



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, Regional Director

Northeast Regional Headquarters
Solid Waste Office
PO Box 10448, 1125 N. Military Ave.
Green Bay, Wisconsin 54307-0448
TELEPHONE 414-492-5916
FAX 414-492-5859
TDD 414-492-5812

May 28, 1999

Bill Vanderperren
2821 S. Oneida Street
Green Bay, WI 54304

SUBJECT: Final Closure, Green Bay Motor Sports; 2640 Ashland Avenue; Green Bay,
Wisconsin
BRRTS CASE # 03-05-095881

Dear Mr. Vanderperren:

On December 18, 1998, you were notified that the above named site was reviewed by the Northeast Region Closeout Committee and qualified for closeout under ch. NR 726, Wis. Adm. Code. However, the site could not be officially closed until the Department received documentation that a deed restriction was filed documenting the remaining contamination.

On May 26, 1999, the Department received documentation that the monitoring wells were abandoned, as well as ~~landfill certification~~. Therefore, the Department considers this case closed, having determined that no further action is necessary at the site at this time. However, this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety or welfare to the environment.

*Deed Filed
6-15-99
KJ*

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

If you have any questions regarding the content of this letter, please contact me at (920) 492-5592.

Sincerely,

Roxanne Nelezen Chronert/HMH

Roxanne Nelezen Chronert
Spills Coordinator - Hydrogeologist
Remediation & Redevelopment Program

cc: Karen Chopp; Environmental Assessments; PO Box 9127; Appleton, WI 54911

Post-it® Fax Note	7671	Date	6-15	# of pages	1
To	Victoria	From	Rox		
Co./Dept.		Co.			
Phone #		Phone #	492-5592		
Fax #	749-9248	Fax #			

Quality Natural Resources Management
Through Excellent Customer Service



1489040

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

DOCUMENT NO.

J 26427 I 04

REGISTER OF DEEDS
DOUGLASS COUNTY

56 MAR 14 1999

CATALOG NUMBER
REGISTER OF DEEDS

This Deed, made between William Van Der Perren

and GHS, LLC, A Wisconsin Limited Liability Company

Witnesseth, That the said GHS, LLC, for a valuable consideration of \$1.00 and other good and valuable considerations to GHS, LLC County, State of Wisconsin:

Part of Lot One Twenty-four (24), West side of Fox River, in the Village of Ashmunham, Brown County, Wisconsin, and described as follows:

Commencing at the intersection of the East Line of Corn Street with the North Line of Private Claim 23; thence South 23° 46' 20" West along said East line 928.09 feet; thence South 63° 14' 30" East 378.42 feet to the West line of Industry Court; thence South 63° 33' East 93.69 feet to the East line of Industry Court and the place of beginning; thence along the arc of a curve to the left said arc being on the East line of Industry Court with a radius of 273.22 feet, the chord of which bears North 43° 51' 02" East, a distance of 163.86 feet; thence North 26° 54' 06" East along said East line 77.18 feet; thence along the arc of a curve to the right with a radius of 30.80 feet, the chord of which bears North 71° 19' 05" East a distance of 42.31 feet to the South line of Lantern Drive; thence South 63° 42' 48" East along said South line 882.27 feet to the West line of a 30-foot wide access road; thence South 29° 59' West along said West line 261.97 feet; thence North 63° 33' West 943.85 feet to the East line of Industry Court and the place of beginning.

VA-150-4
(Parcel Identification Number)

TRANSFER
\$ 2430.00
FEE

This is not homestead property.
(If so, so say)

Together with all and singular the benefits and appurtenances thereto in anywise belonging:
And GHS, LLC

warrants that the said lot is good, lawful title in fee simple and free and clear of encumbrances except municipal and zoning ordinances, easements, agreements entered under them, recorded assessments for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing

and will warrant and defend the same.

Dated this 7th day of March, 1999

(SEAL)

William Van Der Perren
(SEAL)

(SEAL)

AUTHENTICATION

Signature of _____

Subscribed this _____ day of _____, 19____

TITLE MEMBER STATE BAR OF WISCONSIN

(If not, authorized by §748.08, Wis. Stats.)

This instrument was drafted by
Attorney Ronald F. Metzler
Metzler and Hager, S.C.
322 Cherry St., Green Bay, WI 54301
(Signatures may be authenticated in other respects. Such are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

County _____

Personally came before me this 7th day of

March, 1999 the above named

William Van Der Perren

to me known to be the person _____ who executed the

foregoing instrument and acknowledged to me that he executed the

same for the purposes and consideration therein expressed.

Ronald F. Metzler

Notary Public _____ County, Wis.

