

**PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE  
COMMERCIAL PROPERTY  
891 S. GREEN BAY ROAD  
NEENAH, WI 54956**

**PROJECT NO. AEG10-11**

**NOVEMBER 17, 2010  
UPDATED AUGUST 20, 2012**

RECEIVED

JAN - 9 2013

WI DNR - GREEN BAY

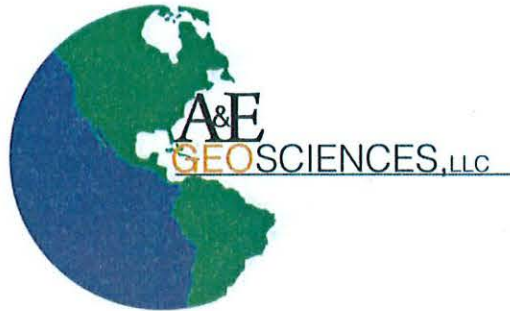
Prepared for:  
**MR. GEORGE BURNS  
GOODWILL INDUSTRIES OF NORTHEAST WISCONSIN  
1341 SPENCER STREET  
APPLETON, WI 54914**





August 20, 2012

Mr. George Burns  
Goodwill Industries of Northeast Wisconsin, Inc  
1341 West Spencer Street  
Appleton, WI 54914



**RE: Phase I Environmental Site Assessment Update**  
Commercial Property  
891 S. Green Bay Road  
Neenah, WI 54956  
Project No. AEG12-15  
(Original Phase I ESA Project No. AEG10-11)

Dear Mr. Burns:

As requested, A&E Geosciences, LLC has prepared a Phase I Environmental Site Assessment Update Letter for the property at 891 S. Green Bay Road, in the City of Neenah, Winnebago County, Wisconsin (the Subject Property). One electronic copy of this report is submitted to you.

This update addresses the recognized environmental conditions (RECs), potential RECs, and/or the historic recognized environmental concerns (HRECs identified in the original Phase I ESA report of November 17, 2010. It also addresses any potential new RECs that may have originated or became known since the original assessment. To this end a site reconnaissance was conducted on July 30, 2012 and WDNR files were reviewed at the WDNR Oshkosh Service Center on August 3, 2012. The possibility exists that other information exists or subsequently becomes known, and conditions we observed might have changed after our observation. A & E Geosciences cannot warrant, or guarantee that the absence of indicators of hazardous substances or petroleum products means that they do not exist. Additional research, including invasive testing, can reduce risks, but no techniques can eliminate these risks altogether.

The original Phase I ESA revealed the following recognized environmental conditions (RECs) that have adversely affected soil or groundwater quality at the Subject Property:

- 1) Kohl's Out-lot, former bulk storage facility (Subject Property). This is a currently closed site tracked by the Wisconsin Department of Natural Resources (WDNR). It is related to the bulk storage facility once located at the site.
- 2) Gunderson Cleaners (Subject Property). This a currently open site tracked by the WDNR.





This Phase I ESA also revealed the following potential RECs that could adversely affect soil or groundwater quality at the Subject Property:

- 1) CITGO Q-Mart (formerly adjacent property). This is a closed site located across the intersection northeast of the Subject Property.
- 2) Express Convenience Center (adjacent property). This is a closed site located to the east of the Subject Property across S. Green Bay Road. This site was responsible for contamination migration to an adjacent property to its south.

The research performed for this update letter revealed the following pertaining to the RECs, potential RECs, and HRECs discovered during the Phase I ESA:

Gunderson Cleaners

This is a Dry Cleaner site on the Subject Property. There is an ongoing investigation and clean-up. Final remediation efforts are still awaiting the demolition of the existing building. Christopher S. Ewald P.G. of A&E Geosciences, LLC reviewed the WDNR files and discussed the project details with Mrs. Kathy Sylvester and Mr. Kevin McKnight of the WDNR. These discussions and review revealed that the soil contamination originated from three separate discharge points. One was beneath the building at the dry cleaning machine and solvent tank. The second was immediately adjacent the rear door of the facility. The third was at the rear (west) property boundary at the fence line. The contaminated soil that was not beneath the building footprint has been removed. Gunderson Cleaners and their environmental consultant have developed a plan to remediate the contaminated soil beneath the remaining building, have obtained approval from the WDNR, and obtained State funding to complete the project. It appears that the whole remediation project is awaiting the demolition of the remaining portion of the building which sits directly over the contamination. The demolition awaits the permission/action of the current site owner, Mr. Peter Jungbacker. This condition represents a Recognized Environmental Condition (REC) at this time. Once this remediation is completed and final closure is obtained from the WDNR there may still be conditions imposed on the site by the WDNR. Meeting these conditions, if any, would be the responsibility of the site owner unless special arrangements were made prior to a change of ownership of the Subject Property.

Kohl's Shopping Center Out-lot

This is an Emergency Response Program site. It is related to the original developed use of the property as a bulk storage facility. There had been an investigation and clean-up. The site was originally closed in 1995. It was then reopened in 2010 and finally granted final closure in November of 2010. A discussion with Mr. Kevin McKnight of the WDNR revealed that there is some remaining soil contamination but that the contamination is stable or receding and within the boundaries of what is now the CVS Pharmacy property. This site no longer represents a



REC as it is no longer part of the Subject Property and remaining contamination is stable or receding and within its own property boundary.

Express Convenience Center

This is a leaking underground storage tank (LUST) site. It has been investigated and cleaned up to the satisfaction of the WDNR. It was closed with remaining soil and/or groundwater contamination. Conditions of the closure require the implementation and maintenance of engineering and institutional controls. Historically this site is responsible for contaminating an adjacent property via migration. The review of files and discussion with the WDNR revealed that the contamination is not encroaching upon the Subject Property and is stable or receding. This site does not represent an REC to the Subject Property.

CITGO Q-Mart

This is a leaking underground storage tank (LUST) site. It has been investigated and cleaned up to the satisfaction of the WDNR. It has been granted final closure with remaining soil and/or groundwater contamination. Conditions of the closure require implementation and maintenance of engineering and institutional controls. The review of files and discussion with the WDNR revealed that the contamination is not encroaching upon the Subject Property and is stable or receding. Also, with the redefining of property boundaries in the area, this site is no longer adjacent to the Subject Property. This site does not represent an REC to the Subject Property.

To summarize, the only remaining REC, potential REC or HREC is the Gunderson Cleaners site. There is still contamination remaining at the site. This needs to be remediated. Once final closure is obtained from the WDNR for the site there may still be conditions imposed upon the site. These conditions could be, but aren't limited to, construction and maintenance of an impermeable surface barrier, removal of soil contaminated soil encountered during construction as solid or hazardous waste and indoor air quality/vapor intrusion testing.

If you have questions or require additional information, please contact me at (920) 851-7380 or ewaldchris@yahoo.com.

Sincerely,

A & E GEOSCIENCES, LLC



Christopher S. Ewald, PG  
President, Geologist

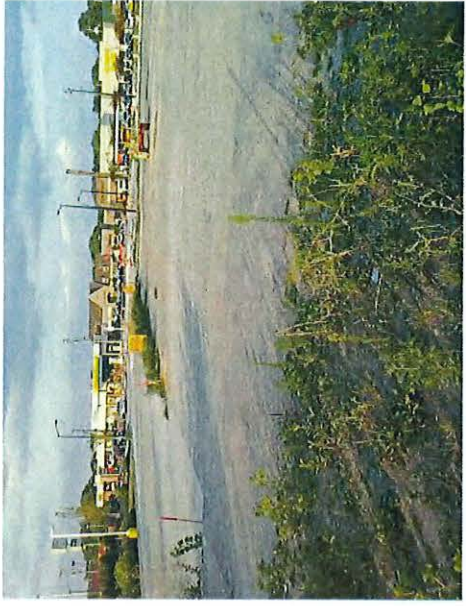
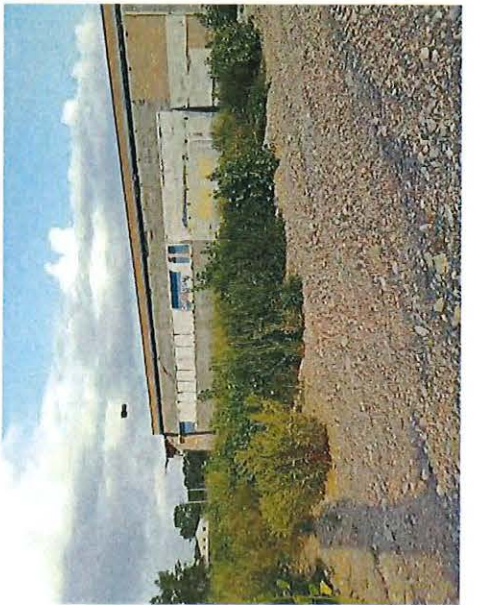
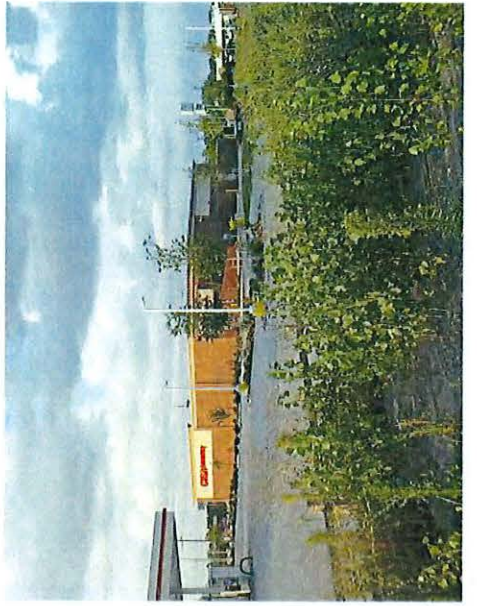






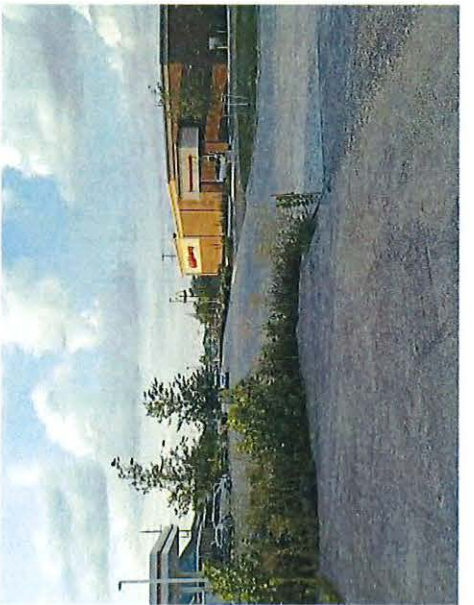
























## **HISTORICAL FIRE INSURANCE MAPS**

**NO MAPS AVAILABLE**

**10-27-10**

**3650**

**891 S. GREEN BAY ROAD  
NEENAH WI 54956**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

### **Copyright Policy & Disclaimer**

Certain Sanborn® Fire Insurance Maps are copyrighted material and may not be reproduced without the expressed permission of the Sanborn Map Company. FirstSearch Technology Corporation warrants that it will employ its best efforts to maintain and deliver its information in an efficient and timely manner. Customer acknowledges that it understands that FirstSearch Technology Corporation obtains the above information from sources FirstSearch Technology Corporation considers reliable. However, THE WARRANTIES EXPRESSED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, either expressed or implied, including without limitation any implied warranty of merchantability or fitness or suitability for a particular purpose (whether or not FirstSearch Technology Corporation may know, have reason to know, or have been advised of such purpose), whether arising by law or by reason of industry custom or usage. ALL SUCH OTHER WARRANTIES ARE HEREBY EXPRESSLY DISCLAIMED.





## CITY DIRECTORY REVIEW

Report Date: November 3, 2010  
 Client Job Number: 3650  
 FirstSearch Index Number: 245666  
 Site Address(es): 891 South Green Bay Road  
 Neenah, WI 54956

A search was conducted for the subject area noted above to identify any Historical City Directory coverage/tenant information maintained at national repositories, local city/town libraries and/or various public sources.

The following information is the result of the search:

YEAR / SOURCE	CLOSEST LOWER ADDRESS LISTINGS	SUBJECT ADDRESS (ES)	CLOSEST UPPER ADDRESS LISTINGS
<b>2010/Polk Directory</b>	705 South Green Bay Road Mc Donald's restaurants 865 South Green Bay Road Little Caesars Pizza pizza 883 South Green Bay Road Total Tan tanning salons 887 South Green Bay Road Neenah Bike & Fitness bicycles- dlrs Residential Listing	Not Listed	902 South Green Bay Road Hardee's restaurants 904 South Green Bay Road Express Convenience Ctr convenience stores Mama De Luca's Pizza pizza Subway restaurants 927 South Green Bay Road Neenah Family Restaurant restaurants 928 South Green Bay Road Salon Aura beauty salons
<b>2005/Polk Directory</b>	867 South Green Bay Road Uncommon Grounds coffee & tea 869 South Green Bay Road Big Lots retail shops 883 South Green Bay Road Total Tan tanning salons 887 South Green Bay Road Neenah Bike & Fitness bicycles- dlrs	Not Listed	902 South Green Bay Road Hardee's restaurants 904 South Green Bay Road Blockbuster Video video tapes & discs Express Convenience Ctr convenience stores Subway Sandwiches & Salads restaurants 927 South Green Bay Road Griddles restaurants 928 South Green Bay Road Salon Spa Aura beauty salons
<b>2000/Polk Directory</b>	700 South Green Bay Road Quality Q Mart gas stations 705 South Green Bay Road McDonalds eating places 865 South Green Bay Road Little Caesar's Pizza eating places 869 South Green Bay Road Big Lots department stores	Gunderson Cleaners grmt prsng clnr	902 South Green Bay Road Hardees eating places 904 South Green Bay Road Express Convenience Center gas stations Subway eating places Blockbuster Video video tape rental 927 South Green Bay Road Country Kitchen eating places

Continued on next page





CONTINUED

<b>2000/Polk Directory (Continued)</b>			931 South Green Bay Road Norwest Bank Minnesota natl commrc'l banks
<b>1994/Polk Directory</b>	869 South Green Bay Road Big Lots 883 South Green Bay Road Mitre Box The 885 South Green Bay Road In His Footsteps 887 South Green Bay Road Maximum Performance Cycle & Fitness	Not Listed	902 South Green Bay Road Hardee's Restaurants 904 South Green Bay Road Blockbuster Video Express Convenience Centers Subways Subs & Salads 927 South Green Bay Road Country Kitchen Restaurant 928 South Green Bay Road Carpet House
<b>1990/Johnson Directory</b>	883 South Green Bay Road Mitre Box The 885 South Green Bay Road In His Footsteps 887 South Green Bay Road No Information 889 South Green Bay Road No Information	Not Listed	902 South Green Bay Road Hardee's Restaurant 904 South Green Bay Road Express Videoland Subway Subs & Salads 927 South Green Bay Road Country Kitchen Restaurant 928 South Green Bay Road Fox Carpet
<b>1968/Johnson Directory</b>	612 Green Bay Road Smith's Honey Farms Residential Listings 639 Green Bay Road Courtney & Plummer Inc 700 Green Bay Road Tri-City Oil Co 885 Green Bay Road Becker's Dog Motel Residential Listing	Not Listed	904 Green Bay Road Fox Point Shell Service 913 Green Bay Road Multiple Residential Listings 928 Green Bay Road Old Town Colonial Restr Old Town Food Systems Inc 938 Green Bay Road Indian Trail Motel Residential Listing
<b>1964/Johnson Directory</b>	612 Green Bay Road Smith's Honey Farms Residential Listings 639 Green Bay Road Courtney & Plummer Inc Twin City Concrete Corp 680 Green Bay Road Meyer Corp (No Address Numbers) Yer Car Co Angell Motors Cities Service Oil Co	Not Listed	904 Green Bay Road Fox Point Shell Service 938 Green Bay Road Indian Trail Motel Multiple Residential Listings (No Address Numbers) Becker's Dog Motel Residential Listing Residential Listing Vacant Bridgewood Golf Course

**Notes:**

South Green Bay Road name changed to Green Bay Road, 1964-1968  
No further coverage available



## GLOSSARY OF TERMS

---

“No Listing/Not Listed” - address not listed in the directory

“Vacant” or “No Current Listing” - status of address in directory

“Residential Listing” - one residential listing located at address

“Multiple Residential Listings” - more than one residential listing located at address

“Multiple Retail Listings” - more than one retail facility located at address

“Multiple Business Listings” - more than one business listing at address

“Multiple Government Offices” - more than one federal listing at an address

“Multiple Municipal Listings” - more than one municipal listing at an address

“Multiple Military Listings” - more than one military listing at an address

“Street Not Listed” - street not listed in directory

---

When multiple tenants/facilities are observed for one address, the information may be summarized as shown in the following examples:

- An apartment building will be represented by “Multiple Residential Listings”
- A retail shopping center will be represented by “Multiple Retail Listings” followed by a separate listing of sites, if present, which may contain the use of regulated/chemical/hazardous materials such as dry cleaners, photo finishers, hair salons, auto repair shops, etc.
- An office building consisting of attorneys, insurance, firms, or other facilities which do not indicate the use of regulated/chemical/hazardous materials will be represented by “Multiple Business Listings”

Residential addresses, including individual houses and apartment buildings, are listed as residential. Names of tenants can be provided if needed.

---

Unless otherwise noted, the subject address(es) plus four adjacent addresses up from the subject property and four addresses down from the subject property are included in the report, if available.

---

*Although great care has been taken by FirstSearch Technology Corporation in compiling and verifying the information contained in this report to insure that it is accurate, FirstSearch Technology Corporation disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data.*





Map Created on Aug 03, 2012



**Legend**

- Drycleaner Environmental Response Fund
- Green Space Grant
- Ready for Reuse
- (SAG) Site Assessment Grant
- State Funded Response
- Sustainable Urban Development Zone
- General Liability Clarification Letter
- Superfund NPL
- Voluntary Party Liability Exemption
- Drycleaner Environmental Response Fund - site boundaries shown
- Green Space Grant - site boundaries shown
- Ready for Reuse - site boundaries shown
- (SAG) Site Assessment Grant - site boundaries shown
- State Funded Response - site boundaries shown
- Sustainable Urban Development Zone - site boundaries shown

Scale: 1:3,270



Map created on Aug 3, 2012  
 Note: Not all RR Sites have been geo-located yet.

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.





Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web is a searchable database containing information on the investigation and cleanup of potential and confirmed contamination to soil and groundwater in Wisconsin.

**03-71-000100 FOX POINT EXPRESS CONVENIENCE CENTER**

**LUST - CLOSED**



Cleanup has been approved at this location but some contamination remains. Due to this remaining residual contamination, one or more continuing obligations are applicable to this location (e.g., an asphalt cap or other barrier covering the contamination). For information specific to the continuing obligations at this location, read the Closure Letter within the GIS Registry Packet in the Documents section below. For general information on managing continuing obligations and residual contamination [click here](#). **You must contact DNR before constructing a well. Remaining contamination must be properly handled if disturbed.**

Location Name <small>(Click name to view details and other activities)</small>		County	WDNR Region			
EXPRESS CONVENIENCE CENTER #71		WINNEBAGO	NORTHEAST			
Address		Municipality				
904 GREEN BAY RD		NEENAH				
Public Land Survey System	Latitude	Google Maps <small>TM</small>	RR Sites Map			
NW 1/4 of the SW 1/4 of Sec 28, T20N, R17E	44.1758264	<a href="#">CLICK TO VIEW</a>	<a href="#">CLICK TO VIEW</a>			
Additional Location Description	Longitude	Facility ID	Size (Acres)			
NONE	-88.4845959	471108660	1.5			
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action	
DNR RR	<a href="#">54956513204</a>		1988-09-12	2009-11-23	2009-12-21	
Characteristics						
EPA NPL Site?	DSPS Tracked?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	Yes	Yes	No	No	No	Yes
Actions						
<small>Place Cursor Over Code to View Description</small>						
Date	Code	Name	Comment			
1988-09-12	1	Notification	-			
1988-09-14	2	RP Letter Sent	-			
1988-09-22	35	Site Investigation Workplan Received (w/out Fee)	-			
1988-10-18	37	SI Report Received (w/out Fee)	-			
1989-03-29	74	Long Term Monitoring Start	-			
1991-12-10	75	Long Term Monitoring End	-			
1992-06-29	41	Remedial Action Report Received	-			
1992-11-25	42	Remedial Action Report Approved	-			
1993-05-11	30	Site Investigation Workplan Go Ahead (notice to proceed)	-			
1993-07-22	43	Status Report Received	-			
1993-10-20	43	Status Report Received/2	-			
1993-10-27	43	Status Report Received/3	-			
1994-02-11	43	Status Report Received/4	-			
1994-02-14	45	Form 4 Approved	-			
1994-03-21	43	Status Report Received/5	-			
1994-08-05	43	Status Report Received/6	CONTINUED MONITORING PROGRAM			
1994-09-27	43	Status Report Received/7	CONTINUED MONITORING PROGRAM			






1994-12-08	43	Status Report Received/8	GW MONITORING REPORT
1995-03-24	43	Status Report Received/9	QUARTERLY GW/SYSTEM OPERATION
1995-09-12	37	SI Report Received (w/out Fee)/2	QUARTERLY GW REPORT
1996-04-15	43	Status Report Received/10	QUARTERLY MONITORING REPORT
1996-06-05	39	Remedial Action Options Report received (w/out Fee)	-
1999-09-15	92	O&M Report Received (w/out Fee)	-
1999-09-23	94	O&M Report Not Approved	-
1999-10-21	192	O&M Report Received with Fee	-
1999-10-29	94	O&M Report Not Approved/2	-
2000-07-24	151	Construction Doc Report Received (w/out Fee)	-
2002-11-12	43	Status Report Received/11	E-MAIL GW UPDATE RECEIVED
2003-06-25	92	O&M Report Received (w/out Fee)/2	-
2004-08-11	92	O&M Report Received (w/out Fee)/3	-
2005-09-06	501	PECFA Bidding	-
2005-11-02	502	Bidding Completed	-
2006-11-10	92	O&M Report Received (w/out Fee)/4	-
2008-02-29	700	Date Groundwater Registry Fee Received	-
2008-02-29	710	Date Soil Registry Fee Paid	-
2008-04-15	79	Closure Review Request Received with Fee	-
2009-01-26	80	Closure Not Approved	ADDTL GW SAMPLING
2009-07-13	84	Conditional Closure	GIS AND MONITORING WELL ABANDONMENT
2009-11-23	11	Activity Closed	-
2009-11-23	50	GIS Registry Site	SOIL AND GROUNDWATER
2009-11-23	56	Continuing Obligation(s) Required - GIS Registry Site	-
2009-11-23	190	Conditional Closure Requirements Met or Documentation Recvd	-
2009-11-23	222	Continuing Obligation - Maintain Cap Over Contaminated Area	-
2009-11-23	232	Continuing Obligation - Residual Soil Contamination	-
2009-11-23	234	Continuing Obligation - Monitoring Well Needs Abandonment	MW-11
2009-11-23	236	Continuing Obligation - Residual GW Contamination	-
2009-12-21	100	GIS Registry QAQC Completed	PER R SANCHEZ

**Documents**

Click Document Name or URL to Open

Please note: not all files listed are available to be viewed on-line.

Category : Name	File Type
GIS Registry Packets : <a href="#">GIS Registry Packet</a>	

**Impacts**

Type	Comment
Contamination in Right of Way	-
Free Product	1999 Survey of Petroleum Discharge Case Files
Groundwater Contamination	-
Off-Site Contamination	-
Soil Contamination	-

Monitoring Well Not Abandoned at Closure  
Reasons when Action Code 234 is Present



**UNSPECIFIED**

**Substances**

Substance	Type	Amount Released	Units
Gasoline, Unloaded and Loaded	Petroleum		





Gasoline - Unleaded and Leaded		Petroleum	
Who			
Click Project Manager Name to Compose Email			
Role	Name/Address		
Responsible Party	US OIL CO INC 425 S WASHINGTON ST COMBINED LOCKS, WI 54113		
Former Project Manager	KEVIN MCKNIGHT		
Project Manager	<a href="#">KEVIN MCKNIGHT</a> 625 E COUNTY RD Y OSHKOSH, WI 54901		
Quick Response Codes <a href="#">?</a>			
Scan to Transfer Information to Your Wireless Device			
			
	Page URL	Google Maps	GIS Registry PDF

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the [disclaimers page](#) for more information.

---

The Official Internet site for the Wisconsin Department of Natural Resources  
101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621



**Environmental Cleanup & Brownfields Redevelopment**

**BRRTS on the Web**

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web is a searchable database containing information on the investigation and cleanup of potential and confirmed contamination to soil and groundwater in Wisconsin.

Navigation: [BOTW Home](#) >> [Basic Search](#) >> [Search Results](#) >> 02-71-467001 Activity Details

02-71-467001 GUNDERSON CLEANERS INC						
<b>ERP - OPEN</b>						
Location Name (Click name to view details and other activities)				County	WDNR Region	
<b>GUNDERSON CLEANERS INC</b>				WINNEBAGO	NORTHEAST	
Address				Municipality		
891 S GREEN BAY RD				NEENAH		
Public Land Survey System			Latitude	Google Maps™	RR Sites Map	
NE 1/4 of the SE 1/4 of Sec 29, T20N, R17E			44.175065	<a href="#">CLICK TO VIEW</a>	<a href="#">CLICK TO VIEW</a>	
Additional Location Description			Longitude	Facility ID	Size (Acres)	
NONE			-88.4862852	471074120	UNKNOWN	
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action	
DNR RR			2003-06-24		2011-09-08	
Characteristics						
EPA NPL Site?	DSPS Tracked?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	Yes	No	No
Actions						
Place Cursor Over Code to View Description						
Date	Code	Name	Comment			
2003-06-24	1	Notification	SITE ASSESSMENT 05/19/2003			
2003-07-01	2	RP Letter Sent	-			
2003-07-09	43	Status Report Received	OBTAINING CONSULTANT BIDS FOR DERP			
2003-08-20	35	Site Investigation Workplan Received (w/out Fee)	SUBMITTED WITH BID			
2003-08-20	113	Receipt of Bid Review Requests - DERF	-			
2003-08-25	99	Miscellaneous	CONSULTANT SELECTION APPROVED			
2003-10-15	110	Date Potential Claim Form Approved - DERF	-			
2003-11-05	30	Site Investigation Workplan Go Ahead (notice to proceed)	COMMENTS PROVIDED VIA E-MAIL			
2004-01-16	99	Miscellaneous/2	REQUEST FOR STATUS UPDATE			
2004-01-29	43	Status Report Received/2	SITE ACCESS GRANTED BY OWNER			
2004-04-27	43	Status Report Received/3	FEB 2004 SOIL & GW DATA & ADDTL SI SOW			
2004-04-27	112	Receipt of Change Orders - DERF	CHANGE ORDER #1 TO SI CONTRACT			
2004-04-29	99	Miscellaneous/3	ADDTL SI REQUESTED			
2004-05-24	112	Receipt of Change Orders - DERF	CHANGE ORDER #1A TO SI CONTRACT			
2004-06-22	112	Receipt of Change Orders - DERF/3	CHANGE ORDER #1B TO SI CONTRACT			
2005-01-26	43	Status Report Received/4	JULY/OCT 2004 GW DATA			
2005-07-27	43	Status Report Received/5	DRAFT CROSS SECTIONS FOR SI EVALUATION			
2005-09-16	35	Site Investigation Workplan Received (w/out Fee)/2	-			
2005-09-16	112	Receipt of Change Orders - DERF/4	CHANGE ORDER #2 TO SI CONTRACT			
2005-11-16	217	Application for Cost Reimbursement Received - DERF	INITIAL SI CLAIM			






2005-11-17	112	Receipt of Change Orders - DERF/5	CHANGE ORDER #3 TO SI CONTRACT
2005-11-30	43	Status Report Received/6	3RD SOURCE AREA DISCOVERED AT EDGE OF PAVEMENT
2006-01-10	43	Status Report Received/7	ADDTL INFO FOR DERP CLAIM #1
2006-01-11	43	Status Report Received/8	SOIL DATA - THIRD SOURCE AREA IDENTIFIED
2006-03-16	218	Application for Cost Reimbursement Approved - DERF	-
2006-07-06	99	Miscellaneous/4	DNR REQUEST FOR STATUS UPDATE
2006-07-20	43	Status Report Received/9	DEC 2005 & MAR 2006 GW DATA
2006-07-20	112	Receipt of Change Orders - DERF/6	CHANGE ORDER #4
2006-08-25	112	Receipt of Change Orders - DERF/7	CHANGE ORDER #4A
2006-09-08	112	Receipt of Change Orders - DERF/8	CHANGE ORDER #4B TO SITE INVESTIGATION CONTRACT
2007-07-26	99	Miscellaneous/5	REQUEST FOR STATUS UPDATE
2007-08-14	43	Status Report Received/10	NOVEMBER 2007 & FEBRUARY 2007 GROUNDWATER DATA
2007-10-09	37	SI Report Received (w/out Fee)	-
2007-11-27	38	Site Investigation Report Approved	-
2007-12-21	43	Status Report Received/11	RECEIVED COPIES OF LETTERS REQUESTING BIDS FOR REMEDIAL ACTION PROPOSALS
2008-02-04	113	Receipt of Bid Review Requests - DERF/2	REC 6 RA BID PROPOSALS FOR REVIEW
2008-03-25	43	Status Report Received/12	RA CONSULTANT CHOSED, AND ACCEPTED BY DNR
2008-03-25	146	Remedial Action Plan Go Ahead (Notice to Proceed)	RA BIDS REVIEWED, CONSULTANT/SCOPE SELECTED BY RP, WDNR MGR APPROVED
2009-01-20	43	Status Report Received/13	REQUEST TO MODIFY SCHEDULE & STAGING OF RAP DUE TO LEASE AGREEMENT & PENDING DEMOLITION PLANS
2009-01-29	112	Receipt of Change Orders - DERF/9	REQUESTED MODIFICATIONS TO SCHEDULE AND SAME APPROACH, BUT NO CHANGE IN COST ESTIMATE
2009-02-10	146	Remedial Action Plan Go Ahead (Notice to Proceed)/2	APPROVAL FOR BOTH REMEDIAL ACTION PLAN & MODIFICATIONS TO PLAN
2009-08-19	99	Miscellaneous/6	EMAIL FROM CONSULTANT RE UPDATE ON OUTSIDE EXCAVATION WORK
2009-12-07	217	Application for Cost Reimbursement Received - DERF/2	PARTIAL RA CLAIM REQUEST
2009-12-21	99	Miscellaneous/7	PROJECT MANAGER REVIEWED, SENT TO CENTRAL OFFICE
2010-02-03	218	Application for Cost Reimbursement Approved - DERF/2	AUDIT OF RA 1 CLAIM (DC-346) COMPLETE. REIMBURSEMENT CHECK WILL BE SENT ASAP.
2010-05-25	217	Application for Cost Reimbursement Received - DERF/3	CLAIM #3 PARTIAL REMEDIAL ACTION
2011-09-08	130	DNR Regulatory Reminder Sent	Vapor Intrusion (VI) Assessment Notification Ltr Sent

**Documents**

Click Document Name or URL to Open

Please note: not all files listed are available to be viewed on-line.

Category : Name	File Type
Vapor Intrusion Letters : 0271467001_VI_Letter.pdf	

**Financial** 

Grants, Loans, DERF Expenditures, State-Funded and Spill Response




Category	Fiscal Year	Amount
DERF Reimbursements : Grant	2006	\$38,371
DERF Reimbursements : Grant	2010	\$153,893
DERF Reimbursements : Grant	2011	\$61,645

**Impacts**

Type	Comment
Contamination in Fractured Bedrock	-
Direct Contact	-
Free Product	-
Groundwater Contamination	-





<b>Soil Contamination</b>			
-			
Scoring			
<b>Type</b>	<b>Date</b>	<b>Score</b>	
ENVIRONMENTAL RISK SCORE	04/27/2004	20	
Substances			
<b>Substance</b>	<b>Type</b>	<b>Amount Released</b>	<b>Units</b>
Perchloroethylene	VOC		
Who			
Click Project Manager Name to Compose Email			
<b>Role</b>	<b>Name/Address</b>		
Responsible Party	GUNDERSON CLEANERS INC 41 MAIN ST MENASHA, WI 54952		
Project Manager	<a href="#">KATHLEEN SYLVESTER</a> 625 E COUNTY RD Y OSHKOSH, WI 54901		
Quick Response Codes 			
Scan to Transfer Information to Your Wireless Device			
			
	Page URL	Google Maps	

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the [disclaimers page](#) for more information.

---

The Official Internet site for the Wisconsin Department of Natural Resources  
 101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621



## Environmental Cleanup &amp; Brownfields Redevelopment

## BRRTS on the Web

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web is a searchable database containing information on the investigation and cleanup of potential and confirmed contamination to soil and groundwater in Wisconsin.

02-71-000583 KOHLS SHOPPING CENTER OUTLOT						
ERP - CLOSED						
Location Name (Click name to view details and other activities)				County	WDNR Region	
KOHLS SHOPPING CENTER OUTLOT				WINNEBAGO	NORTHEAST	
Address				Municipality		
877 S GREEN BAY RD				NEENAH CTY		
Public Land Survey System			Latitude	Google Maps™	RR Sites Map	
NE 1/4 of the SE 1/4 of Sec 29, T20N, R17E			44.1765263	<a href="#">CLICK TO VIEW</a>	<a href="#">CLICK TO VIEW</a>	
Additional Location Description			Longitude	Facility ID	Size (Acres)	
NONE			-88.4855371	NONE	1.5	
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action	
DNR RR	<a href="#">54956362969</a>		1994-11-10	2010-11-29	2011-08-17	
Characteristics						
EPA NPL Site?	DSPS Tracked?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	Yes	Yes	Yes	No	No	No
Actions						
Place Cursor Over Code to View Description						
Date	Code	Name	Comment			
1994-11-10	1	Notification	-			
1995-12-14	12	Activity Formerly Closed	-			
2010-07-09	13	Activity Reopened	SOIL AND GROUNDWATER CONTAMIN CONCENTRATIONS HIGHER THAN AT TIME OF CASE CLOSURE			
2010-07-09	28	Phase I Environmental Site Assessment Rpt Received	-			
2010-07-09	29	Phase II Environmental Site Assessment Rpt Received	AUTOPOPULATED FROM 28 ENTRY			
2010-07-19	2	RP Letter Sent	NEW OWNERS			
2010-10-19	79	Closure Review Request Received with Fee	-			
2010-10-19	84	Conditional Closure	PM CLOSURE - MONITORING WELL ABANDONMENT			
2010-11-29	11	Activity Closed	-			
2010-11-29	190	Conditional Closure Requirements Met or Documentation Recvd	-			
2011-08-17	43	Status Report Received	RESPONSE ACTION IMPLEMENTATION REPORT			
Documents						
Click Document Name or URL to Open						
Please note: not all files listed are available to be viewed on-line.						
Category : Name					File Type	
Closure Letters : 0371000583_Final_Closure.pdf						
Impacts						
Type			Comment			
Soil Contamination			SOIL CONTAMINATION			
Substances						
Substance		Type		Amount Released		Units
Petroleum - Unknown Type		Petroleum				





Who	
Click Project Manager Name to Compose Email	
Role	Name/Address
Responsible Party	KOHL'S FOOD STORES PO BOX 295 MILWAUKEE, WI 53201
Former Project Manager	KEVIN MCKNIGHT
Project Manager	<a href="#">KEVIN MCKNIGHT</a> 625 E COUNTY RD Y OSHKOSH, WI 54901
Former Project Manager	JENNIFER BORSKI
RP Contact/Agent	PETER JUNGBACKER PO BOX 800 OSHKOSH, WI 54903
Responsible Party	877 GREEN BAY RD LLC PO BOX 800 OSHKOSH, WI 54903
Quick Response Codes 	
Scan to Transfer Information to Your Wireless Device	
	
Page URL	Google Maps

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the [disclaimers page](#) for more information.

---

The Official Internet site for the Wisconsin Department of Natural Resources  
 101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621







Environmental Cleanup & Brownfields Redevelopment

**BRRTS on the Web**

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web is a searchable database containing information on the investigation and cleanup of potential and confirmed contamination to soil and groundwater in Wisconsin.

