

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-36-170792 PARCEL ID #: 52-817-101-011-2

ACTIVITY NAME: Brandt Buses WTM COORDINATES: X: 708371 Y: 408341

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property**. Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that ALL legal descriptions attached to the statement are complete and accurate.
Note: The point here is that the legal descriptions are describing the correct (i.e., contaminated) properties.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location map**
- Detailed Site Map:** A map that shows all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shows the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3 **Title:Soil Sampling/Monitoring Well Configuration**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map shows the location of all soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 6 **Title: Soil DRO Distribution**

BRRTS #: 03-36-170792

ACTIVITY NAME: Brandt Buses

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 4 and 5 Title: Geologic Cross-Section A-A' and Geologic Cross-Section B-B'

Figure #: 7 Title: Soil DRO Distribution Cross-Section B-B'

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 9 Title: Potentiometric Surface (2/26/98)

Figure #: Title:

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 2 Title: Soil Sample PID and Laboratory Analytical Results

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-36-170792

ACTIVITY NAME: Brandt Buses

NOTIFICATIONS

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying current source property owner.
- Letter To Off-Source Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

- Letter To Governmental Unit/Right-Of-Way Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



790 Marvella Lane
Green Bay, WI 54304

Tel: 920/497-8910
Fax: 920/497-8065
www.envirogen.com

October 1, 1999

Mr. James Reyburn
Wisconsin Department of Natural Resources
1125 North Military Ave
P.O. Box 10448
Green Bay, Wisconsin 54307-0448

RECEIVED

OCT 04 1999

LMD SOLID WASTE

Re: Brandt Buses, Inc. Site Closure
101 East Albert Drive, Manitowoc, Wisconsin
BRR-LUST FID No. 03-36-170792
PECFA I.D. No. 54220-7199-01
Envirogen Project No. ST97515

Dear Mr. Reyburn:

Enclosed please find a copy of the monitoring well abandonment forms prepared by Envirogen, Inc. (Envirogen) and a copy of the filed deed restriction for the Brandt Buses, Inc. site. To achieve site closure following WDNR approval, Envirogen has submitted the deed restriction to the Manitowoc County Register of Deeds and properly abandoned all groundwater monitoring wells at the Brandt Buses, Inc. site.

If you have any questions or require additional information feel free to contact Matthew Oberhofer (920) 497-8910.

Sincerely,
ENVIROGEN, INC.

A handwritten signature in cursive script that reads "Kris K. Baran".

Kris K. Baran
Senior Environmental Technician

enclosures

cc: Mr. Rick Wolfe
Ms. Sara Vits Shoman

L:\proj1997\97515\letters\kbb23

844475

Document Number

DEED RESTRICTION

Declaration of Restrictions

In Re: Tract 1A of a Certified Survey in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Numbered Seventeen (17), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, in the City of Manitowoc, being a Resurvey of Tract 1 of Certified Survey recorded in Volume 5 of Certified Survey Maps, page 533, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 9 of Certified Survey Maps, page 17, doc.551913.

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

STATE OF WISCONSIN - MANITOWOC COUNTY
PRESTON JONES, REGISTER OF DEEDS
RECEIVED FOR RECORD

22 SEP 1999 12:02:20 PM

Recording Area

Name and Return Address

Richard J. Wolfe
Brandt Buses, Inc.
101 East Albert Dr.
Manitowoc, WI 54220

14 ca

WHEREAS, Richard J. Wolfe, a married man is the owner of the above-described property.

52-817-101-011-2
Parcel Identification Number (PIN)

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

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:

That approval has been given by the Wisconsin Department of Natural Resources for the close-out of an environmental contamination case involving the property described above on the condition that a notification of the existence of residual contamination on the property is recorded at the Office of the Register of Deeds in Manitowoc County.

That this affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that petroleum contaminated soil above NR 720 generic soil standards exists on this property at the following location: The eastern side of the property adjacent to the building in the area of GP-5 (see attached map) has exhibited concentrations of DRO (diesel range organics), Benzene, Ethylbenzene, Toluene, and Xylenes (BETX), exceeding NR 720 generic soil standards. The geoprobe boring soil sample collected from GP-5 on 1/21/98 showed the DRO concentration in the soil was 600ppm, Benzene concentrations were 34 ppb, Ethylbenzene concentrations were 1000 ppb, Toluene concentrations were 200 ppb, and Xylene concentrations were 1600 ppb. If this soil is excavated in the future it may be considered a solid waste and if so, will need to be disposed in accordance with applicable laws and regulations

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

DOCUMENT NO.

721137

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2 - 1982

332

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD
VOL 1038 PAGE 332

'93 AUG 9 PM 1 31

MANITOWOC COUNTY, WI
PRESTON JONES
REGISTER OF DEEDS

\$10.00 + 100.00

RETURN TO
Thomas A. Van Horn
1131 South 8th Street
Manitowoc, WI 54220

LaVerne Brandt and Robert M. Brandt*, her
husband

conveys and warrants to

Richard J. Wolfe, a married man

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

Tax Parcel No 52-817-101-011-2

(W-7)

Tract 1A of a Certified Survey in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and in the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Numbered Seventeen (17), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, in the City of Manitowoc, being a Resurvey of Tract 1 of Certified Survey recorded in Volume 5 of Certified Survey Maps, page 533, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 9 of Certified Survey Maps, page 17, #551913.

* Robert M. Brandt is joining in this conveyance to relinquish any marital property rights that he may have in and to the above-described real estate.

TRANSFER
\$ 600.00
FEE

This is not homestead property.
(is not)

Exception to warranties: Municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated this 30th day of July, 19 93

(SEAL) *LaVerne Brandt* (SEAL)
LaVerne Brandt

(SEAL) *Robert M. Brandt* (SEAL)
Robert M. Brandt

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19 _____

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Thomas A. Van Horn
1131 South 8th Street
Manitowoc, WI 54220

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Manitowoc County, ss.