My commission expires _____

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA
SCHEDULE A
(CONTINUED)

Policy Number: 136-00-552198 File Number: LT- 952180 (96-2)
Issued with Policy Number: 135-01-125579
Issued with Policy Number: 135-01-125580

3. The land referred to in this policy is described as follows:

Part of Private Claim Twenty-three (23), West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, and described as follows:

Commencing at the intersection of the East line of Gross Street with the North line of Private Claim 23; thence South 25° 46' 20" West along said East line 926.49 feet; thence South 63° 14' 30" East 570.48 feet to the West line of Industry Court; thence South 63° 33' East 93.49 feet to the East line of Industry Court and the place of beginning; thence along the arc of a curve to the left (said arc being on the East line of Industry Court) with a radius of 273.22 feet, the chord of which bears North 43° 31' 09" East, a distance of 163.86 feet; thence North 26° 04' 10" East along said East line 72.18 feet; thence along the arc of a curve to the right with a radius of 30.00 feet, the chord of which bears North 71° 10' 05" East a distance of 42.51 feet to the South line of London Drive; thence South 63° 42' 40" East along said South line 882.27 feet to the West line of a 50-foot wide access road; thence South 29° 59' West along said West line 261.97 feet; thence North 63° 33' West 943.65 feet to the East line of Industry Court and the place of beginning.

Tax Parcel No. VA-160-4 2640 South Ashland Avenue
Green Bay, WI 54304

This Policy issued by:

LAND OFFICE TITLE CORPORATION

Land Office Title Corporation
2650 S. Ashland Avenue
Green Bay, WI 54304

By: Thomas K. Bobber
Thomas K. Bobber, President
Authorized Agent for
LAWYERS TITLE INSURANCE CORPORATION

Phone: (414) 498-2090
Fax: (414) 498-2078

(Any provision to the contrary notwithstanding,
this policy is valid without a countersignature.)

1691251

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, or portions of this groundwater use restriction are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 30 day of April, 1999.

By signing this document, Timothy J. Beaw acknowledges that [he/she] is duly authorized to sign this document on behalf of GBMS, LLC.

