

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

Source Property Information

CLOSURE DATE: 04/28/1998

BRRTS #:

03-45-002138

ACTIVITY NAME:

MONTE ALVERNO RETREAT CENTER

PROPERTY ADDRESS:

1000 N Ballard Rd

MUNICIPALITY:

City of Appleton

PARCEL ID #:

311137200

FID #:

DATCP #:

PECFA#:

54911519800A

***WTM COORDINATES:**

X:

650017

Y:

423157

** 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)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

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

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Site Specific Obligations:

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)

Direct Contact

Soil to GW Pathway

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

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 #: (No Dashes) PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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 11 x 17 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 #: 1 **Title: Site Location and Local Topography**
 - 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 #: 1 **Title: Site Layout and Contaminant Distributions (8/17/98)**
 - 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 #: 3, 2 **Title: Estimated Extent of Benzene Soil Contamination, , Extent of Remedial Excavation...**

BRRTS #: 03-45-002138

ACTIVITY NAME: MONTE ALVERNO RETREAT CENTER

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 #: 3 **Title: Estimated Extent of Benzene Soil Contamination**
- 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 #: 6 **Title: Ground Water Elevations (5/19/98)**
Figure #: 6 **Title: Ground Water Elevation Map**

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

Tables must be no larger than 11 x 17 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 #: 3, 2 **Title: Soil Analytical Results, Soil Field Screening Results**
- 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 #: 4, 3 **Title: Ground-Water Analytical Results, Inorganic Ground-Water Quality Data**
- 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: Historical GW Elevations**

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).

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NOTIFICATIONS

Source Property

Not Applicable

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.

Not Applicable

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.

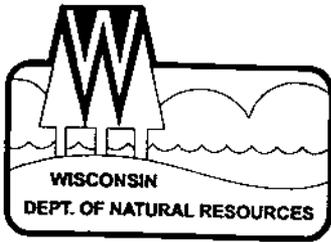
Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: **Title:**

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:

FIR



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary

Appleton Field Station
Agricultural Services Center
3369 W. Brewster Street
Appleton, Wisconsin 54914-1602
Telephone 920-832-1803
FAX 920-832-1800

April 28, 1999

Father Mel Hermanns
Monte Alverno Retreat Center
1000 N. Ballard Road
Appleton, WI 54911

Subject: Case Closure with a Groundwater Use Restriction, Monte Alverno Retreat Center, 1000 N. Ballard Road, Appleton, Outagamie County, Wisconsin, WDNR BRRTS ID# 03-45-002138

Dear Fr. Hermanns:

On December 3, 1998, the above-named site was reviewed by the Northeast Region Closure Committee for a determination as to whether or not the case qualified for closeout under ch. NR 726, Wis. Adm. Code. The committee agreed that this case could be closed pending the filing of a groundwater use restriction with the deed running with the property.

We have received a copy of the completed groundwater use restriction for this site and proof of filing with the Outagamie County Register of Deeds. We have also received documentation of the abandonment of all site monitoring points. Based on the investigative and remedial documentation provided to the Department and the filing of the groundwater use restriction, it appears that the petroleum contamination at the above-named site has been remediated to the extent practicable under current site conditions. Therefore, closure of this site has been granted and no further action is necessary at this time. In the future, this deed restriction may be amended with approval from the Department if conditions change at the site and the residual contamination has been remediated.

If you have any additional relevant information which was not formerly provided to the Department, you should submit this information to the Department for reevaluation. If you have any questions regarding this determination, please contact me at (920) 832-1803.

Sincerely,

Jennifer Huffman, P.G.
Hydrogeologist
Remediation and Redevelopment Program

cc: Bruce Miessner, P.G. - Northern Environmental, 954 Circle Drive, Green Bay, WI 54304



13043011

Structural impediments existing at the time of clean-up made complete remediation of the soil contamination impracticable in the area of the excavation sample S4 location next to the maintenance garage. If the structural impediments which currently exist on this property are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

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 25th day of March, 1999.

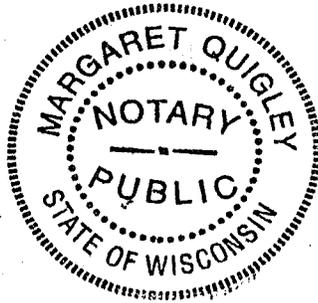
By signing this document, Mel Hermanns acknowledges that [he/she] is duly authorized to sign this document on behalf of The Province of St. Joseph of the Capuchin Order, a Michigan Corporation.

Signature: Mel Hermanns

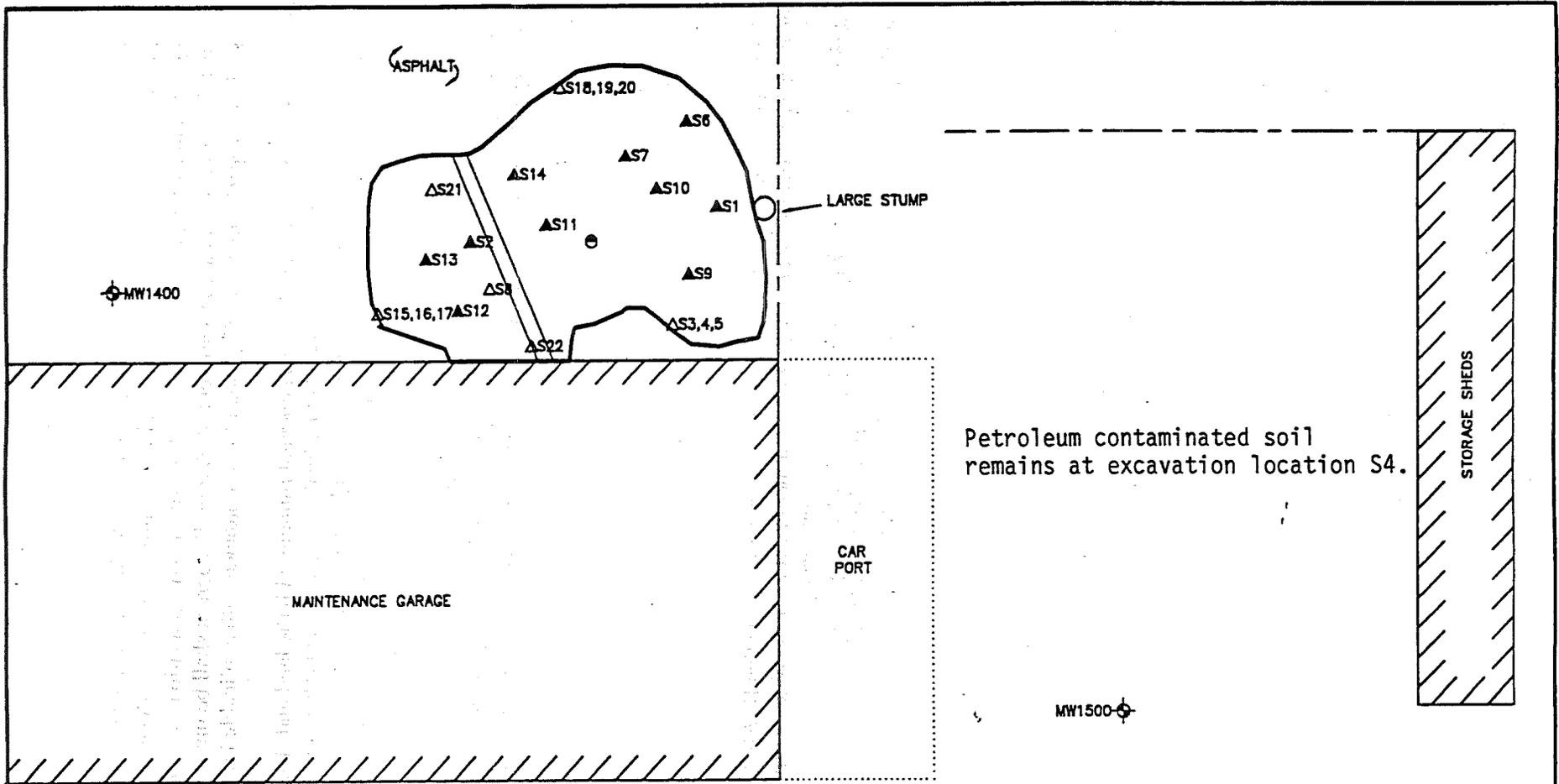
Printed Name: Mel Hermanns

Subscribed and sworn to before me this 25 day of March, 1999

Margaret Quigley
Notary Public, State of Wisconsin
My commission expired 4-18-97



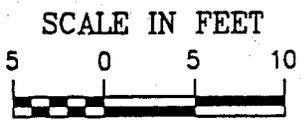
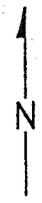
This document was drafted by the Wisconsin Department of Natural Resources.



