

GIS REGISTRY INFORMATION

SITE NAME:	Saint Mary's Medical Center – Gasoline UST			FID #	
BRRTS #:	03-52-002459			(if appropriate):	
COMMERCE # (if appropriate):	53405-1688-01-A				
CLOSURE DATE:	September 10, 2004				
STREET ADDRESS:	3801 Spring St				
CITY:	Racine				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 697880	Y = 253241			
CONTAMINATED MEDIA:	Groundwater	Soil	<input checked="" type="checkbox"/>	Both	<input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	No	<input checked="" type="checkbox"/>		
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =	Y =			
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	No	<input checked="" type="checkbox"/>		
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =	Y =			
CONTAMINATION IN RIGHT OF WAY:	Yes	No	<input checked="" type="checkbox"/>		
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties – I.D. # 22869-005					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
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.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Cory L. Nettles, Secretary

September 10, 2004

Mr. Michael McAvoy
Vice President of Operations
All Saints Healthcare
3801 Spring Street
Racine, WI 53405

RE: **Final Closure**

Commerce # 53405-1688-01-A WDNR BRRTS # 03-52-002459
Saint Mary's Medical Center-One Gasoline Tank, 3801 Spring Street, Racine

Dear Mr. McAvoy:

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.

It is noted that Shaw Environmental and Infrastructure (Shaw) submitted a groundwater GIS packet to Commerce and paid the \$250 fee groundwater GIS Registry to the WDNR in response to Commerce's April 15, 2002 letter requirement. However, in completing the review of the file, it is apparent that the WDNR conditionally closed this case in a letter dated January 6, 1994. For final closure, the WDNR required that a soil notification be placed on the property deed. In keeping with the WDNR's requirement, Commerce is closing this case by placing this site on the soil GIS Registry in lieu of a deed notification and will modify Shaw's groundwater GIS packet to address the residual soil impacts. You may request a \$50 refund from the WDNR, which is the difference between the soil (\$200) and groundwater (\$250) fees. Commerce apologizes for the inconvenience this may cause you.

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 (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda M. Michalets".

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Matthew Giovanelli, Shaw Environmental, Inc.
Case File



George E. Meyer
Secretary

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Southeast District - Annex Building
Post Office Box 12436
4041 N. Richards St.
Milwaukee, Wisconsin 53212
TELEPHONE: 414-961-2727
TELEFAX #: 414-961-2770

January 6, 1994

File Ref: FID# 252103940
Racine County - ERR, LUST

Mr. William Lauzan, Facility Manager
St. Mary's Medical Center
3801 Spring Street
Racine, WI 53405

SUBJECT: Petroleum Cleanup at St. Mary's Medical Center, 3801 Spring Street, Racine

Dear Mr. Lauzan:

The report by Braun Intertec, "UST Site Assessment, St. Mary's Medical Center", dated September 28, 1993, describes the removal of a 3,000 gallon underground gasoline storage tank, on June 25, 1992, and the identification of contaminated soil along the piping run. Soil contamination up to 11,000 parts per billion (ppb) benzene was noted in the soil samples. Water entered the excavation and caused the tank to float. The water was thought to be city water from watering of nearby sod and not groundwater. No soil was excavated because of nearby high voltage power line, an electrical transformer and three adjacent fuel oil tanks. The soil excavated during removal of the tank and piping was saturated and could not be stockpiled. It was returned to the excavation. Three soil borings were completed to define the vertical extent of contamination. These borings were completed along the piping run in the approximate location of the previous excavation samples. Soil contamination up to 800 parts per million (ppm) gasoline range organics (GRO) and 37,000 ppb benzene were noted at shallow depth along the piping run. No groundwater was encountered at the site to a depth of 16 feet. Because of the nearby utilities and fuel oil tanks, Braun Intertec has requested that no remediation be required at this site and that the case be closed.

Based on the information provided in the Braun report, we are not requiring any further investigation or other action in connection with this cleanup at this time. If additional information in the future indicates that further investigation or cleanup is warranted, the Department will require that appropriate action be taken at that time. However, because of the site restrictions, which include a high voltage power line, nearby fuel oil underground storage tanks, and the reluctance to interrupt utility services to the hospital, contaminated soil has been left in place. Therefore this case closure is contingent upon receipt of documentation that a notice of deed restriction has been filed with the property deed which indicates the presence of the contaminated soil and the obligation of the owner to properly deal with it if it ever becomes accessible through future reconstruction, demolition or during the removal of the nearby fuel oil tanks. A sample copy of a deed restriction with some suggested wording is attached. Please send the required documentation and a copy of the completed deed notification to me at the above address within 45 days of the date of this letter.

