The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	**0336223946**
Comm # (no dashes):	54241308900
County:	Manitowoc
Region:	Commerce
Site name:	Brown's of Two Rivers
Street Address:	1400 Washington St
City:	Two Rivers
Closure Date	2001-03-12
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the **WTM91** projection)	
Easting (X):	714465
Northing (Y):	410955
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

Wisconsin
Department of Commerce

ENVIRONMENTAL & REGULATORY SERVICES
2129 Jackson St
Oshkosh, Wisconsin 54901
(920) 424-0046
TDD #: (608) 264-8777
www.commerce.state.wi.us
Scott McCallum, Governor
Brenda J. Blanchard, Secretary

March 12, 2001

Mr. Kenton Langaham
Brown's of Two Rivers
1400 Washington Street
Two Rivers, WI 54241

RE: CASE CLOSURE APPROVED
Brown's of Two Rivers, 1400 Washington Street, Two Rivers
Commerce #54241-3089-00
BRRTS #03-36-223946

Dear Mr. Langaham:

The Wisconsin Department of Commerce (Department) Bureau of PECFA is in receipt of documentation that the conditions necessary for site closure detailed in the *CASE CLOSURE **CONDITIONAL UPON RECEIPT OF DOCUMENTATION*** letter dated October 31, 2000 have been met. The Department considers that no further action is necessary and has updated our database to reflect this closure.

Thank you for your efforts in restoring Wisconsin's environment. If you have any questions, please contact me at 920-424-0046.

Sincerely,

Robert H. Klauk, P.G.
Hydrogeologist
Site Review Section
Bureau of PECFA

cc. Susan Lawrenz – GHD, Inc.

File – pf\pecfa\542\54241\308900\Close-Final.doc

Document Number	NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In re:

(as it appears on the most recent deed)

PART OF LOT 14, BLOCK 75, AND LOT 8, 9, AND 10 OF BLOCK 76, AND THE PART OF VACATED 14TH STREET AND WEST WATER STREET, ALL BEING PART OF THE CITY OF TWO RIVERS, MANITOWOC COUNTY WI.

Recording Area

Name and Return Address

BROWNS OF TWO RIVER
4505 BROWNS DRIVE.
TWO RIVERS WI 54241

000-076-103-6

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

Section 1. RAYMOND BROWN is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Diesel range organic, gasoline range organic, benzene, ethylbenzene, toluene and total xylenes soil contamination above the Wisconsin Administrative Code Chapter NR 720 residual contaminant levels and benzene and toluene groundwater contamination above the Wisconsin Administrative Code Chapter NR 140 enforcement standards exist on this property.

Section 3. 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 limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil remains on this site. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be

able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 8th day of November, 20 00.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

