GIS REGISTRY INFORMATION

SITE NAME:	WCL Turntable (former roundhouse)		
BRRTS #:	02-36-176478	**FID # (**if appropriate**):**	
COMMERCE # (if appropriate**):**			
CLOSURE DATE:	22-Feb-2007		
STREET ADDRESS:	corner of 11th and Buffalo Streets		
CITY:	Manitowoc		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection)**:**	**X=** 707117	**Y=** 404963	
CONTAMINATED MEDIA:	Groundwater [ ]	Soil [ ]	Both [x]
OFF-SOURCE GW CONTAMINATION >ES:	[ ] **Yes**	[x] **No**	
IF YES, STREET ADDRESS 1:			
GPS COORDINATES (meters in WTM91 projection)**:**	**X=**	**Y=**	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	[ ] **Yes**	[x] **No**	
IF YES, STREET ADDRESS 1:			
GPS COORDINATES (meters in WTM91 projection)**:**	**X=**	**Y=**	
CONTAMINATION IN RIGHT OF WAY:	[ ] **Yes**	[x] **No**	

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	x
Copy of any maintenance plan referenced in the final closure letter.	x
Copy of (soil or land use) deed notice *if any required as a condition of closure*	n/a
Copy of most recent deed, including legal description, for all affected properties	x
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	x
County Parcel ID number, *if used for county*, for all affected properties	x
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	x
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	x
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) **see Figure 4**	x
Tables of Latest Soil Analytical Results (no shading or cross-hatching) **see Figure 3**	x
Isoconcentration map(s), *if required for site investigation (SI) (*8.5x14" if paper copy*)*.** The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	n/a
GW: Table of water level elevations, with sampling dates, and free product noted if present	x
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	x
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	x
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy**)**	x
RP certified statement that legal descriptions are complete and accurate	x
Copies of off-source notification letters (if applicable)	n/a
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	n/a

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
2984 Shawano Avenue, P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

February 22, 2007

Kurt Blumer
Environmental Coordinator
Canadian National Railway
17641 S. Ashland Avenue
Homewood, IL 60430

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Wisconsin Central Limited - Former Turntable and Roundhouse Area
Corner of 11th and Buffalo Streets, Manitowoc Wisconsin
WDNR BRRTS ID # 02-36-176478

Dear Mr. Blumer:

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.** Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites.

On July 11, 2005, 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 28 2005, the Committee informed you of the following closure decision:

> *It appears your site has been adequately investigated and may be eligible for case closure if certain minimum closure requirements are met.*
>
> *Your site was denied closure because a complete and recorded deed restriction and well abandonment forms were not received. These actions are required in order to comply with state law and administrative codes. Once you complete the tasks below, your site will be reconsidered for closure.*

On July 27, 2006, the Department sent a conditional closure letter to you describing the needed submittals for closing a site under the new Act 418 legislation. This new legislation allows the Department of Natural Resources (Department) to conditionally close sites with land use type restrictions using a site specific closure letter rather than a deed instrument

On February 16, 2007, the Department received correspondence from your consultant Michael Lawrence of TRC, indicating that you have complied with the requirements of closure.

The following documentation was received:

- Up to date and legible copies of the deed and parcel ID numbers
- Site map
- Site photographs
- Maintenance plan
- Waste manifests for purge water and soil disposal
- Well abandonment forms (MW1, MW2, MW4, MW5, MW6, MW7R, MW101, MW102)

Conditions of closure

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. 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.

Land use control

The most recent soil samples that were collected on this property, which were collected on September 21, 1997 and April 10, 2001, contained the following volatile organic compounds (VOC) and polycyclic aromatic hydrocarbons (PAH) benzene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluranthene, dibenzo(a,h)anthrancene, Indeno(1,2,3-cd)pyrene naphthalene, phenanthrene in concentrations that exceeded NR 720.11, Table 2, Wis. Adm. Code, soil standards. Therefore, pursuant to s. 292.12(2)(c), Wis. Stats., the property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted, to determine the degree and extent of VOC and PAH contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. 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.

Cap maintenance

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** dated February 14, 2007, 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.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and 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.

GIS Registry listing

Your site will be listed on the Bureau for Remediation and Redevelopment GIS Registry for Closed Remediation sites for the following reasons. Information that was submitted with your closure request application will be included on the GIS Registry.

Residual Soil Contamination

Residual soil contamination remains as indicated in the information submitted to the Department of Natural Resources at the following locations:

- Soil impacts due to VOC and PAH at boring or monitoring well locations MW1, MW5, B4, B-5, B-8, B10, SP1 (as specified above)

Residual Groundwater Contamination

Residual groundwater contamination remains as indicated in the information submitted to the Department of Natural Resources at the following locations:

- Groundwater impacts due to the following VOC at locations MW1 and MW2: cis-1,2 dichloroethene, trichloroethene, and vinyl chloride

Lost Monitoring Wells

On February 14, 2007, your consultant Michael Lawrence of TRC, notified the Department that monitoring well(s) **MW3** and **MW7** located on the subject property could not be properly abandoned because they had been lost due to being paved over, covered or removed during miscellaneous site activities. Your consultant has made a reasonable effort to locate the lost well(s) to determine whether they were 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(s) **MW3** and **MW7** 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.

To review the sites on the GIS Registry web page, visit 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://www.dnr.state.wi.us/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

If this is a PECFA site, 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 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 Annette Weissbach at 920-662-5165 or annette.weissbach@wisconsin.gov.

Sincerely,

Bruce Urben
NER Remediation & Redevelopment Team Supervisor

Attach: Site map
Maintenance Plan

Cc: Mike Lawrence – TRC, 10 South Riverside Plaza, Suite 1770, Chicago, IL 60606-3807
Annette Weissbach – NER

EXISTING SURFACE COVER MAINTENANCE PLAN

February 14, 2007

Property:

Wisconsin Central Ltd. - Former Turntable and Roundhouse Area
Southwest Corner of 11th and Buffalo Streets, Manitowoc, Wisconsin
WDNR BRRTS# 02-36-176478

Legal Description

Please refer to Attachment B of the Closure Update Response Letter (Letter) for the legal descriptions included in deed document numbers 1 and 2. Parcel identification numbers and information are located in Attachment C of the Letter.

Introduction

This document is the Maintenance Plan for the current surface cover at the above-referenced property (site) in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities apply to the existing cover which consists primarily of vegetation and some gravel and asphalt areas (the current surface cover). These areas are to be maintained over the impacted soil and groundwater areas on site as shown on Figure 2. The constituents of concern (COCs) within the impacted area include volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and arsenic.

Cover Purpose

The current surface cover over the impacted area will serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The current surface cover also acts as a partial infiltration barrier to minimize future soil-to-groundwater migration of COCs that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. In addition, the current surface cover will continue to allow natural attenuation to occur without the risk of direct contact with soil and groundwater impact. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The current site cover overlying the soil and groundwater impacted areas as depicted in Figure 2 will be inspected once a year, normally in the spring after all snow and ice is gone, for any potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, or other factors. Any area where soils have become or are likely to become exposed

will be documented. A Cover Inspection Log (Log) for inspections and any repairs will be maintained by the property owner and is included as Attachment H in the Letter. 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 Log. The annual inspections will be conducted by the property owner identified in the contact information below. The Log can be requested by interested parties at the property owner's address (also listed in the contact information). Requests for the Log should be received in writing.

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 may include vegetation replacement or patching and filling/resurfacing operations. In the event that necessary maintenance activities expose the underlying soil, the owner will inform maintenance workers of the direct contact exposure hazard and provide them with the 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 that the current surface cover overlying the impacted area is removed or replaced and the impacted soil remains in place, the replacement barrier will provide equal protection from direct contact and impact migration. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the current surface cover, will maintain a copy of this Maintenance Plan at the property owner's address as listed in the contact information; therefore, the Maintenance Plan is available to all interested parties for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
February 2007

Site/Property Owner and Operator:

Wisconsin Central Ltd.
17641 South Ashland Avenue
Homewood, Illinois 60430
Contacts:

1. Kurt Blumer
   Environmental Coordinator
   Phone: 708-332-6566
2. Geoff Nokes
   Manager Environmental Compliance
   Phone: 708-332-3860

***Consultant*:**

TRC
10 South Riverside Plaza, Suite 1770
Chicago, Illinois 60606
Contact: Michael Lawrence
Project Manager
Phone: 312-879-0191

WDNR:

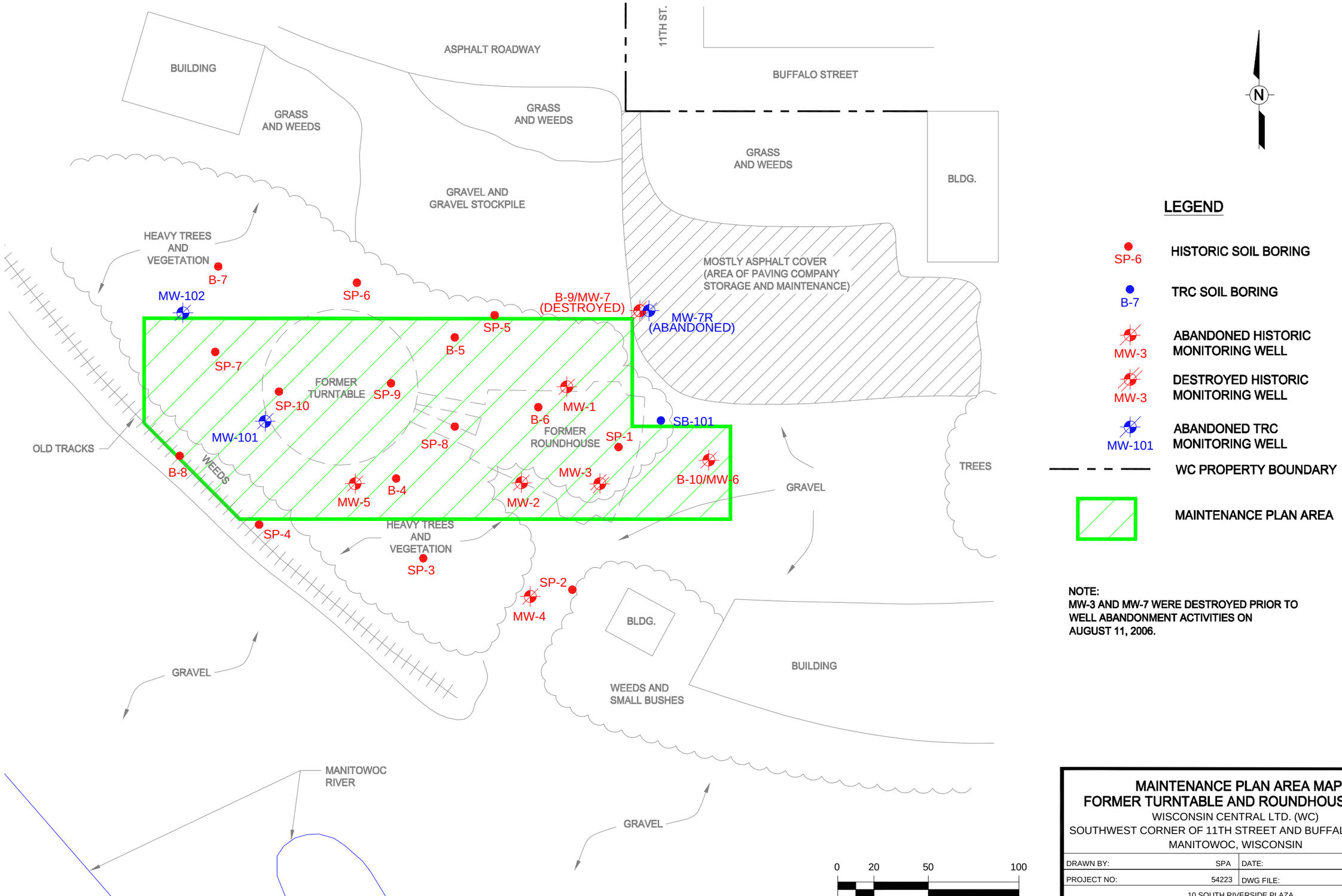
Remediation & Redevelopment Program
2984 Shawano Avenue
Green Bay, Wisconsin 54307
Project Manager: Annette Weissbach
Hydrogeologist
Phone: 920-662-5165

Attachments included in Closure Update Response Letter

Exhibit B

Barrier INSPECTION LOG

Inspection Date	Inspector	Condition of Surface Cover	Recommendations	Have Recommendations from previous inspection been implemented?



NOTE:
MW-3 AND MW-7 WERE DESTROYED PRIOR TO WELL ABANDONMENT ACTIVITIES ON AUGUST 11, 2006.