Mr. William Lauzan - January 6, 1994

2.

The Department appreciates the efforts you have taken to restore Wisconsin's environment. Please do not hesitate to contact me at (414) 961-2734 if you have any questions about this letter.

Sincerely,



Carol Hefferan Johnson
Hydrogeologist
Leaking Underground Storage Tank Program

Enc.: Sample deed restriction

cc: Eric Treuhulm - Braun Intertec, 16855 W. Cleveland, New Berlin, WI 53151
SED Case File

WARRANTY DEED

THIS INDENTURE, made this 7th day of January, A.D., 1974, between St. Mary's Hospital of Franciscan Sisters, Racine, a non-profit corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Racine, Wisconsin, party of the first part and St. Mary's Medical Center, Inc., a non-profit corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Racine, Wisconsin, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to it in hand paid by the said party 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 the said party of the second part, its successors and assigns forever, the following described real estate situated in the County of Racine and State of Wisconsin, to-wit:

That part of Section 7, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Commence at the center of said Section 7; run thence $N01^{\circ}48'35''W$ 226.15 feet to the Southerly right-of-way of Spring Street; thence $S57^{\circ}00'33''E$ 320.40 feet along said Southerly line to the point of beginning of this description; continue thence $S57^{\circ}00'33''E$ along said right-of-way 64.74 feet; thence $S32^{\circ}59'27''W$ 146.86 feet to the point of curvature of a curve of Westerly convexity whose radius is 601.35 feet and whose chord bears $S02^{\circ}52'03''W$ 603.59 feet; thence Southerly 632.32 feet on the arc of said curve; thence $S62^{\circ}44'39''W$ 671.40 feet; thence $N27^{\circ}15'21''W$ 278.84 feet to a curve of Northwesterly convexity whose radius is 486.00 feet and whose long chord bears $N30^{\circ}14'39''E$ 819.78 feet; thence Northeasterly along the arc of said curve 975.47 feet to its point of tangency; thence $N87^{\circ}41'39''E$ 240.80 feet to a curve of Southeasterly convexity whose radius is 118.80 feet and whose long chord bears $N60^{\circ}22'03''E$ 109.26 feet; thence Northeasterly 113.53 feet along the arc of said curve to its point of tangency; thence $N32^{\circ}59'27''E$ 58.62 feet to the point of beginning of this description. Said parcel contains 16.249 acres.

Fee Exempt 77.25 #9

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any way 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 party of the second part, and to its successors and assigns FOREVER.

AND THE SAID St. Mary's Hospital of Franciscan Sisters, Racine, party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing 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, and that the above bargained premises in the quiet

and peaceable possession of the said party of the second part, its successors 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 St. Mary's Hospital of Franciscan Sisters, Racine, party of the first part, has caused these presents to be signed by Sister M. Lillian Van Domlen, its President and countersigned by J. C. Behler, its Secretary, at Racine, Wisconsin, and its corporate seal to be hereunto affixed, this 7th day of November, A.D., 1974.

ST. MARY'S HOSPITAL OF FRANCISCAN SISTERS, RACINE

By Sister M. Lillian Van Domlen
Sister M. Lillian Van Domlen,
President

COUNTERSIGNED:

J. C. Behler
J. C. Behler, Secretary

STATE OF WISCONSIN)
)SS.
Racine COUNTY)

Personally came before me, this 7 day of Nov, A.D., 1974, Sister M. Lillian Van Domlen, President and J. C. Behler, Secretary of the above named corporation, to me known 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.