Personally came before me this 30th day of July, 19 93, the above named

LaVerne Brandt and
Robert M. Brandt

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

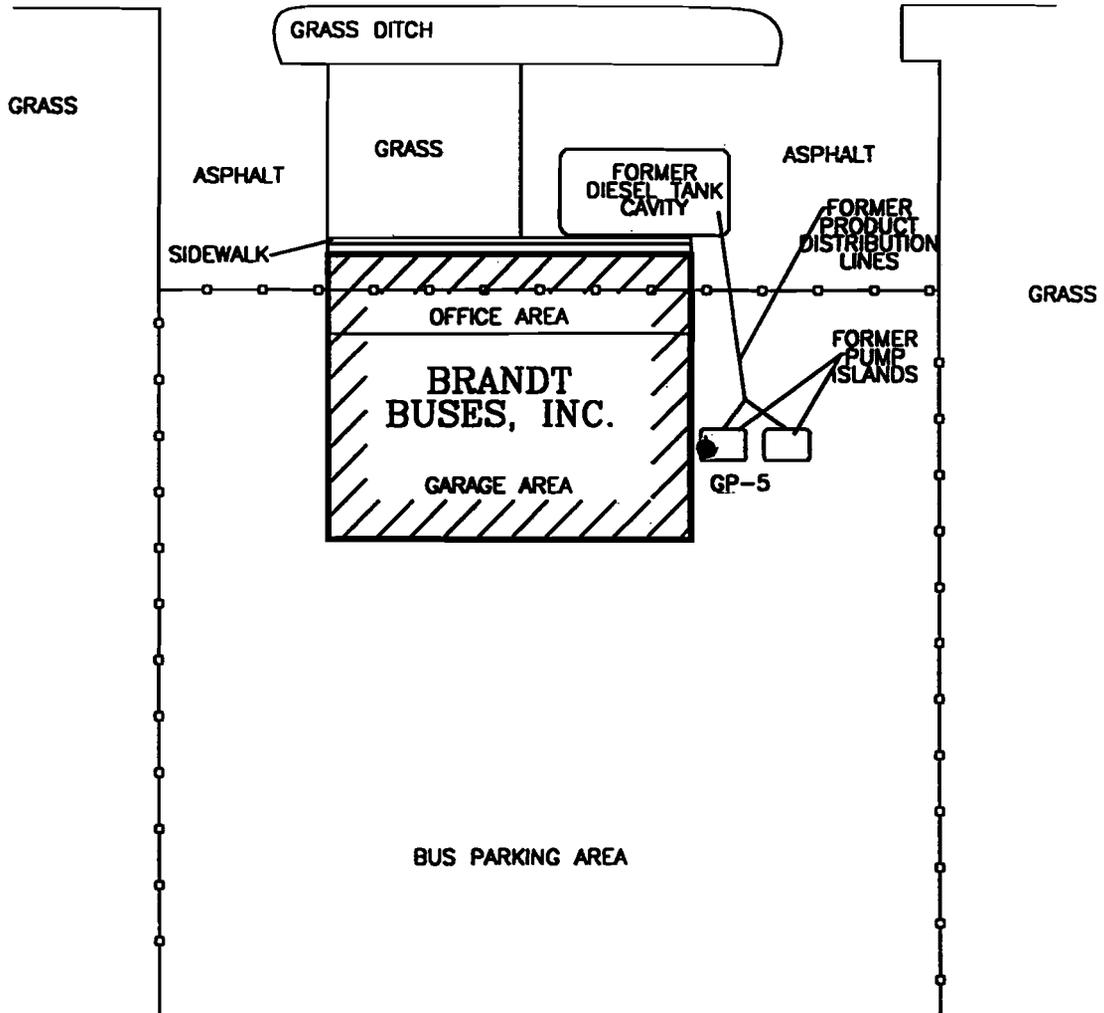
Thomas A. Van Horn
THOMAS A. VAN HORN
Notary Public, Manitowoc County, Wis.
My Commission is permanent. (If not, state expiration date: _____)

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

LEGEND

—○— CHAIN LINK FENCE

EAST ALBERT DRIVE



APPROVED BY:

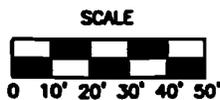
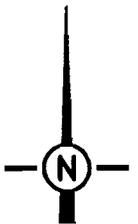
CHECKED BY:

12/17/97

RRT

DRAWN BY:

DRAWING NO. 97.0515W2



Site Plan View
Brandt Buses, Inc. Site
Manitowoc, Wisconsin

FIGURE NO.
2

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



file
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

February 1, 1999

Mr. Rick Wolf
Brandt Buses, Inc.
101 East Albert Dr.
Manitowoc, WI. 54220

SUBJECT: Closure of WDNR ERRP/LUST Case with Groundwater Standard
Exemption and soil deed restriction for Brandt Buses, Inc.

WDNR BRRTS CASE# 03-36-170792

Dear Mr. Wolfe;

The Department's Case Closeout Committee in the Northeast Region completed a review of the above referenced contamination case and has approved it for closure. Your case closure letter has the following significant parts:

1. General case closure criteria
2. Exemption issued to State Groundwater Quality Standard (NR 140)
3. Soil deed restriction.

Please read this entire letter; it addresses each of these topics with subtitled indented paragraphs.

General Case Closure

The case closure panel reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. At the present time it appears that actions have been taken to the extent practicable to restore the environment and minimize the harmful effects from this discharge to the air, lands, and waters of this state. Please be aware that this letter does not absolve the current, or any future owner of this property from future decisions regarding this site or impacts which may be discovered and/or traced back to past or future activities at this site. If additional information in the future indicates that further investigation or cleanup is warranted, the Department will require that appropriate action be taken at that time.



Groundwater Quality Exemption

The most recent groundwater monitoring data at this site indicates an exceedance of the NR 140 preventive action limit (PAL) for benzene in monitoring well MW-4 but compliance with the NR 140 enforcement standard. The Department may grant an exemption pursuant to s.NR 140.28(2), Wis. Adm. Code, if the following criteria are met:

- a) The anticipated increase in the concentration of benzene will be minimized to the extent technically and economically feasible.
- b) Compliance with the PAL is either not technically or economically feasible.
- c) The enforcement standard for benzene will not be attained or exceeded at the point of standards application.
- d) Any increase in the concentration of benzene above background does not present a threat to public health or welfare.

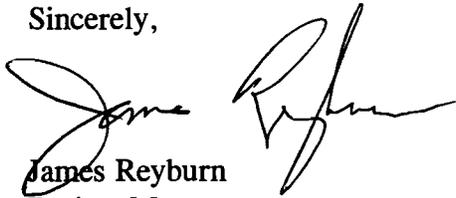
The Department believes that the above criteria have been or will be met because of the remediation which has occurred at this site. Therefore, pursuant to NR 140.28, an exemption for the benzene PAL is granted to monitoring well MW-4.

Deed Restriction

A deed restriction is required to identify remaining soil contamination in the location of GP-5. Attached is an example of a model deed restriction. please complete the deed restriction and send a draft copy to me for review. Upon Department approval you will file the restriction and a site map with the Manitowoc County Register of Deeds. You would then send me a copy of the restriction that has been filed with the county.

