

GIS REGISTRY INFORMATION

SITE NAME:	TOMS DRIVE-IN			
BRRTS #:	03-45-271828	FID # (if appropriate):		
COMMERCE # (if appropriate):	54914-5014-27			
CLOSURE DATE:	04/05/2004			
STREET ADDRESS:	1027 S. OUTAGAMIE STREET			
CITY:	APPLETON			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	645458	Y= 421188	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input type="checkbox"/>	Both <input checked="" 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)				X
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.				X
GW: Table of water level elevations, with sampling dates, and free product noted if present				X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)				X
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



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481-
TDD #: (608) 264-8777
Fax #: (715) 345-5269
Jim Doyle, Governor
Cory L. Nettles, Secretary

April 5, 2004

Scott Grishaber
Tom's Drive In Central Inc
3608 S Oneida St
Appleton, WI 54915

RE: **Final Closure**

Commerce # 54914-5014-27 WDNR BRRTS # 03-45-271828
Tom's Drive In, 1027 S Outagamie St, Appleton

Dear Mr. Grishaber:

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 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 (715) 342-3802.

Sincerely,

A handwritten signature in black ink that reads "Dee Zoellner".

Dee Zoellner
Hydrogeologist
Site Review Section

cc: Dave Fries, Omni Associates
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

February 26, 2004

Tom's Drive In Central Inc
Attn: Scot Grishaber
3608 S Oneida St
Appleton, WI 54915

RE: **Conditional Case Closure**

Commerce # 54914-5014-27 **WDNR BRRTS # 03-45-271828**
Tom's Drive In, 1027 S Outagamie St, Appleton

Dear Mr. Grishaber:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Omni Associates, for the site referenced above. It is understood that residual soil and groundwater 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:

- All monitoring wells must be properly abandoned. The appropriate documentation must be forwarded to the letterhead address.

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. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact Tom Verstegen in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in black ink that reads 'Dee Zoellner'.

Dee Zoellner
Hydrogeologist
Site Review Section

cc: Dave Fries, Omni Associates
Case File

707331

This Deed, made between Daniel J. Garvey and James P. Meiers

Grantor and Thomas and Mark Grishaber Association, a Wisconsin Partnership

Grantee, Witnesseth, That the said Grantor for a valuable consideration

conveys to Grantee the following described real estate in Outagamie County, State of Wisconsin:

All of Lots One (1), Two (2), Three (3), Four (4) and Five (5) in Block Two (2), of ROGERS & COMPANY PLAT, City of Appleton, Wisconsin, according to the recorded Assessors Map of said City.

Subject to Easements and Restrictions of record.

REGISTER'S OFFICE
OUTAGAMIE COUNTY, WIS.
Received for Record the 23
day of March A.D. 1976
9 o'clock A.M. and Recorded in
Vol 1007 of Records on page 100
D. P. Posters MR
REGISTER

pd
2.00
35.00

RETURN TO
Bachman, Cummings,
+ Mc Intyre, Atty.

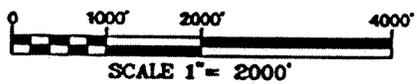
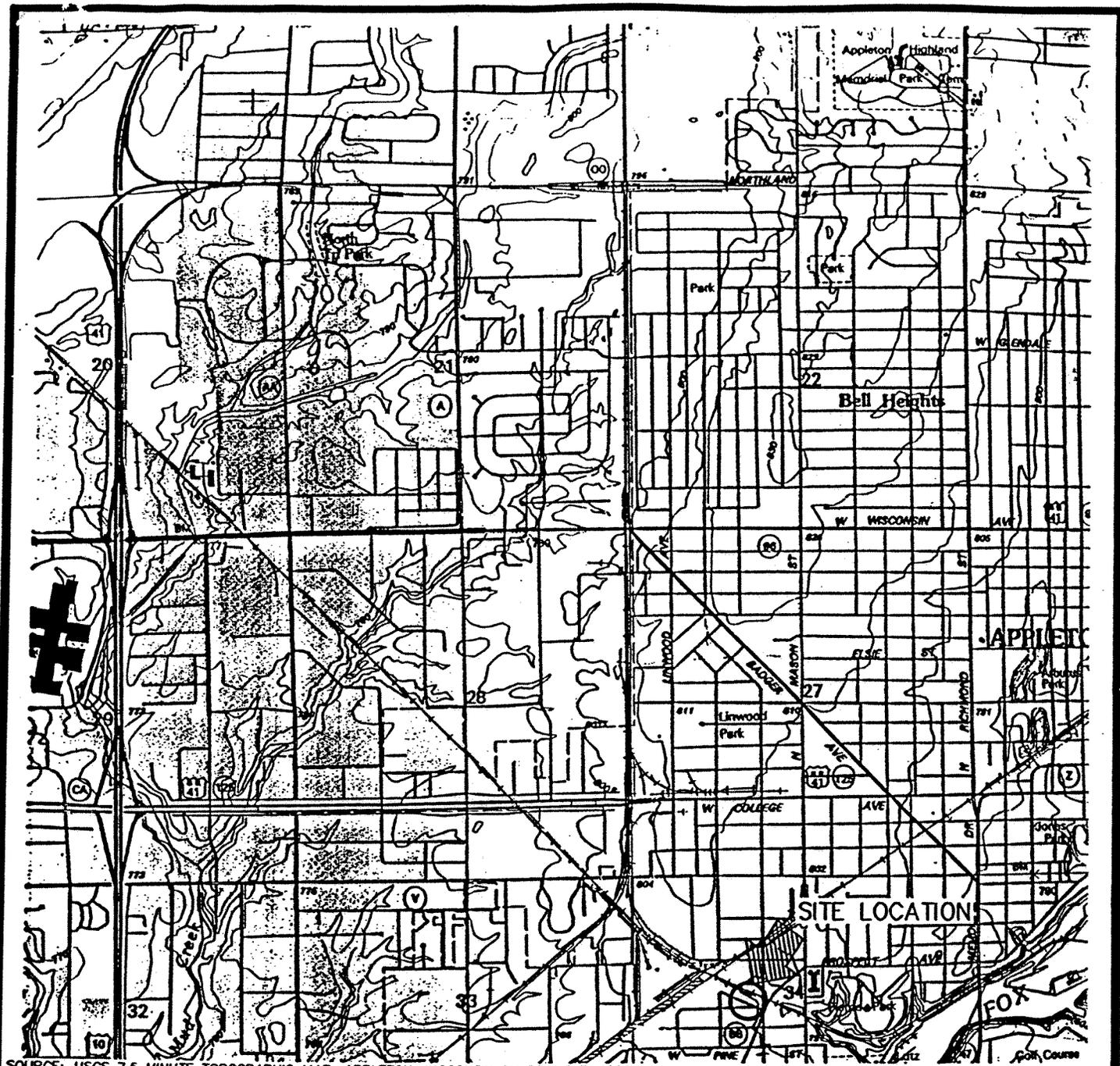
Tax Key #.....
This is not homestead property.

TRANSFER
\$ 35.00
FEE

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining:
And Daniel J. Garvey and James P. Meiers
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except NO EXCEPTIONS

and will warrant and defend the same.
Executed at Appleton, Wisconsin this 22nd day of March, 1976.

