

**GIS REGISTRY INFORMATION**

**SITE NAME:** Laidlaw Corporation  
**BRRTS #:** 02-23-543864 **FID#123005740**  
**COMMERCE # (if appropriate):** \_\_\_\_\_  
**CLOSURE DATE:** 23-Apr-2007  
**STREET ADDRESS:** 520 North Pratt Road  
**CITY:** Monticello

**SOURCE PROPERTY GPS COORDINATES** (meters in WTM91 projection): X= 554403 Y= 253358

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  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  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**GPS COORDINATES** (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of any maintenance plan referenced in the final closure letter.
- Copy of (soil or land use) deed notice *if any required as a condition of closure*
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties
- County Parcel ID number, *if used for county*, for all affected properties
- 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.
- 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.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- 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.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, *if required for SI*. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Lloyd L. Eagan, Regional Director

South Central Region Headquarters  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711-5397  
Telephone 608-275-3266  
FAX 608-275-3338  
TTY Access via relay - 711

April 23, 2007

Mr. Daniel Baker  
Laidlaw Corporation  
520 North Pratt Road  
Monticello, WI 53570

**SUBJECT:** Final Case Closure with Land Use Limitations or Conditions  
Laidlaw Corporation, 520 North Pratt Road, Monticello, WI  
**WDNR BRRTS Activity #: 02-23-543864**

Dear Mr. Baker:

On March 19, 2007, the Department of Natural Resources (WDNR) South Central 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. 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.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner 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.

The most recent soil samples that were collected on this property, which were collected on September 24, 2004, contained chromium in concentrations that exceeded NR 720.11, Table 2, Wis. Adm. Code, soil standards, and benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and indeno(1,2,3-cd)pyrene in concentrations that exceeded soil cleanup levels listed in WDNR publication RR-519-97, titled "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance". 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 RCRA metal

Mr. Daniel Baker – April 23, 2007

and polycyclic aromatic hydrocarbon contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. In that event, the current property owner must notify the Department that a non-industrial land use is proposed and indicate how they intend to meet the non-industrial soil cleanup standards.

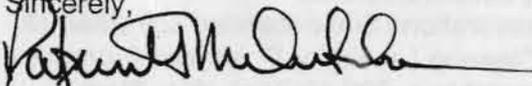
Further, if soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time 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. Further, 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.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. 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.

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 contact Cynthia English at (608) 275-3240.

Sincerely,



Patrick McCutcheon  
SCR Remediation & Redevelopment Team Supervisor

cc: Robyn Seymour – Seymour Env., P.O. Box 398, 2531 Dyreson Rd, McFarland, WI, 53558  
Tim Allen - Laidlaw Company, LLC, 8767 East Via de Ventura Blvd., Suite 300, Scottsdale, AZ, 85258

Map Created on Apr 20, 2007



**Legend**

- Sites Closed with Residual Contamination
-  Groundwater
  -  Soil
  -  Groundwater and Soil
  -  Offsource Contamination
  -  County Boundary
  -  24K Open Water
  -  Municipalities

0 1250 2500 3750 ft.

Map created on Apr 20, 2007



Scale: 1:13,337

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Robyn Seymour**

---

**From:** "Carol A. Strause" <vilofmonticello@tds.net>  
**To:** <rseymour@chorus.net>  
**Sent:** Thursday, January 12, 2006 10:20 AM  
**Subject:** Laidlaw

As you requested, Laidlaw Corporation, located in the Village of Monticello is zoned Industrial.