This letter serves as your exemption. At this time the Department is not requiring any further investigation or other action concerning this specific site. The Department appreciates the actions you have undertaken to restore the environment at this site. This case will appear as closed on the Department's case tracking system after our receipt of the monitoring well abandonment forms (Form 3300-05B) for all the site wells and the filed deed restriction. If you have questions regarding this letter please do not hesitate to contact me at (414) 492-5592.

Sincerely,



James Reyburn
Project Manager

NR 140 Exemption Approval



Richard C. Stoll

District Hydrogeologist, PG

2-4-99

(Date)

cc: Steve Karklins - DG/2

→ Rick Stoll - NER

Keith Curran - Fluid Management, 790 Marvelle La., Green Bay, WI. 54304

DOCUMENT NO.

721137

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2 - 1982

332

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD
VOL 1038 PAGE 332

'93 AUG 9 PM 1 31

MANITOWOC COUNTY, WI
PRESTON JONES
REGISTER OF DEEDS

\$10.00 + 1,000.00

RETURN TO
Thomas A. Van Horn
1131 South 8th Street
Manitowoc, WI 54220

LaVerne Brandt and Robert M. Brandt*, her
husband

conveys and warrants to

Richard J. Wolfe, a married man

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

Tax Parcel No 52-817-101-011-2

(W-7)

Tract 1A of a Certified Survey in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and in the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Numbered Seventeen (17), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, in the City of Manitowoc, being a Resurvey of Tract 1 of Certified Survey recorded in Volume 5 of Certified Survey Maps, page 533, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 9 of Certified Survey Maps, page 17, #551913.

* Robert M. Brandt is joining in this conveyance to relinquish any marital property rights that he may have in and to the above-described real estate.

TRANSFER
\$ 600.00
FEE

This is not homestead property.
(is not)

Exception to warranties: Municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated this 30th day of July, 19 93

(SEAL) *LaVerne Brandt* (SEAL)
LaVerne Brandt

(SEAL) *Robert M. Brandt* (SEAL)
Robert M. Brandt

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19 _____

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Thomas A. Van Horn
1131 South 8th Street
Manitowoc, WI 54220

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Manitowoc County, ss.

Personally came before me this 30th day of July, 19 93, the above named

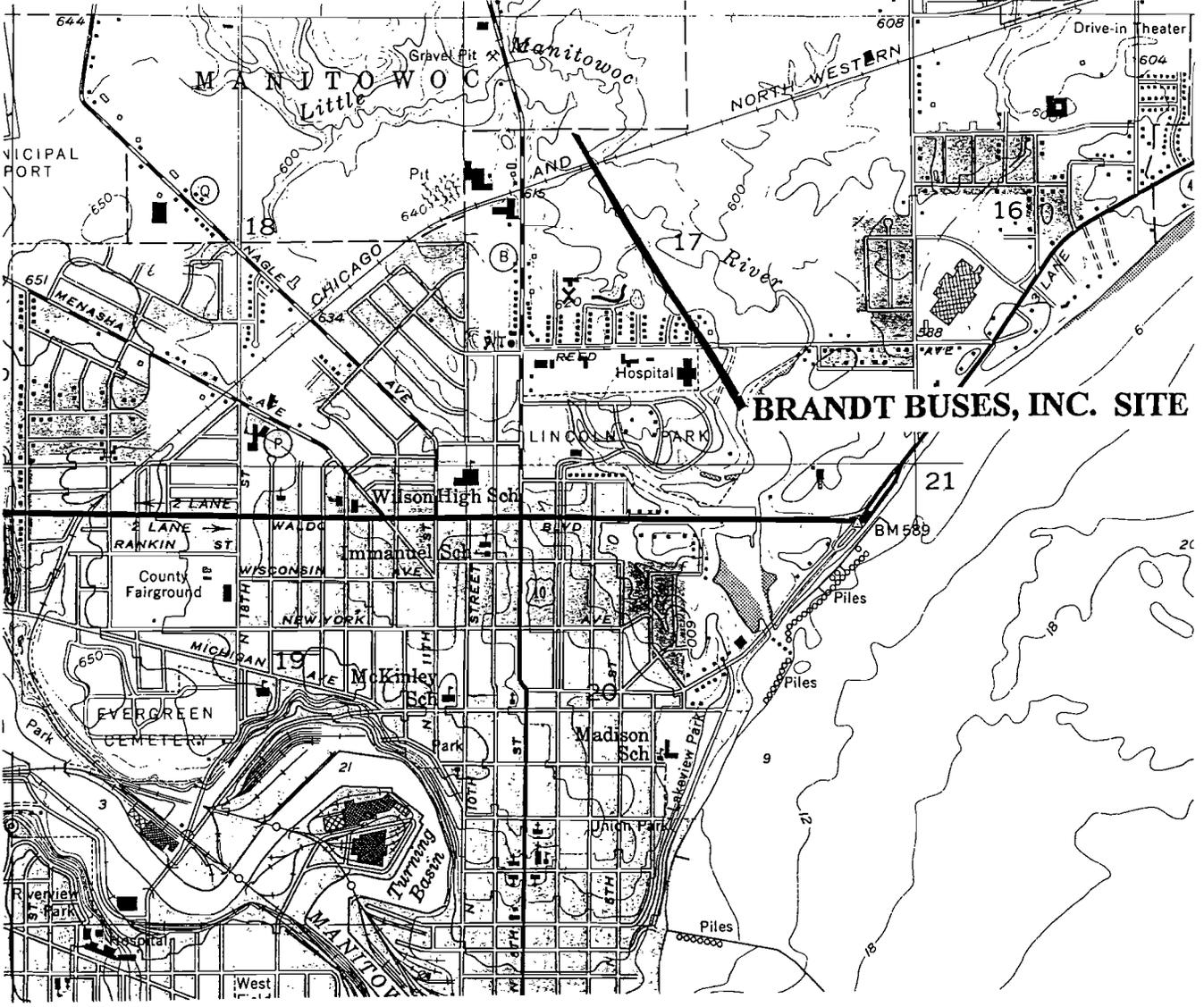
LaVerne Brandt and
Robert M. Brandt

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Thomas A. Van Horn
THOMAS A. VAN HORN
Notary Public, Manitowoc County, Wis.
My Commission is permanent. (If not, state expiration date: _____)

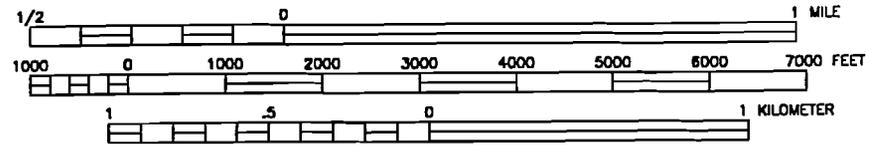
*Names of persons signing in any capacity should be typed or printed below their signatures.