Frank Chybowski
711 Walnut St. So. Milwaukee, Wis.
Notary Public, State of Wisconsin
My Commission: June 18, 1978

948662

Register's Office }
Racine County, Wis. }SS.
Received for Record 19th day of
November A.D. 1974 at 3:15
o'clock P. M. and recorded in Volume 1245
of Records on page 380-381

This instrument drafted by:
Garth R. Seehawer, Attorney

Stanley J. Bialecki
3.00 Register of Deeds

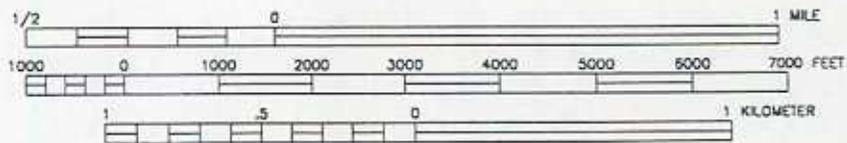
St. Mary's Medical Center Site
3801 Spring Street, Racine, Wisconsin 53405
BRRTS No. 03-52-002459

Parcel I.D. # 22869-005



(USGS 1971)

SCALE
1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



ENVIROGEN

BEST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

SITE LOCATION MAP	FIGURE NO. 1
ST. MARY'S DIESEL SITE RACINE, WISCONSIN	

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY: <i>A/E</i>	
CHECKED BY: <i>DJB</i>	2/10/99
DRAWN BY: <i>LME</i>	2/8/99
DRAWING NO.: 980370W1	

TANK LEGEND

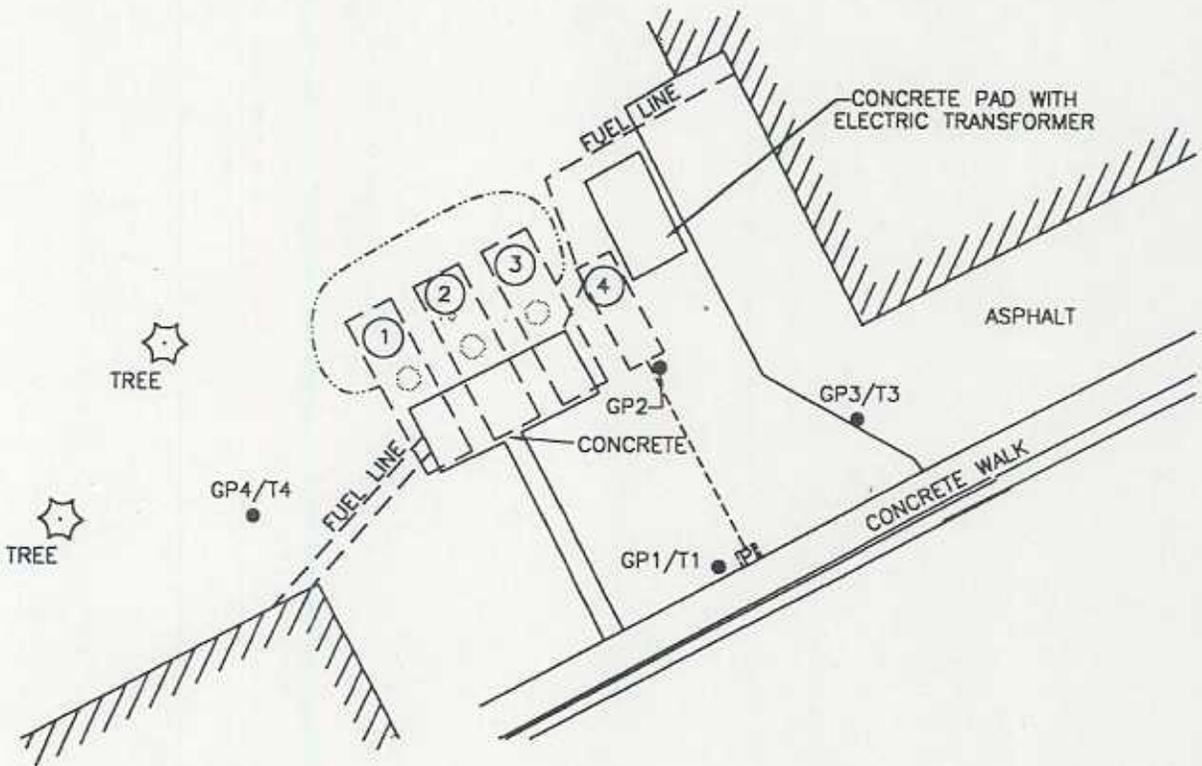
- ① UPGRADED 10,000-GALLON DIESEL UST
- ② UPGRADED 10,000-GALLON DIESEL UST
- ③ UPGRADED 10,000-GALLON DIESEL UST
- ④ FORMER 3,000-GALLON LEADED GASOLINE UST WITH FORMER PIPING RUN TO FORMER PUMP ISLAND

