

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TDD 920-492-5912

August 21, 2000

Mr. Ronald D. Langacker
EP Direct
77 N. Main Street
P.O. Box 1217
Fond du Lac, WI 54936-1217

Subject: Case Closure, Former Wisconsin-Michigan Bus Terminal, 406 North Monroe,
Green Bay, Wisconsin BRRTS #: 03-05-000232

Dear Mr. Langacker:

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

If you have any additional relevant information concerning this matter which was not formerly provided to the Department, you should submit this information to the Department for reevaluation.

The Department's records will now reflect final "closure." If you have any questions regarding this determination, please contact me in Green Bay at 920-492-5861. The Department appreciates the actions you have taken to remediate this site.

Yours truly,

Alan Thomas Nass, P.G.
Hydrogeologist

cc: Mark Bergeon, STS Consultants, LTD., 1035 Kepler Drive, Green Bay, Wisconsin 54311

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, RONALD LANGACKER asserts that he/she is duly authorized to sign this document on behalf of EconoPrint Centers, Inc.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 10th day of JULY, 2000.

Signature: [Handwritten Signature]
Printed Name: RONALD D. LANGACKER
Title: PRESIDENT

Subscribed and sworn to before me
this 10th day of July, 2000
[Handwritten Signature] Karen Henning
Notary Public, State of WI
My commission 10-26-03

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Mark Bergeon and James Calaway, STS Consultants, LTD.

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CATHY WILLIQUETTE
REGISTER OF DEEDS

WARRANTY DEED - By Corporation

150

THIS INDENTURE, Made this 2nd day of December, 1993, between WISCONSIN MICHIGAN COACHES, INC., Debtor in Possession, Case No. 85-04068-DEI, U.S. Bankruptcy Court for the Eastern District of Wisconsin, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Green Bay, Wisconsin, and ECONOPRINT CENTERS, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Fond du Lac, Wisconsin.

WITNESSETH, That WISCONSIN MICHIGAN COACHES, INC., Debtor in Possession, Case No. 85-04068-DEI, U.S. Bankruptcy Court for Eastern District of Wisconsin, for and in consideration of the sum of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) to it paid by ECONOPRINT CENTERS, INC., the receipt whereof is hereby 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 ECONOPRINT CENTERS, INC., its successors and assigns forever, the following described real estate situated in the County of Brown and State of Wisconsin, to-wit:

All of Lot Two Hundred Thirty-four (234) and the South Six (6) inches of Lot Two Hundred Fifty-nine (259) and the West One-half (W 1/2) of Lot Two Hundred Thirty-three (233), and the South Six (6) inches of the West One-half (W 1/2) of Lot Two Hundred Sixty (260), according to the recorded Plat of Navarino, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin. Tax parcel number 11-55.

Subject to easements and restrictions of record. This is not homestead property.

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 WISCONSIN MICHIGAN COACHES, INC., Debtor in Possession, Case No. 85-04068-DEI, U.S. Bankruptcy Court for the Eastern District of Wisconsin, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

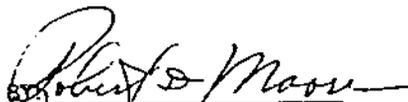
To Have and To Hold the said premises as above described with the hereditaments and appurtenances, unto ECONOPRINT CENTERS, INC., and to its successors and assigns FOREVER.

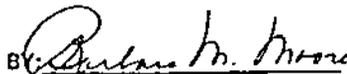
And the said WISCONSIN MICHIGAN COACHES, INC., Debtor in Possession, Case No. 85-04068-DEI, U.S. Bankruptcy Court for the Eastern District of Wisconsin, for itself and its successors, does covenant, grant, bargain and agree to and with ECONOPRINT CENTERS, INC., its successors and assigns, that at the time of the enrolling 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 ECONOPRINT CENTERS, INC., 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, WISCONSIN MICHIGAN COACHES, INC., Debtor in Possession, Case No. 85-04068-DEI, U.S. Bankruptcy Court for the Eastern District of Wisconsin has caused these presents to be signed by Robert D. Moore, its President and countersigned by Barbara M. Moore, its Secretary, at Green Bay, Wisconsin, and its corporate seal to be hereunto affixed this 2 day of December, 1993.