03-71-000071 Q-MART #214 - WI DOT						
LUST - CLOSED						
		Cleanup has been approved at this location but some contamination remains. Due to this remaining residual contamination, one or more continuing obligations are applicable to this location (e.g., an asphalt cap or other barrier covering the contamination). For information specific to the continuing obligations at this location, read the Closure Letter within the GIS Registry Packet in the Documents section below. For general information on managing continuing obligations and residual contamination <a href="#">click here</a> . <b>You must contact DNR before constructing a well. Remaining contamination must be properly handled if disturbed.</b>				
Location Name <small>(Click name to view details and other activities)</small>				County	WDNR Region	
CITGO Q-MART #214				WINNEBAGO	NORTHEAST	
Address				Municipality		
700 S GREEN BAY RD				NEENAH		
Public Land Survey System			Latitude	Google Maps <small>TM</small>	RR Sites Map	
NW 1/4 of the SW 1/4 of Sec 28, T20N, R17E			44.177624	<a href="#">CLICK TO VIEW</a>	<a href="#">CLICK TO VIEW</a>	
Additional Location Description			Longitude	Facility ID	Size (Acres)	
NONE			-88.4845528	NONE	1	
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action	
DNR RR	<a href="#">54956318300</a>		1989-05-17	2011-03-16	2011-04-05	
Comments						
ACTIVITY NAME PREVIOUSLY LISTED AS CITGO Q-MART #214 - WI DOT - CHANGED PER CLOSURE SUBMITTAL - R SANCHEZ						
Characteristics						
EPA NPL Site?	DSPS Tracked?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry? 
No	Yes	Yes	No	No	No	Yes
Actions						
Place Cursor Over Code to View Description						
Date	Code	Name	Comment			
1989-05-17	1	Notification	-			
1991-08-01	3	Notice of Noncompliance (NON)	SENT NON FOR NOT CONTINUING WITH PROGRESS SINCE DN			
1991-09-09	35	Site Investigation Workplan Received (w/out Fee)	-			
1992-03-23	37	SI Report Received (w/out Fee)	-			
1992-07-09	43	Status Report Received	-			
1992-07-22	35	Site Investigation Workplan Received (w/out Fee)/2	-			
1992-10-28	37	SI Report Received (w/out Fee)/2	-			
1993-10-05	37	SI Report Received (w/out Fee)/3	-			
1993-10-05	41	Remedial Action Report Received	-			
1994-06-01	39	Remedial Action Options Report received (w/out Fee)	-			
1994-06-02	45	Form 4 Approved	-			
1994-08-01	40	Remedial Action Options Report Approved	-			



1994-11-28	43	Status Report Received/2	REMEDATION UPDATE/BIDDING SPECS
1999-12-02	43	Status Report Received/3	-
2000-06-01	37	SI Report Received (w/out Fee)/4	-
2001-04-12	37	SI Report Received (w/out Fee)/5	ADDENDUM SI
2001-12-11	43	Status Report Received/4	UTILITIES AS-BUILTS FOR GREEN BAY ROAD, NEENAH
2002-03-28	43	Status Report Received/5	RP/CONSULTANT MEETING ON SITE
2002-04-09	43	Status Report Received/6	RESPONSE TO STATUS UPDATE REQUEST
2002-08-02	35	Site Investigation Workplan Received (w/out Fee)/3	ADDITIONAL MW'S AND SOIL BORINGS
2002-11-04	43	Status Report Received/7	FREE PRODUCT COLLECTION DATA
2002-12-10	43	Status Report Received/8	FREE PRODUCT COLLECTION DATA
2003-01-06	43	Status Report Received/9	FREE PRODUCT COLLECTION DATA (2)
2003-02-10	43	Status Report Received/10	FREE PRODUCT COLLECTION DATA (3)
2003-04-24	43	Status Report Received/11	RECENT SAMPLING PLANS
2003-06-09	43	Status Report Received/12	SI ADDENDUM
2003-10-29	99	Miscellaneous	PECFA BID COMPLETE
2004-06-14	43	Status Report Received/13	VERBAL STATUS UPDATE-CONSULTANT HAS STARTED WORK
2005-01-24	43	Status Report Received/14	ANNUAL GW MONITORING REPORT REC'D
2005-02-28	99	Miscellaneous/2	MISSING GROUNDWATER MONITORING WELL LETTER - REQUESTED ABANDONMENT FORM
2006-02-02	99	Miscellaneous/2	UPDATE REQUEST LETTER SENT
2006-02-06	43	Status Report Received/15	UPDATE FROM CONSULTANT, MONITORING REPORT COMING SOON
2006-03-15	43	Status Report Received/16	YEARLY GROUNDWATER MONITORING REPORT RECEIVED
2007-02-26	99	Miscellaneous/4	STATUS UPDATE REQUEST LETTER SENT.
2007-03-13	43	Status Report Received/17	SEMI-ANNUAL GROUNDWATER MONITORING REPORT - SOME INCREASING TRENDS.
2007-08-02	43	Status Report Received/18	ANNUAL GW MONITORING REPORT
2008-02-13	43	Status Report Received/19	ANNUAL GROUNDWATER MONITORING REPORT
2008-12-23	50	GIS Registry Site	*** AUTO POPULATED BY 700 ACTION ENTRY ***
2008-12-23	79	Closure Review Request Received with Fee	-
2008-12-23	700	Date Groundwater Registry Fee Received	-
2008-12-23	710	Date Soil Registry Fee Paid	-
2009-02-05	84	Conditional Closure	PER PM WELL ABANDONMENT
2009-04-07	43	Status Report Received/20	PARTIAL WELL ABANDONMENT RECEIVED, MISSING WELL MW-22B
2011-03-16	11	Activity Closed	-
2011-03-16	56	Continuing Obligation(s) Required - GIS Registry Site	-
2011-03-16	222	Continuing Obligation - Maintain Cap Over Contaminated Area	EXISTING CAP COVERING ENTIRE SITE MUST BE MAINTAINED
2011-03-16	232	Continuing Obligation - Residual Soil Contamination	-
2011-03-16	234	Continuing Obligation - Monitoring Well Needs Abandonment	MW-22B LOST NEEDS TO BE ABANDONED IF FOUND MW WAS NOT ABLE TO BE LOCATED
2011-03-16	236	Continuing Obligation - Residual GW Contamination	RESIDUAL GROUNDWATER CONTAMINATION REMAINS ON SITE AND IN ADJACENT RIGHT OF WAY
2011-04-05	100	GIS Registry QAQC Completed	PER R SANCHEZ

Documents

Click Document Name or URL to Open

Please note: not all files listed are available to be viewed on-line.

Category : Name	File Type
GIS Registry Packets : <a href="#">GIS Registry Packet</a>	

Impacts





Type	Comment		
Contamination in Fractured Bedrock	1999 Survey of Petroleum Discharge Case Files		
Contamination in Right of Way	-		
Free Product	1999 Survey of Petroleum Discharge Case Files		
Groundwater Contamination	-		
Off-Site Contamination	-		
Soil Contamination	-		
Monitoring Well Not Abandoned at Closure Reasons when Action Code 234 is Present			
<b>MW WAS NOT ABLE TO BE LOCATED</b>			
Substances			
Substance	Type	Amount Released	Units
Methyl Tertiary Butyl Ether	Petroleum		
Petroleum - Unknown Type	Petroleum		
Petroleum - Unknown Type	Petroleum		
Gasoline - Unleaded and Leaded	Petroleum		
Who Click Project Manager Name to Compose Email			
Role	Name/Address		
Responsible Party	QUALITY STATE OIL CO INC SHEBOYGAN, WI 53083		
Consultant	ECOMETRICA 1400 LEXINGTON CT BROOKFIELD, WI 53008		
Former Project Manager	AIMEE WOLFGRAM NORTHEAST REGION OSHKOSH, WI 54901		
Former Project Manager	CASEY JONES		
Former Project Manager	KATE KRAMER		
Project Manager	<a href="#">ELIZABETH VICTOR</a> 625 E COUNTY RD Y OSHKOSH, WI 54901		
Former Project Manager	ELIZABETH VICTOR 625 E COUNTY RD Y OSHKOSH, WI 54901		
Quick Response Codes  Scan to Transfer Information to Your Wireless Device			
	 Page URL	 Google Maps	 GIS Registry PDF

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the [disclaimers page](#) for more information.

The Official Internet site for the Wisconsin Department of Natural Resources  
101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621



<a href="#">Petroleum Programs Home</a>	<a href="#">Search Instructions</a>	<a href="#">Search by Tank ID</a>	<a href="#">Search by Site, Owner, or Tank Characteristics</a>
---	-------------------------------------	-----------------------------------	--

## Tank List

### Searching for:

Facility ID equal to 711511

Number of matching records: 5

Type	ID	Facility ID	Address	Status	Contents	Size (gals)	Cust ID	Owner
<b>County: WINNEBAGO, FDID: 7001 - Neenah, Municipality: CITY OF NEENAH</b>								
1. UST	<a href="#">1329163</a>	<a href="#">711511</a>	903 S GREEN BAY RD	In Use	Unleaded Gasoline	10000	<a href="#">333661</a>	KWIK TRIP INC
2. UST	<a href="#">1329176</a>	<a href="#">711511</a>	903 S GREEN BAY RD	In Use	E85	10000	<a href="#">333661</a>	KWIK TRIP INC
3. UST	<a href="#">1329177</a>	<a href="#">711511</a>	903 S GREEN BAY RD	In Use	Diesel	12000	<a href="#">333661</a>	KWIK TRIP INC
4. UST	<a href="#">1329178</a>	<a href="#">711511</a>	903 S GREEN BAY RD	In Use	Unleaded Gasoline	15000	<a href="#">333661</a>	KWIK TRIP INC
5. UST	<a href="#">1329179</a>	<a href="#">711511</a>	903 S GREEN BAY RD	In Use	Unleaded Gasoline	20000	<a href="#">333661</a>	KWIK TRIP INC

[Download](#)

[Close this response window](#)



This document was last revised: February 2010

Wisconsin Department of Safety and Professional Services





[Search Instructions](#)[Search by Site, Owner, or Tank Characteristics](#)[Search by Tank ID](#)

## Tank Detail

### Site and Owner

**Site Info**

Facility ID: [711511](#) KWIK TRIP #434  
 903 S GREEN BAY RD  
 NEENAH  
 Landowner Type: Private

**County & Municipality**

WINNEBAGO  
 City of NEENAH  
 Fire Dept ID: 7001 - Neenah

**Owner**

ID: [333661](#)  
 KWIK TRIP INC  
 1626 OAK ST  
 PO Box 2107  
 LA CROSSE WI 54602

Site Anniversary Date:    Dispensers have Sumps: Unknown

**Underground Storage Tank - ID: 1329163, Wang ID: null, In Use, PTO Expiration: 08/28/2013**

<b>Install Date:</b>	04/06/2011	<b>Capacity in Gallons:</b>	10000	<b>Contents:</b>	Unleaded Gasoline
<b>Tank Occupancy:</b>	Retail Fuel Sales	<b>Marketer:</b>	Y	<b>CAS Number:</b>	
<b>Federally Regulated:</b>	Y	<b>Spill Protection:</b>	Required - Installed	<b>Overfill Protection:</b>	Required - Installed
<b>Overfill Prot Type:</b>	- None -	<b>Containment Sump Installed:</b>	Unknown	<b>Lining Inspected Date:</b>	
<b>Corrosion Protect Type:</b>	Not Applicable	<b>Date of Lining:</b>		<b>Cath Expire Date:</b>	
<b>Leak Detection:</b>	Electronic Interstitial Monitor	<b>Cath Test Date:</b>		<b>Leak Test Date:</b>	06/22/2012
<b>Leak Test Meth:</b>		<b>Leak Expire Date:</b>		<b>Underground Piping:</b>	Y
<b>Construction Material:</b>	Steel - FRP composite	<b>Wall Size:</b>	Double		
<b>Close Order Date:</b>		<b>Close Order By:</b>			

### Piping - In Use

<b>Flex Connectors:</b>		<b>UST mainfolded:</b>		<b>Related Tank ID:</b>	
<b>Type:</b>		<b>Aboveground Piping:</b>		<b>Aboveground Pipe Construction:</b>	
<b>Construction Material:</b>	Flexible	<b>Corrosion Protect Type:</b>	Not Applicable	<b>Leak Detection:</b>	Electronic Interstitial Monitor
<b>Cath Test Date:</b>		<b>Cath Expire Date:</b>		<b>Leak Test Meth:</b>	
<b>Leak Test Date:</b>	06/22/2012	<b>Leak Expire Date:</b>		<b>Pipe Wall Size:</b>	Double
<b>Catastrophic Leak Detection:</b>	Automatic Shut Off	<b>Cat Leak Test Date:</b>	04/11/2012	<b>Piping System Type:</b>	Pressurized

Inspections [Click here for login page](#)

Trans ID	Type	Status	Date	Fiscal Yr
2117435	AN			2013



[Close this response window](#)



[Search Instructions](#)[Search by Site, Owner, or Tank Characteristics](#)[Search by Tank ID](#)

## Tank Detail

### Site and Owner

Site Info	County & Municipality	Owner
Facility ID: <a href="#">711511</a> KWIK TRIP #434 70 - WINNEBAGO 903 S GREEN BAY RD NEENAH Landowner Type: Private	City of NEENAH Fire Dept ID: 7001 - Neenah	ID: <a href="#">333661</a> KWIK TRIP INC 1626 OAK ST PO Box 2107 LA CROSSE WI 54602

Site Anniversary Date:    Dispensers have Sumps: Unknown

### Underground Storage Tank - ID: 1329176, Wang ID: null, In Use, PTO Expiration: 08/28/2013

<b>Install Date:</b>	04/06/2011	<b>Capacity in Gallons:</b>	10000	<b>Contents:</b>	E85
<b>Tank Occupancy:</b>	Retail Fuel Sales	<b>Marketer:</b>	Y	<b>CAS Number:</b>	
<b>Federally Regulated:</b>	Y	<b>Spill Protection:</b>	Required - Installed	<b>Overfill Protection:</b>	Required - Installed
<b>Overfill Prot Type:</b>	- None -	<b>Containment Sump Installed:</b>	Unknown		
<b>Corrosion Protect Type:</b>	Not Applicable	<b>Date of Lining:</b>		<b>Lining Inspected Date:</b>	
<b>Leak Detection:</b>	Electronic Interstitial Monitor	<b>Cath Test Date:</b>		<b>Cath Expire Date:</b>	
<b>Leak Test Meth:</b>		<b>Leak Expire Date:</b>		<b>Leak Test Date:</b>	06/22/2012
<b>Construction Material:</b>	Steel - FRP composite	<b>Wall Size:</b>	Double	<b>Underground Piping:</b>	Y
<b>Close Order Date:</b>		<b>Close Order By:</b>			

### Piping - In Use

<b>Flex Connectors:</b>		<b>UST mainfolded:</b>		<b>Related Tank ID:</b>	
<b>Type:</b>		<b>Aboveground Piping:</b>		<b>Aboveground Pipe Construction:</b>	
<b>Construction Material:</b>	Flexible	<b>Corrosion Protect Type:</b>	Not Applicable	<b>Leak Detection:</b>	Electronic Interstitial Monitor
<b>Cath Test Date:</b>		<b>Cath Expire Date:</b>		<b>Leak Test Meth:</b>	
<b>Leak Test Date:</b>	06/22/2012	<b>Leak Expire Date:</b>		<b>Pipe Wall Size:</b>	Double
<b>Catastrophic Leak Detection:</b>	Automatic Shut Off	<b>Cat Leak Test Date:</b>	04/11/2012	<b>Piping System Type:</b>	Pressurized

Inspections [Click here for login page](#)

Trans ID	Type	Status	Date	Fiscal Yr
2117435	AN			2013

[Close this response window](#)





[Search Instructions](#)[Search by Site, Owner, or Tank Characteristics](#)[Search by Tank ID](#)

## Tank Detail

### Site and Owner

**Site Info**

Facility ID: [711511](#) KWIK TRIP #434 70 - WINNEBAGO  
903 S GREEN BAY RD  
NEENAH  
Landowner Type: Private

**County & Municipality**

City of NEENAH  
Fire Dept ID: 7001 - Neenah

**Owner**

ID: [333661](#)  
KWIK TRIP INC  
1626 OAK ST  
PO Box 2107  
LA CROSSE WI 54602

Site Anniversary Date:      Dispensers have Sumps: Unknown

### Underground Storage Tank - ID: 1329177, Wang ID: null, In Use, PTO Expiration: 08/28/2013

<b>Install Date:</b>	04/06/2011	<b>Capacity in Gallons:</b>	12000	<b>Contents:</b>	Diesel
<b>Tank Occupancy:</b>	Retail Fuel Sales	<b>Marketer:</b>	Y	<b>CAS Number:</b>	
<b>Federally Regulated:</b>	Y	<b>Spill Protection:</b>	Required - Installed	<b>Overfill Protection:</b>	Required - Installed
<b>Overfill Prot Type:</b>	- None -	<b>Containment Sump Installed:</b>	Unknown	<b>Lining Inspected Date:</b>	
<b>Corrosion Protect Type:</b>	Not Applicable	<b>Date of Lining:</b>		<b>Cath Expire Date:</b>	
<b>Leak Detection:</b>	Electronic Interstitial Monitor	<b>Cath Test Date:</b>		<b>Leak Test Date:</b>	06/22/2012
<b>Leak Test Meth:</b>		<b>Leak Expire Date:</b>		<b>Underground Piping:</b>	Y
<b>Construction Material:</b>	Steel - FRP composite	<b>Wall Size:</b>	Double		
<b>Close Order Date:</b>		<b>Close Order By:</b>			

### Piping - In Use

<b>Flex Connectors:</b>		<b>UST mainfolding:</b>		<b>Related Tank ID:</b>	
<b>Type:</b>		<b>Aboveground Piping:</b>		<b>Aboveground Pipe Construction:</b>	
<b>Construction Material:</b>	Flexible	<b>Corrosion Protect Type:</b>	Not Applicable	<b>Leak Detection:</b>	Electronic Interstitial Monitor
<b>Cath Test Date:</b>		<b>Cath Expire Date:</b>		<b>Leak Test Meth:</b>	
<b>Leak Test Date:</b>	06/22/2012	<b>Leak Expire Date:</b>		<b>Pipe Wall Size:</b>	Double
<b>Catastrophic Leak Detection:</b>	Automatic Shut Off	<b>Cat Leak Test Date:</b>	04/11/2012	<b>Piping System Type:</b>	Pressurized

Inspections [Click here for login page](#)

Trans ID	Type	Status	Date	Fiscal Yr
2117435	AN			2013



[Close this response window](#)



[Search Instructions](#)[Search by Site, Owner, or Tank Characteristics](#)[Search by Tank ID](#)

## Tank Detail

### Site and Owner

**Site Info**

Facility ID: [711511](#) KWIK TRIP #434 70 - WINNEBAGO  
903 S GREEN BAY RD  
NEENAH  
Landowner Type: Private

**County & Municipality**

City of NEENAH  
Fire Dept ID: 7001 - Neenah

**Owner**

ID: [333661](#)  
KWIK TRIP INC  
1626 OAK ST  
PO Box 2107  
LA CROSSE WI 54602

Site Anniversary Date:    Dispensers have Sumps: Unknown

### Underground Storage Tank - ID: 1329178, Wang ID: null, In Use, PTO Expiration: 08/28/2013

<b>Install Date:</b>	04/06/2011	<b>Capacity in Gallons:</b>	15000	<b>Contents:</b>	Unleaded Gasoline
<b>Tank Occupancy:</b>	Retail Fuel Sales	<b>Marketer:</b>	Y	<b>CAS Number:</b>	
<b>Federally Regulated:</b>	Y	<b>Spill Protection:</b>	Required - Installed	<b>Overfill Protection:</b>	Required - Installed
<b>Overfill Prot Type:</b>	- None -	<b>Containment Sump Installed:</b>	Unknown	<b>Lining Inspected Date:</b>	
<b>Corrosion Protect Type:</b>	Not Applicable	<b>Date of Lining:</b>		<b>Cath Expire Date:</b>	
<b>Leak Detection:</b>	Electronic Interstitial Monitor	<b>Cath Test Date:</b>		<b>Leak Test Date:</b>	06/22/2012
<b>Leak Test Meth:</b>		<b>Leak Expire Date:</b>		<b>Underground Piping:</b>	Y
<b>Construction Material:</b>	Steel - FRP composite	<b>Wall Size:</b>	Double		
<b>Close Order Date:</b>		<b>Close Order By:</b>			

### Piping - In Use

<b>Flex Connectors:</b>		<b>UST mainfolded:</b>		<b>Related Tank ID:</b>	
<b>Type:</b>		<b>Aboveground Piping:</b>		<b>Aboveground Pipe Construction:</b>	
<b>Construction Material:</b>	Flexible	<b>Corrosion Protect Type:</b>	Not Applicable	<b>Leak Detection:</b>	Electronic Interstitial Monitor
<b>Cath Test Date:</b>		<b>Cath Expire Date:</b>		<b>Leak Test Meth:</b>	
<b>Leak Test Date:</b>	06/22/2012	<b>Leak Expire Date:</b>		<b>Pipe Wall Size:</b>	Double
<b>Catastrophic Leak Detection:</b>	Automatic Shut Off	<b>Cat Leak Test Date:</b>	04/11/2012	<b>Piping System Type:</b>	Pressurized

Inspections [Click here for login page](#)

Trans ID	Type	Status	Date	Fiscal Yr
2117435	AN			2013



[Close this response window](#)





[Search Instructions](#)[Search by Site, Owner, or Tank Characteristics](#)[Search by Tank ID](#)

## Tank Detail

### Site and Owner

**Site Info**

Facility ID: [711511](#) KWIK TRIP #434 70 - WINNEBAGO  
 903 S GREEN BAY RD  
 NEENAH  
 Landowner Type: Private

**County & Municipality**

City of NEENAH  
 Fire Dept ID: 7001 - Neenah

**Owner**

ID: [333661](#)  
 KWIK TRIP INC  
 1626 OAK ST  
 PO Box 2107  
 LA CROSSE WI 54602

Site Anniversary Date:      Dispensers have Sumps: Unknown

**Underground Storage Tank - ID: 1329179, Wang ID: null, In Use, PTO Expiration: 08/28/2013**

<b>Install Date:</b>	04/06/2011	<b>Capacity in Gallons:</b>	20000	<b>Contents:</b>	Unleaded Gasoline
<b>Tank Occupancy:</b>	Retail Fuel Sales	<b>Marketer:</b>	Y	<b>CAS Number:</b>	
<b>Federally Regulated:</b>	Y	<b>Spill Protection:</b>	Required - Installed	<b>Overfill Protection:</b>	Required - Installed
<b>Overfill Prot Type:</b>	- None -	<b>Containment Sump Installed:</b>	Unknown		
<b>Corrosion Protect Type:</b>	Not Applicable	<b>Date of Lining:</b>		<b>Lining Inspected Date:</b>	
<b>Leak Detection:</b>	Electronic Interstitial Monitor	<b>Cath Test Date:</b>		<b>Cath Expire Date:</b>	
<b>Leak Test Meth:</b>		<b>Leak Expire Date:</b>		<b>Leak Test Date:</b>	06/22/2012
<b>Construction Material:</b>	Steel - FRP composite	<b>Wall Size:</b>	Double	<b>Underground Piping:</b>	Y
<b>Close Order Date:</b>		<b>Close Order By:</b>			

### Piping - In Use

<b>Flex Connectors:</b>		<b>UST mainfolding:</b>		<b>Related Tank ID:</b>	
<b>Type:</b>		<b>Aboveground Piping:</b>		<b>Aboveground Pipe Construction:</b>	
<b>Construction Material:</b>	Flexible	<b>Corrosion Protect Type:</b>	Not Applicable	<b>Leak Detection:</b>	Electronic Interstitial Monitor
<b>Cath Test Date:</b>		<b>Cath Expire Date:</b>		<b>Leak Test Meth:</b>	
<b>Leak Test Date:</b>	06/22/2012	<b>Leak Expire Date:</b>		<b>Pipe Wall Size:</b>	Double
<b>Catastrophic Leak Detection:</b>	Automatic Shut Off	<b>Cat Leak Test Date:</b>	04/11/2012	<b>Piping System Type:</b>	Pressurized

Inspections [Click here for login page](#)

Trans ID	Type	Status	Date	Fiscal Yr
2117435	AN			2013



[Close this response window](#)



GIS REGISTRY  
Cover Sheet

March, 2010  
(RR 5367)

Source Property Information

CLOSURE DATE: Mar 16, 2011

BRRTS #: 03-71-000071  
ACTIVITY NAME: Q-Mart #214 - WI DOT  
PROPERTY ADDRESS: 700 S Green Bay Rd  
MUNICIPALITY: Neenah  
PARCEL ID #: 80703070100

FID #:   
DATCP #:   
COMM #: 54956318300A

\*WTM COORDINATES:

X: 641137 Y: 412718

\* 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)

Contaminated Media:

- Groundwater Contamination > ES (236)  
 Contamination in ROW  
 Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property" form)*
- Soil Contamination > \*RCL or \*\*SRCL (232)  
 Contamination in ROW  
 Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property" form)*

Land Use Controls:

- N/A (Not Applicable)  
 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)  
*(note: maintenance plan for groundwater or direct contact)*  
 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 #: 03-71-000071

PARCEL ID #: 80703070100

ACTIVITY NAME: Q-Mart #214 - WI DOT

WTM COORDINATES: X: 641137 Y: 412718

**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 Map**
- 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 Map And Location of Monitoring Wells And Soil Borings**
- 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 #:**                      **Title: N/A: No lab data available. Data suggests soil contamination is present.**



BRRTS #: 03-71-000071

ACTIVITY NAME: Q-Mart #214 - WI DOT

**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 #: 1 Title:

Figure #: 2 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 #: 1 & 2 Title: **Plume of Benzene & Plume of MTBE Concentration in Groundwater (ppb) Maps**

**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 #: 1 Title: **Groundwater Elevation Contour Map (05/06/08)**

Figure #: 2 Title: **Groundwater Elevation Contour Map (08/06/08)**

**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 #: Title:

**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 #: 1 Title: **Summary of Groundwater Quality Test Results**

**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 #: 2 Title: **Summary of Groundwater Elevation Data**

**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 #: 1 Title: **Site Layout Map and Location of Monitoring Wells and Soil borings**

**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).

BRRTS #: 03-71-000071

ACTIVITY NAME: Q-Mart #214 - WI DOT

**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: 2**

**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.*

**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: 1**

State of Wisconsin  
Department of Natural Resources  
<http://dnr.wi.gov>

**Impacted Off-Source Property Information**  
Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #: 03-71-000071

ACTIVITY NAME: Q-Mart #214

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	640 S Green Bay Rd	80703070400	641155	412759
B	1055 W Winneconne Ave	80703070401	641175	412729
C				
D				
E				
F				
G				
H				
I				



March 16, 2011

Quality State Oil Company, Inc.  
Ms. Deborah DeBlaey  
2201 Calumet Dr.  
Sheboygan, WI 53082

**SUBJECT:** Final Case Closure with Continuing Obligations  
Q-Mart #214, Neenah WI  
WDNR BRRTS Activity #: 03-71-000071

Dear Ms. DeBlaey:

On January 23, 2009, the Wisconsin Department of Natural Resources Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On February 5, 2009, you were notified that the Closure Committee had granted conditional closure to this case.

On January 15, 2011 the Department received information or documentation indicating that you have complied with the requirements for final closure. The conditions of the closure were that site monitor wells be located and properly abandoned. For wells that could not be located, documentation for the GIS registry was required prior to site closure.

The Department reviewed the case closure request regarding the petroleum contamination in soil and groundwater at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

#### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards
- One or more monitoring wells were not located and must be properly abandoned if found.

All site information, including the maintenance plan, is also on file at the Northeast Regional DNR Office, at 625 E. County Rd. Y, Suite 700, Oshkosh, WI 54901. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the



GIS Registry, in a PDF attachment. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

#### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on both the information about these continuing obligations and the maintenance plan to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with attached maintenance plans are met.

#### Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Soil contamination remains at the site, however the exact location of the contaminated soil is not known because sampling and analysis was not performed. If soil at the site is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

#### Prohibited Activities

The following activities are prohibited on any portion of the property where pavement, a building foundation or other barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or

paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

#### Residual Groundwater Contamination

Groundwater impacted by petroleum contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property as shown on the attached map. Off-source property owners have also been notified of the presence of groundwater contamination.

#### Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

#### Monitoring Wells that could not be Properly Abandoned

On March 15, 2011 your consultant, K. Singh & Associates, Inc., notified the Department that monitoring well MW-22B located on the Associated Bank Property (640 S. Green Bay Rd) and shown on the attached map, could not be properly abandoned because it was missing due to being paved over. Your consultant has made a reasonable effort to locate the well and to determine whether it was properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with monitoring well MW-22B if it creates a conduit for contaminants to enter groundwater. If in the future the groundwater monitoring well is found, then current owner of the property on which the well is located will be required to notify the Department, to properly abandon the well in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

#### Dewatering Permits

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/www/>

#### Post-Closure Notification Requirements

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil
- One or more monitoring wells that were not located are found and properly abandoned.

Please send written notifications in accordance with the above requirements to the Northeast Regional DNR office, to the attention of Elizabeth A. Victor.

#### PECFA Reimbursement

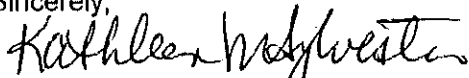
Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Elizabeth A. Victor at (920) 303-5424.

Sincerely,



Kathleen M. Sylvester, Hydrogeologist  
Acting Team Supervisor  
Northeast Region Remediation & Redevelopment Program

Attachments: Figure 1. Plume of Benzene Concentration in Groundwater (with location of MW-22B)  
Pavement Cover and Building Barrier Maintenance Plan  
RR 819

cc: Mukesh Jain, K. Singh & Associates, Inc. ([mjain@ksaconsultants.com](mailto:mjain@ksaconsultants.com))  
Tom Verstegen, Department of Commerce ( [thomas.verstegen@wisconsin.gov](mailto:thomas.verstegen@wisconsin.gov) )  
file

## PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

October 1, 2008

Property Located at:  
700 S. Green Bay Road, Neenah, Wisconsin

(COMMERCE #54956-3183-00-A, WDNR BRRTS #03-71-000071)

That part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty Eight (28), Township Twenty (20) North, Range Seventeen (17) East, in Seventh Ward, City of Neenah, described as follows: Commencing at the West Quarter (W ¼) corner of said Section; thence North 89° 34' East, 90.0 feet to the Easterly line of Green Bay Road; South 0° 20' East along the Easterly line of said Road, 101.8 feet the place of beginning; thence North 89° 34' east, 108.68 feet; thence South 1° 28' West, 190.3 feet to the Northerly line of Winneconne Avenue (State Trunk Highway No. 114); thence North 59° 14' West, 119.5 feet to the Easterly line of said Green Bay Road; thence North 0° 26' West, along the Easterly line of said Green Bay Road, 128.2 feet to the place of beginning.

(Property ID: 7-0307-01-00)

### Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building and other paved surfaces occupying the area over the contaminated groundwater plume or soil on-site. The contaminated soil is impacted by petroleum contamination. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted groundwater plume and soil are identified in the attached map (Exhibit A).

### Cover Purpose

The paved surfaces and the building foundation over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The paved surfaces and building foundation overlying the contaminated groundwater plume and soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, and other potential problems that can cause additional infiltration into and exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. The inspection log must be kept on



site and made immediately available for review by the Wisconsin Department of Commerce ("Commerce") its successor, and/or other state agency.

### **Maintenance Activities**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated groundwater plume and soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Department of Commerce or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### **Amendment or Withdrawal of Maintenance Plan**

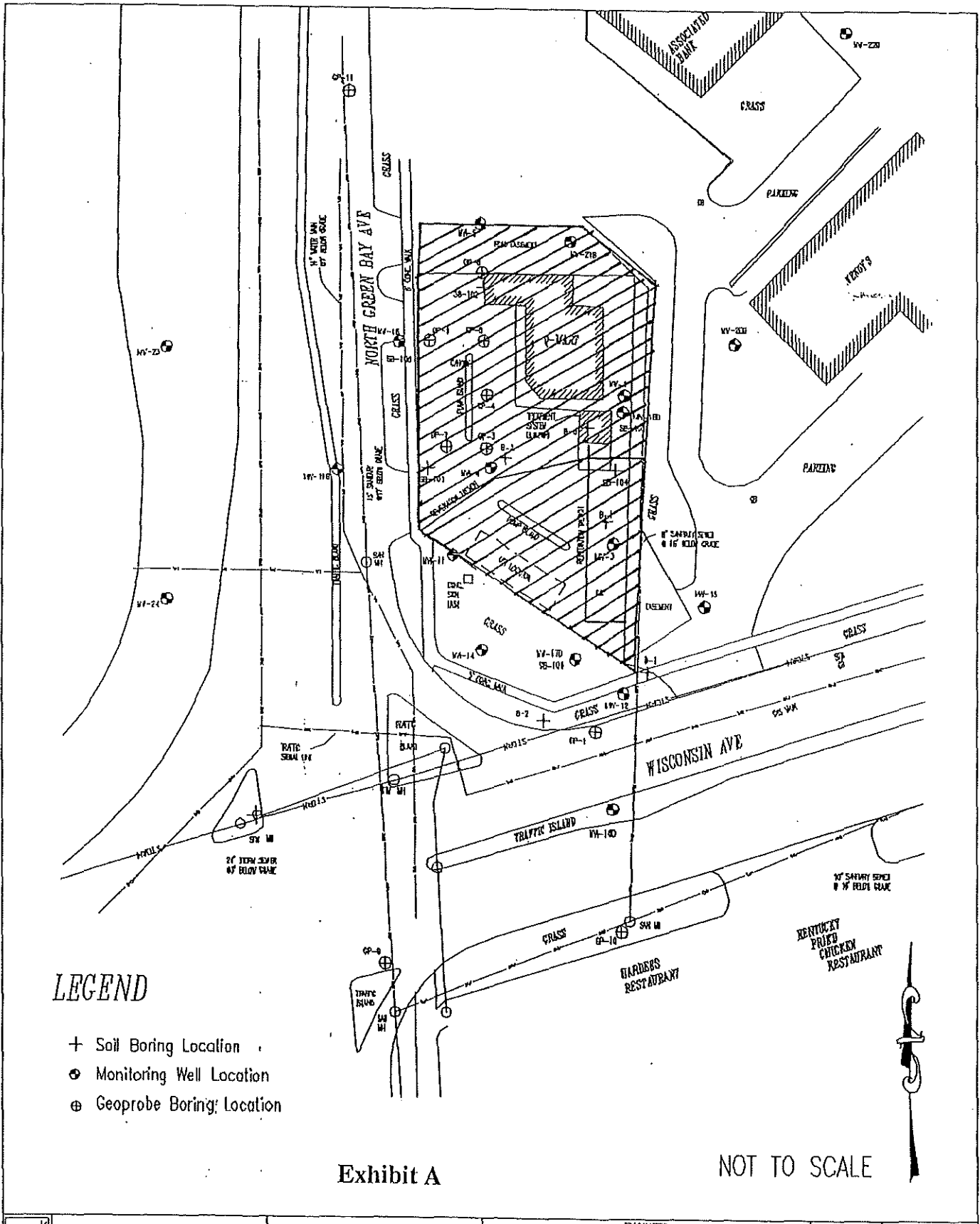
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of Commerce.

### **Contact Information** [October, 2008]

Site Owner: Ms. Deborah DeBlaney  
Vice President of Finance and Administration  
2201 Calumet Drive  
P.O. Box 848  
Sheboygan, WI 53082-0848  
Phone #920-459-5640

Consultant: Pratap N. Singh, Ph.D., P.E.  
K. Singh & Associates, Inc.  
1135 Legion Drive  
Elm Grove, WI 53122  
Phone # 262-821-1171

COMMERCE: Mr. Tom Verstegen  
Wisconsin Department of Commerce  
2129 Jackson Street  
Oshkosh, WI 43901-1805  
Phone # 920-424-0217



**LEGEND**

- + Soil Boring Location
- ⊙ Monitoring Well Location
- ⊕ Geoprobe Boring Location

**Exhibit A**

**NOT TO SCALE**

<p><b>PROJECT:</b> CITGO Q-MART # 214 700 S. GREENBAY ROAD NEENAH, WI</p>	<p><b>Pavement Cover and Building Barrier Maintenance Plan</b></p>	<p><b>ENGINEER</b> <b>K. SINGH &amp; ASSOCIATES, INC.</b> <i>Engineers, Scientists and Environmental Management Consultants</i> 1135 Legion Drive Elm Grove, Wisconsin 53122 Phone: (263) 821-1171 FAX: (263) 821-1174 E-mail: <a href="mailto:singh@esecpc.com">singh@esecpc.com</a></p>	<p>DRAWN BY: PAR</p>
			<p>CHECKED BY: M.K.J.</p>
			<p>DATE: 02/07/07</p>
			<p>PROJECT NO: 4064</p>
			<p>DRAWING FILE: 4504.dwg</p>





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center  
625 E. CITY, Suite 700  
Oshkosh, Wisconsin 54901-9731  
Telephone 920-424-3050  
FAX 920-424-4404  
TTY Access via relay - 711

February 5, 2009

Quality State Oil Company, Inc.  
Deborah DeBlaey  
2201 Calumet Dr.  
P.O. Box 848  
Sheboygan, WI 53082



Subject: Conditional Closure Decision, With Requirements to Achieve Final Closure Q-Mart # 214, 700 S. Green Bay Road, Neenah, Wisconsin  
WDNR BRRTS Activity # 03-71-000071

Dear Ms. DeBlaey:

On January 23, 2009, the Northeast Regional Closure Committee reviewed your request for closure of the case described above. The Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Regional Closure Committee has determined that the petroleum contamination on the site from the vicinity of the former underground storage tanks that were located on the property appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

**Monitoring Well Abandonment**

The monitoring wells, including MW-22B, at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Kate Kramer on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

**Purge Water, Waster, and Soil Pile Removal**

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that

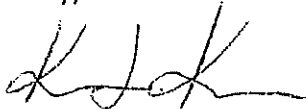
applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 303-5424.

Sincerely,



Kate L. Kramer  
Hydrogeologist  
Remediation & Redevelopment Program

cc: Mukesh Jain, K. Singh & Associates, Inc. (mjain@ksaconsultants.com)  
File



DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 — 1988  
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between Gordon W. Petherick, a/k/a...  
Gordon Petherick.....

..... Grantor,  
and Q.S.O. Acquisition Corp......