LEGEND

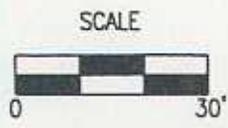
- GEOPROBE/TEMPORARY WELL
- FORMER PUMP ISLAND
- FUEL OIL FILL PIPE
- - - EXISTING PIPE RUNS
- - - FORMER PIPE RUN
- - - EXTENT OF EXCAVATION



DATE	ENGINEER	DATE	ENGINEER	REVISIONS:	APPROVED BY: <i>STP</i>	CHECKED BY: <i>STP</i>	RRT	DRAWN BY:	DRAWING NO. 980370L1
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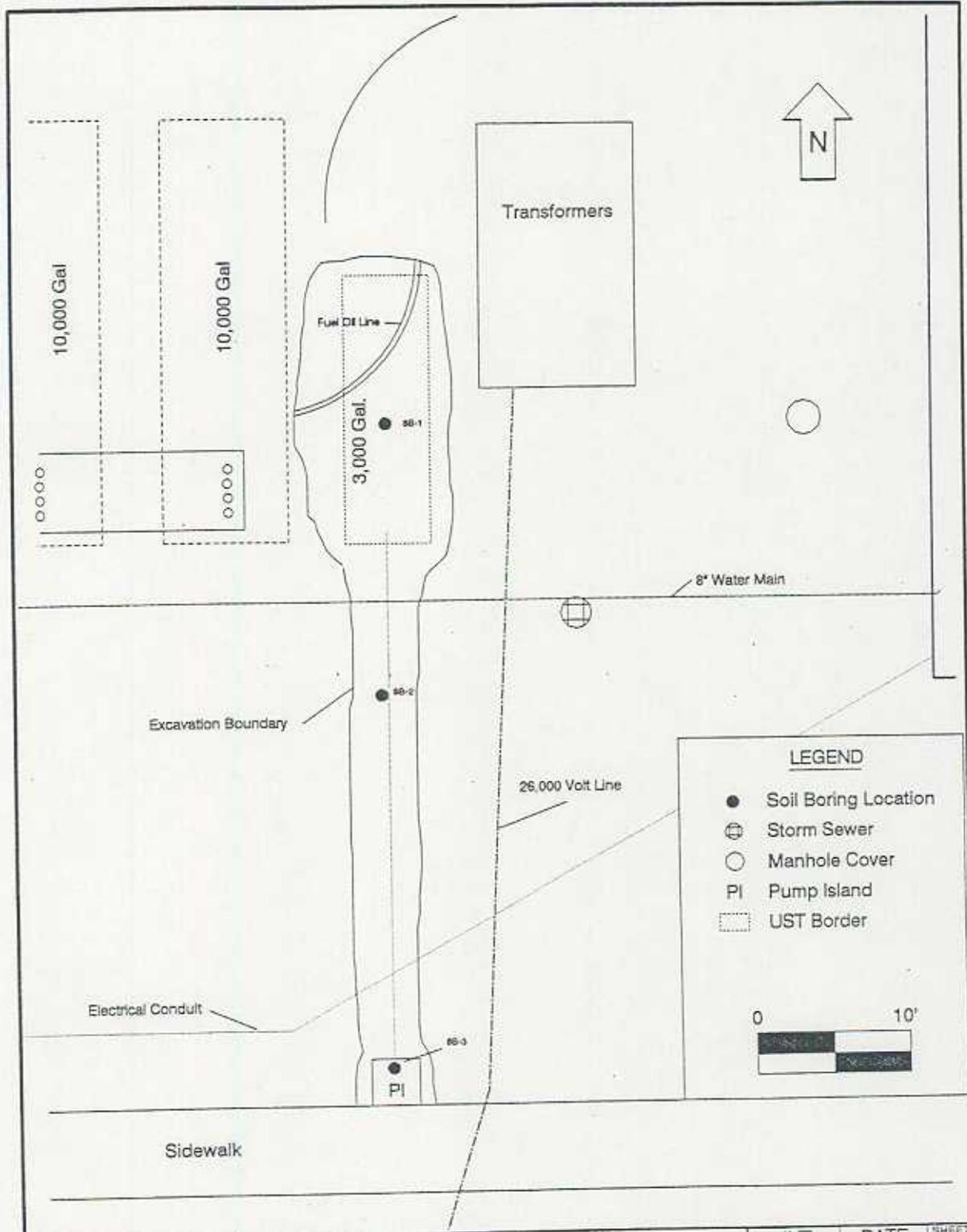