DRAWING NO. 97.515L1
 RRT 10/02/98
 CHECKED BY: 12/1/98 LKB
 APPROVED BY: 12/1/98 LKB



BRANDT BUSES, INC. SITE

(USGS [1954] 1973) SCALE 1:24000



CONTOUR INTERVAL 10 FEET



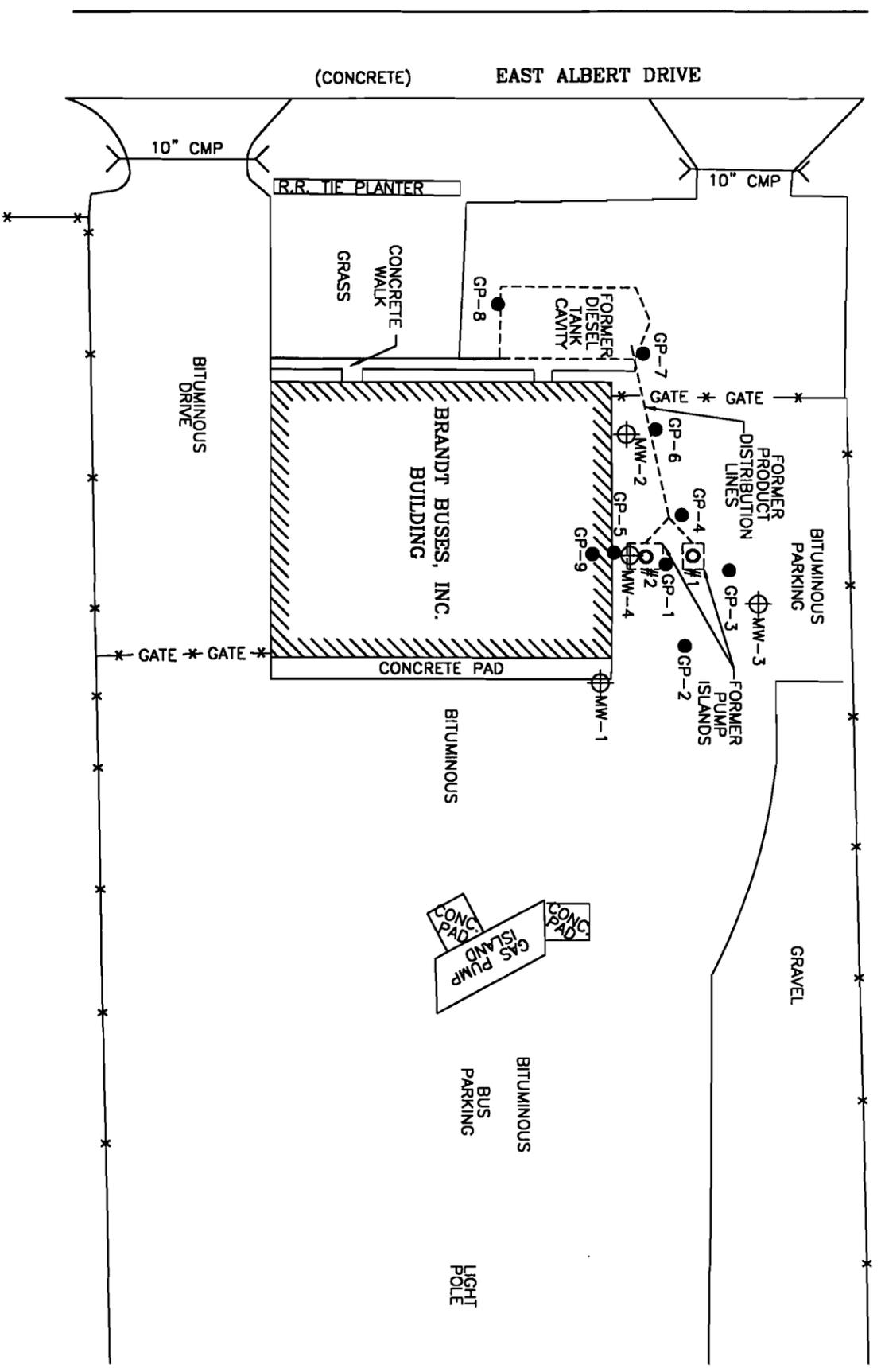
LOCATION

Site Location Map
Brandt Buses, Inc. Site
Manitowoc, Wisconsin



FIGURE NO.
1

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



- LEGEND**
- *— CHAIN LINK FENCE
 - UST CLOSURE ASSESSMENT SOIL SAMPLING LOCATION
 - GEOPROBE BORING LOCATION
 - ⊕ MONITORING WELL