WISCONSIN MICHIGAN COACHES, INC.
Debtor in Possession, Case No. 85-04068-DEI
U.S. Bankruptcy Court for the Eastern District of Wisconsin

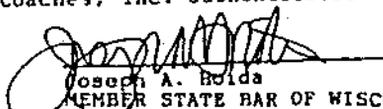
TRANSFER
\$ 330.00
FEE


Robert D. Moore, President


Barbara M. Moore, Secretary

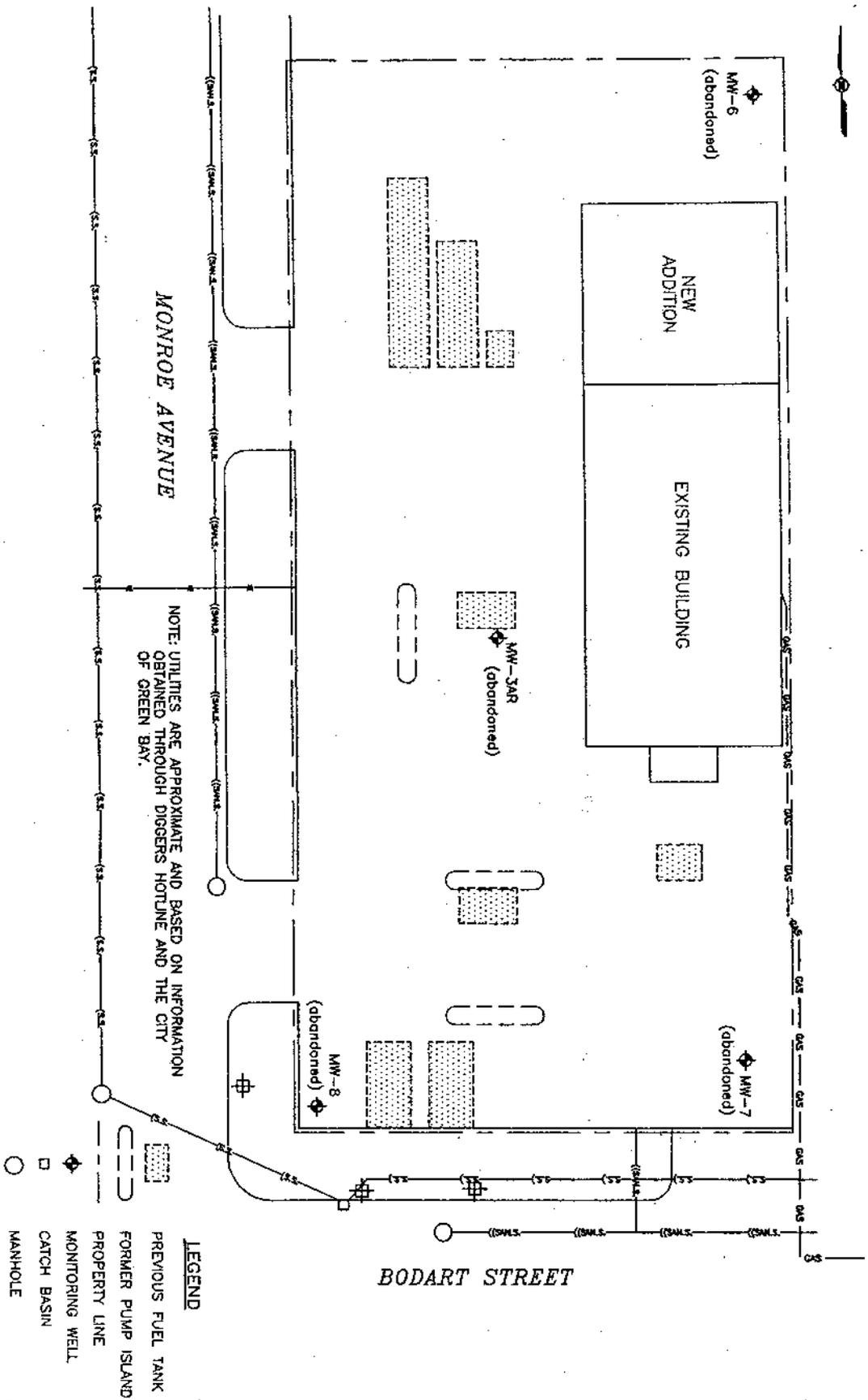
Authentication
Signatures of Robert D. Moore, President and Barbara M. Moore, Secretary, of Wisconsin Michigan Coaches, Inc. authenticated this 2nd day of December, 1993.

