

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Remediation and Redevelopment  
1125 North Military Avenue  
P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5916  
FAX 920-492-5859  
TTY 920-492-5812

January 3, 2000

Mr. David A. Crass  
Michael, Best & Friedrich  
One South Pickney Street  
P.O. Box 1806  
Madison, WI 53701-1806

SUBJECT: Classic Motorcars/Five Star Motors, 1488 West Mason Street, Green Bay, WI and Apple Store, 1502 West Mason Street, Green Bay, WI  
WDNR BRRTS # 03-05-000486

Dear Mr. Crass:

On September 12, 1990, the Wisconsin Department of Natural Resources provided a notice to you that the degree and extent of the petroleum contamination at the above named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

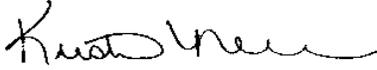
On March 25, 1999, the above named site was reviewed by the Remediation and Redevelopment's Northeast Region Closure Committee for a determination as to whether or not the case qualified for closeout under ch. NR 726, Wis. Adm. Code.

The Department has received a copy of the completed groundwater use restriction for the above referenced site and The Apple Store along with proof of filing these records 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 reflect final "closure." If you have any questions regarding this determination, please contact me in Green Bay at (920) 492-5943.

Sincerely,



Kristin Nell  
Hydrogeologist  
Bureau for Remediation & Redevelopment

cc: Vern Schultz, Fredricks, Ritchey, Ltd.  
2626 North Lakeview #303, Chicago, IL 60614  
Nancy B. Pinkham, Western Auto Supply  
2107 Grand Avenue, Kansas City, MO 64108  
Steve Wood, Wood Orchard  
3908 Peterson Road, Sturgeon Bay, WI 54235

DOCUMENT NO.

1637427

STATE BAR OF WISCONSIN FORM 16-1982 TRUSTEE'S DEED

Apple Store

REGISTER OF DEEDS CATHY WILLIQUETTE

1998 AUG 31 A 10:03

James D. Wood and Stephen J. Wood, as Co-Trustees of the Barbara R. Wood Trust Agreement dated the 28th day of January, 1983,

for a valuable consideration conveys without warranty to James D. Wood

the following described real estate in BROWN County, State of Wisconsin:

RETURN TO PSHWIN&W Pinkert Law Firm PO Box 89 Sturgeon Bay, WI 54235 G-145-A-1 Tax Parcel No:

100

An undivided one-fourth (1/4) interest in the following described real estate in Brown County, State of Wisconsin:

Parcel A of Certified Survey Map recorded in the Office of the Register of Deeds for Brown County, Wisconsin, recorded in Volume 2 of Certified Survey Maps, page 23, said map being a part of Lot Eleven (11), according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2 to 9, City of Green Bay, West Side of Fox River, Brown County, Wisconsin.

Exempt - 77.25(11)

Dated this 25 day of August, 1998

James D. Wood (SEAL) James D. Wood Trustee

Stephen J. Wood (SEAL) Stephen J. Wood Trustee

AUTHENTICATION

Signature(s) authenticated this 25 day of August, 1998

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY Attorney Richard A. Hauser Sturgeon Bay, WI 54235

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

RAH/lms

ACKNOWLEDGMENT

STATE OF WISCONSIN

DOOR County, ss.

Personally came before me this 25 day of August, 1998 the above named James D. Wood and Stephen J. Wood

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

Richard A. Hauser Notary Public Door County, Wis. My Commission is permanent. (If not, state expiration date) 19

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

STATE OF WISCONSIN, CIRCUIT COURT, DOOR COUNTY **-PROBATE-**

IN THE MATTER OF THE ESTATE OF  
BARBARA R. WOOD

ABRIDGMENT OF  
FINAL JUDGMENT

File No. 95 PR 116

Final judgment in the above estate was entered on July 29, 1997 determining that:

1. The decedent died on August 6, 1995.
2. Inheritance, death and income taxes and all claims have been paid.
3. Real property and secured interest in real property was assigned or terminated as follows:  
*(Recite verbatim applicable portion(s) of judgment.)*

To: James D. Wood and Stephen J. Wood, as Co-Trustees of the Barbara R. Wood Trust Agreement dated the 28th day of January, 1983:

All of the decedent's interest in the real property described on the attached Exhibit "A".

PINKERT, SMITH, WEIR, JINKINS,  
NESBITT, HAUSER & WEBER

Name of Attorney

454 Kentucky Street

Address

Sturgeon Bay, WI 54235

I certify that this abridgment of final judgment is true and accurate.

BY THE COURT:

Judith A. Schneider

July 29, 1997



1564525

**EXHIBIT "A"**  
**ABRIDGMENT OF FINAL JUDGMENT**  
**BARBARA R. WOOD ESTATE**  
**FILE NO: 95 PA 116**

An undivided one-fourth (1/4th) interest in the following described real estate in Brown County, State of Wisconsin:

Parcel A of Certified Survey Map recorded in the Office of the Register of Deeds for Brown County, Wisconsin, recorded in Volume 2 of Certified Survey Maps, page 23, said map being a part of Lot Eleven (11), according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2 to 9, City of Green Bay, West Side of Fox River, Brown County, Wisconsin.

Tax Parcel No: G-145-A-1

EXHIBIT "A"

Parcel I:  
The Southerly 300 feet of the Easterly 61.95 feet of the Westerly 309.75 feet of Lot 11, lying Northerly of West Mason Street, C.L.A. Tank's Subdivision of Private Claims 2 thru 9, according to the recorded Plat thereof, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPTING THEREFROM that part thereof being used for road purposes.

Parcel II:  
The West 60 feet of the East 260 feet of the South 160 feet of that part of Lot 11, North of the North line of Mason Street and West of the West line of Fisk Street, C.L.A. Tank's Subdivision of Private Claims 2 thru 9, inclusive, according to the recorded Plat thereof, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPTING THEREFROM that part being used for road purposes.

Parcel III:  
The West 61.7 feet of the East 321.7 feet of the South 160 feet of that part of Lot 11, North of the North line of Mason Street and West of the West line of Fisk Street, C.L.A. Tank's Subdivision of Private Claims 2 thru 9, inclusive, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPTING THEREFROM that part being used for road purposes.