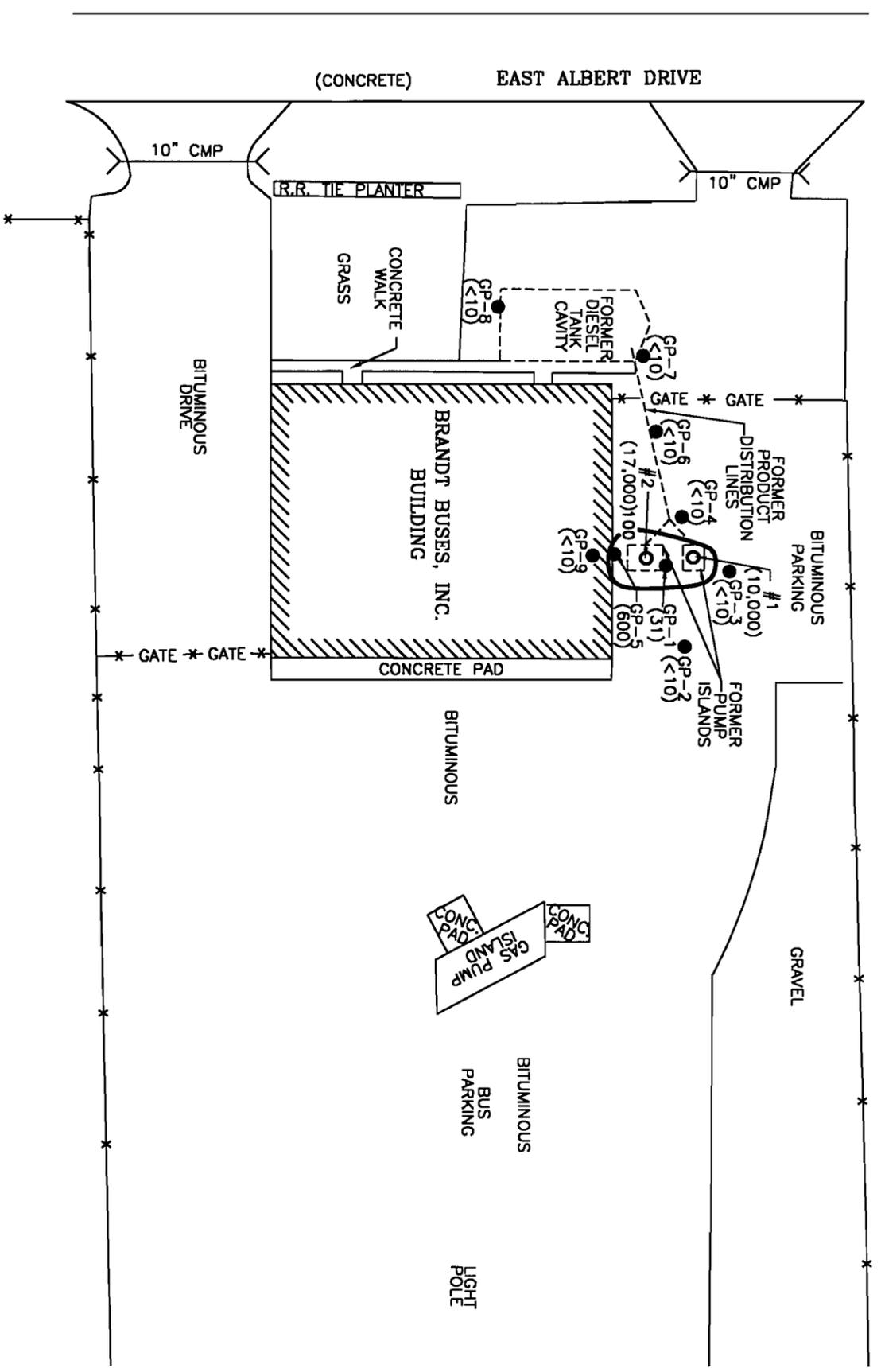
**Geoprobe Boring/UST Closure Assessment Soil Sampling/
Monitoring Well Configuration**

**Brandt Buses, Inc. Site
Manitowoc, Wisconsin**

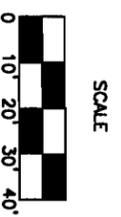
FIGURE NO.

3

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



- LEGEND**
- *— CHAIN LINK FENCE
 - GEOPROBE BORING LOCATION
 - UST CLOSURE ASSESSMENT SOIL SAMPLING LOCATION
 - () DRO CONCENTRATION IN ppm
 - 100 ISOCONCENTRATION CONTOUR



Soil DRO Distribution
Brandt Buses, Inc. Site
Manitowoc, Wisconsin

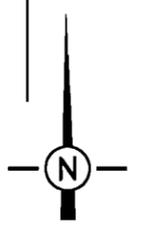
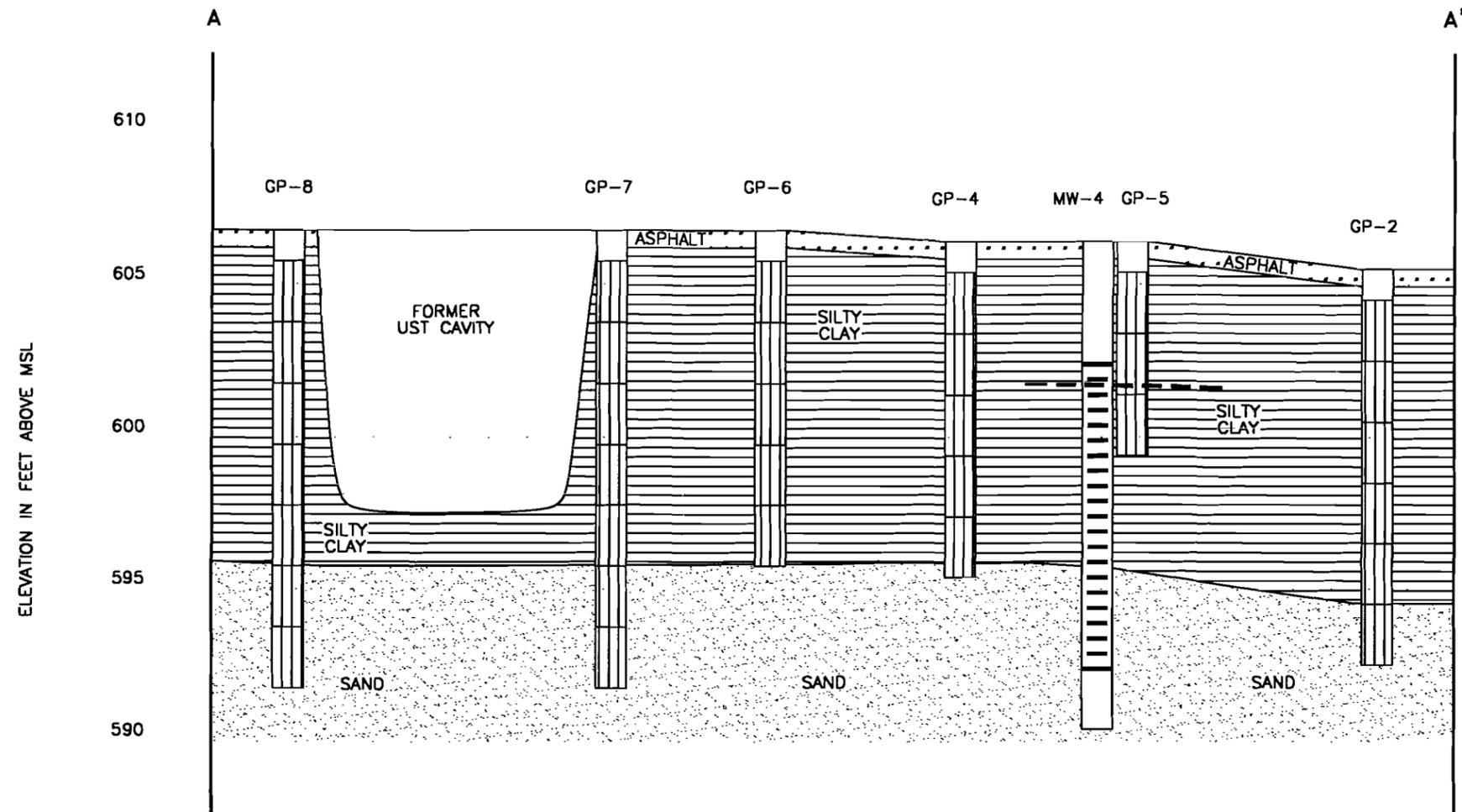


FIGURE NO.

