running northeasterly, a distance of one hundred and sixty feet (160') to an iron pipe, said course being, for a part of its distance, along the northwest face of the garage wall heretofore mentioned, and the said iron pipe marking, as near as may be, the southerly line of a meandering slough formerly lying to the north thereof; thence running northwesterly along the southerly line of said slough, a distance of approximately one hundred and twenty-five feet (125') to an iron pipe; thence running southwestwardly, a distance of one hundred sixty-six and four tenths (166.4') feet to the aforesaid northeasterly line of Main Street; thence southeasterly along said line, a distance of one hundred and twenty-five feet (125') to the place of beginning; the premises hereby conveyed are a part of the premises commonly known as "The Marinette Iron Works Property", located on the northerly side of Main Street, in the said City of Marinette. It is the intention to include as part of the premises hereby granted all of the right, title and interest the Grantor may have of whatever nature in and to the bed of the slough hereinbefore mentioned.

This is not homestead property.

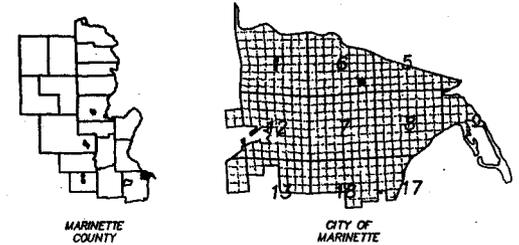
Together with all singular hereditaments and appurtenances thereunto belonging;

