

GIS REGISTRY INFORMATION

SITE NAME:	SINCLAIR STATION (FORMER)		
BRRTS #:	03-38-519891	FID # (if appropriate):	
COMMERCE # (if appropriate):	54143-1810-20		
CLOSURE DATE:	05/02/2005		
STREET ADDRESS:	720 PIERCE AVENUE		
CITY:	MARINETTE		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	706557	Y= 516582
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
IF YES, STREET ADDRESS 1:	_____		
GPS COORDINATES (meters in WTM91 projection):	X=		Y=
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
IF YES, STREET ADDRESS 1:	_____		
GPS COORDINATES (meters in WTM91 projection):	X=		Y=
CONTAMINATION IN RIGHT OF WAY:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
DOCUMENTS NEEDED:			
Closure Letter, and any conditional closure letter issued	X		
Copy of most recent deed, including legal description, for all affected properties	X		
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	X		
County Parcel ID number, if used for county, for all affected properties	X		
Location Map 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.	X		
Detailed Site Map(s) for all affected properties, 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.	X		
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	NA		
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X		
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	NA		
GW: Table of water level elevations, with sampling dates, and free product noted if present	NA		
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	NA		
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X		
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	X		
RP certified statement that legal descriptions are complete and accurate	X		
Copies of off-source notification letters (if applicable)	NA		
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	X		
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	NA		



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

May 2, 2005

Mr. Ron Chevalier
708 Chautauqua Road
Marinette, WI 54143

RE: Final Closure

Commerce # 54143-1810-20 **WDNR BRRTS # 03-38-519891**
Sinclair Station (Former), 720 Pierce Avenue, Marinette

Dear Mr. Chevalier:

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 cursive script that reads "Beth A. Erdman".

Beth A. Erdman
Hydrogeologist
Site Review Section

cc: Bradd Seegers-GHD, Inc.
Case File



commerce.wi.gov

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

April 18, 2005

Mr. Ron Chevalier
708 Chautauqua Road
Marinette, WI 54143

RE: **Conditional Case Closure**

Commerce # 54143-1810-20 **WDNR BRRTS # 03-38-519891**
Sinclair Station (Former), 720 Pierce Avenue, Marinette

Dear Mr. Chevalier:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, GHD 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 of abandonment (WDNR Abandonment Form 3300-5B) of temporary wells B1 through B3 and MW4 through MW6.

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: Bradd Seegers-GHD, Inc.
Case File

499006

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

RECORDED
JKT 3541 M28

1991 APR 22 PM 1:49

James S. Magnusson
REGISTER OF DEEDS
MARINETTE COUNTY, WI

RONALD CHEVALIER and MARY JEAN CHEVALIER, husband and wife,

quit-claims to the RONALD J. CHEVALIER and MARY JEAN CHEVALIER REVOCABLE TRUST DATED FEBRUARY 8, 1991

the following described real estate in Marinette County, State of Wisconsin:

RETURN TO
Ron Chevalier 802
108 Chateaugua
Marinette, WI

Tax Parcel No: 251-3621

Lots Numbered 1, 2 and 3; the West 69 feet of Lot Number 4; and the West Half of Lot Number 5, EXCEPTING from said Lot 5 the North 12 feet thereof; all in Block Number 1 of the N. Ludington Co's Second Addition to the Village (now City) of Marinette, according to the recorded plat thereof; situate in the County of Marinette and State of Wisconsin.

TOGETHER WITH a perpetual right-of-way and easement for a driveway in, over and on those portions of Lots 4 and 5 which lie north of the above-described premises, which was dedicated to the City of Marinette by instrument dated July 6, 1953, and recorded in Volume 214 of Deeds, Pages 18-21, Document No. 272660.

SUBJECT TO all easements, restrictions, reservations, and roadways of record, if any.

This is not homestead property.
(is) (is not) *8th*

Dated this February, 19 91

RECORDED

499006

APR 22 PM 1:49

REGISTER OF DEEDS
MARINETTE COUNTY, WI

(SEAL)

Ronald J. Chevalier (SEAL)

RONALD CHEVALIER

(SEAL)

Mary Jean Chevalier (SEAL)

MARY JEAN CHEVALIER

AUTHENTICATION

Signature

authenticated this day of, 19

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

FALLER, PLEGER, WILSON & SCHWABA, S.C.
(GLW/gc)

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

MARINETTE County, } SS. *8th*

Personally came before me this day of February, 19 91, the above named Ronald Chevalier and Mary Jean Chevalier