..... Grantee,  
Witnesseth, That the said Grantor, for a valuable consideration.....  
conveys to Grantee the following described real estate in Winnebago.....  
County, State of Wisconsin:

Register's Office  
Winnebago County, Wis  
Received for record  
this 13<sup>th</sup> Day of  
June

11:58 AM  
11:58 AM  
Sheila A. Lawton  
REGISTER OF DEEDS

REINHART, DOERNER, VAN DEUREN,  
NORRIS & RIESELBACH, S.C.  
111 East Wisconsin Ave.  
Suite 1800  
Milwaukee, Wisconsin 53202  
SHEILA A. LAWTON  
Tax Parcel No. 7-001-1

702919

That part of the Northwest Quarter (NW1) of the Southwest Quarter (SW1) of Section Twenty-eight (28), Township Twenty (20) North, Range Seventeen (17) East, in the Seventh Ward, City of Kenosha, described as follows, viz: commencing at the West Quarter (W1) corner of said Section; thence North 89°-34' East, 90.0 feet to the Easterly line of Green Day Road; thence South 0°-26' East along the Easterly line of said Road, 101.8 feet the place of beginning; thence North 89°-34' East, 108.68 feet; thence south 1°-28' West, 190.3 feet to the Northernly line of Winneconne Avenue (State Trunk Highway no. 114); thence North 59°-14' West, 119.5 feet to the Easterly line of said Green Day Road; thence North 0°-26' West, along the Easterly line of said Green Day Road, 128.2 feet to the place of beginning.

ENERGY  
CODE

TRANSFER

W-7

\$1,056.00  
FEE

This is NOT (is not) homestead property.

Together with all and singular the benefits and appurtenances thereto belonging;  
And Gordon W. Petherick, a/k/a Gordon Petherick  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except  
see attached schedule

and will warrant and defend the same.

Dated this 3rd day of June 1988  
(SEAL) Gordon W. Petherick (SEAL)  
GORDON W. PETHERICK a/k/a  
GORDON PETHERICK  
(SEAL) (SEAL)

AUTHENTICATION

Signature(s) \_\_\_\_\_  
attested this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

TITLE MEMBER STATE BAR OF WISCONSIN  
(If not, Authorized by Title of Wis. Statute)

Notary Public in and for the State of Wisconsin  
CHADE, OLSEN, KLOET & GUNDERSON  
By: Attorney Arthur J. Olsen

(Signature may be authenticated by acknowledgment of the notary)

ACKNOWLEDGMENT

STATE OF WISCONSIN  
Sheboygan County  
Personally came before me this 3rd day of  
June, 1988, the above named  
Gordon W. Petherick a/k/a Gordon  
Petherick

Arthur J. Olsen  
ARTHUR J. OLSEN  
Notary Public  
Sheboygan

702919

ATTACHED SCHEDULE

C-2 Permitted Exceptions

Municipal and zoning ordinances, real estate taxes for 1988, and the following:

(a) Agreement as contained in an instrument dated October 18, 1965, and recorded on October 19, 1965, at 1:02 p.m. in Volume 1122, on page 408. Said Agreement was amended by document dated October 28, 1965, and recorded November 18, 1965, at 2:02 p.m. in Volume 1125, on page 500. Said Agreement was further amended by document dated October 28, 1965, and recorded on November 23, 1965, at 1:02 p.m., in Volume 1126, on page 99.

(b) Limitations regarding access and other restrictions as contained in an instrument dated September 17, 1951 and recorded on September 21, 1951, at 1:00 p.m. in Volume 578 as Document No. 186820.

## Certification of Legal Descriptions

**Tax Parcel Number: 007-0307-01-00**  
**(700 S. Green Bay Road, Neenah, WI)**

That part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty Eight (28), Township Twenty (20) North, Range Seventeen (17) East, in Seventh Ward, City of Neenah, described as follows: Commencing at the West Quarter (W ¼) corner of said Section; thence North 89° 34' East, 90.0 feet to the Easterly line of Green Bay Road; South 0° 20' East along the Easterly line of said Road, 101.8 feet the place of beginning; thence North 89° 34' east, 108.68 feet; thence South 1° 28' West, 190.3 feet to the Northerly line of Winneconne Avenue (State Trunk Highway No. 114); thence North 59° 14' West, 119.5 feet to the Easterly line of said Green Bay Road; thence North 0° 26' West, along the Easterly line of said Green Bay Road, 128.2 feet to the place of beginning.

I Deborah DeBlaney certify that the legal description provided above and on the attached Warranty Deed is complete and accurate to the best of my knowledge. The legal description correctly describes the parcel affected by petroleum releases from 700 S. Green Bay Road, Neenah, WI.

Signature Deborah DeBlaney  
Title V.P. of Finance  
Date 10-31-2008

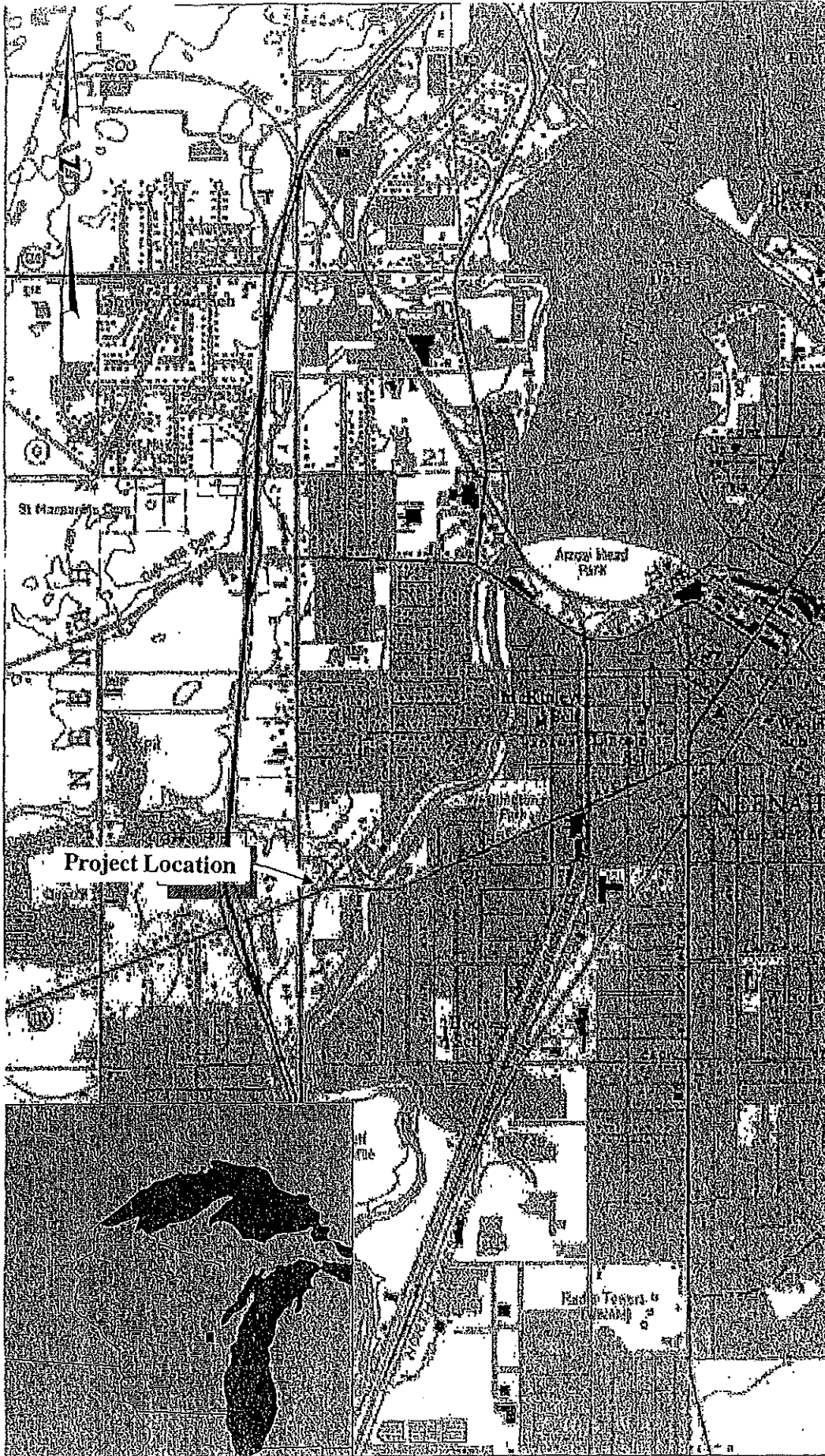
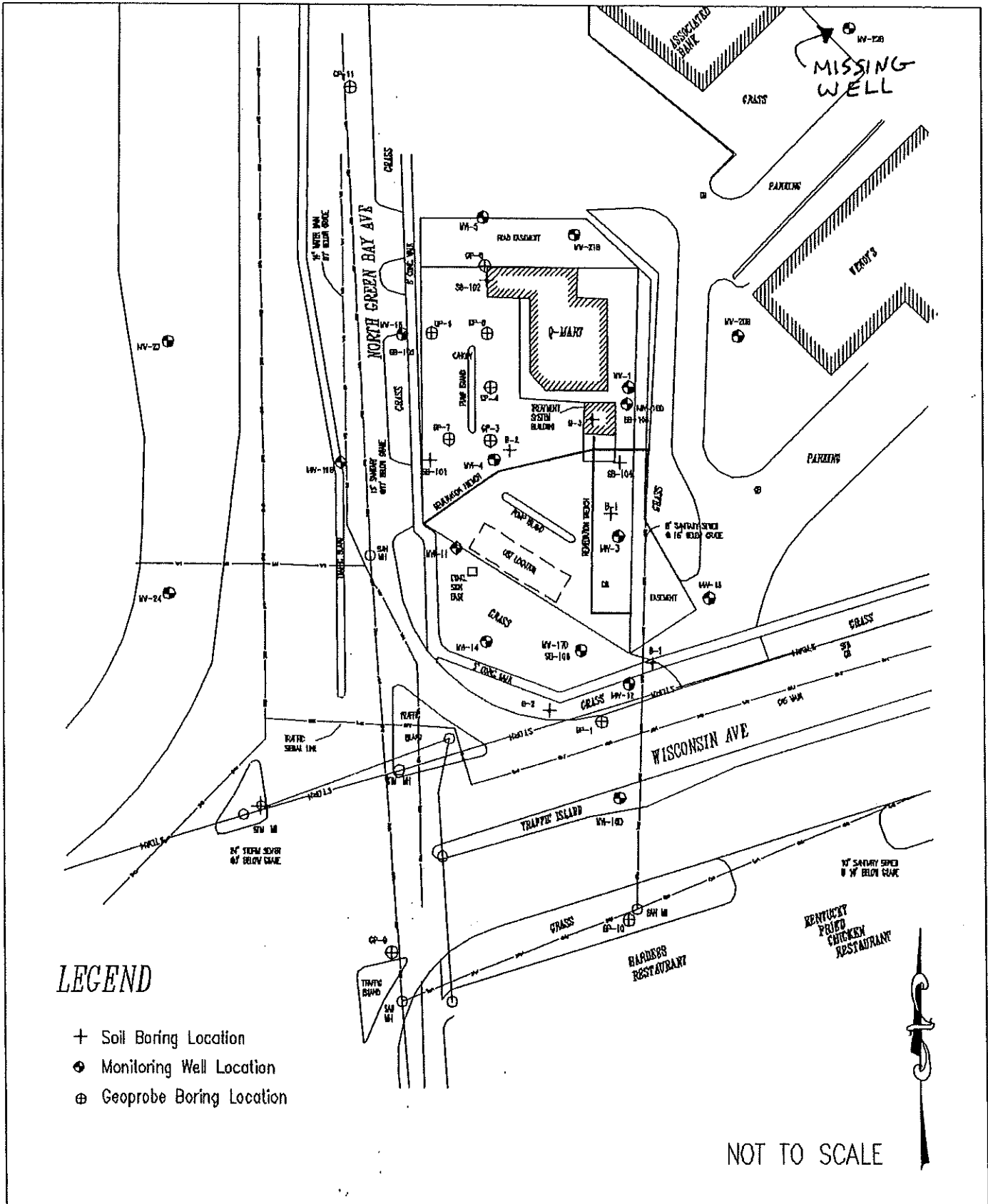


Figure 1. Site Location Map

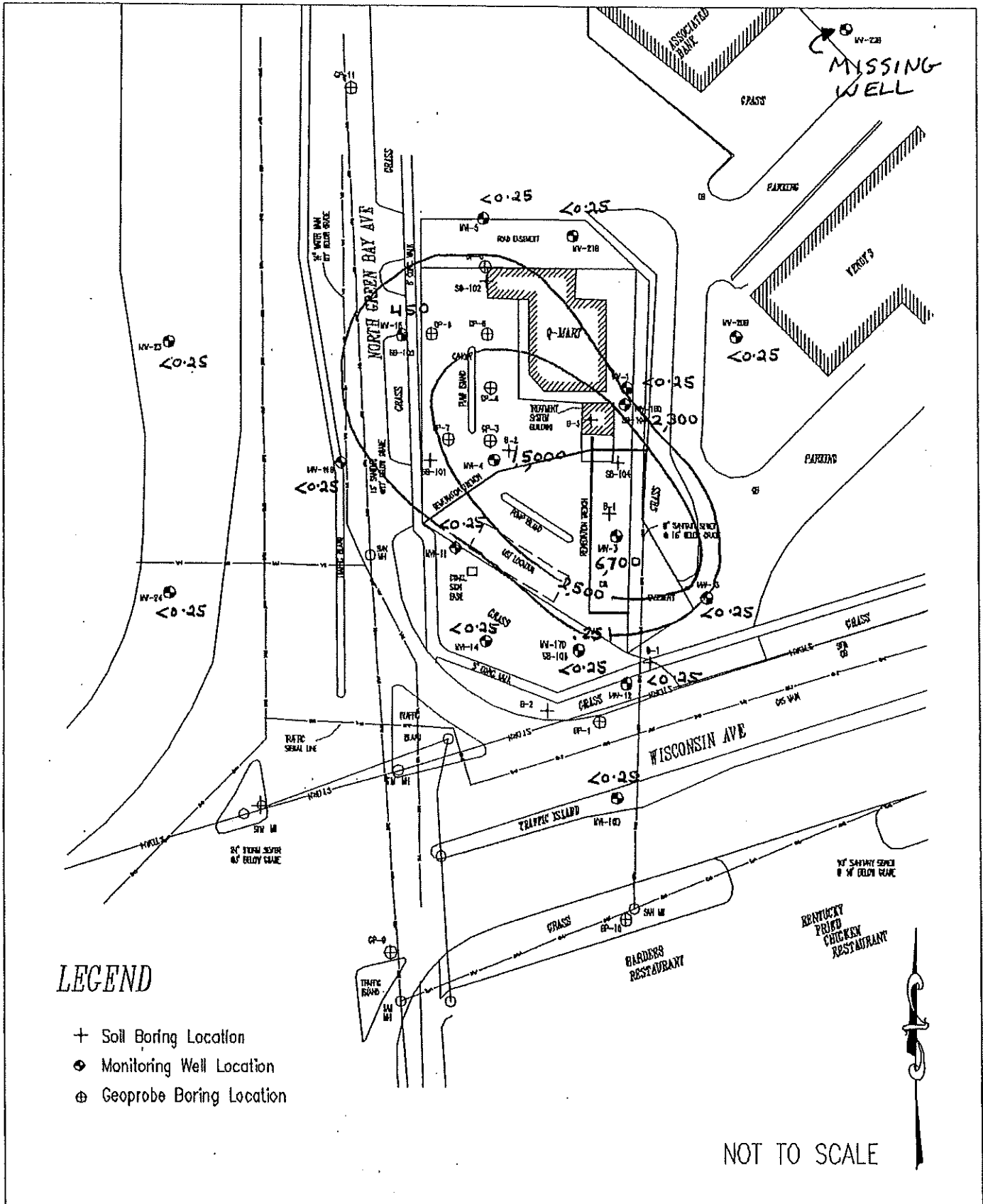


**LEGEND**

- + Soil Boring Location
- ⊕ Monitoring Well Location
- ⊕ Geoprobe Boring Location

1	<b>PROJECT:</b> CITGO Q-MART # 214 700 S. GREENBAY ROAD NEENAH, WI	<b>TITLE:</b> FIGURE 1: SITE LAYOUT MAP AND LOCATION OF MONITORING WELLS AND SOIL BORINGS	<b>ENGINEER</b> <b>K. SINGH &amp; ASSOCIATES, INC.</b> <i>Engineers, Scientists and Environmental Management Consultants</i> 1135 Legion Drive Elm Grove, Wisconsin 53122 Phone: (262) 821-1171 FAX: (262) 821-1174 E-mail: <a href="mailto:singh@execpc.com">singh@execpc.com</a>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">DRAWN BY:</td> <td style="text-align: right;">PAR</td> </tr> <tr> <td style="font-size: small;">CHECKED BY:</td> <td style="text-align: right;">M.K.J.</td> </tr> <tr> <td style="font-size: small;">DATE:</td> <td style="text-align: right;">02/07/07</td> </tr> <tr> <td style="font-size: small;">PROJECT NO.:</td> <td style="text-align: right;">4564</td> </tr> <tr> <td style="font-size: small;">DRAWING FILE:</td> <td style="text-align: right;">4564.dwg</td> </tr> </table>	DRAWN BY:	PAR	CHECKED BY:	M.K.J.	DATE:	02/07/07	PROJECT NO.:	4564	DRAWING FILE:	4564.dwg
	DRAWN BY:	PAR												
CHECKED BY:	M.K.J.													
DATE:	02/07/07													
PROJECT NO.:	4564													
DRAWING FILE:	4564.dwg													



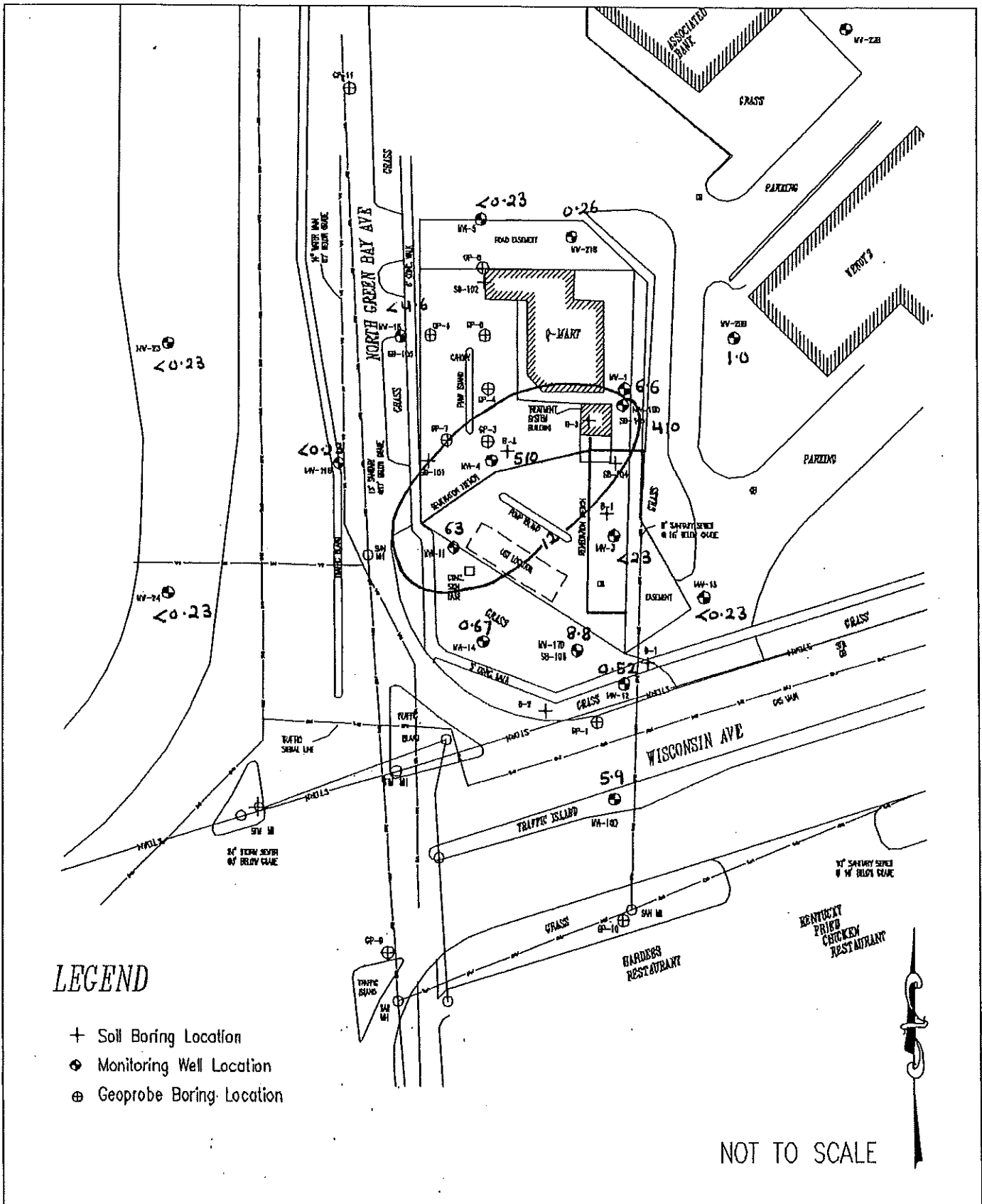


**LEGEND**

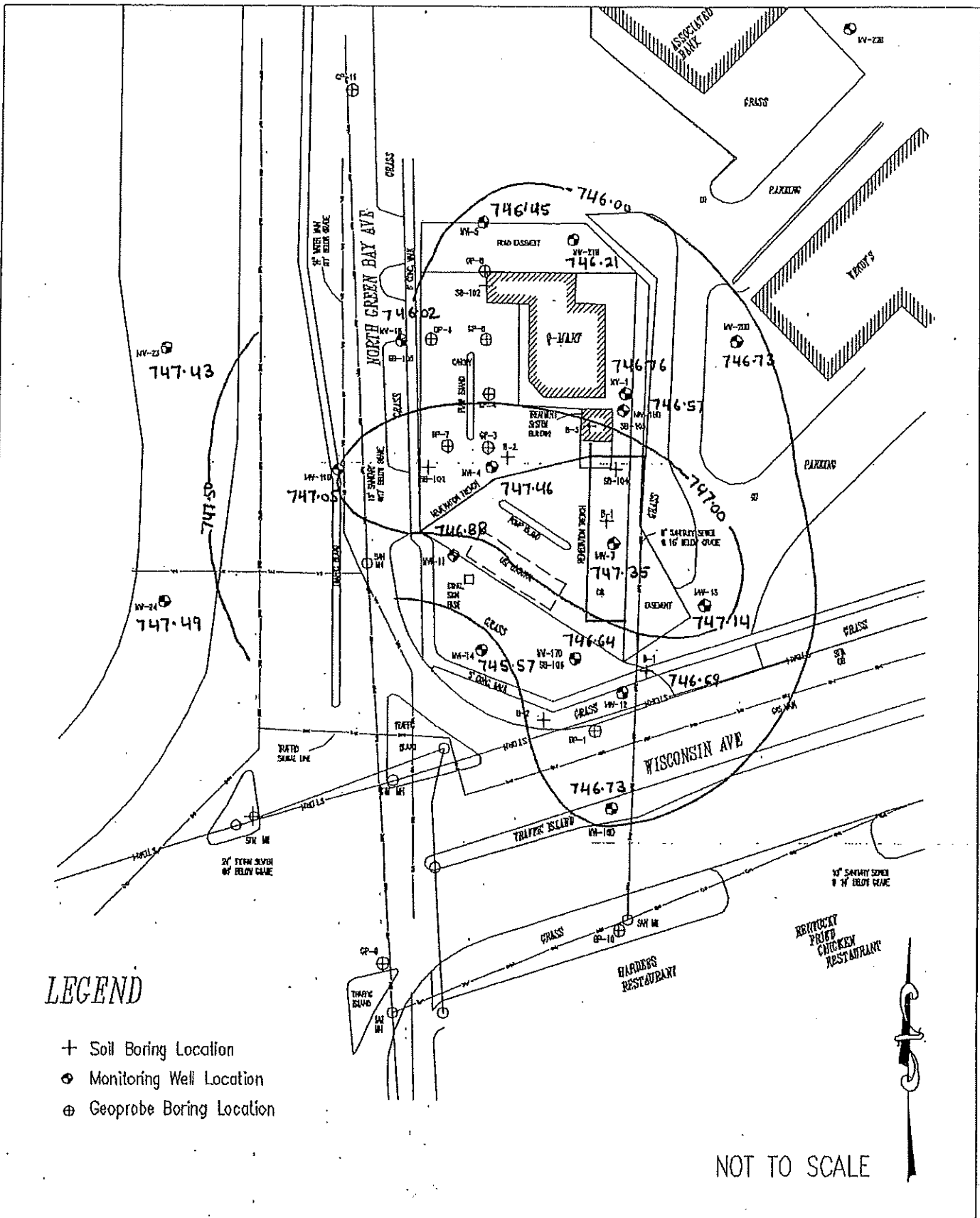
- + Soil Boring Location
- ⊕ Monitoring Well Location
- ⊕ Geoprobe Boring Location

NOT TO SCALE

1	<b>PROJECT:</b> CITGO Q-MART # 214 700 S. GREENBAY ROAD NEENAH, WI	<b>Figure 1</b> Plume of Benzene Concentration in Groundwater (ppb)	<b>ENGINEER</b> <b>K. SINGH &amp; ASSOCIATES, INC.</b> <i>Engineers, Scientists and Environmental Management Consultants</i> 1135 Legion Drive Elm Grove, Wisconsin 53122 Phone: (262) 821-1171 FAX: (262) 821-1174 E-mail: <a href="mailto:ksingh@esecnc.com">ksingh@esecnc.com</a>	DRAWN BY: _____ PAR CHECKED BY: _____ M.K.J. DATE: _____ 02/07/07 PROJECT NO: _____ 4564 DRAWING FILE: _____ 4564.dwg
---	---	--	---	---



	<b>PROJECT:</b> CITGO Q-MART # 214 700 S. GREENBAY ROAD NEENAH, WI	<b>Figure 2</b> <b>Plume of MTBE</b> <b>Concentration in</b> <b>Groundwater (ppb)</b>	<b>ENGINEER</b> <b>K. SINGH &amp; ASSOCIATES, INC.</b> <i>Engineers, Scientists and Environmental Management Consultants</i> 1135 Legion Drive, Elm Grove, Wisconsin 53122 Phone: (262) 821-1171 FAX: (262) 821-1174 E-mail: <a href="mailto:singh@excep.com">singh@excep.com</a>	<b>DRAWN BY:</b> PAR <b>CHECKED BY:</b> M.K.J. <b>DATE:</b> 02/07/07 <b>PROJECT NO.:</b> 4564 <b>DRAWING FILE:</b> 4564.dwg
	PROJECT:	Figure 2 Plume of MTBE Concentration in Groundwater (ppb)	ENGINEER K. SINGH & ASSOCIATES, INC. <i>Engineers, Scientists and Environmental Management Consultants</i> 1135 Legion Drive, Elm Grove, Wisconsin 53122 Phone: (262) 821-1171 FAX: (262) 821-1174 E-mail: <a href="mailto:singh@excep.com">singh@excep.com</a>	DRAWN BY: PAR CHECKED BY: M.K.J. DATE: 02/07/07 PROJECT NO.: 4564 DRAWING FILE: 4564.dwg



**LEGEND**

- + Soil Boring Location
- ⊕ Monitoring Well Location
- ⊗ Geoprobe Boring Location

NOT TO SCALE

1	PROJECT:	<p><b>Figure 1:</b> Groundwater Elevation Contour Map (05/06/08)</p>	ENGINEER											
	<p>CITGO Q-MART # 214 700 S. GREENBAY ROAD NEENAH, WI</p>		<p><b>K. SINGH &amp; ASSOCIATES, INC.</b> Engineers, Scientists and Environmental Management Consultants 1135 Legion Drive Eln Grove, Wisconsin 53122 Phone: (262) 821-1171 FAX: (262) 821-1174 E-mail: <a href="mailto:ksingh@kesecepe.com">ksingh@kesecepe.com</a></p>											
				<table border="1"> <tr> <td>DRAWN BY:</td> <td>PAR</td> </tr> <tr> <td>CHECKED BY:</td> <td>M.K.L.</td> </tr> <tr> <td>DATE:</td> <td>02/07/07</td> </tr> <tr> <td>PROJECT NO:</td> <td>4564</td> </tr> <tr> <td>DRAWING FILE:</td> <td>4564.dwg</td> </tr> </table>	DRAWN BY:	PAR	CHECKED BY:	M.K.L.	DATE:	02/07/07	PROJECT NO:	4564	DRAWING FILE:	4564.dwg
DRAWN BY:	PAR													
CHECKED BY:	M.K.L.													
DATE:	02/07/07													
PROJECT NO:	4564													
DRAWING FILE:	4564.dwg													



**Table 1 (Page 1 of 5)**  
**Summary of Groundwater Quality Test Results**  
**Citgo O-Mart #214, 700 S. Green Bay Road, Neenah, WI (Project #4564)**

Date Sampled	Sample No.	Benzene	Ethylbenzene	Methyl-t-butyl ether	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylene, Total
		ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb
12/22/2003	MW-1	<0.30	<0.22	37	<0.50	NT	<0.25	<0.19	<0.39
03/29/2004	MW-1	<0.20	<0.50	18	<0.25	<0.20	<0.20	<0.20	<0.50
06/29/2004	MW-1	1.5	<0.22	25	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-1	<0.5	<0.22	23	<0.50	<0.11	<0.25	<0.19	<0.39
03/04/2005	MW-1	<0.5	<5.0	16.8	<8.0	<5.0	<5.0	<5.0	<5.0
07/21/2005	MW-1	<0.25	<0.22	21	<0.50	<0.11	<0.25	<0.19	<0.39
11/04/2005	MW-1	<0.5	<0.44	24	<1.0	<0.22	<0.50	<0.38	<0.78
02/09/2006	MW-1	<0.50	<0.44	11	<1.0	<0.22	<0.50	<0.38	<0.78
10/19/2006	MW-1	1.9	<0.22	24	<0.50	<0.11	<0.25	<0.19	<0.39
01/11/2007	MW-1	<0.25	<0.22	11	<0.50	<0.11	<0.25	<0.19	<0.39
04/16/2007	MW-1	<0.25	<0.22	11	<0.50	<0.11	<0.25	<0.19	<0.39
07/18/2007	MW-1	<0.25	<0.22	12	<0.50	<0.11	<0.25	<0.19	<0.39
10/29/2007	MW-1	<0.25	<0.22	13	<0.50	<0.11	<0.25	<0.19	<0.39
01/15/2008	MW-1	<0.25	<0.22	9.2	<0.50	<0.11	<0.25	<0.19	<0.39
05/06/2008	MW-1	<0.25	<0.22	8.6	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-1	<0.25	<0.22	6.6	<0.50	<0.11	<0.25	<0.19	<0.39
12/22/2003	MW-3	12,000	2,300	250	370	2,800	2,100	610	6,300
03/29/2004	MW-3	11,000	1,800	<120	300	2,800	1,600	400	6,100
06/29/2004	MW-3	9,600	1,800	<23	250	1,800	1,500	450	5,400
11/12/2004	MW-3	12,000	2,400	<23	320	2,700	1,800	490	6,700
03/04/2005	MW-3	8,500	2,220	53.1	378	2,410	2,030	742	7,510
07/21/2005	MW-3	10,000	1,500	<23	300	1,100	1,500	490	4,800
11/04/2005	MW-3	13,000	2,100	<46	390	2,400	1,800	560	6,800
02/09/2006	MW-3	12,000	1,900	<46	300	2,000	1,500	470	6,000
10/19/2006	MW-3	11,000	1,400	25	230	1,100	1,100	320	4,000
01/11/2007	MW-3	13,000	2,100	<46	300	1,600	1,600	480	5,800
04/16/2007	MW-3	11,000	1,800	73	340	1,400	1,900	530	5,200
07/18/2007	MW-3	11,000	2,000	30	300	1,400	1,700	480	5,800
10/29/2007	MW-3	11,000	1,900	<46	410	1,200	1,900	520	5,400
01/15/2008	MW-3	7,700	1,800	<46	330	1,000	1,400	400	4,900
05/06/2008	MW-3	7,600	1,800	<23	270	1,100	1,500	420	5,000
08/06/2008	MW-3	6,700	1,800	<23	240	1,000	1,400	400	4,900
12/22/2003	MW-4	1,400	1,200	<46	190	780	1,800	590	4,000
03/29/2004	MW-4	5,200	1,400	440	180	1,600	1,600	390	4,900
06/29/2004	MW-4	7,200	1,300	<130	270	1,400	2,200	650	4,800
11/12/2004	MW-4	8,200	1,500	<210	210	2,000	1,800	510	5,100
03/04/2005	MW-4	9,700	987	1,030	403	2,860	2,100	736	6,680
07/21/2005	MW-4	11,000	1,700	850	250	2,900	1,700	480	5,700
11/04/2005	MW-4	13,000	2,000	910	300	3,400	2,200	640	7,800
02/09/2006	MW-4	15,000	2,000	840	270	3,900	2,000	560	6,800
10/19/2006	MW-4	12,000	1,600	700	200	3,000	1,500	450	5,500
01/11/2007	MW-4	16,000	2,000	860	230	4,100	1,500	450	6,600
04/16/2007	MW-4	12,000	1,600	580	230	3,100	1,600	450	5,400
07/18/2007	MW-4	11,000	1,700	460	220	3,100	1,600	440	5,900
10/29/2007	MW-4	13,000	2,100	640	280	3,600	1,700	460	6,900
01/15/2008	MW-4	13,000	2,000	630	300	3,400	1,800	510	6,800
05/06/2008	MW-4	13,000	2,000	590	280	3,600	1,900	540	7,000
08/06/2008	MW-4	15,000	2,100	510	230	3,800	1,800	520	7,400



**Table 1 (Page 2 of 5)**  
**Summary of Groundwater Quality Test Results**  
**Citgo Q-Mart #214, 700 S. Green Bay Road, Neenah, WI (Project #4564)**

Date Sampled	Sample No.	Benzene	Ethylbenzene	Methyl-t-butyl ether	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylene, Total
		ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb
11/12/2004	MW-5	<0.25	<0.22	72	35	0.11	<0.25	<0.19	<0.39
02/09/2006	MW-5	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
07/18/2007	MW-5	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-5	<0.25	<0.22	<0.23	<0.50	<0.25	<0.25	<0.19	<0.39
01/03/2004	MW-11	0.30	<0.22	47	<0.50	<0.11	<0.25	<0.19	<0.39
03/29/2004	MW-11	0.39	<0.50	77	<0.25	<0.20	<0.20	<0.20	<0.50
06/29/2004	MW-11	1.4	<0.22	94	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-11	<0.5	<0.5	<0.2	<0.5	<0.5	<1	<1	<0.5
03/04/2005	MW-11	Could not be accessed as was buried under frozen snow							
07/21/2005	MW-11	<0.25	<0.22	35	<0.50	<0.11	<0.25	<0.19	<0.39
11/04/2005	MW-11	<0.5	<0.44	39	<1.0	<0.22	<0.50	<0.38	<0.78
02/09/2006	MW-11	0.58	<0.44	75	<1.0	<0.22	<0.50	<0.38	<0.78
10/19/2006	MW-11	0.46	<0.22	49	<0.50	<0.11	<0.25	<0.19	<0.39
01/11/2007	MW-11	0.50	<0.22	82	<0.50	<0.11	<0.25	<0.19	<0.39
04/16/2007	MW-11	<0.25	<0.22	38	<0.50	<0.11	<0.25	<0.19	<0.39
07/18/2007	MW-11	<0.25	<0.22	25	<0.50	<0.11	<0.25	<0.19	<0.39
10/29/2007	MW-11	<0.25	<0.22	24	<0.50	<0.11	<0.25	<0.19	<0.39
01/15/2008	MW-11	<0.50	<0.44	73	<1.0	<0.22	<0.50	<0.38	<0.78
05/06/2008	MW-11	<0.82	<0.22	68	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-11	<0.25	<0.22	63	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-12	<0.25	<0.22	1.9	<0.50	<0.11	<0.25	<0.19	<0.39
01/27/2006	MW-12	<0.25	<0.22	0.9	<0.50	<0.11	<0.25	<0.19	<0.39
07/18/2007	MW-12	<0.25	<0.22	0.33	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2007	MW-12	<0.25	<0.22	0.52	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-13	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
02/09/2006	MW-13	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
07/18/2007	MW-13	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-13	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
12/22/2003	MW-14	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
03/29/2004	MW-14	<0.20	<0.50	<0.50	<0.25	<0.20	<0.20	<0.20	<0.50
06/29/2004	MW-14	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-14	<0.25	<0.22	5.9	<0.50	<0.11	<0.25	<0.19	<0.39
03/04/2005	MW-14	Could not be accessed as was buried under frozen snow							
07/21/2005	MW-14	3.6	<0.22	5.1	<0.50	<0.11	<0.25	<0.19	<0.39
11/04/2005	MW-14	8.9	<0.22	7.8	<0.50	<0.11	<0.25	<0.19	<0.39
02/09/2006	MW-14	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
10/19/2006	MW-14	<0.25	<0.22	1.6	<0.50	<0.11	<0.25	<0.19	<0.39
01/11/2007	MW-14	<0.25	<0.22	3.7	<0.50	<0.11	<0.25	<0.19	<0.39
04/16/2007	MW-14	0.66	<0.44	0.74	<1.0	1.7	<0.50	<0.38	0.78
07/18/2007	MW-14	<0.25	<0.22	0.77	<0.50	<0.11	<0.25	<0.19	<0.39
10/29/2007	MW-14	<0.25	<0.22	73	<0.50	<0.11	<0.25	<0.19	<0.39
01/15/2008	MW-14	<0.25	<0.22	0.66	<0.50	<0.11	<0.25	<0.19	<0.39
05/06/2008	MW-14	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-14	<0.25	<0.22	0.67	<0.50	<0.11	<0.25	<0.19	<0.39
01/03/2004	MW-15	3,300	2,000	<46	240	940	2,500	610	6,500
03/29/2004	MW-15	700	450	<10	69	110	970	210	1,100
06/29/2004	MW-15	990	300	<2.3	31	110	320	83	690
11/12/2004	MW-15	1,700	730	<2.3	35	270	430	54	1,100