Carol A. Strause, CMC/CMTW  
Village Clerk-Treas.  
140 N. Main St., P.O. Box 147  
Monticello, WI 53570-0147  
ph 608-938-4383  
fax 608-938-4352  
pop-1140  
[vilofmonticello@tds.net](mailto:vilofmonticello@tds.net)

---

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.1.371 / Virus Database: 267.14.15/223 - Release Date: 1/6/2006

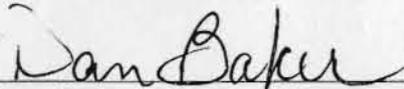
Rec'd 2/17/07

**REQUIRED DOCUMENTATION FOR GIS REGISTRY  
OF CLOSED REMEDIATION SITES - SOIL**

**Laidlaw Corporation Property - Monticello, Wisconsin  
(BRRTS # 02-23-543864)**

- ◆ A check has been submitted to the WDNR for GIS registry of the site for soil contamination exceeding the NR720 RCLs.
- ◆ A copy of the most recent deed is attached.
- ◆ The contaminated site boundary lies entirely within the property. The site address is 520 North Pratt Road, Monticello, Wisconsin. The parcel identification number is Green County # 23-151-345.0.
- ◆ A site location map is attached.
- ◆ A map of the property showing structures, the location of residual soil contamination exceeding NR720 RCLs is attached.
- ◆ A map of the property showing structures, the locations where soil samples were collected and the location of residual soil contamination exceeding NR720 RCLs is attached.
- ◆ A table of the soil analytical results is attached.

To the best of my knowledge the legal description and parcel information attached to this package are accurate. The contamination does not extend onto any neighboring properties including the public street right-of-ways.



Mr. Dan Baker – General Manager, Laidlaw Corporation-Monticello

- ◆ The geographic position of the property based on the WTM91 projection is (554407, 253370)

See also 257-321

DOCUMENT NO.  
236507

TRANSFER  
\$ 9.70  
FEE

236507

VOL 249 PAGE 422

WARRANTY DEEDS—By Corporation  
STATE OF WISCONSIN—FORM 4  
THIS SPACE RESERVED FOR RECORDING DATA

THIS INDENTURE, Made this 20th day of October  
A. D., 1971, between Howard D. Kennedy, executor of the will  
of Blanche Kennedy, deceased,

\_\_\_\_\_ party of the first part and  
Laidlaw Corporation

\_\_\_\_\_ a Corporation  
duly organized and existing under and by virtue of the laws of the State of Illinois, located  
at Peoria, Illinois \_\_\_\_\_ party of the second part.

Witnesseth, That the said party \_\_\_\_\_ of the first part, for and in consideration  
of the sum of one dollar and other good and valuable  
consideration

\_\_\_\_\_ to him in hand paid by the said party of the second part, the receipt whereof is hereby  
confessed and acknowledged, he is given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents  
do is give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns  
forever, the following described real estate situated in the County of Green and State of Wisconsin, to-wit:

Outlot 6, Village of Monticello, described as follows:  
Being part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 8, T3N, R8E,  
Green County, Wisconsin; commencing at the NW corner of the  
SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 8 as occupied; thence N89°23'E,  
65.34 feet to the centerline of C. T. H. "C" and the point of be-  
ginning; thence continuing N89°23'E, 309.57 feet to the Westerly  
Right-of-Way line of the Chicago, Milwaukee, St. Paul and  
Pacific Railroad; thence S00°58'10"E along said Right-of-Way  
668.23 feet; thence S89°49'10"W, 332.42 feet to the centerline  
of C. T. H. "C"; thence N01°00'E along said centerline 658.06  
feet to the point of beginning.

Subject to an easement for C. T. H. "C" across the Westerly  
33.00 feet thereof.  
This parcel contains 4.88 Acres.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate  
right, title, interest, claim or demand whatsoever, of the said party \_\_\_\_\_ of the first part, either in law or equity, either in possession or expectancy  
of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and To Hold the said premises as above described with the hereditaments and appurtenances unto the said party of the  
second part, and to its successors and assigns FOREVER.

And the said Howard D. Kennedy, in his capacity as executor of the Blanche  
Kennedy Estate  
for himself as such executor \_\_\_\_\_ his successors and assigns

with the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents said estate  
is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple,  
and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns,  
against all and every person or persons lawfully claiming the whole or any part thereof, he will forever WARRANT AND DEFEND.