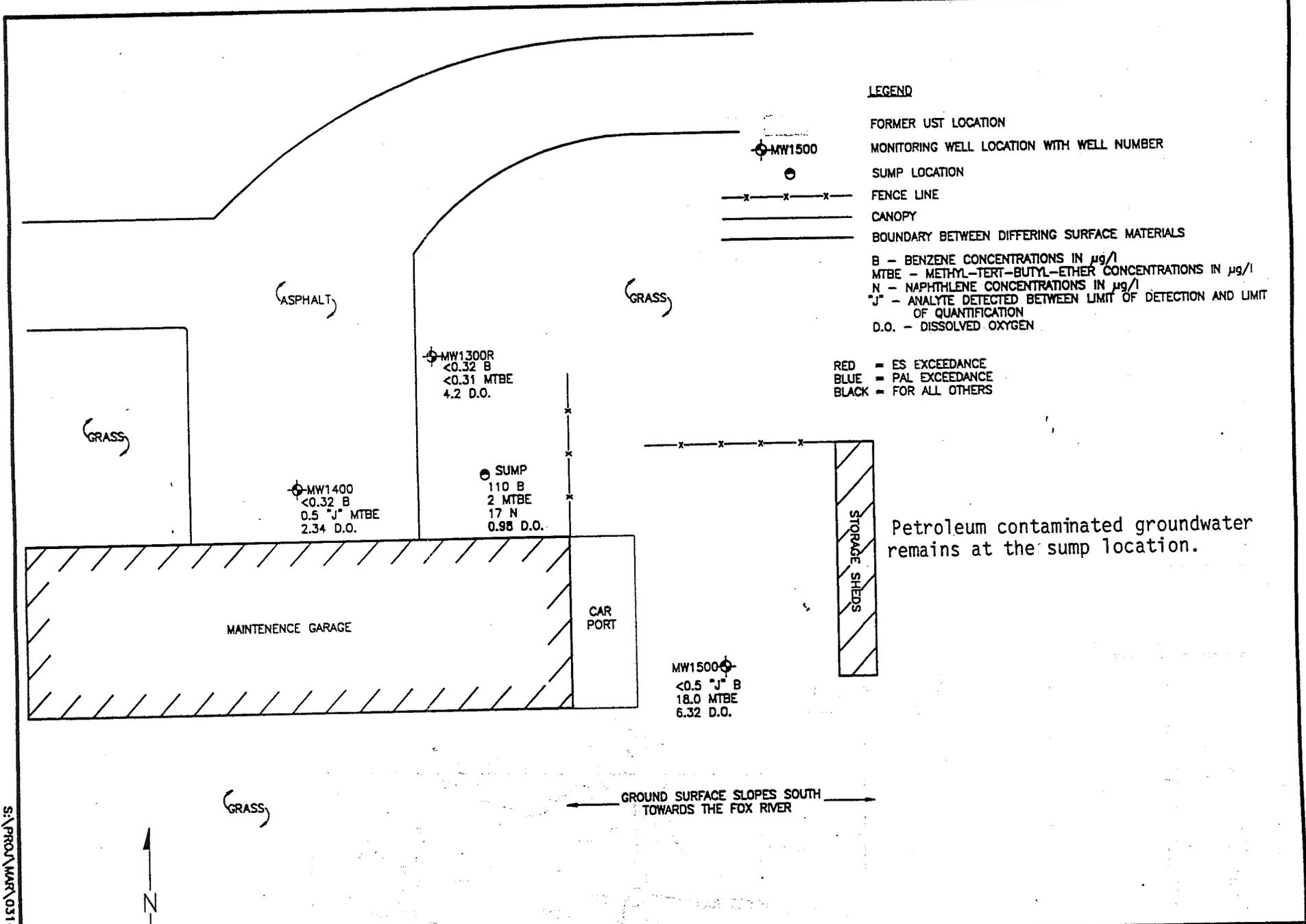
Petroleum contaminated soil remains at excavation location S4.

LEGEND

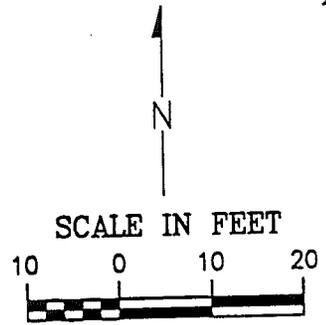
- ▲S7 SOIL SAMPLE LOCATION AND SAMPLE NUMBER
- ▲S1 SOIL SAMPLE LOCATION AND SAMPLE NUMBER SUBMITTED FOR LAB ANALYSIS
- GROUND-WATER RECOVERY SUMP
- ⊕ MW1500 MONITORING WELL AND WELL NUMBER
- ⊖ ABANDONED WELL
- ==== DRAIN TILE LOCATION
- EXTENT OF REMEDIAL EXCAVATION
- - - - FENCE LINE



DRAWN BY: LFC	PROJECT: MAR330411	DATE: 5/29/97	FIGURE 2 EXTENT OF REMEDIAL EXCAVATION "AS BUILT" MONTE ALVERNO RETREAT CENTER APPLETON, WISCONSIN
REV. DATE 6/4/97	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		
Northern Environmental™ Hydrologists • Engineers • Geologists			FOR: MONTE ALVERNO RETREAT CENTER



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DRAWN BY: SXM PROJECT: MAR-0411		DATE: 10/14/98	FIGURE 1 SITE LAYOUT AND CONTAMINANT DISTRIBUTION (8/17/98) MONTE ALVERNO RETREAT CENTER APPLETON, WISCONSIN
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		
Northern Environmental Hydrologists • Engineers • Geologists			FOR: MONTE ALVERNO RETREAT CENTER

STATE OF WISCONSIN }
Outagamie County } ss.

I, GRACE HERB, Register of Deeds, Outagamie County, Wisconsin, do hereby certify that I have duly compared the foregoing and annexed copy of a
Groundwater Use Restriction
with the original record thereof as rec in my said office on the 26th day
of March A. D., 19 99 at 11 o'clock A. M.,
as Document # 1318821 and that the same
is a correct transcript therefrom, and of the whole thereof.

In testimony whereof, I have hereunto set my hand and affixed the seal of
my said office at Appleton this 26th day of March A.D., 19 99
Grace Herb Register

This Indenture, Made this 19th day of November, A. D., 1943.

between Walter J. Hammond, a widower,

part y of the first part, and

Province of St. Joseph of the Capuchin Order of Wisconsin, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Appleton, Wisconsin part y of the second part.

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of

One Dollar and other good and valuable considerations

to him in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, he do give, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part y of the second part, its SUCCESSORS ~~XXXX~~ and assigns forever, the following described real estate, situated in the County of Outagamie, and State of Wisconsin, to-wit:

All of Lot 11, of Waubun Place, to the Town of Grand Chute.

\$1.10 U.S. Rev. Stmp.
Attached & Cancelled
12/7/43 W.J.H.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part y of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described with the hereditaments and appurtenances, unto the said part y of the second part, and to its SUCCESSORS ~~XXXX~~ and assigns FOREVER.

AND THE SAID Walter J. Hammond

for himself, his heirs, executors and administrators, do do covenant, grant, bargain and agree to and with the said part y of the second part, its successors ~~XXXX~~ and assigns, that at the time of the enclosing and delivery of these presents he is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever.

and that the above bargained premises in the quiet and peaceable possession of the said part y of the second part, its SUCCESSORS ~~XXXX~~ and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, he with forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and seal this 19th day of November, A. D., 1943.