Tax Parcel Number: 6-144  
Street Address: 1488 West Mason Street

Said Parcels I, II and III being more fully described as:

That part of Lot 11, C.L.A. Tank's Subdivision of Private Claims 2 thru 9, according to the recorded Plat thereof, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin described as:  
Commencing at the Northwest corner of said Lot 11 to a point on a line East 312.55 feet along the North line of said Lot 11 to Fisk Street; thence South 25° 48' 00" West 142.47 feet on the West line of lands described in Jacket 14660 of Records, Image 42 to the POINT OF BEGINNING; thence continuing South 25° 48' 00" West 142.47 feet along said West line to the South line of said described lands; thence South 63° 58' 00" East 121.70 feet along said South line; thence South 25° 48' 00" West 157.46 feet (recorded as 160 feet) along the West line of lands described in Jacket 12842 of Records, Image 24, said line being 200 feet West of the West line of Fisk Street to the Northerly right of way line of West Mason Street; thence North 64° 00' 00" West 183.65 feet along said Northerly line to the East line of Parcel "A" of Certified Survey Maps recorded in Volume 2, Certified Survey Maps, Page 23; thence North 25° 34' 00" East 300.00 feet along said East line and its extension to the North; thence South 64° 00' 00" East 63.19 feet (recorded as 61.95 feet) to the point of beginning.

1569457

WARRANTY DEED  
STATE OF WISCONSIN - FORM 8

Classic Motorcars  
(Five Star Motors)  
REGISTER OF DEEDS

DOCUMENT NO.

97 SEP -9 PM 11:09

REGISTER OF DEEDS

This Indenture, Made this 29th day of August, A.D. 1997  
between FREDRICKS RITCHEY, LTD.

a Corporation  
duly organized and existing under and by virtue of the laws of the State of Illinois  
located at 2626 N. Lakeview, #303, Chicago, Illinois  
party of the first part, and WESTERN AUTO SUPPLY COMPANY, a  
Delaware corporation,

part Y of the second part  
Witnesseth, That the said party of the first part, for and in consideration of the  
sum of TEN & 00/100 (\$10.00)

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

GB ABST

6-144

PARCEL IDENTIFICATION NUMBER

to it paid by the said part Y 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 part Y of the second part,  
its SUCCESSORS and assigns forever, the following described real estate, situated  
in the County of Brown and State of Wisconsin, to-wit:

warrant,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO THE PERMITTED EXCEPTIONS ATTACHED AS EXHIBIT "B".

TRANSFER  
\$ 810.00  
FEE

convey, warrant,

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 part Y of the  
second part, and to its SUCCESSORS and assigns FOREVER.

And the said FREDRICKS RITCHEY, LTD.  
party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part Y of the second part,  
its SUCCESSORS and assigns, that the above bargained premises, in the quiet and peaceable possession of the said part Y of the  
second part, its SUCCESSORS and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by  
through or under all persons whomsoever,

It will forever WARRANT and DEFEND  
In Witness Whereof, the said FREDRICKS RITCHEY, LTD.

party of the first part, has caused these presents to be signed by VERNON F. SCHULTZ, its Secretary;  
its President, and countersigned by ROBERTA A. SCHULTZ, and its corporate seal to be hereunto affixed, this  
at 2626 North Lakeview, #303, Chicago, Illinois A.D. 97  
29th day of August

SIGNED AND SEALED IN PRESENCE OF

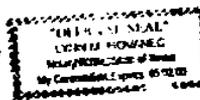
FREDRICKS RITCHEY, LTD. Corporate Name  
Vernon F. Schultz President

COUNTERSIGNED Roberta R. Schultz Secretary  
ROBERTA R. SCHULTZ

State of Illinois

DePage County 29th day of August A.D. 1997  
Personally came before me, this  
VERNON F. SCHULTZ President, and ROBERTA R. SCHULTZ Secretary  
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President  
and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation  
by its authority

THIS INSTRUMENT WAS DRAFTED BY  
Leslie Donovan, Esq.  
2215 York Road, Suite 550  
Oak Brook, Illinois 60521



Notary Public: Vernia Howag  
My commission expires (to) 05/31/00

992343

J 5054 1 10

REGISTER OF DEEDS  
BROWN COUNTY

FEB - 3 1983

AT 2:16 O'CLOCK P.M.

By *Handwritten Signature* REGISTER OF DEEDS

400

James D. Wood and Barbara R. Wood, his wife, an undivided one-half, and Stephen J. Wood and Carol L. Wood, his wife, an undivided one-half ~~undivided~~ interest, quit-claims to James D. Wood, Barbara R. Wood, Stephen J. Wood and Carol L. Wood, each an undivided one-fourth interest as tenants in common

the following described real estate is BROWN County, State of Wisconsin:

RECORD TO Kaftan Law Firm  
200 South Monroe Avenue  
Green Bay, WI 54301

Tax Parcel No: .....

Parcel A of Certified Survey Maps recorded in the Office of the Register of Deeds for Brown County, Wisconsin, recorded in Volume 2 of Certified Survey Maps, page 23, said maps being a part of Lot 11, according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2 to 9, City of Green Bay, West side of Fox River. Brown County, Wisconsin.

FEE  
\$ 77.25 (3)  
EXEMPT

This is not homestead property.  
(is) (is not)

Dated this 28th day of January 1983

*James D. Wood* (SEAL)  
James D. Wood

*Stephen J. Wood* (SEAL)  
Stephen J. Wood

*Barbara R. Wood* (SEAL)  
Barbara R. Wood

*Carol L. Wood* (SEAL)  
Carol L. Wood

Barbara R. Wood

Carol L. Wood

AUTHENTICATION

Signature(s) of James D. Wood and Barbara R. Wood

authenticated this 28th day of January 1983

*Robert H. Gelmer*  
Robert H. Gelmer

TITLE MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Robert H. Gelmer

(Signatures may be authenticated by acknowledged Deed or not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Door County

Personally came before me this 29th day of January 1983 the above named Stephen J. Wood and Carol L. Wood his wife

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

*Virginia Felhofer*  
Notary Public Door County, Wis.  
My Commission is permanent (1) and, date expiration 6/23, 1985  
date: 2/23, 1983





WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. 809, Wis. Adm. Code is restricted by ch. NR 811, Wis. Adm. Code and ch. NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

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 prohibitions or requirements are applicable and to obtain Department approval, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

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

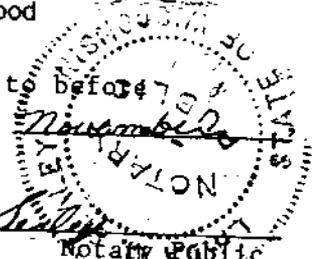
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 16th day of December, 1999.