PREPARED BY (Return to:)


Joseph A. Hoida
MEMBER STATE BAR OF WISCONSIN

Attorney Joseph A. Hoida
402 E. Jefferson Street
P.O. Box 1625
Green Bay, WI 54306-1625

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01/10/2000 13:

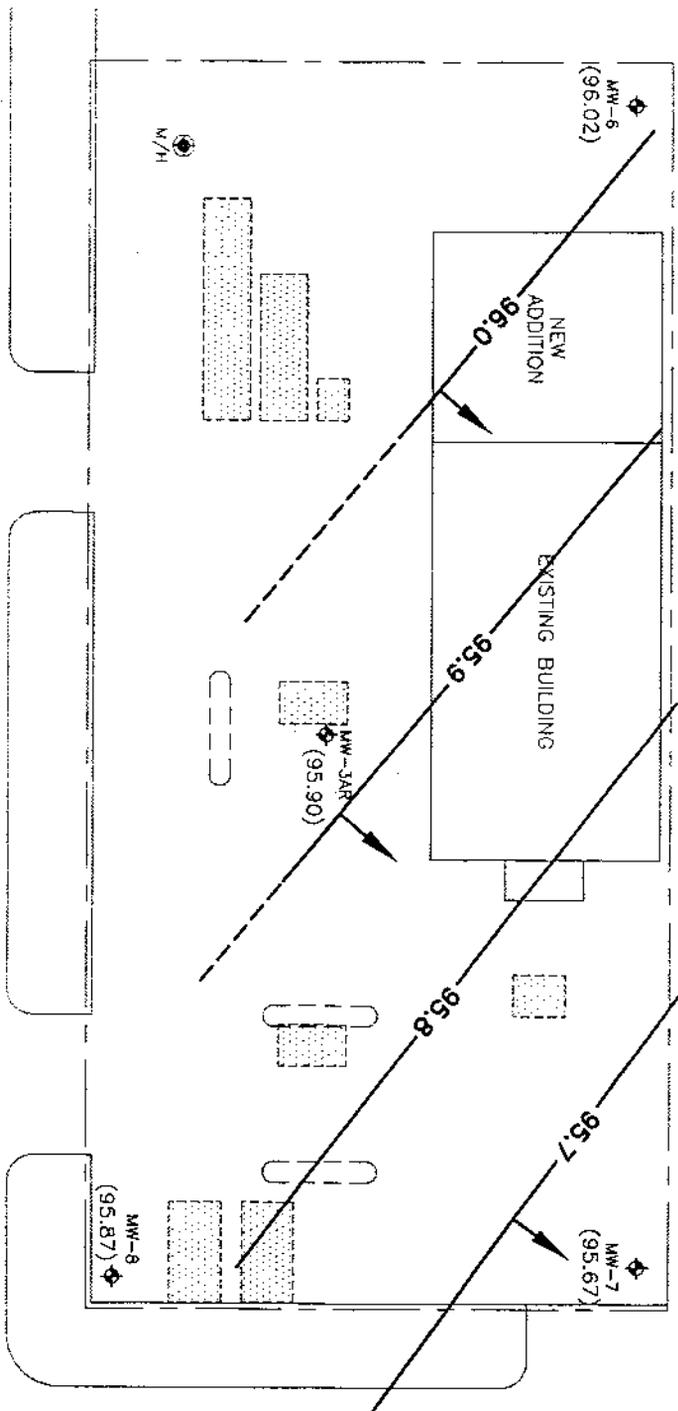
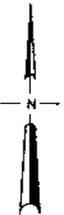


FORMER WISCONSIN-MICHIGAN COACHES, INC.
406 NORTH MONROE AVENUE
GREEN BAY, WISCONSIN

SITE DIAGRAM
Attachment 2

DRAWN BY	J.L.C.	1/10/00
CHECKED BY	PMG	
APPROVED BY		
CADFILE G473102.dwg.dwg	SCALE	
SIS PROJECT NO.	17731WB	

1763178



MONROE STREET

BODART STREET

LEGEND

 PREVIOUS FUEL TANK

 FORMER PUMP ISLAND

 PROPERTY LINE

 MONITORING WELL

 GROUNDWATER ELEVATION (FT.)