Signature: Raymond G Brown

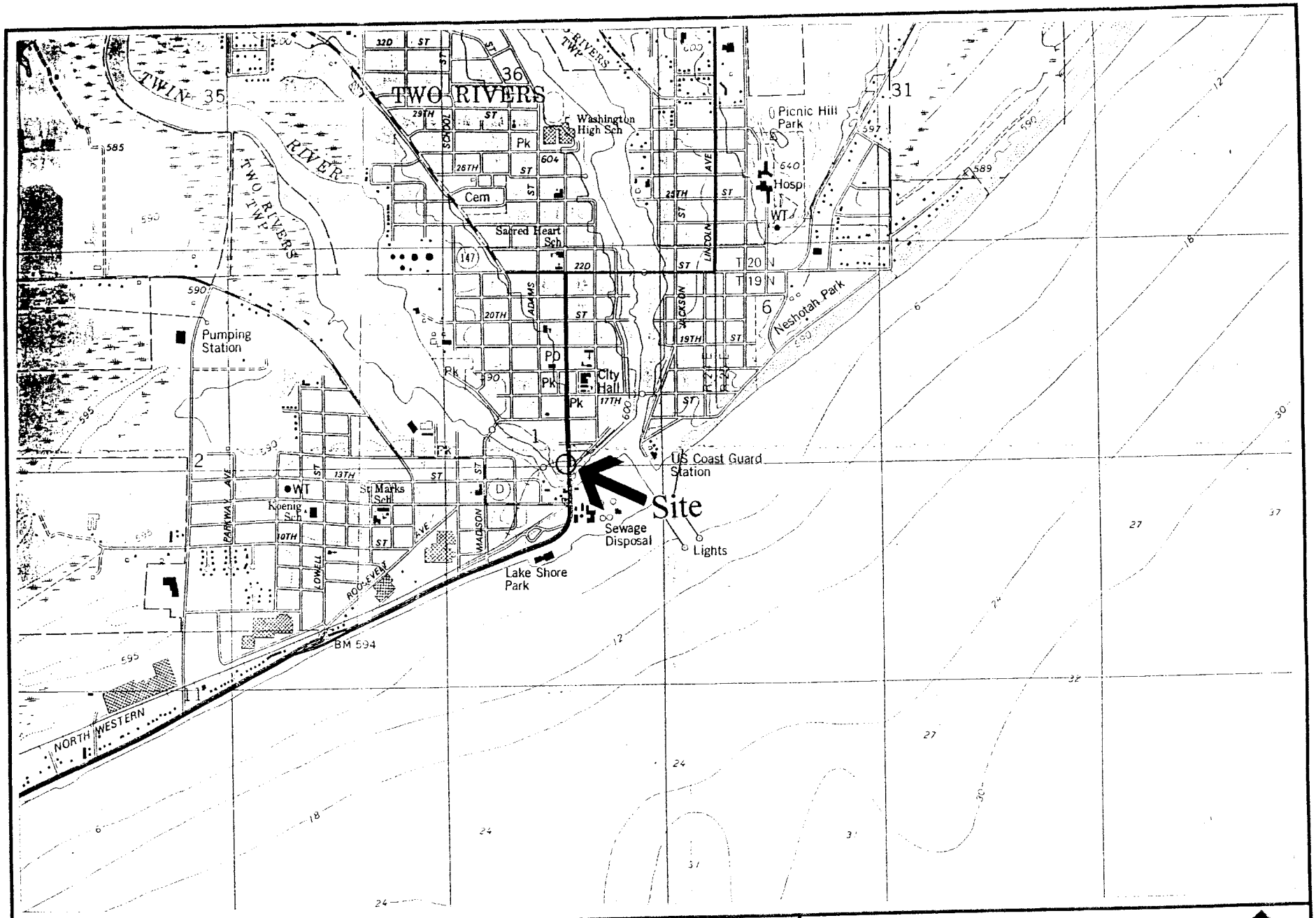
Printed Name: RAYMOND G. BROWN

Title: OWNER

Subscribed and sworn to before me
this 8th day of NOV, 2000

Notary Public, State of Wisconsin
My commission 5-25-03

This document was drafted by the Wisconsin Department of Commerce.



GHD Inc. Environmental Services
BROWN'S OF TWO RIVERS
1400 WASHINGTON STREET
TWO RIVERS, WI 54241