Signature: Stephen J. Wood  
Printed Name: Stephen J. Wood

Signature: James D. Wood  
Printed Name: James D. Wood

Signature: Carol L. Wood  
Printed Name: Carol L. Wood

Subscribed and sworn to before me this 29th day of November 1999.  


Linda M. Sealey  
Linda M. Sealey  
Notary Public  
Door County, Wisconsin  
My commission expires: 12/16/01

Subscribed and sworn to before me this 17th day of November, 1999.

Linda M. Sealey  
Notary Public, State of Wisconsin  
My Commission: 12/16/01

Subscribed and sworn to before me this 30th day of November 1999.

Kim M. Schopf  
Kim M. Schopf  
Notary Public  
Door County, Wisconsin  
My commission expires: 11/16/2003

This document was drafted by Michael Best & Friedrich LLP and the Wisconsin Department of Natural Resources

monitoring well MW-B-4 at a concentration 1,210 ppb which is above the NR 140 enforcement standard of 620 ppb for Xylene. The location of the monitoring wells are provided on Figure 1 attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

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 prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

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

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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 9th day of August, 1999.

By signing this document, David R. Reid acknowledges that he is duly authorized to sign this document on behalf of Western Auto Supply Company.

Signature: [Handwritten Signature]

Printed Name: David R. Reid

Title: Chief Executive Officer

Subscribed and sworn to before me this 9th day of August, 1999

[Handwritten Signature]

Notary Public, State of Virginia

My commission My Commission Expires February 28, 2002

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

1733448

MW-B-1A  
MW-B-1 (REMOVED)

GRASS

DRIVEWAY



APPLE STORE

MW-B-11

EXCAVATION LIMIT \*

PARTS AMERICA STORE

MW-B-15 (REMOVED)

MW-B-17 (REMOVED)

MW-B-3B

MW-B-3 (REMOVED)

MW-B-3A (REMOVED)

MW-B-4A (REMOVED)

MW-B-4 (REMOVED)

SAN

MW-B-10

MW-B-22

SIDEWALK

Petroleum impacted groundwater remains near former groundwater monitoring wells MW-B-3B and MW-B-10.

WEST MASON STREET - S.T.H. 54

LEGEND:

SCALE (FEET): 0 30

LEGEND:

- MW-B-1 (with symbol) EXISTING MONITORING WELL LOCATION AND NUMBER
- SAN (with symbol) SANITARY SEWER UTILITY AND MANHOLE COVER
- \* EXTENT OF EXCAVATION FROM STS CONSULTANTS SEPTEMBER 1990 REPORT.

FIGURE 1 GROUNDWATER MONITORING WELL LOCATIONS FIVE STAR MOTORS GREEN BAY, WISCONSIN

A D V E N T

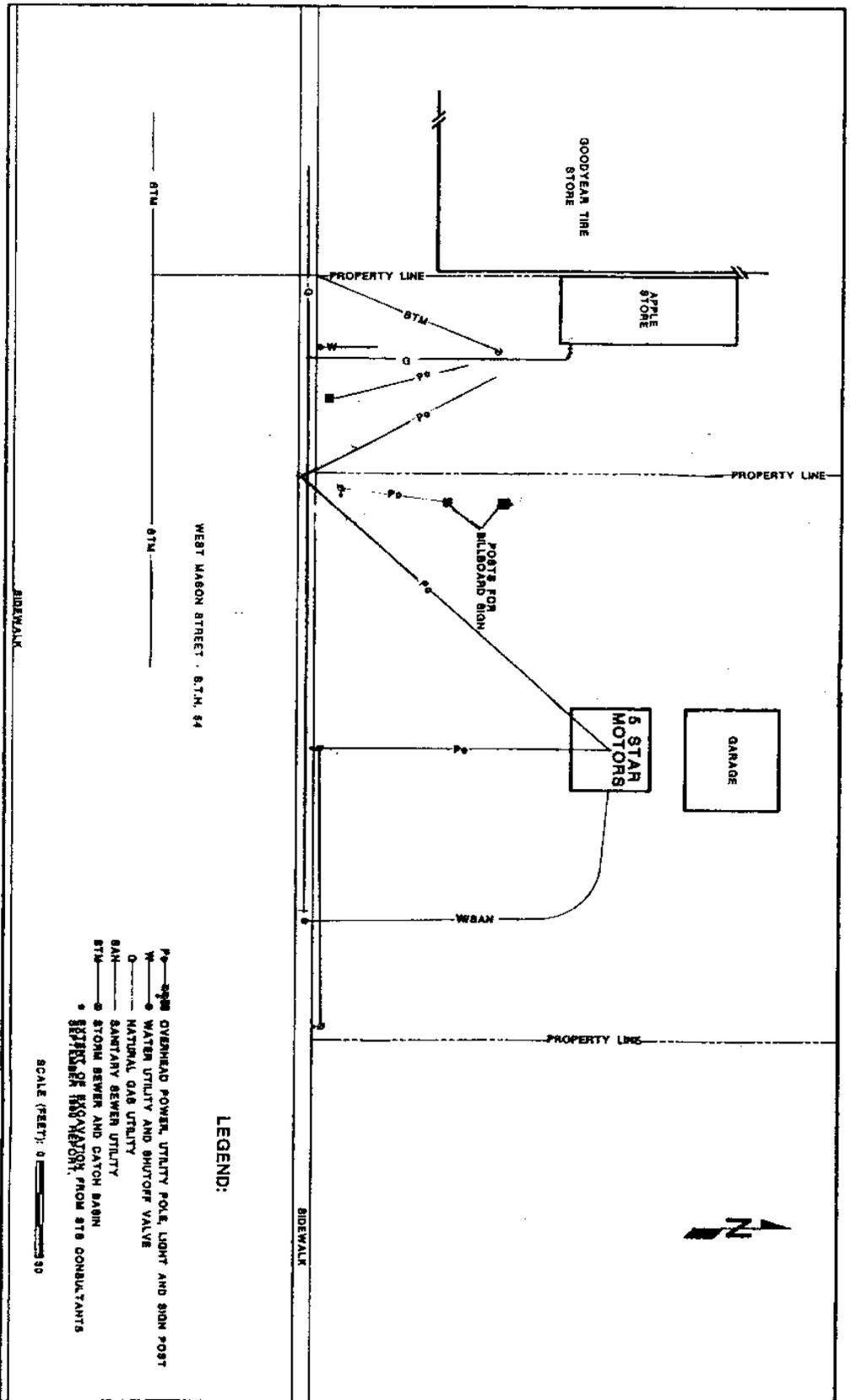
ENVIRONMENTAL SERVICES, INC.  
DATE: 6/29/98  
DRAWING #950081.03L