DOC. #: 676573



# MARINETTE COUNTY PROPERTY OWNERSHIP MAP

SECTION 6 T30N R24E  
NW¼ SE¼ GOV'T LOTS 3&5  
CITY OF MARINETTE



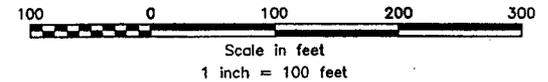
PRODUCED AND MAINTAINED BY  
**MARINETTE COUNTY  
PROPERTY LISTING OFFICE**



COMPILED AND DRAWN BY  
BAYSHORE CAD  
ASHLAND, WI

DRAFTED BY: M. Johnson  
DATE: 12/15/2000  
LAST REV: N/A

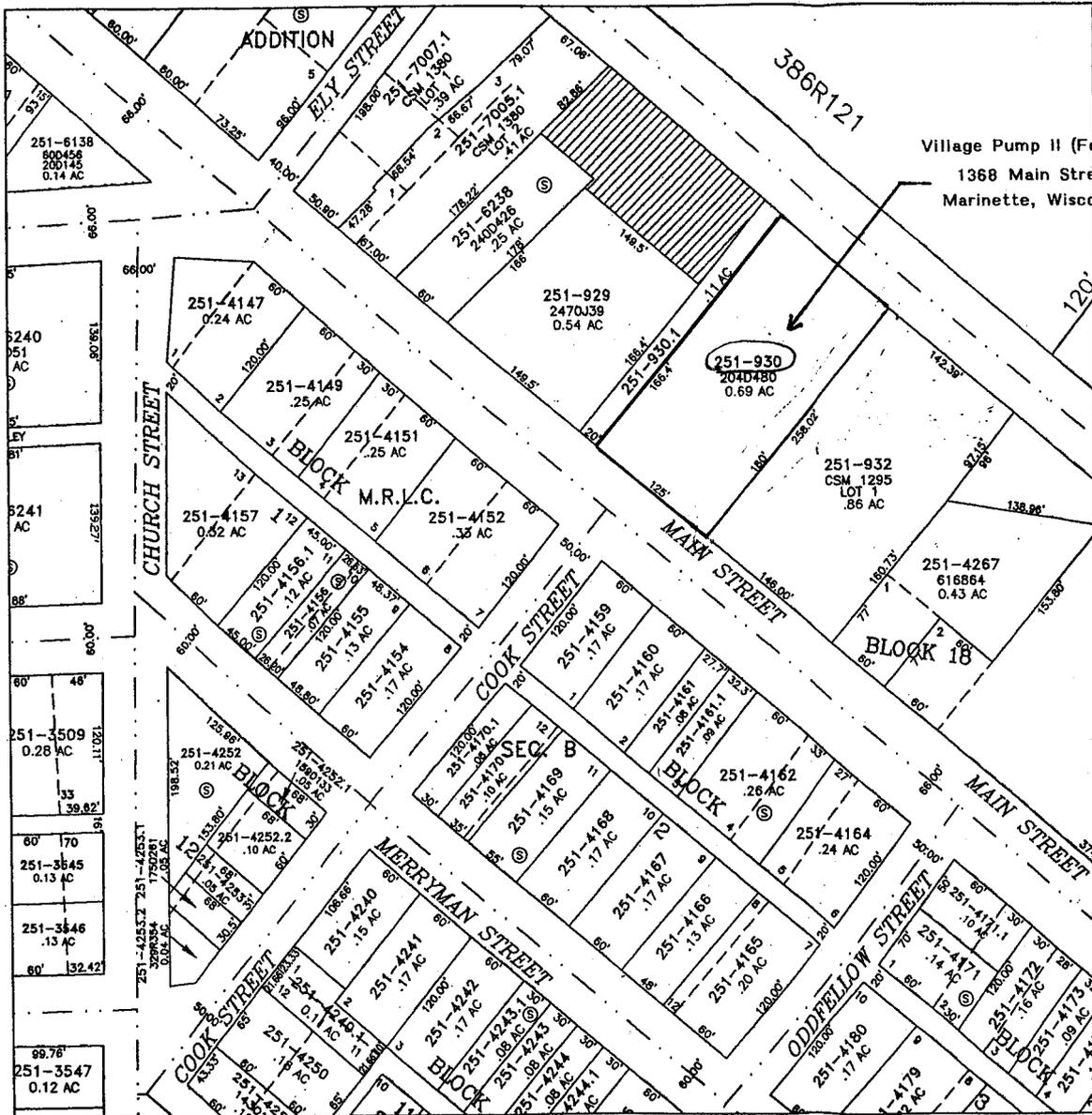
**GRAPHIC SCALE**

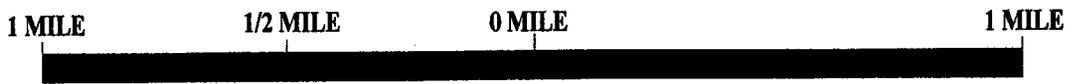
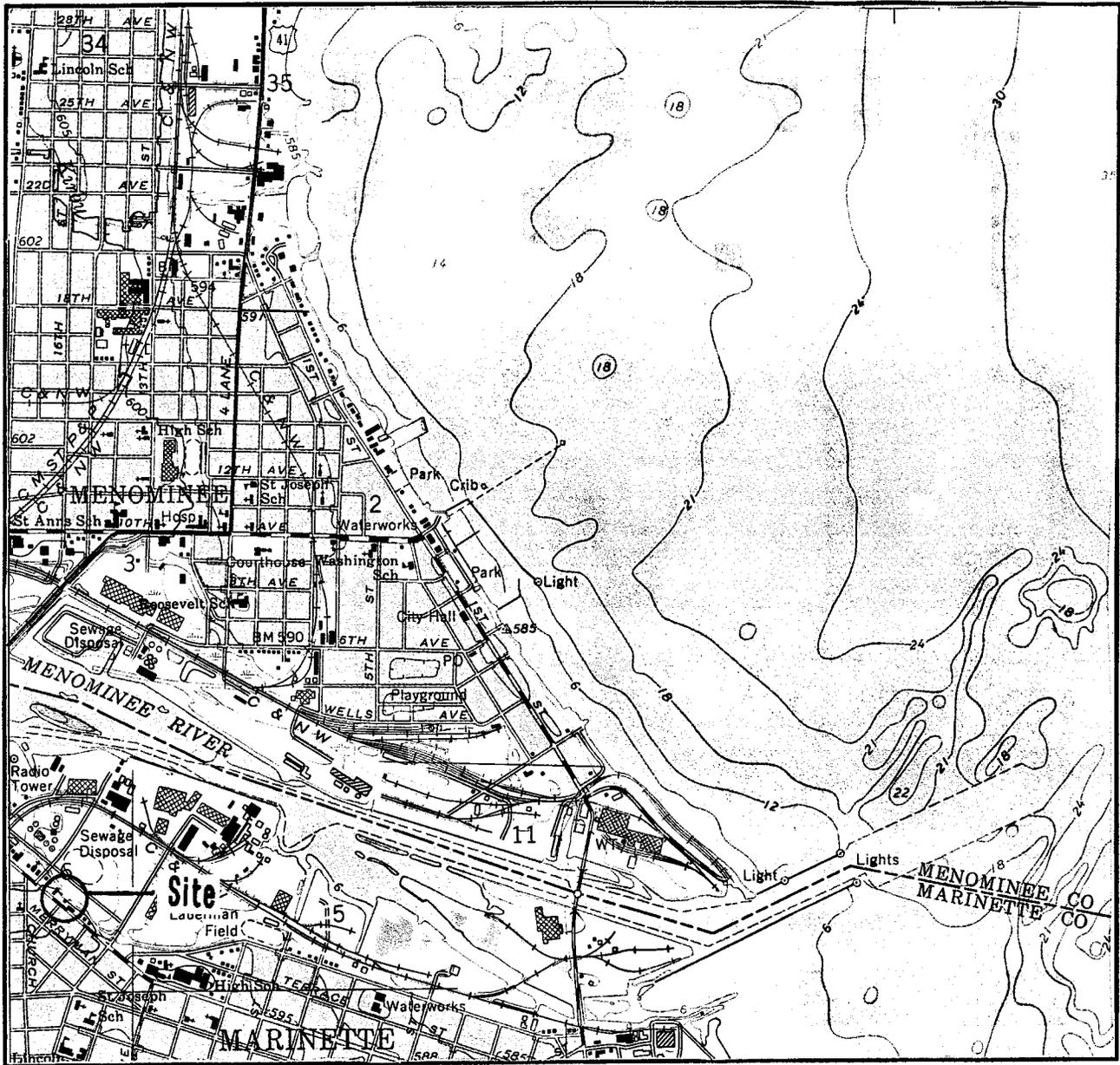