Signature: *Timothy J. Beaw*

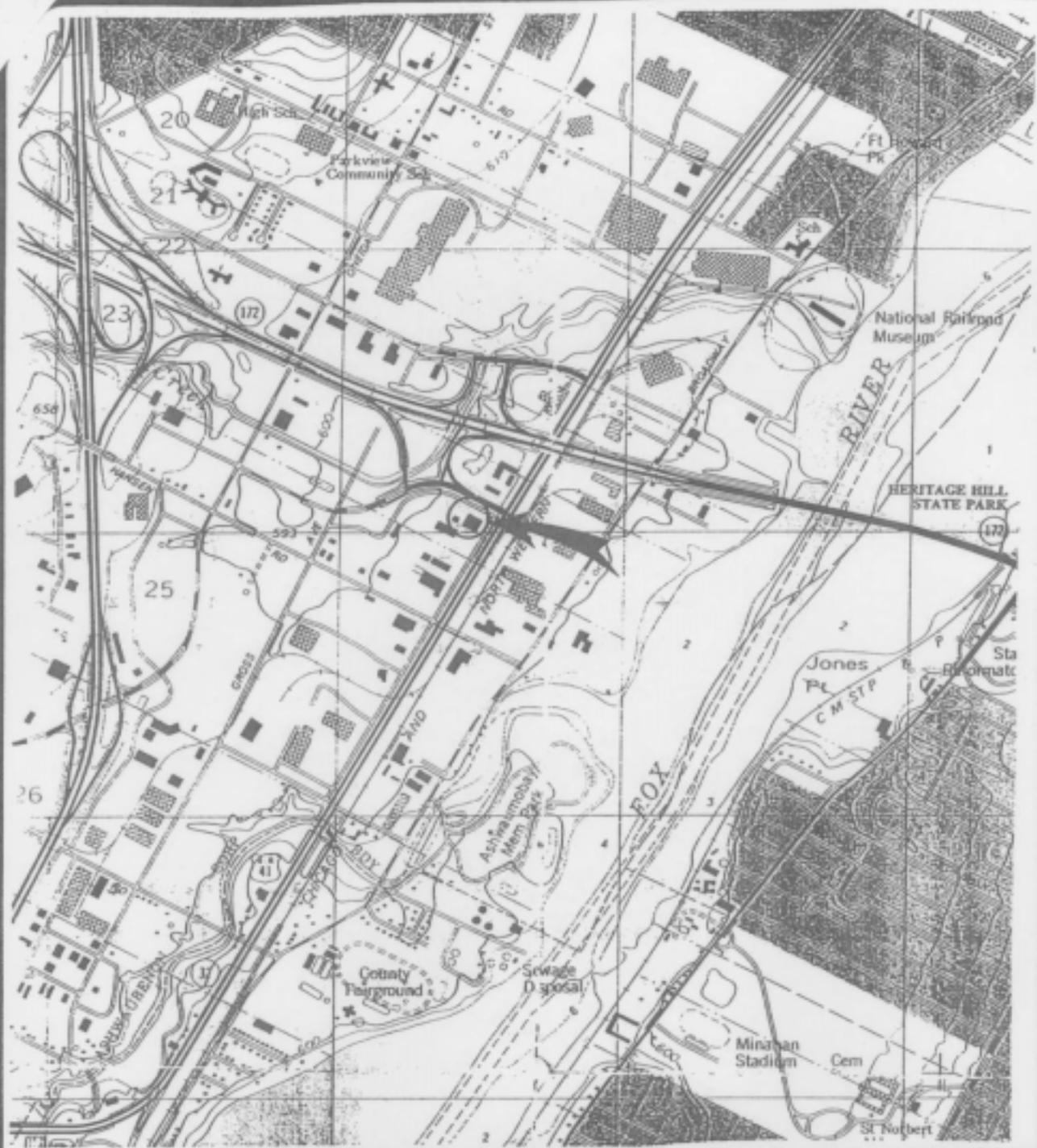
Printed Name: Timothy J. Beaw

Title: Owner / president

Subscribed and sworn to before me this 30 day of April, 1999

Shawn M. Sanders
Notary Public, State of Wisconsin
My commission 2-2-2003
Shawn M. Sanders

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



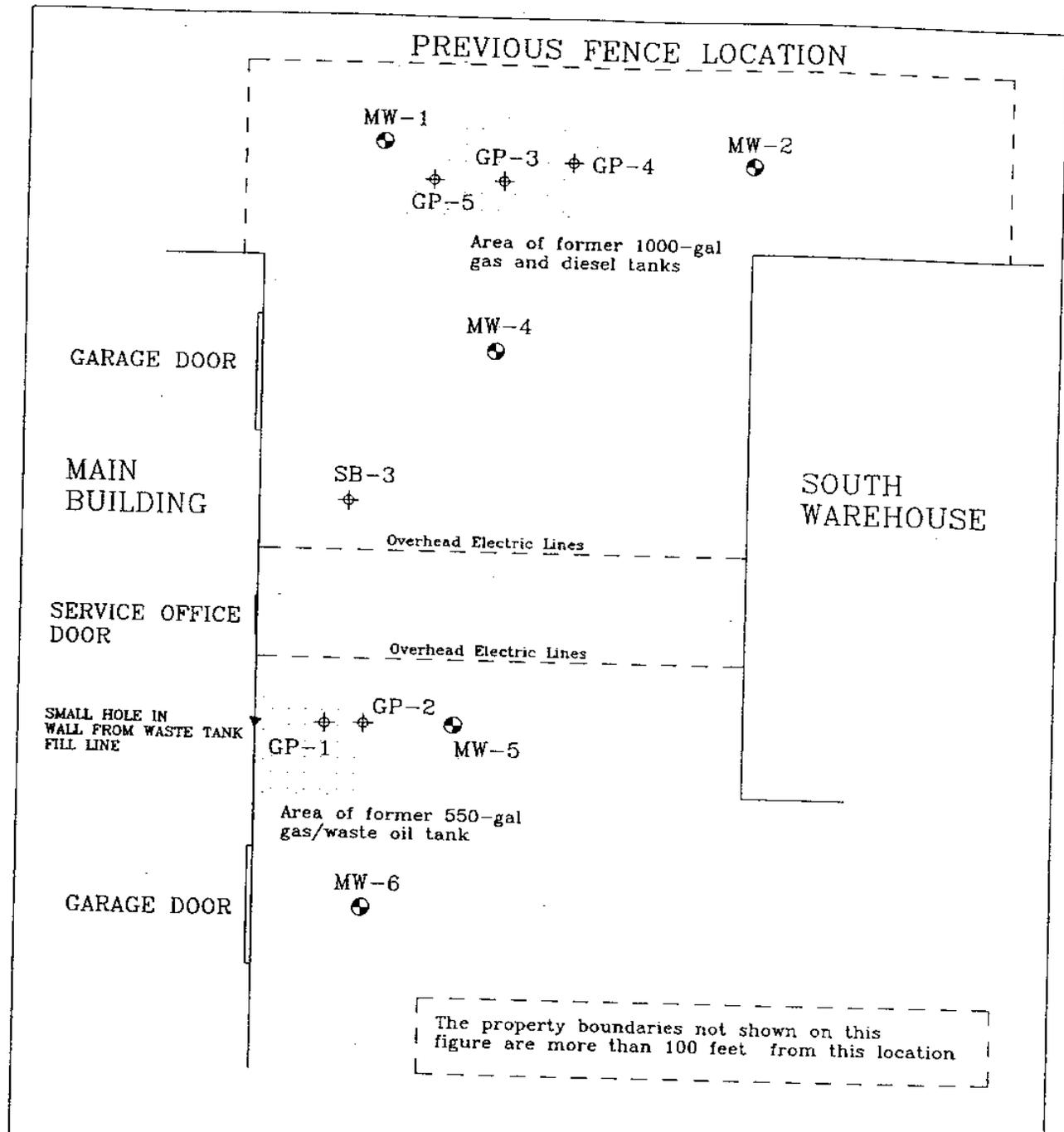
**ENVIRONMENTAL
ASSESSMENTS,
INC.**

Project/Client

**SITE LOCATION MAP
GREEN BAY MOTOR SPORTS
ASHWAUBENON, WISCONSIN**

(Map Source: USGS 7.5' Series Topo. Quad of De Pere)