SIGNED AND SEALED IN PRESENCE OF Daniel J. Garvey (SEAL)



WTM91 Coordinates

645436, 421204

Parcel ID #

31-3-0120-00

DRIVE
54914

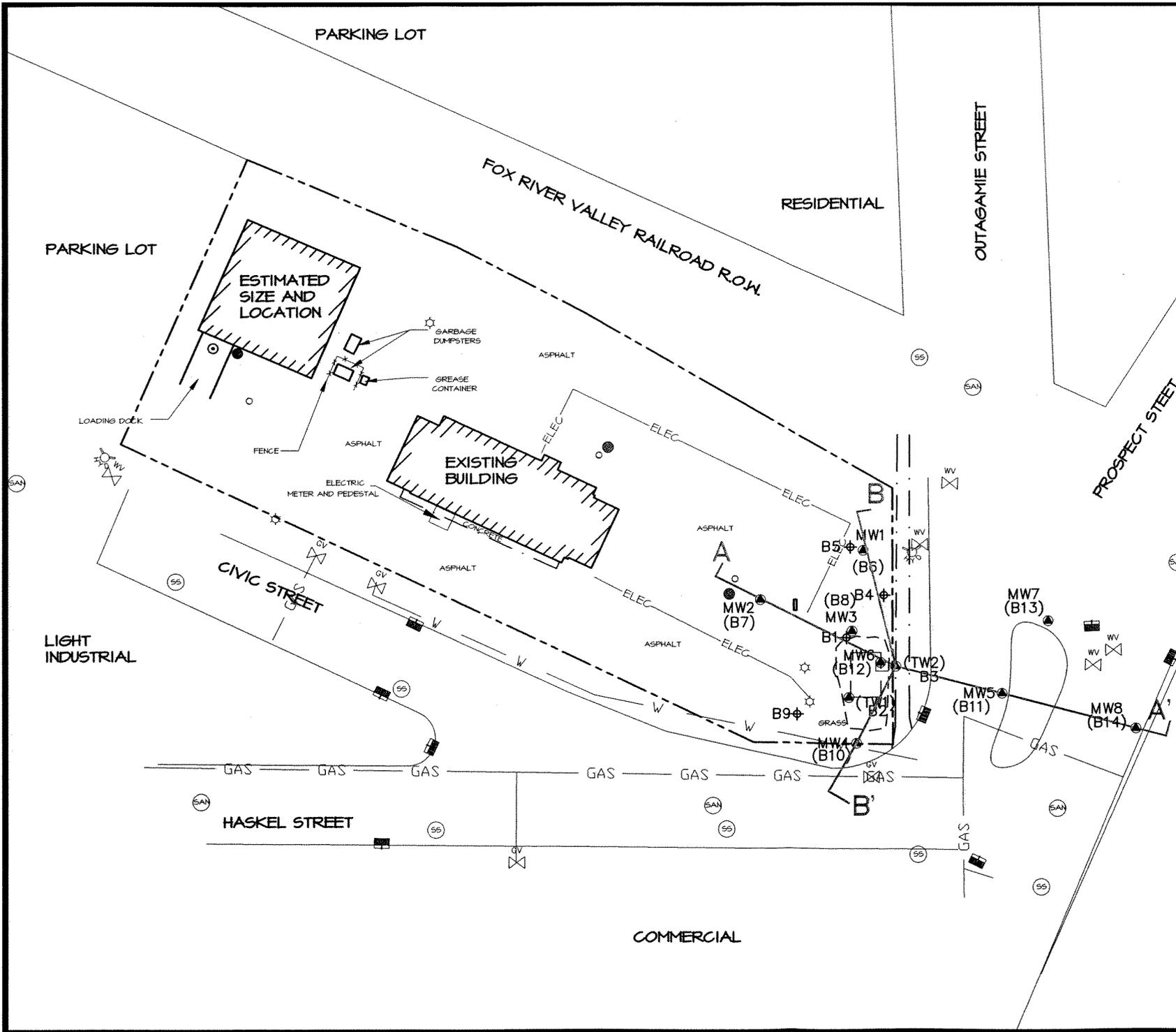
5-6900
0-6100

1689A0

N1689A

3/9/01

PROJ
PROJ
DRAW
REV



LEGEND:

0' 8' 20' 40'
SCALE: 1" = 40'
LOCAL GRID NORTH

A A' Cross-Section

MW1 ● Well Location and I.D. No.
(TW1) ● Boring with Temporary Well Location
B2 ●

B1 ⊕ Soil Boring Location and I.D. No.

▨ Building Face
- - - Property Line
— Edge of Asphalt
- · - Edge of Concrete Pavement

⊙ Sump Location
⊗ Sump Drain
○ Manhole
⊥ Sign/Drive Thru
☆ Light Pole
□ Former Pump Island
- - - Tank Excavation Area
□ Estimated Former Tank Locations and Area of Metal Detector Anomalies

■ Inlets
— Gas Line and Valve
WV Water Main, Valve and Hydrant
☆ Light Post
—ELEC— Underground Electrical

**FIGURE 2
SITE DETAIL MAP**

**TOM'S DRIVE IN
1027 S. OUTAGAMIE STREET
APPLETON, WISCONSIN**

OMNI ASSOCIATES

ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO:	N1708A01
PROJECT ENGINEER:	CAD FILE NO:	N1708A02
DRAWN BY:	DLD SCALE:	1" = 40'
REVIEWED BY:	DATE:	11/29/01

N1708A01
TOM'S DRIVE IN

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

PARAMETER (µg/L)	ES	PAL	MW1						MW2					
SAMPLE DATE			8/10/01	3/15/02	7/10/02	10/16/02	1/8/03	4/10/03	8/10/01	3/15/02	7/10/02	10/16/02	1/8/03	4/10/03
DETECTED PVOCs/VOCs														
BENZENE	5	0.5	<0.21	<0.43	<0.43	<0.45	<0.45	<0.3	<0.21	<0.43	<0.43	<0.45	<0.45	<0.30
sec-BUTYLBENZENE	-	-	<0.21	NA	NA	NA	NA	NA	<0.21	NA	NA	NA	NA	NA
n-BUTYLBENZENE	-	-	<0.13	NA	NA	NA	NA	NA	<0.13	NA	NA	NA	NA	NA
1,2-DICHLOROETHANE	5	0.5	<0.23	NA	NA	NA	NA	NA	<0.23	NA	NA	NA	NA	NA
ETHYLBENZENE	700	140	<0.22	<0.49	<0.49	<0.82	<0.82	<0.60	<0.22	<0.49	<0.49	<0.82	<0.82	<0.60
ISOPROPYLBENZENE	-	-	<0.19	NA	NA	NA	NA	NA	<0.19	NA	NA	NA	NA	NA
P-ISOPROPYLTOLUENE	-	-	<0.16	NA	NA	NA	NA	NA	<0.16	NA	NA	NA	NA	NA
n-PROPYLBENZENE	-	-	<0.18	NA	NA	NA	NA	NA	<0.18	NA	NA	NA	NA	NA
TOLUENE	1000	200	<0.41	0.79"J"	<0.63	<0.68	<0.68	<0.58	<0.41	0.83"J"	<0.63	<0.68	<0.68	<0.58
1,2,4-TRIMETHYLBENZENE	480	96	<0.26	<0.42	<0.42	<0.92	<0.92	<0.66	<0.26	<0.42	<0.42	<0.92	<0.92	<0.66
1,3,5-TRIMETHYLBENZENE	(combined)	(combined)	<0.34	<0.72	<0.72	<0.94	<0.94	<0.52	<0.34	<0.72	<0.72	<0.94	<0.94	<0.52
m&p-XYLENE	10,000	1,000	<0.43	<1.5	<1.5	<2.47	<2.47	<1.84	<0.43	<1.5	<1.5	<2.47	<2.47	<1.84
o-XYLENE			<0.26											
TOTAL LEAD	15	1.5	<1	NA	NA	NA	NA	NA	<1	NA	NA	NA	NA	NA
GASOLINE RANGE ORGANICS	-	-	<100	NA	NA	NA	NA	NA	<100	NA	NA	NA	NA	NA