Signed and Sealed in Presence of

Lois E. Hammond
Raymond C. Stoecker

Walter J. Hammond (SEAL)
Lois E. Hammond (SEAL)
Raymond C. Stoecker (SEAL)

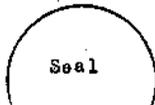
STATE OF Illinois
Cook County, ss.

Personally came before me, this 19th day of November, A. D., 1943.

the above named Walter J. Hammond, a widower

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

Received for Record this 7 day of December A. D., 1943, at 2:50 o'clock P.M.



Raymond C. Stoecker
Notary Public, Cook County, Ill.

This Indenture,

Made this Twentieth day of December 1907 in the year of our Lord, one thousand nine hundred and thirty-seven

between The Monte Alverno Retreat House Inc., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at the town of Grand Chute, Wisconsin, party of the first part, and The Province of St. Joseph of the Capuchin Order, a corporation of the State of Wisconsin, party of the second part,

WITNESSETH, That the said part of the first part, for and in consideration of the sum of One Dollar and other valuable consideration

to it paid by said part of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto said part of the second part its heirs and assigns forever, the following described real estate, situated in the County of Outagamie and State of Wisconsin, to-wit:

All of Lots Four (4), Five (5), Seven (7), Eight (8), Nine (9) and Ten (10), of WALSH PLACE, to the Town of Grand Chute, according to the Recorded Plat thereof; also all that part of Government Lot Two (2), of Section Thirty (30), Township Twenty-one (21) North, Range Eighteen (18) East, North of Fox River, more fully described in Vol. 221 of Deeds page 411, to-wit: Beginning at a point of the West Section line, a distance of 193.24 ft. South of the North West Section corner for a place of beginning, thence East a distance of 978 feet, to a point which is 593.3 feet South of the South line of the right-of-way of the 66 ft. Appleton Green Bay Road, thence South a distance of 608.8 feet to the north line of Waubun Flat road, thence West a distance of 970.6 feet to the West Section line, thence North along said Section line a distance of 631.5 feet to the place of beginning, containing 14.14 acres and lying in North West 1/4 of North West 1/4 of Section 30, Township 21 North, Range 18 East, located in the Town of Grand Chute, in said county, including all furniture, furnishings, equipment and appliances located in the buildings on said premises,

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described with the hereditaments and appurtenances, unto the said part of the second part, its heirs and assigns FOREVER.

AND THE SAID Monte Alverno Retreat House Inc., party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part of the second part, its heirs and assigns, that at the time of the encoding and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

except a Trust Deed Mortgage of \$50,000.00 recorded in Office of Register of Deeds, Outagamie County, Wisconsin, in Volume 219 of Mortgages on page 409, upon which there is a balance unpaid of \$47,000.00 principal, and interest,

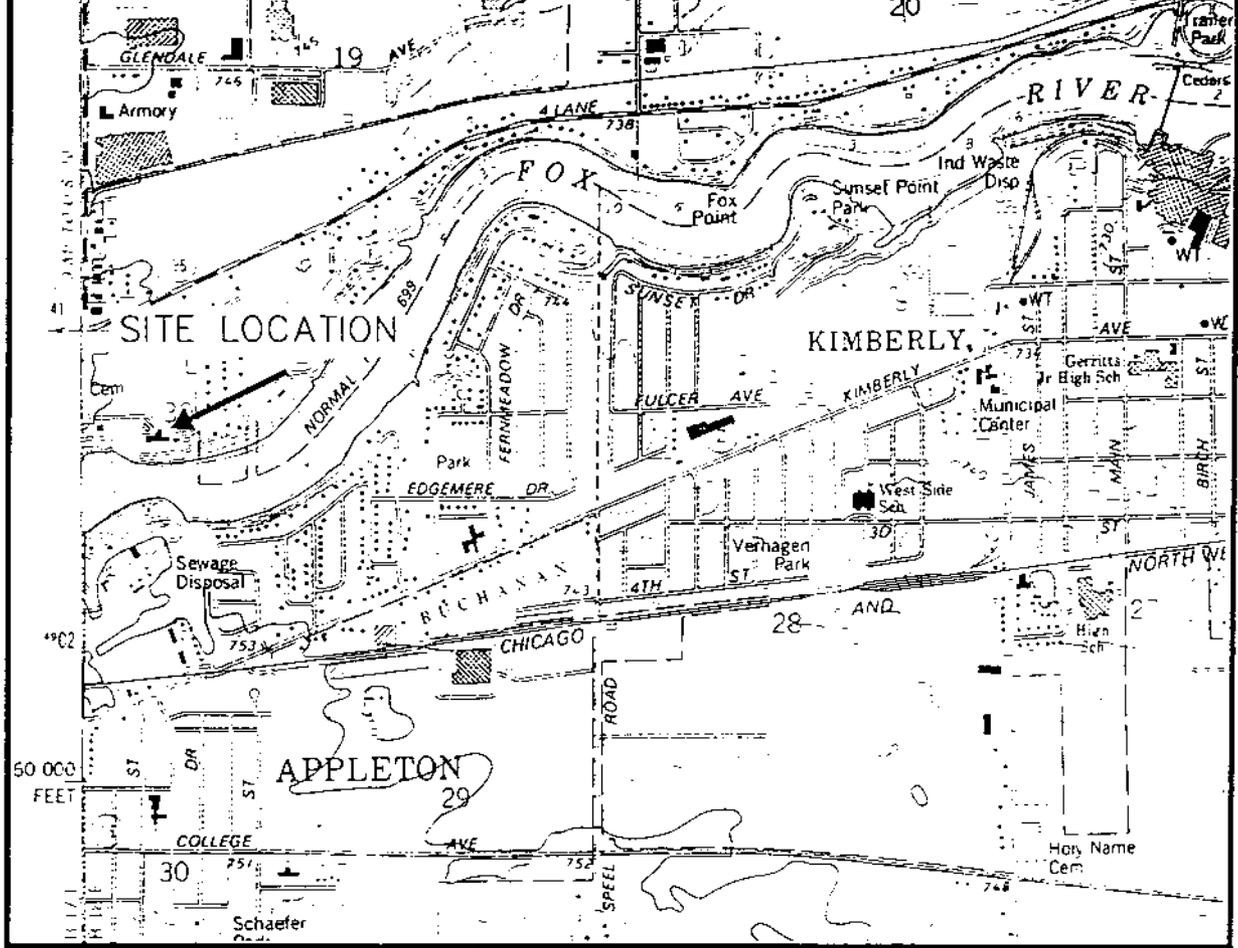
and that the above bargained premises in the quiet and peaceable possession of the said part of the second part, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be signed by its President and countersigned by its Secretary, at Appleton, Wisconsin, this 20th day of December, A. D. 1907

SIGNED AND SEALED IN PRESENCE OF Cyprian Ablar, Wm. J. Stier, LOUPE ALVERNO RETREAT HOUSE INC. By Gilbert Leuel, Countersigned: P.B. Groh

STATE OF WISCONSIN, Outagamie County, Personally come before me, this 20th day of December, A. D. 1907, P.B. Groh, Secy. of Monte Alverno Retreat House Inc., and Gilbert Leuel, Vice President of Monte Alverno Retreat House Inc., both known to me to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

REGISTER'S OFFICE STATE OF WISCONSIN, Outagamie County, Received for Record this 21st day of December, A. D. 1907 at 4:15 o'clock P.M. Notary Public, H.A. Schulz, Outagamie County, Wis.