Figure No.	1
Drawn By	BIG
Scale	1" = 1,500'
Project No.	50028011195



GARAGE DOOR

MAIN BUILDING

SERVICE OFFICE DOOR

SMALL HOLE IN WALL FROM WASTE TANK FILL LINE

GARAGE DOOR

PREVIOUS FENCE LOCATION

MW-1

GP-3 GP-4

MW-2

GP-5

Area of former 1000-gal gas and diesel tanks

MW-4

SB-3

SOUTH WAREHOUSE

Overhead Electric Lines

Overhead Electric Lines

GP-2

GP-1

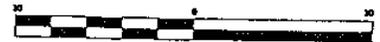
MW-5

Area of former 550-gal gas/waste oil tank

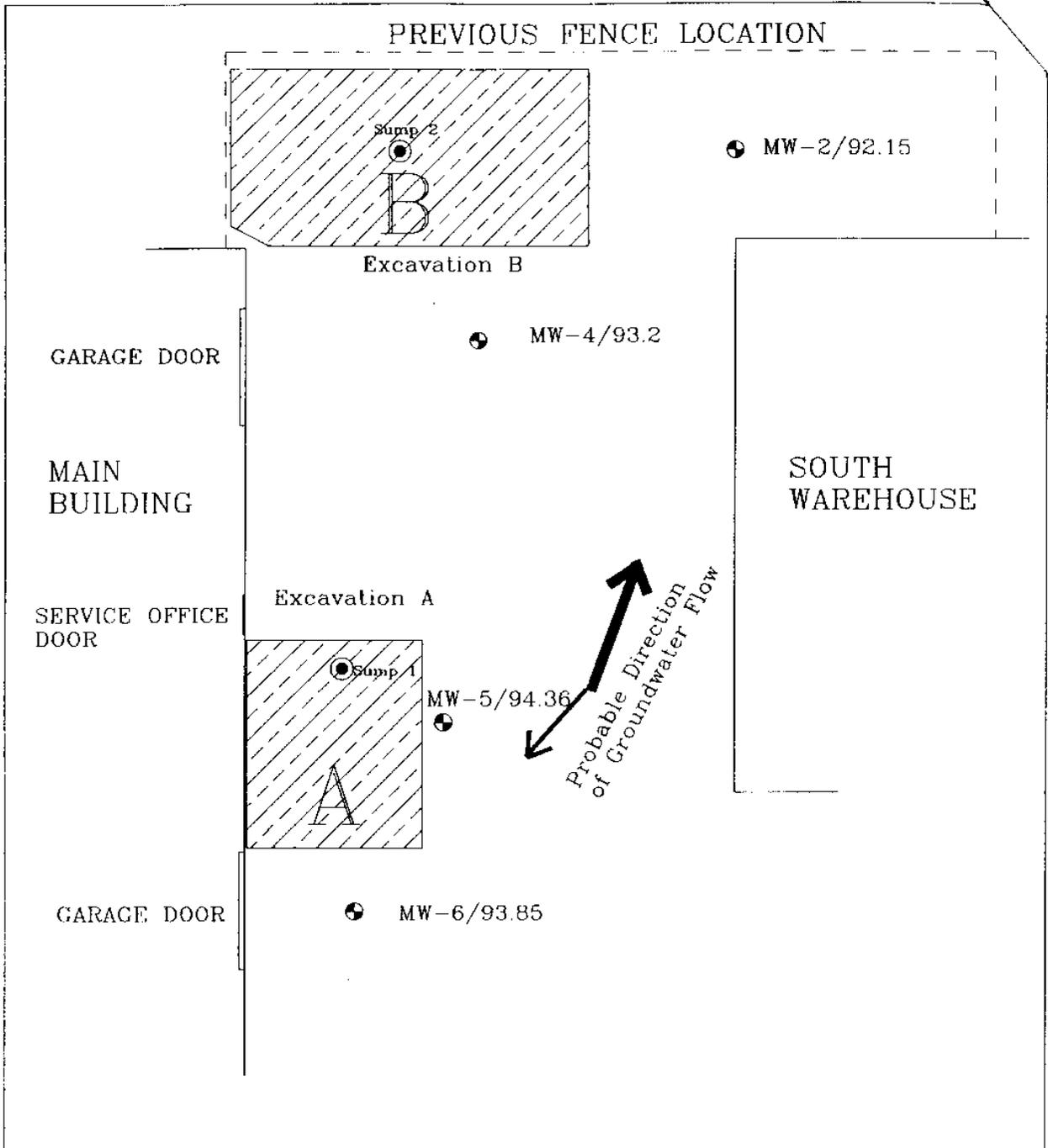
MW-6

The property boundaries not shown on this figure are more than 100 feet from this location