In Witness Whereof, the said party \_\_\_\_\_ of the first part has \_\_\_\_\_ hereunto set his hand and seal this 20th  
day of October, A. D., 1971.

SIGNED AND SEALED IN PRESENCE OF

Paul E. Voegeli  
Paul E. Voegeli

Louise Garfoot  
Louise Garfoot

Howard P. Kennedy (SEAL)

Howard D. Kennedy, as

executor of the will of (SEAL)

Blanche Kennedy, deceased.

(SEAL)

(SEAL)

STATE OF WISCONSIN, } ss.  
Green County, }

Personally came before me, this 20th day of October, A. D., 1971  
the above named Howard D. Kennedy, as executor of the will of Blanche Kennedy, deceased

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

Paul E. Voegeli

Paul E. Voegeli



This instrument drafted by  
Paul E. Voegeli, Attorney at Law  
Monticello, Wisconsin

Notary Public Green County, Wis.

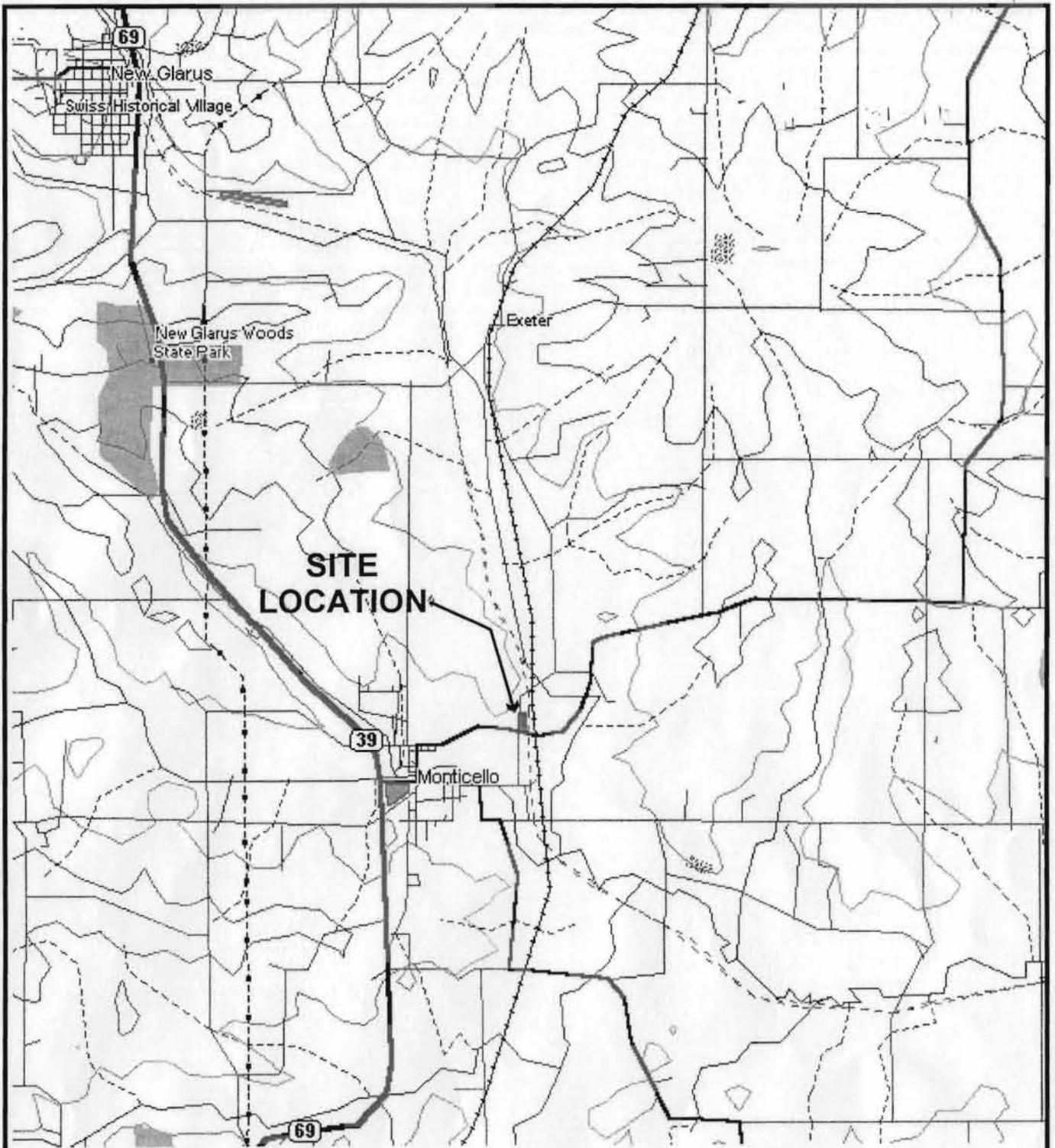
My Commission Expires (Is) permanent

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

REGISTER OF DEEDS OFFICE } ss  
GREEN COUNTY, WISCONSIN }

Received for record, this 16 day of Oct  
A.D. 1971 at 9:00 o'clock A.M., and recorded  
in volume 249 of Records on page 422

RETURN TO Paul R. R. 2.00  
Register of Deeds



0 5280' 10560'

1 INCH = 1 MILE  
SCALE IS APPROXIMATE



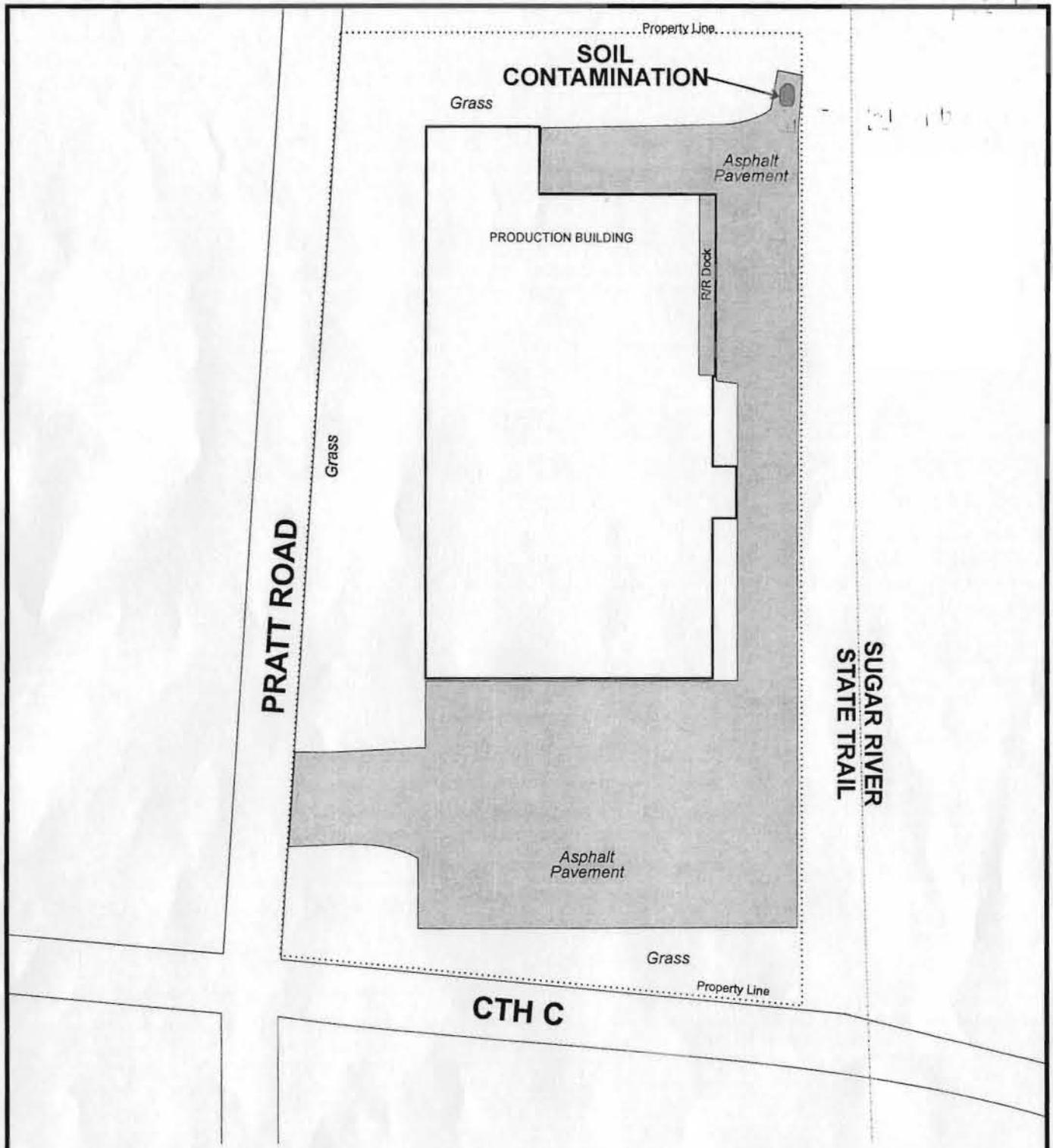
FILE/PATH: D:\PROJECTS\LIADLAW\FIGURES  
Fig1-location.cdr  
DATE: 06/25/2004  
PREPARED: MDF APPROVED:  
SOURCE:  
DeLORME TOPO USA