MAINTENANCE PLAN AREA MAP
FORMER TURNTABLE AND ROUNDHOUSE AREA

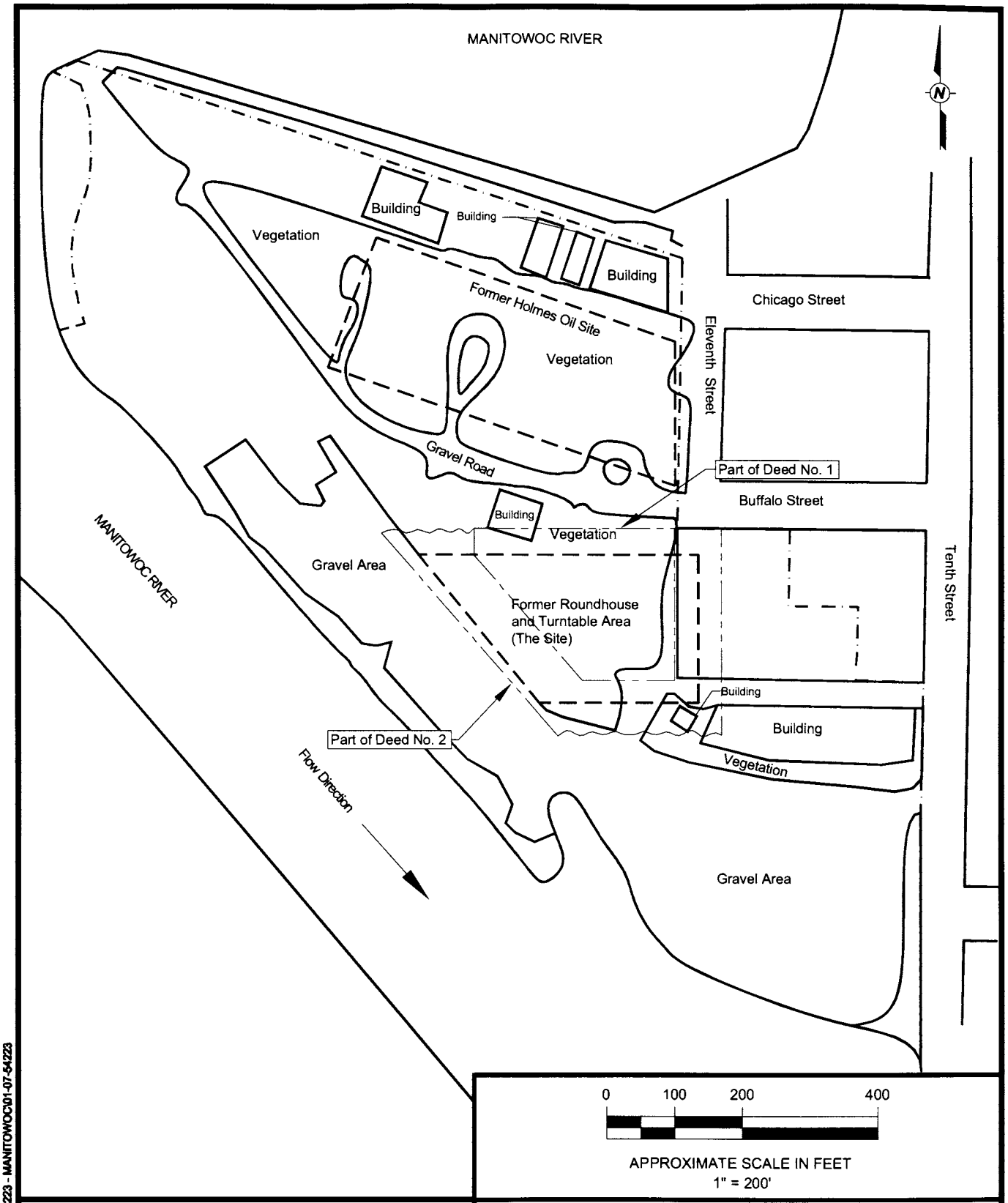
WISCONSIN CENTRAL LTD. (WC)
SOUTHWEST CORNER OF 11TH STREET AND BUFFALO STREET
MANITOWOC, WISCONSIN

DRAWN BY:	SPA	DATE:	1/17/2007
PROJECT NO:	54223	DWG FILE:	02-07-54223

TRC
10 SOUTH RIVERSIDE PLAZA
SUITE 1770
CHICAGO, IL 60606-3807
312-879-0191

FIGURE
2

S:\CAD FILES\YEAR 2007 DRAWINGS\54223 - MANITOWOC\02-07-54223



Legend

- WC Property Boundary
- WC Deed Parcel Boundary
- Approximate Site Boundary
- Portions of Deed No. 2 Continue Beyond This Line

AREA MAP
WISCONSIN CENTRAL LTD. (WC)

SOUTHWEST CORNER OF 11TH STREET AND BUFFALO STREET
MANITOWOC, WISCONSIN

DRAWN BY:	SPA	DATE:	1/17/2007
PROJECT NO:	54223	DWG FILE:	01-07-54223

TRC
10 SOUTH RIVERSIDE PLAZA
SUITE 1770
CHICAGO, IL 60606-3807
312-879-0191

FIGURE
1

8:\CAD FILES\YEAR 2007 DRAWINGS\54223 - MANITOWOC\01-07-54223

DEED No. 1

Entered in
R. I. .....
Rowbook .....
Filed .....
Envelope .....
Box .....

(130)
/66

Manitowoc Terminal
Company
to
Manitowoc and Western
Railroad Company

Certified Copy
Warranty Deed

[illegible] 148, 149, 150, 151, 152;
Lots 5, 6, 7, 8, 9, 10, 11, 12 Block 166;
Blocks 169, 170, 171, 172, 173, 185;
Lots 9 & 10 Blk. 30; Lots 1 & 2 Blk. 65;
Original Plat - Manitowoc.
Blocks 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
A.W. Hall's plat - Manitowoc
Lot 6 [illegible] (Ex. Rand)
" 7 [illegible]
" 8 [illegible]

Recorded July 22 [illegible]
at 11 o'clock A.M. in
Do: 59 Pages 491 to 495
Julius Lindstedt
Register

No. 48562.

The Manitowoc Terminal Company, a corporation under the laws of the State of Wisconsin, Grantor, for and in consideration of One Dollar ($1.00) and other valuable considerations to it in hand paid, conveys and warrants unto the Manitowoc and Western Railroad Company, a corporation under the laws of the State of Wisconsin, Grantee, the following described real estate in the city of Manitowoc in the county of Manitowoc and State of Wisconsin, to-wit: " All of Blocks numbered Two (2), One Hundred and Forty-Eight (148), One Hundred and Forty-Nine (149), One Hundred and Fifty (150), One Hundred and Fifty-One (151) and One Hundred and Fifty Two (152); lots numbered Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) of Block numbered One Hundred and Sixty-Eight (168); all of Blocks numbered One Hundred and Sixty-Nine (169), One Hundred and Seventy- (170), One Hundred and Seventy-One (171), One Hundred and Seventy-Two (172), One Hundred and Seventy-Three (173) and One Hundred and Eighty-Five (185); lots numbered Nine (9) and Ten (10) of Block numbered Thirty-Nine (39) and lots numbered One (1), Two (2), Three (3), Four (4) and Five (5) of Block numbered Sixty-Five (65), all according to the original recorded plat of said city of Manitowoc, * subject to such rights, if any, as are vested in the Manitowoc Water Works Company , by virtue of a certain license or easement heretofore granted to said company by the owners of a portion of Block numbered One Hundred and Forty-Nine (149) aforesaid and now appearing of record; * also all of Blocks numbered Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in A. W. Buell's subdivision of the city of Manitowoc according to the plat of said subdivision recorded in the office of the Register of Deeds of Manitowoc County in Volume "R" of Deeds on pages

Sixty (60) and Sixty-One (61), (also a strip belt piece or parcel of land Fifty (50) feet in width through and across Government Lot Six (6) of Section Nineteen (19), Township Nineteen (19) North, Range Twenty-Four (24) East; said strip comprising all that part of said Government Lot Six (6) which is included within two lines drawn parallel, with, one on either side of and each Twenty-Five (25) feet distant from the center line of the proposed railway of said Manitowoc Terminal Company as the same is now located, surveyed and staked out over and across said Government Lot Six (6); also a strip belt piece or parcel of land through and across Government Lot Three (3) of said Section Nineteen (19) comprising all that part of said Government Lot Three (3) which is included within two lines drawn parallel with, one on either side of and each fifty (50) feet distant from the center line of the proposed railway above mentioned; said parallel lines extending North Westerly from the center line of Spring Street so called to a line drawn at right angles to the center line of said proposed railway and passing through a point thereon distant Ninety Five (95) feet in a North Westerly direction from a station stake on said line numbered Forty-Two (42), said point being also distant Seven Hundred and Fifteen (715) feet in a South Easterly direction along said center line from the intersection thereof with the center line of the railroad now used and operated by the Chicago and North Western Railway Company; said above described strip being conveyed subject to the public right of easement and passage (if any) over and across Spring Street and High Street so called.; also a strip belt piece or parcel of land through and across said Government Lot Three (3), comprising all that part of said Government Lot which is included within two lines drawn parallel with, one on either side of and each One Hundred (100) feet distant from the center line of said proposed railway; said parallel lines beginning at a line drawn at right angles to said center line and

passing through a point thereon distant Ninety-Five (95) feet in a North Westerly direction from a station stake on said line numbered Forty-Two (42); said point being also distant Seven Hundred and Fifteen (715) feet in a South Easterly direction along said ~~center line from the point where said center line intersects the~~ center line of the Chicago and North Western Railway as the same is now used and operated; and extending thence North Westerly to their intersection with the North Eastern boundary line of the right of way, now used and occupied by said Chicago and North Western Railway Company; said above described strip or belt being conveyed subject to the public right of easement and passage, if any, over and across High Street, so called; also a strip belt piece or parcel of land through and across said Government Lot Three (3) comprising all that part of said Government Lot which is included between two lines drawn parallel with, one on either side of and each fifty (50) feet distant from the center line of the said proposed railway of the Manitowoc Terminal Company; said parallel lines extending North Westerly from the South Western boundary line of the right of way now used and occupied by the Chicago and North Western Railway Company to the bank of the Manitowoc River; also a strip belt piece or parcel of land through and across Government Lot Two (2) of said Section Nineteen (19) and through and across the South West fraction of the South West Quarter of said Section Nineteen (19), comprising all that part of said Government Lot Two (2) and of said South West fraction which is included within two lines drawn parallel with, one on either side of and each fifty (50) feet distant from the center line of the proposed railway of said Manitowoc Terminal Company, as the same is now located, surveyed and staked out over and across said Government Lot Two (2) and said South West fraction as aforesaid, together with all hereditaments, easements and appurtenances of whatsoever nature and description appurtenant to the above granted premises and also

all the railway of the said grantor as the same is now located, surveyed and staked out, constructed and to be constructed, acquired, mantained and operated, extending from Main Street in said city of Manitowoc to the Westerly limits of said city, together with all its lands, right of way, easements and licenses, acquired and to be acquired, as well as all its depot grounds, tracks, bridges, viaducts, culverts, fences, depots, station houses, engine houses, turn tables, car houses, freight houses, wood houses, coal sheds, machine shops, docks, wharves, slips, and all other buildings, structures or improvements, built and to be built, used or to be used in connection with said railroad or any part thereof or the business of the same or in connection with terminal facilities therefor and also all locomotives, tenders and other motive power, rolling stock, cars, coaches, equipment and all machinery, tools, implements, fuel and materials for constructing, operating and repairing or replacing said railroad or any part thereof or any of the equipment or appurtenances thereof and also all revenues, rates, tolls, sums of money and income arising and to arise from the premises hereinbefore expressed to be conveyed and any of them and also all corporate and other franchises, powers and privileges connected with or relating to the said railroad or to its construction, mantainance or use and also all ties, iron or steel rails, fish plates, spikes, piles, bridges, bridge materials, telegraph poles, telegraphic materials, bar iron, oil, waste, fuel and every sort of railroad supplies, appurtenances and movable property of every kind, acquired or to be acquired, used or to be used in the construction or operation of any part of said railroad, whether now completed or hereafter to be built, and all improvements, extensions and additions now or hereafter made or to be made upon said railroad or any part thereof, together

with all easements, licenses, property, estate and rights of any nature whatsoever, whether real or personal, corporeal or incorporeal to which said granter now is or may hereafter be or become in law or equity entitled, as appertaining to said railroad and also all the books of accounts, deeds, leases, contracts, records, vouchers, papers and other documents of the granter relating or appertaining to the title and the business, past, present and future of said granter in respect to its said railroad it being intended hereby that this conveyance shall cover, extend and attach to and upon every part of the premises above described, from the moment that right or title thereto shall vest in said granter; to have and to hold all and singular the above mentioned and described premises and all other the railroad and other property hereinbefore expressed to be conveyed with the appurtenances thereof and all the rights, easements, hereditaments and privileges thereunto appertaining or belonging to the said Manitowoc and Western Railroad Company, its successors and assigns, to its sole use benefit and behoof forever. Said granter covenants and agrees from time to time and at all times hereafter and as often as ~~directed and~~ thereunto requested by the grantee to execute, acknowledge and deliver to the grantee all such further deeds, conveyances and assurances in the law for the better assuring unto said grantee, its successors and assigns, the railroad and other property hereinbefore mentioned and intended to be hereby conveyed, as the grantee may be advised by counsel or necessary or expedient.

Witness the corporate seal of said Manitowoc Terminal Company and the signature of its President and the countersignature of its Secretary this first day of July A. D. 1895.

MANITOWOC TERMINAL COMPANY

By Emery B. Greenleaf,
President

Countersigned
Edgar C. Hee,
Secretary

(++) Corporate Seal

In Presence of

Thos. H. Gill

John H. Peterman

~~State of Wisconsin :~~

County of Milwaukee : ss.

On this 12th day of July, A. D. 1895, before me appeared Emory B. Greenleaf to me personally known, who being by me ~~sworn~~ duly sworn, did say that he is President of the Manitewoc Terminal Company and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said Emory B. Greenleaf acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and notarial seal the day and year first above written.