This map is based on documents of record, surveys and highway project plats from County Surveyor's office. Hydrography, railroads and unplatted roads were digitized from USGS digital raster graphic data. Coordinate base is the Marinette County coordinate system. For additional information see mapping notes.

The location of original government corners shown on this map is based on the county remonumentation program. For information on placement of the center of section, see the County Surveyor's office.

As with all public information derived from variable sources, this data may contain errors or faults. Therefore, Marinette County does not provide any warranty, express or implied, that this data is absolutely accurate. If the recipient has any doubts as to the accuracy of this data, the recipient is advised to make an independent investigation or verification. If an error is found, it is requested that the Property Listing Office be advised of the particulars so this data can be examined and corrected. This map is not intended as a substitute for an accurate field survey, neither is it intended to register or certify land ownership boundaries.



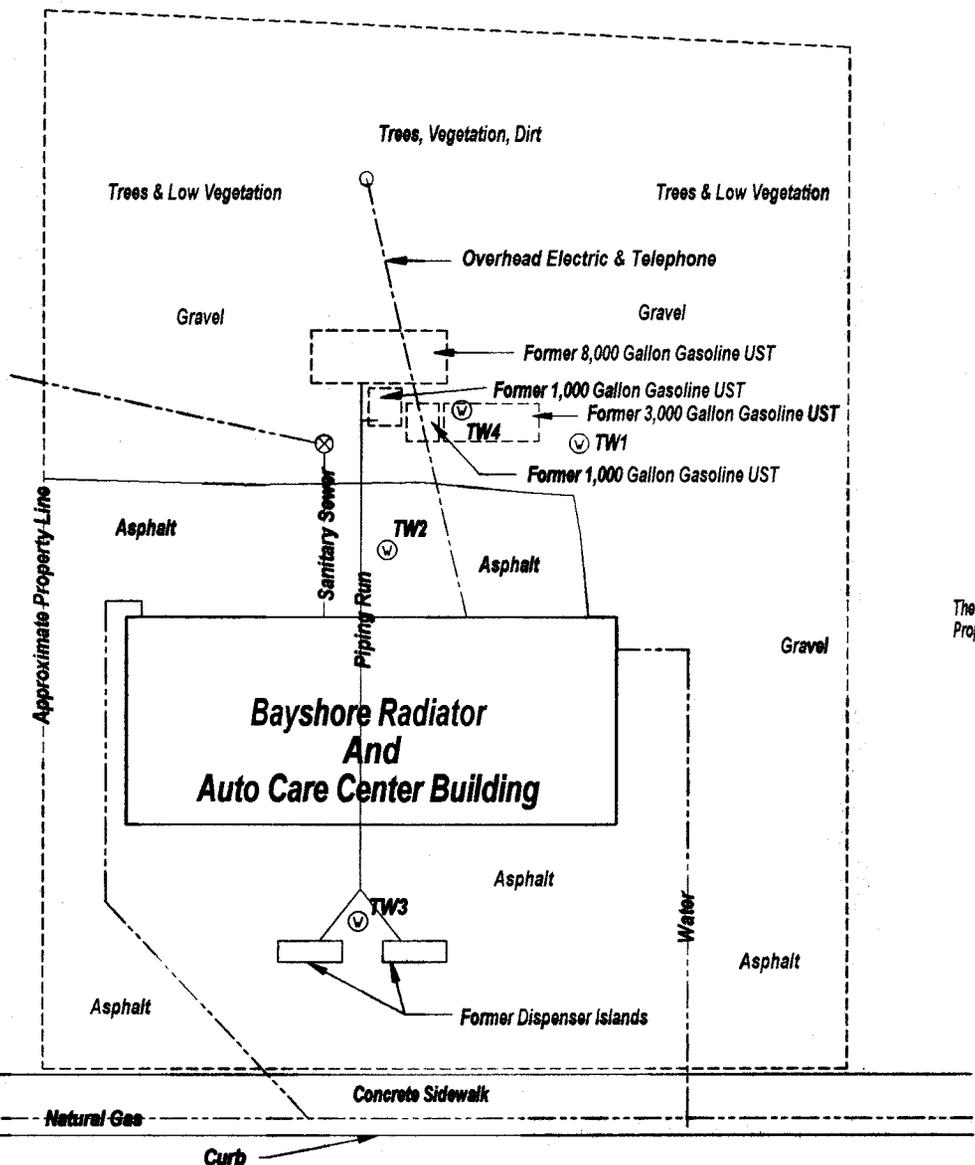


SOURCE: 1963 USGS 7.5 Minute Marinette East Quadrangle

○ SITE LOCATION

SCALE 1:24,000

Drawing Title		
<b>Site Location Map</b>		
Project Name		
Village Pump II 1368 Main Street Marinette, WI		
Project Number	Drawing Company	
2669	Moraine Environmental, Inc.	
Scale	Date	Page
1:24,000	11/11/04	Figure 1