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS KAUKAUNA, WISCONSIN 7.5 MINUTE QUADRANGLE (REVISED 1984)

QUADRANGLE LOCATION

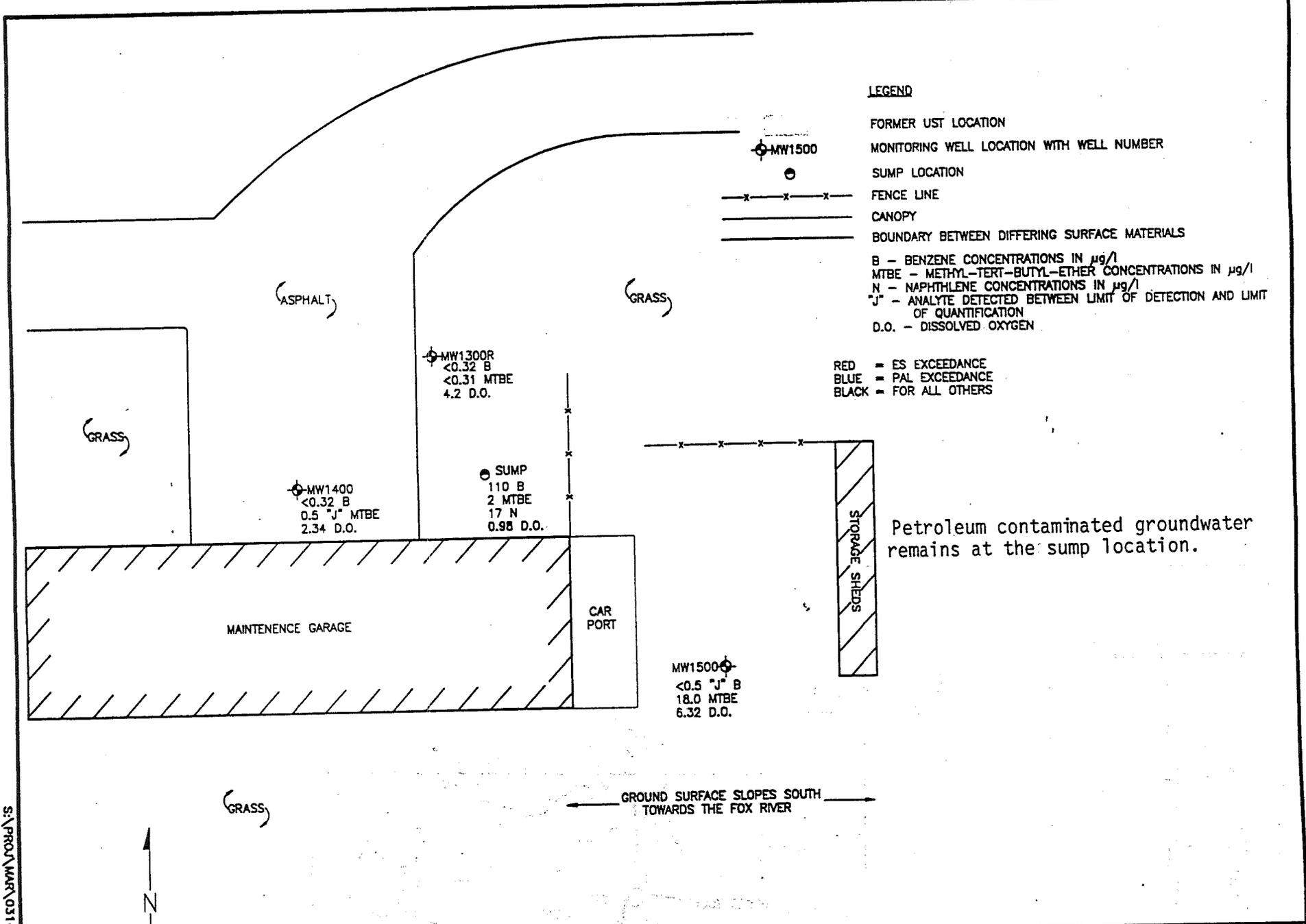
DRAWN BY: LFC PROJECT: MAR330411 DATE: 6/5/97

REV. DATE THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

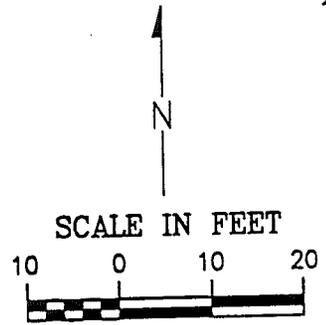
FIGURE 1
 SITE LOCATION AND LOCAL TOPOGRAPHY
 MONTE ALVERNO RETREAT CENTER
 APPLETON, WISCONSIN

Northern Environmental
 Hydrologists • Engineers • Geologists

FOR: MONTE ALVERNO RETREAT CENTER



S:\PROJ\MAR\0314080411\101498-2.DWG



DRAWN BY: SXM PROJECT: MAR-0411		DATE: 10/14/98	FIGURE 1 SITE LAYOUT AND CONTAMINANT DISTRIBUTION (8/17/98) MONTE ALVERNO RETREAT CENTER APPLETON, WISCONSIN
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		
Northern Environmental Hydrologists • Engineers • Geologists			FOR: MONTE ALVERNO RETREAT CENTER

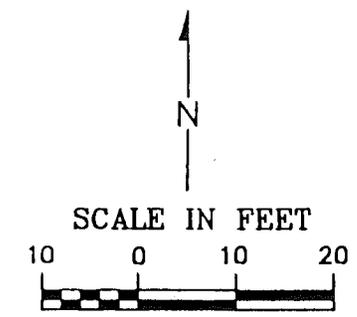
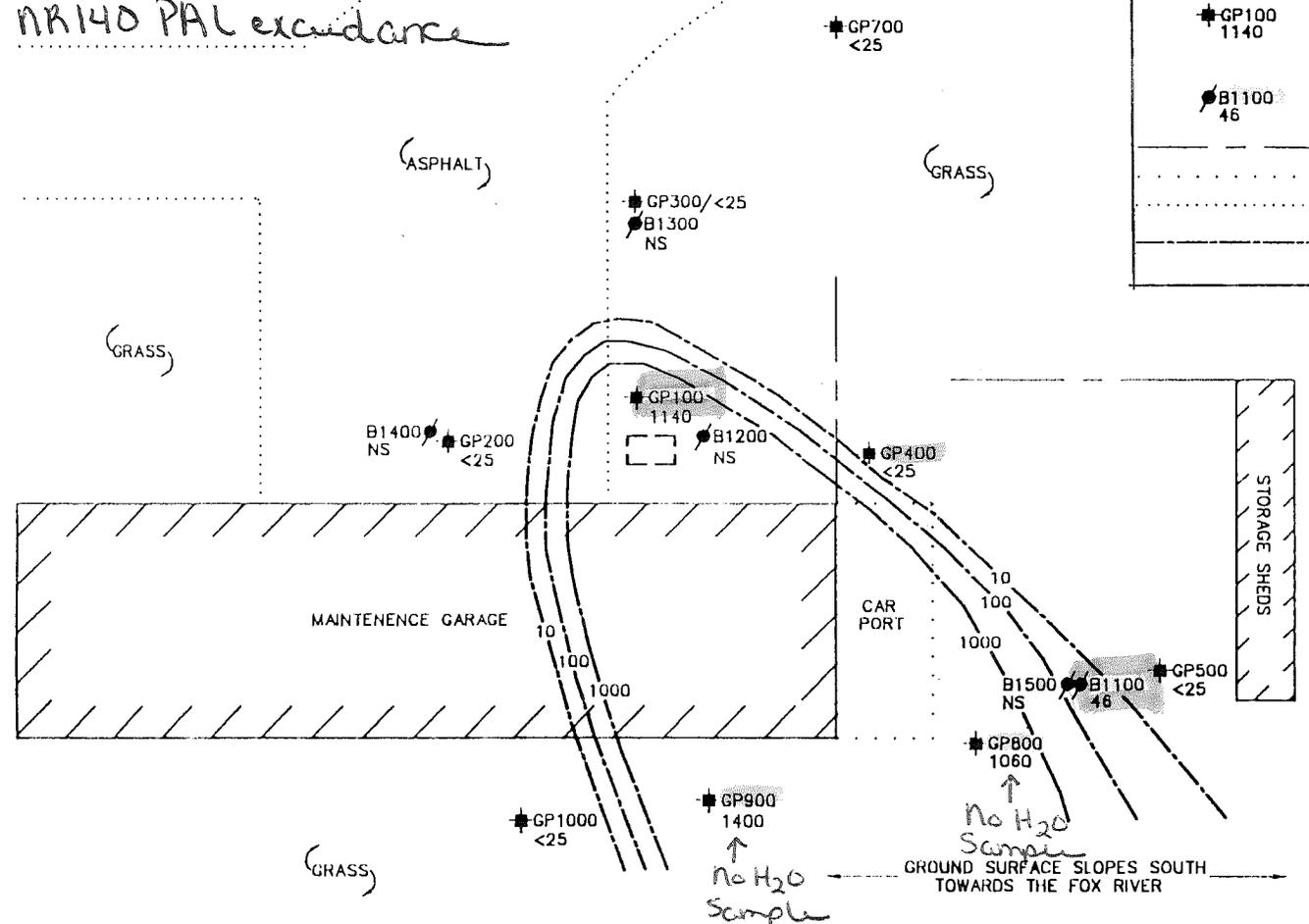
Clean monitoring wells