SEYMOUR  
ENVIRONMENTAL  
SERVICES, INC.

SITE LOCATION  
Laidlaw Corporation  
520 North Pratt Road  
Monticello, Wisconsin

FIGURE

1



0 100' 200'  
 1 INCH = 100 FEET  
 SCALE IS APPROXIMATE



FILE/PATH: D:\PROJECTS\LIDLAW  
 Deedfigure.cdr  
 DATE: 11/07/2005  
 PREPARED: MDF APPROVED:  
 SOURCE:  
 FIELD MEASUREMENTS

SEYMOUR  
 ENVIRONMENTAL  
 SERVICES, INC.

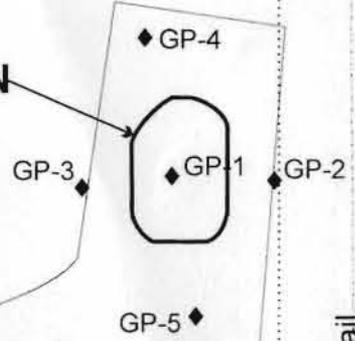
PROPERTY LAYOUT/RESIDUAL CONTAMINATION **FIGURE**  
 Laidlaw Corporation  
 520 North Pratt Road  
 Monticello, Wisconsin

**2**

Property Line

Grass

**RESIDUAL SOIL  
CONTAMINATION**



Sugar River State Trail

Asphalt  
Pavement

PRODUCTION BUILDING

R/R Dock



1 INCH = 20 FEET  
SCALE IS APPROXIMATE



FILE/PATH: D:\PROJECTS\LIDLAW  
Fig3-sampling cdr  
DATE: 11/07/2004  
PREPARED: MDF APPROVED:  
SOURCE:  
FIELD MEASUREMENTS

**SEYMOUR  
ENVIRONMENTAL  
SERVICES, INC.**

**SAMPLING LOCATIONS/RESIDUAL CONTAMINATION**

Laidlaw Corporation  
520 North Pratt Road  
Monticello, Wisconsin

FIGURE

**3**

TABLE 1  
SUMMARY OF PAH ANALYSES IN SOIL FROM FORMER BURN AREA  
Laidlaw Corp - 520 North Pratt Road. - Monticello, Wi