**Bayshore Radiator  
And  
Auto Care Center Building**

**Main Street**

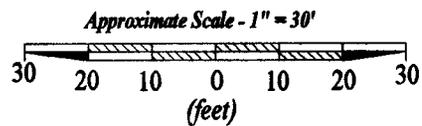
**Cook Street**

**Legend**

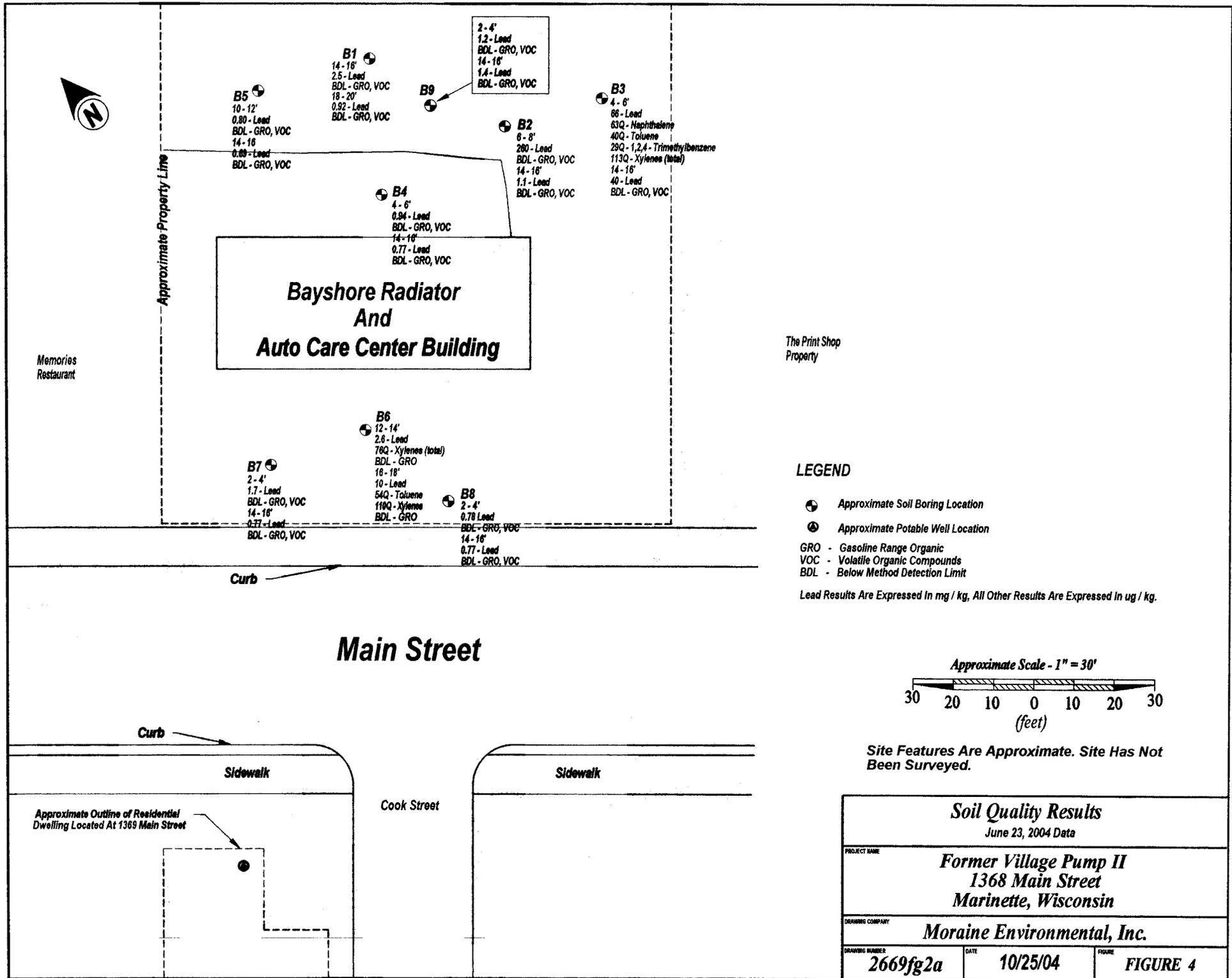
Ⓧ Approximate Temporary Groundwater Monitoring Well Location

**Site Plan Map**

PROJECT NAME		
<b>Former Village Pump II 1368 Main Street Marinette, Wisconsin</b>		
DRAWING COMPANY		
<b>Moraine Environmental, Inc.</b>		
DRAWING NUMBER	DATE	FIGURE
<b>2669fg2</b>	<b>7/29/04</b>	<b>FIGURE 2</b>



Site Features Are Approximate And Are For Reference Only. Site Has Not Been Surveyed.



Approximate Property Line

**Bayshore Radiator  
And  
Auto Care Center Building**

Memories  
Restaurant

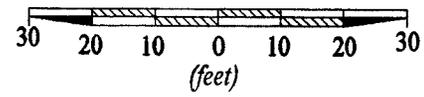
The Print Shop  
Property

**LEGEND**

- ⊕ Approximate Soil Boring Location
- ⊙ Approximate Potable Well Location
- GRO - Gasoline Range Organic
- VOC - Volatile Organic Compounds
- BDL - Below Method Detection Limit

Lead Results Are Expressed In mg / Kg, All Other Results Are Expressed In ug / kg.

Approximate Scale - 1" = 30'



Site Features Are Approximate. Site Has Not  
Been Surveyed.