- ⊕ GP-1 Geoprobe
- ⊕ SB-1 Soil Boring
- ⊙ MW-1 Monitoring Well



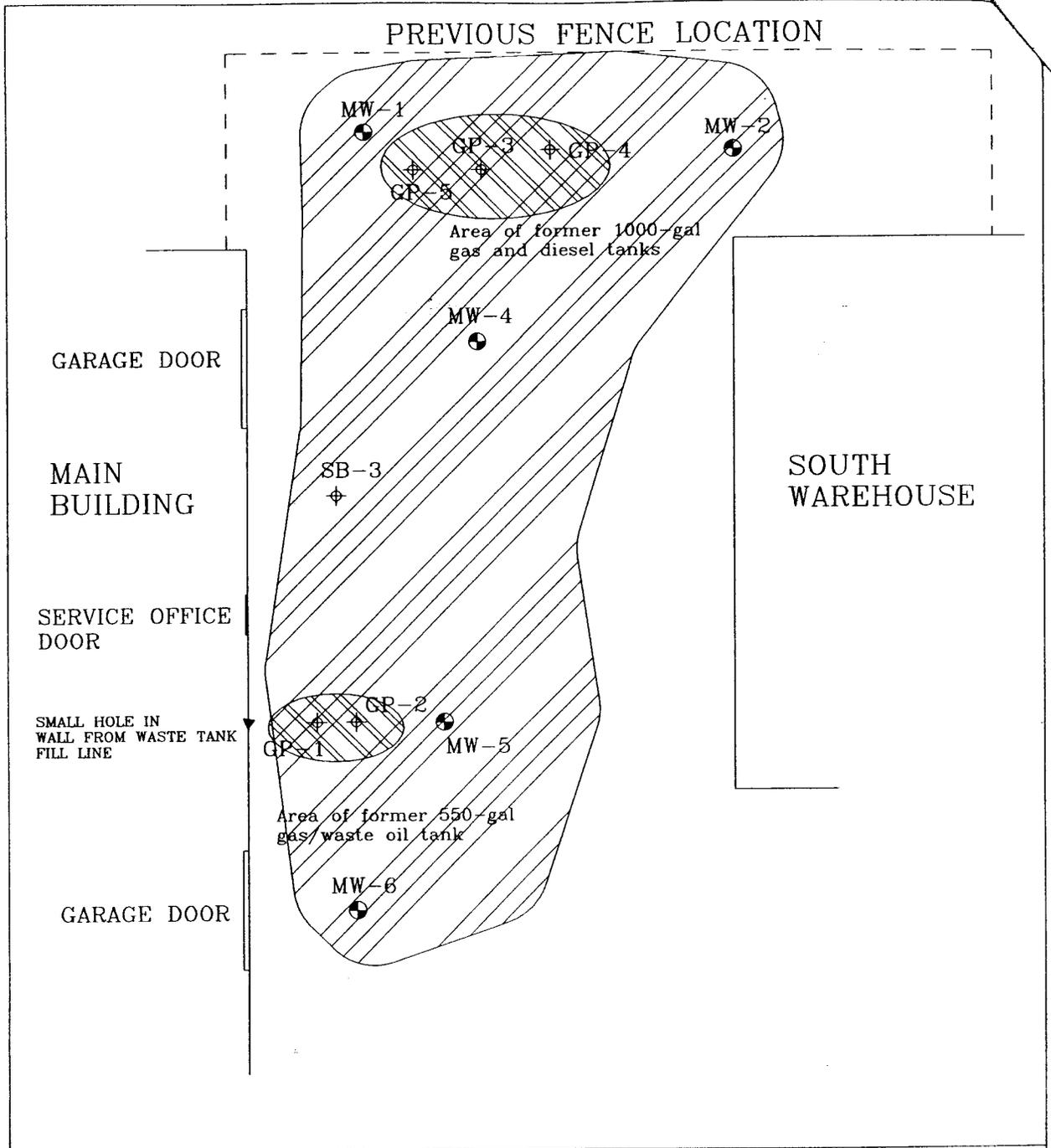
<p>ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN</p>	PROJECT/CLIENT	Green Bay Motor Sports 2640 S. Ashland Ave Green Bay, Wisconsin	DRAWN BY: AJS
	TITLE	Site Map, tank locations	SCALE: 1 in = 15 ft
			FIGURE NO: 2