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

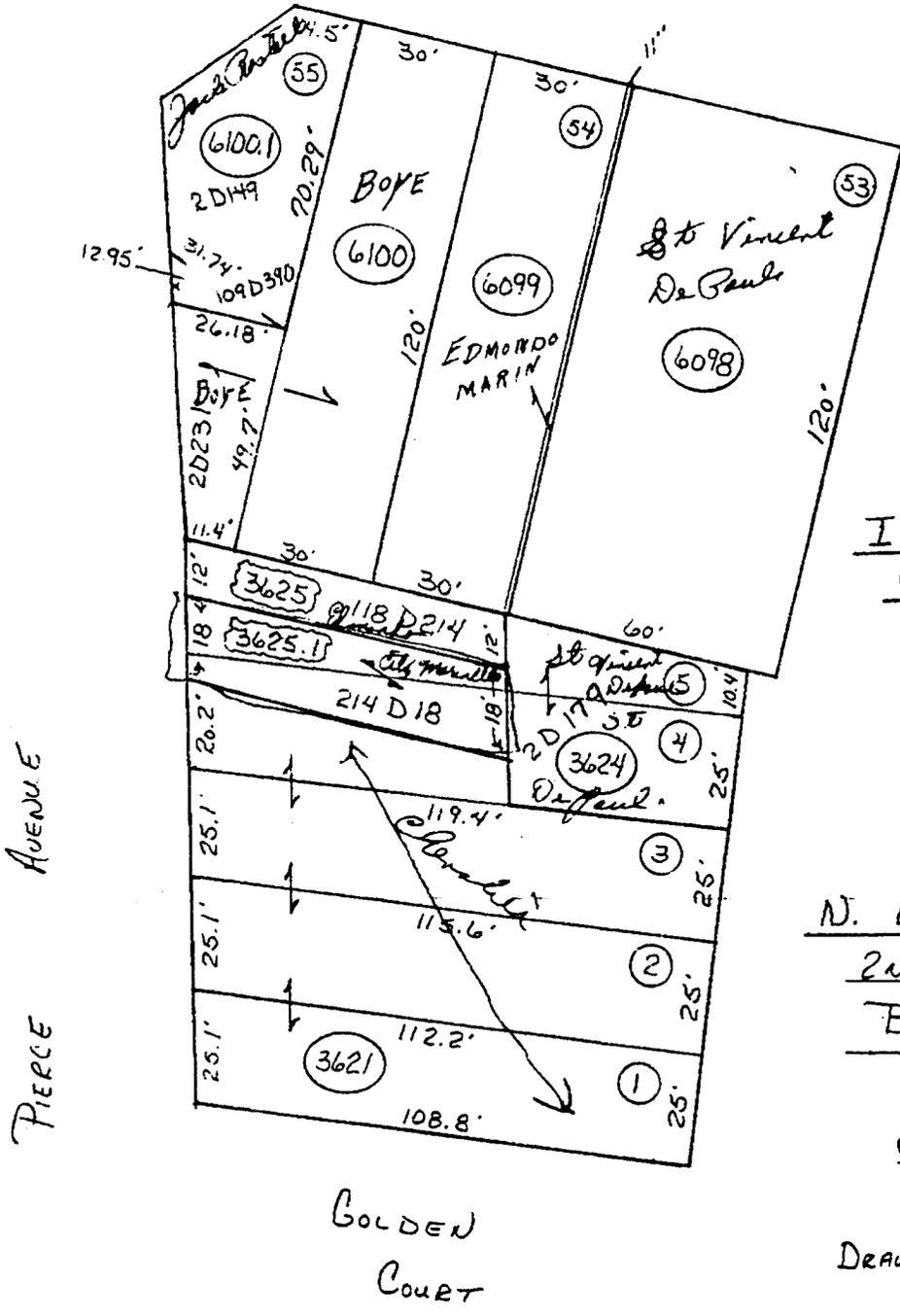
Gerald L. Wilson
GERALD L. WILSON

Notary Public Marinette County, Wis.

My Commission is permanent. (If not, state expiration

date: , 19)

THIS MAP WAS PREPARED FOR THE USE OF THE ASSESSOR PER § 87.00 ACCURACY IS LIMITED TO THE QUALITY OF DATA OBTAINED FROM OTHER PUBLIC RECORDS AND IS NOT A SUBSTITUTE FOR AN ACCURATE SURVEY.



I. STEPHENSON
COMPANY ADDITION

N. LUDINGTON COMPANY
2ND ADDITION
BLOCK 1

SCALE: 1" = 40'

DRAWN BY: K.M. SILVESTER 10/178



P.O. Box 69 • Chilton, WI 53014
ENVIRONMENTAL SERVICES
920-849-9797 • Fax 920-849-9160

February 8, 2005

RECEIVED
FEB 11 2005
ERS DIVISION

Ms. Diane Hansen
Program Assistant
Wisconsin Department of Natural Resources
1125 North Military Avenue
P.O. Box 10448
Green Bay, Wisconsin 54307-0448

RE: Soil GIS Registry Packet for the Former Sinclair Station Site
720 Pierce Avenue, Marinette, Wisconsin
BRRTS # 03-38-519891 PECFA # 54143-1810-20

Ms. Hansen:

GHD, Inc. (GHD) has prepared the Soil GIS Registry Packet for the above-referenced site.