Thos. H. Gill,

(++) Notary Seal

Notary Public.
Milwaukee County, Wisconsin.

Received for record the 22nd day of July A. D. 1895 at 11 o'clock A. M.

Julius Linstedt,

Register

Recorded in Volume 59, pages 491 to 495.

STATE OF WISCONSIN, } ss.
COUNTY OF MANITOWOC.

I, Bruno Mueller, Register of Deeds of the County of Manitowoc, in the State of Wisconsin, do hereby certify that I have carefully compared the foregoing Warranty Deed with the original on record in this office and that the same is a true and correct copy of the same and every word thereof. Witness my hand and official seal at Manitowoc this 21 day of Oct., A. D., 1904.

Bruno Mueller
Register of Deeds for Manitowoc County, Wis.

DEED No. 2

LINE CODE	ST.	VAL SEC.	MAP NO.	PAR. NO.	CUSTODIAN NO.	TRANS. DATE
MA	WI	8	5L 12	16-20, 26-30		5-28-1895
				18		5-27-1895

007838

ORDINANCE No. 181
Vacating Streets

181.

"An Ordinance to Vacate certain Streets, Alleys and Public Ways in the 4th. Ward of the City of Manitowoc".

-:-

Be it ordained by the Mayor and Board of Aldermen of the City of Manitowoc:

Section 1. All streets, alleys and public ways lying within the limits of that part or portion of the Fourth Ward of the city of Manitowoc more particularly hereinafter described, are hereby vacated and discontinued, and the public use thereof is hereby abandoned. Said part or portion of the city of Manitowoc is more particularly described as follows:

Commencing at the southeast corner of block 185 of the original recorded plat of Manitowoc; running thence northerly to the southeast corner of block 168 of said original recorded plat; thence westerly to the south west corner of said block 168; thence northerly to the northwest corner of said block 168; thence westerly to the northeast corner of block 169 of said original plat; thence northerly to the northeast corner of block 2 of said original plat as the same is situated on the left bank of the Manitowoc River; thence down and along said left bank of said Manitowoc River to the place of beginning.

Section 2. Said ordinance shall take effect and be in force from and after its passage and publication.

Adopted May 28, 1895.

Thos. E. Torrison,
Mayor.

ATTEST.

Arthur Reichert,
City Clerk.

I hereby certify that the foregoing is a true and correct copy of the original ordinance on file in my office; that the same was duly passed and adopted by the Board of Aldermen on the 28th. day of May, A.D. 1895, and published in the official papers as follows:
In the Manitowoc Pilot, June 6, 1895.
In the Manitowoc Post, June 6, 1895.

Arthur Reichert,
City Clerk.

Vacation of
Streets

Agreement
with
City of
Manitowoc,
as changed.

WHEREAS the City of Manitowoc proposes to vacate certain streets in said city bounding on lots acquired by the Manitowoc Terminal Company lying west of the west line of Eleventh Street in said city.

NOW THEREFORE, the Manitowoc Terminal Company, owner of all the land upon and between Chicago and Buffalo streets in that portion proposed to be vacated as aforesaid, does hereby covenant and agree that when and if the public interests requires that a street shall be opened so as to afford means for communication between the north and west sides, so-called, of said city, on the land between the north line of Chicago Street and the south line of Buffalo street extended to the river along the southeast line of Twelfth Street proposed to be vacated as aforesaid and, in pursuance and part performance of plans made to provide such means of communication, said city shall have constructed, or contracted for the construction of a bridge connecting with the westerly terminus of the said proposed street, then and in such case the said city may at its option and without compensation to said Manitowoc Terminal Company, its successors or assigns, lay out, open and thenceforth maintain and operate, a street at any point between the present north line of said Chicago Street and south line of Buffalo Street extended to the river along the southeast line of Twelfth Street which said city proposes to vacate; provided that said Manitowoc Terminal Company, its successors or assigns, shall have three months previous notice of the proposed establishment and location of said street in order that it may make the necessary changes in its buildings, tracks and other railway structures thereon or adjacent thereto

And the said Manitowoc Terminal Company, for itself its successors or assigns, hereby agrees and binds itself that in case said proposed street shall be paid out or

opened as aforesaid to make no claim or demand for charges, compensation or reimbursement on account thereof, and all such claims are hereby waived and surrendered.

And said Manitowoc Terminal Company for itself, its successors and assigns further covenants and agrees that if its Terminal Railway shall not be constructed and completed ready for operation by or before the 1st day of January, A.D. 1898, said city may, unless further time is granted, without compensation to said company, its successors or assigns, lay out, open and establish all the streets and alleys vacated and abandoned by ordinances passed May 28th, A. D. 1895.

WITNESS the signatures of the President and Secretary of said Manitowoc Terminal Company thereunto authorized, and the Common Seal of said corporation, this 27th day of May, A. D. 1895.

MANITOWOC TERMINAL COMPANY,

By E. B. Greenleaf

President.

In the presence of

(sgd) Thos. H. Gill

(sgd) Jas. C. Pond

ATTEST.

Edgar C. Hoe

Secretary.

STATE OF WISCONSIN)
S.S.
COUNTY OF MILWAUKEE)

Personally appeared before me, this 29th day of May, A. D. 1895, the above named E. B. Greenleaf, President and Edgar C. Hoe, Secretary of the Manitowoc Terminal Company, to me personally known to be the persons who executed the foregoing instrument, and duly acknowledged the same.

(sgd) Thos. H. Gill

NOTARY PUBLIC,
Milwaukee County, Wis.

ORDINANCE

vacating streets in Ship Yard Point - Manitowoc (Certified Copy)

MAP TOOLS...

SEARCH | LAYERS | LEGEND | MAP INFO | HELP

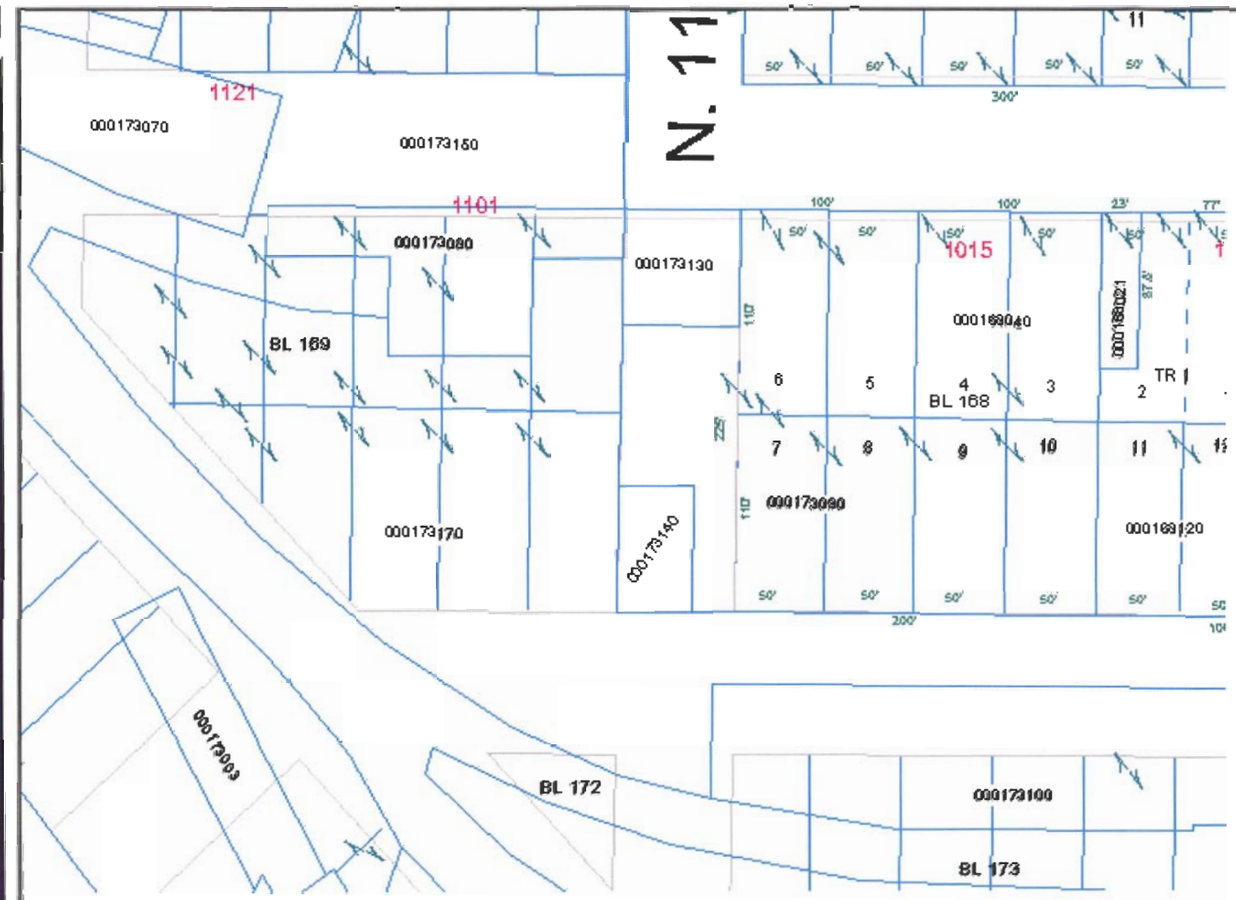
LEGEND

- Lake Michigan Carferry
- Manitowoc County Airport
- PLSS TOWNSHIP BOUNDARIES
- MUNICIPAL BOUNDARIES
- CITY LIMIT

PARCEL BOUNDARY TYPES (COUNT

BOUNDARY TYPE:

- Parcel Line
- Section Line
- Water Feature
- Road ROW
- Road Centerline
- PARCELS
- HOOK SYMBOL
- NON-BOUNDARY LINE
- NON-BOUNDARY LINE (TRACK LINES)
- NON-BOUNDARY R/W LINES
- NON-BOUNDARY RAILROAD LINES
- PIPELINE
- PROP. WATERWAYS
- VACATED R/Ws



Current Tool: Select Parcels

Active Layer: PARCELS

Scale:1"= 100 ft. Refresh Scale

MAP TOOLS...

SEARCH | LAYERS | LEGEND | MAP INFO | HELP

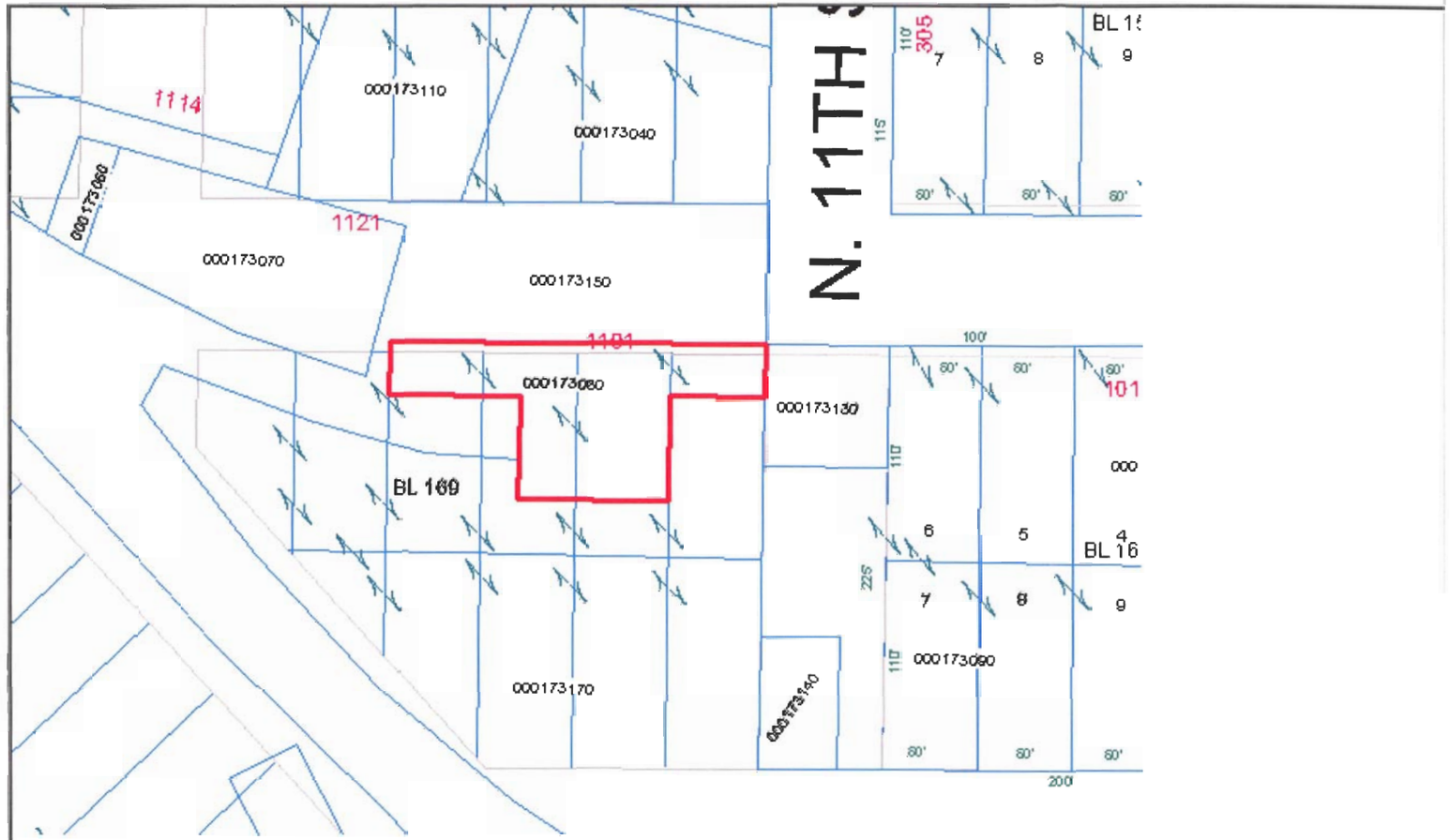
MANITOWOC PROPERTY LISTING

The maps and associated database information are the most current available; however, they may get our of sync during the year. Tax information is from the latest tax bill and may not reflect current conditions.