FIGURE 1 SITE LOCATION MAP  
 FIVE STAR MOTORS  
 GREEN BAY, WISCONSIN



A D V E N T  
 ENVIRONMENTAL SERVICES, INC.  
 DATE: 8/10/95  
 DRAWING NO. 100-100-001



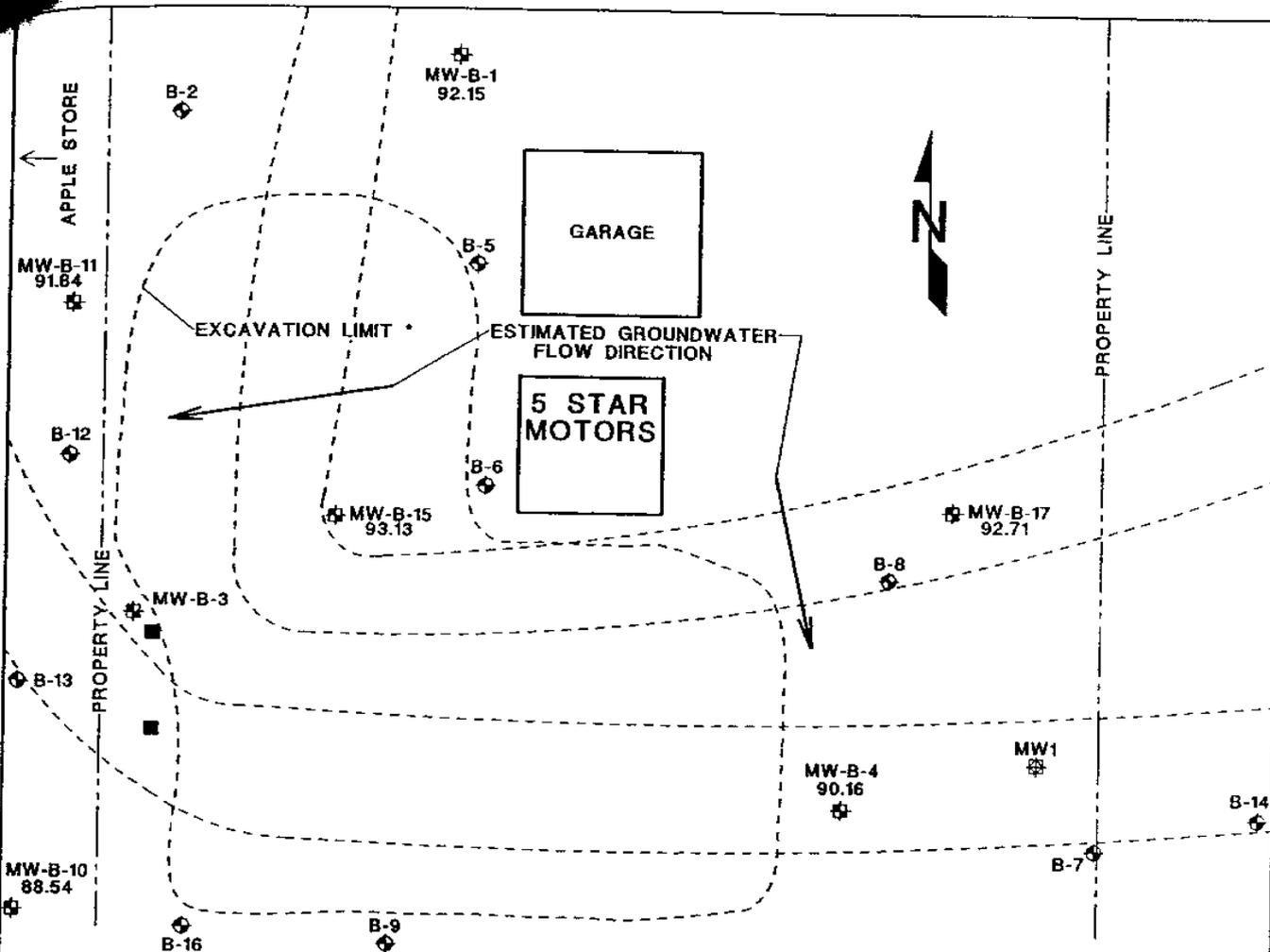
- LEGEND:**
- OVERHEAD POWER, UTILITY POLE, LIGHT AND SIGN POST
  - WATER UTILITY AND SHUTOFF VALVE
  - NATURAL GAS UTILITY
  - SANITARY SEWER UTILITY
  - STORM SEWER AND CATCH BASIN
  - SEWER OR MANHOLE FROM S.T.S. CONSULTANTS

SCALE (FEET): 0 10 20 30

**FIGURE 1**  
*Classic Motorcars*  
 (FIVE STAR MOTORS)  
 GREEN BAY, WISCONSIN

**A D V E N T**  
 ENVIRONMENTAL SERVICES, INC.  
 DATE: 10/11/95  
 DRAWING # 950081031

5



**LEGEND:**

- MW1 ⊕ EGSL VAPOR EXTRACTION WELL LOCATION AND NUMBER
- B-1 ⊕ EXISTING SOIL BORING LOCATION AND NUMBER
- MW-B-1 ⊕ EXISTING MONITORING WELL LOCATION AND NUMBER
- 85.35 RELATIVE GROUNDWATER ELEVATION IN FEET
- 86.00 - - - INFERRED GROUNDWATER ELEVATION CONTOUR IN FEET
- EXTENT OF EXCAVATION FROM STS CONSULTANTS SEPTEMBER 1990 REPORT