**Table 1 (Page 3 of 5)**  
**Summary of Groundwater Quality Test Results**  
**Citgo O-Mart #214, 700 S. Green Bay Road, Neenah, WI (Project #4564)**

Date Sampled	Sample No.	Benzene	Ethylbenzene	Methyl-t-butyl ether	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylene, Total
		ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb
03/04/2005	MW-15	Could not be accessed as was burried under frozen snow							
07/21/2005	MW-15	1,000	440	<4.6	26	130	270	52	600
11/04/2005	MW-15	1,200	540	<4.6	22	150	250	36	720
02/09/2006	MW-15	2,300	750	<9.2	98	320	990	250	1,800
10/19/2006	MW-15	1,200	510	<4.6	62	120	520	130	770
01/11/2007	MW-15	1,400	1,100	<4.6	200	310	1,800	510	3,000
04/16/2007	MW-15	370	420	<2.3	72	100	830	240	1,200
07/18/2007	MW-15	820	350	<2.3	23	60	260	56	560
10/29/2007	MW-15	340	220	<2.3	14	40	200	60	400
01/15/2008	MW-15	500	420	<9.2	56	80	520	120	930
05/06/2008	MW-15	670	920	<2.3	170	120	1,700	520	2,400
08/06/2008	MW-15	450	800	<4.6	130	66	1,700	550	1,900
12/22/2003	MW-16D	2,500	550	170	22	98	150	19	1,000
03/29/2004	MW-16D	3,000	600	360	28	100	150	13	940
06/29/2004	MW-16D	2,500	450	220	16	92	140	16	750
11/12/2004	MW-16D	2,000	340	360	15	59	94	4.4	400
03/04/2005	MW-16D	1,790	190	394	<8.0	36.3	49	9.9	250
07/21/2005	MW-16D	1,700	190	330	15	35	59	<3.8	210
11/04/2005	MW-16D	2,000	210	360	13	40	66	<3.8	260
02/09/2006	MW-16D	640	33	300	<5.0	9.8	16	<1.9	61
10/19/2006	MW-16D	2,100	190	360	16	38	68	<3.8	300
01/11/2007	MW-16D	1,700	96	330	<10	24	43	<3.8	210
04/16/2007	MW-16D	1,800	120	420	9.1	27	49	<0.76	240
07/18/2007	MW-16D	800	40	180	5	11	23	<1.9	100
10/29/2007	MW-16D	2,300	130	480	<10	31	65	<3.8	330
01/15/2008	MW-16D	2,500	96	470	12	28	71	<1.9	340
05/06/2008	MW-16D	2,100	110	430	18	30	67	<0.38	320
08/06/2008	MW-16D	2,300	110	410	14	30	74	<3.8	350
12/22/2003	MW-17D	24	<1.1	36	<2.5	1	<1.2	<0.95	2.6
03/29/2004	MW-17D	16	<0.50	13	<0.25	0.52	<0.20	<0.20	<0.50
06/29/2004	MW-17D	0.70	<0.22	8.9	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-17D	360	3	40	17	17	93	0.56	220
03/04/2005	MW-17D	Could not be accessed as was burried under frozen snow							
07/21/2005	MW-17D	380	2.6	56	16	15	79	1.1	220
11/04/2005	MW-17D	550	9	52	23	22	130	1.9	380
02/09/2006	MW-17D	430	3.1	49	24	18	100	1.6	300
10/19/2006	MW-17D	390	2.6	42	21	16	93	0.76	250
01/11/2007	MW-17D	80	<0.44	22	1.1	1.7	4.4	<0.38	11
04/16/2007	MW-17D	22	<0.44	15	<1.0	0.84	<0.50	<0.38	1.1
07/18/2007	MW-17D	160	<0.44	37	<1.0	1.6	1.3	<0.38	6.9
10/29/2007	MW-17D	3.8	<0.22	7.1	<0.50	<0.11	<0.25	<0.19	<0.39
01/15/2008	MW-17D	89	0.30	28	<0.50	2.6	3.8	<0.19	12.0
05/06/2008	MW-17D	1.1	<0.22	11	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-17D	<0.25	<0.22	8.8	<0.50	<0.25	<0.25	<0.19	<0.39
12/22/2003	MW-18D	<0.25	<0.22	22	<0.50	<0.11	<0.25	<0.19	<0.39
03/29/2004	MW-18D	<0.20	<0.50	15	<0.25	<0.20	<0.20	<0.20	<0.50
06/29/2004	MW-18D	<0.25	<0.22	11	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-18D	<0.25	<0.22	15	<0.50	<0.11	<0.25	<0.19	<0.39

**Table 1 (Page 4 of 5)**  
**Summary of Groundwater Quality Test Results**  
**Citgo Q-Mart #214, 700 S. Green Bay Road, Neenah, WI (Project #4564)**

Date Sampled	Sample No.	Benzene	Ethylbenzene	Methyl-t-butyl ether	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylene, Total
		ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb
03/04/2005	MW-18D	<0.50	<5.0	21	<8.0	<5.0	<5.0	<5.0	<5.0
07/21/2005	MW-18D	<0.25	<0.22	19	<0.50	<0.11	<0.25	<0.19	<0.39
11/04/2005	MW-18D	<0.25	<0.22	25	<0.50	<0.11	<0.25	<0.19	<0.39
02/09/2006	MW-18D	<0.25	<0.22	52	<0.50	<0.11	<0.25	<0.19	<0.39
10/19/2006	MW-18D	<0.25	<0.22	32	<0.50	<0.11	<0.25	<0.19	<0.39
01/11/2007	MW-18D	<0.25	<0.22	35	<0.50	<0.11	<0.25	<0.19	<0.39
04/16/2007	MW-18D	<0.25	<0.22	18	<0.50	<0.11	<0.25	<0.19	<0.39
07/18/2007	MW-18D	<0.25	<0.22	25	<0.50	<0.11	<0.25	<0.19	<0.39
10/29/2007	MW-18D	<0.25	<0.22	21	<0.50	<0.11	<0.25	<0.19	<0.39
01/15/2007	MW-18D	<0.25	<0.22	15	<0.50	<0.11	<0.25	<0.19	<0.39
05/06/2008	MW-18D	<0.25	<0.22	14	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-18D	<0.25	<0.22	5.9	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-19B	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
02/09/2006	MW-19B	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
07/18/2007	MW-19B	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-19B	<0.25	<0.22	<0.23	<0.50	<0.25	<0.25	<0.19	<0.39
12/22/2003	MW-20B	1.1	<0.22	160	<0.50	<0.11	<0.25	<0.19	<0.39
03/29/2004	MW-20B	<0.40	<1.0	120	<0.50	<0.40	<0.40	<0.40	<1
06/29/2004	MW-20B	<0.25	<0.22	2.8	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-20B	<0.25	<0.22	34	<0.50	<0.11	<0.25	<0.19	0.40
03/04/2005	MW-20B	<0.50	<5.0	263	<8.0	<5.0	<5.0	<5.0	<5.0
07/21/2005	MW-20B	<0.25	<0.22	170	<0.50	<0.11	<0.25	<0.19	<0.39
11/04/2005	MW-20B	0.50	<0.44	190	<1.0	<0.22	<0.50	<0.38	<0.78
02/09/2006	MW-20B	<1.0	<0.88	200	<2.0	<0.44	<1.0	<0.76	<1.6
10/19/2006	MW-20B	0.43	0.53	180	4.9	0.40	7.6	2.2	3.2
01/11/2007	MW-20B	1.1	<0.22	200	<0.50	<0.11	<0.25	<0.19	<0.39
04/16/2007	MW-20B	<0.25	<0.22	110	<0.50	<0.11	<0.25	<0.19	<0.39
07/18/2007	MW-20B	0.63	<0.22	180	<0.50	<0.11	<0.25	<0.19	<0.39
10/29/2007	MW-20B	<0.25	<0.22	74	<0.50	<0.11	<0.25	<0.19	<0.39
01/15/2008	MW-20B	<1.2	<1.1	170	<2.5	<0.55	<1.2	<0.95	<2.0
05/06/2008	MW-20B	<0.25	<0.22	41	<2.5	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-20B	<0.25	<0.22	1	<0.50	<0.25	<0.25	<0.19	<0.39
12/22/2003	MW-21B	<0.25	<0.22	17	NT	<0.11	<0.25	<0.19	<0.39
03/29/2004	MW-21B	<0.20	<0.50	17	<0.25	<0.20	<0.20	<0.20	<0.50
06/29/2004	MW-21B	<0.25	<0.22	15	<0.50	<0.11	<0.25	<0.19	<0.39
11/12/2004	MW-21B	<0.25	<0.22	<0.42	<0.50	<0.11	<0.25	<0.19	<0.39
03/04/2005	MW-21B	<0.50	<5.0	58.7	<8.0	<5.0	<5.0	<5.0	<5.0
07/21/2005	MW-21B	<0.25	<0.22	44	<0.50	<0.11	<0.25	<0.19	<0.39
11/04/2005	MW-21B	<0.25	<0.22	32	<0.50	<0.11	<0.25	<0.19	<0.39
02/09/2006	MW-21B	<0.25	<0.22	52	<0.50	<0.11	<0.25	<0.19	<0.39
10/19/2006	MW-21B	<0.25	<0.22	5.8	<0.50	<0.11	<0.25	<0.19	<0.39
01/11/2007	MW-21B	<0.25	<0.22	0.82	<0.50	<0.11	<0.25	<0.19	<0.39
04/16/2007	MW-21B	<0.25	<0.22	8.1	<0.50	<0.11	<0.25	<0.19	<0.39
07/18/2007	MW-21B	<0.25	<0.22	38	<0.50	<0.11	<0.25	<0.19	<0.39
10/29/2007	MW-21B	<0.25	<0.22	11	<0.50	<0.11	<0.25	<0.19	<0.39
01/15/2008	MW-21B	<0.25	<0.22	7.4	<0.50	<0.11	<0.25	<0.19	<0.39
05/06/2008	MW-21B	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
08/06/2008	MW-21B	<0.25	<0.22	0.26	<0.50	<0.25	<0.25	<0.19	<0.39

**Table 1 (Page 5 of 5)**  
**Summary of Groundwater Quality Test Results**  
**Citgo O-Mart #214, 700 S. Green Bay Road, Neenah, WI (Project #4564)**

Date Sampled	Sample No.	Benzene	Ethylbenzene	Methyl-t-butyl ether	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylene, Total
		ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb
11/12/2004	MW-23	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
02/09/2006	MW-23	<0.25	<0.22	<0.23	<0.50	0.18	<0.25	<0.19	<0.39
07/18/2007	MW-23	<0.25	<0.22	<0.23	<0.50	0.26	<0.25	<0.19	<0.39
08/06/2008	MW-23	<0.25	<0.22	<0.23	<0.50	<0.25	<0.25	<0.19	<0.39
11/12/2004	MW-24	<0.25	<0.22	<0.23	<0.50	<0.11	<0.25	<0.19	<0.39
02/09/2006	MW-24	<0.25	<0.22	<0.23	<0.50	0.21	<0.25	<0.19	<0.39
07/18/2007	MW-24	<0.25	<0.22	<0.23	<0.50	0.21	<0.25	<0.19	<0.39
08/06/2008	MW-24	<0.25	<0.22	<0.23	<0.50	<0.25	<0.25	<0.19	<0.39
	PAL	0.5	140	12	8 <sup>10</sup>	200	96		1,000
	ES	5	700	60	40 <sup>100</sup>	1,000	480		10,000

Note: PAL denotes Preventive Action Limit and ES denotes Enforcement Standards as per NR.140, March 2000  
 ^ denotes that the well could not be sampled as noted dry all the time. NT Not Tested

**Table 2 (1 of 4)**  
**Summary of Groundwater Elevation Data (Project #4564)**  
**Citgo Quick Mart #214, 700 S. Green Bay Avenue, Neenah, WI**

Monitoring Well	Surface Elevation	PVC Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation
	feet, MSL	feet, MSL	feet	feet	feet	feet	feet	feet	feet	feet
			12/22/2003	12/22/2003	03/29/2004	03/29/2004	06/29/2004	06/29/2004	11/12/2004	11/12/2004
MW-1	750.92	750.43	4.57	745.86	3.92	746.51	3.95	746.48	5.22	745.21
MW-3	751.23	750.86	4.10	746.76	3.72	747.14	5.36	745.50	4.73	746.13
MW-4	752.31	751.90	7.10	744.80	5.50	746.40	5.30	746.60	6.57	745.33
MW-5	753.04	751.97	7.37	744.60	3.25	748.72	4.42	747.55	9.05	742.92
MW-11	751.55	751.08	5.27	745.81	3.90	747.18	5.60	745.48	6.12	744.96
MW-12	749.68	749.35	3.86	745.49	2.98	746.37	4.03	745.32	5.60	743.75
MW-13	750.36	750.03	5.09	744.94	2.71	747.32	2.76	747.27	3.67	746.36
MW-14	751.27	750.67	6.05	744.62	3.55	747.12	5.60	745.07	7.15	743.52
MW-15	751.87	751.35	7.22	744.13	5.30	746.05	5.92	745.43	8.82	742.53
MW-16D	750.96	750.32	5.89	744.43	4.10	746.22	4.32	746.00	7.93	742.39
MW-17D	750.27	749.99	4.88	745.11	3.35	746.64	3.64	746.35	7.10	742.89
MW-18D	751.00	750.43	6.05	744.38	4.20	746.23	4.24	746.19	8.10	742.33
MW-19B	752.76	752.20	7.78	744.42	5.32	746.88	5.94	746.26	NM	---
MW-20B	749.82	749.47	5.23	744.24	2.85	746.62	3.44	746.03	7.53	741.94
MW-21B	751.92	751.58	7.54	744.04	5.30	746.28	8.85	742.73	9.72	741.86
MW-23	753.80	753.55	8.70	744.85	6.27	747.28	6.88	746.67	NM	---
MW-24	754.20	753.94	9.08	744.86	6.61	747.33	7.23	746.71	NM	---



**Table 2 (Page 2 of 4)**  
**Summary of Groundwater Elevation Data (Project #4564)**  
**Citgo Quick Mart #214, 700 S. Green Bay Avenue, Neenah, WI**

Monitoring Well	Surface Elevation	PVC Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation
	feet, MSL		feet, MSL	feet 03/04/2005	feet 03/04/2005	feet 07/21/2005	feet 07/21/2005	feet 11/04/2005	feet 11/04/2005	feet 02/09/2006
MW-1	750.92	750.43	4.22	746.21	5.22	745.21	5.82	744.61	4.45	745.98
MW-3	751.23	750.86	3.53	747.33	4.09	746.77	4.38	746.48	3.71	747.15
MW-4	752.31	751.90	5.95	745.95	6.40	745.50	6.70	745.20	5.70	746.20
MW-5	753.04	751.97	NM	---	9.70	742.27	9.70	742.27	6.98	744.99
MW-11	751.55	751.08	NM	---	6.38	744.70	6.68	744.40	5.00	746.08
MW-12	749.68	749.35	NM	---	6.25	743.10	5.42	743.93	5.98	743.37
MW-13	750.36	750.03	NM	---	4.17	745.86	4.10	745.93	4.25	745.78
MW-14	751.27	750.67	NM	---	7.31	743.36	7.41	743.26	5.96	744.71
MW-15	751.87	751.35	NM	---	6.40	744.95	9.50	741.85	7.61	743.74
MW-16D	750.96	750.32	7.29	743.03	8.25	742.07	8.82	741.50	7.30	743.02
MW-17D	750.27	749.99	NM	---	7.59	742.40	7.74	742.25	5.98	744.01
MW-18D	751.00	750.43	7.42	743.01	8.85	741.58	8.75	741.68	6.98	743.45
MW-19B	752.76	752.20	9.35	742.85	10.31	741.89	10.75	741.45	8.62	743.58
MW-20B	749.82	749.47	6.66	742.81	7.91	741.56	8.20	741.27	6.13	743.34
MW-21B	751.92	751.58	8.96	742.62	10.11	741.47	10.36	741.22	8.42	743.16
MW-23	753.80	753.55	NM	---	11.25	742.30	11.65	741.90	9.55	744.00
MW-24	754.20	753.94	NM	---	11.65	742.29	12.05	741.89	9.95	743.99

**Table 2 (Page 3 of 4)**  
**Summary of Groundwater Elevation Data**  
**Q-Mart #214, 700 S. Green Bay Road, Neenah, WI**

**KSA**  
**K. SINCH & ASSOCIATES, INC.**  
 Engineers, Scientists and Environmental Management Consultants

Monitoring Well	Surface Elevation	PVC Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation
	feet, MSL	feet, MSL	feet	feet	feet	feet	feet	feet	feet	feet
			10/19/2006	10/19/2006	01/11/2007	01/11/2007	04/16/2007	04/16/2007	07/18/2007	07/18/2007
MW-1	750.92	750.43	5.40	745.03	4.30	746.13	4.00	746.43	4.75	745.68
MW-3	751.23	750.86	4.47	746.39	4.21	746.65	3.70	747.16	4.08	746.78
MW-4	752.31	751.90	6.10	745.80	5.29	746.61	4.85	747.05	5.95	745.95
MW-5	753.04	751.97	6.80	745.17	7.00	744.97	5.30	746.67	8.78	743.19
MW-11	751.55	751.08	5.33	745.75	4.98	746.10	4.47	746.61	5.95	745.13
MW-12	749.68	749.35	3.79	745.56	3.43	745.92	3.10	746.25	4.85	744.50
MW-13	750.36	750.03	3.33	746.70	4.19	745.84	2.88	747.15	4.10	745.93
MW-14	751.27	750.67	6.46	744.21	6.20	744.47	5.54	745.13	7.15	743.52
MW-15	751.87	751.35	7.50	743.85	6.92	744.43	5.95	745.40	8.30	743.05
MW-16D	750.96	750.32	6.33	743.99	5.65	744.67	4.52	745.80	7.23	743.09
MW-17D	750.27	749.99	5.55	744.44	4.92	745.07	4.13	745.86	6.55	743.44
MW-18D	751.00	750.43	6.40	744.03	5.70	744.73	3.90	746.53	7.60	742.83
MW-19B	752.76	752.20	8.13	744.07	7.43	744.77	6.12	746.08	9.20	743.00
MW-20B	749.82	749.47	5.70	743.77	4.95	744.52	3.63	745.84	6.75	742.72
MW-21B	751.92	751.58	8.02	743.56	7.30	744.28	6.13	745.45	9.04	742.54
MW-23	753.80	753.55	9.07	744.48	8.37	745.18	7.08	746.47	10.14	743.41
MW-24	754.20	753.94	9.41	744.53	8.73	745.21	7.41	746.53	10.54	743.40

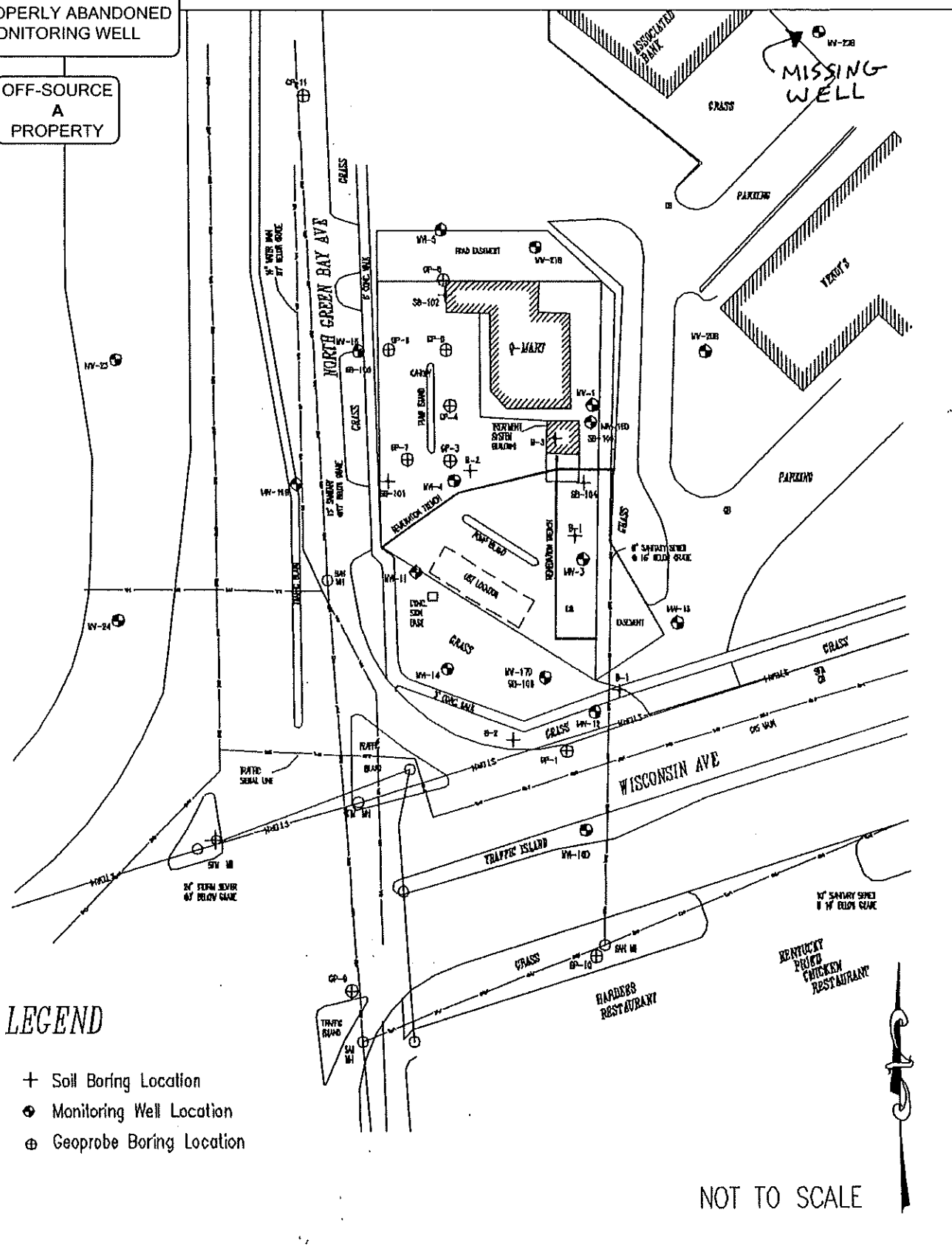
**Table (Page 4 of 4)**  
**Summary of Groundwater Elevation Data**  
**Q-Mart #214, 700 S. Green Bay Road, Neenah, WI**

Monitoring Well	Surface Elevation	PVC Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation
	feet, MSL	feet, MSL	feet 10/29/2007	feet 10/29/2007	feet 01/15/2008	feet 01/15/2008	feet 05/06/2008	feet 05/06/2008	feet 08/06/2008	feet 08/06/2008
MW-1	750.92	750.43	4.55	745.88	4.05	746.38	3.67	746.76	4.55	745.88
MW-3	751.23	750.86	4.32	746.54	3.43	747.43	3.51	747.35	3.62	747.24
MW-4	752.31	751.90	4.85	747.05	4.98	746.92	4.44	747.46	5.25	746.65
MW-5	753.04	751.97	6.49	745.48	4.05	747.92	5.52	746.45	6.60	745.37
MW-11	751.55	751.08	4.79	746.29	4.20	746.88	4.20	746.88	4.48	746.60
MW-12	749.68	749.35	3.11	746.24	2.43	746.92	2.66	746.69	2.95	746.40
MW-13	750.36	750.03	3.67	746.36	3.43	746.60	2.89	747.14	2.93	747.10
MW-14	751.27	750.67	4.85	745.82	5.31	745.36	5.10	745.57	5.75	744.92
MW-15	751.87	751.35	6.68	744.67	5.78	745.57	5.33	746.02	5.75	745.60
MW-16D	750.96	750.32	5.28	745.04	4.39	745.93	3.75	746.57	4.30	746.02
MW-17D	750.27	749.99	4.50	745.49	4.20	745.79	3.35	746.64	3.33	746.66
MW-18D	751.00	750.43	5.43	745.00	4.35	746.08	3.70	746.73	4.15	746.28
MW-19B	752.76	752.20	6.95	745.25	5.95	746.25	5.15	747.05	5.75	746.45
MW-20B	749.82	749.47	4.53	744.94	3.45	746.02	2.74	746.73	3.30	746.17
MW-21B	751.92	751.58	6.95	744.63	6.00	745.58	5.37	746.21	5.91	745.67
MW-23	753.80	753.55	7.92	745.63	NM	---	6.12	747.43	6.60	746.95
MW-24	754.20	753.94	8.26	745.68	NM	---	6.45	747.49	6.95	746.99

**KSA**  
**K. SINIGLI & ASSOCIATES, INC.**  
 Engineers, Scientists and Environmental Management Consultants

IMPROPERLY ABANDONED  
MONITORING WELL

OFF-SOURCE  
A  
PROPERTY



**LEGEND**

- + Soil Boring Location
- ⊕ Monitoring Well Location
- ⊕ Geoprobe Boring Location

NOT TO SCALE

<p><b>PROJECT</b></p> <p>CITGO Q-MART # 214 700 S. GREENBAY ROAD NEENAH, WI</p>	<p><b>TITLE</b></p> <p>FIGURE 1: SITE LAYOUT MAP AND LOCATION OF MONITORING WELLS AND SOIL BORINGS</p>	<p>ENGINEER</p> <p><b>K. SINGH &amp; ASSOCIATES, INC.</b> <i>Engineers, Scientists and Environmental Management Consultants</i> 1135 Legion Drive Elm Grove, Wisconsin 53122 Phone: (262) 821-1171 FAX: (262) 821-1174 E-mail: <a href="mailto:singh@ezecpc.com">singh@ezecpc.com</a></p>		<p>DRAWN BY:</p>	<p>PAR</p>
		<p>CHECKED BY:</p>	<p>M.K.J.</p>	<p>DATE:</p>	<p>02/07/07</p>
			<p>PROJECT NO.:</p>	<p>4584</p>	
			<p>DRAWING FILE:</p>	<p>4584.dwg</p>	

IMPROPERLY ABANDONED  
MONITORING WELL

OFF-SOURCE  
A  
PROPERTY

State of Wisconsin  
Department of Natural Resources

Route to: Watershed/Wastewater  Waste Management   
Remediation/Redevelopment  Other

MONITORING WELL CONSTRUCTION  
Form 4400-113A Rev. 7-98

Facility/Project Name QSOC - Q-Mart 214	Local Grid Location of Well ft. <input type="checkbox"/> N. <input type="checkbox"/> S. <input type="checkbox"/> E. <input type="checkbox"/> W.		Well Name MW-22B
Facility License, Permit or Monitoring No.	Local Grid Origin <input type="checkbox"/> (estimated: <input checked="" type="checkbox"/> ) or Well Location <input checked="" type="checkbox"/> Lat. _____ " Long. _____ "		Wis. Unique Well No. DNR Well ID No. PI494
Facility ID 03-071-000071	St. Plane _____ ft. N. _____ ft. E. S/C/N		Date Well Installed <u>09/27/00</u>
Type of Well Well Code <u>12 / pz</u>	Section Location of Waste/Source NW 1/4 of SE 1/4 of Sec. 28, T. 20 N, R. 17 <input checked="" type="checkbox"/> E <input type="checkbox"/> W		Well Installed By: Name (first, last) and Firm Craig Plant Environmental Drilling Services Inc.
Distance from Waste/Source _____ ft.	Env. Stds. Apply <input type="checkbox"/>	Location of Well Relative to Waste/Source u <input type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known	Gov. Lot Number _____

A. Protective pipe, top elevation _____ ft. MSL		1. Cap and lock? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
B. Well casing, top elevation _____ ft. MSL		2. Protective cover pipe: a. Inside diameter: 9. ___ in. b. Length: 1. ___ ft. c. Material: Steel <input checked="" type="checkbox"/> 0 4 Other <input type="checkbox"/> _____ d. Additional protection? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: _____
C. Land surface elevation _____ ft. MSL		3. Surface seal: Bentonite <input type="checkbox"/> 3 0 Concrete <input checked="" type="checkbox"/> 0 1 Other <input type="checkbox"/> _____
D. Surface seal, bottom _____ ft. MSL or 1. ___ ft.		4. Material between well casing and protective pipe: Bentonite <input checked="" type="checkbox"/> 3 0 Other <input type="checkbox"/> _____
12. USCS classification of soil near screen: GP <input type="checkbox"/> GM <input type="checkbox"/> GC <input type="checkbox"/> GW <input type="checkbox"/> SW <input type="checkbox"/> SP <input type="checkbox"/> SM <input type="checkbox"/> SC <input type="checkbox"/> ML <input type="checkbox"/> MH <input type="checkbox"/> CL <input type="checkbox"/> CH <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/>		5. Annular space seal: a. Granular/Chipped Bentonite <input type="checkbox"/> 3 3 b. ___ Lbs/gal mud weight... Bentonite-sand slurry <input type="checkbox"/> 3 5 c. ___ Lbs/gal mud weight... Bentonite slurry <input type="checkbox"/> 3 1 d. ___ % Bentonite... Bentonite-cement grout <input type="checkbox"/> 5 0 e. ___ Ft <sup>3</sup> volume added for any of the above f. How installed: Tremie <input type="checkbox"/> 0 1 Tremie pumped <input type="checkbox"/> 0 2 Gravity <input checked="" type="checkbox"/> 0 8
13. Sieve analysis performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 14. Drilling method used: Rotary <input checked="" type="checkbox"/> 5 0 Hollow Stem Auger <input type="checkbox"/> 4 1 Other <input type="checkbox"/> _____ 15. Drilling fluid used: Water <input type="checkbox"/> 0 2 Air <input checked="" type="checkbox"/> 0 1 Drilling Mud <input type="checkbox"/> 0 3 None <input type="checkbox"/> 9 9 16. Drilling additives used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Describe _____ 17. Source of water (attach analysis, if required): _____		6. Bentonite seal: a. Bentonite granules <input type="checkbox"/> 3 3 b. <input type="checkbox"/> 1/4 in. <input checked="" type="checkbox"/> 3/8 in. <input type="checkbox"/> 1/2 in. Bentonite chips <input type="checkbox"/> 3 2 c. Pure Gold Medium _____ Other <input type="checkbox"/> _____
E. Bentonite seal, top _____ ft. MSL or 1. ___ ft.		7. Fine sand material: Manufacturer, product name & mesh size a. Badger Mining Corp. #30 b. Volume added 0.2 ___ ft <sup>3</sup>
F. Fine sand, top _____ ft. MSL or 28. ___ ft.		8. Filter pack material: Manufacturer, product name & mesh size a. Badger Mining Corp. #50 b. Volume added 2 ___ ft <sup>3</sup>
G. Filter pack, top _____ ft. MSL or 29. ___ ft.		9. Well casing: Flush threaded PVC schedule 40 <input checked="" type="checkbox"/> 2 3 Flush threaded PVC schedule 80 <input type="checkbox"/> 2 4 Other <input type="checkbox"/> _____
H. Screen joint, top _____ ft. MSL or 30. ___ ft.		10. Screen material: PVC Schedule 40 a. Screen type: Factory cut <input checked="" type="checkbox"/> 1 1 Continuous slot <input type="checkbox"/> 0 1 Other <input type="checkbox"/> _____
I. Well bottom _____ ft. MSL or 35. ___ ft.		b. Manufacturer Timco c. Slot size: 0.01 in. d. Slotted length: 5. ___ ft.
J. Filter pack, bottom _____ ft. MSL or 35. ___ ft.		11. Backfill material (below filter pack): None <input checked="" type="checkbox"/> 1 4 Other <input type="checkbox"/> _____
K. Borehole, bottom _____ ft. MSL or 35. ___ ft.		
L. Borehole, diameter 6. ___ in.		
M. O.D. well casing 2.38 in.		
N. I.D. well casing 2.05 in.		

I hereby certify that the information on this form is true and correct to the best of my knowledge.  
Signature Christopher Anis Firm GZA GeoEnvironmental, Inc.

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stat., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stat., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.



OFF-SOURCE  
A  
PROPERTY

IMPROPERLY ABANDONED  
MONITORING WELL

STATE BAR OF WISCONSIN - FORM 16  
TRUSTEE'S DEED  
THIS SPACE RESERVED FOR RECORDING DATA

Register's Office  
Winnabago County, Wis.  
Received for record  
this 16<sup>th</sup> Day of

June  
12:30 o'clock P.M.

*Myraie Adams*  
REGISTER OF DEEDS

RETURN TO  
Atty. Don Huber  
P.O. Box 453  
Neenah, Wis. 54956

653712

David R. Courtney, Trustee of the David R. Courtney  
Revocable Living Trust Dated December 24, 1968

for a valuable consideration conveys without warranty to  
Associated Neenah West Bank, N.A.

the following described real estate in Winnabago County,  
State of Wisconsin

Tax Key No. \_\_\_\_\_

A one-third interest as tenant in common in:

That part of the West 1/2 of the South West 1/4 of the NORTH WEST  
1/4 and that part of the West 1/2 of the North West 1/4 of the  
SOUTH WEST 1/4, all in Section 28 - 20 - 17, in the Seventh Ward,  
City of Neenah, Winnabago County, Wisconsin, described as follows,  
viz:-

Commencing at the West Quarter corner of said Section; thence north  
89 degrees 34 minutes east, along the South line of the North West  
1/4 of said Section, 90.0 feet, to a point on the East line of  
Green Bay Road; thence south 0 degrees 26 minutes east, along the  
East line of said Green Bay Road, 77.8 feet; thence north 89  
degrees 34 minutes east, 67.2 feet, the place of beginning; thence  
south 89 degrees 34 minutes west, along the last mentioned line,  
67.2 feet, to the East line of said Green Bay Road; thence north 0  
degrees 26 minutes west, along the East line of said Green Bay  
Road, 77.8 feet; thence north 1 degree 16 minutes 40 seconds west,  
along the East line of said Green Bay Road, 142 feet; thence north  
89 degrees 31 minutes 20 seconds east, 100 feet to the Northwest  
corner of tract of land heretofore conveyed by Deed recorded in  
Volume 1128 on Page 622; thence north 89 degrees 34 minutes east,  
140 feet; thence southeasterly to a point that is north 43 degrees  
45 minutes east, 205.5 feet, from the place of beginning; thence  
south 43 degrees 45 minutes west, 205.5 feet, to the place of  
beginning.

TRANSFER

This is not homestead property.

Dated this 16 day of June, 19 86.

\$ 225.00  
FEE

\_\_\_\_\_  
(SEAL)  
Trustee

*David R. Courtney*  
\_\_\_\_\_  
(SEAL)  
David R. Courtney  
Trustee

AUTHENTICATION  
Signatures authenticated this 16 day of  
June, 19 86.

*James L. Cummings*  
\_\_\_\_\_  
James L. Cummings

TITLE: MEMBER STATE BAR OF WISCONSIN

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

This instrument was drafted by

Attorney James L. Cummings

ACKNOWLEDGMENT  
STATE OF WISCONSIN

County, Wis. # 7  
Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_  
the above named \_\_\_\_\_

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

Notary Public, \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration  
date: \_\_\_\_\_, 19\_\_\_\_.)

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

\*Names of persons signing in any capacity must be typed or printed below their signatures.



# K. SINGH & ASSOCIATES, INC.

Engineers, Scientists and Environmental Management Consultants

IMPROPERLY ABANDONED  
MONITORING WELL

OFF-SOURCE  
A  
PROPERTY

March 7, 2011

R + R - OSH  
RECEIVED

Mr. Mathew Lieberenz  
Associated Bank  
2870 Holmgren Way  
Green Bay WI 54304

MAR 15 2011

Project #4564

TRACKED   
REVIEWED

Subject: Missing Monitoring Well at Associated Bank Property, 640 S. Green Bay Road, Neenah for Q-Mart #214, 700 S. Green Bay Road, Neenah, WI

Dear Mr. Lieberenz:

The monitoring well MW-22B was installed at Associated Bank property for Quality State Oil Company during remedial investigation (refer to Figure 1). In spite of two attempts in the past, the well could not be found for abandonment. It appears that the well was buried deep during upgrade of the drive way.

It was recommended in the registered letter sent to the Associated Bank on June 2, 2009 that the property would be placed on the GIS registry if the well is not found after second attempt. A copy for the letter is included for your reference. We could not find the well in the second attempt made in February 2011. We are recommending to the WDNR and DCOMM that the property should be placed on the GIS registry with the following verbiage:

*The monitoring well MW-22B located at the Associated Bank property, 640 S. Green Bay Road, Neenah should not be instrumental to carry any surface water to the subsurface environment as is covered with asphalt at this time. However, if the well is exposed during any upgrade activities at the site, the well MW-22B should be abandoned properly as per requirement of the WDNR by the Associated Bank or the current property owner at the time of upgrade.*

Please give us a call, if you have any questions regarding this submittal.