-  Limits of Excavation
-  Sample Location
-  Monitoring Well/elevation
-  Sump

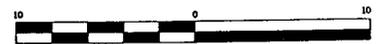


ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN	PROJECT/CLIENT Green Bay Motor Sports 2640 S. Ashland Ave Green Bay, Wisconsin	DRAWN BY: ALS REVISED BY: KMC
	TITLE: Groundwater Elevations Post Remediation (2/13/98)	SCALE: 1 in = 15 ft FIGURE NO: 6

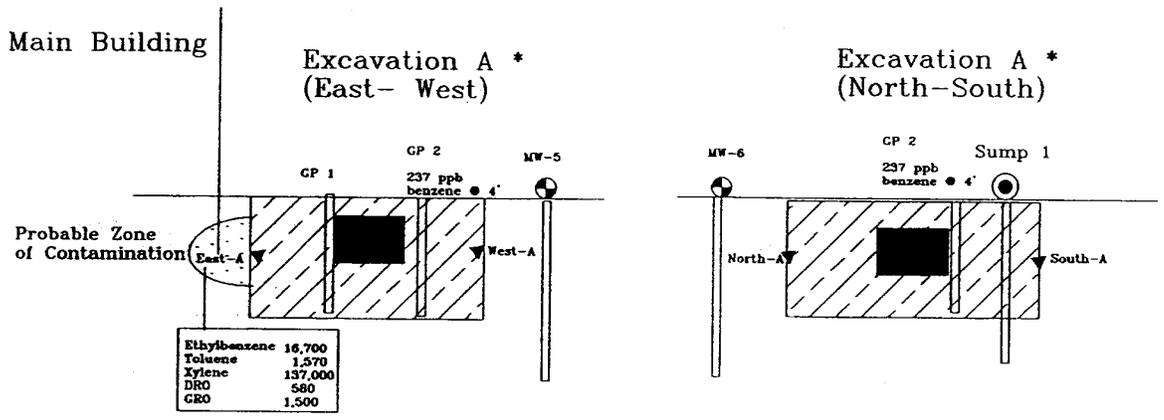
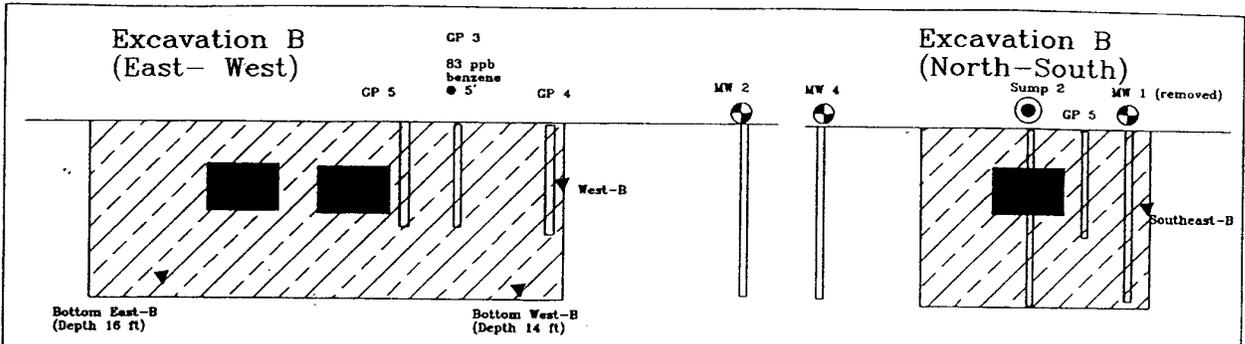


- ⊕ GP-1 Geoprobe
- ⊕ SB-1 Soil Boring
- MW-1 Monitoring Well

- Estimated Limits - Soil Contamination
- Estimated Limits - Groundwater Contamination



ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN	PROJECT/CLIENT Green Bay Motor Sports 2640 S. Ashland Ave Green Bay, Wisconsin	DRAWN BY: ALS
	TITLE: Soil & Groundwater Plumes	SCALE: 1 in = 15 ft FIGURE NO: 4

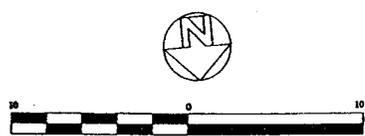


*Landfill sample for Excavation A (all ppb):

Benzene	520
Ethylbenzene	27,200
Toluene	11,600
Xylene	172,000
DRO	400
GRO	1,800

 Limits of Excavation
  Approximate Location of USTs
 Sample Location
  Sump
 Monitoring Well

Only data for points which exceeded RCLs are shown. All others are <RCL.



ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN	PROJECT/CLIENT Green Bay Motor Sports 2640 S. Ashland Ave Green Bay, Wisconsin	DRAWN BY: KMC
	TITLE: Cross Sections	SCALE: 1 in = 15 ft
	FIGURE NO:	

Cross Sections

Table 1
Groundwater Results (ppb unless noted)

Compounds	MW-1		MW-2						PAL	ES
	3/15/96	6/18/96	3/15/96	6/18/96	11/28/96	5/6/97	9/25/97	1/13/98		
DRO	863	--	322	--	--	--	--	--	NE	NE
GRO	498	--	ND	--	--	--	--	--	NE	NE
Benzene	53	53	ND	ND	ND	ND	ND	ND	0.5	5
Toluene	2	3	ND	ND	ND	ND	ND	ND	68.1	343
Ethylbenzene	35	34	ND	ND	ND	ND	ND	ND	140	700
Total Xylenes	21	85	ND	ND	ND	ND	ND	ND	124	620
1,1 Dichloroethane	14	6.3	ND	ND	ND	ND	ND	ND	85	850
cis-1,2-Dichloroethane	ND	1.6	ND	ND	ND	ND	ND	ND	7	70
1,2 Dichloroethane	ND	ND	7	7.6	5	8.5	13	8.3	0.5	5
Isopropylbenzene	9.4	5.7	ND	ND	ND	ND	ND	ND	NE	NE
1,2,4 Trimethylbenzene	20	29	ND	ND	ND	ND	ND	ND	NE	NE
1,3,5 Trimethylbenzene	6.3	7.1	ND	ND	ND	ND	ND	ND	NE	NE
Methyl-tert-butyl-ether	44	50	ND	1.2	0.94	1.8	ND	ND	12	60
n-Propylbenzene	9	4.9	ND	ND	ND	ND	ND	ND	NE	NE
1-Methylnaphthalene	13	--	--	--	--	--	--	--	NE	NE
2- Methylnaphthalene	13	--	--	--	--	--	--	--	NE	NE
p-Isopropyltoluene	1.8	1.5	ND	ND	ND	ND	ND	ND	NE	NE
Naphthalene	24	16	ND	ND	ND	ND	ND	ND	8	40
n-butylbenzene	11	3.9	ND	ND	ND	ND	ND	ND	NE	NE
sec-butylbenzene	12	4.5	ND	ND	ND	ND	ND	ND	NE	NE
tert-butylbenzene	ND	1.3	ND	ND	ND	ND	ND	ND	NE	NE
methylene chloride	ND	ND	ND	ND	ND	1.3	ND	ND	0.5	5
chloroethane	ND	1.1	ND	ND	ND	ND	ND	ND	NE	NE
Dissolved Oxygen	--	--	--	--	--	--	0.6	1.7	NE	NE
Nitrate (ppm)	--	--	--	--	--	0	1.1	0.8	2	10
Sulfate (ppm)	--	--	--	--	--	>98	>98	>100	NE	NE
Iron (ppm)	--	--	--	--	--	0.5	<0.2	<0.25	NE	NE
Heterotrophs x 10 ⁴	--	--	--	--	--	4	1.5	0.84	NE	NE
Petroleum Hydrocarbon Degradors x 10 ⁴	--	--	--	--	--	1.7	0.002	0.048	NE	NE
Potential for Passive Bioremediation	--	--	--	--	--	moderate	--	mod/good	NE	ND

Table 1
Groundwater Results (ppb unless noted)

Compounds	MW-4						PAL	ES
	3/15/96	6/18/96	12/28/96	5/6/97	9/25/97	1/15/98		
DRO	447	--	--	--	--	--	NE	NE
GRO	ND	--	--	--	--	--	NE	NE
Benzene	ND	ND	ND	ND	ND	ND	0.5	5
Toluene	ND	ND	ND	ND	ND	ND	68.1	343
Ethylbenzene	ND	ND	ND	ND	ND	ND	140	700
Total Xylenes	ND	ND	ND	ND	ND	ND	124	620
1,1 Dichloroethane	ND	ND	ND	ND	ND	ND	85	850
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	7	70
1,2 Dichloroethane	19	19	12	8.7	11	12	0.5	5
1,3,5 Trimethylbenzene	ND	ND	ND	ND	ND	ND	NE	NE
Methyl-tert-butyl-ether	5.5	8.0	6.7	6.7	10	7.3	12	60
Naphthalene	ND	ND	ND	ND	ND	ND	8	40
methylene chloride	ND	ND	ND	1.1	ND	ND	0.5	5
chloroethane	ND	ND	ND	ND	ND	ND	NE	NE
Dissolved oxygen	--	--	--	--	0.32	0.27	NE	NE
Nitrate (ppm)	--	--	--	0	1.9	1.0	2	10
Sulfate (ppm)	--	--	--	>98	>98	>100	NE	NE
Iron (ppm)	--	--	--	1.0	<0.2	0.4	NE	NE
Heterotrophs x 10 ⁴	--	--	--	20	0.015	0.012	NE	NE
Petroleum Hydrocarbon Degradors x 10 ⁴	--	--	--	0.12	0.004	<0.0001	NE	NE
Potential for Passive Bioremediation	--	--	--	mod		mod	NE	ND