- NR720 exceedance
- NR140 ES exceedance
- NR140 PAL exceedance

Site Investigation

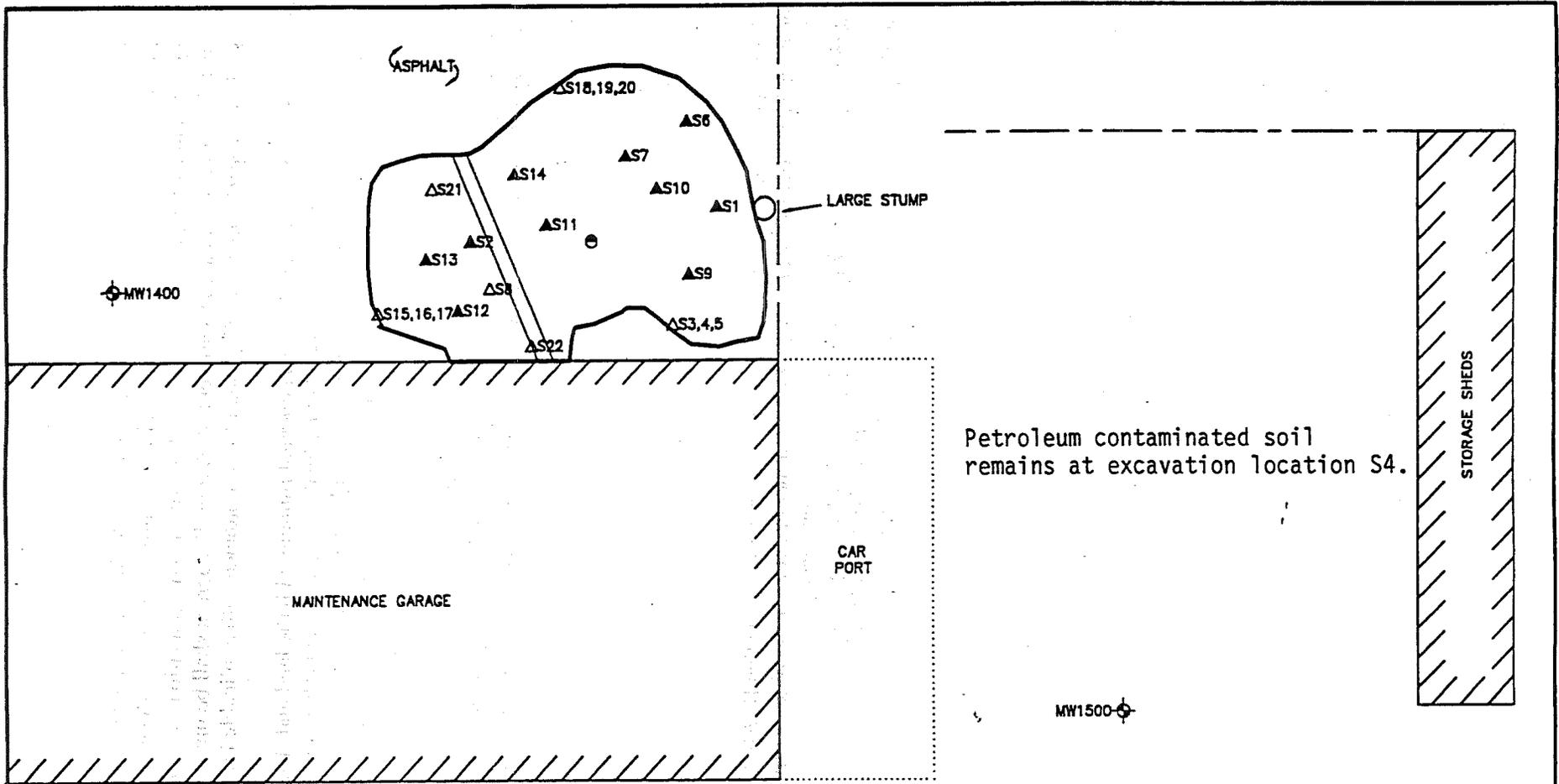
LEGEND

- [] FORMER UST LOCATION
- GP100
1140
GEOPROBE LOCATION WITH BORING NUMBER AND BENZENE CONCENTRATION MEASURED IN MICROGRAMS PER KILOGRAM (ug/kg)
NS = NOT SAMPLED
- B1100
46
SOIL BORING LOCATION WITH BORING NUMBER AND BENZENE CONCENTRATION MEASURED IN ug/kg
- FENCE LINE
- ⋯ CANOPY
- - - BOUNDARY BETWEEN DIFFERING SURFACE MATERIALS
- - - ISOCONCENTRATION CONTOUR LINE FOR BENZENE SOIL CONTAMINATION MEASURED IN ug/kg



GP800 + GP900
Did not yield water

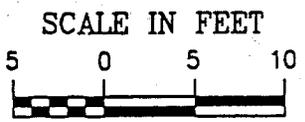
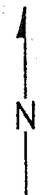
DRAWN BY: CAS	PROJECT: MAR330334	DATE: 11/5/96	FIGURE 3 ESTIMATED EXTENT OF BENZENE SOIL CONTAMINATION MONTE ALVERNO RETREAT CENTER APPLETON, WISCONSIN
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		
Northern Environmental SM Hydrologists • Engineers • Geologists			FOR: MONTE ALVERNO RETREAT CENTER



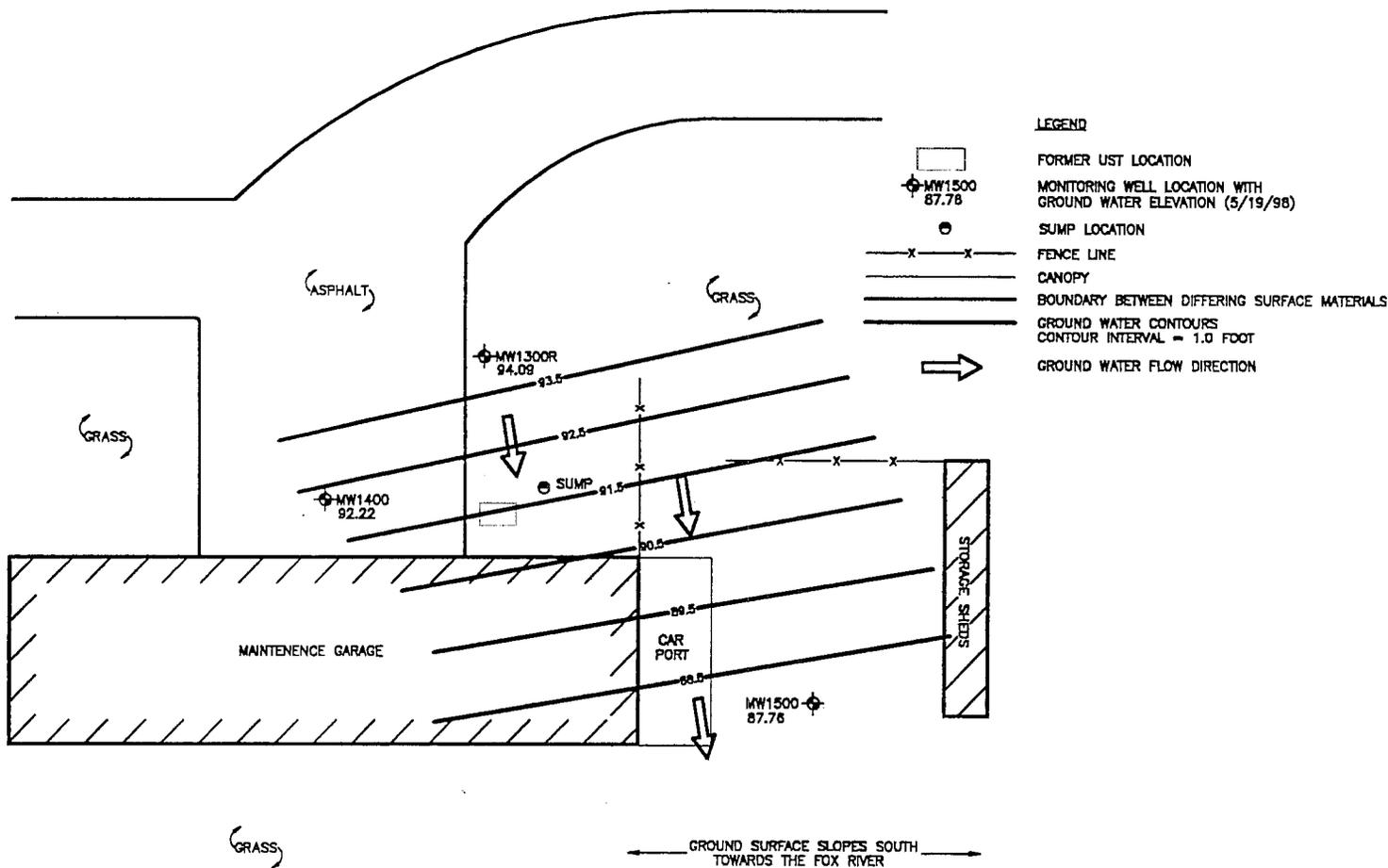
Petroleum contaminated soil remains at excavation location S4.