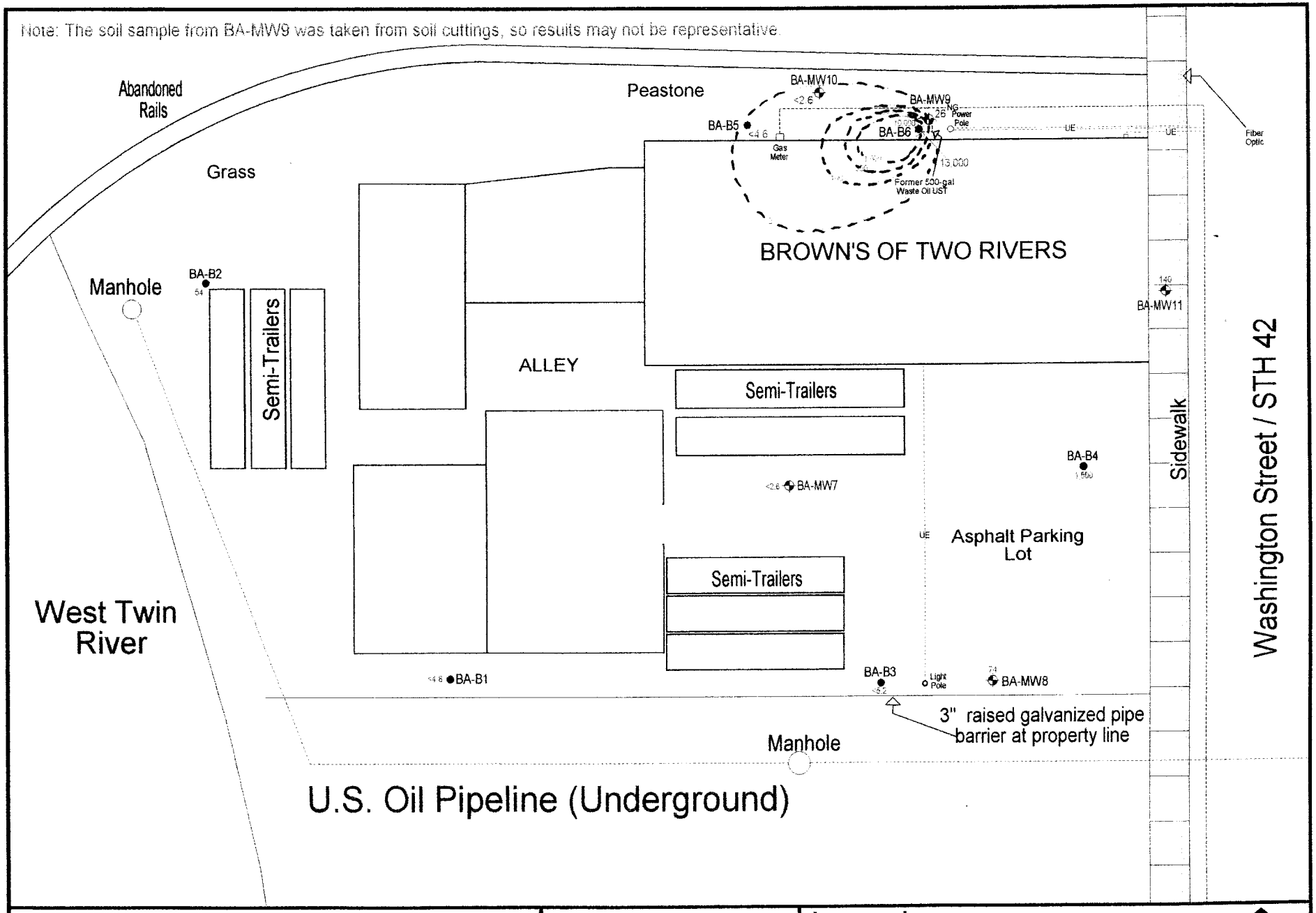
FIGURE 1
SITE LOCATION MAP

Prepared By: TIM OTT

Legend:
Map taken from the Two Rivers, Wisconsin
7.5 Minute USGS Topographic Map - 1978.

Date: 08/30/99

Scale: 1" = 2,000'



GHD Inc. Environmental Services
BROWN'S OF TWO RIVERS
1400 WASHINGTON STREET
TWO RIVERS, WI 54241