<b>Soil Quality Results</b> June 23, 2004 Data		
PROJECT NAME <b>Former Village Pump II 1368 Main Street Marinette, Wisconsin</b>		
DRAWING COMPANY <b>Moraine Environmental, Inc.</b>		
DRAWING NUMBER <b>2669fg2a</b>	DATE <b>10/25/04</b>	FIGURE <b>FIGURE 4</b>

**B1**  
14-18'  
2.5 - Lead  
BDL - GRO, VOC  
18-20'  
0.82 - Lead  
BDL - GRO, VOC

2-4'  
1.2 - Lead  
BDL - GRO, VOC  
14-16'  
1.4 - Lead  
BDL - GRO, VOC

**B3**  
4-6'  
66 - Lead  
63Q - Naphthalene  
40Q - Toluene  
29Q - 1,2,4 - Trimethylbenzene  
113Q - Xylenes (total)  
14-16'  
40 - Lead  
BDL - GRO, VOC

**B2**  
6-8'  
280 - Lead  
BDL - GRO, VOC  
14-16'  
1.1 - Lead  
BDL - GRO, VOC

**B5**  
10-12'  
0.80 - Lead  
BDL - GRO, VOC  
14-16'  
0.69 - Lead  
BDL - GRO, VOC

**B4**  
4-6'  
0.94 - Lead  
BDL - GRO, VOC  
14-16'  
0.77 - Lead  
BDL - GRO, VOC

**B7**  
2-4'  
1.7 - Lead  
BDL - GRO, VOC  
14-16'  
0.77 - Lead  
BDL - GRO, VOC

**B6**  
12-14'  
2.6 - Lead  
78Q - Xylenes (total)  
BDL - GRO  
16-18'  
10 - Lead  
54Q - Toluene  
119Q - Xylenes  
BDL - GRO

**B8**  
2-4'  
0.78 Lead  
BDL - GRO, VOC  
14-16'  
0.77 - Lead  
BDL - GRO, VOC

Curb

**Main Street**

Curb

Sidewalk

Sidewalk

Cook Street

Approximate Outline of Residential  
Dwelling Located At 1369 Main Street

**TABLE 1**  
**SOIL SAMPLE ANALYTICAL RESULTS - Detected Analytes Only**  
 Village Pump II  
 1368 Main Street  
 Marinette, Wisconsin

Sample ID	Sample Date	PID (iui)	GRO (mg/kg)	Lead (mg/kg)	Naphthalene	Toluene	1,2,4-TMB	Xylenes (total)
#1 - 8,000 Base	11-05-97	NT	<2.6	NT	NT	NT	NT	NT
#2 - 8,000 Base	11-05-97	NT	<2.6	NT	NT	NT	NT	NT
#3 - 1,000 Base	11-05-97	NT	3.8	NT	NT	NT	NT	NT
#4 - 1,000 Base	11-05-97	NT	5.8	NT	NT	NT	NT	NT
#5 - 1,000 Base	11-05-97	NT	<2.7	NT	NT	NT	NT	NT
#6 - 1,000 Base	11-05-97	NT	3.6	NT	NT	NT	NT	NT
#7 - 3,000 Base	11-05-97	NT	<2.7	NT	NT	NT	NT	NT
#8 - 3,000 Base	11-05-97	NT	<b>160</b>	NT	NT	NT	NT	NT
#10-Pipe Run/Pumps	11-05-97	NT	<2.8	NT	NT	NT	NT	NT
#11 - Pipe Run	11-05-97	NT	5.6	NT	NT	NT	NT	NT
B1/14-16'	6-23-04	0.5	<3.1	2.5	<25	<25	<25	<75
B1/18-20'	6-23-04	0.5	<3.1	0.92	<25	<25	<25	<75
B2/6-8'	6-23-04	0.5	<2.8	<b>260</b>	<25	<25	<25	<75
B2/14-16'	6-23-04	0.5	<2.9	1.1	<25	<25	<25	<75
B3/4-6'	6-23-04	17	<2.7	<b>66</b>	63Q	40Q	29Q	113Q
B3/14-16'	6-23-04	0.5	<3.0	40	<25	<25	<25	<75
B4/4-6'	6-23-04	0.5	<2.6	0.94	<25	<25	<25	<75
B4/14-16'	6-23-04	0.5	<2.9	0.77	<25	<25	<25	<75
B5/10-12'	6-23-04	NT	<2.6	0.80	<25	<25	<25	<75
B5/14-16'	6-23-04	0.5	<2.9	0.69	<25	<25	<25	<75
B6/12-14'	6-23-04	1.5	<2.6	2.6	<25	<25	<25	76Q
B6/16-18'	6-23-04	0.5	<2.8	10	<25	54Q	<25	110Q
B7/2-4'	6-23-04	0.5	<2.6	1.7	<25	<25	<25	<75
B7/14-16'	6-23-04	2.6	<2.9	0.77	<25	<25	<25	<75
B8/2-4'	6-23-04	0.5	<2.6	0.78	<25	<25	<25	<75
B8/14-16'	6-23-04	ND	<2.8	0.77	<25	<25	<25	<75
B9/2-4'	6-23-04	0.5	<2.6	1.2	<25	<25	<25	<75
B9/14-16'	6-23-04	ND	<2.9	1.4	<25	<25	<25	<75
NR 720.09 Residual Contaminant Level			100	50	NSE	1500	NSE	4100
NR 746.06 Table 1 (Petroleum Product Indicator)			NSE	NSE	2,700	38,000	83,000	42,000
NR 746.06 Table 2 (Direct Contact Standard)			NSE	NSE	NSE	NSE	NSE	NSE