Table 1 (cont.)
Groundwater Results

Compound	MW-5						PAL	ES
	3/15/96	6/14/96	12/28/96	5/6/97	9/25/97	1/13/98		
DRO	310	--	--	--	--	--	NE	NE
GRO	--	--	--	--	--	--	NE	NE
Benzene	ND	ND	ND	ND	ND	ND	0.5	5
Toluene	ND	ND	ND	ND	ND	ND	68.1	343
Ethylbenzene	ND	ND	ND	ND	ND	ND	140	700
Total Xylenes	ND	ND	ND	ND	ND	ND	124	620
1,1 Dichloroethane	ND	ND	0.33	ND	ND	ND	85	850
1,2 Dichloroethane	6.3	5.4	62	ND	82	115	0.5	5
Isopropylbenzene	ND	ND	ND	ND	ND	ND	NE	NE
1,2,4 Trimethylbenzene	ND	ND	ND	ND	ND	ND	NE	NE
1,3,5 Trimethylbenzene	ND	ND	ND	ND	ND	ND	NE	NE
n-Butylbenzene	ND	ND	ND	ND	ND	ND	0.5	5
Methyl-tert-butyl- ether	ND	0.8	9.5	6.9	18	22	12	60
1- Methylnaphthalene	--	--	--	--	--	--	NE	NE
Naphthalene	ND	ND	ND	ND	ND	ND	8	40
methylene chloride	ND	ND	ND	0.9	ND	ND	0.5	5
1,1,1 Trichloroethane	ND	ND	ND	ND	ND	ND	40	200
Dissolved Oxygen	--	--	--	--	0.35	0.78	NE	NE
Nitrate (ppm)	--	--	--	0.6	2.1	2.2	2	10
Sulfate (ppm)	--	--	--	>98	>98	>100	NE	NE
Iron (ppm)	--	--	--	0.8	<0.2	<0.25	NE	NE
Heterotrophs x 10 ⁴	--	--	--	58	4.7	1.5	NE	NE
Petroleum Degradors x 10 ⁴	--	--	--	0.19	0.013	0.012	NE	NE
Potential for Passive Bioremediation	--	--	--	mod.	--	mod /good	NE	NE

Notes:
ppb = parts per billion
PAL = WDNR NR 700 Preventive Action Limit
ND = Not detected

-- = Not analyzed for
ES = WDNR NR 700 Enforcement Standard
Shading Indicates an exceedance of the ES
NE = Not Established

Table 1 (cont.)
Groundwater Results

Compounds	MW-6						PAL	ES
	3/15/96	6/18/96	12/28/96	5/6/97	9/25/97	1/13/98		
DRO	2470	--	--	--	--	--	NE	NE
GRO	--	--	--	--	--	--	NE	NE
Benzene	4.4	0.8	ND	ND	ND	ND	0.5	5
Toluene	ND	ND	ND	ND	ND	ND	68.1	343
Ethylbenzene	4.1	ND	ND	ND	ND	ND	140	700
Total Xylenes	4	ND	ND	ND	ND	ND	124	620
1,1 Dichloroethane	4	ND	ND	0.4	5.1	1.1	85	850
1,2 Dichloroethane	113	14	3.8	4.6	2.2	3.3	0.5	5
Isopropylbenzene	1.5	ND	ND	ND	ND	ND	NE	NE
1,2,4 Trimethylbenzene	3.5	ND	ND	ND	ND	ND	NE	NE
1,3,5 Trimethylbenzene	ND	ND	ND	ND	ND	ND	NE	NE
n-Butylbenzene	ND	0.28	ND	ND	ND	ND	0.5	5
Methyl-tert-butyl-ether	14	6	0.45	ND	ND	ND	12	60
1-Methylnaphthalene	1.9	--	--	--	--	--	NE	NE
Naphthalene	ND	0.99	ND	ND	ND	ND	8	40
methylene chloride	ND	ND	ND	1.1	ND	ND	0.5	5
1,1,1 Trichloroethane	ND	ND	ND	1.6	ND	ND	40	200
Dissolved Oxygen	--	--	--	--	0.22	0.22	NE	NE
Nitrate (ppm)	--	--	--	0	1.2	0.4	2	10
Sulfate (ppm)	--	--	--	>98	>98	>100	NE	NE
Iron (ppm)	--	--	--	1.2	<0.2	0.4	NE	NE
Heterotrophs x 10 ⁶	--	--	--	150	0.05	0.017	NE	NE
Petroleum Degradars x 10 ⁶	--	--	--	48	0.0002	0.005	NE	NE
Potential for Passive Bioremediation	--	--	--	good	--	mod	NE	NE

Notes:
ppb = parts per billion
PAL = WDNR NR 700 Preventive Action Limit
ND = Not detected

- = Not analyzed for
ES = WDNR NR 700 Enforcement Standard
Shading Indicates an exceedance of the ES
NE = Not Established