LEGEND

- ▲S7 SOIL SAMPLE LOCATION AND SAMPLE NUMBER
- ▲S1 SOIL SAMPLE LOCATION AND SAMPLE NUMBER SUBMITTED FOR LAB ANALYSIS
- GROUND-WATER RECOVERY SUMP
- ⊕ MW1500 MONITORING WELL AND WELL NUMBER
- ⊖ ABANDONED WELL
- ==== DRAIN TILE LOCATION
- ==== EXTENT OF REMEDIAL EXCAVATION
- - - - FENCE LINE



DRAWN BY: LFC	PROJECT: MAR330411	DATE: 5/29/97	FIGURE 2 EXTENT OF REMEDIAL EXCAVATION "AS BUILT" MONTE ALVERNO RETREAT CENTER APPLETON, WISCONSIN
REV. DATE 6/4/97	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		
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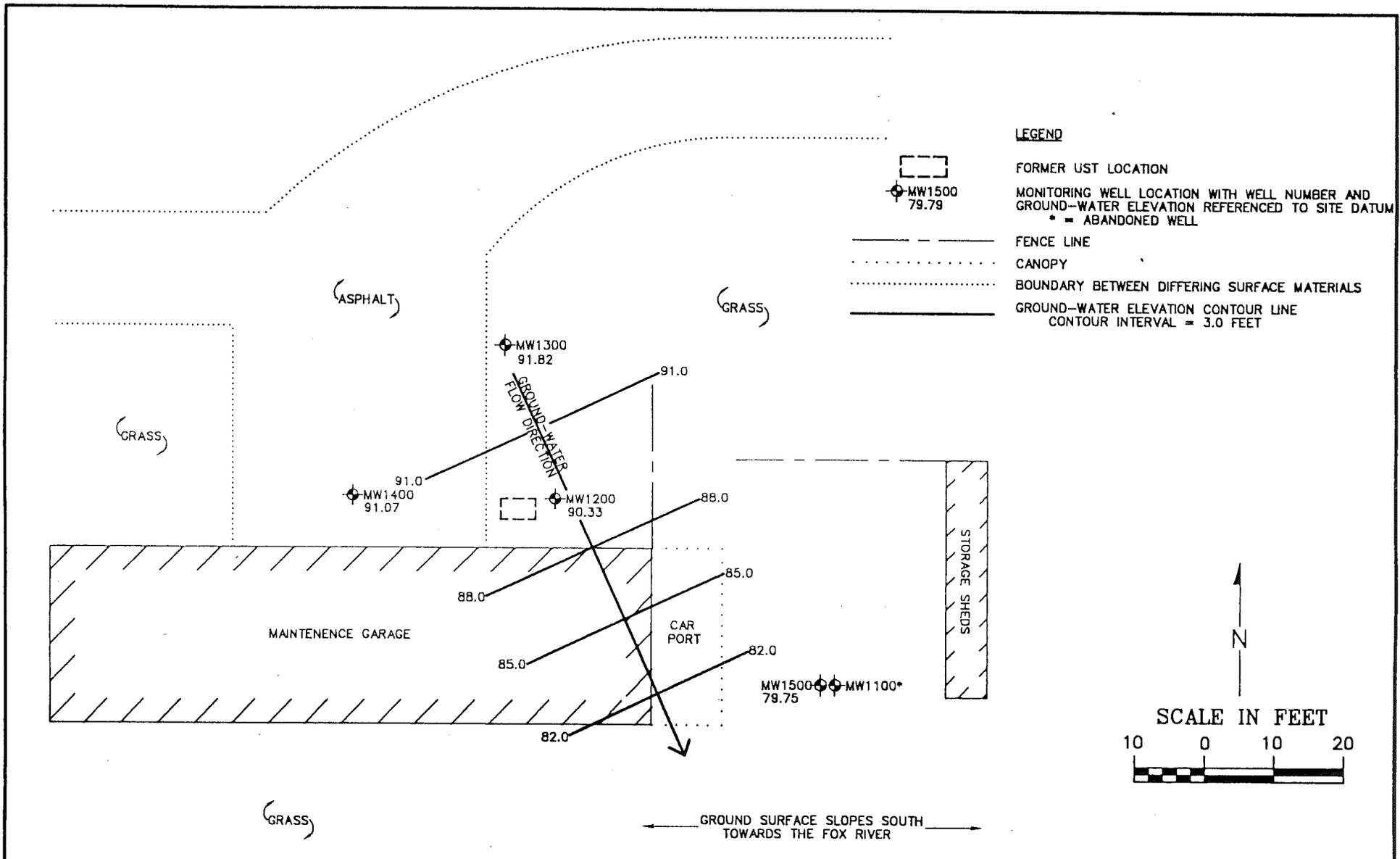
SCALE IN FEET



DRAWN BY: JAW	PROJECT: MAR-0411	DATE:
REV. DATE 06/24/98	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
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FIGURE 6
GROUND WATER ELEVATIONS
(5/19/98)
MONTE ALVERNO RETREAT CENTER
APPLETON, WISCONSIN

FOR: MONTE ALVERNO RETREAT CENTER



DRAWN BY: CAS	PROJECT: MAR330334	DATE: 11/5/96	<p>FIGURE 6</p> <p>GROUND-WATER ELEVATION MAP</p> <p>MONTE ALVERNO RETREAT CENTER</p> <p>APPLETON, WISCONSIN</p>
REV. DATE	<p>THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.</p>		
<p>▲ Northern EnvironmentalSM</p> <p>Hydrologists • Engineers • Geologists</p>			FOR: MONTE ALVERNO RETREAT CENTER