FIGURE 8
ISOCONCENTRATION MAP
FOR DRO IN SOIL
DECEMBER 1999

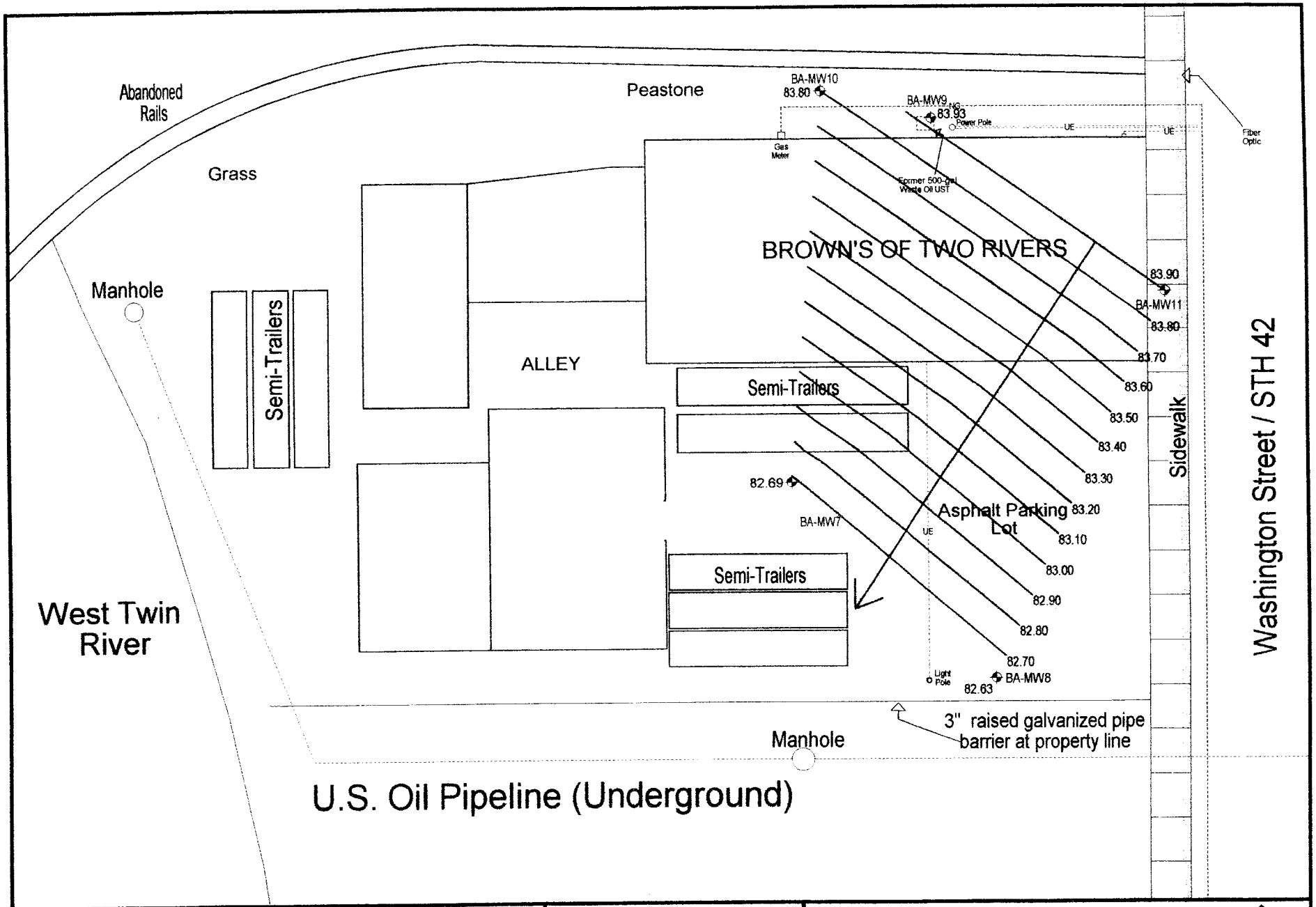
Prepared By: TIM OTT

Legend:
- BORING
- MONITORING WELL

N

Date: 01/04/00

Scale: 1" = 30'



GHD Inc. Environmental Services
BROWN'S OF TWO RIVERS
1400 WASHINGTON STREET
TWO RIVERS, WI 54241

FIGURE 7
GROUNDWATER FLOW MAP
APRIL 2000

Prepared By: TIM OTT

Legend:

MONITORING WELL

N

Date: 05/17/00

Scale: 1" = 30'

Table 6 (Page 1 of 5)
Groundwater Analytical Results
Brown's of Two Rivers - Two Rivers, Wisconsin
SIR - May 2000

PARAMETER	NR 140 ES / PAL Standards	BA-MW7		
		12/15/1999	1/18/2000	4/18/2000
DRO (ppm)	none	<0.029		
Cadmium	5 / 0.5	<0.21		
Dissolved Lead (ppm)	15 / 1.5	<1.4		
Benzene	5 / 0.5	<0.24	<0.50	<0.50
Ethylbenzene	700 / 140	<0.26	<0.54	<0.54
Toluene	343 / 68.6	<0.28>	<0.71>	<0.52
Total Trimethylbenzenes	480 / 96	<0.54	<1.07	<1.07
Total Xylenes	620 / 124	<0.97	<2.8>	<1.5
Methyl tert-butyl Ether	60 / 12	1.8	2.9	9.2
Naphthalene	40 / 8	<0.25		
Isopropylbenzene	none	<0.25		
n-Butylbenzene	none	<0.34		
n-Propylbenzene	none	<0.27		
Isopropylether	none	<0.20		
Total PVOCs	none	4.09	8.52	13.33
Total VOCs	none	5.40	8.52	13.33
Nitrogen, ammonia as N	9.7 / 1.9 ppm	0.11	0.069	<0.043>
Nitrogen N+N (mg/L)	10 / 2 ppm	9.6	**13**	7.3
Nitrogen, Kjeldahl (mg/L)	none	1.0	0.70	0.54
Sulfate (mg/L)	none	67	82	79
Alkalinity (mg/L)	none	430	400	430
Iron (mg/L)	none	>10	5.0	0.5
Conductivity (uS)	none	2000+	3050	2006
pH (SU)	none	9.5	7.3	*
Dissolved Oxygen (mg/L)	none	3.75	0.57	0.92
Acenaphthene	none			
Acenaphthylene	none			
Anthracene	3000 / 600			
Benzo (a) anthracene	none			
Benzo (a) pyrene	0.2 / 0.02			
Benzo (g,h,i) perylene	none			
Benzo (k) fluoranthene	none			
Chrysene	0.2 / 0.02			
Dibenzo (a,h) anthracene	none			
Fluoranthene	400 / 80			
Fluorene	400 / 80			
Indeno (1,2,3-cd) pyrene	none			
Methyl-1-Naphthalene	none			
Methyl-2-Naphthalene	none			
Phenanthrene	none			
Pyrene	250 / 50			
Total Polynuclear Aromatic Hydrocarbons	none			