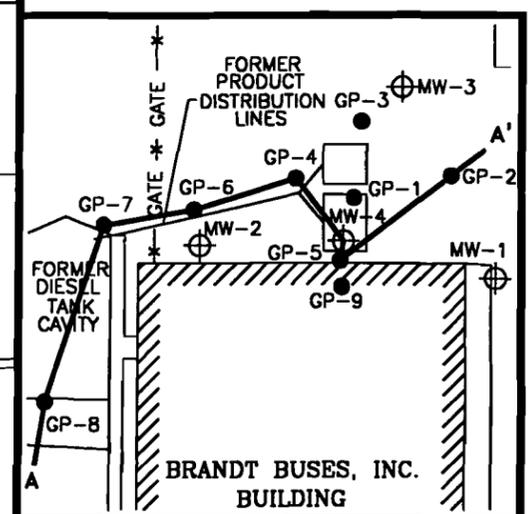
6

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO. 97.515L4
 RRT
 10/20/98
 CHECKED BY: KKS
 12/1/98
 APPROVED BY: [Signature]
 12/1/98



PLAN VIEW



- LEGEND**
- SAMPLE INTERVAL
 - SCREENED INTERVAL
 - GROUNDWATER TABLE (2/26/98)



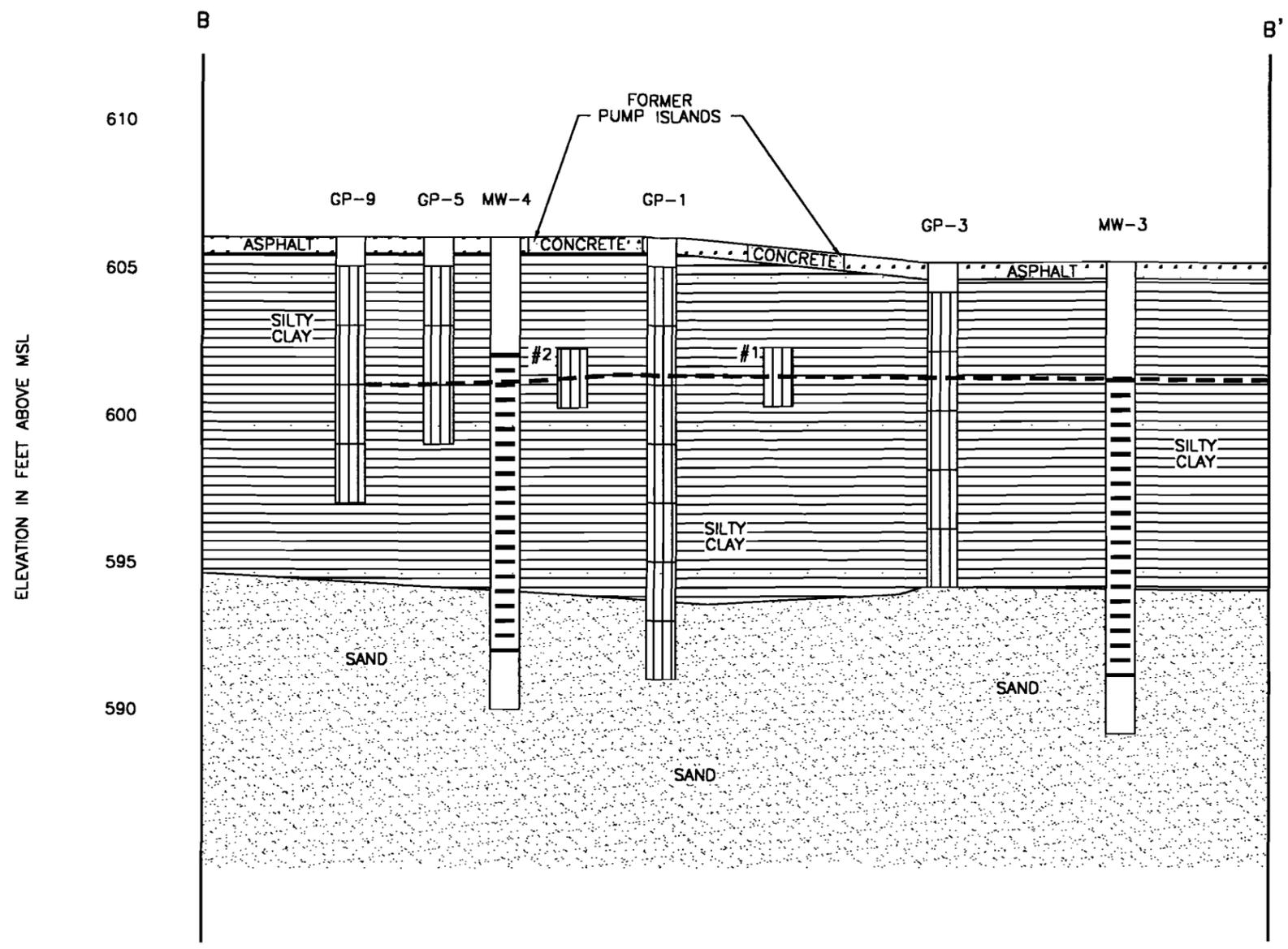
SCALE
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

Geologic Cross-Section A-A'
Brandt Buses, Inc. Site
Manitowoc, Wisconsin

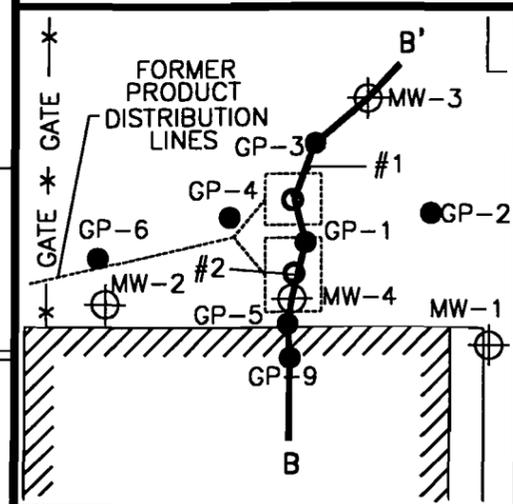
FIGURE NO.
4

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO. 97.515R5 DRAWN BY: RRT 10/20/98 CHECKED BY: KCS 12/1/98 APPROVED BY: JH/98