Parcel Number:	052-000-173-080.00
Primary Owner:	WISCONSIN CENTRAL LTD
Secondary Owner:	C/O CN
Mailing Address (1):	1 ADMINISTRATION RD FLOOR 1
Mailing Address (2):	
Mailing City, State, Zip:	CONCORD ON L4K
Site Address:	BUFFALO ST
Municipality:	CITY OF MANITOWOC
Deed Volume:	0929
Deed Page:	0645
Acres:	0.4261
Legal Desription:	PART OF BLK. 169 & VACATED ST. ABUTTING FORMER LEASE 2395-E SOO LINE R. R.
School District:	MANITOWOC
Tax Year:	2006
Total Land Value:	$5,500.00
Total Improvements:	$0.00
Total Value:	$5,500.00
Fair Market Value:	$7,090.00
Total Taxed:	$139.57

NOTES:

* Owner name information is not published for County listings per the Manitowoc County Privacy Policy.



Current Tool: Select Parcels

Active Layer: PARCELS

Scale:1"= 90 ft. Refresh Scale

MAP TOOLS...

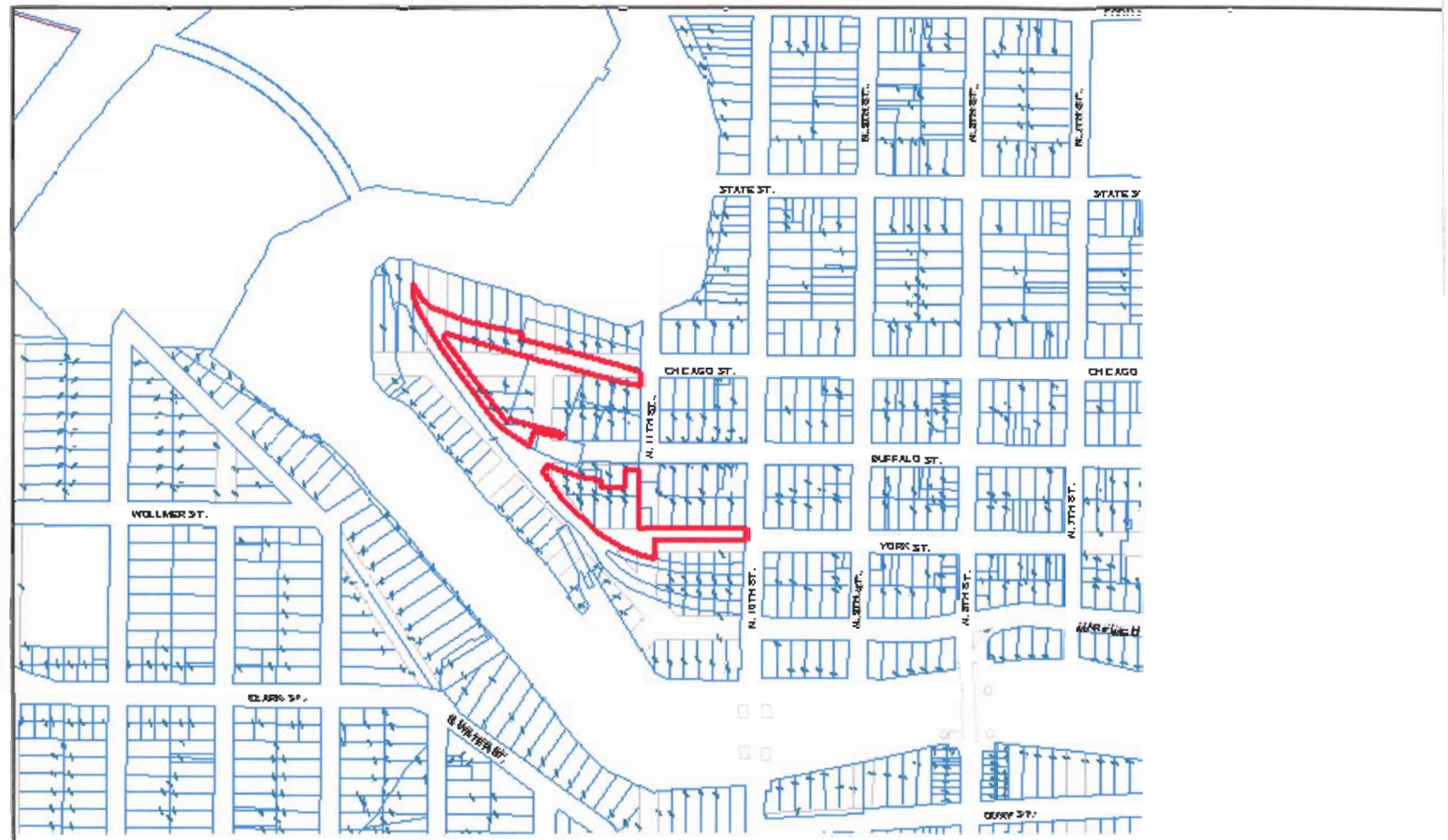
SEARCH | LAYERS | LEGEND | MAP INFO | HELP

MANITOWOC PROPERTY LISTING

The maps and associated database information are the most current available; however, they may get our of sync during the year. Tax information is from the latest tax bill and may not reflect current conditions.

Parcel Number:	052-000-173-170.00
Primary Owner:	WISCONSIN CENTRAL LTD
Secondary Owner:	C/O CN
Mailing Address (1):	1 ADMINISTRATION RD FLOOR 1
Mailing Address (2):	
Mailing City, State, Zip:	CONCORD ON L4K
Site Address:	VACANT LAND
Municipality:	CITY OF MANITOWOC
Deed Volume:	
Deed Page:	
Acres:	7.58
Legal Desription:	PT BL 2-148-149-150-151-152 169-170-171 & VAC ST ABUTT NOT UNDER LEASE (PRESENT OR PAST) CONSIDERED AS NON-OPER RR PROP PER ATT MAP
School District:	MANITOWOC
Tax Year:	2006
Total Land Value:	$98,700.00
Total Improvements:	$0.00
Total Value:	$98,700.00
Fair Market Value:	$127,310.00
Total Taxed:	$2,504.48

NOTES:



Current Tool: Map Generation

Active Layer: PARCELS

Scale;1"= 580 ft. Refresh Scale

MAP TOOLS...

SEARCH | LAYERS | LEGEND | MAP INFO | HELP

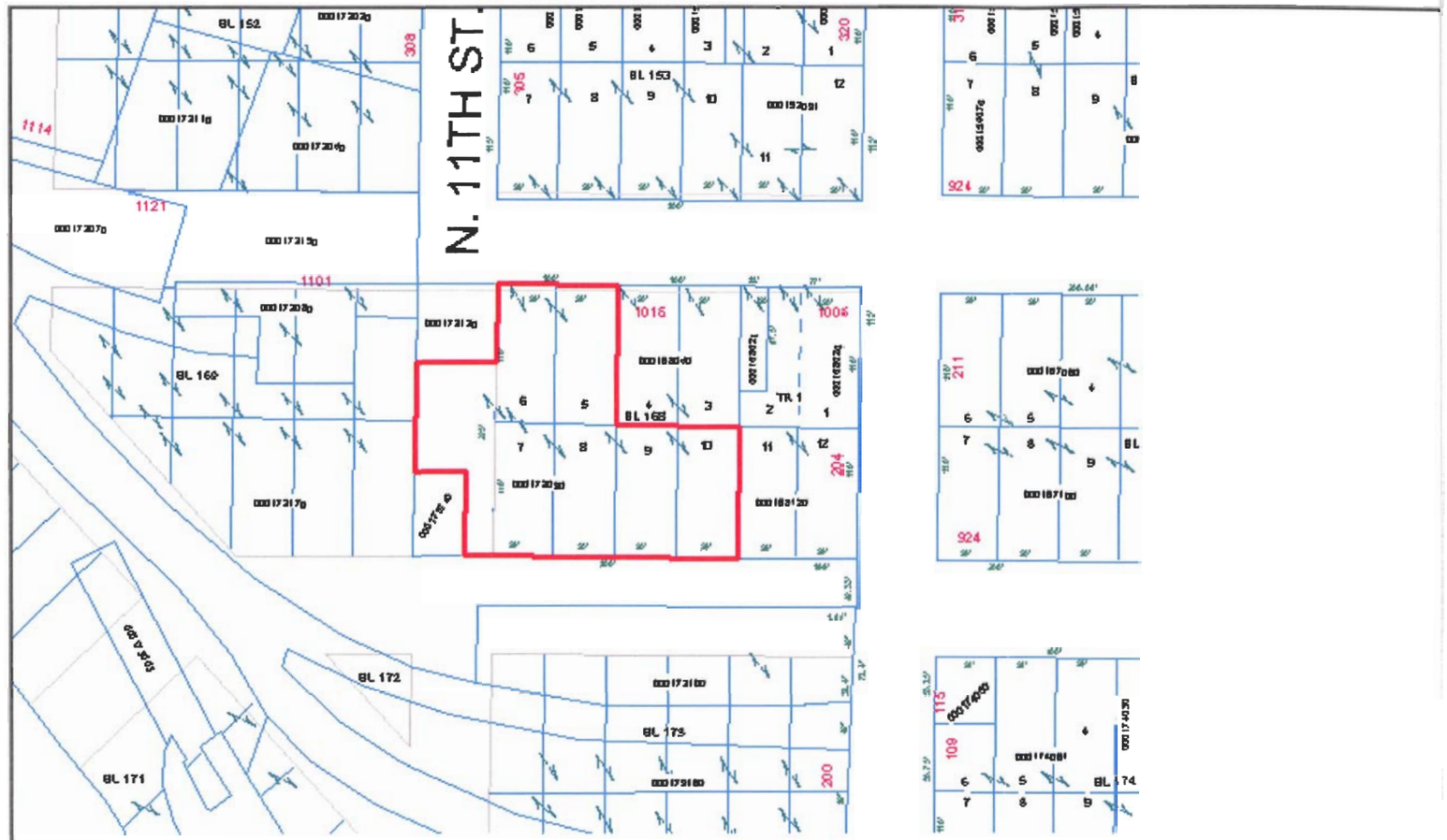
MANITOWOC PROPERTY LISTING

The maps and associated database information are the most current available; however, they may get our of sync during the year. Tax information is from the latest tax bill and may not reflect current conditions.

Parcel Number:	052-000-173-090.00
Primary Owner:	WISCONSIN CENTRAL LTD
Secondary Owner:	C/O CN
Mailing Address (1):	1 ADMINISTRATION RD FLOOR 1
Mailing Address (2):	
Mailing City, State, Zip:	CONCORD ON L4K
Site Address:	VACANT LAND
Municipality:	CITY OF MANITOWOC
Deed Volume:	
Deed Page:	
Acres:	0.9504
Legal Desription:	PART OF BLK. 168 & 169 & VACATED STREETS ABUTTING UNDER LEASE 2389-D SOO LINE R. R.
School District:	MANITOWOC
Tax Year:	2006
Total Land Value:	$12,400.00
Total Improvements:	$0.00
Total Value:	$12,400.00
Fair Market Value:	$15,990.00
Total Taxed:	$314.64

NOTES:

* Owner name information is not published for County listings per the Manitowoc County Privacy Policy.



Current Tool: Map Generation

Active Layer: PARCELS

Scale:1"= 140 ft. Refresh Scale

MAP TOOLS...