Notes:
Results are reported in parts per billion (ppb) unless otherwise noted.
ppm = parts per million, GRO = Gasoline Range Organics
Results in BOLD exceed NR 140 ES and results underlined exceed NR 140 PALs.

Table 6 (Page 2 of 5)
Groundwater Analytical Results
Brown's of Two Rivers - Two Rivers, Wisconsin
SIR - May 2000

PARAMETER	NR 140 ES / PAL Standards	BA-MW8		
		12/15/1999	1/18/2000	4/18/2000
DRO (ppm)	none	2.8		
Cadmium	5 / 0.5	<0.21		
Dissolved Lead (ppm)	15 / 1.5	<1.4		
Benzene	5 / 0.5	**140**	**<130>**	**<160>**
Ethylbenzene	700 / 140	430	210	280
Toluene	343 / 68.6	**2000**	**970**	**1200**
Total Trimethylbenzenes	480 / 96	359	350	310
Total Xylenes	620 / 124	**1460**	**1000**	**970**
Methyl tert-butyl Ether	60 / 12	<21	<47	<47
Naphthalene	40 / 8	**180**	**190**	**96**
Isopropylbenzene	none	<13		
n-Butylbenzene	none	<17		
n-Propylbenzene	none	<14>		
Isopropylether	none	<35>		
Total PVOCs	none	4410	2660	2967
Total VOCs	none	4669	2850	3063
Nitrogen, ammonia as N	9.7 / 1.9 ppm	0.97	0.63	0.8
Nitrogen N+N (mg/L)	10 / 2 ppm	0.39	<0.042	<0.042
Nitrogen, Kjeldahl (mg/L)	none	2.8	1.5	1.1
Sulfate (mg/L)	none	7.3	5.7	<5.0
Alkalinity (mg/L)	none	540	480	460
Iron (mg/L)	none	7.0	9.0	4.0
Conductivity (uS)	none	4.41	5180	960
pH (SU)	none	9.3	7.2	*
Dissolved Oxygen (mg/L)	none	0.86	0.58	0.59
Acenaphthene	none		4.7	3.2
Acenaphthylene	none		<1.8	<1.8
Anthracene	3000 / 600		<0.049	<0.58
Benzo (a) anthracene	none		<0.051>	<1.1
Benzo (a) pyrene	0.2 / 0.02		0.13	**<0.40**
Benzo (g,h,i) perylene	none		0.25	<0.78
Benzo (k) fluoranthene	none		<0.041>	<0.69
Chrysene	0.2 / 0.02		0.095	**<0.57**
Dibenzo (a,h) anthracene	none		0.11	<0.54
Fluoranthene	400 / 80		0.19	<0.84
Fluorene	400 / 80		<0.96>	<1.2>
Indeno (1,2,3-cd) pyrene	none		<0.20>	<2.2
Methyl-1-Naphthalene	none		32	<2.4
Methyl-2-Naphthalene	none		24	16
Phenanthrene	none		<0.20>	<1.6
Pyrene	250 / 50		0.28	<1.8>
Total Polynuclear Aromatic Hydrocarbons	none		65.05	35.7

Notes:
Results are reported in parts per billion (ppb) unless otherwise noted.
ppm = parts per million, GRO = Gasoline Range Organics
Results in BOLD exceed NR 140 ES and results underlined exceed NR 140 PALs.