Sincerely,

K. SINGH & ASSOCIATES, INC.

*Mukesh Kumar Jain*

Mukesh K. Jain, Ph.D.  
Project Engineer

*Pratap N. Singh*

Pratap N. Singh, Ph.D., P.E.  
Project Manager

CC: Mr. Casey L. Jones, WDNR, 625 E County Road Y, Suite 700, Oshkosh, WI 54901  
Mr. Tom Verstegen, WDNR, 2129 Jackson Street, Oshkosh, WI 43901  
Ms. Deborah DeBlaey / Quality State Oil Company, Inc., 2201 Calumet Drive, P.O. Box 848, Sheboygan, WI 53082-0848

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #: 03-71-000071

ACTIVITY NAME: Q-Mart #214

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	640 S Green Bay Rd	80703070400	641155	412759
B	1055 W Winneconne Ave	80703070401	641175	412729
C				
D				
E				
F				
G				
H				
I				

OFF-SOURCE  
A  
PROPERTY

Ms. Deborah DeBlaey  
Quality State Oil Co., Inc.  
2201 Calumet Drive  
P.O. Box 848  
Sheboygan, WI 53082-0848

October 20, 2008

Mr. Jonathan Bascue  
Associated Bank  
640 S. Green Bay Road  
Neenah, WI 54956

Subject: Notification of Potential Groundwater Contamination at Associated Bank, 640 S. Green Bay Road, Neenah from Q-Mart #214, 700 S. Green Bay Road, Neenah, WI

Dear Bascue:

Groundwater contamination has originated on the property located at 700 S. Green Bay Road and has potential for migration onto the property (Associated Bank) located at 640 S. Green Bay Road. The levels of benzene and methyl-tert-butyl-ether contamination in the well located at the property boundary are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that the groundwater plume is stable and will naturally degrade over time. I believe that by allowing natural attenuation to complete the cleanup, this site will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination, you may visit <http://www.dnr.wi.us/org/aw/rr/archives/pubs/RR589.pdf> or call 608-267-3859.

OFF-SOURCE  
A  
PROPERTY

Mr. Jonathon Bascue  
Page 2

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to the closure request, you should mail the information to: Mr. Casey Jones of the Wisconsin Department of Natural Resources, 625 E County Rd Y, Suite 700, Oshkosh, WI 54901-9731.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter 140 groundwater enforcement standards will be listed on the Wisconsin Department of Natural Resources' 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 groundwater contamination above chapter 140 enforcement standards was found at the time the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm><http://www.dnr.state.wi.us/org/water/dwg/3300354.pdf>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well-construction application, form 3300-254, is on the internet, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at Quality State Oil Co., Inc., 2201 Calumet Drive, P.O. Box 848, Sheboygan, WI 53082 (920) 459-5640, or you may contact Mr. Casey Jones of the Wisconsin Department of Natural Resources, 625 E County Rd Y, Suite 700, Oshkosh, WI 54901-9731 (920) 303-5424.

Sincerely,



Deborah DeBlaey  
(Quality State Oil Co., Inc.)

DOCUMENT NO.

STATE BAR OF WISCONSIN - FORM 16  
TRUSTEE'S DEED  
THIS SPACE RESERVED FOR RECORDING DATA

OFF-SOURCE  
A  
PROPERTY

David R. Courtney, Trustee of the David R. Courtney  
Revocable Living Trust Dated December 24, 1968

Register's Office  
Winnebago County, Wis.  
Received for record  
this 6th Day of

June  
12:30 o'clock P.M.

*Margaret Adams*  
REGISTER OF DEEDS

for a valuable consideration conveys without warranty to  
Associated Neenah West Bank, N.A.

the following described real estate in Winnebago County,  
State of Wisconsin

RETURN TO  
*Atty. Dan Huber*  
P.O. Box 453  
Neenah, WI 54956

Tax Key No. \_\_\_\_\_

A one-third interest as tenant in common in:

That part of the West 1/2 of the South West 1/4 of the NORTH WEST  
1/4 and that part of the West 1/2 of the North West 1/4 of the  
SOUTH WEST 1/4, all in Section 28 - 20 - 17, in the Seventh Ward,  
City of Neenah, Winnebago County, Wisconsin, described as follows,  
vizi:-

Commencing at the West Quarter corner of said Section; thence north  
89 degrees 34 minutes east, along the South line of the North West  
1/4 of said Section, 90.0 feet, to a point on the East line of  
Green Bay Road; thence south 0 degrees 26 minutes east, along the  
East line of said Green Bay Road, 77.8 feet; thence north 89  
degrees 34 minutes east, 67.2 feet, the place of beginning; thence  
south 89 degrees 34 minutes west, along the last mentioned line,  
67.2 feet, to the East line of said Green Bay Road; thence north 0  
degrees 26 minutes west, along the East line of said Green Bay  
Road, 77.8 feet; thence north 1 degree 16 minutes 40 seconds west,  
along the East line of said Green Bay Road, 142 feet; thence north  
89 degrees 31 minutes 20 seconds east, 100 feet to the Northwest  
corner of tract of land heretofore conveyed by Deed recorded in  
Volume 1128 on Page 622; thence north 89 degrees 34 minutes east,  
140 feet; thence southeasterly to a point that is north 43 degrees  
45 minutes east, 285.5 feet, from the place of beginning; thence  
south 43 degrees 45 minutes west, 285.5 feet, to the place of  
beginning.

TRANSFER

This is not homestead property.

Dated this 4th day of June, 1986.

\$ 225.00  
FEE

\_\_\_\_\_  
(SEAL)  
Trustee

*David R. Courtney Sr.*  
\_\_\_\_\_  
David R. Courtney  
Trustee

AUTHENTICATION  
Signatures authenticated this 4th day of  
June 19 86

*James L. Cummings*  
\_\_\_\_\_  
James L. Cummings

TITLE MEMBER STATE BAR OF WISCONSIN

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

This instrument was drafted by  
Attorney James L. Cummings

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

\*Names of persons signing in any capacity must be typed or printed below their signatures.

ACKNOWLEDGMENT  
STATE OF WISCONSIN

Personally came before me, this 7th day of  
June 1986, \_\_\_\_\_  
the above named \_\_\_\_\_

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

Notary Public, \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_, 19\_\_\_\_.)

653712



OFF-SOURCE  
A  
PROPERTY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>■ Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>KEVIN LAURZ</i> C. Date of Delivery <i>DEC 03 2008</i></p>
<p>1. Article Addressed to: Mr. Jonathan Bascue Associated Bank 640 S. Green Bay Road Neenah, WI 54956</p> <p>RECEIVED DEC 03 2008</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No <i>408</i></p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

2. Article Number (Transfer from service label) 7005 1160 0001 6831 1262

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

OFF-SOURCE  
B  
PROPERTY

**Ms. Deborah DeBlaey  
Quality State Oil Co., Inc.  
2201 Calumet Drive  
P.O. Box 848  
Sheboygan, WI 53082-0848**

October 20, 2008

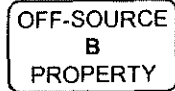
The Manager  
Wendy's Restaurant  
1055 W. Winneconne Avenue  
Neenah, WI 54956

Subject: Notification of Residual Groundwater Contamination at Wendy's Restaurant, 1055 W. Winneconne Avenue, Neenah from Q-Mart #214, 700 S. Green Bay Road, Neenah, WI

Dear Sir/Madam:

Groundwater contamination has originated on the property located at 700 S. Green Bay Road and has migrated onto the property located at Wendy's Restaurant, 1055 W. Winneconne Avenue. The levels of benzene and methyl-tert-butyl-ether contamination in the well located at the property boundary are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that the groundwater plume is stable and will naturally degrade over time. I believe that by allowing natural attenuation to complete the cleanup, this site will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination, you may visit <http://www.dnr.wi.us/org/aw/rr/archives/pubs/RR589.pdf> or call 608-267-3859.



The Manager  
Page 2

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to the closure request, you should mail the information to: Mr. Casey Jones of the Wisconsin Department of Natural Resources, 625 E County Rd Y, Suite 700, Oshkosh, WI 54901-9731.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter 140 groundwater enforcement standards will be listed on the Wisconsin Department of Natural Resources' 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 groundwater contamination above chapter 140 enforcement standards was found at the time the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm><http://www.dnr.stste.wi.us/org/water/dwg/3300354.pdf>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well-construction application, form 3300-254, is on the internet, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at Quality State Oil Co., Inc., 2201 Calumet Drive, P.O. Box 848, Sheboygan, WI 53082 (920) 459-5640, or you may contact Mr. Casey Jones of the Wisconsin Department of Natural Resources, 625 E County Rd Y, Suite 700, Oshkosh, WI 54901-9731 (920) 303-5424.

Sincerely,

A handwritten signature in cursive script that reads "Deborah DeBlaey".

Deborah DeBlaey  
(Quality State Oil Co., Inc.)

OFF-SOURCE  
B  
PROPERTY



WARRANTY DEED

1207932

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

10-24-2002 09:38 AM

SUSAN WINNINGHOFF  
REGISTER OF DEEDS

RECORDING FEE 13.00  
TRANSFER FEE 750.00  
# OF PAGES 2

Document Number

Document Title

RECEIVED OCT 10 2008

Recording Area

Name and Return Address

FRANZOI & FRANZOI  
514 Racine St.  
Menasha, WI 54952

807-0307-04-01

Parcel Identification Number (PID)

PARCEL A  
Lot One (1) of Certified Survey Map No. 2934 filed in the office of the Register of Deeds for Winnebago County, Wisconsin in Volume 1 of Certified Survey Maps on page 2934, as Document No. 879457, being part of the Northwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4 of Section 28, Town 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

PARCEL B  
Easement for the benefit of Parcel A created by Warranty Deed from Associated Bank, National Association, f/k/a Associated Bank, N.A., a national banking corporation to Patrick D. Rohrer dated June 29, 1994 and recorded in the office of the Register of Deeds on July 25, 1994 as Document No. 882332 for ingress and egress.

*This information must be completed by submitting documents with name & return address and PIN (if required). Other information such as the granting clause, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. NOTE: Use of this cover page while not page on your document and 22.07 IN THE REGISTERING FEE. Wisconsin Statutes, 37-317. WISCONSIN 2/94*



OFF-SOURCE  
B  
PROPERTY

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
The Manager  
Wendy's Restaurant  
1055 W. Winneconne Avenue  
Neenah, WI 54956

RECEIVED DEC 10 2008

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*X M White*  Agent  Addressee

B. Received by (Printed Name) *Marlene White* C. Date of Delivery *12-8-08*

D. Is delivery address different from Item 1?  Yes  
If YES, enter delivery address below:  No  
*4211 E. Everest Ave.  
Schofield, WI 54476*

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7005 1160 0001 6831 1279  
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1540





# K. SINGH & ASSOCIATES, INC.

Engineers, Scientists and Environmental Management Consultants

RIGHT-OF-WAY

November 28, 2008

Mr. Larry A. Wattering  
Director  
Public Works and Utilities  
City of Neenah  
211 Walnut Street  
Neenah, WI 54956

Project #4564

Subject: Notification of Potential Residual Contamination in the Right-of-Way of North Green Bay Avenue, Neenah, WI  
(WDNR BRRTS #03-71-000071, Commerce #54956-3183-00)

Dear Mr. Wattering:


The purpose of this letter is to notify City of Neenah Department of Public Works and Utility regarding potential residual petroleum contamination in the right-of-way of N. Green Bay Avenue, Neenah, Wisconsin.

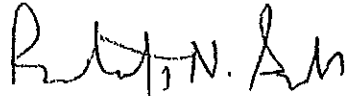
Monitoring well MW-15 is located within the right-of-way of N. Green Bay Avenue (refer to Figure 1). Monitoring well MW-15 has petroleum contamination in excess of NR 140 enforcement standard (ES). However, petroleum contamination in well MW-15 appears to be stable. Groundwater quality test results are included in Table 1.

We notify the above details for your information and records. It is our understanding that the residual contamination will be remediated by natural attenuation. Please call us if you have any questions regarding this submittal.

Sincerely,

K. SINGH & ASSOCIATES, INC.

  
Mukesh K. Jain, Ph.D.  
Project Engineer

  
Pratap N. Singh, Ph.D., P.E.  
Project Manager

cc: Ms. Deborah DeBlaey / Quality State Oil Company, Inc. 2201 Calumet Drive, P.O. Box 848, Sheboygan, WI 53082-0848  
Ms. Kamala Singh / PECFA Claim File

GIS REGISTRY  
Cover Sheet

May, 2009  
(RR 5367)

Source Property Information

CLOSURE DATE: Nov 23, 2009

BRRTS #: 03-71-000100  
ACTIVITY NAME: Fox Point Express Convenience Center  
PROPERTY ADDRESS: 904 S Green Bay Rd  
MUNICIPALITY: Neenah  
PARCEL ID #: 80606430000

FID #: 471108660  
DATCP #:  
COMM #: 54956513204A

\*WTM COORDINATES:

X: 641137 Y: 412518

\*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)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

(note: for list of off-source properties  
see "Impacted Off-Source Property")

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

Contamination in ROW

Off-Source Contamination

(note: for list of off-source properties  
see "Impacted Off-Source Property")

Land Use Controls:

N/A (Not Applicable)

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)

(note: maintenance plan for  
groundwater or direct contact)

Vapor Mitigation (226)

Maintain Liability Exemption (230)

(note: local government or economic  
development corporation)

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 #: 03-71-000100

PARCEL ID #: 80606430000

ACTIVITY NAME: Fox Point Express Convenience Center

WTM COORDINATES: X: 641137 Y: 412518

**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.)
- 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 8.5 x 14 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: Wings GIS

- 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 Detail Map

- 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 Title: Isoconcentration Map

BRRTS #: 03-71-000100

ACTIVITY NAME: Fox Point Express Convenience 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: Isoconcentration Map

**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 #: 2 Title: 3/12/2009 Groundwater Flow Map

Figure #: 2 Title: 5/7/2009 Groundwater Flow Map

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

Tables must be no larger than 8.5 x 14 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 #: 1, 2 Title: Summary of Soil Analytical Data, Summary of Utility Investigation Data

**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 #: 1 Title: Summary of Groundwater Analytical 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, 1 Title: Summary of Groundwater Elevation Data, Historical Groundwater 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 #: 1 Title: Site Detail Map

**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).

BRRTS #: 03-71-000100

ACTIVITY NAME: Fox Point Express Convenience Center

**NOTIFICATIONS**

**Source Property**

- 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.

- 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: 1**

- 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.*
- 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: 3**

State of Wisconsin  
Department of Natural Resources  
<http://dnr.wi.gov>

**Impacted Off-Source Property Information**  
Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #: 03-71-000100

ACTIVITY NAME: Fox Point Express Convenience Center

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	870 S Green Bay Rd, Neenah, WI	80606440000	641145	412474
B				
C				
D				
E				
F				
G				
H				
I				





## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Wisconsin Department of Natural Resources  
Oshkosh Service Center  
625 E CTY Y, Suite 700  
Oshkosh, Wisconsin 54901  
Telephone 920-424-3050  
FAX 920-424-4404

November 23, 2009

US Oil Company  
Attn: Mr. Tim Schmidt  
PO Box 25  
Combined Locks WI 54113-0025

**SUBJECT:** Final Case Closure with Land Use Limitations or Conditions  
Fox Point Express, 904 S Green Bay Rd, Neenah, WI  
WDNR BRRTS Activity #: 03-71-000100

Dear Mr. Schmidt:

On July 8, 2009, the Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On July 13, 2009, you were notified that the Closure Committee had granted conditional closure to this case.

On November 17, 2009 the Department received correspondence indicating that you have complied with the requirements of closure. Conditions of closure included the abandonment of all site monitoring wells, abandonment of the groundwater treatment system and the creation of a cap maintenance plan for the site and the offsite property located a 870 S Green Bay Rd.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

### GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards
- One or more monitoring wells were not located and must be properly abandoned if found

Information that was submitted with your closure request application will be included on the GIS

Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

#### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which US Oil Company and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

#### Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building foundation and/or soil cover that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

#### Prohibited Activities

The following activities are prohibited on any portion of the property where a barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

### Remaining Residual Groundwater Contamination

Groundwater impacted by petroleum related contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on the contaminated property offsite. Off-property owners have been notified of the presence of groundwater contamination. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dhr.wi.gov/org/aw/rr/gis/index.htm>.

### Monitoring Wells that could not be properly abandoned

On November 17, 2009 your consultant notified the Department that monitoring well MW-11 located on 870 S Green Bay Rd could not be properly abandoned because they had been lost due to being paved over, covered or removed during site development activities. Your consultant has made a reasonable effort to locate the lost well to determine whether it was properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with monitoring well MW-11 if they create a conduit for contaminants to enter groundwater. If in the future any of the lost groundwater monitoring wells are found, the then current owner of the subject property will be required to notify the Department and to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

Because this lost monitoring well was not properly abandoned, your site will be listed on the DNR Remediation and Redevelopment GIS Registry.

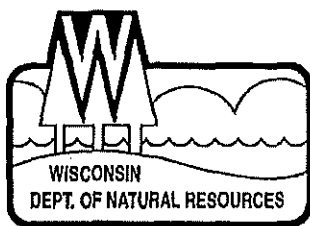
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kevin McKnight at 920-424-7890.

Sincerely,



Bruce G. Urban  
Northeast Region Remediation & Redevelopment Team Supervisor

cc: File  
Bay Environmental Strategies-via email  
Fox Point of Appleton LLC  
Verstegen-COM-via email



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Wisconsin Department of Natural Resources  
Oshkosh Service Center  
625 E CTY Y, Suite 700  
Oshkosh, Wisconsin 54901  
Telephone 920-424-3050  
FAX 920-424-4404

November 23, 2009

Fox Point of Appleton LLC  
Attn: Mr. Stephen Winter  
3315A N Ballard Rd  
Appleton WI 54911

**SUBJECT:** Continuing Obligations and Property Owner Requirements for 870 S Green Bay Rd,  
Neenah WI  
Parcel Identification Number:80606440000  
Final Case Closure for Fox Point Express, 904 S Green Bay Rd, Neenah, WI  
WDNR BRRTS Activity #: 03-71-000100

Dear Mr. Winter:

The purpose of this letter is to notify you that certain continuing obligations apply to the property at 870 S Green Bay Rd, (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at 904 S Green Bay Rd. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. How to find further information about the closure and residual contamination for this site can be located at <http://dnr.wi.gov/org/aw/rr/clean.htm>.

The Department reviewed and approved the case closure request regarding the petroleum contamination in soil and groundwater at this site, based on the information submitted by Bay Environmental Strategies Inc. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

### Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to US Oil Company, dated November 23, 2009. However, only the following continuing obligations apply to your Property.

- Residual soil contamination
- Cover or barrier
- Identify maintenance actions required
- Maintain inspection log on-site.
- Residual groundwater contamination
- Monitoring wells could not be properly abandoned

#### GIS Registry – Well Construction Approval Needed

Because of the residual groundwater contamination and the continuing obligations, this site, which includes your Property, will be listed on the Department's internet accessible GIS Registry, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a well on the Property, you will need to get Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help with this form. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf>. If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

#### Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the

Property. Send all written notifications in accordance with the above requirements to [Regional RR Program Office for the location], to the attention of [Regional RR Program contact, as determined by the Region, could be the PM for the county or the Environmental Program Associate].

Under s. 292.13, Wis. Stats., owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that has migrated onto a property from another property, through the soil, groundwater or sediment pathway. However, the exemption under s. 292.13, Wis. Stats., does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with s. 292.12, Wis. Stats. To maintain this exemption, that statute requires the current property owner and any subsequent property owners, to meet the conditions in the statute, including:

- Granting reasonable access to DNR or responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact [Staff name] at [Staff phone number].

Sincerely,

  
Bruce G. Urber  
Northeast Region Remediation & Redevelopment Team Supervisor

Attachments

cc: File  
US Oil Company  
Bay Environmental Strategies

Enclosure: RR 819 – Continuing Obligations Fact Sheet



## CAP AND BUILDING BARRIER MAINTENANCE PLAN

AUGUST 2009

Property Located at:

904 S. Green Bay Road  
Neenah, Wisconsin

BRRTS # 03-71-000100

LEGAL DESCRIPTION:

PARCEL #:  
80606430000

### Introduction

The purpose of this document is to present a Maintenance Plan for a engineered cap and building barrier at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing impermeable surfaces, slab on grade, other paved surfaces, and grassed areas occupying the area over the contaminated soil exceeding the ch. NR 720 generic residual contaminant levels (GRCLs) on-site. The contaminated soil is impacted by ethyl benzene, toluene, and xylenes. The groundwater plume is impacted by benzene, ethylbenzene, trimethylbenzenes, toluene, MTBE, naphthalene and xylenes. The location of the impervious and grass surfaces to be maintained in accordance with this Maintenance Plan are located on Exhibit A.

### Engineered Cap Purpose

These impervious and grass surfaces located over the contaminated groundwater plume serve as an infiltration barrier to inhibit and prevent future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. It is imperative that the barrier remain intact in order to prevent water from infiltrating through contaminated soils and contaminating the groundwater. The impervious and grass surfaces also serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. **In order to function properly, the barrier must remain intact even though soil cannot be observed or encountered.** Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The impervious and pervious surfaces and buildings overlying the contaminated soil as depicted in Exhibit A will be inspected once a year for cracks and other potential exposures to underlying soils. The inspections will be performed to evaluate damage to the floor due to exposure to the

weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owners and is included as Exhibit B, *Annual Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources at least annually after every inspection, unless otherwise directed in the case closure letter.

#### *Maintenance Activities*

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the property owners will take reasonable measures to prevent water from infiltrating the exposed area. And will also inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil will be treated, stored and disposed of by the property owners in accordance with applicable local, state and federal law.

In the event the impervious or grass surfaces overlying the contaminated groundwater plume and soil are removed or replaced, the replacement barrier will be at a minimum equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources (WDNR) or its successor.

The property owners, in order to maintain the integrity of the barrier, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

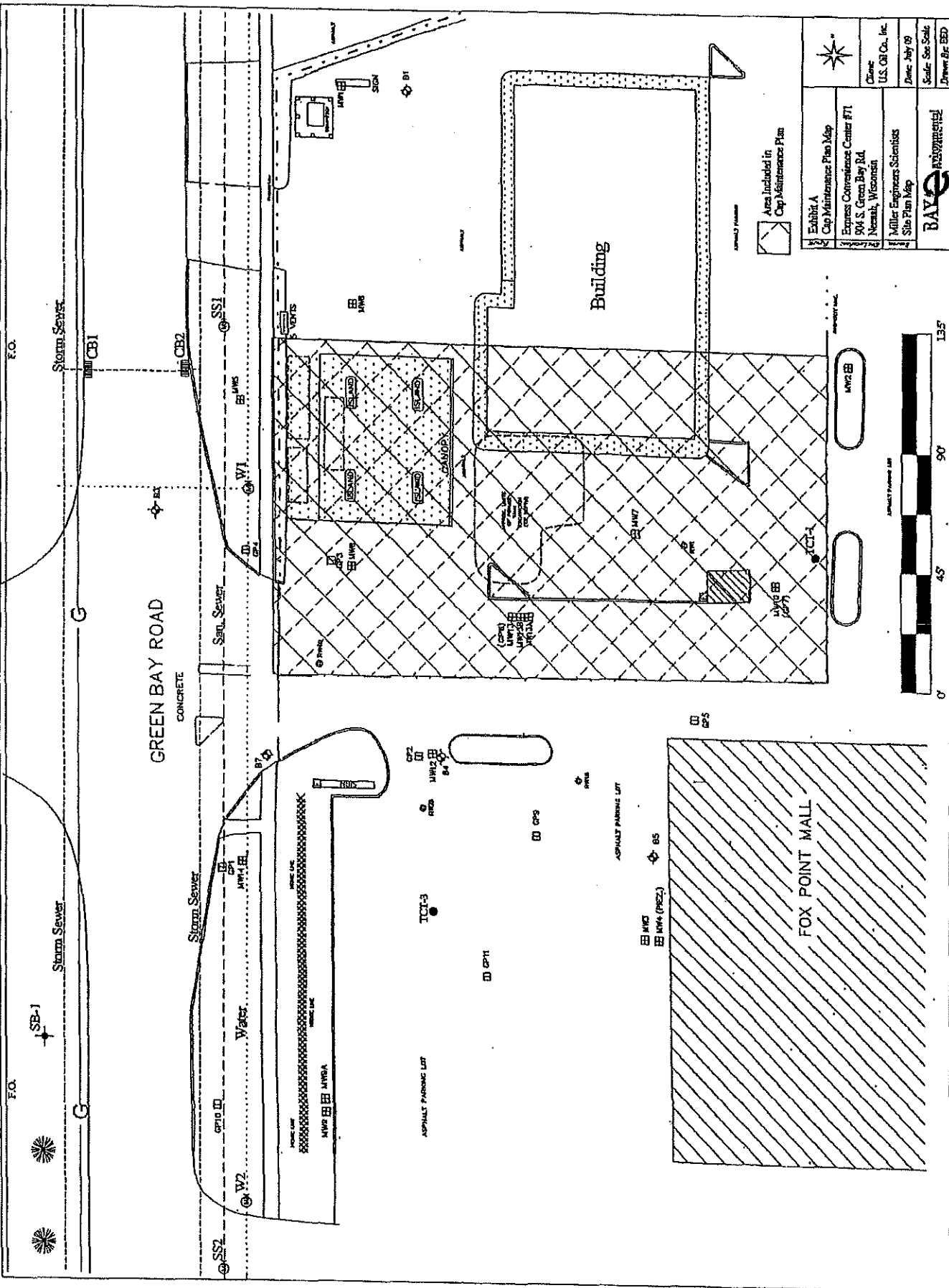
#### *Amendment or Withdrawal of Maintenance Plan*

This Maintenance Plan can be amended or withdrawn by the property owners and its successors with the written approval of the WDNR.

Contact Information  
as of August 2009

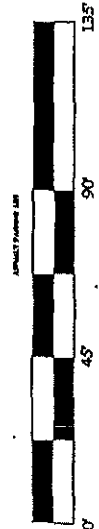
Site Owner and Operator: Mr. Tim Schmidt  
U.S. Oil Company  
PO Box 25  
Combined Locks, WI 54113-0025  
(920) 735-8283

WDNR: Kevin McKnight  
Remediation and Redevelopment Program  
County Road Y, Suite 700  
Oshkosh, WI 54901  
(920) 424-7890



		Client: U.S. CB Co., Inc.
Date: July 09		Scale: See Scale
Drawn by: JED		
Exhibit A Cap Maintenance Plan Map Express Conference Center #71 904 S. Green Bay Rd. Neshab, Wisconsin Miller Engineers Scientists Site Plan Map		

Area Included in  
Cap Maintenance Plan



**EXHIBIT B**

***ANNUAL CAP INSPECTION LOG***

Express Convenience Center #71, 904 S. Green Bay Rd, Neenah, Wisconsin  
WDNR BRRTS #03-71-000100

Inspection Date	Inspector	Condition of Cap	Recommendations	Have recommendations from previous inspection been implemented?

Remit Annual Log To: Remediation and Redevelopment Program, WDNR Northeast Region, 625 East County Road Y, Suite 700, Oshkosh, WI 54901

## CAP AND BUILDING BARRIER MAINTENANCE PLAN

AUGUST 2009

Property Located at:

870 S. Green Bay Road  
Neenah, Wisconsin

LEGAL DESCRIPTION:

PARCEL #:  
80606440000

### Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap and building barrier at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing impermeable surfaces, slab on grade, other paved surfaces, and grassed areas occupying the area over the contaminated soil exceeding the ch. NR 720 generic residual contaminant levels (GRCLs) on-site. The contaminated soil is impacted by ethyl benzene, toluene, and xylenes. The groundwater plume is impacted by benzene, ethylbenzene, trimethylbenzenes, toluene, MTBE, naphthalene and xylenes. The location of the impervious and grass surfaces to be maintained in accordance with this Maintenance Plan are located on Exhibit A.

### Engineered Cap Purpose

These impervious and grass surfaces located over the contaminated groundwater plume serve as an infiltration barrier to inhibit and prevent future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. It is imperative that the barrier remain intact in order to prevent water from infiltrating through contaminated soils and contaminating the groundwater. The impervious and grass surfaces also serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. **In order to function properly, the barrier must remain intact even though soil cannot be observed or encountered.** Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The impervious and pervious surfaces and buildings overlying the contaminated soil as depicted in Exhibit A will be inspected once a year for cracks and other potential exposures to underlying soils. The inspections will be performed to evaluate damage to the floor due to exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become



or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owners and is included as Exhibit B, *Annual Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources at least annually after every inspection, unless otherwise directed in the case closure letter.

#### *Maintenance Activities*

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the property owners will take reasonable measures to prevent water from infiltrating the exposed area. And will also inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil will be treated, stored and disposed of by the property owners in accordance with applicable local, state and federal law.

In the event the impervious or grass surfaces overlying the contaminated groundwater plume and soil are removed or replaced, the replacement barrier will be at a minimum equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources (WDNR) or its successor.

The property owners, in order to maintain the integrity of the barrier, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

#### *Amendment or Withdrawal of Maintenance Plan*


This Maintenance Plan can be amended or withdrawn by the property owners and its successors with the written approval of the WDNR.

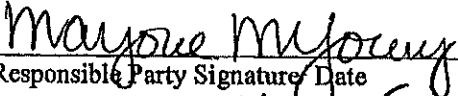
Contact Information  
as of August 2009

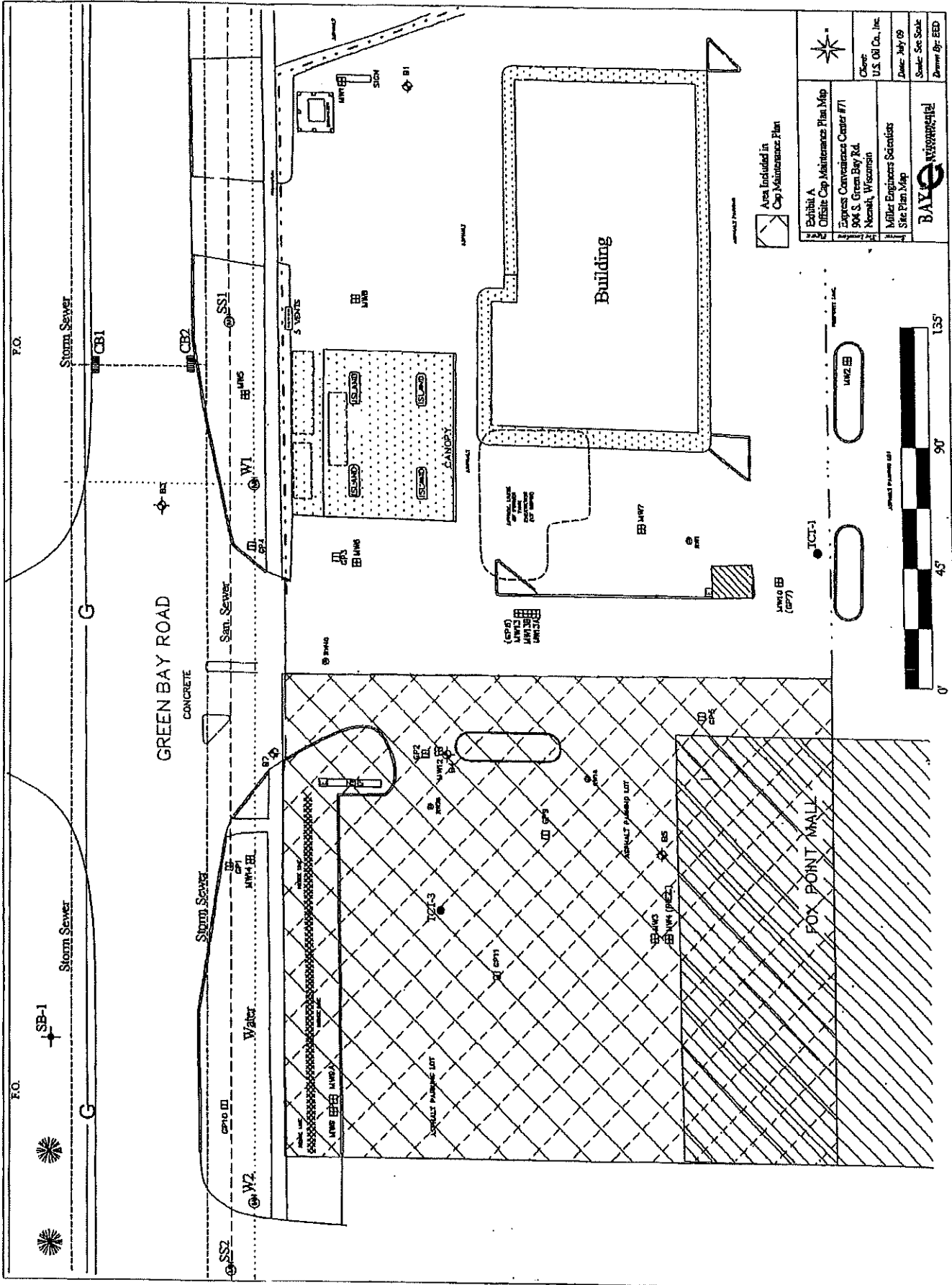
Site Responsible Party: Mr. Tim Schmidt  
U.S. Oil Company  
PO Box 25  
Combined Locks, WI 54113-0025  
(920) 735-8283

Property Owner: Fox Point of Appleton LLC  
3315A N Ballard Road  
Appleton, WI 54911

WDNR: Kevin McKnight  
Remediation and Redevelopment Program  
County Road Y, Suite 700  
Oshkosh, WI 54901  
(920) 424-7890

 Fox Point of Appleton LLC  
Property Owner Signature/ Date Stephen A Winter

U.S. Oil Co., Inc  
 Oct. 12, 2009  
Responsible Party Signature/ Date  
Marjorie M. Young, General Counsel



<p>Area Included in Cup Maintenance Plan</p>		<p>North Arrow</p>
<p>Exhibit A Cup Maintenance Plan Map</p>		
<p>Office: Cup Maintenance Center #71</p>		
<p>Address: 904 S. Green Bay Rd., Neenah, Wisconsin</p>		
<p>Miller Engineers Scientists Site Plan Map</p>		
<p>Scale: See Scale</p>		<p>Date: July 89</p>
<p>Drawn by: EED</p>		



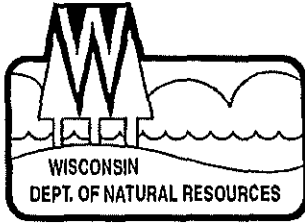
**EXHIBIT B**

***ANNUAL CAP INSPECTION LOG***

Express Convenience Center #71 Site, WDNR BRRTS #03-71-000100  
Fox Point of Appleton LLC, 870 S. Green Bay Rd, Neenah, Wisconsin

Inspection Date	Inspector	Condition of Cap	Recommendations	Have recommendations from previous inspection been implemented?

Remit Annual Log To: Remediation and Redevelopment Program, WDNR Northeast Region, 625 East County Road Y, Suite 700, Oshkosh, WI 54901



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Wisconsin Department of Natural Resources  
Oshkosh Service Center  
625 E CTY Y, Suite 700  
Oshkosh, Wisconsin 54901  
Telephone 920-424-3050  
FAX 920-424-4404

July 13, 2009

U.S. Oil Company  
Attn: Mr. Tim Schmidt  
PO Box 25  
Combined Locks WI 54113

Subject: Conditional Closure Decision,  
With Requirements to Achieve Final Closure  
Express convenience Center #71, 904 S. Green Bay Rd, Neenah WI  
WDNR BRRTS Activity # 03-71-000100

Dear Mr. Schmidt:

On July 8, 2009, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination on the site from the underground storage tank system appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

**MONITORING WELL ABANDONMENT**

The monitoring wells and remedial system wells at the site (including "missing" well MW-11) must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Kevin D. McKnight on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

**PURGE WATER, WASTE AND SOIL PILE REMOVAL**

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

**UPDATED GIS PACKET and Cap Maintenance Plan**

An updated GIS packet should be submitted to the Department including offsite notifications, ROW notifications, missing well information (if necessary) and Cap Maintenance Plans for both the site and offsite affected property. A map is attached outlining the areas to be affected by the Cap Maintenance

Plan. The Department requires that the offsite Cap Maintenance Plan be signed by the offsite property owner to insure that they are aware of the conditions and arrangements have been made to insure the Plan is followed. All tables and figures should be updated to reflect the site conditions at the time of the Conditional Closure Decision.

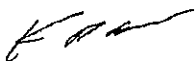
When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-424-7890.