SEARCH | LAYERS | LEGEND | MAP INFO | HELP

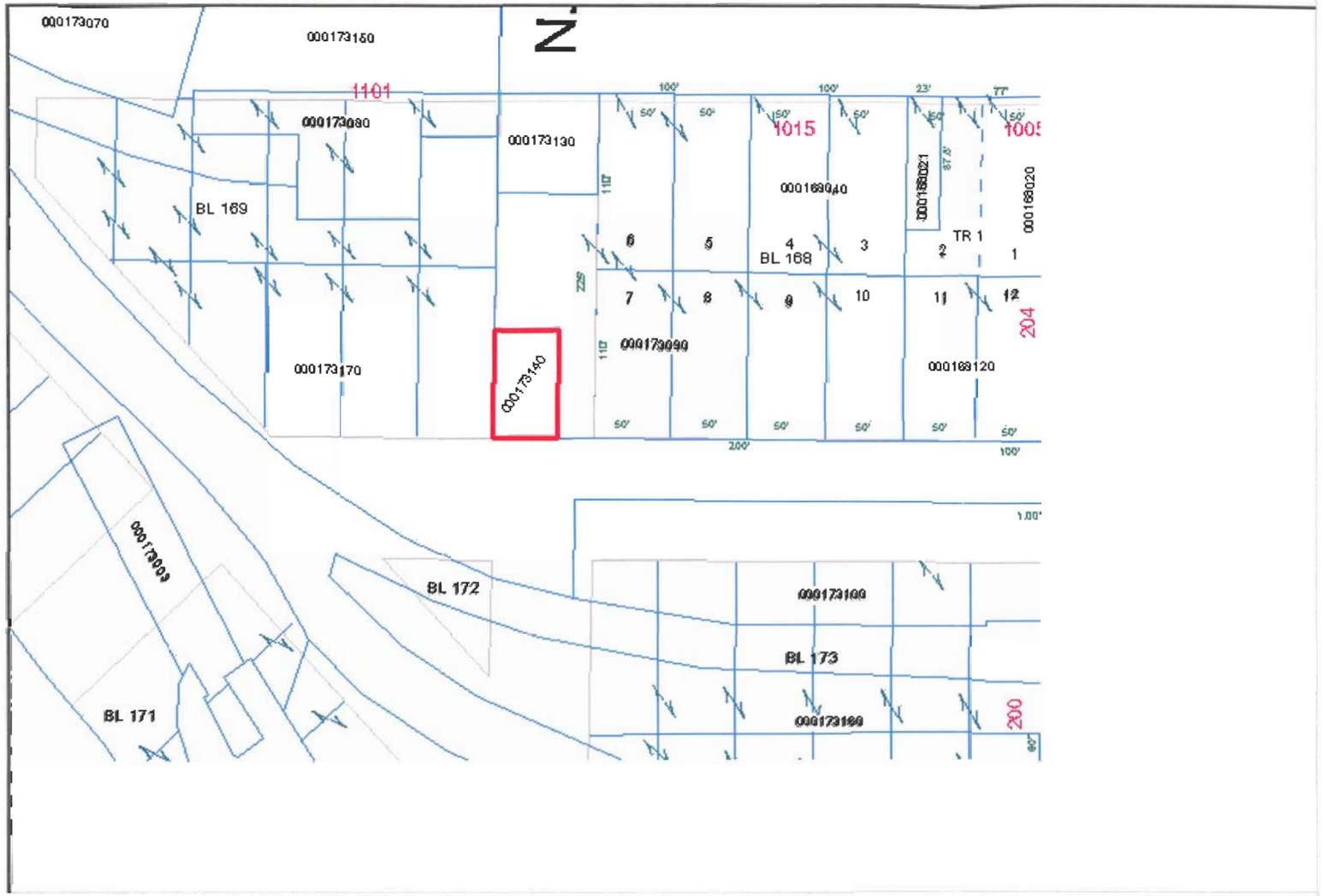
MANITOWOC PROPERTY LISTING

The maps and associated database information are the most current available; however, they may get our of sync during the year. Tax information is from the latest tax bill and may not reflect current conditions.

Parcel Number:	052-000-173-140.00
Primary Owner:	WISCONSIN CENTRAL LTD
Secondary Owner:	C/O CN
Mailing Address (1):	1 ADMINISTRATION RD FLOOR 1
Mailing Address (2):	
Mailing City, State, Zip:	CONCORD ON L4K
Site Address:	VACANT LAND
Municipality:	CITY OF MANITOWOC
Deed Volume:	
Deed Page:	
Acres:	0.0845
Legal Desription:	THAT PT. OF VAC. N 11TH ST. LYING S OF LAND LEASED TO MTW. IRON & METAL CO.
School District:	MANITOWOC
Tax Year:	2006
Total Land Value:	$1,100.00
Total Improvements:	$0.00
Total Value:	$1,100.00
Fair Market Value:	$1,420.00
Total Taxed:	$27.91

NOTES:

* Owner name information is not published for County listings per the Manitowoc County Privacy Policy.



Current Tool: Map Generation

Active Layer: PARCELS

Scale:1"= 100 ft. Refresh Scale

0 500 1,000 2,000

SCALE IN FEET
1" = 1,000'-0"

SOURCE: 1978 USGS MANITOWOC, WISCONSIN QUADRANGLE TOPOGRAPHIC MAP 7.5 MINUTE SERIES

SITE LOCATION MAP
FORMER TURNTABLE AND ROUNDHOUSE AREA
CANADIAN NATIONAL RAILWAY COMPANY
SOUTHWEST CORNER OF 11TH AND BUFFALO STREET
MANITOWOC, WISCONSIN

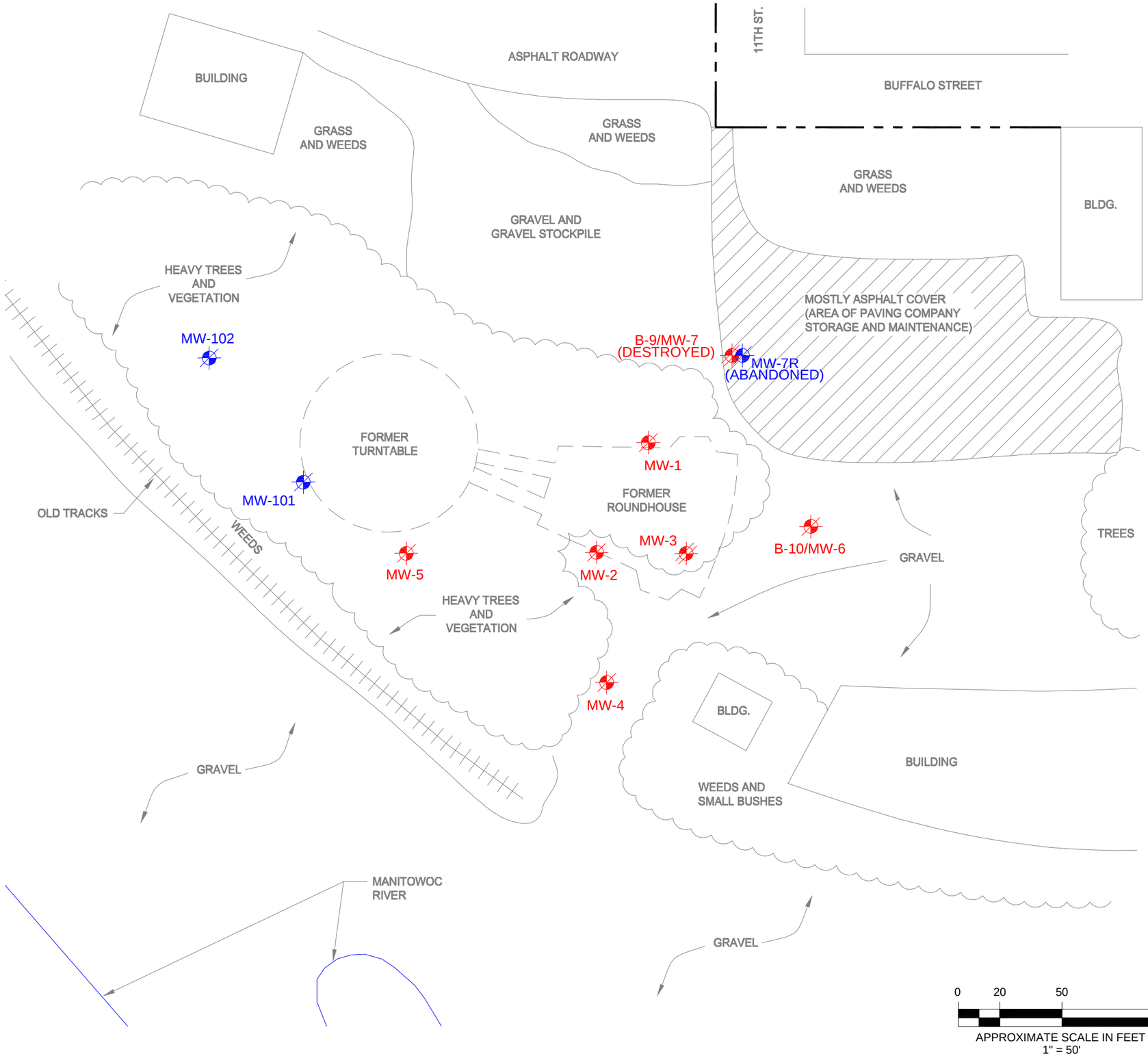
DRAWN BY:	MDH	DATE:	05/27/2005
PROJECT NO:	43521	DWG FILE:	01-04-43521

TRC
Customer-Focused Solutions

10 SOUTH RIVERSIDE PLAZA
SUITE 1770
CHICAGO, IL 60606-3807
312-879-0191

FIGURE
1

CHI S:\Cad Files\Year 2004 Drawings\43521-CN Wisconsin (Manitowoc)\01-04-43521 (Fig. 1).dwg Fig. 1 05/27/05



N

LEGEND

MW-3 — ABANDONED HISTORIC MONITORING WELL

MW-3 — DESTROYED HISTORIC MONITORING WELL

MW-101 — ABANDONED TRC MONITORING WELL

WC PROPERTY BOUNDARY

NOTE:
MW-3 AND MW-7 WERE DESTROYED PRIOR TO WELL ABANDONMENT ACTIVITIES ON AUGUST 11, 2006.

SITE MAP
FORMER TURNTABLE AND ROUNDHOUSE AREA

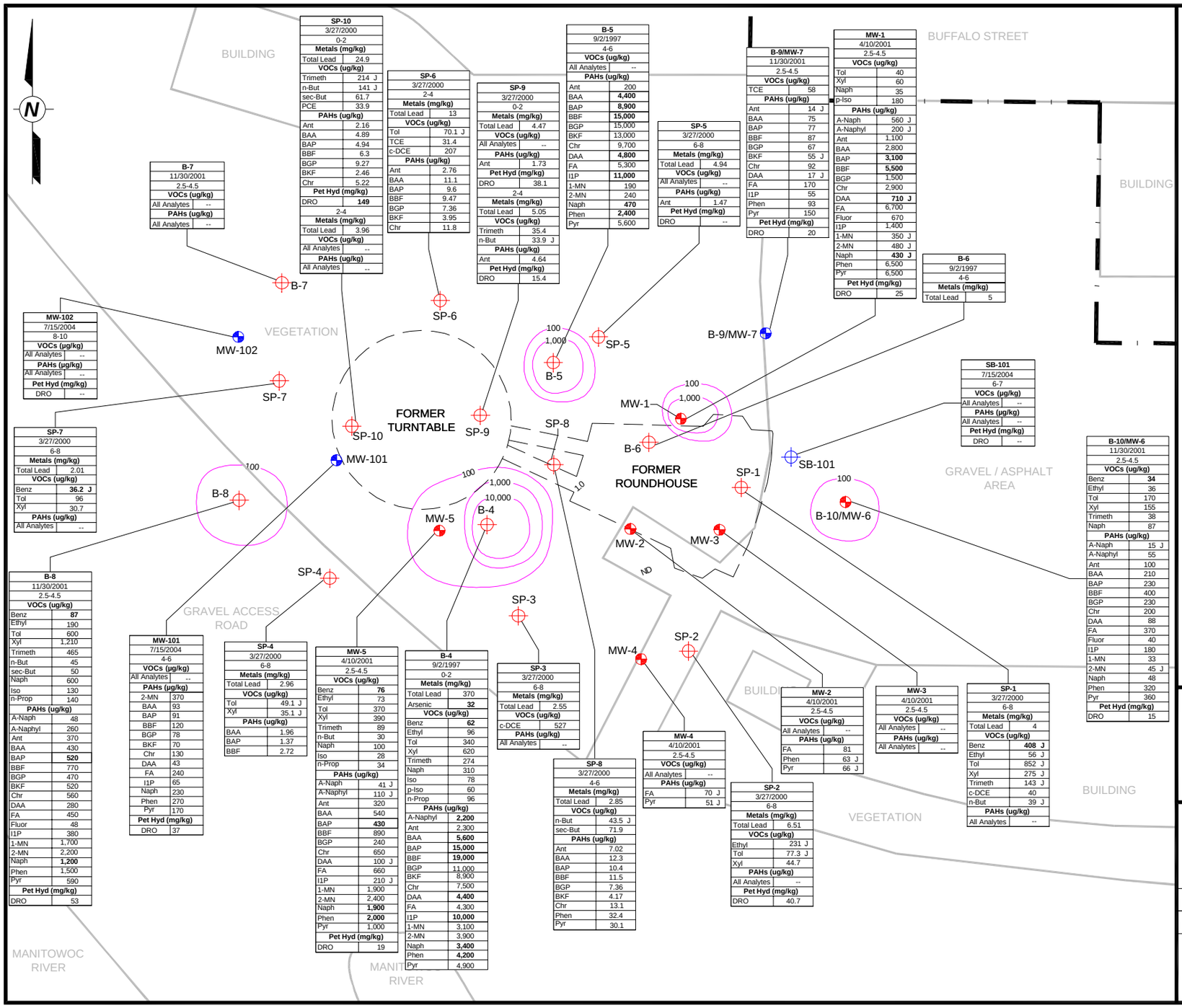
WISCONSIN CENTRAL LTD. (WC)
SOUTHWEST CORNER OF 11TH STREET AND BUFFALO STREET
MANITOWOC, WISCONSIN