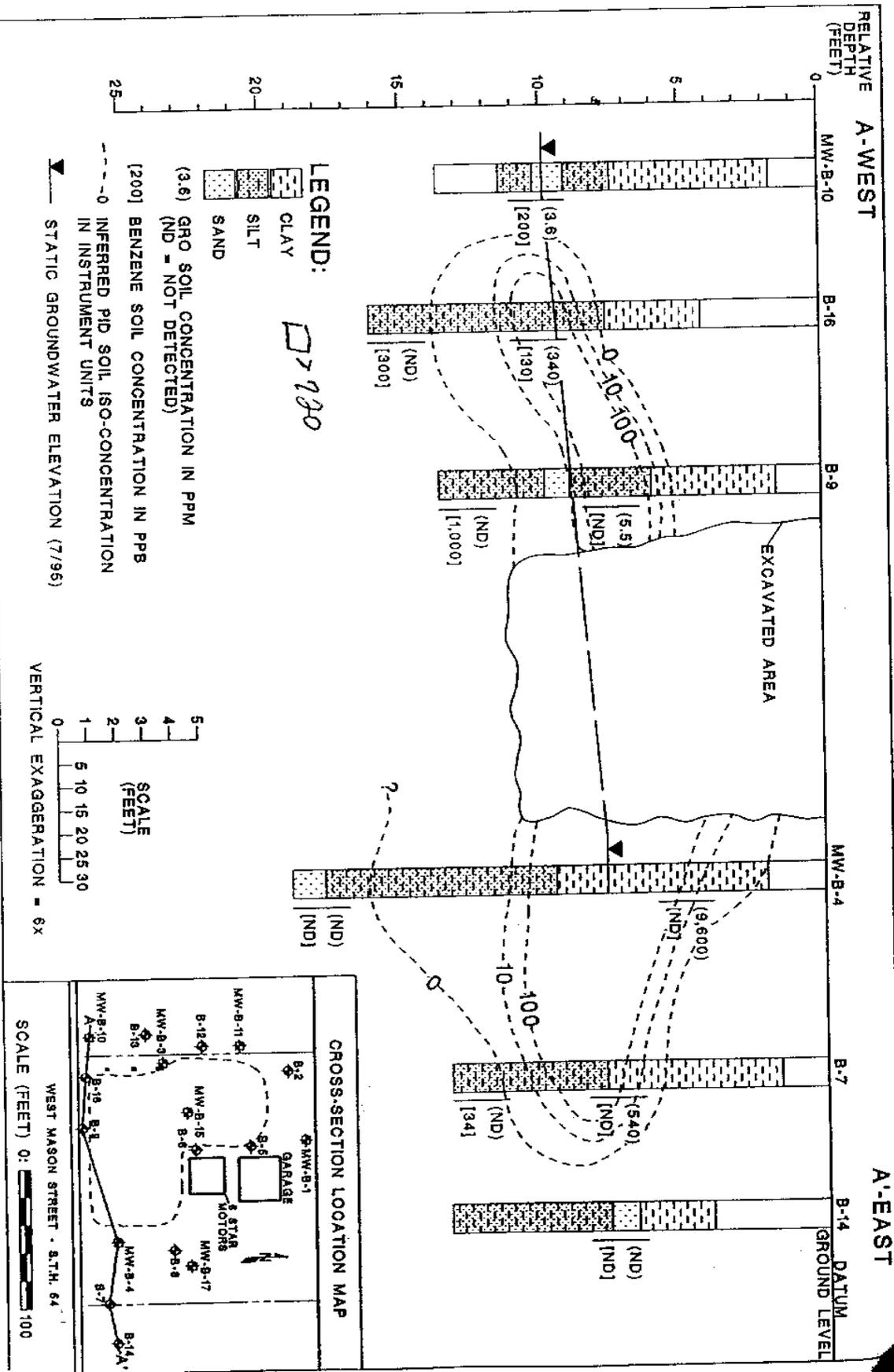
WEST MASON STREET - S.T.H. 54

SCALE (FEET): 0 30

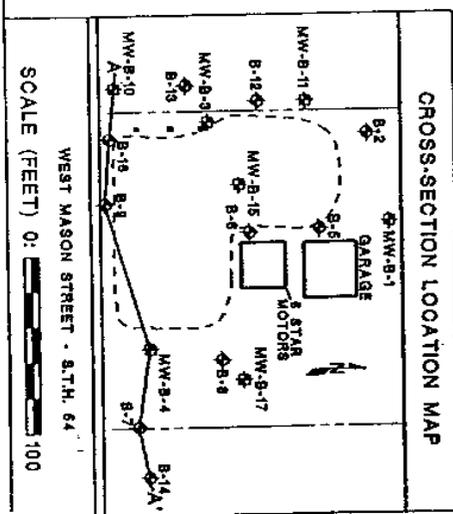
**FIGURE 16. GROUNDWATER FLOW DIRECTION 196**  
**FIVE STAR MOTORS**  
**GREEN BAY, WISCONSIN**