Sincerely,



Kevin D. McKnight  
Hydrogeologist  
Remediation & Redevelopment Program

Attachment

cc: file  
Bay Environmental-via email  
Verstegen-COM-via email

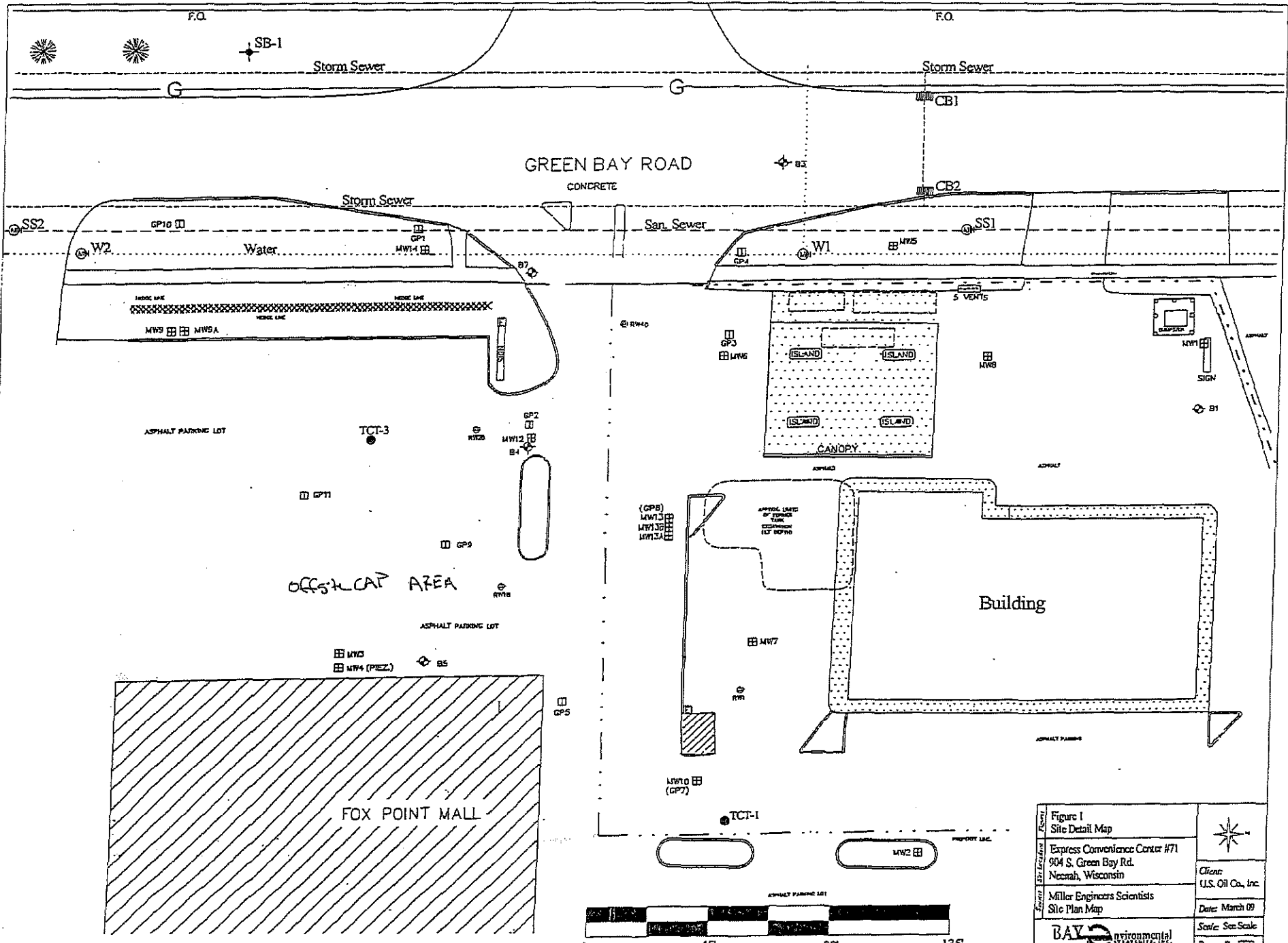




Figure 1 Site Detail Map	
Express Convenience Center #71 904 S. Green Bay Rd. Neenah, Wisconsin	
Miller Engineers Scientists Site Plan Map	Client: U.S. Oil Co., Inc.
	Date: March 09
	Scale: See Scale
	



WARRANTY DEED

VOL. 777 PAGE 247

THIS INDENTURE, Made this 29<sup>th</sup> day of APRIL, A.D., 1955, between Wisconsin Lubricating & Oil Corporation, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Menasha, Winnebago County, Wisconsin, party of the first part, and Dareon, Inc., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Menasha, Winnebago County, 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 (\$1.00) and other good and valuable consideration to it 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 Winnebago and State of Wisconsin, to-wit:

That portion of the North West 1/4 of the South West 1/4 of Section 28 Township 20 North of Range 17 East, in the Town of Neenah, bounded and described as follows:

Commencing on the West line of said Section at a point 752.6 feet South of the intersection of said West line with the center-line of Highway (State Trunk Highways 114 and 125), which is also the Southwest corner of land conveyed to Wisconsin Lubricating & Oil Corporation by deed dated January 10, 1952 and recorded January 12, 1952 at 8:22 A.M. in Volume 685 page 401 as Document #189624, thence East to the East line of U.S. Highway #41, thence North along the East line of U.S. Highway #41, 210 feet, thence East 210 feet, thence South 210 feet to the South line of said land so conveyed, thence West 210 feet along the South line of land so conveyed, to the place of beginning.

Reserving the South 60 feet for road purposes.

Also reserving the West 30 feet of the above described property for driveway purposes; party of the second part to have an easement for driveway purposes over the said 30-foot strip in common with the party of the first part, its successors and assigns.



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 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 Wisconsin Lubricating & Oil Corporation, 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 ensembling 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 Wisconsin Lubricating & Oil Corporation, party of the first part, has caused these presents to be signed by A. F. Weber, its President, and countersigned by John E. Weber, its Secretary, at Menasha, Wisconsin, and its corporate seal to be hereunto affixed, this 29<sup>th</sup> day of APRIL, A.D., 1955.

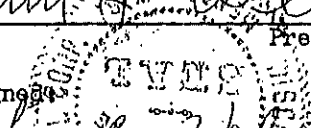
Signed and Sealed  
In Presence of:

*[Handwritten signature]*

WISCONSIN LUBRICATING & OIL CORPORATION

*[Handwritten signature: Arthur F. Weber]*  
President

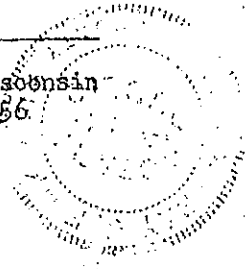
Countersigned



State of Wisconsin )  
Winnebago County ) SS.

Personally came before me, this 29<sup>th</sup> day of APRIL, A.D., 1955,  
A. F. Weber, President, and John E. Weber, Secretary, of the above named  
Corporation, to me known to be the persons who executed the foregoing instru-  
ment, 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.

*Ray J. Fink*  
\_\_\_\_\_  
Ray J. Fink  
Notary Public, Winnebago County, Wisconsin  
My commission expires: July 22, 1956



K

223174

11/11

Wisconsin Lubricating & Oil Corporation

to

Dareon, Inc.

WARRANTY DEED

VOL 777 PAGE 250

Register's Office

Winnebago County, Wis.

Received for record this 17<sup>th</sup>  
day of May A.D. 1955  
at 7:50 o'clock P. M. and  
recorded in Vol 777 of Deeds  
on page 247  
Bernice L. Fuller  
Register of Deeds

17 11 11

This Indenture, Made this 12th day of September, A. D., 1956,  
between Great Lakes Construction Company, a co-partnership

part Y of the first part, and  
Wisconsin Lubricating & Oil Corp., a corporation duly organized and  
existing under and by virtue of the laws of the State of Wisconsin, located at Menasha, Winnebago County, Wisconsin,  
party of the second part,

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of  
One Dollar (\$1.00) and other good and 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 Winnebago and State of Wisconsin, to-wit:

All that part of the North West One-Quarter (NW $\frac{1}{4}$ ) of the South West One-Quarter (SW $\frac{1}{4}$ )  
of Section Twenty-eight (28), Township Twenty (20) North of Range Seventeen (17) East  
in the Fourth Ward, City of Neenah, formerly in the Town of Neenah, described as fol-  
lows:

Commencing on the center line of State Highway No. 114 at a point Two Hundred Sixty-  
eight (268) feet easterly of the point of intersection of said center line with the  
West line of said Section, thence easterly along the center line of said Highway Sixty  
(60) feet, thence South Four (4) degrees Nine (9) minutes West Three hundred thirty  
(330) feet, thence Westerly parallel with the center line of said Highway Sixty (60)  
feet, thence North Four (4) degrees Nine (9) minutes East Three hundred thirty (330)  
feet, to the place of beginning, except that part conveyed to Winnebago County, Wis-  
consin, for Highway purposes, to be used as a driveway in common by the parties of the  
first and second parts, their respective successors and assigns.

Title deed no revenue stamps required.

And the said Great Lakes Construction Company, a co-partnership  
party of the first part,  
for itself, its successors and assigns do hereby 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 ensentling 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, no exceptions

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 party of the first part has hereunto set its hand and seal  
this 12th day of September, A. D. 1956

SIGNED AND SEALED IN PRESENCE OF  
Ray J. Fink  
Janet P. Fischer

GREAT LAKES CONSTRUCTION COMPANY (SEAL)  
By Lawrence K. Gardner (SEAL)  
Lawrence K. Gardner, partner  
Harry Ditzack (SEAL)  
Harry Ditzack, partner  
PECKARSKY ENTERPRISES  
By G. Irvin Peckarsky (SEAL)  
G. Irvin Peckarsky

State of Wisconsin,  
Winnebago County, } ss.

Personally came before me, this 12th day of September, A. D. 1956  
the above named Lawrence K. Gardner, Harry Ditzack and Peckarsky Enterprises by G. Irvin  
Peckarsky, co-partners doing business as Great Lakes Construction Company  
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ray J. Fink  
Notary Public, Winnebago  
My commission expires July 17  
Notary Seal: WINNEBAGO COUNTY, WIS. 1956

"I, Mr. Tim Schmidt, believe that the following legal description is for the Express Convenience Center #71 LUST site located at 904 S. Green Bay Rd, Neenah, Wisconsin."

PT NW SW BEG W SL 752.6 FT S & 108.5 FT E OF INTR CL 114 N 422.6 FT  
N69DG20E 377 FT N78DG47E 264 FT N81DG49E TO SLOUGH SLY TO PT E OF  
BEG W TO BEG EXC V777P247 & THAT

*Timothy Schmidt*

Responsible Party

*2/26/08*

Date



Figure 1  
Wings GIS

80606420000

904

80606430000

870

80606440000

S GREEN BAY RD

0 0.008 0.016 mi

0 45 90 ft

\*\*\* Powered by Mapserver \*\*\*

Property Profile & Display Options    Search Options Menu    Locator Map

**Display Options**

Draw	Label	Symbology & Layer Names
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial Photos (2003)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial Photos (2005)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Buildings
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parcel Boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel Dimensions
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parcel Addresses
<input type="checkbox"/>	<input type="checkbox"/>	Certified Surveys
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodplain
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Navigable Streams
<input type="checkbox"/>	<input type="checkbox"/>	Public Land Survey
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shoreland Zoning
<input type="checkbox"/>	<input type="checkbox"/>	Sub-Division
<input type="checkbox"/>	<input checked="" type="checkbox"/>	City & Village Limits

= Not Applicable for this Layer.

[\\* Profiler Tutorial \\*](#)   
 [\\* 8-Click Parcel Query Guide \\*](#)   
 [\\* Print Map - FireFox \\*](#)   
 [\\* Print Map - IE7&8 \\*](#)

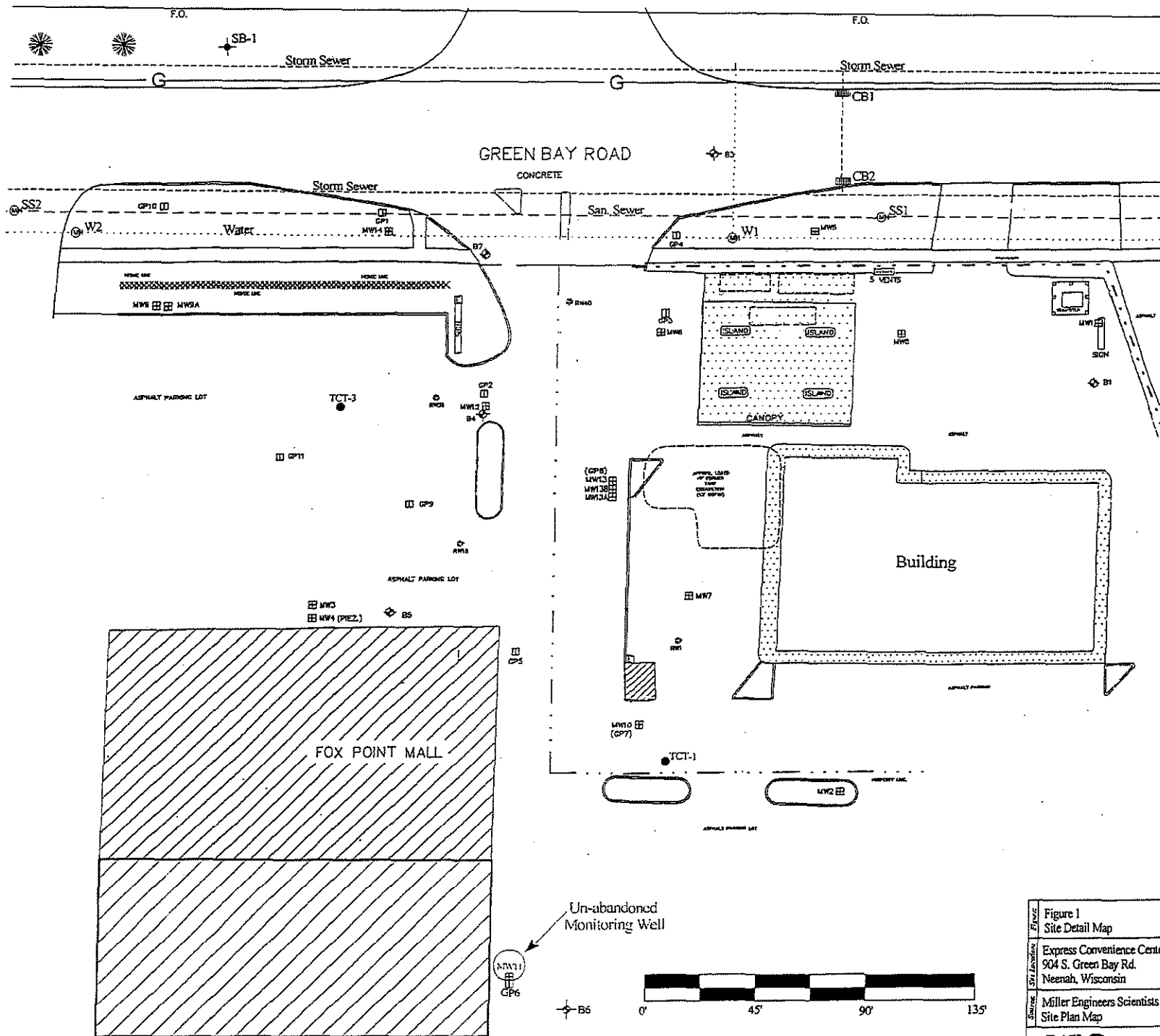




Figure 1 Site Detail Map	
Express Convenience Center #71 904 S. Green Bay Rd. Neenah, Wisconsin	Date: March 09
Miller Engineers Scientists Site Plan Map	Scale: See Scale
	
Drawn By: EED	

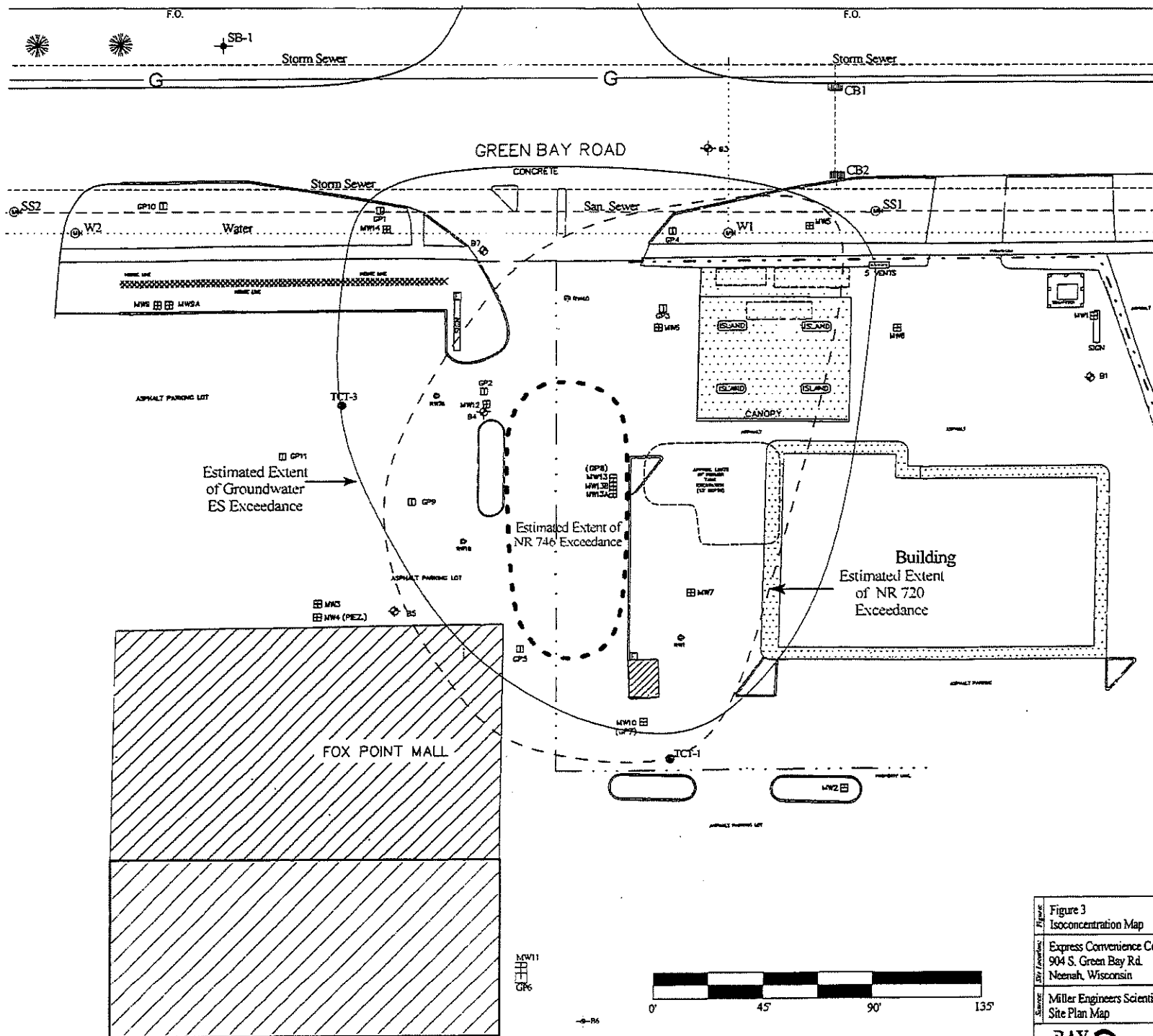
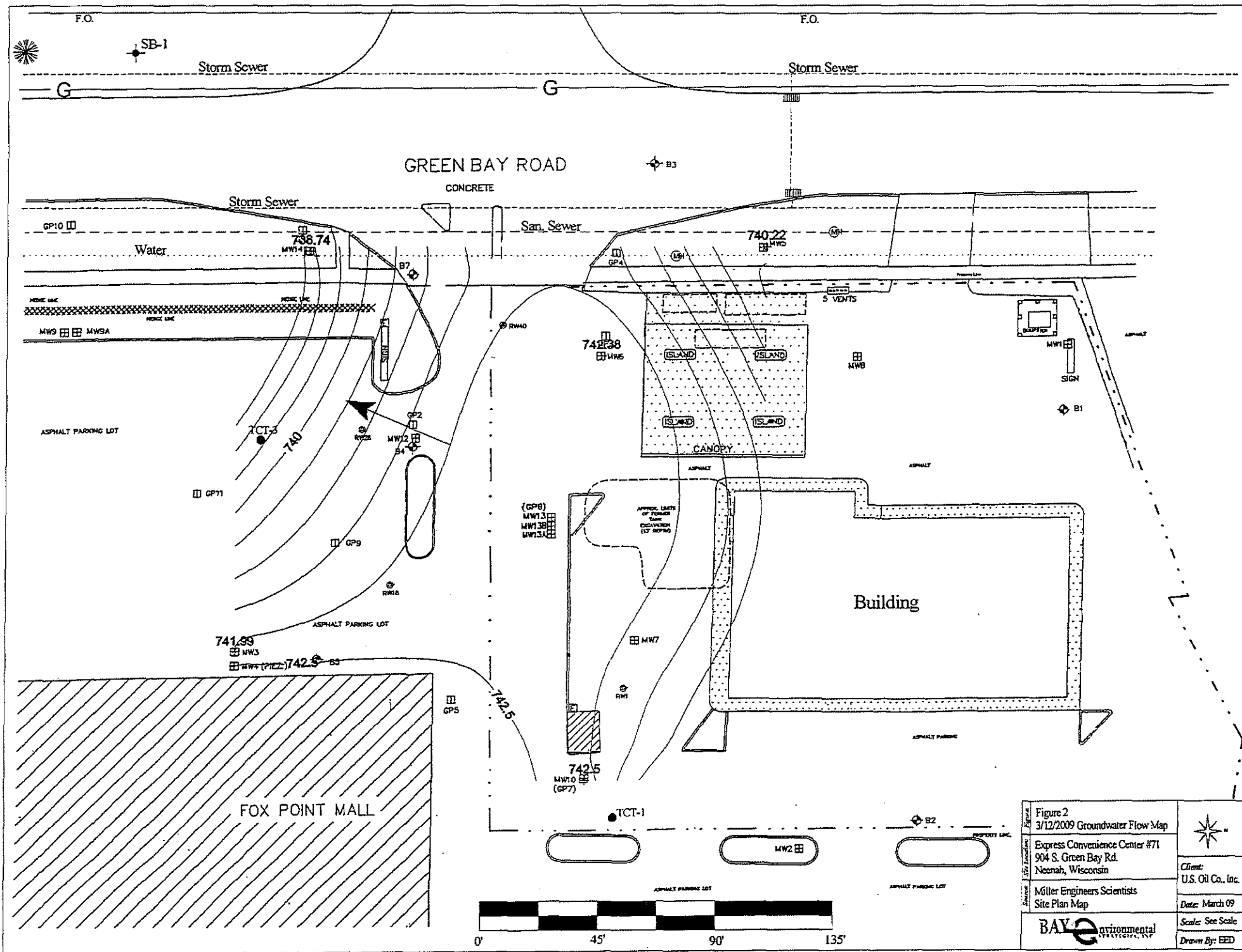


Figure 3 Isoconcentration Map	
Express Convenience Center #71 904 S. Green Bay Rd. Neenah, Wisconsin	
Miller Engineers Scientists Site Plan Map	Client: U.S. Oil Co., Inc.
	Date: March 09
	Scale: See Scale Drawn By: EED

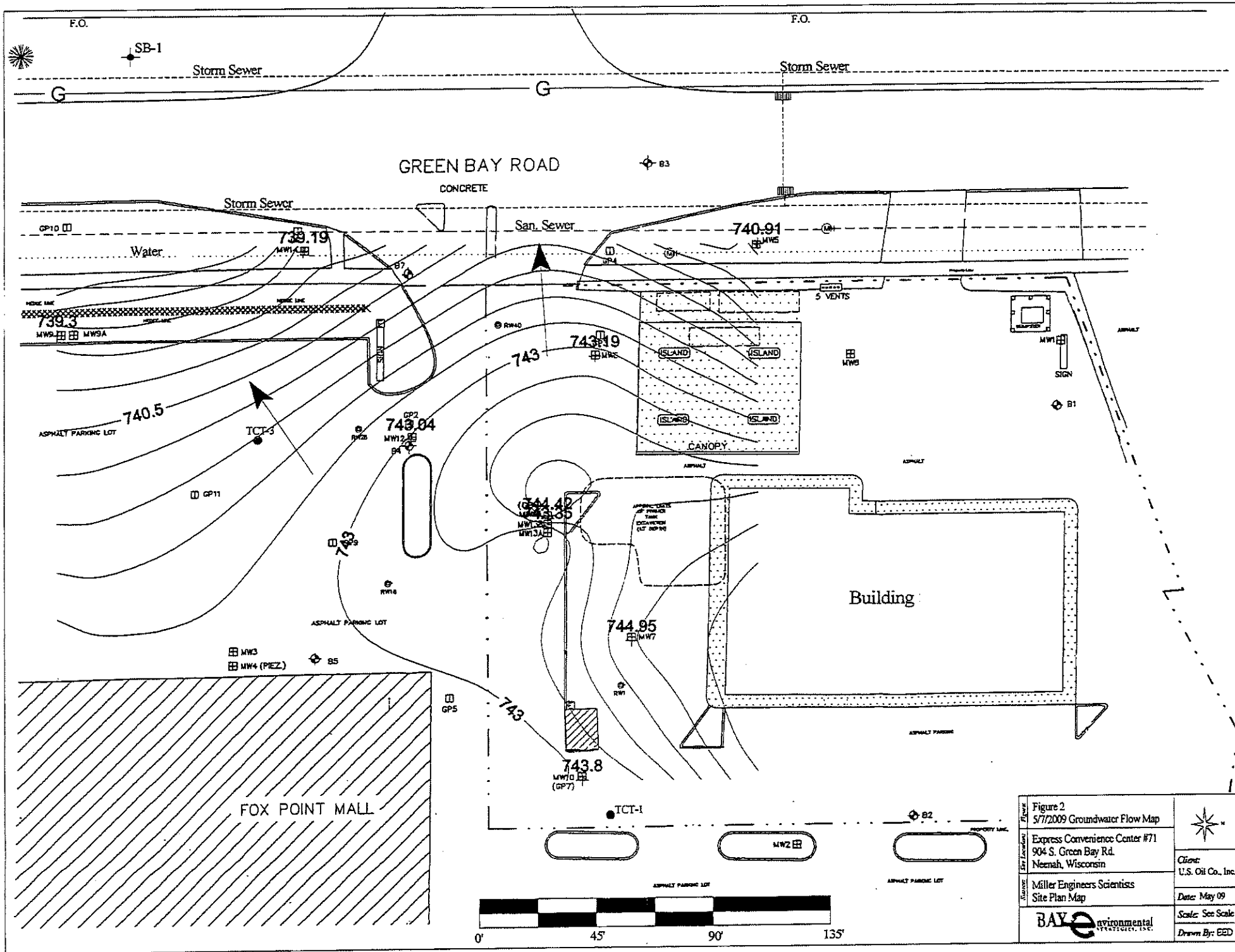


MW11  
RP6

← RP6



<p>Figure 2 3/12/2009 Groundwater Flow Map</p>	
<p>Express Convenience Center #71 904 S. Green Bay Rd. Neenah, Wisconsin</p>	
<p>Müller Engineers Scientists Site Plan Map</p>	<p>Client: U.S. Oil Co., Inc.</p>
<p>BAY Environmental CONSULTANTS, INC.</p>	<p>Date: March 09</p>
	<p>Scale: See Scale</p>
	<p>Drawn By: EED</p>



Project City Location Address Client Date Scale Drawn By	Figure 2 5/7/2009 Groundwater Flow Map		
	Express Convenience Center #71 904 S. Green Bay Rd. Neenah, Wisconsin		Client: U.S. Oil Co., Inc.
	Miller Engineers Scientists Site Plan Map		Date: May 09
			Scale: See Scale Drawn By: EED

**Table 1: Summary of Soil Analytical Data**  
**Express Convenience Center #71, Neenah, Wisconsin**  
**BRRTS #03-71-00100, Commerce #54956-5132-04-A**

Sample	Sample Depth (ft)	Sample Date	PVOC + naphthalene detections* (ug/L, micrograms per liter)										BOD	COD	TOC	TON	Total				
			Benzene	Ethylbenzene	MTBE	Toluene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMBs	Naphthalene	Phosphorous					C:P Ratio	C:N Ratio	Lead	GRO	
MW5-8	8	7/29/1996	1664	3388	849	5468	12559	1503	5102	6605	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	68.4	
MW6-7	14.5-16.5	7/29/1996	7300	19816	1167	67001	92399	10444	37342	47786	N/A	ND	28100	510000	273	N/A	47786	854	1830	N/A	457
MW6-9	18.5-20.5	7/29/1996	1759	5488	ND	18547	25581	2721	8847	11568	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	145	
MW7-7	15-17	7/29/1996	3545	5250	ND	18038	23516	2294	7795	10089	N/A	1220	73000	33000	675	N/A	N/A	57.3	46.9	N/A	129
MW8-7	15-17	7/29/1996	ND	80	ND	261	273	ND	54	54	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND	
GP1-5	8'-10'	11/25-12/1/1997	<32	<32	<32	<32	<46	<32	<32	<32	<32	N/A	N/A	N/A	5460	286	390	14	19.1	N/A	<6.5
GP1-9	16-18	11/25-12/1/1997	<30	<30	<30	<30	<42	<30	<30	<30	<30	N/A	N/A	N/A	3280	158	182	18	20.8	N/A	<6.1
GP2-4	6'-8'	11/25-12/1/1997	4090	15800	<160	17200	40900	5940	22400	28340	2900	N/A	N/A	N/A	6330	185	396	16	34.2	N/A	264
GP2-8B	15	11/25-12/1/1997	284	262	<27	404	907	579	1310	1889	75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14
GP2-10	18-20	11/25-12/1/1997	<30	<30	110	55	122	51	<30	51	<30	N/A	N/A	N/A	1950	N/A	N/A	N/A	N/A	N/A	<6.1
GP3-5B	22	11/25-12/1/1997	36	204	227	159	692	147	454	601	51	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.1
GP4-5	8'-10'	11/25-12/1/1997	<33	<33	<33	<33	<46	<33	<33	<33	<33	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18
GP4-10	18-20	11/25-12/1/1997	43	<30	476	<30	<42	<30	<30	<30	<30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5.9
GP5-2	2'-4'	11/25-12/1/1997	1270	4820	<32	190	4310	1900	6980	8880	609	N/A	N/A	N/A	2160	N/A	N/A	N/A	N/A	N/A	98
GP5-10	18-20	11/25-12/1/1997	<29	<29	<29	<29	86	<29	54	54	<29	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5.7
GP6-3A	8	11/25-12/1/1997	<33	<33	<33	<33	<46	<33	<33	<33	<33	N/A	N/A	N/A	6050	184	461	13.1	32.9	N/A	<6.6
GP7-3A	6'-8'	11/25-12/1/1997	657	8540	<33	368	22300	3150	11400	14550	1450	N/A	N/A	N/A	3940	171	460	8.6	23	N/A	110
GP7-4B	12.5-14	11/25-12/1/1997	1900	5140	<38	197	15100	2870	9980	12850	802	N/A	N/A	N/A	8770	N/A	N/A	N/A	N/A	N/A	130
GP8-2	5'	11/25-12/1/1997	7580	23600	<31	72000	91900	8820	27300	36120	3480	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	534
GP9-3	6'-10'	11/25-12/1/1997	1260	6680	<33	1050	13100	2360	8770	11130	641	N/A	N/A	N/A	3530	157	353	10	22.5	N/A	170
GP9-5B	15-16	11/25-12/1/1997	<29	<29	<29	<29	80	<29	59	59	<29	N/A	N/A	N/A	1020	N/A	N/A	N/A	N/A	N/A	<5.7
GP10-4C	14-16	11/25-12/1/1997	<31	<31	<31	<31	<44	<31	<31	<31	<31	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<6.3
GP11-3	6'-10'	11/25-12/1/1997	<33	<33	<33	<33	<46	<33	<33	<33	<33	N/A	N/A	N/A	5670	171	389	15.4	33.2	N/A	<6.6
GP11-5C	16	11/25-12/1/1997	<28	<28	<28	<28	<40	<28	<28	<28	<28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5.7
RW1-3	5.5-7.5	1/19-1/22/1998	3800	29000	<320	71000	110000	10000	38000	48000	3800	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	510
MW9A-1	10'-12'	1/19-1/22/1998	<37	<37	<37	<37	<52	<37	<37	<37	<37	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<7.5
MW9A-8	35.5-37.5	1/19-1/22/1998	<31	<31	<31	<31	<44	<31	<31	<31	<31	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<6.2
MW14	6'-8'	10/1/2000	<25	<25	<25	<25	<75	<25	<25	700	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TR-1	2.3'	10/1/2000	62000	210000	<500	620000	1000000	76000	320000	396000	42000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TR-7	2'	10/1/2000	<25	<25	<25	33	110	<25	54	54	<25	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TR-9	3.5-3.8	10/1/2000	22000	85000	<250	230000	250000	19000	79000	98000	13000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NR 746.06 Table 1 (free product indicator)			8,500	4,600	NS	38,000	42,000	11,000	83,000	NS	2,700	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
NR 746.06 Table 2 (direct contact standard)			1,100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
NR 720 Soil Standard			5.5	2800	NS	1500	4100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	100

**Bold:** NR 720 exceedance  
 BOD: Biological Oxygen Demand  
 COD: Chemical Oxygen Demand  
 TOC: Total Organic Carbon  
 TON: Total Organic Nitrogen  
 C:P Ratio: Carbon: Phosphorous Ratio  
 C:N Ratio: Carbon: Nitrogen Ratio  
 NS: No Standard

All soil sample analytical information previously reported by Miller Engineers and Scientists

**Table 2: Summary of Utility Investigation Data**  
**Express Convenience Center #71, 904 S. Green Bay Rd, Neenah**  
**WDNR BRRTS #03-71-00100, COMM #54956-5132-04**

Utility Monitoring Point	Point Description	Depth of Utility	Depth of PID Reading	PID Reading (ppm)
CB1	Storm Sewer Catch Basin on the west side of Green Bay Road	5' 7"	0	0
			2	0
			4	0
			bottom	0
CB2	Storm Sewer Catch Basin on the west side of Green Bay Road	5' 9"	0	0
			2	0
			4	0
			bottom	0
SS1	Sanitary Sewer west of Express building and east of CB-2	12'	0	0
			2	0
			4	0
			6	0
			8	0
			10	0
			12	0
W1	Water Main west of pump Island canopy	7' 6"	0	0
			2	0
			4	0
			6	0
			bottom	0
W2	Water Main west of the Fox Point Mall	7'	0	0
			2	0
			4	0
			6	0
			bottom	0
SS2	Sanitary Sewer located south of W2	12'	0	0
			2	0
			4	0
			6	0
			8	0
			10	0
			12	0











Table 1: Summary of Groundwater Analytical Data  
 Express Convenience Center # 71, 904 S. Green Bay Road, Neenah  
 BRRTS #03-71-000100, COMM #54956-5132-04

Sample	Sampling Date	PVOC, naphthalene, dissolved iron, dissolved manganese and sulfate detections* (ug/L, micrograms per Liter)												pH	Temp (F)	Redox (mv)
		MTBE	Benzene	Toluene	Ethylbenzene	M/P-xylene	Ortho-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMB's	Naphthalene	Dissolved Oxygen			
MW-5	7/6/1998	2,200	3,300	1,300.00	490		1,400			188.00	26	NA	2,890	7.00	48.00	NA
	2/1/1999	3,400	7,200	6,200.00	2,000		6,500			950.00	150	3.80	1,950	6.60	40.00	NA
	1/18/2001	1,800	5,900	480.00	1,500		2,600			684.00	110	2.00	1,650	7.08	54.00	NA
	3/20/2002	310	1,200	46.00	1,100		2,300			1,270.00	180	0.53	1,240	7.66	53.00	NA
	10/30/2002	210	510	8.60	130		180			404.00	17	0.31	2,020	7.87	60.00	NA
	5/21/2003	22	41	14.00	44		75			277.00	17	0.26	1,850	6.97	49.20	NA
	12/16/2003	130	380	13.00	110		170			443.00	14	0.29	1,618	7.24	56.50	NA
	5/10/2004	190	850	<25	270		160			940.00	<32	0.37	5,556	8.07	49.70	NA
	12/21/2005	170	1,100	98.00	120	150	52	202	5.60	140	12	0.75	1,578	7.24	46.58	-9.00
	3/14/2006	17	100	6.50	110	110	41	151	1.30	110	12	0.00	1,223	7.52	42.08	24.00
	7/3/2006	390	3,500	49.00	170	640	24	664	<9.9	260	43	5.13	NA	7.27	62.60	-79.00
	9/19/2006	330	4,100	90.00	330	1,000	100	1,100	16.00	430	60	3.59	3.1mS	7.54	59.18	-23.00
	12/12/2006	150	2100	61	270	410	67	477	<7.9	160	27	1.44	3.84mS	7.25	51.98	-6.00
	3/29/2007	61	890	47	290	350	95	445	5.4	160	24	17.51	2.13 mS	7.13	53.60	-24.00
	6/15/2007	34	460	11	130	120	39	159	<2.0	67	10	NA	1,622.00	6.99	63.86	81.00
	10/4/2007	190	2500	61	410	870	75	945	<7.9	290	63	1.21	5.04 mS	7.14	61.52	47.00
	5/7/2009	69	848	17	222	246	17.7	263.7	3.9	123	19.3	7.59	2.77 mS	7.48	56.12	12.00
<i>NR 140.10 PAL</i>		12.00	0.50	200.00	140.00			1000.00		96.00	10.00					
<b>NR 140.10 ES</b>		60.00	5.00	1000.00	700.00			10000.00		480.00	100.00					

*Italics*: NR 140.10 PAL exceedance

**Bold Font**: NR 140.10 ES exceedance

\*only those parameters detected are listed

{text} = results greater than the LOD but less than or equal to the LOQ are within a region of "Less-Certain Quantification"

"na": not analyzed

"ns": not sampled

Table 1: Summary of Groundwater Analytical Data  
 Express Convenience Center # 71, 904 S. Green Bay Road, Neenah  
 BRRTS #03-71-000100, COMM #54956-5132-04