GHD utilized the WDNR website to determine the WTM 91 projection coordinates for this site. The WTM coordinates for the former Sinclair Station site are as follows:

- 706540, 516580

GHD utilized the property deed to determine the Tax Parcel Identification number for this site. The Tax Parcel Identification number for the former Sinclair Station site is as follows:

- Parcel # 251-3621

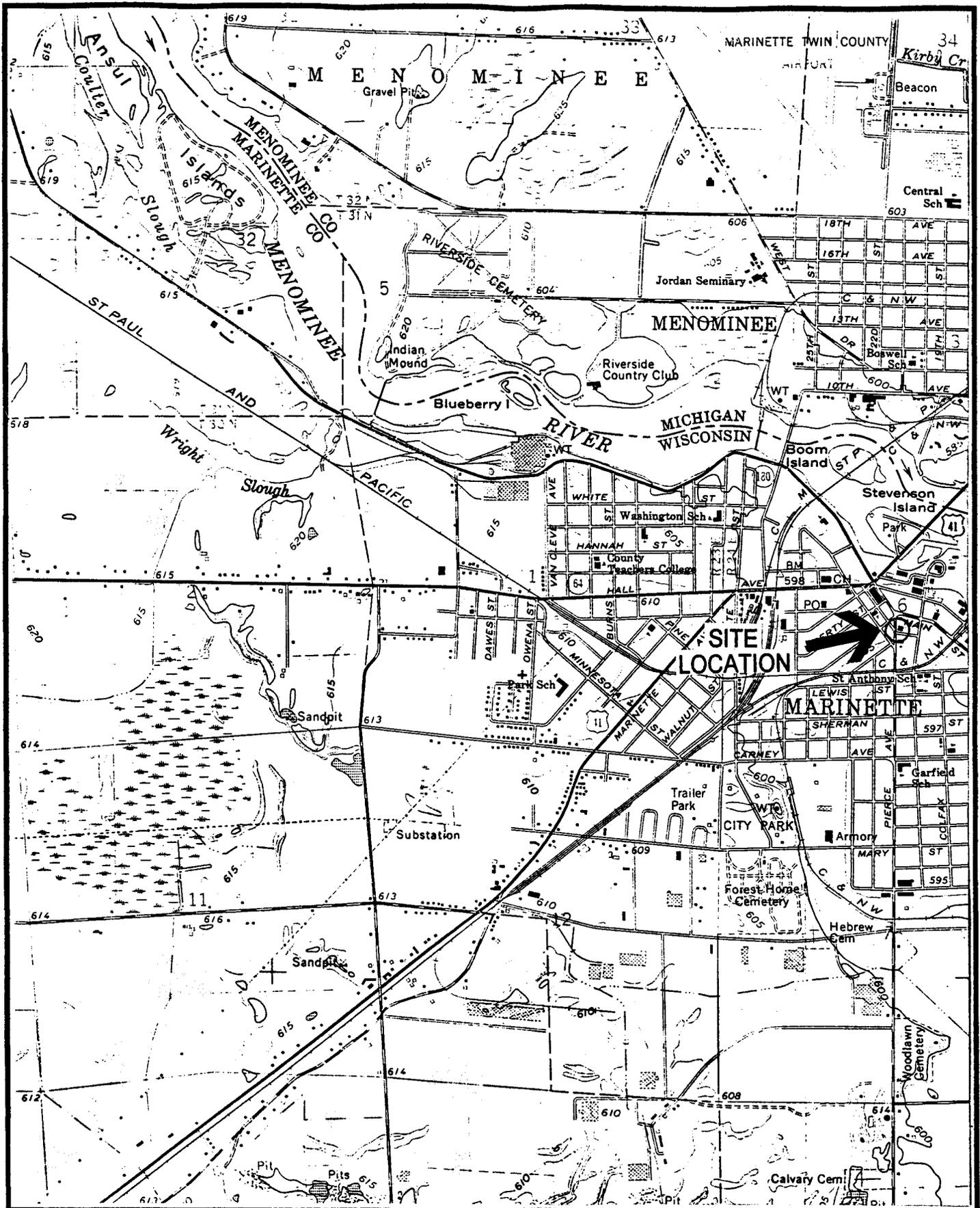
Enclosed please find the soil GIS registry documentation and the \$200.00 check payable to the WDNR for the Soil GIS Registry Fee. If you have any further questions or if you need any additional information please call GHD at (920) 849-9797.

Best regards,
GHD, Inc.