**A D V E N T**

ENVIRONMENTAL SERVICES, INC.  
 DATE: 8/28/95  
 DRAWING # 950081.02F



LEGEND: *720*



**FIGURE 10 WEST TO EAST CROSS-SECTION A-A'**  
**10 FIVE STAR MOTORS**  
**GREEN BAY, WISCONSIN**  
*8/10/95*

**ADVENT**  
 ENVIRONMENTAL SERVICES, INC.  
 DATE: 8/10/95  
 DRAWING # 95008101G

**FIGURE 11** **SOUTHWEST TO NORTHEAST CROSS-SECTION B-B'**  
**FIVE STAR MOTORS**  
**GREEN BAY, WISCONSIN**

*(Handwritten signature)*

**ADV EN T**

ENVIRONMENTAL SERVICES, INC.  
 DATE: 8/10/95  
 DRAWING # 950081.01H

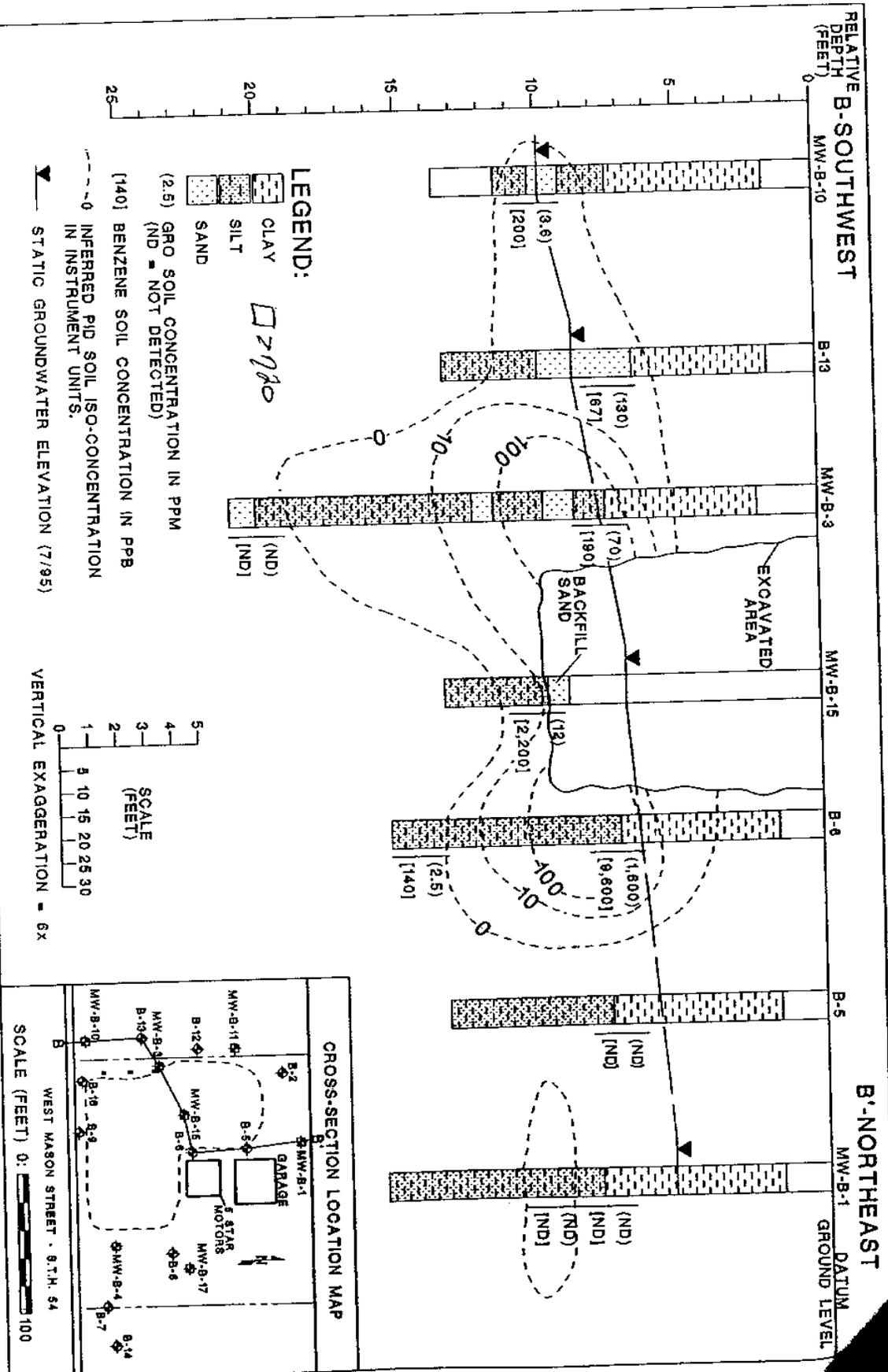


TABLE (page 4 of 9)

GROUNDWATER ANALYTICAL RESULTS - MONITORING WELLS  
FORMER FIVE STAR MOTORS SITE, GREEN BAY, WI

Monitoring Well	MW-B-3										NR 140 Standards		
	Date Collected	3/30/94	3/30/94DU	7/6/95	6/19/96	8/15/96	9/12/96	11/01/96	12/04/96	1/16/97	2/04/97	ES	PAL
ANALYTE													
GROs (ppb)	25,000	26,000	—	—	—	—	—	—	—	—	—		
DROs (ppb)	4,600	4,400	—	—	—	—	—	—	—	—	—		
Lead (ppb)	ND	ND	—	—	—	—	—	—	—	ND	—	15	1.5
VOCs (ppb)*													
Benzene	3,500	2,600	—	—	—	—	—	—	1.0	11	—	5	0.5
Bromodichloromethane	ND	ND	—	—	—	—	—	—	4.1	—	—	0.6	0.06
n-Butylbenzene	ND	ND	—	—	—	—	—	—	2.2	—	—		
sec-Butylbenzene	ND	ND	—	—	—	—	—	—	0.5	—	—		
Chlorodibromomethane	ND	ND	—	—	—	—	—	—	2.2	—	—		
Chloroform	ND	ND	—	—	—	—	—	—	9.6	—	—	6	0.6
1,1-Dichloroethane	ND	ND	—	—	—	—	—	—	ND	—	—	850	85
Ethyl Benzene	1,700	1,700	—	—	—	—	—	—	23	170	—	700	140
isopropylbenzene	ND	ND	—	—	—	—	—	—	1.5	—	—		
p-Isopropyltoluene	ND	ND	—	—	—	—	—	—	1.9	—	—		
Methylene Chloride	ND	ND	—	—	—	—	—	—	ND	—	—		
Methyl-T-Butyl Ether	ND	ND	—	—	—	—	—	—	ND	18	—	60	12
Naphthalene	310	310	—	—	—	—	—	—	4.7	51	—	40	8
n-Propylbenzene	150	160	—	—	—	—	—	—	2.2	—	—		
Toluene	2,000	2,000	—	—	—	—	—	—	5.7	57	—	343	66.6
Trichloroethene	ND	ND	—	—	—	—	—	—	ND	—	—	5	0.5
1,2,4-Trimethylbenzene	1,400	1,400	—	—	—	—	—	—	59	330	—		
1,3,5-Trimethylbenzene	410	420	—	—	—	—	—	—	23	100	—		
Total Xylenes	6,800	6,800	—	—	—	—	—	—	104	568	—	620	124
PAHs (ppb)*													
Benzo(a)anthracene	ND	ND	—	—	—	—	—	—	0.01	—	—		
Benzo(ghi)perylene	ND	ND	—	—	—	—	—	—	0.01	—	—		
Chrysene	ND	ND	—	—	—	—	—	—	0.02	—	—		
Fluoranthene	ND	ND	—	—	—	—	—	—	0.01	—	—		
Fluorene	10	12	—	—	—	—	—	—	ND	—	—	400	80
1-Methylnaphthalene	90	110	—	—	—	—	—	—	ND	—	—		
2-Methylnaphthalene	110	130	—	—	—	—	—	—	ND	—	—		
Naphthalene	220	250	—	—	—	—	—	—	ND	—	—	40	8
Pyrene	ND	ND	—	—	—	—	—	—	0.02	—	—		