ES = enforcement standard

PAL = preventive action limit

690 = sample concentration detected above the preventive action limit

15,000 = sample concentration detected above the enforcement standard

F:\ENVIRON\1708\11\TABLES\historical

N1708A01
TOM'S DRIVE IN

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

PARAMETER (µg/L)	ES	PAL	MW3						MW4					
			8/10/01	3/15/02	7/10/02	10/16/02	1/8/03	4/10/03	8/10/01	3/15/02	7/10/02	10/16/02	1/8/03	4/10/03
DETECTED PVOCs/VOCs														
BENZENE	5	0.5	<0.21	<0.43	0.67"J"	NS	NS	NS	<0.21	<0.43	<0.43	<0.45	<0.45	<0.30
sec-BUTYLBENZENE	-	-	<0.21	NA	NA	NS	NS	NS	<0.21	NA	NA	NA	NA	NA
n-BUTYLBENZENE	-	-	<0.13	NA	NA	NS	NS	NS	<0.13	NA	NA	NA	NA	NA
1,2-DICHLOROETHANE	5	0.5	<0.23	NA	NA	NS	NS	NS	<0.23	NA	NA	NA	NA	NA
ETHYLBENZENE	700	140	<0.22	<0.49	<0.49	NS	NS	NS	<0.22	<0.49	<0.49	<0.82	<0.82	<0.60
ISOPROPYLBENZENE	-	-	<0.19	NA	NA	NS	NS	NS	<0.19	NA	NA	NA	NA	NA
P-ISOPROPYLTOLUENE	-	-	<0.16	NA	NA	NS	NS	NS	<0.16	NA	NA	NA	NA	NA
n-PROPYLBENZENE	-	-	<0.18	NA	NA	NS	NS	NS	<0.18	NA	NA	NA	NA	NA
TOLUENE	1000	200	<0.41	0.79"J"	0.77"J"	NS	NS	NS	<0.41	0.67"J"	<0.63	<0.68	<0.68	<0.58
1,2,4-TRIMETHYLBENZENE	480	96	<0.26	<0.42	<0.42	NS	NS	NS	<0.26	<0.42	<0.42	<0.92	<0.92	<0.66
1,3,5-TRIMETHYLBENZENE	(combined)	(combined)	<0.34	<0.72	<0.72	NS	NS	NS	<0.34	<0.72	<0.72	<0.94	<0.94	<0.52
m&p-XYLENE	10,000	1,000	<0.43	<1.5	<1.5	NS	NS	NS	<0.43	<1.5	<1.5	<2.47	<2.47	<1.84
o-XYLENE			<0.26						<0.26					
TOTAL LEAD	15	1.5	<1	NA	NA	NS	NS	NS	<1	NA	NA	NA	NA	NA
GASOLINE RANGE ORGANICS	-	-	<100	NA	NA	NS	NS	NS	<100	NA	NA	NA	NA	NA

NS = MW3 was not sampled past the July 2002 sampling event because it was paved over.

ES = enforcement standard

PAL = preventive action limit

690 = sample concentration detected above the preventive action limit

15,000 = sample concentration detected above the enforcement standard

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

PARAMETER (µg/L)	ES	PAL	MW5						MW6					
SAMPLE DATE			8/10/01	3/15/02	7/10/02	10/16/02	1/8/03	4/10/03	8/10/01	3/15/02	7/10/02	10/16/02	1/8/03	4/10/03
DETECTED PVOCs/VOCs														
BENZENE	5	0.5	44	120	130	150	100	110	NI	1500	1,400	1,200	1,200	1,500
sec-BUTYLBENZENE	-	-	2.5"J"	NA	NA	NA	NA	NA	NI	<23	NA	NA	NA	NA
n-BUTYLBENZENE	-	-	10	NA	NA	NA	NA	NA	NI	19"J"	NA	NA	NA	NA
1,2-DICHLOROETHANE	5	0.5	12	5"J"	<5.4	<5.5	8.9	9.6	NI	<27	<27	<5.5	<5.5	<3.6
ETHYLBENZENE	700	140	75	850	580	740	590	430	NI	39"J"	540	670	800	1,000
ISOPROPYLBENZENE	-	-	3.9	NA	NA	NA	NA	NA	NI	<23	NA	NA	NA	NA
P-ISOPROPYLTOLUENE	-	-	1.1"J"	NA	NA	NA	NA	NA	NI	<20	NA	NA	NA	NA
n-PROPYLBENZENE	-	-	9.3	NA	NA	NA	NA	NA	NI	<17	NA	NA	NA	NA
TOLUENE	1000	200	2.9"J"	14	<6.3	12	11	12	NI	2100	39"J"	87	62	390
1,2,4-TRIMETHYLBENZENE	480	96	46	290	77	120	190	150	NI	160	120	140	210	1,100
1,3,5-TRIMETHYLBENZENE	(combined)	(combined)	31	170	57	<6.4	19	14	NI	150	190	44	76	350
m&p-XYLENE	10,000	1,000	280	500	<4.5	68	254	276	NI	1,900	613	274	325	3,080
o-XYLENE			19	24					NI					
TOTAL LEAD	15	1.5	<1	NA	NA	NA	NA	NA	NI	NA	NA	NA	NA	NA
GASOLINE RANGE ORGANICS	-	-	1,200	NA	NA	NA	NA	NA	NI	NA	NA	NA	NA	NA

ES = enforcement standard

PAL = preventive action limit

690 = sample concentration detected above the preventive action limit

15,000 = sample concentration detected above the enforcement standard

N1708A01
TOM'S DRIVE IN

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

PARAMETER (µg/L)	ES	PAL	MW7						MW8					
SAMPLE DATE			8/10/01	3/15/02	7/10/02	10/16/02	1/8/03	4/10/03	8/10/01	3/15/02	7/10/02	10/16/02	1/8/03	4/10/03
DETECTED PVOCs/VOCs														
BENZENE	5	0.5	NI	<0.43	8.1	<0.45	<0.45	1.0	NI	<0.43	<0.43	<0.45	<0.45	<0.30
n-BUTYLBENZENE	-	-	NI	0.38"J"	NA	NA	NA	NA	NI	<0.34	NA	NA	NA	NA
1,2 - DICHLOROETHANE	5	0.5	NI	1.6"J"	NA	NA	NA	NA	NI	<0.54	NA	NA	NA	NA
ETHYLBENZENE	700	140	NI	<0.49	0.73"J"	<0.82	<0.82	<0.60	NI	<0.49	<0.49	<0.82	<0.82	<0.60
TOLUENE	1000	200	NI	<0.63	<0.63	<0.68	<0.68	<0.58	NI	<0.63	<0.63	<0.68	<0.68	<0.58
1,2,4-TRIMETHYLBENZENE	480	96	NI	<0.42	0.53"J"	<0.92	<0.92	<0.66	NI	<0.42	<0.42	<0.92	<0.92	<0.66
1,3,5-TRIMETHYLBENZENE	(combined)	(combined)	NI	<0.72	<0.72	<0.94	<0.94	<0.52	NI	<0.72	<0.72	<0.94	<0.94	<0.52
m&p-XYLENE	10,000	1,000	NI	<1	<1.5	<2.47	<2.47	<1.84	NI	<1	<1.5	<2.47	<2.47	<1.84
o-XYLENE			NI	<0.45					NI	<0.45				
TOTAL LEAD	15	1.5	NI	NA	NA	NA	NA	NA	NI	NA	NA	NA	NA	NA
GASOLINE RANGE ORGANICS	-	-	NI	NA	NA	NA	NA	NA	NI	NA	NA	NA	NA	NA