Bradd L. Seegers
Bradd L. Seegers, P.G.
Senior Hydrogeologist

Enclosures

cc: Mr. Ron Chevalier, 708 Chatauqua Road, Marinette, WI 54143
Ms. Beth Erdman, Wisconsin Department of Commerce, 2129 Jackson St., Oshkosh, WI 54901-1805



GHD Inc. Environmental Services
 FORMER SINCLAIR STATION
 720 PIERCE AVENUE
 MARINETTE, WISCONSIN 54143

FIGURE 1 SITE LOCATION MAP

Prepared By: Tim Ott

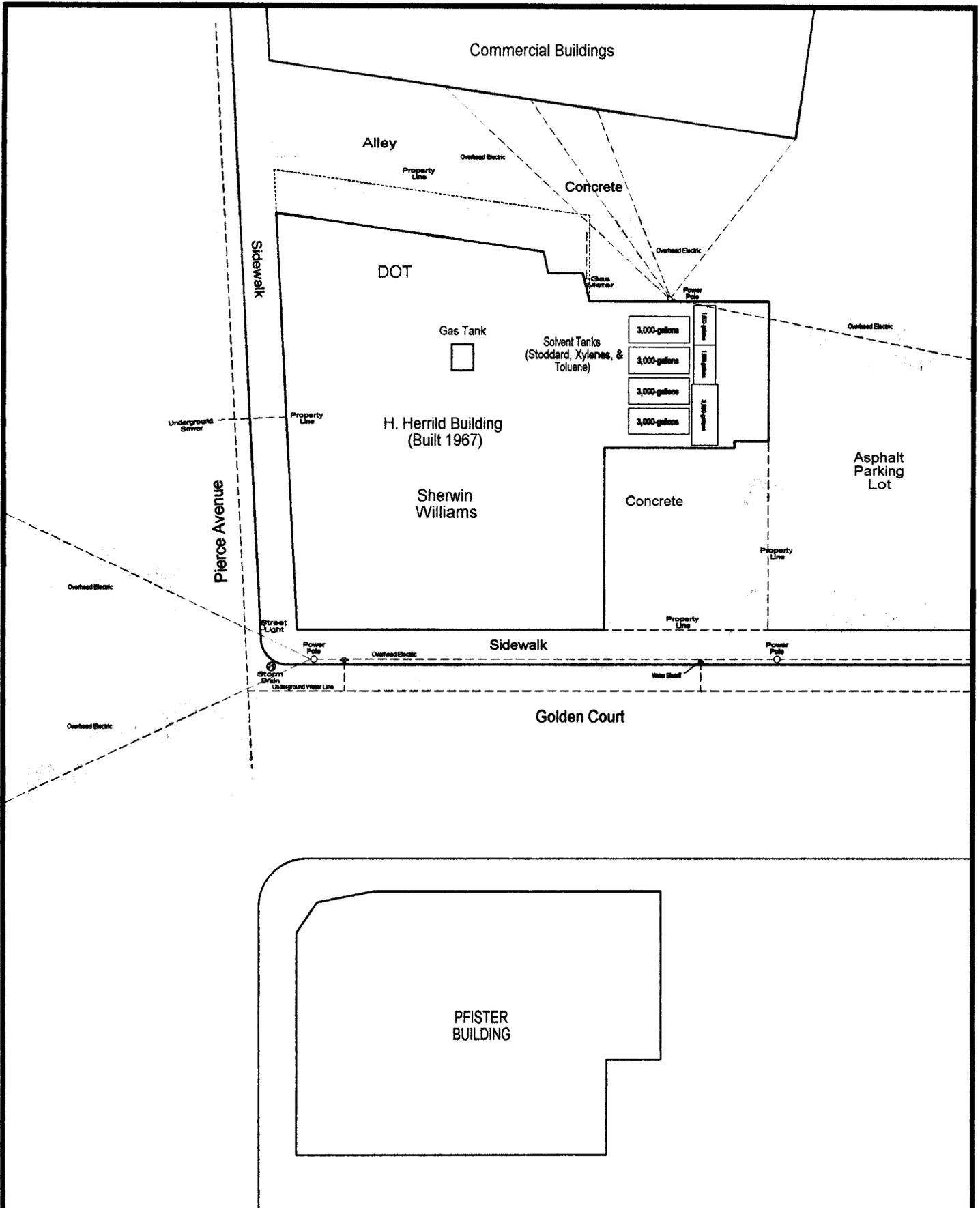
Legend:

Map taken from the Marinette-West, Wisconsin
 7.5 Minute USGS Topographic Map - 1963



Date: 05/06/04

Scale: 1" = 2,000'



GHD Inc. Environmental Services
 FORMER SINCLAIR STATION
 720 PIERCE AVENUE
 MARINETTE, WISCONSIN 54143