DRAWN BY:	SPA	DATE:	1/17/2007
PROJECT NO:	54223	DWG FILE:	03-07-54223

TRC
10 SOUTH RIVERSIDE PLAZA
SUITE 1770
CHICAGO, IL 60606-3807
312-879-0191

FIGURE 1

S:\CAD FILES\YEAR 2007 DRAWINGS\54223 - MANITOWOC\03-07-54223



SP-10	
3/27/2000	
0-2	
Metals (mg/kg)	
Total Lead	24.9
VOCs (ug/kg)	
Trimeth	214 J
n-But	141 J
sec-But	61.7
PCE	33.9
PAHs (ug/kg)	
Ant	2.16
BAA	4.89
BAP	4.94
BBF	6.3
BGP	9.27
BKF	2.46
Chr	5.22
Pet Hyd (mg/kg)	
DRO	**149**
2-4	
Metals (mg/kg)	
Total Lead	3.96
VOCs (ug/kg)	
All Analytes	--
PAHs (ug/kg)	
All Analytes	--

SP-6	
3/27/2000	
2-4	
Metals (mg/kg)	
Total Lead	13
VOCs (ug/kg)	
Tol	70.1 J
TCE	31.4
c-DCE	207
PAHs (ug/kg)	
Ant	2.76
BAA	11.1
BAP	9.6
BBF	9.47
BGP	7.36
BKF	3.95
Chr	11.8

SP-9	
3/27/2000	
0-2	
Metals (mg/kg)	
Total Lead	4.47
VOCs (ug/kg)	
All Analytes	--
PAHs (ug/kg)	
Ant	1.73
Pet Hyd (mg/kg)	
DRO	38.1
2-4	
Metals (mg/kg)	
Total Lead	5.05
VOCs (ug/kg)	
Trimeth	35.4
n-But	33.9 J
PAHs (ug/kg)	
Ant	4.64
Pet Hyd (mg/kg)	
DRO	15.4

B-5	
9/2/1997	
4-6	
VOCs (ug/kg)	
All Analytes	--
PAHs (ug/kg)	
Ant	200
BAA	**4,400**
BAP	**8,900**
BBF	**15,000**
BGP	15,000
BKF	13,000
Chr	9,700
DAA	**4,800**
FA	5,300
I1P	**11,000**
1-MN	190
2-MN	240
Naph	**470**
Phen	**2,400**
Pyr	5,600

SP-5	
3/27/2000	
6-8	
Metals (mg/kg)	
Total Lead	4.94
VOCs (ug/kg)	
All Analytes	--
PAHs (ug/kg)	
Ant	1.47
Pet Hyd (mg/kg)	
DRO	--

B-9/MW-7	
11/30/2001	
2.5-4.5	
VOCs (ug/kg)	
TCE	58
PAHs (ug/kg)	
Ant	14 J
BAA	75
BAP	77
BBF	87
BGP	67
BKF	55 J
Chr	92
DAA	17 J
FA	170
I1P	55
Phen	93
Pyr	150
Pet Hyd (mg/kg)	
DRO	20

MW-1	
4/10/2001	
2.5-4.5	
VOCs (ug/kg)	
Tol	40
Xyl	60
Naph	35
p-Iso	180
PAHs (ug/kg)	
A-Naph	560 J
A-Naphyl	200 J
Ant	1,100
BAA	2,800
BAP	**3,100**
BBF	**5,500**
BGP	1,500
Chr	2,900
DAA	**710 J**
FA	6,700
Fluor	670
I1P	1,400
1-MN	350 J
2-MN	480 J
Naph	**430 J**
Phen	6,500
Pyr	6,500
Pet Hyd (mg/kg)	
DRO	25

B-6	
9/2/1997	
4-6	
Metals (mg/kg)	
Total Lead	5

B-7	
11/30/2001	
2.5-4.5	
VOCs (ug/kg)	
All Analytes	--
PAHs (ug/kg)	
All Analytes	--

MW-102	
7/15/2004	
8-10	
VOCs (µg/kg)	
All Analytes	--
PAHs (µg/kg)	
All Analytes	--
Pet Hyd (mg/kg)	
DRO	--

SP-7	
3/27/2000	
6-8	
Metals (mg/kg)	
Total Lead	2.01
VOCs (ug/kg)	
Benz	**36.2 J**
Tol	96
Xyl	30.7
PAHs (ug/kg)	
All Analytes	--

B-8	
11/30/2001	
2.5-4.5	
VOCs (ug/kg)	
Benz	**87**
Ethyl	190
Tol	600
Xyl	1,210
Trimeth	465
n-But	45
sec-But	50
Naph	600
Iso	130
n-Prop	140
PAHs (ug/kg)	
A-Naph	48
A-Naphyl	260
Ant	370
BAA	430
BAP	**520**
BBF	770
BGP	470
BKF	520
Chr	560
DAA	280
FA	450
Fluor	48
I1P	380
1-MN	1,700
2-MN	2,200
Naph	**1,200**
Phen	1,500
Pyr	590
Pet Hyd (mg/kg)	
DRO	53

MW-101	
7/15/2004	
4-6	
VOCs (µg/kg)	
All Analytes	--
PAHs (µg/kg)	
2-MN	370
BAA	93
BAP	91
BBF	120
BGP	78
BKF	70
Chr	130
DAA	43
FA	240
I1P	65
Naph	230
Phen	270
Pyr	170
Pet Hyd (mg/kg)	
DRO	37

SP-4	
3/27/2000	
6-8	
Metals (mg/kg)	
Total Lead	2.96
VOCs (ug/kg)	
Tol	49.1 J
Xyl	35.1 J
PAHs (ug/kg)	
BAA	1.96
BAP	1.37
BBF	2.72

MW-5	
4/10/2001	
2.5-4.5	
VOCs (ug/kg)	
Benz	**76**
Ethyl	73
Tol	370
Xyl	390
Trimeth	89
n-But	30
Naph	100
Iso	28
n-Prop	34
PAHs (ug/kg)	
A-Naph	41 J
A-Naphyl	110 J
Ant	320
BAA	540
BAP	**430**
BBF	890
BGP	240
Chr	650
DAA	100 J
FA	660
I1P	210 J
1-MN	1,900
2-MN	2,400
Naph	**1,900**
Phen	**2,000**
Pyr	1,000
Pet Hyd (mg/kg)	
DRO	19

B-4	
9/2/1997	
0-2	
Metals (mg/kg)	
Total Lead	370
Arsenic	**32**
VOCs (ug/kg)	
Benz	**62**
Ethyl	96
Tol	340
Xyl	620
Trimeth	274
Naph	310
Iso	78
p-Iso	60
n-Prop	96
PAHs (ug/kg)	
A-Naphyl	**2,200**
Ant	2,300
BAA	**5,600**
BAP	**15,000**
BBF	**19,000**
BGP	11,000
BKF	8,900
Chr	7,500
DAA	**4,400**
FA	4,300
I1P	**10,000**
1-MN	3,100
2-MN	3,900
Naph	**3,400**
Phen	**4,200**
Pyr	4,900

SP-3	
3/27/2000	
6-8	
Metals (mg/kg)	
Total Lead	2.55
VOCs (ug/kg)	
c-DCE	527
PAHs (ug/kg)	
All Analytes	--

SP-8	
3/27/2000	
4-6	
Metals (mg/kg)	
Total Lead	2.85
VOCs (ug/kg)	
n-But	43.5 J
sec-But	71.9
PAHs (ug/kg)	
Ant	7.02
BAA	12.3
BAP	10.4
BBF	11.5
BGP	7.36
BKF	4.17
Chr	13.1
Phen	32.4
Pyr	30.1

MW-4	
4/10/2001	
2.5-4.5	
VOCs (ug/kg)	
All Analytes	--
PAHs (ug/kg)	
FA	70 J
Pyr	51 J

SP-2	
3/27/2000	
6-8	
Metals (mg/kg)	
Total Lead	6.51
VOCs (ug/kg)	
Ethyl	231 J
Tol	77.3 J
Xyl	44.7
PAHs (ug/kg)	
All Analytes	--
Pet Hyd (mg/kg)	
DRO	40.7

MW-2	
4/10/2001	
2.5-4.5	
VOCs (ug/kg)	
All Analytes	--
PAHs (ug/kg)	
FA	81
Phen	63 J
Pyr	66 J

MW-3	
4/10/2001	
2.5-4.5	
VOCs (ug/kg)	
All Analytes	--
PAHs (ug/kg)	
All Analytes	--

SP-1	
3/27/2000	
6-8	
Metals (mg/kg)	
Total Lead	4
VOCs (ug/kg)	
Benz	**408 J**
Ethyl	56 J
Tol	852 J
Xyl	275 J
Trimeth	143 J
c-DCE	40
n-But	39 J
PAHs (ug/kg)	
All Analytes	--

SB-101	
7/15/2004	
6-7	
VOCs (µg/kg)	
All Analytes	--
PAHs (µg/kg)	
All Analytes	--
Pet Hyd (mg/kg)	
DRO	--

B-10/MW-6	
11/30/2001	
2.5-4.5	
VOCs (ug/kg)	
Benz	**34**
Ethyl	36
Tol	170
Xyl	155
Trimeth	38
Naph	87
PAHs (ug/kg)	
A-Naph	15 J
A-Naphyl	55
Ant	100
BAA	210
BAP	230
BBF	400
BGP	230
Chr	200
DAA	88
FA	370
Fluor	40
I1P	180
1-MN	33
2-MN	45 J
Naph	48
Phen	320
Pyr	360
Pet Hyd (mg/kg)	
DRO	15

LEGEND

SB-101	
7/15/2004	
6-7	
VOCs (µg/kg)	
All Analytes	--
PAHs (µg/kg)	
All Analytes	--
Pet Hyd (mg/kg)	
DRO	--

- Location ID
- Date Sampled
- Sample interval (feet bgs)
- Analyte Group
- Analyte Name | Result

- TRC Soil Boring Location
- TRC Monitoring Well Location With Soil Sampling
- Historic Soil Boring Location
- Historic Monitoring Well Location With Soil Sampling
- CN Property Boundary
- BAP Isoconcentration lines (µg/kg)

Results in **bold** are above Groundwater Pathway GRCL
Results in **boxed and bold** are above Direct Contact Pathway GRCL
Sample Interval given in feet bgs

GRCL	Generic residual contaminant level
bgs	below ground surface
mg/kg	milligrams per kilogram
µg/kg	micrograms per kilogram
--	Not Detected, or no Standard Exists
J	Result is estimated
SPLP	Synthetic precipitation leaching procedure
VOCs	Volatile Organic Compounds
PAHs	Polycyclic Aromatic Hydrocarbons
Pet Hyd	Petroleum Hydrocarbons
A-Naph	Acenaphthene
A-Naphyl	Acenaphthylene
Ant	Anthracene
Benz	Benzene
BAA	Benzo(a)anthracene
BAP	Benzo(a)pyrene
BBF	Benzo(b)fluoranthene
BGP	Benzo(g,h,I)perylene
BKF	Benzo(k)fluoranthene
n-But	n-Butylbenzene
sec-But	sec-Butylbenzene
Chr	Chrysene
c-DCE	cis-1,2-Dichloroethene
DAA	Dibenz(a,h)anthracene
DRO	Diesel Range Organics
Ethyl	Ethylbenzene
Fluor	Fluorene
FA	Fluoranthene
I1P	Ideno(1,2,3-cd)pyrene
Iso	Isopropylbenzene
1-MN	1-MethylNaphalene
2-MN	2-MethylNaphalene
Naph	Naphthalene
n-Prop	n-Propylbenzene
Phen	Phenanthrene
p-Iso	p-Isopropyltoluene
Pyr	Pyrene
PCE	Tetrachloroethene
Tol	Toluene
TCE	Trichloroethene
Trimeth	Trimethylbenzenes
Xyl	Xylenes

NR 720 RCL		
Constituent	Direct Contact (Industrial)	Groundwater Pathway
VOCs (µg/kg)		
Benzene	--	5.5
Ethylbenzene	--	2,900
Toluene	--	1,500
Xylenes	--	4,100
Trimethylbenzenes	--	--
Trichloroethene	--	--
cis-1,2-Dichloroethene	--	--
n-Butylbenzene	--	--
Tetrachloroethene	--	--
Naphthalene	--	--
Isopropylbenzene	--	--
p-Isopropyltoluene	--	--
n-Propylbenzene	--	--
Metals (mg/kg)		
Total Lead	500	--
Arsenic	1.6	--
SPLP Arsenic	--	--
SPLP Lead	--	--
Petroleum Hydrocarbons (mg/kg)		
DRO	--	100

WDNR Interim Guidance GRCL		
Constituent	Direct Contact (Industrial)	Groundwater Pathway
PAHs (µg/kg)		
1-MethylNaphthalene	70,000,000	23,000
2-MethylNaphthalene	40,000,000	20,000
Acenaphthene	60,000,000	38,000
Acenaphthylene	360,000	700
Anthracene	300,000,000	3,000,000
Benzo(a)anthracene	3,900	17,000
Benzo(a)pyrene	390	48,000
Benzo(b)fluoranthene	3,900	360,000
Benzo(ghi)perylene	39,000	6,800,000
Benzo(k)fluoranthene	39,000	870,000
Chrysene	390,000	37,000
Dibenzo(a,h)anthracene	390	38,000
Fluoranthene	40,000,000	500,000
Fluorene	40,000,000	100,000
Indeno(1,2,3-c,d)pyrene	3,900	680,000
Naphthalene	110,000	400
Phenanthrene	390,000	1,800
Pyrene	30,000,000	8,700,000

0 30 60 120

SCALE IN FEET
1" = 60'-0"

SOIL SAMPLE LOCATION MAP
FORMER TURNTABLE AND ROUNDHOUSE AREA
CANADIAN NATIONAL RAILWAY COMPANY
SOUTHWEST CORNER OF 11TH AND BUFFALO STREET
MANITOWOC, WISCONSIN