NA = Not Analyzed

NI = Well not installed at time of sampling event

ES = enforcement standard

PAL = preventive action limit

690 = sample concentration detected above the preventive action limit

15,000 = sample concentration detected above the enforcement standard

F:\ENVIRON\1525A01\TABLES\historical

Tom's Drive In

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
SOIL BORING SAMPLES

Page 1 of 1

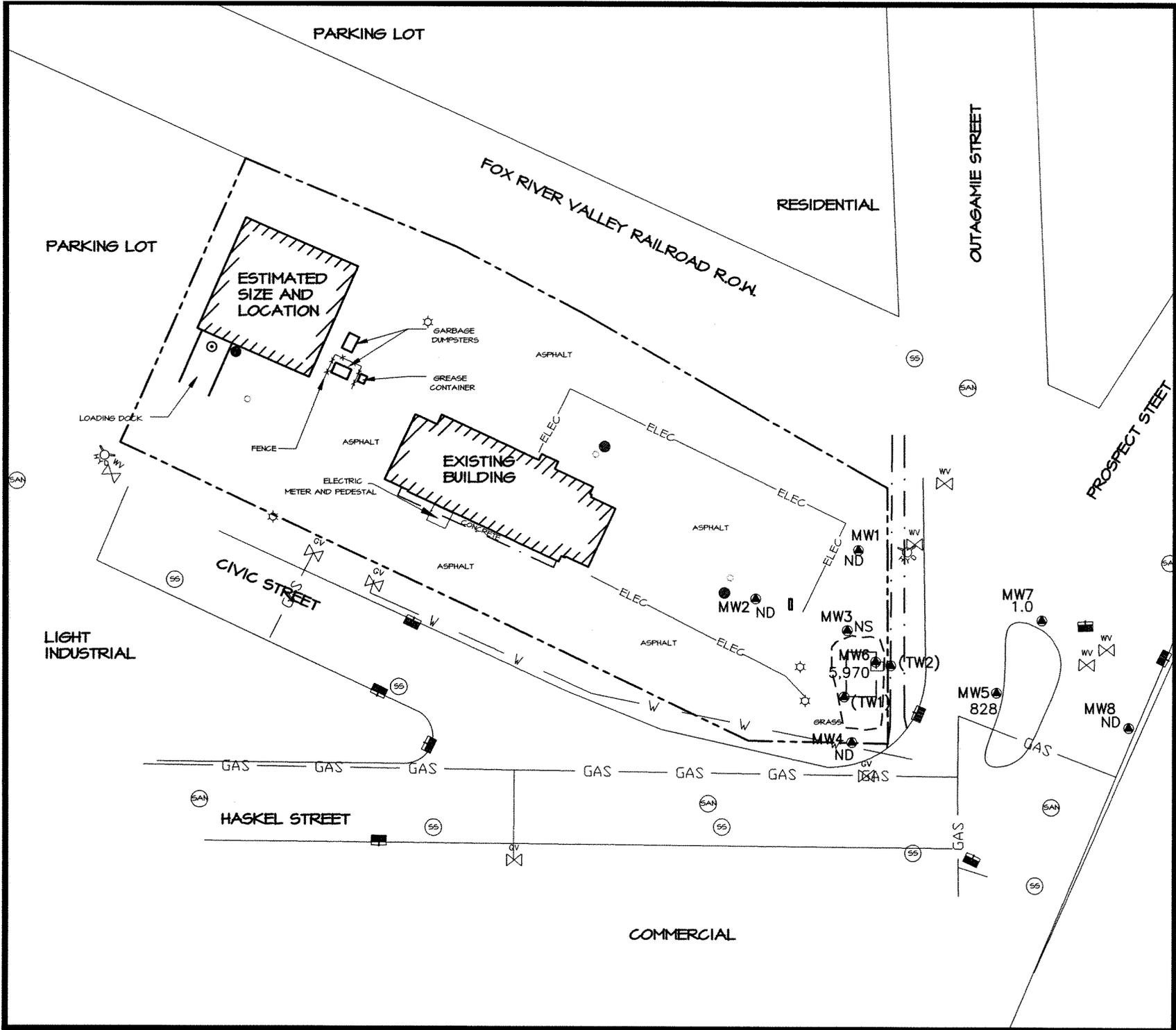
PARAMETER	GROUNDWATER PATHWAY STANDARD	DIRECT CONTACT PATHWAY INDUSTRIAL STANDARD	B1-2	B2-3	B3-2	B4-5	B5-5	B7-1	B9-1	B10-1	B11-2	B13-3	B14-3
SAMPLE DATE			3/7/01					7/19/01				2/21/02	
SAMPLE DEPTH (ft)			3.0 - 5.0	5.0 - 7.0	3.0 - 5.0	9.0 - 11.0	9.0 - 11.0	2.5 - 4.5	2.5 - 4.5	2.5 - 4.5	5.0 - 7.0	5.0 - 7.0	5.0 - 7.0
DIESEL RANGE ORGANICS (mg/kg)	250*	-	66	24	250	< 10	< 10	NA	NA	NA	NA	NA	NA
GASOLINE RANGE ORGANICS (mg/kg)	250*	-	450	200	770	< 10	< 10	<10	<10	<10	370	<10	<10
LEAD (mg/kg)	-	-	NA	NA	NA	NA	NA	<6	7.2"J"	7.2"J"	<6	8.0"J"	<7.0
DETECTED VOCs/PVOCs (µg/kg)													
benzene	5.5	-	<25	140	170	<25	<25	<25	<25	<10	750	<25	<25
sec-butylbenzene	-	-	5200	730	6800	<25	<25	NA	NA	NA	NA	NA	NA
n-butylbenzene	-	-	13000	4200	14000	<25	<25	NA	NA	NA	NA	NA	NA
ethylbenzene	2900	-	2600	6800	4300	<25	<25	<25	<25	<25	17,000	<25	<25
isopropylbenzene	-	-	2200	890	2100	<25	<25	NA	NA	NA	NA	NA	NA
p-isopropylbenzene	-	-	2600	410	3600	<25	<25	NA	NA	NA	NA	NA	NA
naphthalene	-	-	720	1400	1500	<25	<25	NA	NA	NA	NA	NA	NA
n-propylbenzene	-	-	7800	3200	8800	<25	<25	NA	NA	NA	NA	NA	NA
toluene	1500	-	480	470	630	<25	<25	<25	<25	<25	1,000	39	<25
1,2,4-trimethylbenzene	-	-	15000	13000	16000	<25	<25	<25	<25	<25	30,000	42"J"	<25
1,3,5-trimethylbenzene	-	-	5500	4700	5900	<25	<25	<25	<25	<25	8,800	59	<25
m&p-xylene	4100 total xylenes	-	3400	21000	10000	<25	<25	<75	<75	<75	51,000	<75	<75
o-xylene	4100 total xylenes	-	2300	2300	2400	<25	<25						

* A permeability test was not run on these samples. The standard for impermeable soil has been used because these samples are clay soils.

770 Exceeds NR720 standard.

NA = Not Analyzed

F:\ENVIRON\1708A01\TABLES\Soil



LEGEND:

0' 8' 20' 40'
SCALE: 1" = 40'
LOCAL GRID NORTH

5,970 BETX (ppb) Concentration in the Groundwater (3/15/02)
 ND Not Detected
 NS Not Sampled
 MW1 ● Well Location and I.D. No.
 (TW1) ● Boring with Temporary Well Location

////// Building Face
 - - - - Property Line
 ——— Edge of Asphalt
 - · - · - Edge of Concrete Pavement

○ Sump Location
 ⊙ Sump Drain
 ○ Manhole
 | Sign/Drive Thru
 ☆ Light Pole
 □ Former Pump Island
 - - - - Tank Excavation Area
 □ Estimated Former Tank Locations and Area of Metal Detector Anomalies

■ Inlets
 — Gas Line and Valve
 wv Water Main, Valve and Hydrant
 ☆ Light Post
 —ELEC— Underground Electrical

FIGURE 7
BETX (ppb) CONCENTRATIONS IN THE GROUNDWATER (4/10/2003)

TOM'S DRIVE IN
1027 S. OUTAGAMIE STREET
APPLETON, WISCONSIN

OMNI ASSOCIATES
 ONE SYSTEMS DRIVE
 APPLETON, WI 54914
 PHONE (920) 735-6900
 FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO:	N1708A01
PROJECT ENGINEER:	CAD FILE NO:	N1708A2
DRAWN BY:	SCALE:	1" = 40'
REVIEWED BY:	DATE:	11/19/2003

Well Specific Field Sheet (WSFS) - Monitoring Wells

Fill out one column of this form for each monitoring well which is sampled on each sampling date.

Date: 4/10/2003

Facility Name: Tom's Drive In

License or Permit # :

Weather: Sunny 50

Person(s) Sampling: Dave Fries

Sampling Equipment (for measuring water level, sampling, and filtering. (Include model if appropriate.):

Solonist 101 water level meter, Enviroline disposable bailers, YSI 600 XL multi-probe with 610-D field display unit

ES-60 purge pump.