Table 3 Soil Analytical Results, Monte Alverno Retreat Center

Boring Number	Sample Number	Sample Depth (feet)	Date Sampled	GRO (mg/kg)	Lead (mg/kg)	Concentrations of Analytes Detected (µg/kg)														
						Benzene	n-Butylbenzene	sec-Butylbenzene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Xylenes	
WDNR Residual Contaminant Level				250	50	5.5	NE	NE	2900	NE	NE	NE	NE	NE	1500	NE	NE	NE	NE	4100
GP100	S104	6	04/10/96	130	12	27	4.9	266	560	410	140	< 25	1120	840	58	6300	2800	< 25	2382	
	S106	10	04/10/96	—	—	1140	151	< 25	510	103	< 25	< 25	303	129	1300	660	194	< 25	1880	
GP200	S206	10.5	04/10/96	< 10	—	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 31	< 25	< 25	< 25	< 25	< 25	< 75	
GP300	S306	10	04/10/96	< 10	—	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 31	< 25	< 25	< 25	< 25	< 25	< 75	
GP400	S405	8	04/10/96	< 10	—	< 25	119	< 25	< 25	< 25	< 25	< 25	58	< 25	< 25	< 25	< 25	< 25	< 75	
	S406	10	04/10/96	< 10	—	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 28	< 25	< 25	< 25	< 25	< 25	< 75	
GP500	S506	10	04/29/96	< 10	—	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75	
GP600	S606	10	04/10/96	< 10	—	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75	
GP700	S706	10	04/10/96	< 10	—	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75	
GP800	S806	10	04/29/96	< 10	—	1060	< 25	< 25	203	< 25	< 25	< 25	< 25	< 25	< 25	112	36	< 25	173	
GP900	S905	8	04/29/96	590	—	350	27000	1760	1500	< 125	< 125	< 125	590	990	1300	27000	14000	< 125	7020	
	S906	10	04/29/96	14	—	1400	166	< 25	203	< 25	< 25	230	530	460	760	184	850	< 25	336	
GP1000	S1006	10	04/29/96	10	—	< 25	50	< 25	41	< 25	< 25	< 25	< 25	87	< 25	< 25	29	< 25	< 75	
B1100	S1106	15	06/28/96	10	—	46	—	—	55	—	—	< 25	—	—	< 25	36	< 25	—	< 50	

Note:
 GRO = Gasoline Range Organics
 MTBE = Methyl-Tertiary-Butyl-Ether
 mg/kg = milligrams per kilogram
 µg/kg = micrograms per kilogram
 — = Not Analyzed
 NE = Not Established by Wisconsin Department of Natural Resources (WDNR)
120 = WDNR Residual Contaminant Level Exceeded

Site Investigation

NR 200 exceedance

Table 2 Soil Field Screening Results, Monte Alverno Retreat Center, Appleton, Wisconsin

Boring Number	Sample Label	Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis		
						Time Collected	Time Analyzed	PID Response (iui)
GP100	S101	0-2	None	Gravelly Sand	4/10/96	920	1237	2.9
	S102	2-4	None	Silty Clay	4/10/96	921	1239	1.9
	S103	4-6	Petroleum Odor	Clayey Silty	4/10/96	929	1240	18
	S104	6-8	Strong Petroleum Odor	Silty Clay	4/10/96	934	1248	418
	S105	8-10	Strong Petroleum Odor	Clayey Silt	4/10/96	940	1250	281
	S106	10-12	Slight Petroleum Odor	Clayey Silt	4/10/96	943	1258	45
GP200	S201	0.5-2.5	No odor	Poorly Graded Gravel	4/10/96	1017	1316	0
	S202	2.5-4.5	No odor	Silty Sand	4/10/96	1022	1317	0
	S203	4.5-6.5	No odor	Sandy Silt	4/10/96	1026	1318	1
	S204	6.5-8.5	No odor	Sandy Clay	4/10/96	1030	1318	0
	S205	8.5-10.5	No odor	Silty Clay	4/10/96	1035	1319	0
	S206	10.5-12.5	No odor	Silty Clay	4/10/96	1040	1320	0
GP300	S301	0-2	No odor	Gravelly Clay	4/10/96	1107	1321	0
	S302	2-4	No odor	Gravelly Clay	4/10/96	1112	1322	0
	S303	4-6	No odor	Silty Clay	4/10/96	1115	1328	0
	S304	6-8	No odor	Silty Clay	4/10/96	1122	1328	0
	S305	8-10	No odor	Silty Clay	4/10/96	1126	1329	0
	S306	10-12	No odor	Silty Clay	4/10/96	1128	1329	0
GP400	S401	0-2	No odor	Silty Clay	4/10/96	1209	1453	0
	S402	2-4	No odor	Sandy Clay	4/10/96	1213	1454	0
	S403	4-6	No odor	Sandy Clay	4/10/96	1218	1456	9
	S404	6-8	Strong Petroleum Odor	Sandy Clay	4/10/96	1221	1457	42
	S405	8-10	Strong Petroleum Odor	Sandy Clay	4/10/96	1227	1458	11
	S406	10-12	No odor	Sandy Clay	4/10/96	1231	1459	0
GP500	S501	0-2	No odor	Sandy Clay	4/29/96	1139	1221	0
	S502	2-4	No odor	Sandy Clay	4/29/96	1142	1221	0
	S503	4-6	No odor	Silty Clay	4/29/96	1144	1221	0
	S504	6-8	No odor	Silty Clay	4/29/96	1149	1222	0
	S505	8-10	No odor	Silty Clay	4/29/96	1152	1222	0
	S506	10-12	No odor	Silty Clay	4/29/96	1155	1223	0

Table 2 Soil Field Screening Results, Monte Alverno Retreat Center, Appleton, Wisconsin

Boring Number	Sample Label	Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis		
						Time Collected	Time Analyzed	PID Response (iui)
B1100	S1101	2.5-4.5	No odor	Sandy Clay	6/28/96	921	955	12
	S1102	5-7	No odor	Sandy Silt	6/28/96	925	956	10
	S1103	7.5-9.5	No odor	Silty Clay	6/28/96	934	959	11
	S1104	10-12	No odor	Silty Clay	6/28/96	938	959	13
	S1105	12.5-14.5	No odor	Silty Clay	6/28/96	947	1000	11
	S1106	15-17	No odor	Silty Clay	6/28/96	951	1000	15
B1200	S1201	2.5-4.5	No odor	Hard Clayey Sand	8/14/96	1345	1402	*
	S1202	5-7	Slight petroleum odor	Sandy Clay	8/14/96	1349	*	*
	S1203	7.5-9.5	Strong petroleum odor	Sandy Clay	8/14/96	1353	*	*
	S1204	10-12	Strong petroleum odor	Sandy Clay	8/14/96	1359	*	*
	S1205	12.5-14.5	Slight petroleum odor	Clay with trace pebbles	8/14/96	1405	*	*
	S1206	15-17	Slight petroleum odor	Clay with trace pebbles	8/14/96	1410	*	*
	S1207	17.5-19.5	Slight petroleum odor	Clay with trace pebbles	8/14/96	1413	*	*
B1500	S1501	10-12	No odor	Sandy Clay	8/14/96	902	920	4
	S1502	12.5-14.5	No odor	Sandy Clay	8/14/96	908	921	13
	S1503	15-17	No odor	Soft Clay	8/14/96	916	933	6
	S1504	17.5-19.5	No odor	Soft Clay	8/14/96	925	940	4

NOTE:

PID = Photoionization Detector

iui = instrument units as isobutylene

* = PID not functional

Table 4 Ground-Water Analytical Results, Monte Alverno Retreat Center

Well ID	Date Sampled	Relevant and Significant Analytical Results (µg/l)															
		DRO	GRO	Benzene	n-Butylbenzene	sec-Butylbenzene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Xylenes
WDNR PAL (µg/l)		NE	NE	0.5	NE	NE	140	NE	NE	12	8	NE	68.6	NE	NE	0.02	124
WDNR ES (µg/l)		NE	NE	5	NE	NE	700	NE	NE	60	40	NE	343	NE	NE	0.2	620
GP100*	04/10/96	---	25000	920	---	---	890	---	---	190	300	---	4600	2200	1050	---	6100
GP200*	04/10/96	---	18	< 0.4	---	---	< 0.4	---	---	< 0.4	< 4.0	---	4	< 4	< 4	---	12
GP300*	04/10/96	---	< 4	< 0.4	---	---	< 4	---	---	< 0.4	< 0.4	---	< 4	< 4	< 4	---	< 8
GP400*	04/10/96	---	3900	34	---	---	120	---	---	104	110	---	180	200	74	---	207
MW1100	07/24/96	---	<100	<0.26	<0.45	0.73	<0.32	<0.36	<0.46	79	<0.41	<0.41	<0.69	<0.57	<0.57	<0.54	<1.23
MW1200**	08/29/96	---	<100	2.0	2.1	<0.49	5.4	1.7	<0.46	2.2	1.3	2.8	<0.69	4.9	1.9	<0.54	1.8
SUMP	08/12/97	140	500	130	2	1.5	2.9	3.6	0.77	4.2	25	0.99	40	13	4.3	< 0.045	63
	11/13/97	---	---	130	---	---	2.5	---	---	11	4.8	---	3.9	2.3	1.5	---	15
	02/18/98	---	---	200	---	---	52	---	---	14	14	---	100	59	27	---	100
	05/19/98	---	---	76	---	---	1.7	---	---	2.33	4.7	---	11.2	4.9	1.9	---	20.4
	08/17/98	---	---	110	---	---	27	---	---	2	17	---	4.1	19	1.4 "J"	---	7.1
MW1300	08/29/96	---	<100	<0.26	<0.45	<0.49	<0.32	<0.36	<0.46	<0.22	<0.41	<0.41	<0.69	<0.57	<0.57	<0.54	<1.23
MW1300R	08/12/97	---	---	< 0.21	---	---	< 0.68	---	---	< 0.21	< 1	---	< 1.5	< 1	< 0.86	---	< 1.8
	11/13/97	---	---	< 0.21	---	---	< 0.68	---	---	< 0.21	< 1	---	< 1.5	< 1	< 0.86	---	< 1.8
	02/18/98	---	---	< 0.21	---	---	< 0.68	---	---	< 0.21	< 1	---	< 1.5	< 1	< 0.86	---	< 1.8
	05/19/98	---	---	< 0.32	---	---	< 0.34	---	---	< 0.31	< 0.88	---	< 0.35	< 0.35	< 0.64	---	< 0.98
	08/17/98	---	---	< 0.32	---	---	< 0.34	---	---	< 0.31	< 0.88	---	< 0.35	< 0.35	< 0.64	---	< 0.98
MW1400	08/29/96	---	<100	<0.26	<0.45	<0.49	<0.32	<0.36	<0.46	0.64	<0.41	<0.41	<0.69	<0.57	<0.57	<0.54	<1.23
	08/12/97	---	---	< 0.21	---	---	< 0.68	---	---	0.25 "J"	< 1	---	< 1.5	< 1	< 0.86	---	< 1.8
	11/13/97	---	---	< 0.21	---	---	< 0.68	---	---	< 0.21	< 1	---	< 1.5	< 1	< 0.86	---	< 1.8
	02/18/98	---	---	< 0.21	---	---	< 0.68	---	---	0.29 "J"	< 1	---	< 1.5	< 1	< 0.86	---	< 1.8
	05/19/98	---	---	< 0.32	---	---	< 0.34	---	---	< 0.31	< 0.88	---	< 0.35	< 0.35	< 0.64	---	< 0.98
	08/17/98	---	---	< 0.32	---	---	< 0.34	---	---	0.5 "J"	< 0.88	---	< 0.35	< 0.35	< 0.64	---	< 0.98
MW1500	09/17/96	---	<100	<0.26	<0.45	<0.49	<0.32	<0.36	<0.46	26	<0.41	<0.41	<0.69	<0.57	<0.57	<0.54	<1.23
	08/12/97	---	---	76	---	---	< 0.68	---	---	58	< 1	---	< 1.5	< 1	< 0.86	---	< 1.8
	11/13/97	---	---	18	---	---	< 0.68	---	---	24	< 1	---	< 1.5	< 1	< 0.86	---	3.3
	02/18/98	---	---	2.3	---	---	1.1	---	---	24	< 1	---	< 1.5	< 1	< 0.86	---	< 1.8
	05/19/98	---	---	< 0.32	---	---	< 0.34	---	---	16.8	< 0.88	---	< 0.35	< 0.35	< 0.64	---	< 0.98
	08/17/98	---	---	0.5 "J"	---	---	0.39 "J"	---	---	18	< 0.88	---	< 0.35	< 0.35	< 0.64	---	< 0.98

Key:
 GRO = Gasoline Range Organics
 DRO = Diesel Range Organics
 MTBE = Methyl-Tertiary-Butyl-Ether
 µg/l = micrograms per liter
 WDNR = Wisconsin Department of Natural Resources
 PAL = Preventive Action Limit
 ES = Enforcement Standard
 NE = Not established by WDNR
 "J" = Analyte detected between Limit of Detection and Limit of Quantification
 --- = Not analyzed
 32 = WDNR Preventive Action Limit Exceeded
 32 = WDNR Enforcement Standard Exceeded
 * = Ground-water sample obtained from Geoprobe borings and analyzed on-site
 ** = Abandoned 5/6/97

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Site Investigator Samples

Table 3 Inorganic Ground-Water Quality Data, Monte Alverno Retreat Center, Appleton, Wisconsin

Well Number	Sample Date	Temperature (° F)	pH (su)	Conductivity (µmho/cm)	O.R.P. (mV)	D.O. (mg/l)	Nitrate (mg/l)	Manganese (mg/l)	Iron (mg/l)	Sulfate (mg/l)
MW1300R	08/12/97	53.6	7.3	610	300	4.36	0	0.15	0	125
	11/13/97	47.3	8.2	730	165	6.42	0	0	0	75
	02/18/98	44.3	7.4	780	145	5.91	0	0.15	0	150
	05/19/98	56.1	7.3	560	115	3.45	0	0.23	0	150
	08/17/98	59.4	7.3	430	160	4.2	0	0.2	0	150
MW1400	08/12/97	53.8	7.1	960	345	6.08	0	0.37	0	80
	11/13/97	52.1	7.4	1000	110	402	0	0.16	0	125
	02/18/98	45.5	7.4	1060	120	4.71	0	0.17	0	200
	05/19/98	60.3	7.4	1110	145	3.75	0	0.15	0	200
	08/17/98	59.8	7.6	450	155	2.34	0	0.15	0	200
MW1500	08/12/97	48.0	7.2	860	280	6.21	0	0.25	0	75
	11/13/97	48.7	7.4	870	145	2.53	0	0.21	0	55
	02/18/98	50.4	7.6	900	140	6.48	0	0.1	0	90
	05/19/98	54.5	7.3	950	130	2.33	0.04	0.2	0	90
	08/17/98	58.6	8	340	155	6.32	0.02	0.25	0	120
SUMP	08/12/97	56.8	7.2	910	270	0.42	0.09	0.88	0.09	90
	11/13/97	49.1	7.4	1100	125	2.21	0	0.14	0	150
	02/18/98	47.3	7.7	1090	100	3.43	0	0.25	0	100
	05/19/98	57.4	7.6	1200	95	0.25	0.09	0.25	0	100
	08/17/98	59.9	7.3	410	140	0.98	0.02	0.25	0	100

Note:

- D.O. = dissolved oxygen
- O.R.P. = oxygen-reduction potential
- COND. = specific conductance
- mg/l = milligrams per liter
- mV = millivolts
- su = standard units

Table 3 Monte Alverno Retreat Center, Appleton, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)
				Below Riser	Below Grade	
MW1300R	100.15	99.62	08/12/97	6.30	6.83	93.32
			11/13/97	6.93	7.46	92.69
			02/18/98	6.26	6.79	93.36
			05/19/98	5.53	6.06	94.09
			06/26/98	5.10	5.63	94.52
MW1400	99.40	98.76	08/12/97	7.14	7.78	91.62
			11/13/97	7.34	7.98	91.42
			02/18/98	6.86	7.50	91.90
			05/19/98	6.54	7.18	92.22
			06/26/98	6.59	7.23	92.17
MW1500	97.83	100.64	08/12/97	13.67	10.86	86.97
			11/13/97	13.17	10.36	87.47
			02/18/98	7.71	4.90	92.93
			05/19/98	12.88	10.07	87.76
			06/26/98	10.71	7.90	89.93
SUMP	99.73	99.24	08/12/97	6.23	6.72	93.01
			11/13/97	6.95	7.44	92.29
			02/18/98	7.92	8.41	91.32
			05/19/98	5.95	6.44	93.29
			06/26/98	6.20	6.69	93.04

○ = Highest seasonal water table in feet below ground surface.