Bold Numbers indicate concentrations exceeding the PAL

Shaded boxes indicate concentrations exceeding the ES

ND No Detect Above Laboratory Detection Limits

— Not Tested

\* Only those VOCs and PAHs detected are listed. Refer to laboratory results for complete list

D7E3

D2P14

TABLE 1 (page 2 of 5)  
ANALYTICAL RESULTS - GROUNDWATER  
FIVE STAR MOTORS

Collection Date	MW-B-3			MW-B-3A		MW-B-3B		Groundwater Standards	
	3/30/94	1/16/97	2/4/97	6/9/97	9/29/97	6/9/98	7/7/98	ES	PAL
Parameter									
GRO (ppb)	25000	---	---	---	---	---	---	---	---
DRO (ppb)	4600	---	---	---	---	---	---	---	---
Dissolved Oxygen (mg/l)	---	---	---	---	---	0.3	0.3	---	---
Nitrate (ppm)	---	---	---	---	ND	---	ND	---	---
Sulfate (ppm)	---	---	---	---	250	---	520	---	---
Iron (ppb)	---	---	---	---	4,300	11,000	7600	---	---
Manganese (ppb)	---	---	---	---	700	300	300	---	---
Lead (ppb)	ND	---	---	---	---	---	---	15	1.5
VOCs (ppb) <sup>1</sup>									
Benzene	<b>3,500</b>	1.0	<b>111</b>	<b>260</b>	<b>210</b>	<b>88</b>	<b>49</b>	5.0	0.5
Bromodichloromethane	ND	<b>4.1</b>	---	---	---	---	---	0.6	0.06
n-Butylbenzene	ND	2.2	---	---	---	---	---	---	---
sec-butylbenzene	ND	0.5	---	---	---	---	---	---	---
Chlorodibromomethane	ND	2.2	---	---	---	---	---	---	---
Chloroform	ND	<b>5.9</b>	---	---	---	---	---	6	0.6
1,1-Dichloroethane	ND	ND	---	---	---	---	---	850	85
Ethylbenzene	<b>1,700</b>	23	170	<b>1,200</b>	460	390	<b>1,200</b>	700	140
Isopropylbenzene	ND	1.5	---	---	---	---	---	---	---
p-Isopropyltoluene	ND	1.9	---	---	---	---	---	---	---
Methylene Chloride	16	ND	---	---	---	---	---	---	---
Methyl-T-Butyl Ether	12	ND	18	ND	6.7	6.7	ND	60	12
Naphthalene	---	4.7	---	<b>260</b>	<b>42</b>	---	<b>300</b>	40	8
n-Propylbenzene	150	2.2	---	---	---	---	---	---	---
Toluene	---	5.7	57	110	60	11	50	343	68.6
Trichloroethene	ND	ND	---	---	---	---	---	5	0.5
1,2,4-Trimethylbenzene	1,400	59	330	990	190	320	1100	---	---
1,3,5-Trimethylbenzene	410	23	100	200	200	76	280	---	---
Total Xylenes	---	104	<b>520</b>	<b>2,040</b>	<b>279</b>	<b>560</b>	<b>1,870</b>	620	124
PAHs (ppb)									
Benzo(a)anthracene	ND	0.01	---	---	---	---	---	---	---
Benzo(ghi)perylene	ND	0.01	---	---	---	---	---	---	---
Chrysene	ND	0.02	---	---	---	---	---	---	---
Fluoranthene	ND	0.01	---	---	---	---	---	---	---
Fluorene	10	ND	---	---	---	---	---	400	80
1-Methylnaphthalene	90	ND	---	---	---	---	---	---	---
2-Methylnaphthalene	110	ND	---	---	---	---	---	---	---
Naphthalene	220	ND	---	---	---	---	---	40	8
Pyrene	ND	0.02	---	---	---	---	---	---	---

ES = groundwater Enforcement Standard  
 PAL = groundwater Preventive Action Limit  
 --- = not analyzed or no standard  
 ND = Not detected above laboratory detection limits

Shaded areas indicate concentrations exceeding the ES  
 Bold type indicates concentrations exceeding the PAL