LOCATION	GP-1	GP-1	GP-2	GP-3	GP-4	GP-5		Direct Contact	
Depth (ft)	2-4	6-8	2-4	1-2	0-4	0-4	RCL	Industrial	Non-industrial
Analyte									
Acenaphthrene	<117	<5.9	na	na	na	na	38000	60,000,000	900,000
Acenaphthylene	<164	<8.29	na	na	na	na	700	360,000	18000
Anthracene	<24.8	<1.26	na	na	na	na	3,000,000	300,000,000	5,000,000
Benzo(a)anthracene	<b>256</b>	<5.15	na	na	na	na	17000	3900	88
Benzo(a)pyrene	<b>241</b>	<2.89	na	na	na	na	48000	390	8.8
Benzo(b)fluoranthene	<b>359</b>	<2.64	na	na	na	na	360,000	3900	88
Benzo(g,h,i)perylene	253	<2.64	na	na	na	na	6,800,000	39,000	1800
Benzo(k)fluoranthene	177	<3.64	na	na	na	na	870,000	39,000	880
Chrysene	323	<2.89	na	na	na	na	37,000	390,000	8,800
Dibenzo(a,h)anthracene	<34.7	<1.76	na	na	na	na	38,000	390	8.8
Fluoranthene	<del>1020</del> <b>1020</b>	<1.26	na	na	na	na	500,000	40,000,000	600,000
Fluorene	<del>49.6</del> <b>49.6</b>	<2.51	na	na	na	na	100,000	40,000,000	600,000
Indeno(1,2,3-cd)pyrene	<b>249</b>	<2.01	na	na	na	na	680,000	3900	88
1-Methylnaphthalene	<86.8	<4.4	na	na	na	na	23,000	70,000,000	1,100,000
2-Methylnaphthalene	<102	<5.15	na	na	na	na	20,000	40,000,000	600,000
Naphthalene	<39.7	<2.01	na	na	na	na	400	110,000	20,000
Phenanthrene	125	<2.89	na	na	na	na	1,800	390,000	18,000
Pyrene	736	<1.26	na	na	na	na	8,700,000	30,000,000	500,000

- All results are listed in ug/kg
- na= not analyzed
- RCL = Suggested groundwater protection level (RR-519-97, April 1997)
- Direct Contact = Suggested direct contact hazard level - RR-519-97, April 1997 (exceedances bold)

TABLE 1A  
SUMMARY OF METAL ANALYSES IN SOIL FROM FORMER BURN AREA  
Laidlaw Corp - 520 North Pratt Road. - Monticello, Wi

LOCATION	GP-1	GP-1	GP-2	GP-3	GP-4	GP-5	Non-Industrial	Industrial
Depth (ft)	2-4	6-8	2-4	1-2	0-4	0-4		
Arsenic	<b>6.12</b>	<b>10.9</b>	<b>4.73</b>	<b>5.27</b>	<b>4.61</b>	<b>6.93</b>	0.039	1.6
Barium	197	143	103	275	81.5	196	ns	ns
Cadmium	0.0571	0.0691	0.0543	0.111	0.137	0.234	8	510
Chromium	<b>18.7</b>	<b>22.4</b>	<b>15.0</b>	<b>16.3</b>	10.8	<b>16.8</b>	14	200
Lead	12.9	10.5	8.72	23.7	16.5	21.4	50	500
Mercury	0.0422	0.0553	0.0405	0.0303	0.0249	0.0447	ns	ns
Selenium	<0.744	<0.754	<0.694	<0.757	<0.68	1.17	ns	ns
Silver	<0.248	<0.251	<0.231	0.391	<0.227	<0.248	ns	ns

- All results are listed in mg/kg
- ns = no standards established