**KEY:**

**Bold** = Concentration above RCL or Standard  
 bgs = below ground surface  
 iui = instrument units as isobutylene  
 results expressed in micrograms per kilogram (ug/kg) unless noted otherwise  
 mg/kg= milligrams per kilogram  
 NT - Not Tested ND - No Detection  
 1,2,4 - TMB - 1,2,4 - Trimethylbenzene  
 Q - The analyte has been detected between the limit of detection and the limit of quantitation. The results are qualified due to the uncertainty of analyte concentrations within this range.  
 \* = Not Tested  
 NSE = No Standard Established  
**Note:** Depths for the following samples are assumed: #1 and #2 (10' bgs); #3 , #4, #5, #6, #7 and #8 (7.5' bgs); #10 and #11 (3' bgs). Exact depths of soil samples collected beneath UST systems were not recorded in field notebook by a former Moraine field technician. Assumed depths based on UST sizes.  
 There was no UST Closure Assessment sample collected from a location #9.

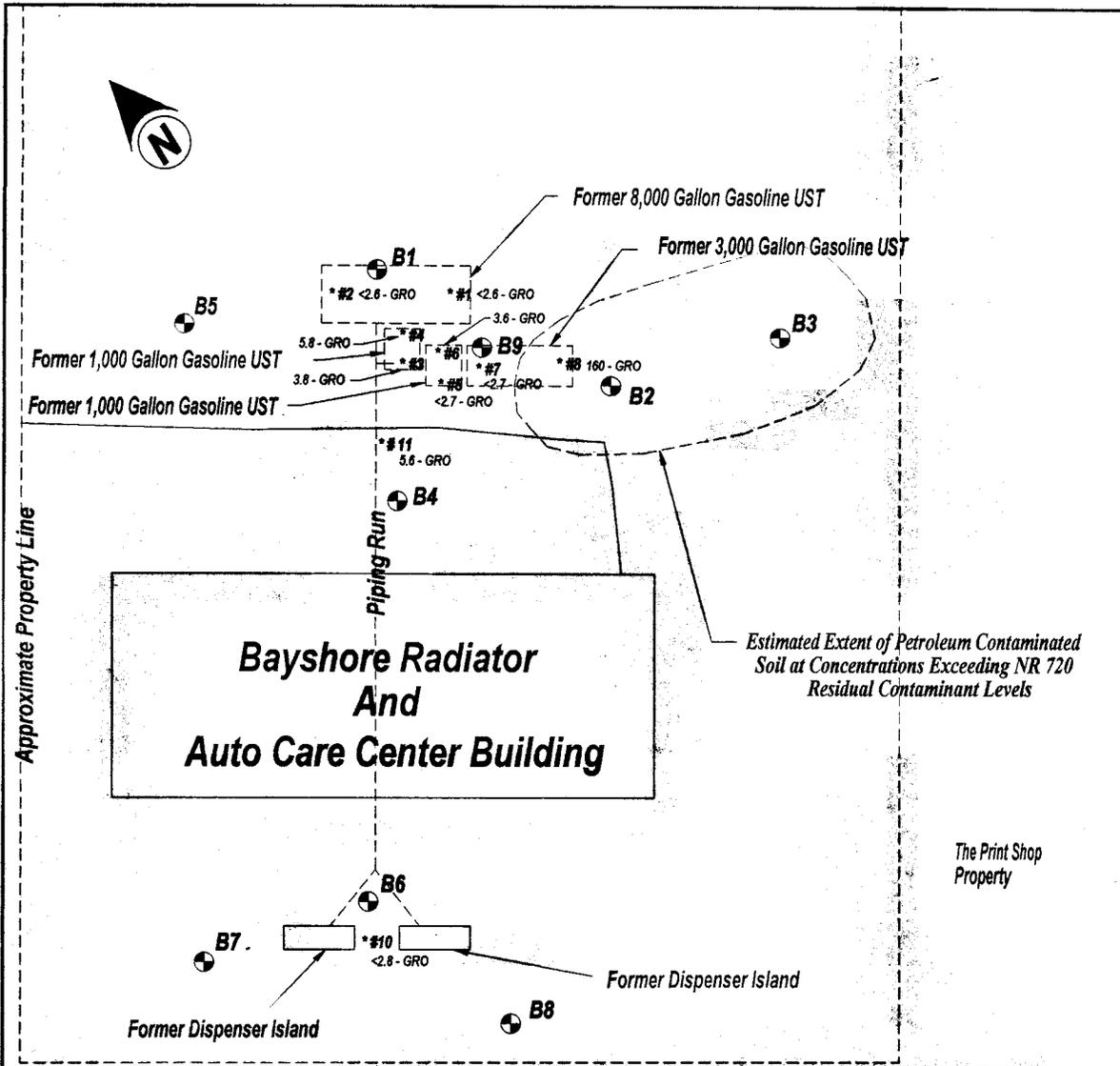
**TABLE 2**  
**GROUNDWATER SAMPLE ANALYTICAL RESULTS - Detected Analytes Only**  
 Village Pump II  
 1368 Main Street  
 Marinette, Wisconsin