DRAWN BY:	MDH	DATE:	5/27/2005
PROJECT NO:	43521	DWG FILE:	06-04-43521

TRC
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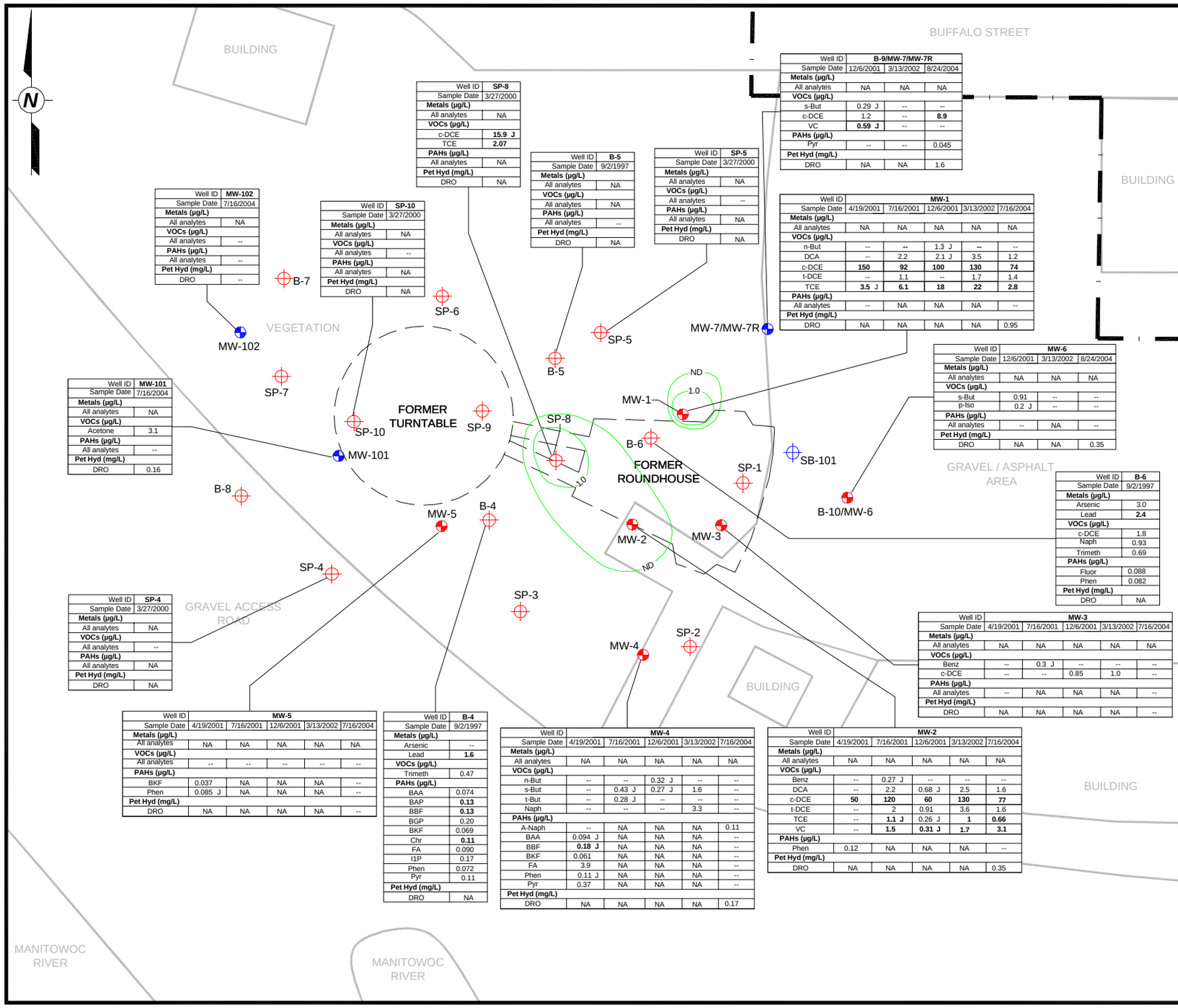
10 SOUTH RIVERSIDE PLAZA
SUITE 1770
CHICAGO, IL 60606-3807
312-879-0191

FIGURE
3



Well ID	MW-102
Sample Date	7/16/2004
Metals (µg/L)	
All analytes	NA
VOCs (µg/L)	
All analytes	--
PAHs (µg/L)	
All analytes	--
Pet Hyd (mg/L)	
DRO	--

Well ID	SP-10
Sample Date	3/27/2000
Metals (µg/L)	
All analytes	NA
VOCs (µg/L)	
All analytes	--
PAHs (µg/L)	
All analytes	NA
Pet Hyd (mg/L)	
DRO	NA

Well ID	SP-8
Sample Date	3/27/2000
Metals (µg/L)	
All analytes	NA
VOCs (µg/L)	
c-DCE	**15.9 J**
TCE	**2.07**
PAHs (µg/L)	
All analytes	NA
Pet Hyd (mg/L)	
DRO	NA

Well ID	B-5
Sample Date	9/2/1997
Metals (µg/L)	
All analytes	NA
VOCs (µg/L)	
All analytes	NA
PAHs (µg/L)	
All analytes	--
Pet Hyd (mg/L)	
DRO	NA

Well ID	SP-5
Sample Date	3/27/2000
Metals (µg/L)	
All analytes	NA
VOCs (µg/L)	
All analytes	--
PAHs (µg/L)	
All analytes	NA
Pet Hyd (mg/L)	
DRO	NA

Well ID	B-9/MW-7/MW-7R		
Sample Date	12/6/2001	3/13/2002	8/24/2004
Metals (µg/L)			
All analytes	NA	NA	NA
VOCs (µg/L)			
s-But	0.29 J	--	--
c-DCE	1.2	--	**8.9**
VC	**0.59 J**	--	--
PAHs (µg/L)			
Pyr	--	--	0.045
Pet Hyd (mg/L)			
DRO	NA	NA	1.6

Well ID	MW-1				
Sample Date	4/19/2001	7/16/2001	12/6/2001	3/13/2002	7/16/2004
Metals (µg/L)					
All analytes	NA	NA	NA	NA	NA
VOCs (µg/L)					
n-But	--	--	1.3 J	--	--
DCA	--	2.2	2.1 J	3.5	1.2
c-DCE	**150**	**92**	**100**	**130**	**74**
t-DCE	--	1.1	--	1.7	1.4
TCE	**3.5 J**	**6.1**	**18**	**22**	**2.8**
PAHs (µg/L)					
All analytes	--	NA	NA	NA	--
Pet Hyd (mg/L)					
DRO	NA	NA	NA	NA	0.95

Well ID	MW-6		
Sample Date	12/6/2001	3/13/2002	8/24/2004
Metals (µg/L)			
All analytes	NA	NA	NA
VOCs (µg/L)			
s-But	0.91	--	--
p-Iso	0.2 J	--	--
PAHs (µg/L)			
All analytes	--	NA	--
Pet Hyd (mg/L)			
DRO	NA	NA	0.35

Well ID	MW-101
Sample Date	7/16/2004
Metals (µg/L)	
All analytes	NA
VOCs (µg/L)	
Acetone	3.1
PAHs (µg/L)	
All analytes	--
Pet Hyd (mg/L)	
DRO	0.16

Well ID	B-6
Sample Date	9/2/1997
Metals (µg/L)	
Arsenic	3.0
Lead	**2.4**
VOCs (µg/L)	
c-DCE	1.8
Naph	0.93
Trimeth	0.69
PAHs (µg/L)	
Fluor	0.088
Phen	0.082
Pet Hyd (mg/L)	
DRO	NA

Well ID	SP-4
Sample Date	3/27/2000
Metals (µg/L)	
All analytes	NA
VOCs (µg/L)	
All analytes	--
PAHs (µg/L)	
All analytes	NA
Pet Hyd (mg/L)	
DRO	NA

Well ID	MW-3				
Sample Date	4/19/2001	7/16/2001	12/6/2001	3/13/2002	7/16/2004
Metals (µg/L)					
All analytes	NA	NA	NA	NA	NA
VOCs (µg/L)					
Benz	--	0.3 J	--	--	--
c-DCE	--	--	0.85	1.0	--
PAHs (µg/L)					
All analytes	--	NA	NA	NA	--
Pet Hyd (mg/L)					
DRO	NA	NA	NA	NA	--

Well ID	MW-5				
Sample Date	4/19/2001	7/16/2001	12/6/2001	3/13/2002	7/16/2004
Metals (µg/L)					
All analytes	NA	NA	NA	NA	NA
VOCs (µg/L)					
All analytes	--	--	--	--	--
PAHs (µg/L)					
BKF	0.037	NA	NA	NA	--
Phen	0.085 J	NA	NA	NA	--
Pet Hyd (mg/L)					
DRO	NA	NA	NA	NA	--

Well ID	B-4
Sample Date	9/2/1997
Metals (µg/L)	
Arsenic	--
Lead	**1.6**
VOCs (µg/L)	
Trimeth	0.47
PAHs (µg/L)	
BAA	0.074
BAP	**0.13**
BBF	**0.13**
BGP	0.20
BKF	0.069
Chr	**0.11**
FA	0.090
I1P	0.17
Phen	0.072
Pyr	0.11
Pet Hyd (mg/L)	
DRO	NA

Well ID	MW-4				
Sample Date	4/19/2001	7/16/2001	12/6/2001	3/13/2002	7/16/2004
Metals (µg/L)					
All analytes	NA	NA	NA	NA	NA
VOCs (µg/L)					
n-But	--	--	0.32 J	--	--
s-But	--	0.43 J	0.27 J	1.6	--
t-But	--	0.28 J	--	--	--
Naph	--	--	--	3.3	--
PAHs (µg/L)					
A-Naph	--	NA	NA	NA	0.11
BAA	0.094 J	NA	NA	NA	--
BBF	**0.18 J**	NA	NA	NA	--
BKF	0.061	NA	NA	NA	--
FA	3.9	NA	NA	NA	--
Phen	0.11 J	NA	NA	NA	--
Pyr	0.37	NA	NA	NA	--
Pet Hyd (mg/L)					
DRO	NA	NA	NA	NA	0.17

Well ID	MW-2				
Sample Date	4/19/2001	7/16/2001	12/6/2001	3/13/2002	7/16/2004
Metals (µg/L)					
All analytes	NA	NA	NA	NA	NA
VOCs (µg/L)					
Benz	--	0.27 J	--	--	--
DCA	--	2.2	0.68 J	2.5	1.6
c-DCE	**50**	**120**	**60**	**130**	**77**
t-DCE	--	2	0.91	3.6	1.6
TCE	--	**1.1 J**	0.26 J	**1**	**0.66**
VC	--	**1.5**	**0.31 J**	**1.7**	**3.1**
PAHs (µg/L)					
Phen	0.12	NA	NA	NA	--
Pet Hyd (mg/L)					
DRO	NA	NA	NA	NA	0.35

LEGEND

Well ID	MW-101
Sample Date	7/16/2004
VOCs (µg/L)	
Acetone	3.1
PAHs (µg/L)	
All analytes	--
Pet Hyd (mg/L)	
DRO	0.16

Well ID
Date Sampled
Analyte Group
Analyte Name | Result

- TRC Soil Boring Location
- TRC Monitoring Well Location With Soil Sampling
- Historic Soil Boring Location
- Historic Monitoring Well Location With Soil Sampling
- CN Property Boundary
- TCE Isoconcentration Lines (µg/L)

Results in **bold** are above PAL
Results in **boxed and bold** are above ES

PAL	Preventative Action Limit
ES	Enforcement Standard
mg/L	milligrams per liter
µg/L	micrograms per liter
--	Not Detected or No Standard Exists
J	Result is estimated
NA	Not Analyzed
VOCs	Volatile Organic Compounds
Benz	Benzene
n-But	n-Butylbenzene
s-But	sec-Butylbenzene
t-But	tert-Butylbenzene
DCA	1,1-Dichloroethane
c-DCE	cis-1,2-Dichloroethene
t-DCE	trans-1,2-Dichloroethene
p-Iso	p-Isopropyltoluene
Naph	Naphthalene
TCE	Trichloroethene
Trimeth	Trimethylbenzenes
VC	Vinyl Chloride
PAHs	Polycyclic Aromatic Hydrocarbons
A-Naph	AceNaphthene
BAA	Benzo(a)anthracene
BAP	Benzo(a)pyrene
BBF	Benzo(b)fluoranthene
BGP	Benzo(g,h,i)perylene
BKF	Benzo(k)fluoranthene
Chrysene	Chr
FA	Fluoranthene
Fluor	Fluorene
I1P	Indeno(1,2,3-c,d)pyrene
Phen	Phenanthrene
Pyr	Pyrene
Pet Hyd	Petroleum Hydrocarbons
DRO	Diesel Range Organics

PAL and ES values		
Constituent	ES	PAL
METALS (µg/L)		
Arsenic	50	5
Lead	15	1.5
Chromium	--	--
VOCs (µg/L)		
Acetone	1000	200
Benzene	5	0.5
n-Butylbenzene	--	--
sec-Butylbenzene	--	--
tert-Butylbenzene	--	--
1,1-Dichloroethane	850	85
cis-1,2-Dichloroethene	70	7
trans-1,2-Dichloroethene	100	20
p-Isopropyltoluene	--	--
Naphthalene	40	8
Trichloroethene	5	0.5
Trimethylbenzenes	480	96
Vinyl Chloride	0.2	0.02
PAHs (µg/L)		
AceNaphthene	--	--
Benzo(a)anthracene	--	--
Benzo(a)pyrene	0.2	0.02
Benzo(b)fluoranthene	0.2	0.02
Benzo(k)fluoranthene	--	--
Benzo(g,h,i)perylene	--	--
Chrysene	0.2	0.02
Fluoranthene	400	80
Fluorene	400	80
Indeno(1,2,3-c,d)pyrene	--	--
Phenanthrene	--	--
Pyrene	250	50