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 2835 North Grandview Blvd.
 Pewaukee, Wisconsin 53072-0090



EXTENT OF EXCAVATION
 AND SOIL BORING LOCATIONS
 ST. MARY'S MEDICAL CENTER SITE
 RACINE, WISCONSIN

FIGURE NO.
 1



BRAUN
INTERTEC

FIGURE 4: SOIL BORING LOCATION MAP
 Environmental Site Assessment
 St. Mary's Medical Clinic
 3801 Spring Street
 Racine, Wisconsin

INT	DATE	SHEET
DRAWN BY: BKH	6-26-91	1
APP'D BY: JLD		OF
JOB No. CLEX-92-022A		1
DWG No. SOILBORE	FIGURE #	
SCALE 1" = 10 feet		4

TABLE 2

UST SOIL SAMPLE LABORATORY ANALYTICAL RESULTS^(a)
CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM (mg/kg)

Soil Sample I.D.	Sample Depths (ft/bls)	Benzene	Toluene	Ethylbenzene	Xylenes	Trimethylbenzene ^(b)	MTBE ^(c)	GRO ^(d)
Excavation 1-1	5	<0.3	<0.3	<0.3	<0.3	<1.0	<1.0	<10
Excavation 1-3	3	11	61	9.8	63	29	<1.0	<10
Excavation 1-4	2	5.2	1.9	2.6	5.4	2.5	<1.0	<10
Excavation 1-5	3	1.1	<0.3	2.4	2.3	15.9	<1.0	<10
Exc. Duplicate	2	2.1	0.4	6.3	9.5	12.1	<1.0	<10
Waste Profile	4	10	NA	NA	NA	NA	NA	11
W.P. Duplicate	4	0.4	NA	NA	NA	NA	NA	11

(a) - Soil samples were collected on June 25, 1992

(b) - 1,3,5 and 1,2,4 Trimethylbenzene

(c) - Methyl Tertiary Butyl Ether

(d) - Gasoline Range Organics

NA - Not Analyzed

TABLE 4

SOIL BORING SOIL SAMPLE LABORATORY ANALYTICAL RESULTS^(a)
CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM (mg/kg)

Soil Sample I.D.	Sampling Depth (ft/bls)	Benzene	Toluene	Ethyl Benzene	Xylenes	GRO	MTBE
SB-1	10 - 11.5	<0.3	<0.3	<0.3	<0.3	<10	<1.0
SB-1	15 - 16.5	<0.3	<0.3	<0.3	<0.3	<10	<1.0
SB-2	1.5 - 4	37	98	21	98	800	6.1
SB-2	10 - 11.5	<0.3	<0.3	<0.3	<0.3	<10	<1.0
SB-3	2.5 - 4	2.0	<0.3	<0.3	<0.3	25.0	<1.0
SB-3	7.5 - 9	<0.3	0.3	<0.3	<0.3	<10	<1.0

(a) - All samples collected on February 11 and 12, 1991.

(b) - Total Hydrocarbons calculated as gasoline.

(c) - Total Hydrocarbons calculated as fuel oil.