Sample ID	Sample Date	Dissolved Lead	Toluene
<b>TW1</b>	6/30/04	<b>14</b>	<0.67
	10/13/04	<1.5	<0.36
<b>TW2</b>	6/30/04	<3.1	1.1Q
	10/13/04	<1.5	<0.36
<b>TW3</b>	6/30/04	<3.1	<0.67
	10/13/04	<1.5	<0.36
<b>TW4</b>	6/30/04	<b>30</b>	<0.67
	10/13/04	<1.5	<0.36
NR 140 Enforcement Standards		15	1,000
NR 140 Preventive Action Limits		1.5	200

**KEY:**

**Bold & Boxed** - Concentration Exceeds NR 140 Enforcement Standard  
**Bold** - Concentration Exceeds NR 140 Preventive Action Limit  
 Results Expressed In Micrograms / Liter

Q - The analyte has been detected between the limit of detection and the limit of quantitation. The results are qualified due to the uncertainty of analyte concentrations within this range.



## LEGEND

- ⊙ Approximate Soil Boring Location
- #3 - Approximate UST Closure Assessment Soil Sample Location

Approximate Scale - 1" = 20'



Note: Site Features Are Approximate And Are For Reference Only.  
 Site Has Not Been Surveyed. Gasoline Range Organic (GRO)  
 Laboratory Results Are Expressed In Milligrams / Kilogram.

<b>Estimated Soil Contaminant Extent Map</b>		
PROJECT NAME <b>Former Village Pump II 1368 Main Street Marinette, Wisconsin</b>		
DRAWING COMPANY <b>Moraine Environmental, Inc.</b>		
DRAWING NUMBER <b>2669fg5b</b>	DATE <b>6/27/04</b>	TITLE <b>FIGURE 5</b>

November 22, 2004

Wisconsin Department of Commerce  
Environmental & Regulatory Services  
101 Pleasant Street, Suite #100A  
Milwaukee WI 53212-3963

**RE: Former Village Pump II  
1368 Main Street, Marinette, Wisconsin  
BRRTS #03-38-177834  
Commerce #54143-2425-68**

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,



Jon Isakson  
Milwaukee Petroleum, Inc.

Enc.