**FIGURE 2
 SITE LAYOUT
 MAP**

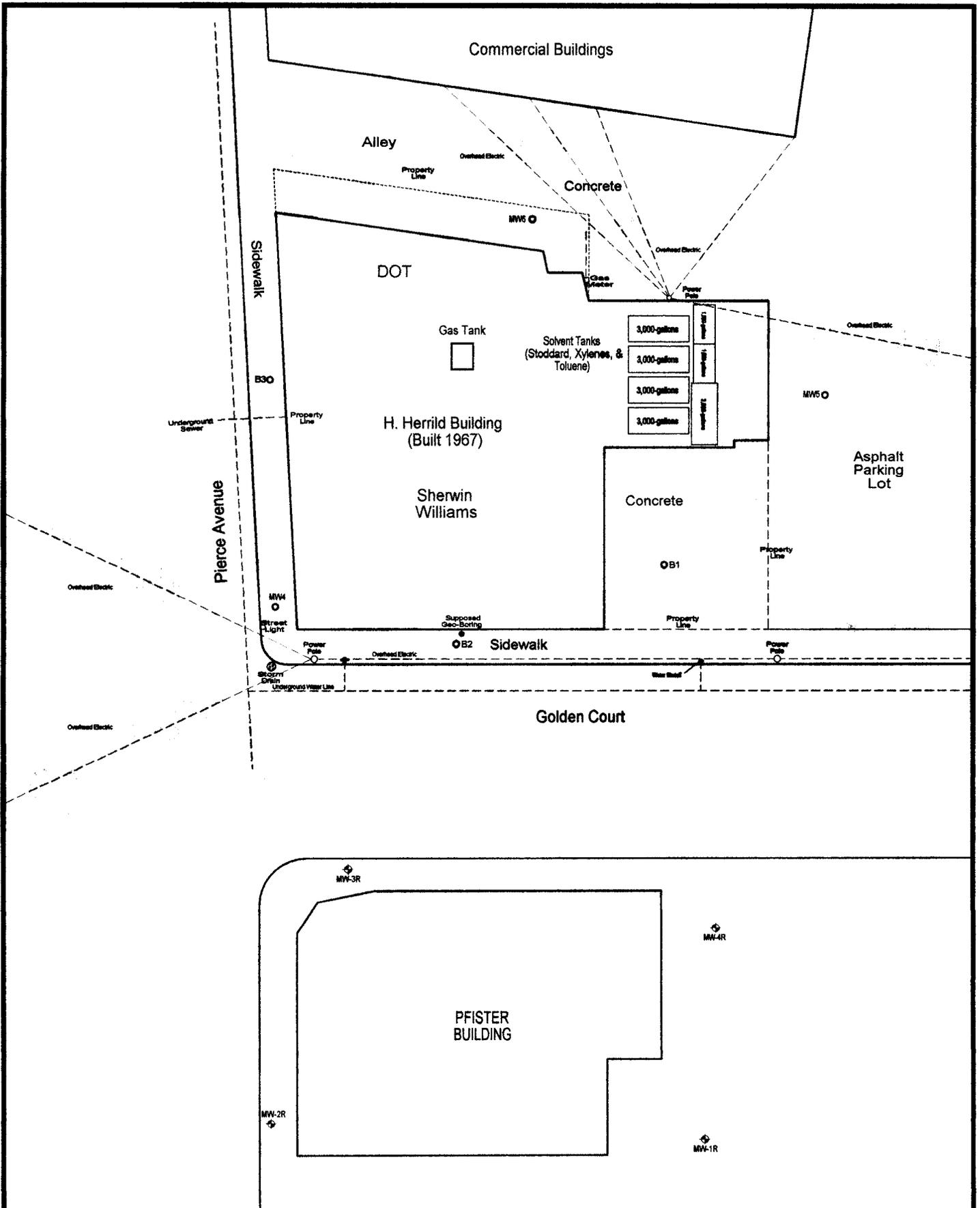
Legend:



Prepared By: Tim Ott

Date: 02/08/04

Scale: 1" = 30'



GHD Inc. Environmental Services
 FORMER SINCLAIR STATION
 720 PIERCE AVENUE
 MARINETTE, WISCONSIN 54143

FIGURE 3
 SOIL BORING & MONITORING
 WELL LOCATIONS
 MAP

Prepared By: Tim Ott

Legend:

- SOIL BORING/TEMPORARY WELL
- ◊ MONITORING WELL



Date: 02/08/04

Scale: 1" = 30'

Table 1
 Soil Laboratory Analytical Results
 Former Sinclair Station
 720 Pierce Avenue
 Marinette, Wisconsin

Parameter	NR 720 RCL	NR 746 Table 1 RCL	B1 @ 8-10' 12/04/03	B2 @ 4-6' 12/04/03	B3 @ 8-10' 12/04/03	MW4 @ 6' 6/09/04	MW5 @ 7' 6/09/04	MW6 @ 7' 6/09/04
GRO (mg/kg)	100	None	NA	NA	NA	<3.1	<2.9	<3.1
Benzene	5.5	8,500	<25	220	<25	<25	<25	<25
Ethylbenzene	2,900	4,600	120	5,300	35	<25	<25	<25
Toluene	1,500	38,000	<25	<200	48	<25	<25	<25
1,2,4 - TMBs	None	83,000	32	33,000	160	<25	<25	<25
1,3,5 - TMBs	None	11,000	<25	13,000	56	<25	<25	<25
Total Xylenes	4,100	42,000	1340	21,500	100	<75	<75	<75
MTBE	None	None	<25	1,100	<25	<25	<25	<25
Lead (mg/kg)	50	None	NA	NA	NA	2.9	2.9	2.1

Soil Analytical Results in µg/kg unless otherwise indicated

Notes:

µg/kg – micrograms per kilogram

mg/kg – milligrams per kilogram

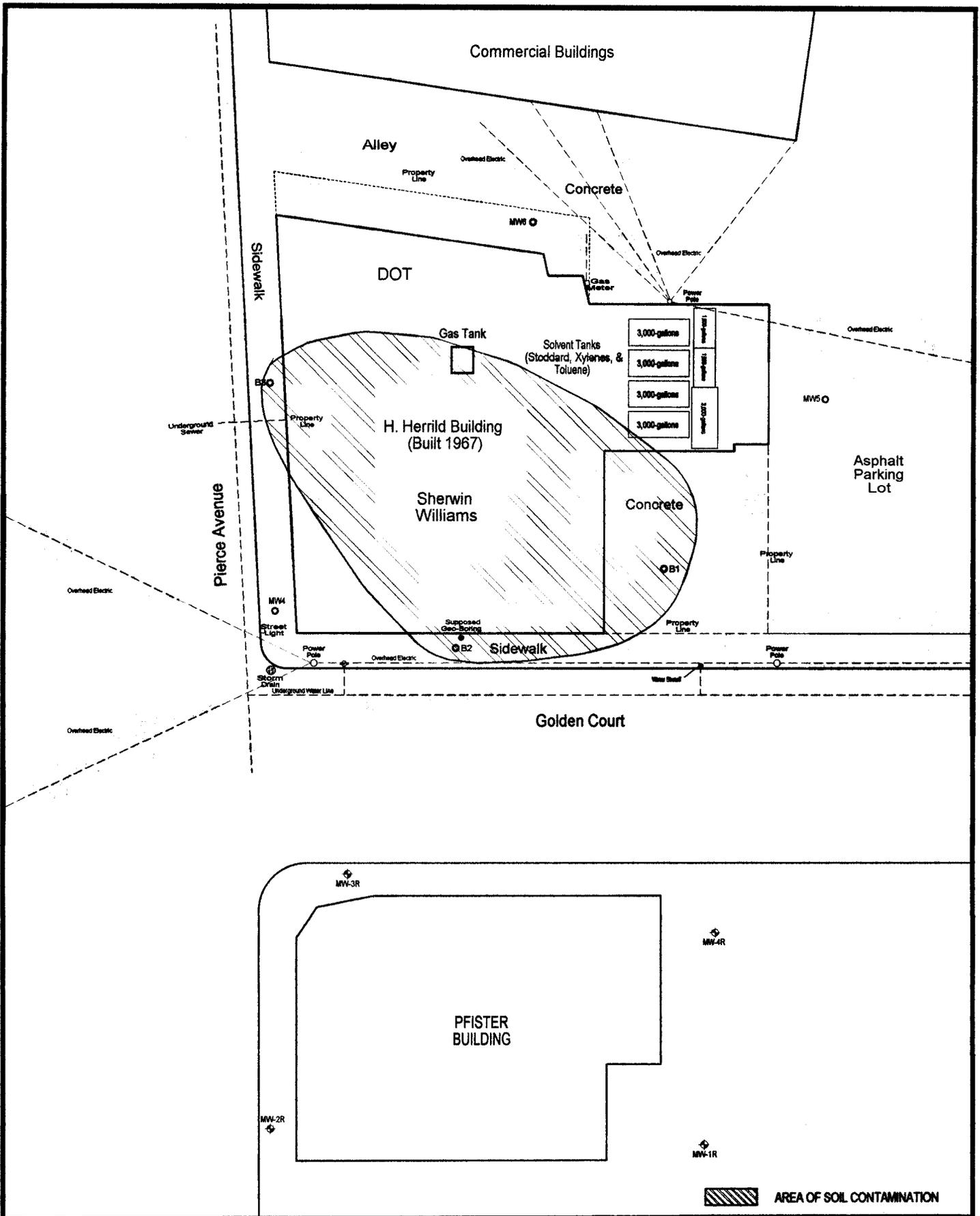
RCL – Residual Contaminant Level

GRO – Gasoline Range Organics

TMB – Trimethylbenzenes

NA – Not Analyzed

Results in BOLD are above WDNR standards



GHD Inc. Environmental Services
 FORMER SINCLAIR STATION
 720 PIERCE AVENUE
 MARINETTE, WISCONSIN 54143