PLAN VIEW



- LEGEND**
- SAMPLE INTERVAL
 - SCREENED INTERVAL
 - GROUNDWATER TABLE (2/26/98)



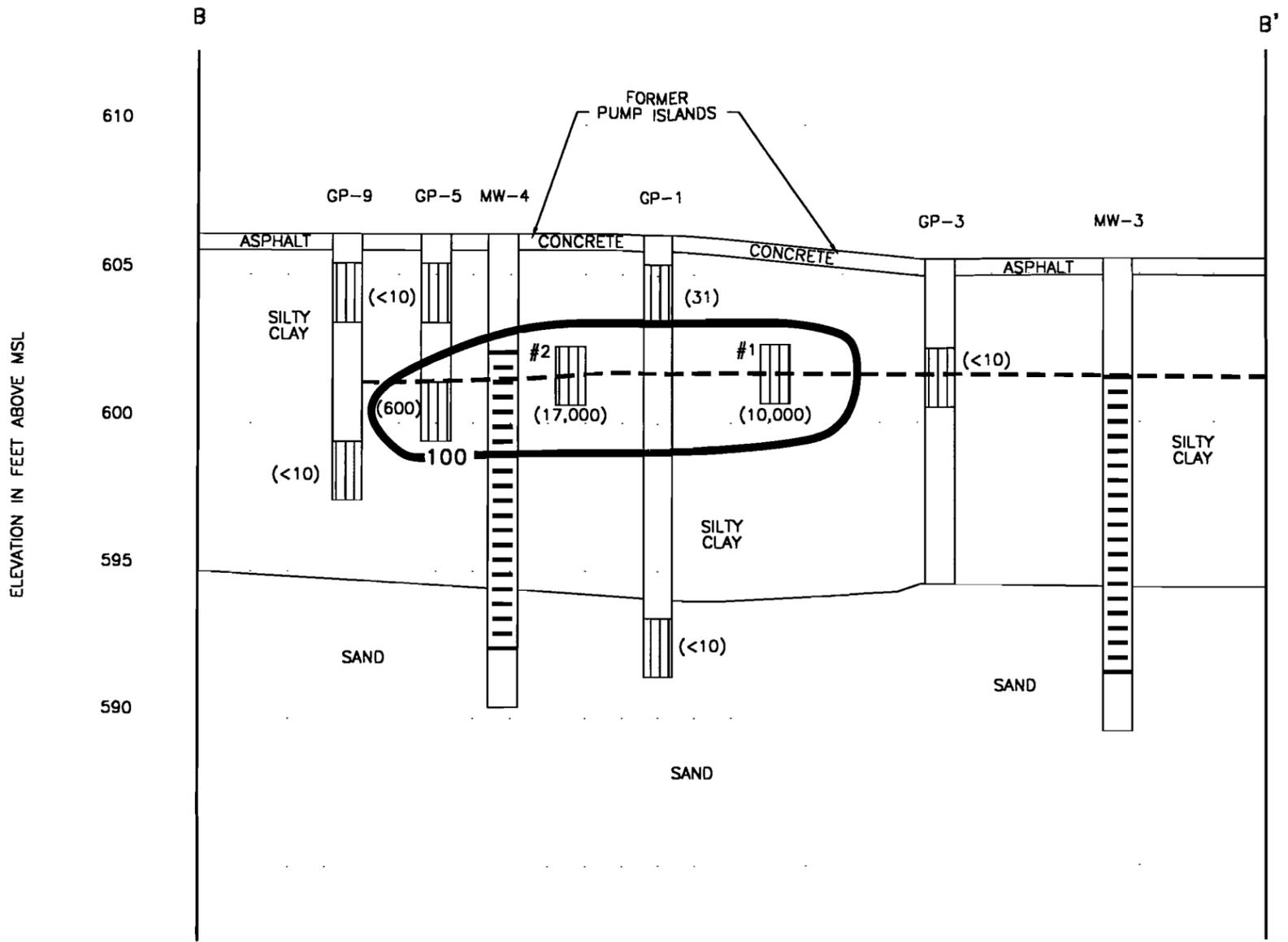
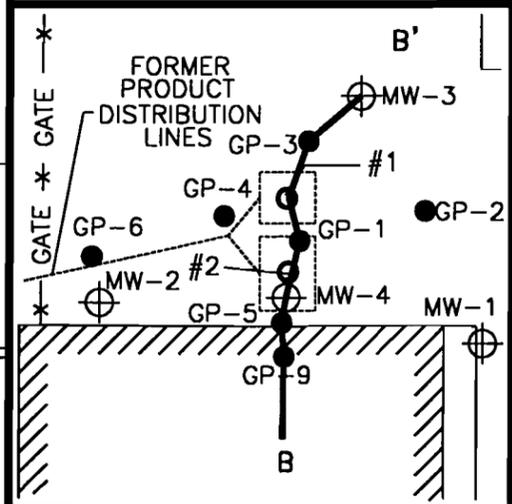
SCALE
 HORIZONTAL: 1" = 10'
 VERTICAL: 1" = 5'

Geologic Cross-Section B-B'
Brandt Buses, Inc. Site
Manitowoc, Wisconsin

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO. 97.515L7
 DRAWN BY: RRT
 10/20/98
 CHECKED BY: CLK/13
 12/11/98
 APPROVED BY: [Signature]

PLAN VIEW



- LEGEND**
- SAMPLE INTERVAL
 - SCREENED INTERVAL
 - GROUNDWATER TABLE (2/26/98)
 - () DRO CONCENTRATION IN ppm
 - 100 ISOCONCENTRATION CONTOUR