Well Name	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8
DNR ID No.								
Pipe top elevation (local datum)	99.44	99.23	99.45	99.10	98.31	99.60	98.22	97.48
Surface elevation	99.72	99.58	99.70	99.34	98.61	99.51	98.22	97.45
Measured depth to water (ft)	1.51	2.04		3.99	3.22	1.61	2.81	8.62
Measured depth to water (ft) from Surface	1.79	2.39	0.25	4.23	3.52	1.52	2.81	8.59
Total depth to water (ft)	-	-	-	-	-			-
Water elevation (local datum))	97.93	97.19	99.45	95.11	95.09	97.99	95.41	88.86
Depth to bottom of well (ft)	13.70	13.49	13.31	13.80	13.60	13.00	13.40	13.49
Volume of water in well (gal)	1.99	1.87	2.17	1.60	1.69	1.86	1.73	0.79
Volume to be purged (4x vol. in well)	7.95	7.47	8.68	6.40	6.77	7.43	6.90	3.18
Time purging begun	10:20	9:58		12:03	11:34	12:28	11:14	10:50
Time purging completed	10:33	10:12		12:19	11:47	12:42	11:27	11:03
Purged dry? (Y/N)	No	No		No	No	No	No	No
Time sample withdrawn	10:33	10:12		12:19	11:47	12:43	11:27	11:04
Field temperature (°C)	16.5	14.9		12.7	12.1	12.3	12.7	14.2
Field conductivity (uncorrected)	YSI automatically adjusts for temperature							
Field conductivity (at 25°C)	1157	1554		1063	1885	1555	4.99	6.64
Time conductivity measured	10:24	10:03		12:07	11:38	12:32	11:18	10:54
Field pH (std. units)	6.8	6.39		6.94	6.97	7.01	6.92	6.89
Time pH measured	10:24	10:03		12:08	11:38	12:32	11:18	10:54
Color (Y/N)	No	No		No	No	No	No	No
Odor (Y/N)	No	No		No	Yes	Yes	slight	No
Turbidity (Y/N)	No	No		No	No	No	No	No
Sample field filtered? (Y/N)	No	No		No	No	No	No	No
Time filtered								
Dissolved Oxygen (mg/L)	1.72	1.99		2.83	1.47	1.47	1.95	1.86
Well cap and lock replaced? (Y/N)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

F:\ENVIROM\1683A01\TABLES\WSFS2

Note: MW3 has been covered with new asphalt.

Well Specific Field Sheet (WSFS) - Monitoring Wells

Fill out one column of this form for each monitoring well which is sampled on each sampling date.

Date: 1/8/2003

Facility Name: Tom's Drive In

License or Permit # :

Weather: Sunny 40 -

Person(s) Sampling: Dave Fries

Sampling Equipment (for measuring water level, sampling, and filtering. (Include model if appropriate.):

Solonist 101 water level meter, Enviroline disposable bailers, YSI 600 XL multi-probe with 610-D field display unit

ES-60 purge pump.

Well Name	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8
DNR ID No.								
Pipe top elevation (local datum)	99.44	99.23	99.45	99.10	98.31	99.60	98.22	97.48
Surface elevation	99.72	99.58	99.70	99.34	98.61	99.51	98.22	97.45
Measured depth to water (ft)	3.62	3.76		4.47	4.76	3.80	4.60	8.84
Measured depth to water (ft) from Surface	3.90	4.11	0.25	4.71	5.06	3.71	4.60	8.81
Total depth to water (ft)	-	-	-	-	-	-	-	-
Water elevation (local datum))	95.82	95.47	99.45	94.63	93.55	95.80	93.62	88.64
Depth to bottom of well (ft)	13.70	13.49	13.31	13.80	13.60	13.00	13.40	13.49
Volume of water in well (gal)	1.64	1.59	2.17	1.52	1.44	1.50	1.43	0.76
Volume to be purged (4x vol. in well)	6.57	6.34	8.68	6.08	5.76	6.00	5.74	3.03
Time purging begun	11:08	10:48		11:28	12:34	12:57	12:14	11:51
Time purging completed	11:21	11:01		11:41	12:47	1:11	12:26	12:05
Purged dry? (Y/N)	No	No		No	No	No	No	No
Time sample withdrawn	11:21	11:02		11:41	12:47	1:11	12:26	12:05
Field temperature (°C)	13.4	11.2		12	10.7	10.4	11.1	11.7
Field conductivity (uncorrected)								
Field conductivity (at 25°C)	1189	1503		1064	1984	1315	1080	1112
Time conductivity measured	11:15	10:53		11:37	12:38	1:02	12:19	11:55
Field pH (std. units)	5.23	4.2		7	7.34	7.33	7.4	7.4
Time pH measured	11:15	10:53		11:37	12:38	1:01	12:19	11:54
Color (Y/N)	No	No		No	No	No	No	No
Odor (Y/N)	No	No		No	slight	Yes	slight	No
Turbidity (Y/N)	No	No		No	No	No	No	No
Sample field filtered? (Y/N)	No	No		No	No	No	No	No
Time filtered								
Dissolved Oxygen (mg/L)	1.44	2.38		2.62	1.4	1.04	1.1	1.43
Well cap and lock replaced? (Y/N)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

F:\ENVIRON\1683A0\1\TABLES\WSFS2

Note: MW3 has been covered with new asphalt.

Well Specific Field Sheet (WSFS) - Monitoring Wells

Fill out one column of this form for each monitoring well which is sampled on each sampling date.

Date: 10/16/2002

Facility Name: Tom's Drive In

License or Permit # :

Weather: Sunny 35

Person(s) Sampling: Dave Fries

Sampling Equipment (for measuring water level, sampling, and filtering. (Include model if appropriate.):

Solonist 101 water level meter, Enviroline disposable bailers, YSI 600 XL multi-probe with 610-D field display unit

ES-60 purge pump.

Well Name	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8
DNR ID No.								
Pipe top elevation (local datum)	99.44	99.23	99.45	99.10	98.31	99.60	98.22	97.48
Surface elevation	99.72	99.58	99.70	99.34	98.61	99.51	98.22	97.45
Measured depth to water (ft)	2.61	2.18		3.39	3.63	1.60	2.60	6.21
Measured depth to water (ft) from Surface	2.89	2.53	0.25	3.63	3.93	1.51	2.60	6.18
Total depth to water (ft)	-	-	-	-	-			-
Water elevation (local datum)	96.83	97.05	99.45	95.71	94.68	98.00	95.62	91.27
Depth to bottom of well (ft)	13.70	13.49	13.31	13.80	13.60	13.00	13.40	13.49
Volume of water in well (gal)	1.81	1.84	2.17	1.70	1.63	1.86	1.76	1.19
Volume to be purged (4x vol. in well)	7.23	7.37	8.68	6.79	6.50	7.43	7.04	4.75
Time purging begun	9:15	8:46		10:35	11:00	11:26	10:11	9:45
Time purging completed	9:26	8:59		10:50	11:17	11:40	10:22	9:57
Purged dry? (Y/N)	No	No		No	No	No	No	No
Time sample withdrawn	9:27	9:00		10:50	11:18	11:41	10:23	9:57
Field temperature (°C)	15.8	16.4		15.6	14.7	16.1	15.2	13.6
Field conductivity (uncorrected)	YSI automatically adjusts for temperature							
Field conductivity (at 25°C)	1181	1751		1420	1999	1321	1999	1999
Time conductivity measured	9:18	8:54		10:38	11:04	11:28	10:14	9:51
Field pH (std. units)	6.47	6.56		6.47	6.46	6.26	6.55	6.59
Time pH measured	9:18	8:54		10:38	11:04	11:28	10:14	9:51
Color (Y/N)	No	No		No	No	No	No	No
Odor (Y/N)	No	No		No	Yes	Yes	No	No
Turbidity (Y/N)	No	No		No	No	No	No	No
Sample field filtered? (Y/N)	No	No		No	No	No	No	No
Time filtered								
Dissolved Oxygen (mg/L)	1.57	0.93		0.88	0.54	0.55	0.95	0.98
Well cap and lock replaced? (Y/N)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

F:\ENVIRON\1683A01\TABLES\WSFS2

Note: MW3 has been covered with new asphalt.

Well Specific Field Sheet (WSFS) - Monitoring Wells

Fill out one column of this form for each monitoring well which is sampled on each sampling date.