FIGURE 8
 AREA OF SOIL
 CONTAMINATION

Prepared By: Tim Ott

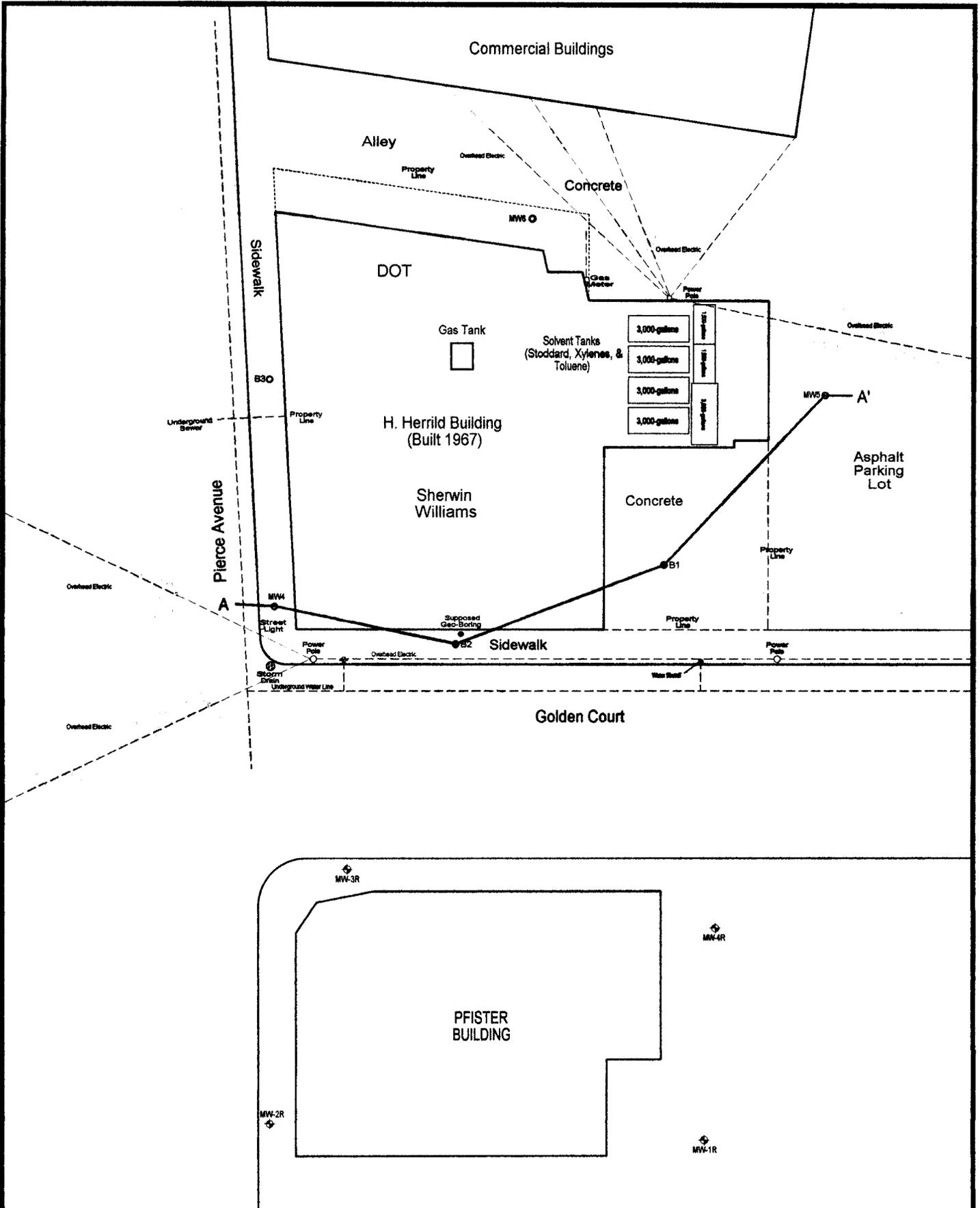
Legend:

- SOIL BORING/TEMPORARY WELL
- ⊕ MONITORING WELL



Date: 02/08/04

Scale: 1" = 30'



GHD Inc. Environmental Services
 FORMER SINCLAIR STATION
 720 PIERCE AVENUE
 MARINETTE, WISCONSIN 54143