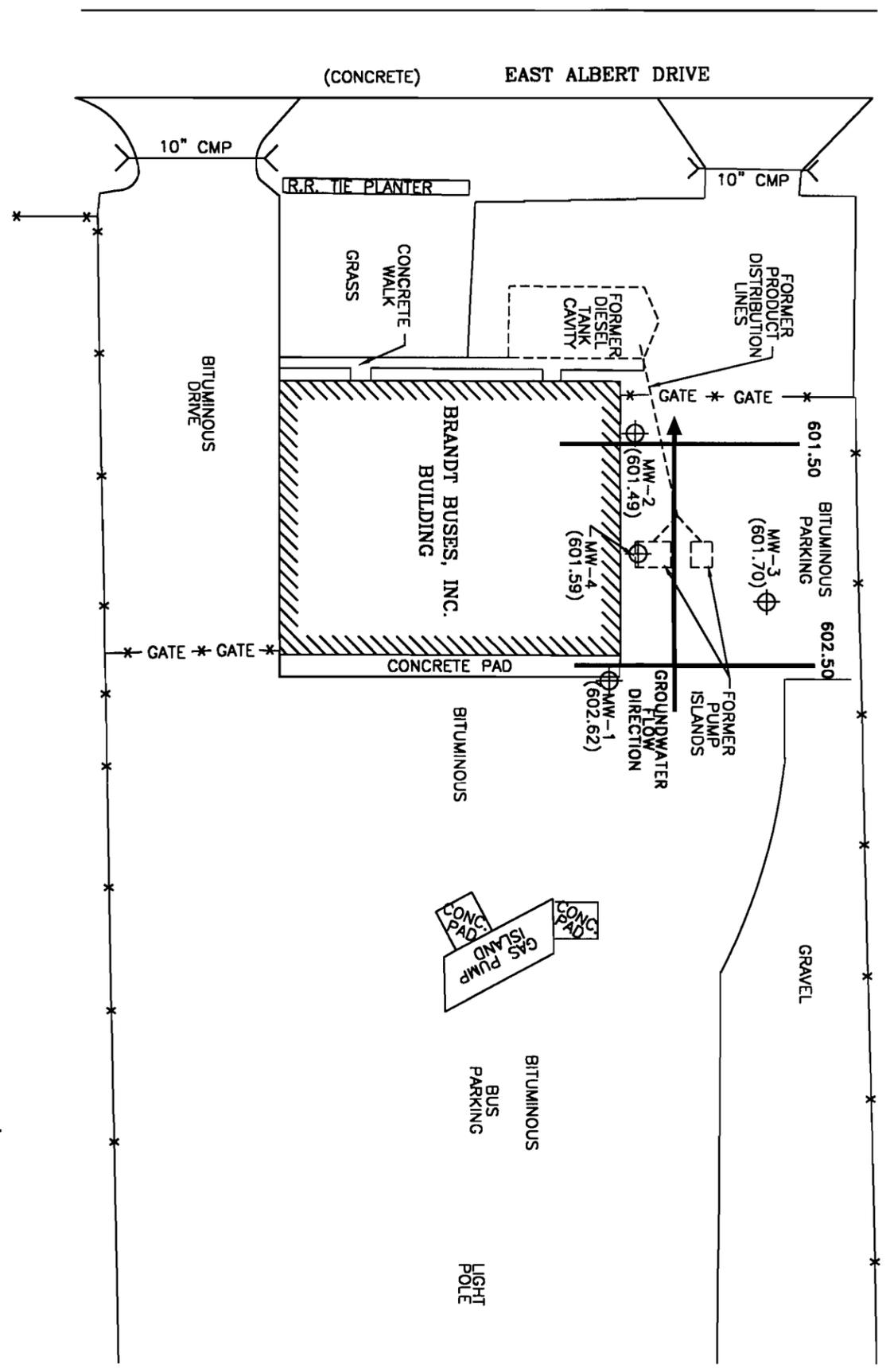


SCALE
 HORIZONTAL: 1" = 10'
 VERTICAL: 1" = 5'

**Soil DRO Distribution
 Cross-Section B-B'
 Brandt Buses, Inc. Site
 Manitowoc, Wisconsin**

FIGURE NO.
7

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



- LEGEND**
- *— CHAIN LINK FENCE
 - ⊕ MONITORING WELL
 - () GROUNDWATER ELEVATION IN FEET ABOVE MSL
 - 601.50 ISOELEVATION CONTOUR



Potentiometric Surface
(2/26/98)

Brandt Buses, Inc. Site
Manitowoc, Wisconsin

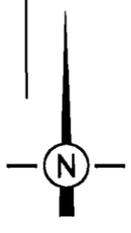


FIGURE NO.

9

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

TABLE 2
Soil Sample PID and Laboratory Analytical Results
Brandt Buses, Inc. Site
Manitowoc, Wisconsin

Sample Location	Sample Depth (feet bls)	PID (ppmv/v)	DRO (ppm)	Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes
#1	4.5	238	10,000	NA	NA	NA	NA	NA	NA	NA	NA
#2	4	164	17,000	NA	NA	NA	NA	NA	NA	NA	NA
GP-1	1-3	164	31	<25	110	<25	NA	<25	1,300	310	170
GP-1	3-5	1,075	17	<25	340	<25	64	<25	5,200	1,700	740
GP-1	13-15	96	<10	<25	<25	<25	NA	<25	<25	<25	<50
GP-2	5-7	16	<10	<25	<25	<25	<17	<25	<25	<25	<50
GP-3	5-7	<10	<10	<25	<25	<25	<17	<25	<25	<25	<50
GP-4	5-7	34	<10	<25	<25	<25	<17	<25	70	40	<50
GP-5	1-3	<10	<10	<25	<25	<25	NA	<25	90	64	63
GP-5	5-7	47	600	34	1,000	<25	NA	200	4,800	2,000	1,600
GP-6	5-7	<10	<10	<25	<25	<25	NA	<25	<25	<25	<50
GP-7	5-7	16	<10	<25	<25	<25	NA	<25	<25	<25	<50
GP-7	13-15	<10	<10	<25	<25	<25	NA	<25	<25	<25	<50
GP-8	5-7	<10	<10	<25	<25	<25	NA	<25	<25	<25	<50
GP-8	13-15	<10	<10	<25	<25	<25	NA	<25	<25	<25	<50
GP-9	5-7	<10	<10	<25	<25	<25	NA	<25	<25	<25	<50
NR 720 Generic Soil Standard			100	5.5	2,900	NS	NS	1,500	NS	NS	4,100

Notes: All results are reported in ppb unless otherwise noted

Shading indicates value equals or exceeds the NR 720 generic soil standard
 PID readings are based on a 100 ppmv/v isobutylene (in air) standard.

The official Wisconsin Department of Natural Resources reporting limit for VOCs is 25 ppb.

Only regulated VOCs with concentrations exceeding reporting limits are listed. For a complete list of compounds analyzed, see Appendix C.

bls: Below land surface PID: Photoionization detector
 DRO: Diesel range organics MTBE: Methyl t-butyl ether
 TMB: Trimethylbenzene NA: Not analyzed
 NS: No standard VOCs: Volatile organic compounds

Checked by: *KKB*
 Approved by: *MBW*