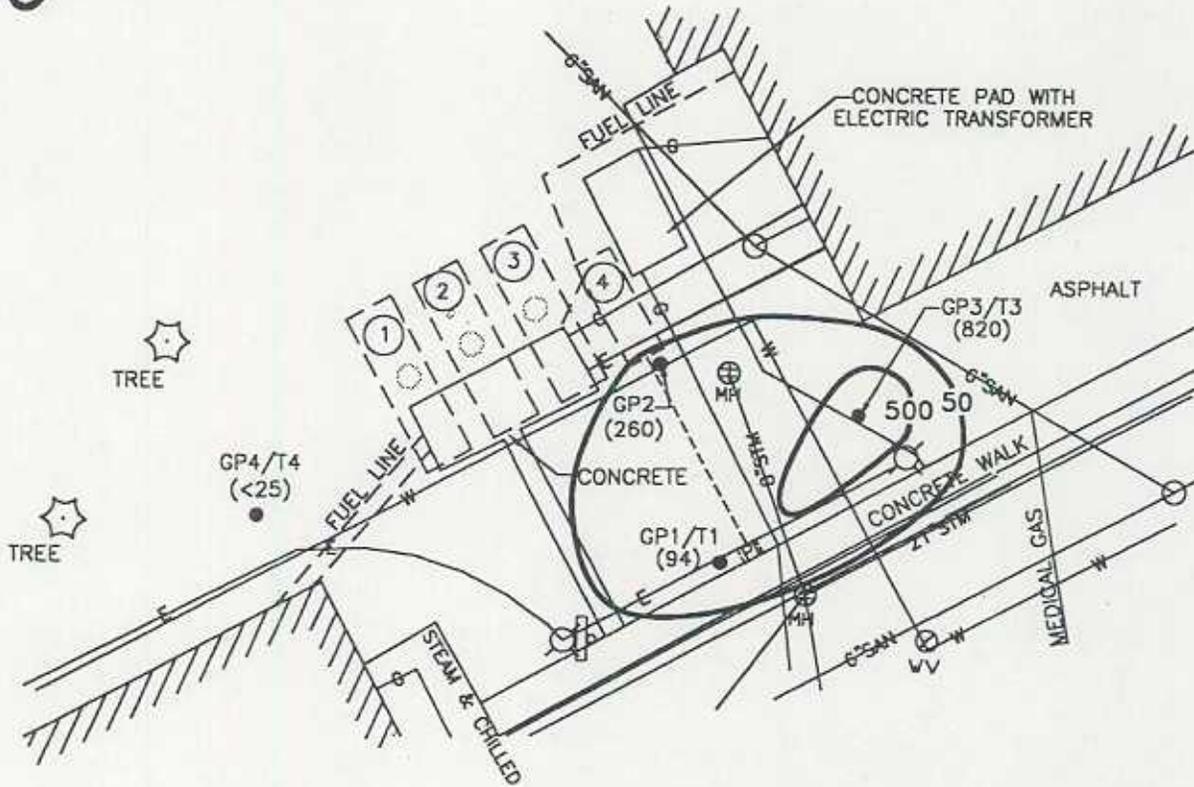
TANK LEGEND

- ① UPGRADED 10,000-GALLON DIESEL UST
- ② UPGRADED 10,000-GALLON DIESEL UST
- ③ UPGRADED 10,000-GALLON DIESEL UST
- ④ FORMER 3,000-GALLON LEADED GASOLINE UST WITH FORMER PIPING RUN TO FORMER PUMP ISLAND

LEGEND

- GEOPROBE/TEMPORARY WELL
- ☒ FORMER PUMP ISLAND
- FUEL OIL FILL PIPE
- EXISTING PIPE RUNS
- - - FORMER PIPE RUN
- () BENZENE CONCENTRATION IN ug/kg
- 50 ISOCONCENTRATION CONTOUR

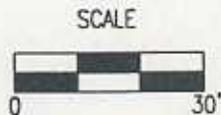
DATE	ENGINEER
DATE	ENGINEER
REVISIONS:	
APPROVED BY: <i>STP</i>	
CHECKED BY: <i>STP</i>	
02/25/02	RRT
DRAWN BY:	
98037013	
DRAWING NO.	



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

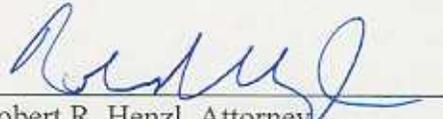
2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090



SOIL BENZENE DISTRIBUTION	FIGURE NO. 3
ST. MARY'S MEDICAL CENTER SITE RACINE, WISCONSIN	

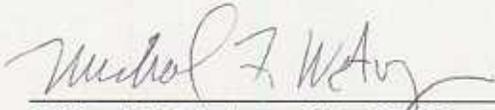
I, Robert R. Henzl, attorney, do hereby certify that to the best of my knowledge, after my review of the records at the Real Estate Description Department for Racine, County and the records at the office of the City Assessor for the City of Racine, the tax key number for that part of the Saint Mary's Medical Center located at 3801 Spring Street in the City of Racine which is involved in petroleum underground storage tank clean-up is 22869-005.

Dated: July 23, 2004.



Robert R. Henzl, Attorney
Hostak, Henzl & Bichler, S.C.

I, Michael F. McAvoy, Vice President of Operations, Responsible Party (RP) for petroleum underground storage tank clean-up at the Saint Mary's Medical Center located at 3801 Spring Street, Racine, Wisconsin, do hereby certify that to the best of my knowledge the legal description included is complete and accurate.



Michael F. McAvoy, Vice President
Operations

July 30, 2004.