**FIGURE 4
 GEOLOGIC CROSS
 LOCATOR
 MAP**

Prepared By: Tim Ott

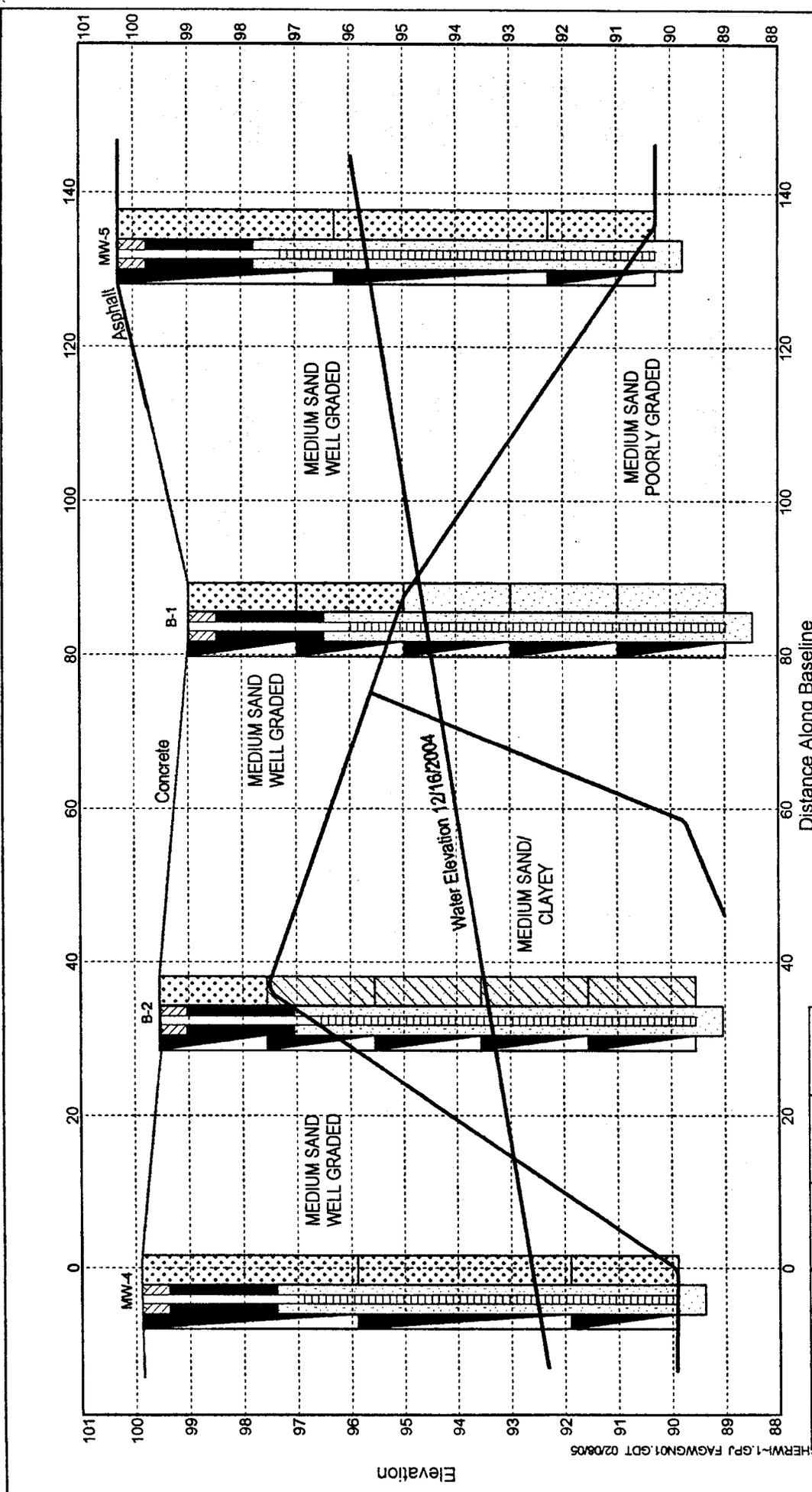
Legend:

- SOIL BORING/TEMPORARY WELL
- ⊕ MONITORING WELL



Date: 02/08/04

Scale: 1" = 30'



GEOLOGIC CROSS SECTION A-A'	
Former Sinclair Station	
PROJECT #	DATE
	02/08/2005
FIGURE	5

DISTANCES:
 Beginning 0
 Ending 140
 VIEWING ANGLES (degrees):
 Horizontal 0.0
 Vertical 0.0

Position	North	East
Left, Front	-47	-72
Right, Front	2	59
Left, Back	-47	-72
Right, Back	2	59

Borehole	North	East	Elev.	Depth
B-1	-27	14	99.0	10.0
B-2	-45	-34	99.6	10.0
MW-4	-37	-76	99.9	10.0
MW-5	12	51	100.3	10.0

Elevation

Distance Along Baseline

FAWG001_SHERWI-1.GPJ FAGWGN01.GDT 02/08/05



P.O. Box 69 • Chilton, WI 53014

ENVIRONMENTAL SERVICES
920-849-9797 • Fax 920-849-9160

February 2, 2005

Mr. Brian Miller
Director of Public Works
1905 Hall Avenue
Marinette, Wisconsin 54143-1716

RE: Notification of Off-Site Soil Contamination
Former Sinclair Station, 720 Pierce Avenue, Marinette, WI

Mr. Miller:

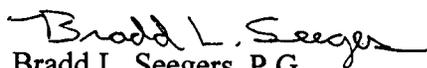
As a condition of case closure, the Wisconsin Department of Natural Resources (WDNR) requires the site owner of 720 Pierce Avenue, Marinette to notify the City of Marinette that petroleum contamination above WDNR standards extends into the right-of-way along the adjacent Golden Court.

Based on soil sampling, petroleum contamination has migrated into the City right-of-way. In the future, if construction projects are planned for the right-of-way, the potentially contaminated soils may need to be properly disposed of if removed from the subsurface.

GHD has included a site location map that illustrates the soil sample locations. For your information, GHD has also included the table of the soil analytical results that illustrates the soil contamination concentrations identified at this property. As shown, only the soil sample from boring B2, located along Golden Court, has contamination above WDNR standards.

If you have any questions regarding this letter, you may contact GHD at (920) 849-9797.

Best regards,
GHD, Inc.


Bradd L. Seegers, P.G.
Senior Hydrogeologist

Enclosures

cc: Mr. Ron Chevalier, 708 Chautauqua Road, Marinette, WI 54143