Sample	Sampling Date	PVOc, naphthalene, dissolved iron, dissolved manganese and sulfate detections* (ug/L, micrograms per Liter)											Conductivity (uS)	pH	Temp (F)	Redox (mv)	
		MTBE	Benzene	Toluene	Ethylbenzene	M/P-xylene	Ortho-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMB's	Naphthalene					Dissolved Oxygen
MW-6	7/6/1998	6,800	4,600	9,700	1,900		6,700			1,230	230	NA	5730	6.86	48.00	NA	
	2/1/1999	1,300	6,200	9,100	3,100		9,700			2,220	320	2.70	3790	6.80	40.00	NA	
	1/18/2001	<8	6,400	11,000	3,000		10,000			1,810	300	3.80	1720	7.49	55.00	NA	
	3/20/2002	920	2,900	12,000	3,000		13,000			2,420	380	0.74	2740	7.78	55.00	NA	
	10/30/2002	900	2,700	3,500	960		5,100			1,580	130	0.25	4200	7.55	58.00	NA	
	5/21/2003	280	3,200	3,700	820		4,700			1,480	170	0.19	3310	6.63	51.00	NA	
	12/16/2003	320	1,200	2,500	1,200		4,700			840	150	0.28	2742	7.00	58.00	NA	
	5/10/2004	240	5,400	7,200	830		3,800			770	130	0.25	5707	7.21	52.20	NA	
	12/21/2005	73	4,800	2,200	2,200	5,300	1,700	7,000	260	1,000	1,260	190	0.93	3.61mS	6.96	48.92	20.00
	3/14/2006	120	5,500	3,900	2,400	5,900	1,800	7,700	260	1,100	1,360	210	0.75	3.65mS	7.24	44.24	20.00
	7/3/2006	350	5,700	1,800	2,800	7,300	2,200	9,500	300	1,300	1,600	270	0.32	NA	6.95	64.76	-37.00
	9/19/2006	220	4,000	350	2,600	6,300	1,200	7,500	290	1,200	1,490	280	2.84	3.43mS	6.95	61.52	-22.00
	12/12/2006	110	4200	610	2500	5900	980	6880	320	1300	1620	250	1.46	4.52mS	7.00	53.60	70.00
	3/29/2007	130	6200	2500	3000	7300	1600	8900	340	1400	1740	280	5.14	4.92 mS	6.96	52.16	-28.00
	6/15/2007	150	6000	2900	3100	7700	2200	9900	370	1500	1870	320	NA	4.41 mS	6.62	66.20	19.00
	10/4/2007	100	4600	200	2700	5500	450	5950	330	1400	1730	300	1.35	5.54 mS	6.83	65.84	-4.00
	5/7/2009	112	5340	2330	2680	5730	1320	7050	300	1410	1710	259	0.55	6.33 mS	6.93	54.50	30.00
<i>NR 140.10 PAL</i>		<i>12.00</i>	<i>0.50</i>	<i>200.00</i>	<i>140.00</i>			<i>1000.00</i>			<i>96.00</i>	<i>10.00</i>					
<b>NR 140.10 ES</b>		<b>60.00</b>	<b>5.00</b>	<b>1000.00</b>	<b>700.00</b>			<b>10000.00</b>			<b>480.00</b>	<b>100.00</b>					

*Italics*: NR 140.10 PAL exceedance

**Bold Font**: NR 140.10 ES exceedance

\*only those parameters detected are listed

[text] = results greater than the LOD but less than or equal to the LOQ are within a region of "Less-Certain Quantification"

"na": not analyzed

"ns": not sampled

Table 1: Summary of Groundwater Analytical Data  
 Express Convenience Center # 71, 904 S. Green Bay Road, Neenah  
 BRRS #03-71-000100, COMM #54956-5132-04

Sample	Sampling Date	PVOC, naphthalene, dissolved iron, dissolved manganese and sulfate detections* (ug/L, micrograms per Liter)													Dissolved Oxygen	Conductivity (uS)	pH	Temp (F)	Redox (mv)	
		MTBE	Benzene	Toluene	Ethylbenzene	M/P- xylene	Ortho- xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMB's	Naphthalene	Dissolved Iron	Dissolved Manganese						Sulfate
MW-7	7/6/1998	<55	10,000	18,000	1,400			5,900			740	98			NA	2960	7.11	48.00	NA	
	2/1/1999	140	1,900	29,000	2,500			10,600			1,430	<220			fp	5430	6.78	40.00	NA	
	1/18/2001	<8	19,000	24,000	2,600			10,600			1,330	240			2.70	3160	7.47	55.00	NA	
	3/20/2002	<64	18,000	35,000	1,600			7,800			760	240			0.75	4460	7.34	52.00	NA	
	10/30/2002	45	5,100	5,400	260			1,700			281	110			0.17	3900	7.58	63.00	NA	
	5/21/2003	16	260	210	14			89			17	23			0.29	8480	6.74	52.00	NA	
	12/16/2003	30	4,800	6,400	150			890			62	30			0.38	3764	7.38	54.00	NA	
	5/10/2004	<220	8,000	16,000	<210			1,860			<500	<320			1.57	7814	7.85	51.00	NA	
	12/21/2005	24	4,400	7,000	230	700	390	1,090	<20	57	57	<23			0.60	6.22mS	7.21	46.40	-18	
	3/14/2006	<45	8,400	16,000	960	2,700	1,400	4,100	<49	160	160	<58			0.32	5.96mS	7.35	39.38	-20	
	7/3/2006	52	5,800	8,600	870	2,500	1,300	3,800	46	180	226	37			0.31	NA	6.99	71.06	-71	
	9/19/2006	5	360	940	640	1,900	930	2,830	42	170	212	37			0.42	778	7.74	62.42	-56	
	12/12/2006	19	1700	1500	100	340	160	500	21	79	100	20	11000	500	11	0.37	8.25mS	7.05	51.08	25.00
	3/29/2007	9.8	2500	3100	150	430	240	670	20	71	91	79	na	na	na	0.70	3.25 mS	7.35	49.10	-19.00
	6/15/2007	2.1	180	210	49	130	69	199	7	23	30	7.1	na	na	na	NA	564.00	7.05	67.10	6.00
	10/4/2007	<0.36	57	32	35	110	46	156	5.8	21	26.8	5.7	830	65	2.7	0.40	180.00	6.99	67.46	68.00
	5/7/2009	13.5J	3540	3610	377	780	438	1218	12.1J	53.6	65.4	13.0J	na	na	na	0.34	8.3 mS	7.06	79.16	-1.00
<b>NR 140.10 PAL</b>		<b>12.00</b>	<b>0.50</b>	<b>200.00</b>	<b>140.00</b>			<b>1000.00</b>			<b>95.00</b>	<b>10.00</b>								
<b>NR 140.10 ES</b>		<b>60.00</b>	<b>5.00</b>	<b>1000.00</b>	<b>700.00</b>			<b>10000.00</b>			<b>480.00</b>	<b>100.00</b>								

Italics: NR 140.10 PAL exceedance  
 Bold Font: NR 140.10 ES exceedance  
 \*only those parameters detected are listed  
 [text] = results greater than the LOD but less than or equal to the LOQ are within a region of "Less-Certain Quantification"  
 "na": not analyzed  
 "ns": not sampled









Table 1: Summary of Groundwater Analytical Data  
 Express Convenience Center # 71, 904 S. Green Bay Road, Neenah  
 BRRTS #03-71-000100, COMM #54956-5132-04

Sample	Sampling Date	PVOC, naphthalene, dissolved iron, dissolved manganese and sulfate detections* (ug/L, micrograms per Liter)											Dissolved Conductivity (uS)	pH	Temp (F)	Redox (mv)			
		MTBE	Benzene	Toluene	Ethylbenzene	M/P-xylene	Ortho-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMB's	Naphthalene					Oxygen		
MW-10	7/6/1998	<5.0	310	16.0	200			280				91	10.0	NA	1,350	7.36	48	NA	
	2/1/1999	7.30	530	71.0	400			470				110	10.0	2	1,720	6.84	40	NA	
	1/18/2001	<3.2	410	16.0	250			510				155	25.0	8.90	1,920	6.10	53	NA	
	3/20/2002	<3.8	170	10.0	170			210				86	8.2	0.53	2,400	7.49	51	NA	
	10/30/2002	<1.5	200	9.1	240			240				88.5	2.8	0.21	1,540	7.91	61	NA	
	5/21/2003	<3.5	49	2.4	53			75				59	2.5	0.13	1,297	6.82	51	NA	
	12/16/2003	0.81	140	4.9	190			200				97.5	6.0	0.07	1,355	7.18	57	NA	
	5/10/2004	<8.9	540	32.0	360			341				182	<13	1.05	7,254	7.89	51	NA	
	12/21/2005	12.00	52	0.8	23	40	1.20	41.20	2.7	16		18.7	2.2	0.66	1,506	7.45	43.34	14	
	3/14/2006	28.00	1,300	29.0	660	900	27.00	927.00	47.0	310		357	37.0	5.96	2.35mS	7.37	37.76	-8	
	7/3/2006	29.00	410	9.0	440	430	2.10	432.10	39.0	280		319	34.0	1.46	NA	7.15	78.26	-62	
	9/19/2006	18.00	110	2.0	66	110	0.95	110.95	10.0	71		81	7.9	1.76	2.11mS	7.37	64.76	-39	
	12/12/2006	28.00	510	8	250	250	15	265	15	73		88	19	0.81	3.17	7.09	48.92	78.00	
	3/29/2007	25	200	3.4	110	120	1.4	121.4	5.2	28		33.2	7.9	2.27	2.61 mS	7.20	50.18	-35.00	
	6/15/2007	25	200	1.9	120	130	1.2	131.2	7.8	52		59.8	9.1	NA	2.86 mS	6.67	64.94	77.00	
	10/4/2007	15	280	1.9	16	30	1.2	31.2	2.7	20		22.7	5.3	0.56	969.00	7.13	66.92	72.00	
	5/7/2009	32.3	191	1.1	82.1	40.8	1.4	42.2	1.4	30.3		31.7	3.8	0.52	6.21 mS	7.07	52.70	13.00	
<i>NR 140.10 PAL</i>		12.00	0.50	200.00	140.00			1000.00				96.00	10.00						
<b>NR 140.10 ES</b>		60.00	5.00	1000.00	700.00			10000.00				480.00	100.00						

*Italics*: NR 140.10 PAL exceedance

**Bold Font**: NR 140.10 ES exceedance

\*only those parameters detected are listed

[text] = results greater than the LOD but less than or equal to the LOQ are within a region of "Less-Certain Quantification"

"na": not analyzed

"ns": not sampled



Table 1: Summary of Groundwater Analytical Data  
 Express Convenience Center # 71, 904 S. Green Bay Road, Neenah  
 BRRTS #03-71-000100, COMM #54956-5132-04

Sample	Sampling Date	P VOC, naphthalene, dissolved iron, dissolved manganese and sulfate detections* (ug/L, micrograms per Liter)														Dissolved Oxygen	Conductivity (uS)	pH	Temp (F)	Redox (mv)
		MTBE	Benzene	Toluene	Ethylbenzene	M/P-xylene	Ortho-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMB's	Naphthalene	Dissolved Iron	Dissolved Manganese	Sulfate					
MW-12	7/6/1998	1300	3100	1090	580		1900			720	58	NA	NA	NA	NA	2040	7.1	48	NA	
	2/1/1999	2300	6500	2900	1200		4330			1310	92	NA	NA	NA	lp	2030	7.38	40	NA	
	1/18/2001	3500	10000	3700	1700		4900			1080	130	NA	NA	NA	2.1	2190	7.45	56	NA	
	3/20/2002	230	3800	4300	1300		3900			900	120	NA	NA	NA	0.33	2710	7.38	54	NA	
	10/30/2002	730	820	900	320		1800			580	44	NA	NA	NA	0.3	3640	7.68	63	NA	
	5/21/2003	370	2000	1800	520		2700			760	82	NA	NA	NA	0.08	3750	8.59	50	NA	
	12/16/2003	63	3500	3300	740		3900			1080	120	NA	NA	NA	0.15	3560	7.17	57	NA	
	5/10/2004	<45	2300	2200	570		3390			880	<85	NA	NA	NA	0.32	6742	7.67	52	NA	
	12/21/2005	110	7400	7600	1900	5100	2100	7200	320	1200	1520	130	10000	400	1.3	0.35	4.18mS	7.01	43.88	14
	3/14/2006	440	7300	6400	1800	4700	1700	6400	270	1100	2370	140	NA	NA	NA	2.46	3.55mS	7.27	39.92	8
	7/3/2006	520	7300	4500	1900	4700	1600	6300	260	1100	1360	160	NA	NA	NA	0.13	NA	6.84	64.4	-38
	9/19/2006	780	8700	2700	1600	4100	1200	5300	230	1000	1230	150	NA	NA	NA	2.3	3.23mS	7.12	60.08	-17
	12/12/2006	150	7700	6300	2400	5800	2200	8000	260	1000	1260	170	7700	360	2.1	0.62	4.97mS	6.87	51.62	77
	3/29/2007	640	6400	4500	1700	4200	1600	5800	190	810	1000	120	NA	NA	NA	5.38	4.83mS	7.03	49.28	14
	6/15/2007	140	5500	2700	2800	6900	2000	8900	350	1400	1750	300	NA	NA	NA	NA	3.81 mS	6.61	66.92	124
	10/4/2007	580	6900	3500	1900	4600	1600	6200	220	910	1130	150	7,400	270.00	2.50	0.43	2.41 mS	6.65	64.94	88.00
	5/9/2009	103	2200	1060	872	2090	783	2873	147	491	638	70.2	NA	NA	NA	0.31	2.69 mS	7.15	53.60	-15.00
NR 140.10 PAL		12.00	0.50	200.00	140.00			1000.00			96.00	10.00								
NR 140.10 ES		60.00	5.00	1000.00	700.00			10000.00			480.00	100.00								

Italics: NR 140.10 PAL exceedance  
 Bold Font: NR 140.10 ES exceedance  
 \*only those parameters detected are listed  
 [bold] = results greater than the LOD but less than or equal to the LOQ are within a region of "Less-Certain Quantification"  
 "na": not analyzed  
 "ns": not sampled

**Table 1: Summary of Groundwater Analytical Data**  
 Express Convenience Center # 71, 904 S. Green Bay Road, Neenah  
 BRRTS #03-71-000100, COMM #54956-5132-04

Sample	Sampling Date	PVOC, naphthalene, dissolved iron, dissolved manganese and sulfate detections* (ug/L, micrograms per Liter)													Dissolved Oxygen	Conductivity (uS)	pH	Temp (F)	Redox (mv)	
		MTBE	Benzene	Toluene	Ethylbenzene	M/P-xylene	Ortho-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMB's	Naphthalene	Dissolved Iron	Dissolved Manganese						Sulfate
MW-13	7/6/1998	730	2,300	4,600	1,600			8,400			1,080	120	NA	NA	NA	NA	4,610	7.13	55.00	NA
	2/1/1999	430	2,400	4,900	3,200			14,700			1,810	230	NA	NA	NA	1.10	2,450	7.18	36.00	NA
	1/18/2001	<5.6	20,000	36,000	2,300			10,000			1,210	210	NA	NA	NA	2.50	2,060	6.64	49.00	NA
	3/20/2002	<64	17,000	31,000	2,200			11,000			1,320	220	NA	NA	NA	0.45	2,510	7.52	48.00	NA
	10/30/2002	560	2,500	40,000	2,700			13,000			1,360	180	NA	NA	NA	0.85	2,600	7.73	64.00	NA
	5/21/2003	200	10,000	16,000	1,100			5,800			750	350	NA	NA	NA	1.34	5,620	6.83	50.00	NA
	12/16/2003	<32	6,700	16,000	1,200			5,800			790	140	NA	NA	NA	4.22	506	7.76	50.00	NA
	5/10/2004	120	11,000	16,000	2,000			9,500			1,480	310	NA	NA	NA	1.68	6,451	8.20	51.00	NA
	12/21/2005	55	4,300	2,800	1,400	4,300	1,800	6,100	190	700	890	120	14,000	430	0.87	0.17	1,648	7.19	43.16	-8
	3/14/2006	97	5,100	2,000	1,300	4,200	1,800	6,000	200	700	900	120	NA	NA	NA	2.88	1,787	7.45	39.02	-31
	7/3/2006	65	4,300	2,800	1,500	4,500	1,900	6,400	220	770	990	150	NA	NA	NA	0.11	NA	7.05	67.64	-60
	9/19/2006	40	4,000	480	1,500	4,400	1,200	5,600	220	780	1,000	140	NA	NA	NA	1.32	1,924	7.28	65.48	-62
	12/12/2006	110	5300	640	1500	4600	570	5170	210	780	990	140	990	350	1.8	0.39	2mS	7.04	51.62	5.00
	3/29/2007	150	7500	86	1900	5800	81	5881	260	940	1200	170	NA	NA	NA	2.95	2.08 mS	7.25	48.20	-20.00
	6/15/2007	47	3500	320	1100	3300	360	3660	170	590	760	120	NA	NA	NA	NA	1173	6.66	68.54	38.00
	10/4/2007	44	3500	500	1300	3700	890	4590	170	610	780	130	9500	340	1.7	0.44	1475	6.99	67.28	80.00
	5/7/2009	31.1	2860	37.9	1370	2940	44.6	2984.6	164	648	812	112	NA	NA	NA	0.70	1975	7.42	52.88	-14.00
<b>NR 140.10 PAL</b>		<b>12.00</b>	<b>0.50</b>	<b>200.00</b>	<b>140.00</b>			<b>1000.00</b>			<b>96.00</b>	<b>10.00</b>								
<b>NR 140.10 ES</b>		<b>60.00</b>	<b>5.00</b>	<b>1000.00</b>	<b>700.00</b>			<b>10000.00</b>			<b>480.00</b>	<b>100.00</b>								

*Italics:* NR 140.10 PAL exceedance  
**Bold Font:** NR 140.10 ES exceedance  
 \*only those parameters detected are listed  
 [text] = results greater than the LOD but less than or equal to the LOQ are within a region of "Less-Certain Quantification"  
 "na": not analyzed  
 "ns": not sampled

**Table 1: Summary of Groundwater Analytical Data**  
**Express Convenience Center # 71, 904 S. Green Bay Road, Neenah**  
**BRRS #03-71-000100, COMM #54956-5132-04**

Sample	Sampling Date	PVOC, naphthalene, dissolved iron, dissolved manganese and sulfate detections* (ug/L, micrograms per Liter)										Conductivity (uS)	pH	Temp (F)	Redox (mv)		
		MTBE	Benzene	Toluene	Ethylbenzene	M/P-xylene	Ortho-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMB's					Naphthalene	Dissolved Oxygen
MW-13A	7/6/1998	<1.4	1.5	0.91	2.70			2.10			1.50	<0.46	NA	1730	7.44	48	NA
	2/1/1999	1.70	1.4	1.60	2.70			2.29			<1.4	<0.89	0.40	580	7.60	36	NA
	1/18/2001	<1.6	6.6	5.80	2.70			6.00			<5.1	<0.89	2.00	2590	6.05	56	NA
	3/20/2002	<0.16	5.6	1.50	1.30			4.20			1.99	0.54	0.18	3410	7.68	54	NA
	10/30/2002	<0.16	2.4	0.52	0.83			1.90			0.55	<0.46	0.21	3630	7.84	64	NA
	5/21/2003	0.74	2.7	0.33	0.57			1.50			0.48	<0.50	0.13	3730	7.03	52	NA
	12/16/2003	<0.23	2.8	0.27	0.56			1.80			0.77	<0.50	0.25	3189	7.51	57	NA
	5/10/2004	<0.45	2.7	<0.50	<0.42			<1.36			1.10	<0.65	0.13	4876	8.00	52	NA
	12/21/2005	<0.36	2.9	<0.36	<0.40	<0.74	<0.36	<1.1	<0.40	<0.39	<0.79	<0.47	0.65	1155	7.61	48.2	-95
	12/12/2006	<0.36	<0.14	<0.36	<0.40	<0.74	<0.36	<1.1	<0.40	<0.39	<0.79	<0.47	0.53	518mS	8.06	49.64	-12
	10/4/2007	<0.36	<0.14	<0.36	<0.40	<0.74	<0.36	<1.1	<0.40	<0.39	<0.79	<0.47	2.89	49.6	7.75	66.56	-15
<i>NR 140.10 PAL</i>		<i>12.00</i>	<i>0.50</i>	<i>200.00</i>	<i>140.00</i>			<i>1000.00</i>			<i>96.00</i>	<i>10.00</i>					
<b>NR 140.10 ES</b>		<b>60.00</b>	<b>5.00</b>	<b>1000.00</b>	<b>700.00</b>			<b>10000.00</b>			<b>480.00</b>	<b>100.00</b>					

*Italics*: NR 140.10 PAL exceedance  
**Bold Font**: NR 140.10 ES exceedance  
 \*only those parameters detected are listed  
 [text] = results greater than the LOD but less than or equal to the LOQ are within a region of "Less-Certain Quantification"  
 "na": not analyzed  
 "ns": not sampled







Table 1: Summary of Groundwater Analytical Data  
 Express Convenience Center # 71, 904 S. Green Bay Road, Neenah  
 BRRTS #03-71-000100, COMM #54956-5132-04

Sample	Sampling Date	PVOC, naphthalene, dissolved iron, dissolved manganese and sulfate detections* (ug/L, micrograms per Liter)											Dissolved Oxygen	Conductivity (uS)	pH	Temp (F)	Redox (mv)
		MTBE	Benzene	Toluene	Ethylbenzene	M/P-xylene	Ortho-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	TMB's	Naphthalene					
RW-18	1/18/2001	2,800.00	8,600.00	5,500.00	1,300.00		3,300.00			670.00	100	NA	1360mS	7.61	NA	NA	
	3/20/2002	<16	7,500.00	7,400.00	520.00		4,600.00			1,130.00	170	0.38	2310mS	7.42	53	NA	
	10/30/2002	34.00	8,600.00	4,500.00	240.00		1,900.00			750.00	100	0.42	2630mS	7.87	63	NA	
	5/21/2003	150.00	760.00	130.00	57.00		380.00			430.00	75	0.05	2390mS	6.82	51	NA	
	9/26/2006	<45	19,000.00	20,000.00	1,900.00	5,600.00	2,500.00	8,100.00	220.00	810.00	130	1.46	2,73mS	6.90	63.14	-10	
	12/12/2006	<45	16000	17000	2300	7700	3000	10700	270	1100	1370	210	0.43	2.08	7.15	51.98	105
	3/29/2007	55	15000	8300	1900	6800	2800	9600	300	1100	1400	190	1.32	2.36 mS	7.24	49.28	-53
	6/15/2007	<18	4500	4100	600	3300	1400	4700	150	590	740	120	NA	7.0 mS	6.72	80.96	3
	10/4/2007	14	3100	400	320	1800	710	2510	86	260	346	40	NA	1702	7.2	70.7	79
<i>NR 140.10 PAL</i>		<i>12.00</i>	<i>0.50</i>	<i>200.00</i>	<i>140.00</i>		<i>1000.00</i>			<i>96.00</i>	<i>10.00</i>						
<b>NR 140.10 ES</b>		<b>60.00</b>	<b>5.00</b>	<b>1000.00</b>	<b>700.00</b>		<b>10000.00</b>			<b>480.00</b>	<b>100.00</b>						

*Italics*: NR 140.10 PAL exceedance

**Bold Font**: NR 140.10 ES exceedance

\*only those parameters detected are listed

[text] = results greater than the LOD but less than or equal to the LOQ are within a region of "Less-Certain Quantification"

"na": not analyzed

"ns": not sampled





**Table 1: Summary of Groundwater Analytical Data  
Express Convenience Center # 71, 904 S. Green Bay Road, Neenah  
BRRTS #03-71-000100, COMM #54956-5132-04**

Sample	Sampling Date	PVOC and naphthalene (ug/L, micrograms per Liter)										
		MTBE	Benzene	Toluene	Ethylbenzene	M/P-xylene	Ortho-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMB's	Naphthalene
SB-1W	3/13/2009	<0.36	<0.23	<0.36	<0.40	<0.74	<0.36	<1.1	<0.40	<0.39	<0.79	<0.47
<i>NR 140.10 PAL</i>		<i>12.00</i>	<i>0.50</i>	<i>200.00</i>	<i>140.00</i>			<i>1000.00</i>			<i>96.00</i>	<i>10.00</i>
<b>NR 140.10 ES</b>		<b>60.00</b>	<b>5.00</b>	<b>1000.00</b>	<b>700.00</b>			<b>10000.00</b>			<b>480.00</b>	<b>100.00</b>

*Italics:* NR 140.10 PAL exceedance

**Bold Font:** NR 140.10 ES exceedance

Table 3  
Summary of Groundwater Elevation Data  
Express Convenience Center #71 - WDNR BRRTS #03-71-00100, COMM #54956-5132-04

Monitoring Point	PVC (MSL)	Top of Well Screen	Field Events	Date	Field Water Level	Water Table (MSL)	Monitoring Point	PVC (MSL)	Top of Well Screen	Field Events	Date	Field Water Level	Water Table (MSL)										
MW-1	750.77	740.17		12/21/2005	10	740.77	MW-9A	748.43	713.6		1/11/2006	10.88	737.55										
MW-2	748.65	741.1		1/11/2006	5.28	743.37	MW-10	747.09	744.4		1/11/2006	2.01	745.08										
				12/12/2006	7.34	741.31					3/14/2006	2.28	744.81										
				10/4/2007	22.63	726.02					7/3/2006	3.1	743.99										
											9/19/2006	3.79	743.3										
											12/12/2006	4.98	742.11										
											3/29/2007	3.44	743.65										
											6/13/2007	3.59	743.6										
											10/4/2007	15.72	731.37										
											3/12/2009	4.69	742.5										
			5/7/2009	3.29	743.8																		
MW-3	747.05	737		1/11/2006	10.52	736.53	MW-11	745.61	742.95		12/21/2005	4.88	740.75										
				12/12/2006	5.14	741.91					12/12/2006	3.81	741.8										
				10/4/2007	19.62	727.43					10/4/2007	18.18	727.43										
				3/12/2009	5.06	741.99																	
MW-4	747.01	711.41		1/11/2006	3.71	743.3	MW-12	748.64	744.95		12/21/2005	7.37	741.27										
				12/12/2006	9.04	737.97					3/14/2006	5.34	743.3										
				10/4/2007	39.98	707.03					7/8/2006	6.1	742.54										
MW-5	749.86	745.29		12/21/2005	10.29	739.57	MW-13	749.8	745.13		12/21/2005	5.84	743.96										
				3/14/2006	8.59	741.27					3/14/2006	5.67	744.13										
				7/3/2006	9.37	740.49					7/3/2006	5.79	744.01										
				9/19/2006	9.82	740.04					9/19/2006	6.3	743.5										
				12/12/2006	9.68	740.18					12/12/2006	6.23	743.57										
				3/29/2007	9.52	740.34					3/29/2007	7.11	742.68										
				8/13/2007	9.44	740.42					6/13/2007	5.24	744.56										
				10/4/2007	19.83	730.03					10/4/2007	9.44	740.36										
				3/12/2009	9.84	740.22					3/12/2009	5.67	744.13										
				5/7/2009	8.95	740.91					5/7/2009	5.38	744.42										
MW-6	750.75	746.01		12/21/2005	9.16	741.59	MW-13A	749.57	713.88		12/21/2005	12.62	738.95										
				3/14/2006	7.44	743.31					12/12/2006	7.53	742.04										
				7/3/2006	8.16	742.59					10/4/2007	39.84	709.73										
				9/19/2006	8.94	741.81																	
				12/12/2006	8.72	742.03																	
				3/29/2007	8.02	742.73																	
				6/13/2007	8.23	742.52																	
				10/4/2007	19.68	731.17																	
				3/12/2009	8.37	742.38																	
				5/7/2009	7.58	743.19																	
MW-7	748.6	745.97		12/21/2005	6.28	742.32	MW-13B	749.62	734.87		12/21/2005	7.89	741.73										
				3/14/2006	3.87	744.73					3/14/2006	5.62	744										
				7/3/2006	4.63	743.97					7/3/2006	6.35	743.27										
				9/19/2006	5.34	743.26					9/19/2006	7.26	742.36										
				12/12/2006	5.57	743.03					12/12/2006	7.91	741.71										
				3/29/2007	5.53	743.07					3/29/2007	6.56	743.06										
				6/13/2007	4.98	743.62					6/13/2007	7.36	742.26										
				10/4/2007	17.43	731.17					10/4/2007	19.54	730.08										
5/7/2009	3.65	744.95	5/7/2009	6.27	743.35																		
MW-8	750.09	745.37		12/21/2005	8.66	741.44	MW-14	749.27	746.27		12/21/2005	11.05	738.22										
				12/12/2006	7.67	742.42					3/14/2006	4.21	745.06										
				10/4/2007	18.91	731.18					7/3/2006	10.54	738.73										
MW-9	746.11	744.6		1/11/2006	8.34	739.77																	
				12/12/2006	9.69	738.62																	
				10/4/2007	18.92	729.19																	
				5/7/2009	8.81	739.3																	

**TABLE 1 (continued)**  
**Historical Groundwater Elevations (U.S.G.S.)**  
 Fox Point Express—Neenah, Wisconsin  
 Project #02140E

Elevations of new and existing wells surveyed January 13, 1997 and February 6, 1998

	<u>MW1</u>	<u>MW2</u>	<u>MW3</u>	<u>MW4</u>	<u>MW5</u>	<u>MW6</u>	<u>MW7</u>	<u>MW8</u>	<u>RS1</u>	<u>RS2</u>	<u>MW9</u>	<u>MW9A</u>	<u>MW10</u>	<u>MW11</u>	<u>MW12</u>	<u>MW13</u>	<u>MW13A</u>	<u>MW13B</u>	<u>RW1</u>
PVC Elevation	751.11	748.65	747.73	748.11	748.43	750.74	748.50	750.11	748.65	747.73	748.11	748.43	746.99	745.46	748.59	749.67	749.54	749.60	747.88
Top Screen Elev.	740.9	739.9	737.3	712.51	743.86	746.0	745.9	745.4	-	-	744.6	713.6	744.3	742.8	744.9	745.0	713.8	734.9	744.6
Bottom Screen Elev.	730.9	729.9	727.3	707.51	728.86	731.0	730.9	730.4	-	-	729.6	709.1	729.8	728.3	730.4	740.5	709.3	730.4	730.1
<u>Date</u>	<u>MW1</u>	<u>MW2</u>	<u>MW3</u>	<u>MW4</u>	<u>MW5</u>	<u>MW6</u>	<u>MW7</u>	<u>MW8</u>	<u>RS1</u>	<u>RS2</u>	<u>MW9</u>	<u>MW9A</u>	<u>MW10</u>	<u>MW11</u>	<u>MW12</u>	<u>MW13</u>	<u>MW13A</u>	<u>MW13B</u>	<u>RW1</u>
12/02/96	-	-	-	-	738.94	739.74	741.95	739.79	-	-	Prior to Construction								
12/16/96	-	-	-	-	739.60	740.64	743.31	740.68	-	-									
12/30/96	-	-	-	-	739.12	740.28	741.86	740.28	-	-									
01/13/97	741.28	741.72	741.00	736.04	739.12	740.28	741.68	740.33	-	-									
03/03/97	751.11*	741.21	740.79	735.89	738.89	740.16	741.07	740.39	-	-	737.96	739.09	742.51	742.05	739.92	DRY	738.64	741.50	742.65
05/28/97	742.25	743.17	741.44	737.54	739.12	739.38	742.39	739.77	737.55	-	740.00	742.43	744.57	744.08	741.95	741.02	742.78	743.66	744.30
02/05/98	741.13	742.50	740.60	735.20	738.59	739.24	741.97	739.43	-	-	-	-	741.08	740.81	740.32	743.02	742.27	740.98	741.45
07/06/98	743.08	744.77	743.26	736.99	740.92	742.88	744.26	742.76	744.44	746.48	-	-	-	-	-	-	-	-	-
02/01/99	741.34	-	741.33	737.25	739.39	740.54	740.94	740.40	742.15	743.68	-	-	-	-	-	-	-	-	-

Elevations of new and existing wells surveyed October 31, 2000

	<u>MW1</u>	<u>*MW2</u>	<u>MW3</u>	<u>MW4</u>	<u>MW5</u>	<u>MW6</u>	<u>MW7</u>	<u>MW8</u>	<u>*RS1</u>	<u>*RS2</u>	<u>*MW9</u>	<u>*MW9A</u>	<u>MW10</u>	<u>MW11</u>	<u>MW12</u>	<u>MW13</u>	<u>MW13A</u>	<u>MW13B</u>	<u>MW14</u>
PVC Elevation	750.77	748.65	747.05	747.01	749.86	750.75	748.60	750.09	748.65	747.45	748.11	748.43	747.09	745.61	748.64	749.80	749.57	749.62	749.27
Top Screen Elev.	740.17	741.1	737.0	711.41	745.29	746.01	745.97	745.37	-	-	744.6	713.6	744.4	742.95	744.95	745.13	713.88	734.87	746.27
Bottom Screen Elev.	730.17	731.1	727.0	706.41	730.29	731.01	730.97	730.37	-	-	729.6	709.1	729.4	727.95	729.95	740.13	708.88	729.87	731.27
<u>Date</u>	<u>MW1</u>	<u>MW2</u>	<u>MW3</u>	<u>MW4</u>	<u>MW5</u>	<u>MW6</u>	<u>MW7</u>	<u>MW8</u>	<u>RS1</u>	<u>RS2</u>	<u>MW9</u>	<u>MW9A</u>	<u>MW10</u>	<u>MW11</u>	<u>MW12</u>	<u>MW13</u>	<u>MW13A</u>	<u>MW13B</u>	<u>MW14</u>
01/18/01	740.67	Not	738.20	740.77	739.81	740.65	740.75	740.69	-	-	Not Accessible		741.12	740.74	740.72	743.50	740.34	740.67	737.82
03/20/02	742.87	Not	742.27	738.47	740.81	741.70	743.88	742.14	-	-			743.38	742.96	741.56	742.37	742.75	744.09	739.30
10/30/02	743.53	Accessible	742.38	735.16	740.83	741.82	743.75	742.11	-	-	742.34	742.90	742.30	742.37	743.00	742.70	738.90		
05/21/03	741.12	Accessible	739.94	737.66	739.21	740.10	741.30	740.61	-	743.50	740.35	740.27	739.99	740.35	740.27	744.92	737.22		



**TABLE 1 (Continued)**  
**Historical Groundwater Elevations (U.S.G.S.)**

Fox Point Express—Neenah, Wisconsin

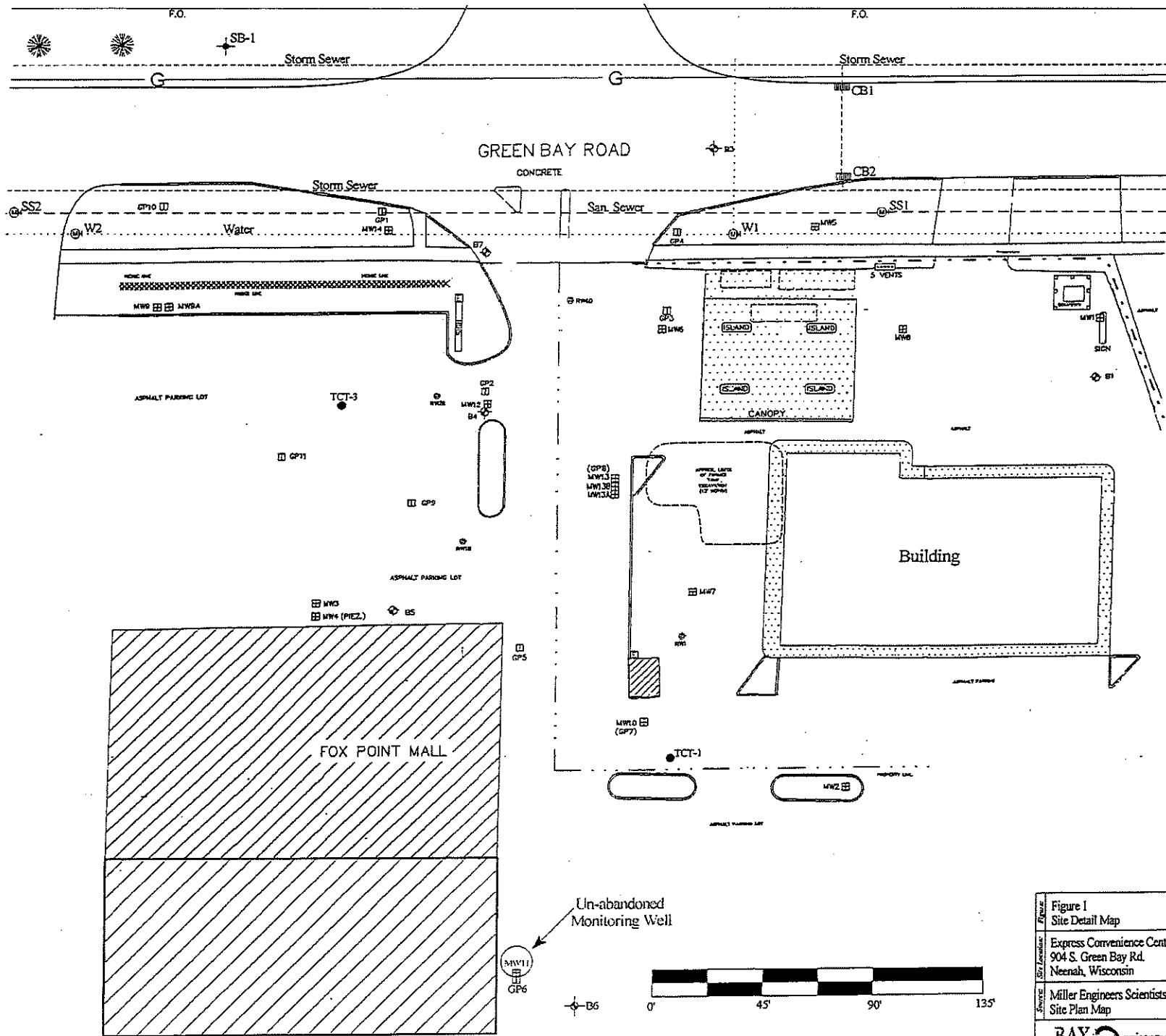
Project #02140E

10/31/00 Elevations of new and existing wells resurveyed

	<u>RW1</u>	<u>RW17</u>	<u>RW18</u>	<u>RW40</u>	<u>RW43</u>
PVC Elevation	747.42	747.12	746.68	749.25	748.96
Top Screen Elev.	744.14	743.20	740.68	743.25	742.96
Bottom Screen Elev.	729.64	731.20	728.68	731.25	730.96

	<u>RW1</u>	<u>RW17</u>	<u>RW18</u>	<u>RW40</u>	<u>RW43</u>				
12/02/96	Prior to Construction								
12/16/96									
12/30/96									
01/13/97									
03/03/97									
05/28/97	Prior to Construction								
02/05/98						745.88	-	-	-
07/06/98						747.53	-	-	-
02/01/99						744.68	-	-	-
01/18/01						741.39	-	740.88	740.68
03/20/02	-	-	741.64	741.57	741.75				
10/30/02	-	-	741.87	741.86	741.28				
05/21/03	-	740.93	740.15	741.45	670.26				

\* Elevations taken from 1997 survey data.