 96 GROUNDWATER CONTOUR

 ESTIMATED GROUNDWATER CONTOUR

 GROUNDWATER FLOW DIRECTION

Hydro 10

Table 2
Groundwater Analytical Test Results
STS Job No. 17731WA

Well	Sample Date	DRO	CARO	Total PAHs*	Benzene	Toluene	Ethylbenzene	Total Xylenes	1,3,5-TMB	Isopropylbenzene	Naphthalene	n-Propylbenzene	m-Butylbenzene	1,2,4-TMB	sec-Butylbenzene	tert-Butylbenzene	1,2-Dichloro-p-Isopropylbenzene	Isopropyl Toluene	Ether	Lead	
MW-1AR	4/22/94	795	<50	ND	0.9	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
	10/13/94	NA	NA	ND	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	1/1/95	NA	NA	ND	0.200	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	4/10/95	NA	NA	NA	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	7/12/95	NA	NA	NA	<0.5	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
1/11/95	NA	NA	NA	<0.5	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
MW-6	4/22/94	328	<50	ND	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
	10/13/94	NA	NA	ND	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	1/1/95	NA	NA	ND	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	4/10/95	NA	NA	NA	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	7/12/95	NA	NA	NA	<0.5	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
1/11/95	NA	NA	NA	<0.5	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
MW-7	4/22/94	309	<50	ND	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
	10/13/94	NA	NA	ND	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	1/1/95	NA	NA	ND	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	4/10/95	NA	NA	NA	<0.2	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	7/12/95	NA	NA	NA	<0.5	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
1/11/95	NA	NA	NA	<0.5	<2.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
MW-8	4/22/94	187	456	0.584	21	<2.0	27.6	19.2	2.1	6.0	2.4	5.4	3.0	4.8	1.2	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
	10/13/94	NA	NA	0.422	170	5.36	200	45.18	7.91	36.0	7.59	38.3	11.3	1.36	5.31	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	1/1/95	NA	NA	ND	374	<10.0	309	38.3	6.10	26.7	<5.0	28.6	7.03	28.5	<5.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
	4/10/95	NA	NA	NA	290	<20.0	263	20.8	<10.0	23.8	10.3	26.1	<10.0	27.2	<10.0	<10.0	<1.0	<1.0	<1.0	<1.0	NA
	7/12/95	NA	NA	NA	364	<20.0	267	31.7	<10.0	33.6	11.0	38.2	10.7	34.8	<10.0	<10.0	<1.0	<1.0	<1.0	<1.0	NA
1/11/95	NA	NA	NA	222	<20.0	20.3	12.0	<10.0	NA	<10.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
5/6/96	NA	NA	NA	311	3.2	66.0	15.0	1.5	NA	2.7	NA	NA	NA	14.0	NA	NA	NA	NA	NA	NA	
1/14/96	NA	NA	NA	43	1.7	3.5	8.2	1.1	NA	NA	NA	NA	NA	16.0	NA	NA	NA	NA	NA	NA	
ES	..	..	..	..	5	343	700	620	..	..	40	..	..	..	..	..	..	..	..	..	15
PAH	..	..	..	..	0.5	68.6	140	124	..	..	8	..	..	..	..	..	..	..	..	..	15

ND = Compound Not Detected
NA = Not Analyzed
ES = NR 140 Enforcement Standard
PAH = NR 140 Preventive Action Limit
*See analytical data for individual parameters and detection limits. First round sampling for PAH analyses collected on 6/6/94.
All units measured in ug/l.
1,3,5-TMB = 1,3,5-Trimethylbenzene
1,2,4-TMB = 1,2,4-Trimethylbenzene