**TABLE 1 (Page 5 of 5)**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**FIVE STAR MOTORS**

Collection Date	C-1	MW-B-22						Groundwater Standards	
	2/4/97	6/9/97	6/26/97	9/29/97	12/22/97	4/1/98	7/7/98	ES	PAL
Parameter									
GRO (ppb)	---	---	---	---	---	---	---	---	---
DRO (ppb)	---	---	---	---	---	---	---	---	---
Dissolved Oxygen (mg/l)	---	---	---	0.3	0.6	2.9	0.8	---	---
Nitrate (ppm)	---	---	---	0.045	0.091	0.075	0.045	---	---
Sulfate (ppm)	---	---	---	310	190	950	980	---	---
Iron (ppb)	---	---	---	3200	330	5,600	2,200	---	---
Manganese (ppb)	---	---	---	2000	1800	3300	2400	---	---
Lead (ppb)	---	---	---	---	---	---	---	15	1.5
VOCs (ppb) <sup>1</sup>		<b>682</b>							
Benzene	<b>1.7</b>	<b>2.0</b>	<b>2.0</b>	1.3	ND	ND	<b>1.3</b>	5.0	0.5
Bromodichloromethane	---	---	---	---	---	---	---	0.6	0.06
n-Butylbenzene	---	---	---	---	---	---	---	---	---
sec-butylbenzene	---	---	---	---	---	---	---	---	---
Chlorodibromomethane	---	---	---	---	---	---	---	---	---
Chloroform	---	---	---	---	---	---	---	6	0.6
1,1 - Dichloroethane	---	---	---	---	---	---	---	850	85
Ethylbenzene	1.1	3.5	0.28	ND	ND	ND	ND	700	140
Isopropylbenzene	---	---	---	---	---	---	---	---	---
p-Isopropyltoluene	---	---	---	---	---	---	---	---	---
Methylene Chloride	---	---	---	---	---	---	---	---	---
Methyl-T-Butyl Ether	0.4	ND	ND	0.67	ND	0.56	0.41	60	12
Naphthalene	0.8	2.3	ND	ND	ND	ND	---	40	8
n-Propylbenzene	---	---	---	---	---	---	---	---	---
Toluene	0.8	10	0.8	ND	ND	ND	ND	343	68.6
Trichloroethene	---	---	---	---	---	---	---	5	0.5
1,2,4-Trimethylbenzene	1.0	5.1	ND	ND	ND	ND	ND	---	---
1,3,5-Trimethylbenzene	ND	1.2	ND	ND	ND	ND	ND	---	---
Total Xylenes	1.3	9.5	ND	ND	ND	ND	ND	620	124
PAHs (ppb)									
Benzo(a)anthracene	ND	---	---	---	---	---	---	---	---
Benzo(ghi)perylene	ND	---	---	---	---	---	---	---	---
Chrysene	ND	---	---	---	---	---	---	---	---
Fluoranthene	ND	---	---	---	---	---	---	---	---
Fluorene	ND	---	---	---	---	---	---	400	80
1-Methylnaphthalene	ND	---	---	---	---	---	---	---	---
2-Methylnaphthalene	ND	---	---	---	---	---	---	---	---
Naphthalene	ND	---	---	---	---	---	---	40	8
Pyrene	ND	---	---	---	---	---	---	---	---

ES = groundwater Enforcement Standard

Shaded areas indicate concentrations exceeding the ES.

PAL = groundwater Preventive Action Limit

Bold type indicates concentrations exceeding the PAL.

--- = not analyzed or no standard

ND Not detected above laboratory detection limits

3/20/98  
11/97

**TABLE 2**  
**GROUNDWATER ANALYTICAL RESULTS - MONITORING WELLS**  
**FORMER FIVE STAR MOTORS SITE, GREEN BAY, WI**

Monitoring Well	MW-B-10								NR 140 Standards	
	7/6/95	6/19/96	9/12/96	11/01/96	12/04/96	1/16/97	9/29/97	12/22/97	ES	PAL
<b>ANALYTE</b>										
GROs (ppb)	3,300	2,400	4,800	4,600	420	—	—	—		
DROs (ppb)	840	1,100	2,400	2,000	ND	—	—	—		
Lead (ppb)	—	—	—	—	—	ND	—	—		
Iron (ppb)	—	—	—	—	—	—	—	—	15	1.5
Manganese (ppb)	—	—	—	—	—	—	56	130		
Nitrate (ppm)	—	—	—	—	—	—	200	270		
Sulfate (ppm)	—	—	—	—	—	—	0.075	0.047		
Dissolved Oxygen (mg/l)	—	—	—	—	—	—	79	46		
<b>VOCs (ppb)*</b>										
Benzene	810	ND	20	ND	ND	ND	34	2.1		
Bromodichloromethane	ND	—	—	—	—	0.3	—	—	5	0.5
n-Butylbenzene	ND	—	—	—	—	ND	—	—	0.6	0.06
sec-Butylbenzene	ND	—	—	—	—	ND	—	—		
Chlorodibromomethane	ND	—	—	—	—	0.5	—	—		
Chloroform	ND	—	—	—	—	3.4	—	—		
1,1-Dichloroethane	ND	—	—	—	—	ND	—	—	6	0.6
Ethyl Benzene	230	16	100	27	1.3	ND	—	—	850	85
Isopropylbenzene	ND	—	—	—	—	ND	350	12	700	140
p-Isopropyltoluene	ND	—	—	—	—	ND	—	—		
Methylene Chloride	ND	—	—	—	—	ND	—	—		
Methyl-T-Butyl Ether	ND	5.5	ND	ND	2	ND	ND	1.0	60	12
Naphthalene	ND	—	—	—	—	ND	—	—	40	8
n-Propylbenzene	57	—	—	—	—	ND	—	—		
Toluene	ND	ND	77	9.9	ND	ND	1.2	ND	343	68.6
Trichloroethene	ND	—	—	—	—	ND	—	—	5	0.5
1,2,4-Trimethylbenzene	290	280	880	650	36	1.7	89	ND		
1,3,5-Trimethylbenzene	ND	120	230	210	13	1.0	ND	ND		
Total Xylenes	110	135.7	400	123	4	ND	2.0	ND	620	124
<b>PAHs (ppb)*</b>										
Benzo(a)anthracene	ND	—	—	—	—	ND	—	—		
Benzo(ghi)perylene	ND	—	—	—	—	ND	—	—		
Chrysene	ND	—	—	—	—	0.01	—	—		
Fluoranthene	ND	—	—	—	—	ND	—	—		
Fluorene	1.1	—	—	—	—	ND	—	—		
1-Methylnaphthalene	ND	—	—	—	—	ND	—	—	400	80
2-Methylnaphthalene	ND	—	—	—	—	ND	—	—		
Naphthalene	47	—	—	—	—	ND	—	—		
Pyrene	ND	—	—	—	—	ND	—	—	40	8

Bold Numbers indicate concentrations exceeding the PAL.

Shaded boxes indicate concentrations exceeding the ES.

ND No Detect Above Laboratory Detection Limits

— Not Tested

\* Only those VOCs and PAHs detected are listed; Refer to laboratory results for complete list.