IMPROPERLY ABANDONED  
 MONITORING WELL

Un-abandoned  
Monitoring Well

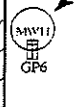




Figure 1 Site Detail Map	
Express Convenience Center #71 904 S. Green Bay Rd. Neenah, Wisconsin	
Client: U.S. Oil Co., Inc.	Date: March 09
Miller Engineers Scientists Site Plan Map	Scale: See Scale
	
Drawn By: EED	

**IMPROPERLY ABANDONED  
MONITORING WELL**

State of Wisconsin  
Department of Natural Resources

Route to: Watershed/Wastewater  Waste Management   
Remediation/Redevelopment  Other

**MONITORING WELL CONSTRUCTION**  
Form 4400-113A Rev. 7-98

Facility/Project Name <u>Express #71</u>	Local Grid Location of Well <u>894</u> N <u>1215</u> W	Well Name <u>MW-11</u>
Facility License, Permit or Monitoring No.	Local Grid Origin (estimated) or Well Location Lat. _____ Long. _____	Wis. Unique Well No. _____ DNR Well ID No. _____
Facility ID	St. Plane _____ ft. N. _____ ft. E. S/C/N	Date Well Installed <u>01/29/1998</u>
Type of Well Well Code <u>11 1 MW</u>	Section Location of Waste/Source 1/4 of _____ 1/4 of Sec. _____ T. _____ N. R. _____	Well Installed By: Name (first, last) and Firm
Distance from Waste/Source _____ ft.	Enf. Stds. Apply <input type="checkbox"/>	
	Location of Well Relative to Waste/Source u <input type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known	

- A. Protective pipe, top elevation 246.3 ft. MSL
- B. Well casing, top elevation 245.46 ft. MSL
- C. Land surface elevation 246.3 ft. MSL
- D. Surface seal, bottom \_\_\_\_\_ ft. MSL or 1.9 ft.

12. USCS classification of soil near screen:  
 GP  GM  GC  GW  SW  SP   
 SM  SC  ML  MH  CL  CH   
 Bedrock

13. Sieve analysis performed?  Yes  No

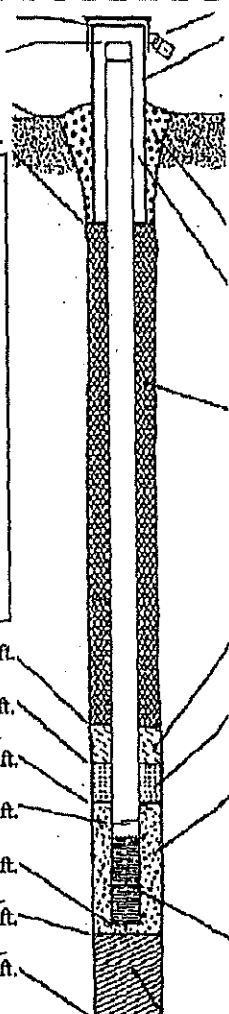
14. Drilling method used: Rotary  50  
 Hollow Stem Auger  41  
 Other

15. Drilling fluid used: Water  02 Air  01  
 Drilling Mud  03 None  99

16. Drilling additives used?  Yes  No

Describe \_\_\_\_\_

17. Source of water (attach analysis, if required): \_\_\_\_\_



- 1. Cap and lock?  Yes  No
- 2. Protective cover pipe:
  - a. Inside diameter: 1.2 in.
  - b. Length: 1 ft.
  - c. Material: Steel  04  
Other
  - d. Additional protection?  Yes  No  
If yes, describe: \_\_\_\_\_
- 3. Surface seal: Bentonite  30  
Concrete  01  
Other
- 4. Material between well casing and protective pipe: Bentonite  30  
Other
- 5. Annular space seal:
  - a. Granular/Chipped Bentonite  33
  - b. \_\_\_\_\_ Lbs/gal mud weight ... Bentonite-sand slurry  35
  - c. \_\_\_\_\_ Lbs/gal mud weight ... Bentonite slurry  31
  - d. \_\_\_\_\_ % Bentonite ... Bentonite-cement grout  50
  - e. \_\_\_\_\_ Ft<sup>3</sup> volume added for any of the above
  - f. How installed: Tremie  01  
Tremie pumped  02  
Gravity  08
- 6. Bentonite seal:
  - a. Bentonite granules  33
  - b.  1/4 in.  3/8 in.  1/2 in. Bentonite chips  32
  - c. \_\_\_\_\_ Other
- 7. Fine sand material: Manufacturer, product name & mesh size  
 a. \_\_\_\_\_  
 b. Volume added \_\_\_\_\_ ft<sup>3</sup>
- 8. Filter pack material: Manufacturer, product name & mesh size  
 a. \_\_\_\_\_  
 b. Volume added \_\_\_\_\_ ft<sup>3</sup>
- 9. Well casing: Flush threaded PVC schedule 40  23  
 Flush threaded PVC schedule 80  24  
 Other
- 10. Screen material: PVC  
 a. Screen type: Factory cut  11  
 Continuous slot  01  
 Other
- b. Manufacturer \_\_\_\_\_  
 c. Slot size: 0.006 in.  
 d. Slotted length: \_\_\_\_\_ ft.
- 11. Backfill material (below filter pack): None  14  
 Other

- E. Bentonite seal, top \_\_\_\_\_ ft. MSL or 1 ft.
- F. Fine sand, top \_\_\_\_\_ ft. MSL or \_\_\_\_\_ ft.
- G. Filter pack, top \_\_\_\_\_ ft. MSL or 2.5 ft.
- H. Screen joint, top \_\_\_\_\_ ft. MSL or 3 ft.
- I. Well bottom \_\_\_\_\_ ft. MSL or 18 ft.
- J. Filter pack, bottom \_\_\_\_\_ ft. MSL or 18.5 ft.
- K. Borehole, bottom \_\_\_\_\_ ft. MSL or 18.5 ft.
- L. Borehole, diameter 6.25 in.
- M. O.D. well casing 2.06 in.
- N. I.D. well casing 1.87 in.

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature

Firm Miller Engineers & Scientists

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

*Based off form 4400-89 located in Fox Point Express historical information.*

November 12, 2009

IMPROPERLY ABANDONED  
MONITORING WELL

Mr. Steve Winter  
Fox Point of Appleton, LLC  
3315 N Ballard Rd, Ste. A  
Appleton, WI 54911

OFF-SOURCE  
A  
PROPERTY

RE: Notification of Un-Abandoned Monitoring Well  
Express #71, 904 S. Green Bay Road, Neenah, Wisconsin

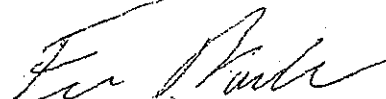
Dear Mr. Winter:

On behalf of Mr. Tim Schmidt of the U.S. Oil Company, Bay Environmental Strategies, Inc. (BAY) is providing written notification of an un-abandoned monitoring well on your property located at 870 S. Green Bay Road, Neenah. A metal detector was used to try and locate the well, but was not found due to the recent paving activities conducted at the property. Please refer to the enclosed map with the well location. If this well is located in the future it must be properly abandoned.

If you have any questions regarding the information provided, please contact me at (920) 433-0300.

Sincerely,

**BAY ENVIRONMENTAL STRATEGIES, INC.**



Erin Mader  
Environmental Technician

Enclosure

Cc: Mr. Kevin McKnight, WDNR, 625 E. Cty Hwy Y, Ste. 700, Oshkosh, WI 54901  
Tim Schmidt, PO Box 25, Combined Locks, WI 54113-0025

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #: 03-71-000100

ACTIVITY NAME: Fox Point Express Convenience Center

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	870 S Green Bay Rd, Neenah, WI	80606440000	641145	412474
B				
C				
D				
E				
F				
G				
H				
I				

**FILE COPY**

April 3, 2008

OFF-SOURCE  
A  
PROPERTYSteve Winter  
Fox Point of Appleton LLC  
3315A N. Ballard Road  
Appleton, WI 54911RE: Residual Soil and Groundwater Contamination Notice  
Express Convenience Center #71, 904 S. Green Bay Rd, Neenah, WI  
WDNR BRRTS #03-71-000100; Commerce #54956-5132-04-A

Dear Mr. Winter:

Groundwater contamination that appears to have originated on the property located at 904 S. Green Bay Rd. in Neenah has migrated onto your property located at 870 S. Green Bay Rd. The level of benzene, toluene, ethylbenzene, total trimethylbenzenes (TMBs), methyl-tert-butyl ether (MTBE), and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, Bay Environmental Strategies, Inc. (BAY) has investigated this contamination and believes this groundwater contaminant plume is stable or receding and will naturally degrade over time. BAY believes that allowing natural attenuation to complete the remediation at this site will meet the requirements for case closure that are found in chapter NR 726 Wisconsin Administrative Code. Bay will request that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. A copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination," is enclosed.

Due to the extent of soil and groundwater contamination on the source property and Fox Point of Appleton LLC's property at 870 S. Green Bay Rd., a cap maintenance plan will be associated with the area above the contaminated soil and groundwater. The impervious and grass surfaces located over the contaminated soil and groundwater plume serve as an infiltration barrier to inhibit and prevent future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. It is imperative that the barrier remain intact in order to prevent water from infiltrating through contaminated soils and contaminating the groundwater. The impervious and grass surfaces also serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. **In order to function properly, the barrier must remain intact even though soil cannot be observed or encountered.** As part of the cap maintenance plan, the current surface barrier must be maintained over the soil and annual inspections are to be conducted of the capped area. If changes are made to the current cover you must notify the WDNR project manager listed below. U.S. Oil Co., Inc., owner of the source property, will conduct the

inspections on your property and repair any areas where exposed soils are noted in the capped area pavement. A copy of the cap maintenance plan is enclosed and a copy should be kept on site.

The Department of Natural Resources will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to: Mr. Kevin McKnight, WDNR, 625 E. Cty Y, Suite 700, Oshkosh, Wisconsin 54901.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' 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 groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the following legal description of your property, and notify BAY within the next 30 days if the legal description is incorrect.

Parcel ID: 80606440000 -PT NW SW BEG 1181.6 FT S & 103.3 FT E OF NW COR SW 1/4 SD SEC TH N 210 FT E 210 FT S 210 FT W 210 FT TO BEG


Once the Department makes a decision on BAY's closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from BAY, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact BAY at (920) 433-0300 or at 529 S. Jefferson St. Ste. 10, Green Bay, WI 54301 or you may contact Mr. Kevin McKnight, WDNR, 625 E. Cty Y, Suite 700, Oshkosh, Wisconsin 54901, (920) 434-7890.

Sincerely,

BAY ENVIRONMENTAL STRATEGIES, INC.

  
Chad Fradette  
Project Manager

OFF-SOURCE  
A  
PROPERTY

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits:

1. Article Addressed to:

Steve Winter  
Fox Point of Appleton, LLC  
3315 A W. Ballard Rd.  
Appleton, WI 54911

2. Article  
(7/2)

PS-Fc

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]*

Agent  
 Addressee

B. Received by (Printed Name)

*Rosalyn M...*

C. Date of Delivery

4/19/08

delivery address different from item 1?  Yes  
 YES, enter delivery address below:  No

3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

Yes

102595-02-N





Document Number

QUIT CLAIM DEED

Document Title

1015630

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

1998-07-01 13:30:24

SUSAN WINNINGHOFF  
REGISTER OF DEEDS

RECORDING FEE 16.00  
TRANSFER FEE 10500.00  
# OF PAGES 4

OFF-SOURCE  
A  
PROPERTY

Recording Area

Name and Return Address

STEVE WINFORD  
378 W COLLEGE AVE  
Appleton WI 54911

Parcel Identification Number (PIN)

069178

4

This information must be completed by submitter: document title, name, A return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. **Note:** Use of this cover page adds one page to your document and \$3.00 to the recording fee. Wisconsin Statutes, §9.317 WRS.1 3/04



OFF-SOURCE  
A  
PROPERTY

"EXHIBIT A "

Parcel I:

All that part of the Northwest ¼ of the Southwest ¼ of Section 28, Township 20 North, Range 17 East, in the City of Neenah, Winnebago County, Wisconsin, described as follows: Commencing at the Northwest corner of the Southwest ¼ of said Section 28; thence South 0°47' East, along the West line of Section 28, 1181.6 feet; thence North 89°13' East, 103.3 feet to the East right of way line of United States Highway 41 as it existed November 1, 1956, which is the point of beginning; thence North 0° 32' West, along said East right of way line, 210 feet; thence North 89°13' East, 210 feet; thence North 0°32' West, 310.73 feet, more or less, to a point on the second course of the description of land conveyed by a deed from Wisconsin Lubricating & Oil Corporation to Great Lakes Construction Company at Neenah, Inc., dated June 20, 1957, recorded on June 21, 1957 in Volume 847 of Deeds at Page 545; thence North 57°47' West, 30.61 feet, more or less, to the Southeast corner of a parcel conveyed in a deed from Great Lakes Construction Company, a partnership, to Wisconsin Lubricating & Oil Corporation dated September 12, 1956; thence North 2°43' East, 333.14 feet, more or less, to a point in the center line of Winneconne Avenue, which is also State Highway 114; thence North 69°9' East, in Winneconne Avenue, 72 feet; thence North 78°54' East, in Winneconne Avenue, 264 feet; thence South 3°2' West, 326.67 feet to the point at which the boundary line the aforesaid deed dated June 20, 1957 changes from a course of North 78°47' East, to a course of North 81°49' East; thence North 81°35' East, to the West edge of the Slough at low water; thence Southerly, along the West edge of the Slough at low water, to a point which is North 89°13' East of the point of beginning; thence South 89°13' West, to the point of beginning, excepting therefrom the Three (3) following described tracts of land, viz:-

1. Commencing at the Northwest corner of the Southwest ¼ of said Section 28; thence Southerly, along the West Section line of said Section 28, 429 feet; to the intersection of the Section line and the center line of State Trunk Highway No. 114 (Winneconne Avenue extended) as laid out by the State Highway Commission of Wisconsin under Project F09-1(7) U.S. "41" Neenah Road, S.T.H. 114, April 9, 1953; thence Northeasterly, along the center line of Winneconne Avenue arc, 338.43 feet; thence South 17°40' East, 33 feet, to a point on the Southerly right of way line of Winneconne Avenue arc and the point of beginning; thence Southwesterly, along the Southerly right of way line of Winneconne Avenue, 23.6 feet; thence South 4°09' West, 12.4 feet; thence Northeasterly, 28.2 feet, parallel with the center line of Winneconne Avenue, to the point of curve line; thence Easterly, 161.8 feet, along the arc of a curve with a radius of 1101.4 feet with the radius point to the Southeast; thence North 80°44' East, 136 feet, more or less; thence Easterly 10 feet, more or less, along the arc of a curve with a radius of 342.3 feet with the radius point to the Southwest; thence North 4°09' East, 3 feet, more or less, to the Southerly right of way line of Winneconne Avenue as laid out under Project F09-1(7) U.S. "41" Neenah Road S.T.H. 114, April 9, 1953; thence Westerly, along the Southerly right of way line of Winneconne Avenue, to the point of beginning.

2. Commencing at the Northwest corner of the Southwest ¼ of said Section 28; thence S0°32'08"E (recorded as South 0°47' East) along the West line of the Southwest ¼, 587.74 feet; thence N89°27'52"E, 637.35 feet to the Northwest corner of the Roundy's Pick & Save Store; thence N81°52'16"E along the North wall of said store and its extension, 249.84 feet; thence S08°14'33"E parallel to and 10 feet Easterly of the East wall of said store, 166.70 feet; thence S81°58'05"W along the South wall of said store and its extension, 259.84 feet; thence N08°14'33"W parallel to and 10 feet Westerly of the West wall of said store, 166.25 feet; thence N81°52'16"East, 10.00 feet to the point of beginning.

3. Lot One of Certified Survey Map No. 1843, as recorded in the office of the Register of Deeds for Winnebago County, Wisconsin in volume 1 of Certified Survey Maps, on page 1843, as Document No. 700868.

Parcel II:

The South ¼ of the following described premises: Commencing at a point which is North 0°32' West, 210 feet, from the place of beginning in Parcel 1 as described herein; thence North 89°13' East, 210 feet; thence North 0°32' West, 60 feet; thence South 89°13' West, 210 feet; thence South 0°32' East, 60 feet, to the place of beginning.

OFF-SOURCE  
A  
PROPERTY

EXHIBIT A - LEGAL DESCRIPTION  
PAGE 2

Parcel III:

All that part of the Northwest ¼ of the Southwest ¼ of Section 28, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, described as follows: Commencing at the Northwest corner of the Southwest ¼ of said Section 28; thence S0°32'08"E (recorded as South 0°47' East) along the West line of the Southwest ¼, 587.74 feet; thence N89°27'52"E, 637.35 feet to the Northwest corner of the Roundy's Pick & Save Store; thence N81°52'16"E along the North wall of said store and its extension, 249.84 feet; thence S08°14'33"E parallel to and 10 feet Easterly of the East wall of said store, 166.70 feet; thence S81°58'05"W along the South wall of said store and its extension, 259.84 feet; thence N08°14'33"W parallel to and 10 feet Westerly of the West wall of said store, 166.25 feet; thence N81°52'16"E, 10.00 feet to the point of beginning.

Tax-Key Nos. 806-0640 and 806-0644

Parcel IV:

Together with a non-exclusive perpetual easement for travel over and across the North ½ of the following described premises: Commencing at the Northwest corner of the Southwest ¼ of said Section 28; thence South 0°47' East along the West line of Section 28, 429 feet to the intersection with the center line of State Trunk Highway #114; thence continuing South 0°47' East along the West line of said Section 28, 752.6 feet; thence North 89°13' East 103.3 feet to the East right-of-way line of U.S. Highway #41 as it existed November 1, 1956; thence North 0°32' West along the said East right-of-way line of U.S. Highway #41 210 feet to the point of beginning; thence North 89°13' East 210 feet; thence North 0°32' West 60 feet; thence South 89°13' West 210 feet; thence South 0°32' East, 60 feet to the point of beginning.

Parcels I, II and III are also described as follows:

A parcel of land being part of the Northwest ¼ of the Southwest ¼ of Section 28, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, and described as:

Commencing at the West ¼ corner of Section 28; thence S00°32'08"E 1179.76 feet along the West line of the Southwest ¼ of Section 28; thence N89°21'42"E 104.10 feet to the point of beginning on the East right-of-way line of Green Bay Road; thence N00°16'13"W 239.93 feet along said East right-of-way line; thence N89°28'30"E 210.29 feet; thence N00°16'13"W 280.83 feet; thence N69°26'17"W 29.60 feet; thence N02°55'33"E 85.58 feet; thence East 150 feet; thence North 141.48 feet; thence N33°23'44"W 104.87 feet to a curve on the Southerly right-of-way line of Winneconne Avenue (S.T.H. "114") thence 106.61 feet along said Southerly right-of-way line on a curve to the right having a radius of 1101.50 feet and a short chord of N75°04'39"E 106.47 feet; thence N77°50'51"E 136 feet along said Southerly right-of-way line; thence 9.34 feet along said Southerly right-of-way line on a curve to the right having a radius of 342.3 feet and a short chord of N78°37'45"E 9.34 feet; thence S03°25'22"W 292.14 feet; thence N81°20'17"E 365.22 feet to a meander line lying S81°20'17"W 45.2 feet more or less from the Westerly waters edge of the Neenah Slough; thence S12°26'31"W 676.69 feet along said meander line to a point lying S89°21'42"W 126 feet more or less from said Westerly waters edge; thence S89°21'42"W 719.59 feet to the point of beginning. Including all lands between said meander line and the water's edge of the Neenah Slough.

\*\*\*\*\*

February 22, 2008

RIGHT-OF-WAY

Tim Hamblin  
Director of Public Works  
211 Walnut St.  
Neenah, WI 54956

RE: Notification of Residual Groundwater Contamination within Right-of-Way  
Express Convenience Center #71, 904 S. Green Bay Rd, Neenah, Wisconsin

Dear Mr. Hamblin:


In accordance with Wis. Adm. Code ch. NR 726, Bay Environmental Strategies, Inc. (BAY) is providing written notification of residual groundwater contamination within the Green Bay Road right-of-way adjacent to the above property. You should be aware of this contamination so that contingencies can be developed prior to any excavation activities within that area.

Laboratory results of groundwater samples collected suggest that on-site contamination has migrated off-site. A site map is enclosed for future reference.

If you have any questions regarding the information provided, please contact me at (920) 433-0300.

Sincerely,

**BAY ENVIRONMENTAL STRATEGIES, INC.**

  
Chad Fradette  
Project Manager

Enclosure

Cc: Mr. Kevin McKnight, WDNR, 625 East County Road Y, Suite 700, Oshkosh, WI 54901  
Tim Schmidt, PO Box 25, Combined Locks, WI 54113-0025

February 22, 2008

RIGHT-OF-WAY

Sue Ertmer  
Winnebago County Clerk  
415 Jackson St. Room 110  
Oshkosh, WI 54901

RE: Notification of Residual Groundwater Contamination within Right-of-Way  
Express Convenience Center #71, 904 S. Green Bay Rd, Neenah, Wisconsin

Dear Ms. Ertmer:

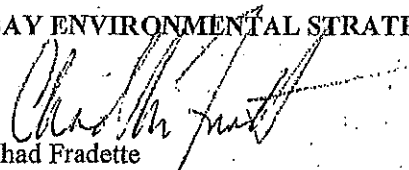
In accordance with Wis. Adm. Code ch. NR 726, Bay Environmental Strategies, Inc. (BAY) is providing written notification of residual groundwater contamination within the Green Bay Road right-of-way adjacent to the above property. You should be aware of this contamination so that contingencies can be developed prior to any excavation activities within that area.

Laboratory results of groundwater samples collected suggest that on-site contamination has migrated off-site. A site map is enclosed for future reference.

If you have any questions regarding the information provided, please contact me at (920) 433-0300.

Sincerely,

**BAY ENVIRONMENTAL STRATEGIES, INC.**

  
Chad Fradette  
Project Manager

Enclosure

Cc: Mr. Kevin McKnight, WDNR, 625 East County Road Y, Suite 700, Oshkosh, WI 54901  
Tim Schmidt, PO Box 25, Combined Locks, WI 54113-0025

February 22, 2008

RIGHT-OF-WAY

Patty Stum  
City Clerk  
211 Walnut St.  
Neenah, WI 54956

RE: Notification of Residual Groundwater Contamination within Right-of-Way  
Express Convenience Center #71, 904 S. Green Bay Rd, Neenah, Wisconsin

Dear Ms. Stum:

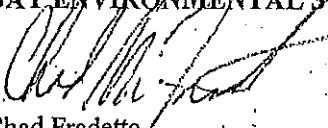
In accordance with Wis. Adm. Code ch. NR 726, Bay Environmental Strategies, Inc. (BAY) is providing written notification of residual groundwater contamination within the Green Bay Road right-of-way adjacent to the above property. You should be aware of this contamination so that contingencies can be developed prior to any excavation activities within that area.

Laboratory results of groundwater samples collected suggest that on-site contamination has migrated off-site. A site map is enclosed for future reference.

If you have any questions regarding the information provided, please contact me at (920) 433-0300.

Sincerely,

**BAY ENVIRONMENTAL STRATEGIES, INC.**

  
Chad Fradette  
Project Manager

Enclosure

Cc: Mr. Kevin McKnight, WDNR; 625 East County Road Y, Suite 700, Oshkosh, WI 54901  
Tim Schmidt, PO Box 25; Combined Locks, WI 54113-0025

**STORM SEWER CALCULATIONS**  
**MARINETTE MARINE**  
 CITY OF MARINETTE, MARINETTE COUNTY, WI

STORM SEWER PIPE SUMMARY										STORM SEWER CAPACITY						
Reach		US Inv	DS Inv	Length	Slope	Eq. Size (in)	Pipe Material	Node Drop	Phase	GRASS AREA (SF)	ROOF AREA (SF)	PAVEMENT AREA (SF)	PEAK FLOW (gpm)	PEAK FLOW (cfs)	CAPACITY (cfs)	Velocity (ft/s)
R-10.1	Outfall	575.68	575.40	155	0.0018	54	RCP C4	0.00	Main	0	0	0	40544	90.34	90.38	5.7
R-12.1	R-10.1	576.45	575.68	426	0.0018	54	RCP C4	0.00	Main	0	0	0	40544	90.34	90.38	5.7
R-200.1	R-12.1	576.06	575.85	143	0.0015	36	RCP C4	-1.80	Bldg 33	0	7500	11500	1312	2.92	27.98	4.0
R-200.2	R-200.1	576.52	576.36	108	0.0015	36	RCP C3	0.30	Bldg 33	0	0	0	669	1.49	27.98	4.0
R-200.3	R-200.2	576.65	576.52	85	0.0015	36	RCP C3	0.00	Bldg 33	0	11700	7130	669	1.49	27.98	4.0
R-200.4	R-200.3	577.24	577.05	125	0.0015	30	RCP C3	0.00	Bldg 33	0	0	0	0	0.00	17.21	3.5
R-200.5	R-200.4	578.97	578.50	236	0.0020	30	RCP C4	0.00	Main	0	0	0	0	0.00	19.87	4.0
MH I	R-200.5	579.15	578.97	91	0.0020	30	RCP C4	0.00	Main	0	0	0	0	0.00	19.87	4.0
Ex Mh H	MH I	579.65	579.15	109	0.0046	36	RCP C4*	0.00	Main	0	0	0	0	0.00	48.74	6.9
R-12.2	R-12.1	576.59	576.45	78	0.0018	54	RCP C4	0.00	Main	0	0	15540	39233	87.42	90.38	5.7
R-12.3	R-12.2	576.67	576.59	48	0.0018	54	RCP C4	0.00	Main	0	0	0	38755	86.35	90.38	5.7
Ex 37.1	R-12.2	578.76	578.39	60	0.0063	27	RCP C4	0.00	Main	0	0	0	8074	17.99	26.58	6.7
Ex 32.2	R-12.3	577.98	577.87	22	0.0050	36	RCP C4	0.00	Main	0	0	0	19500	43.45	51.09	7.2
R-12.4	R-12.3	573.30	573.17	65	0.0020	42	RCP C4	-4.30	Main	0	0	0	19255	42.90	48.74	5.1
R-12.6	R-12.4	577.85	577.60	124	0.0020	42	RCP C4	4.30	Main	0	0	0	19255	42.90	48.74	5.1
R-12.5	R-12.6	577.89	577.85	22	0.0020	42	RCP C4	0.00	Main	0	0	0	17435	38.85	48.74	5.1
Ex 51.1	R-12.5	580.30	578.29	112	0.0179	36	RCP C4*	0.00	Main	0	0	0	15846	35.31	96.59	13.7
R-12.7	R-12.6	579.14	579.05	58	0.0015	18	RCP C3	0.00	Bldg 33	0	16920	38000	1820	4.05	4.41	2.5
R-30.2	R-30.1	579.26	579.20	37	0.0015	18	RCP C3	0.00	Bldg 33	0	11520	37230	1589	3.54	4.41	2.5

\*Geogrid installed per manufacturer specifications to extent under entire sub ballast section.



## Exhibit B

### STORM WATER SYSTEM MAINTENANCE SCHEDULE

Maintenance tasks should be performed according to the minimum requirements listed below. The storm water system includes the storm sewer, overland flow paths, and drainage swales within the project.

#### **Debris and Litter**

Storm water systems typically collect a large amount of debris and litter. It is recommended that the debris is removed on a monthly basis. All structures should be checked monthly and any debris should be removed to ensure proper performance.

#### **Storm Structures (In General)**

The various structural components of the storm sewer system should be periodically checked for defects or deterioration. Items in disrepair should be fixed immediately. Accumulated sediment, debris and litter should be removed periodically.

The storm water system is designed to remove sediment from the water prior to discharging. As a result of this function, periodic maintenance will be required to remove the accumulated sediment and restore the system to its original capacity. All conveyance devices should be periodically checked for accumulated sediment.

*Monthly - Remove litter and debris from the storm sewer system.*

#### **Storm Structures (Treatment Specific)**

The storm treatment manhole sumps are specifically designed to capture sediment and debris from storm water. As a result, these storm treatment structures will need to be cleaned periodically. The structures are to be checked monthly as mentioned previously for debris and sediment accumulation. When there is less than three (3) feet of separation between the accumulated sediment and the permanent water elevation; the sediment must be removed. Sediment removal may be accomplished by a high capacity vacuum conforming for such use. Disposal shall be in accordance with any applicable local, State and Federal regulations.

*As Required - Remove sediment from the storm treatment structures.*

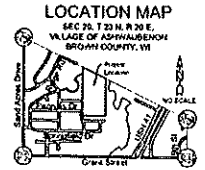
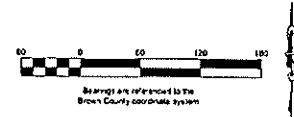
#### **Precipitation Event**

In addition to the above maintenance activities, the following items should be addressed after any precipitation event of 0.5-inches or greater.

- Remove debris and litter from inlet and outlet structures.
- Check for areas experiencing erosion.

# Concept of Woods Edge

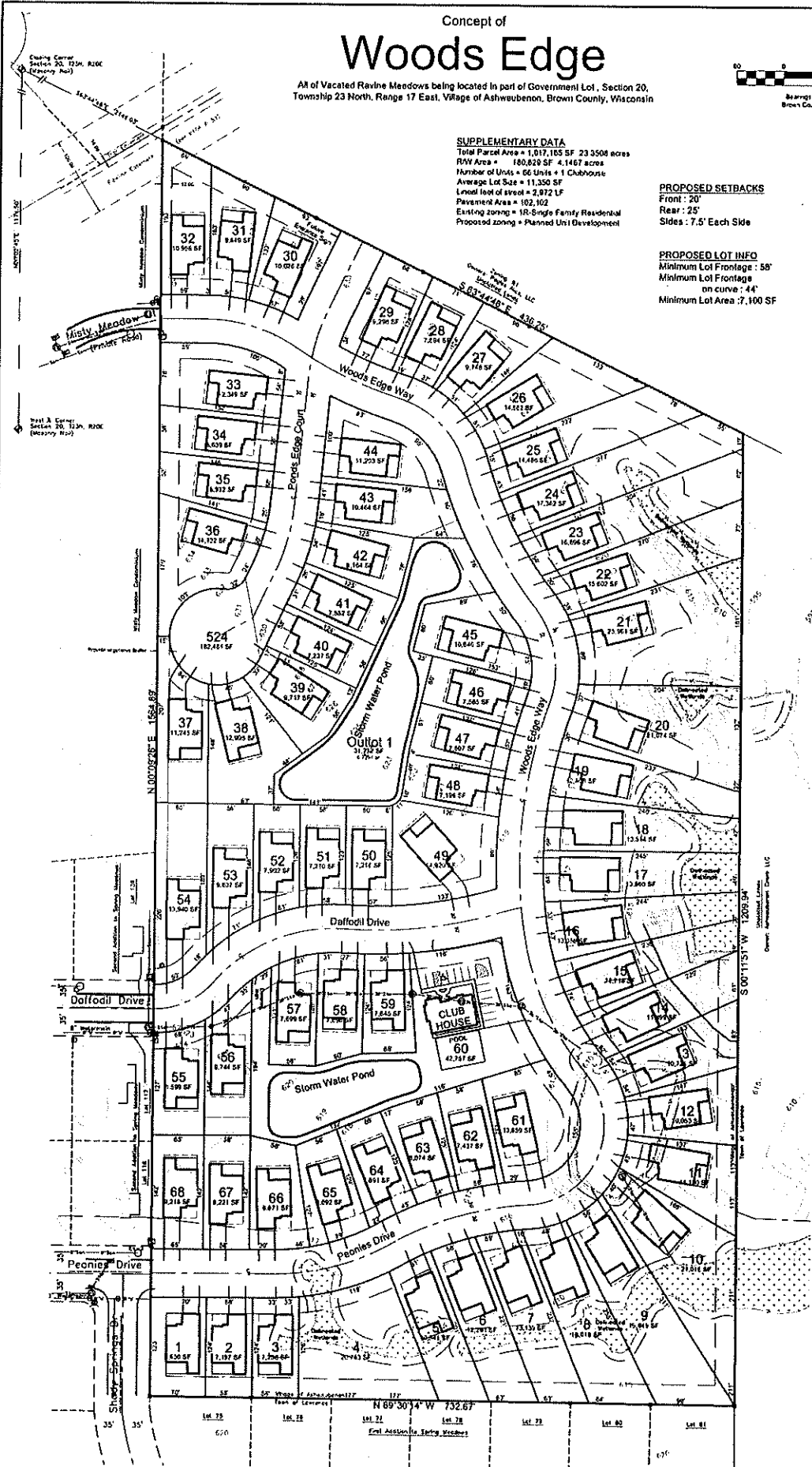
All of Vacated Ravine Meadows being located in part of Government Lot, Section 20, Township 23 North, Range 17 East, Village of Ashwaubenon, Brown County, Wisconsin



**SUPPLEMENTARY DATA**  
 Total Parcel Area = 1,017,185 SF 23.3668 acres  
 RW Area = 180,828 SF 4.1467 acres  
 Number of Units = 66 Units = 1 Clubhouse  
 Average Lot Size = 11,350 SF  
 Largest lot of street = 2,872 SF  
 Pavement Area = 102,162  
 Existing zoning = R-18-Single Family Residential  
 Proposed zoning = Planned Unit Development

**PROPOSED SETBACKS**  
 Front : 20'  
 Rear : 25'  
 Sides : 7.5' Each Side

**PROPOSED LOT INFO**  
 Minimum Lot Frontage : 58'  
 Minimum Lot Frontage on curve : 44'  
 Minimum Lot Area : 7,100 SF



**Notes:**  
 Lot 59 and Outlot 1 will be control by Home Owners Association.  
 Engineering plans will address proposed improvements.  
 Lots 1-11 and 60-67 would have addresses on Peonies Drive  
 Lots 12-31 and 44-47 would have addresses on Woods Edge Way  
 That portion of Lot 59 and Outlot 1 that contain the storm water ponds, storm sewers, and other infrastructure will be contained within an easement dedicated to the Village.

**SURVEYOR'S CERTIFICATE**

I, James R. Sehoff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Village of Ashwaubenon and Brown County WI.

**Owner/Developer:**  
 Apple Tree GB One, LLC  
 c/o Jason Mroz  
 2228 Milestone Drive  
 Appleton, WI 54913  
 Telephone: (920) 730-8010  
 E-mail: jason@appletree-homes.com

**Land Surveyor:**  
 Davel Engineering & Environmental, Inc  
 c/o James Sehoff  
 1811 Racine Street  
 Menasha, WI 54952  
 Telephone: (920) 560-6562  
 E-mail: jim@davel.org

James R. Sehoff, R.L.S. No. S-2692 Date

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 CIVIL ENGINEERING CONSULTANTS  
 1811 Racine Street, Menasha, WI 54952  
 PH: 920-981-1000 FAX: 920-981-9000  
 www.davel.org

**STORM SEWER CALCULATIONS**  
**MARINETTE MARINE**  
**CITY OF MARINETTE, MARINETTE COUNTY, WI**

STORM SEWER PIPE SUMMARY											STORM SEWER CAPACITY						Velocity	Capacity
Reach		US Inv	DS Inv	Length	Slope	Size (in)	Pipe Material	Node Drop	Phase	GRASS AREA (SF)	ROOF AREA (SF)	PAVEMENT AREA (SF)	PEAK FLOW (gpm)	PEAK FLOW (cfs)	CAPACITY (cfs)	(ft/s)	Check	
R-60.1	Existing MH	578.74	578.30	175	0.0025	18	PVC/PE	0.00	Bldg 32	0	12195	10975	3269	7.28	7.59	3.2	---	
R-61.1	R-60.1	578.81	578.74	45	0.0015	16	PVC/PE	0.00	Bldg 32	0	12195	10975	2462	5.49	5.88	2.5	---	
R-62.1	R-61.1	579.26	579.01	136	0.0020	15	PVC/PE	0.00	Bldg 32	0	0	18475	1655	3.69	4.17	2.6	---	
R-63.1	R-62.1	579.67	579.48	85	0.0022	12	RCP C4	0.00	Bldg 32	0	0	14270	439	0.98	1.81	2.3	---	
R-64.1	R-62.1	579.69	579.48	97	0.0022	12	PVC/PE	0.00	Bldg 32	0	0	21050	648	1.44	2.41	2.3	---	
<b>STORM SEWER STRUCTURE SUMMARY</b>																		
Structure	Phase	Type	Size	Cover	Final Grade Rim	Invert	Sump Depth	Final Grade Depth										
R-60.1	Bldg 32	MH (96) Inlet	96" ID	R-2557	584.00	578.74	574.74	9.26										
R-61.1	Bldg 32	Catch Basin	36" ID	R-2540	584.00	578.81		5.20										
R-62.1	Bldg 32	Catch Basin	36" ID	R-2540	583.70	579.28		4.42										
R-63.1	Bldg 32	Catch Basin	36" ID	R-2540	583.70	579.67		4.03										
R-64.1	Bldg 32	Catch Basin	36" ID	R-2540	583.70	579.69		4.01										