Date: 7/10/2002

Facility Name: Tom's Drive In

License or Permit # :

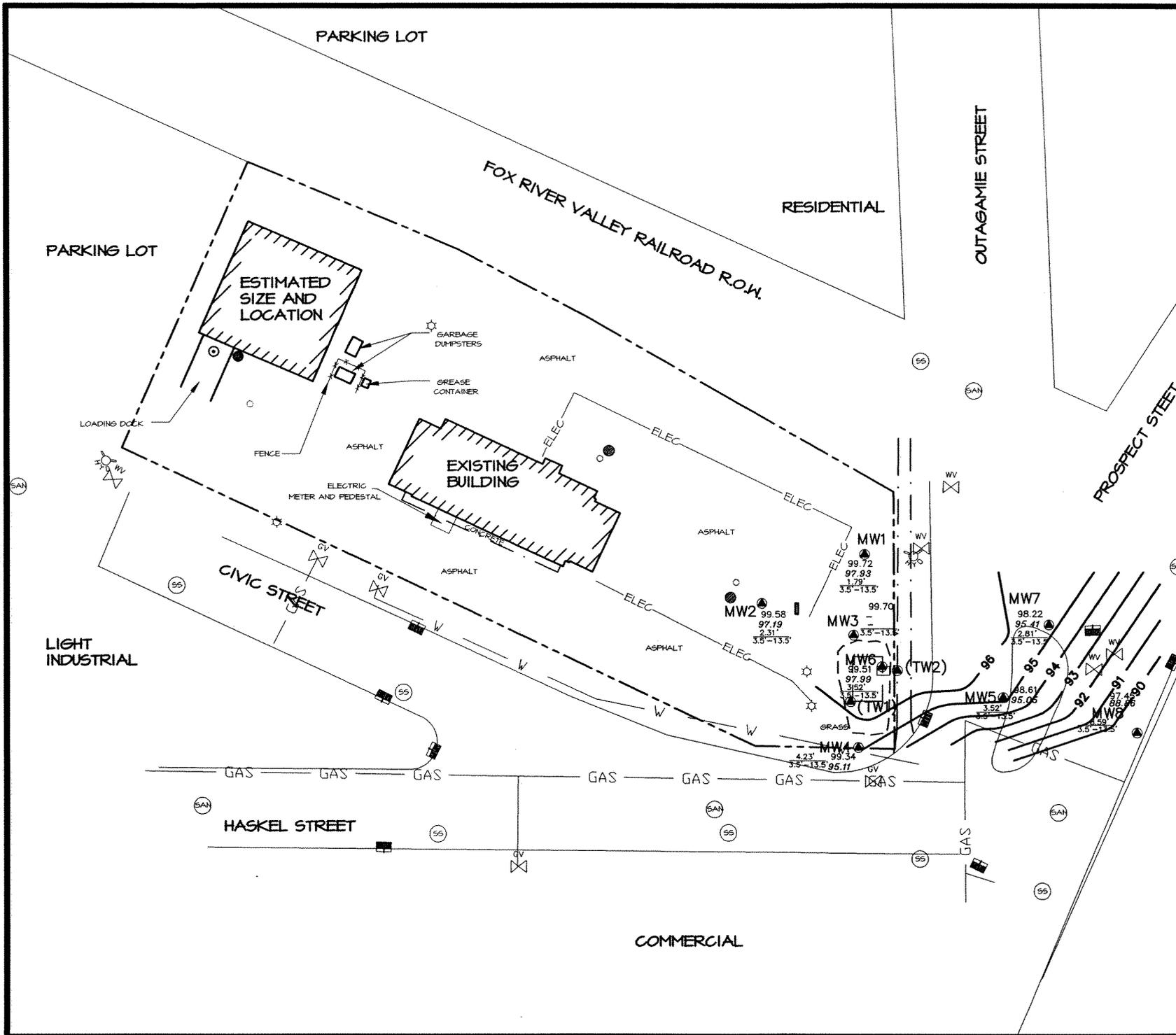
Weather: Cloudy 70

Person(s) Sampling: Dave Fries

Sampling Equipment (for measuring water level, sampling, and filtering. (Include model if appropriate.):

Solonist 101 water level meter, Enviroline disposable bailers, YSI 600 XL multi-probe with 610-D field display unit
ES-60 purge pump.

Well Name	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8
DNR ID No.								
Pipe top elevation (local datum)	99.44	99.23	99.45	99.10	98.31	99.60	98.22	97.48
Surface elevation	99.72	99.58	99.70	99.34	98.61	99.51	98.22	97.45
Measured depth to water (ft)	2.28	2.20	2.25	3.10	3.50	1.96	2.62	4.51
Measured depth to water (ft) from Surface	2.56	2.55	2.50	3.34	3.80	1.87	2.62	4.48
Total depth to water (ft)	-	-	-	-	-			-
Water elevation (local datum))	97.16	97.03	97.20	96.00	94.81	97.64	95.60	92.97
Depth to bottom of well (ft)	13.70	13.49	13.31	13.80	13.60	13.00	13.40	13.49
Volume of water in well (gal)	1.86	1.84	1.80	1.74	1.65	1.80	1.76	1.46
Volume to be purged (4x vol. in well)	7.45	7.36	7.21	6.98	6.59	7.20	7.03	5.85
Time purging begun	11:38	10:42	12:18	12:02	12:54	1:12	12:36	11:17
Time purging completed	11:50	10:56	12:30	12:13	1:05	1:32	12:47	11:30
Purged dry? (Y/N)	No	No	No	No	No	No	No	No
Time sample withdrawn	11:51	10:57	12:31	12:14	1:05	1:32	12:48	11:31
Field temperature (°C)	23.5	24.1	24.6	18.7	21.2	21.1	24.4	18.8
Field conductivity (uncorrected)	YSI automatically adjusts for temperature							
Field conductivity (at 25°C)								
Time conductivity measured								
Field pH (std. units)								
Time pH measured								
Color (Y/N)	No	No	No	No	No	No	No	No
Odor (Y/N)	No	No	No	No	slight	Yes	No	No
Turbidity (Y/N)	No	No	No	No	No	No	No	No
Sample field filtered? (Y/N)	No	No	No	No	No	No	No	No
Time filtered								
Dissolved Oxygen (mg/L)	1.35	2.36	1.68	2.49	0.59	0.69	0.71	2.2
Well cap and lock replaced? (Y/N)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes



LEGEND:

0' 8' 20' 40'
SCALE: 1" = 40'

LOCAL GRID NORTH
N

MW1 99.72 Surface Elevation at Well
96.58 Groundwater Elevation at Well
3.14' Screened Interval (ft.)
3.5'-13.5'

96 Groundwater Contour Line
(1' Contour Interval)

MW1 Well Location and I.D. No.
(TW1) Boring with Temporary Well Location

////// Building Face
- - - - Property Line
- - - - Edge of Asphalt
- - - - Edge of Concrete Pavement

○ Sump Location
⊗ Sump Drain
○ Manhole
| Sign/Drive Thru
☆ Light Pole
□ Former Pump Island
- - - - Tank Excavation Area
□ Estimated Former Tank Locations
and Area of Metal Detector Anomalies

■ Inlets
- - - - Gas Line and Valve
WV Water Main, Valve and Hydrant
☆ Light Post
- - - - ELEC Underground Electrical