0 30 60 120

SCALE IN FEET
1" = 60'-0"

GROUNDWATER SAMPLE LOCATION MAP
FORMER TURNTABLE AND ROUNDHOUSE AREA
CANADIAN NATIONAL RAILWAY COMPANY
SOUTHWEST CORNER OF 11TH AND BUFFALO STREET
MANITOWOC, WISCONSIN

DRAWN BY:	MDH	DATE:	5/27/2005
PROJECT NO:	43521	DWG FILE:	06-04-43521

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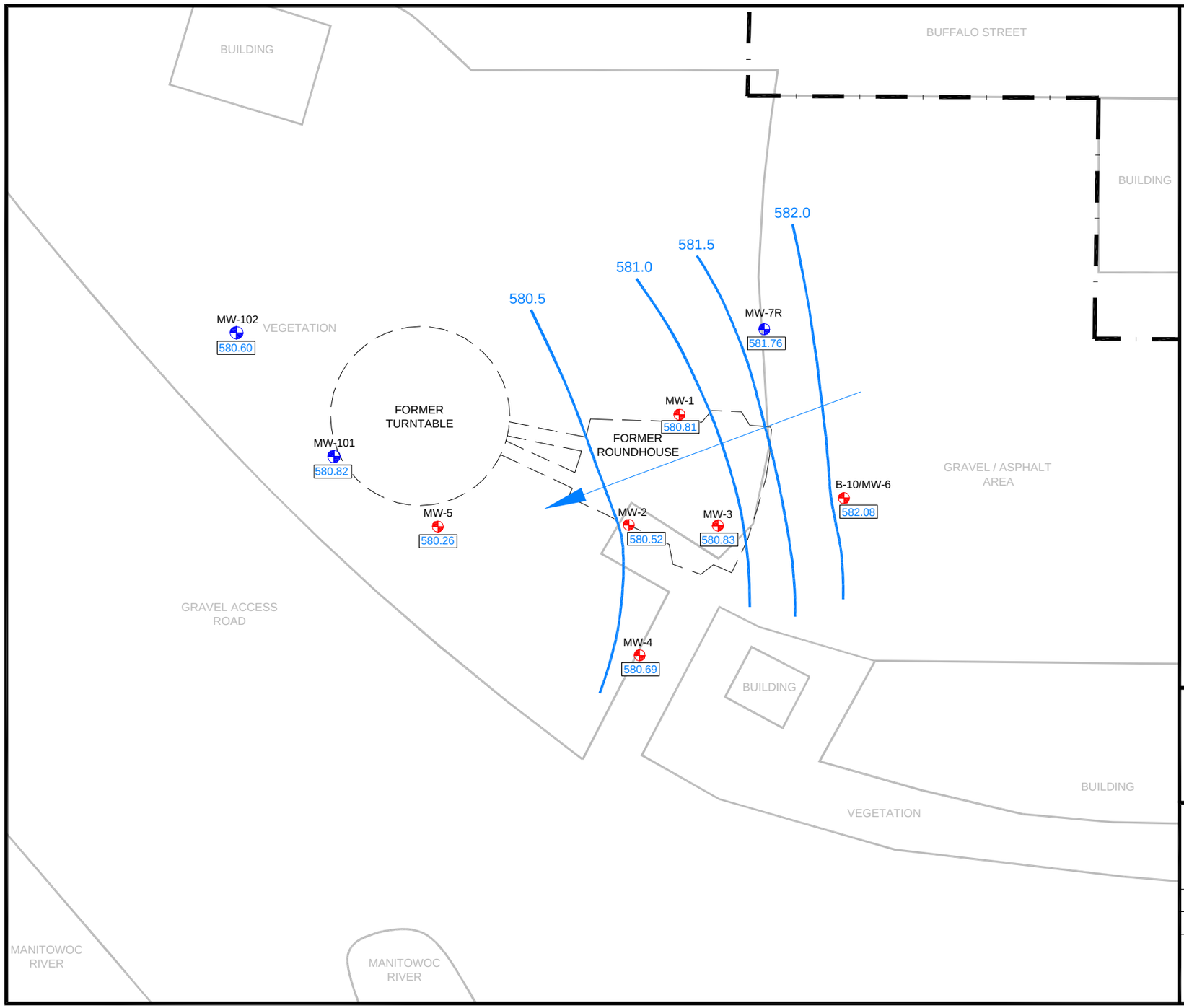
10 SOUTH RIVERSIDE PLAZA
SUITE 1770
CHICAGO, IL 60606-3807
312-879-0191

FIGURE
4

Table 3
Groundwater Elevation Data
Former Turntable and Roundhouse Area
Canadian National Railway Company
Southwest Corner of 11th and Buffalo Streets
Manitowoc, Wisconsin

				Monitoring Date	25-Jan-02		13-Mar-02		16-Jul-04		24-Aug-04	
Well	**Ground Elevation (feet)**	**Top-of-Casing Elevation (feet)**	**Total Depth (feet bgs)**	**Screen Interval (feet bgs)**	**Depth to Water (feet below top of casing)**	**Groundwater Elevation (feet)**	**Depth to Water (feet below top of casing)**	**Groundwater Elevation (feet)**	**Depth to Water (feet below top of casing)**	**Groundwater Elevation (feet)**	**Depth to Water (feet below top of casing)**	**Groundwater Elevation (feet)**
MW-1	586.99	588.89	13	3-13	7.87	581.02	6.06	582.83	7.17	581.72	8.08	580.81
MW-2	589.22	591.24	13	3-13	10.47	580.77	9.70	581.54	10.15	581.09	10.72	580.52
MW-3	587.03	589.06	13	3-13	8.11	580.95	7.22	581.84	7.62	581.44	8.23	580.83
MW-4	586.56	588.49	13	3-13	7.70	580.79	6.76	581.73	7.18	581.31	7.80	580.69
MW-5	585.60	587.70	13	3-13	6.95	580.75	5.84	581.86	6.82	580.88	7.44	580.26
MW-6	587.18	586.62	14	4-14	5.17	581.45	4.45	582.17	--	--	4.54	582.08
MW-7	587.12	586.81	14	4-14	4.89	581.92	4.07	582.74	--	--	Replaced with MW-7R	
MW-7R	587.54	587.21	14	4-14	Installed 8/23/04		Installed 8/23/04		Installed 8/23/04		5.45	581.76
MW-101	585.38	585.68	12	2-12	Installed 7/15/04		Installed 7/15/04		4.10	581.58	4.86	580.82
MW-102	585.80	585.51	12	2-12	Installed 7/15/04		Installed 7/15/04		4.05	581.46	4.91	580.60

-- Monitoring well not located at time of gauging event
bgs Below ground surface



N

LEGEND

- TRC Monitoring Well Location
- Historic Monitoring Well Location
- CN Property Boundary
- 582.08 Groundwater Elevation (August 24, 2004)
- Groundwater Contour Line (Feet Above Mean Sea Level)
- Groundwater Flow Direction

0 30 60 120

SCALE IN FEET
1" = 60'-0"

GROUNDWATER ELEVATION CONTOUR MAP
FORMER TURNTABLE AND ROUNDHOUSE AREA
CANADIAN NATIONAL RAILWAY COMPANY
SOUTHWEST CORNER OF 11TH AND BUFFALO STREET
MANITOWOC, WISCONSIN

DRAWN BY:	MDH	DATE:	5/27/2005
PROJECT NO:	43521	DWG FILE:	08-04-43521

TRC
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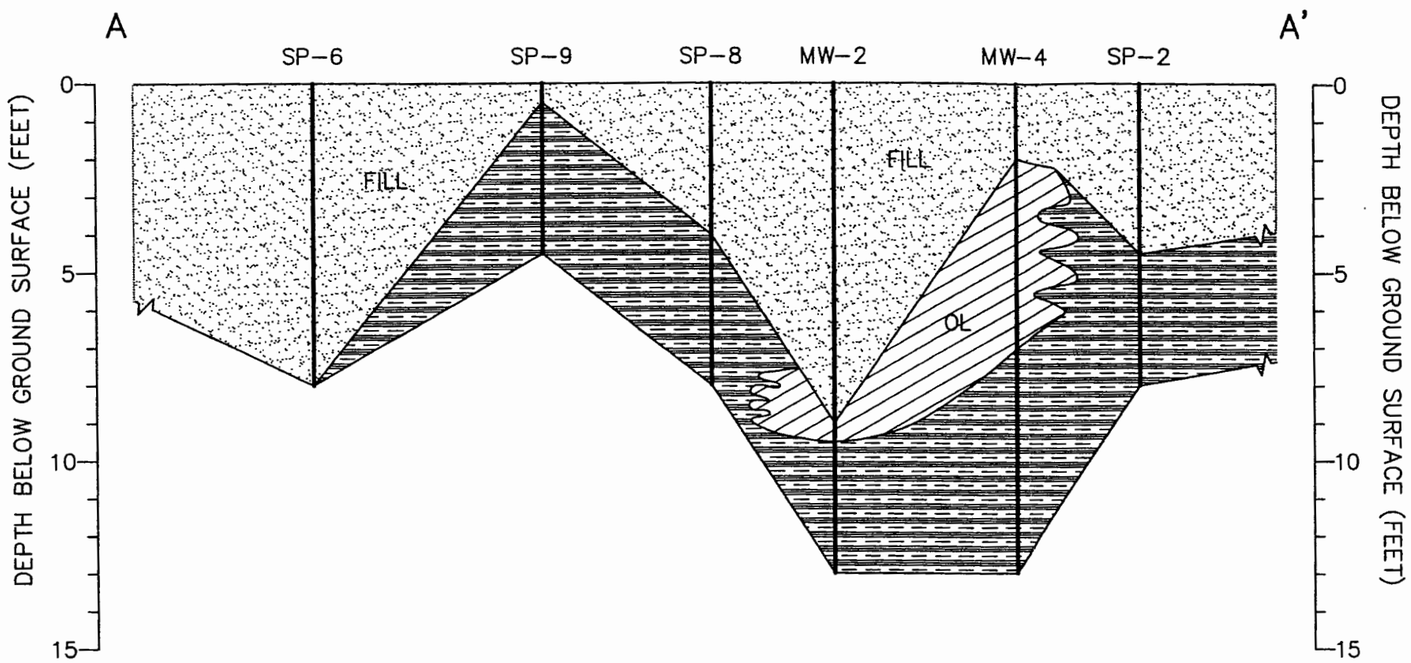
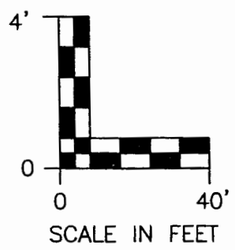
10 SOUTH RIVERSIDE PLAZA
SUITE 1770
CHICAGO, IL 60606-3807
312-879-0191

FIGURE
5





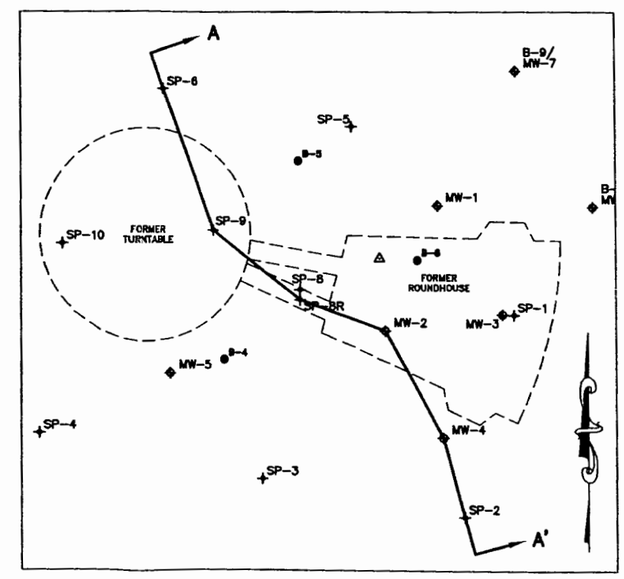
GENERAL FILL

ORGANIC SOIL

CLAY

CROSS-SECTION A-A'

1" = 60'



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DESIGNED BY DPH	DATE 05/22/03
DRAWN BY LMD	PROJECT 0906002
APPROVED BY GLJ	SHEET NO. 3
CADFILE G:\ACAD\0906002\09060020.dwg XREF LMAN	

FIGURE 3
SCHEMATIC CROSS-SECTION A-A'

FORMER TURNTABLE AND ROUNDHOUSE AREA
SW CORNER OF 11th STREET AND BUFFALO STREET
MANITOWOC, WISCONSIN

KEY ENGINEERING GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD

Legal Description Statement

A legal description of the property in question, The Former Roundhouse and Turntable Area in Manitowoc, Manitowoc County, Wisconsin, of which there is only one, is included with this GIS Registry Packet. I believe the attached legal description is complete and accurate.

CN

Geoffrey C Nokes

Geoffrey Nokes
Canadian National Railroad Company

MAY 24 2005
Date