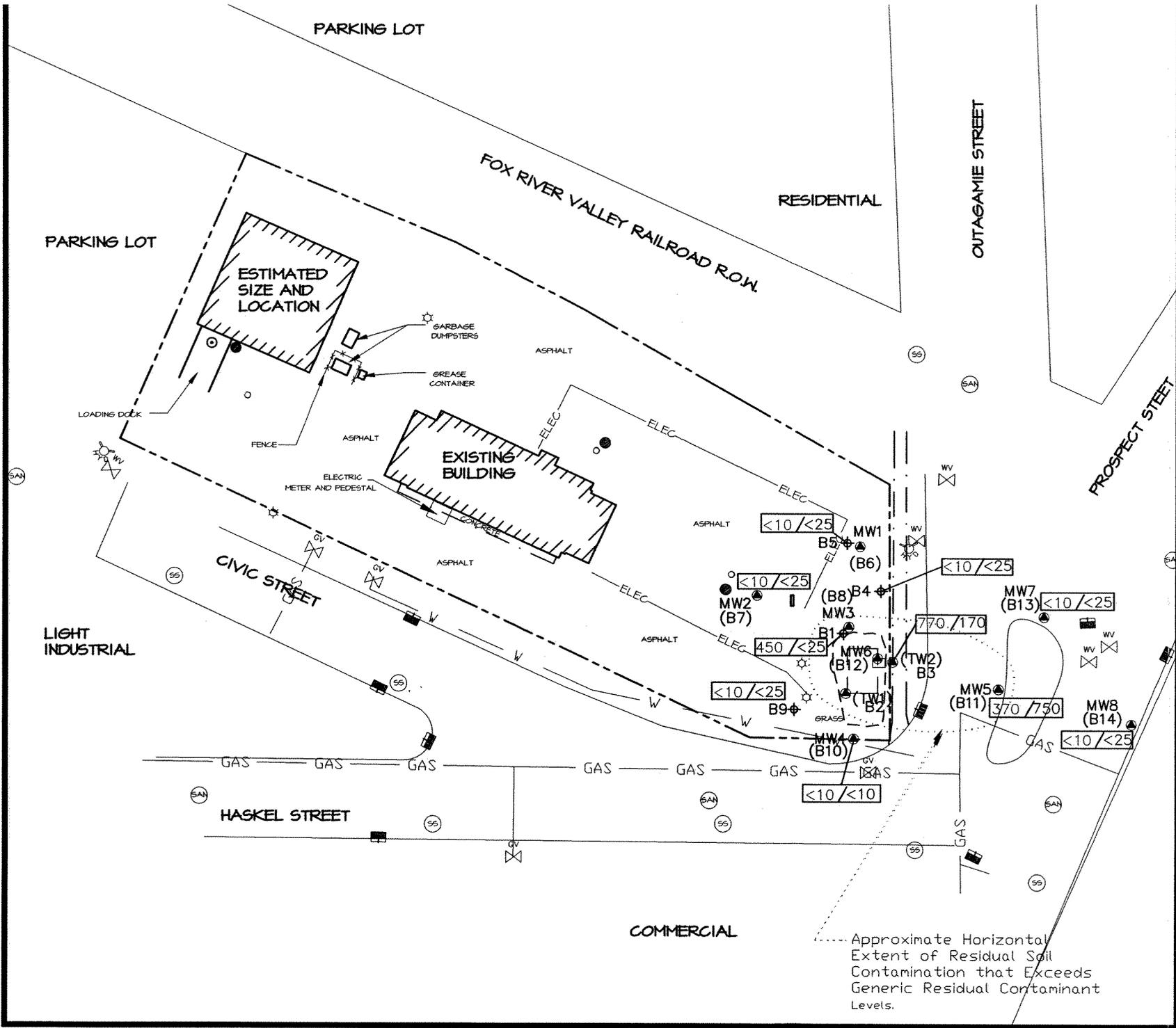
**FIGURE 3
GROUNDWATER ELEVATION
CONTOUR MAP (4/10/03)**

**TOM'S DRIVE IN
1027 S. OUTAGAMIE STREET
APPLETON, WISCONSIN**

OMNI ASSOCIATES

ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO:	N1708A01
PROJECT ENGINEER:	CAD FILE NO:	N1708A2
DRAWN BY:	DLD SCALE:	1" = 40'
REVIEWED BY:	DATE:	7/18/03



LEGEND:

0' 8' 20' 40'
SCALE: 1" = 40' LOCAL GRID NORTH

770 /170 GRO (ppm)/Benzene (ppb) Concentrations in the Soil

MW1 ● Well Location and I.D. No.
(TW1) ● Boring with Temporary Well Location
B2 ● Soil Boring Location and I.D. No.

▨ Building Face
- - - Property Line
— Edge of Asphalt
- · - Edge of Concrete Pavement

⊙ Sump Location
⊗ Sump Drain
○ Manhole
| Sign/Drive Thru
☆ Light Pole
□ Former Pump Island
- - - Tank Excavation Area
□ Estimated Former Tank Locations and Area of Metal Detector Anomalies

■ Inlets
— Gas Line and Valve
wv Water Main, Valve and Hydrant
☆ Light Post
— ELEC — Underground Electrical

FIGURE 8
APPROXIMATE EXTENT OF RESIDUAL SOIL CONTAMINATION

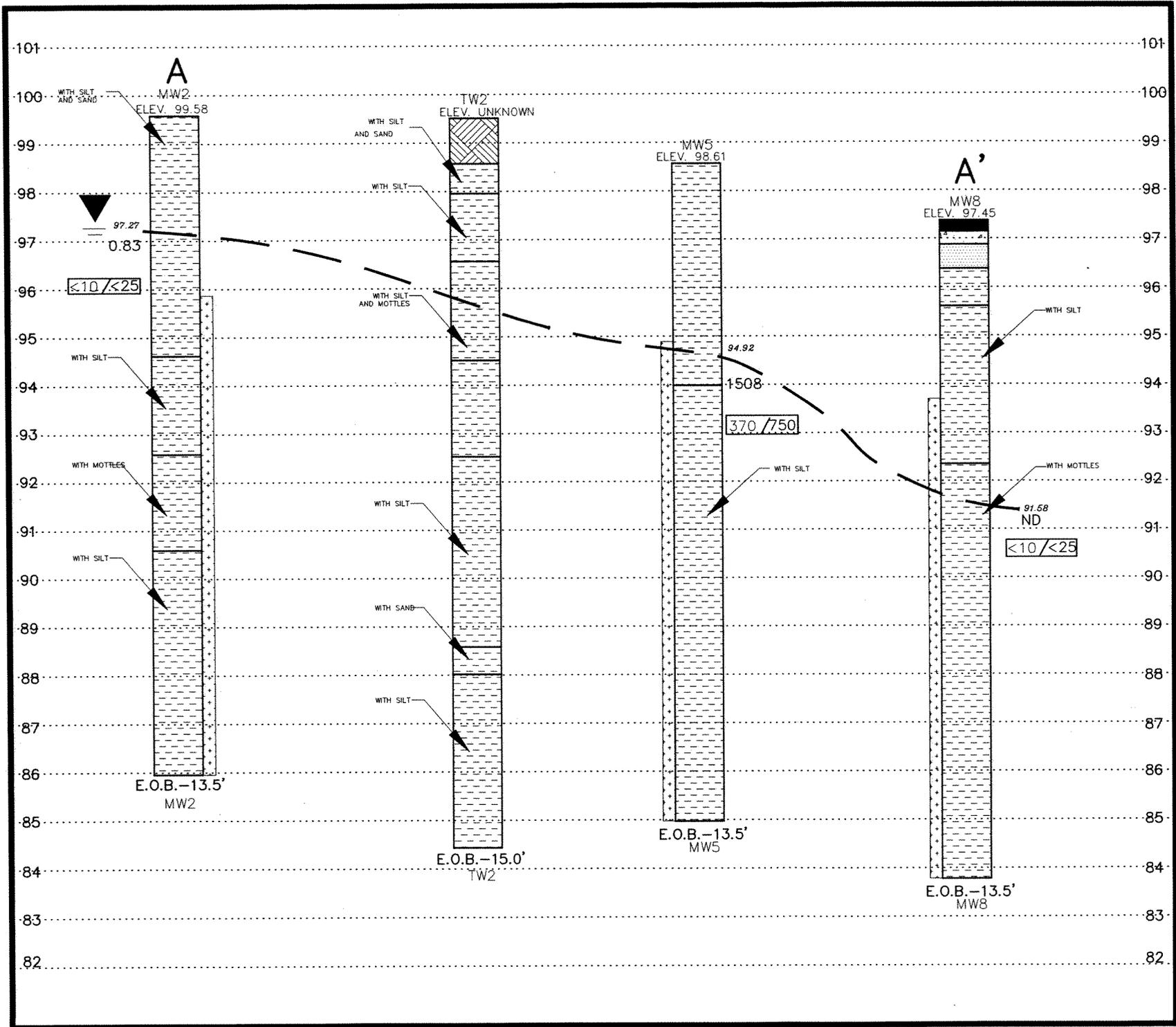
TOM'S DRIVE IN
1027 S. OUTAGAMIE STREET
APPLETON, WISCONSIN

OMNI ASSOCIATES

ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO:	N1708A01
PROJECT ENGINEER:	CAD FILE NO:	N1708A2
DRAWN BY:	DLD SCALE:	1" = 40'
REVIEWED BY:	DATE:	11/19/2003

Approximate Horizontal Extent of Residual Soil Contamination that Exceeds Generic Residual Contaminant Levels.



LEGEND:

- Asphalt
- Clay
- Topsoil
- Sand
- Concrete
- Screened Interval
- 0.79 BETX (ppb) Concentration in the Groundwater (3/15/02)
- ND Not Detected
- <10/<25 GRO (ppm)/Benzene (ppb) Concentrations in the Soil
- 96.58 Groundwater Elevation at Well
- Water Table (3/15/02)
- Groundwater Line

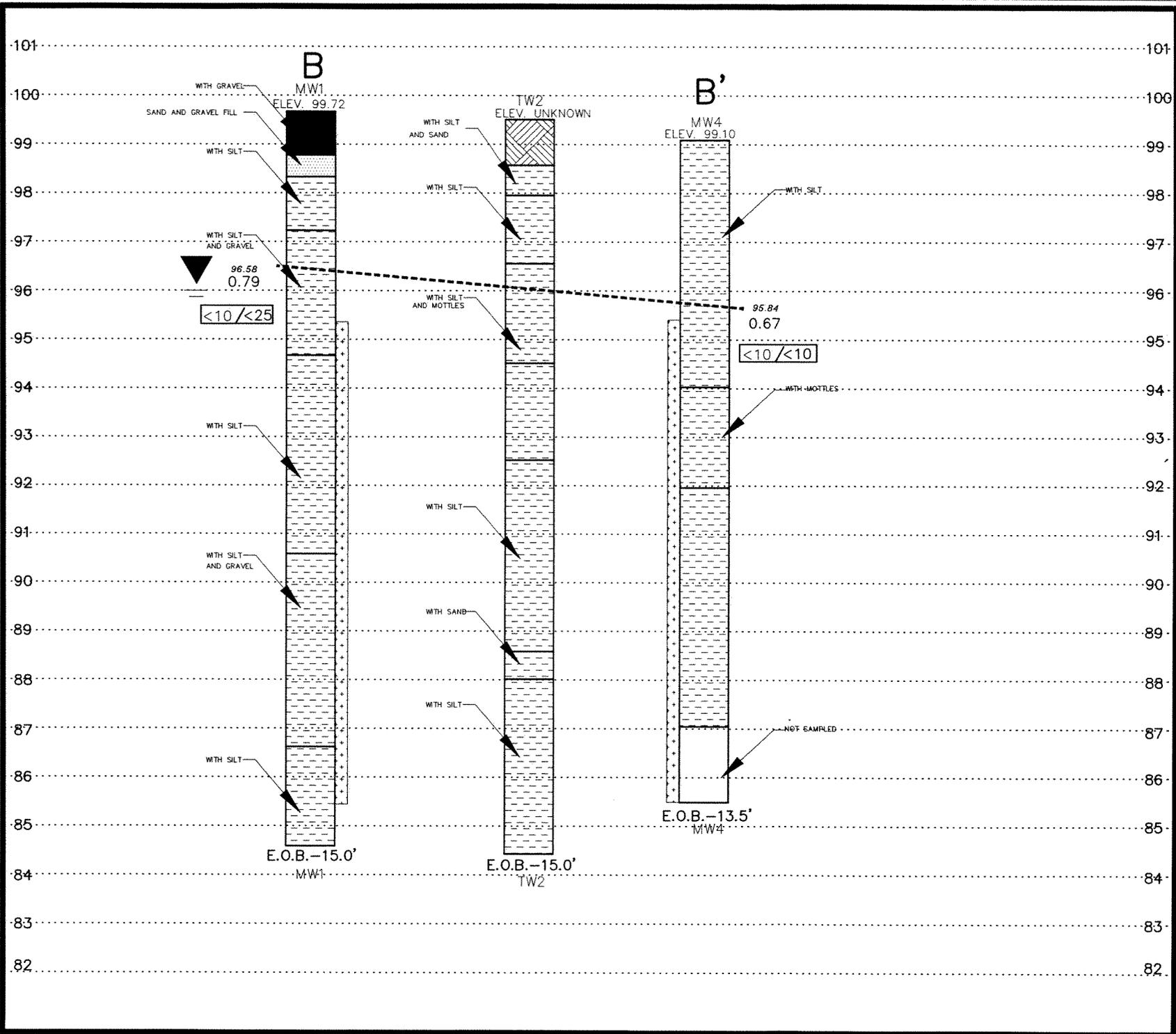
SCALE 1" = 20'
2 FT.

FIGURE 3
DIAGRAMMATIC CROSS-SECTION
OF STRATIGRAPHY FROM A TO A'

TOM'S DRIVE IN
1027 S. OUTAGAMIE STREET
APPLETON, WISCONSIN

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO.:	N1708A01
PROJECT ENGINEER:	CAD FILE NO.:	N1708A2
DRAWN BY:	SCALE:	
REVIEWED BY:	DLD DATE:	5/9/02



LEGEND:

- Asphalt
- Clay
- Topsoil
- Sand
- Screened Interval
- 0.79 BETX (ppb) Concentration in the Groundwater (3/15/02)
- <10/<25 GRO (ppm)/Benzene (ppb) Concentrations in the Soil
- 96.58 Groundwater Elevation at Well
- Water Table (3/15/02)
- Groundwater Line

SCALE 1" = 20'
SCALE 1" = 2'

FIGURE 4
DIAGRAMMATIC CROSS-SECTION
OF STRATIGRAPHY FROM B TO B'

TOM'S DRIVE IN
 1027 S. OUTAGAMIE STREET
 APPLETON, WISCONSIN

OMNI ASSOCIATES

ONE SYSTEMS DRIVE
 APPLETON, WI 54914
 PHONE (920) 735-6900
 FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO:	N1708A01
PROJECT ENGINEER:	CAD FILE NO:	N1708A2
DRAWN BY:	SCALE:	
REVIEWED BY:	DLD DATE:	5/9/02



E A T H E R E

To Whom It May Concern,

I, Scot Grishaber, co-owner of the property at 1027 S. Outagamie St., Appleton, WI 54914, believe the legal description to be complete and accurate.

Sincerely,

A handwritten signature in cursive script that reads "Scot Grishaber". The signature is written in black ink and is positioned below the word "Sincerely,".

Scot Grishaber

December 15, 2003

City of Appleton
Department of Public Works
100 N. Appleton Street
Appleton, WI 54913-2428

RE: Notification of residual soil contamination and groundwater contamination above enforcement standards in the right-of-way of Outagamie Street, Appleton, WI

Dear Public Works:

Per Wisconsin Department of Natural Resources (WDNR) regulations I am required to notify you, the department responsible for maintaining the public street, that soil and groundwater contamination exist in the Outagamie Street right-of-way. (See Figure attached.) The subject site, a former gasoline service station, is located at 1027 S. Outagamie Street, Appleton, WI.

The levels of benzene, ethylbenzene, and xylene contamination in the soil at boring location B11 at this site are above residual contaminant levels (RCLs) found in chapter NR 720, Wisconsin Administrative Code. Groundwater enforcement standard exceedances remain in the road right of way at MW5. The environmental consultant that has investigated the contamination has informed us that a soil performance standard (maintenance of the asphalt cap) will meet the requirements for closure that are found in chapter NR 726 Wisconsin Administrative Code.

If this site is closed, all property where soil contamination exceeds RCLs and groundwater contamination that exceeds enforcement standards will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS registry includes maps showing the location of properties in Wisconsin where soil and groundwater contamination above standards were found at the time of case closure. The GIS registry is available on the WDNR's web site (www.dnr.state.wi.us).

Should you wish to construct or reconstruct the road, utility etc., at this location, special requirements may be necessary to dispose of contaminated soil that is encountered during the construction. Please contact the WDNR or your environmental consultant if work in the designated area on the attached figure is planned, to determine if special precautions should be taken when excavating the contaminated soil.

Sincerely,



Scot Grishaber
Tom's Drive In

Enclosure