Table 6 (Page 3 of 5)
Groundwater Analytical Results
Brown's of Two Rivers - Two Rivers, Wisconsin
SIR - May 2000

PARAMETER	NR 140 ES / PAL Standards	BA-MW9		
		12/15/1999	1/18/2000	4/18/2000
DRO (ppm)	none	0.80		
Cadmium	5 / 0.5	<0.24>		
Dissolved Lead (ppm)	15 / 1.5	<1.4		
Benzene	5 / 0.5	<0.24	<0.50	<0.50
Ethylbenzene	700 / 140	<0.26	<0.54	<0.55
Toluene	343 / 68.6	<0.63>	<0.77>	<0.52
Total Trimethylbenzenes	480 / 96	6.5	<1.07	<1.07
Total Xylenes	620 / 124	5.5	<2.8>	<1.50
Methyl tert-butyl Ether	60 / 12	<0.42	<0.47	<0.47
Naphthalene	40 / 8	2.1		
Isopropylbenzene	none	<0.25		
n-Butylbenzene	none	1.7		
n-Propylbenzene	none	<0.27		
Isopropylether	none	<0.20		
Total PVOCs	none	13.55	6.15	4.61
Total VOCs	none	18.07	6.15	4.61
Nitrogen, ammonia as N	9.7 / 1.9 ppm	0.19	<0.055>	0.094
Nitrogen N+N (mg/L)	10 / 2 ppm	**28**	**36**	**11**
Nitrogen, Kjeldahl (mg/L)	none	1.4	0.66	0.48
Sulfate (mg/L)	none	61	53	49
Alkalinity (mg/L)	none	370	350	340
Iron (mg/L)	none	1.0	1.0	0.5
Conductivity (uS)	none	2000+	4300	4073
pH (SU)	none	9.0	7.2	*
Dissolved Oxygen (mg/L)	none	5.5	0.79	1.28
Acenaphthene	none			
Acenaphthylene	none			
Anthracene	3000 / 600			
Benzo (a) anthracene	none			
Benzo (a) pyrene	0.2 / 0.02			
Benzo (g,h,i) perylene	none			
Benzo (k) fluoranthene	none			
Chrysene	0.2 / 0.02			
Dibenzo (a,h) anthracene	none			
Fluoranthene	400 / 80			
Fluorene	400 / 80			
Indeno (1,2,3-cd) pyrene	none			
Methyl-1-Naphthalene	none			
Methyl-2-Naphthalene	none			
Phenanthrene	none			
Pyrene	250 / 50			
Total Polynuclear Aromatic Hydrocarbons	none			

Notes:
Results are reported in parts per billion (ppb) unless otherwise noted.
ppm = parts per million, GRO = Gasoline Range Organics
Results in BOLD exceed NR 140 ES and results underlined exceed NR 140 PALs.

Table 6 (Page 4 of 5)
Groundwater Analytical Results
Brown's of Two Rivers - Two Rivers, Wisconsin
SIR - May 2000

PARAMETER	NR 140 ES / PAL Standards	BA-MW10		
		12/15/1999	1/18/2000	4/18/2000
DRO (ppm)	none	<0.084>		
Cadmium	5 / 0.5	<0.21		
Dissolved Lead (ppm)	15 / 1.5	<1.4		
Benzene	5 / 0.5	<0.24	<0.50	<0.50
Ethylbenzene	700 / 140	<0.26	<0.54	<0.54
Toluene	343 / 68.6	<0.30>	<1.1>	<0.52
Total Trimethylbenzenes	480 / 96	<0.54	<1.07	<1.07
Total Xylenes	620 / 124	<0.97	<3.2>	1.50
Methyl tert-butyl Ether	60 / 12	<0.50	<0.47	<0.47
Naphthalene	40 / 8	<0.25		
Isopropylbenzene	none	<0.25		
n-Butylbenzene	none	<0.34		
n-Propylbenzene	none	<0.27		
Isopropylether	none	<0.20		
Total PVOCs	none	<2.81	6.88	4.60
Total VOCs	none	<4.12	6.88	4.60
Nitrogen, ammonia as N	9.7 / 1.9 ppm	0.21	<0.019	<0.057>
Nitrogen N+N (mg/L)	10 / 2 ppm	15	11	9
Nitrogen, Kjeldahl (mg/L)	none	7.8	0.45	0.73
Sulfate (mg/L)	none	57	42	33
Alkalinity (mg/L)	none	300	300	300
Iron (mg/L)	none	4.0	5.0	2.0
Conductivity (uS)	none	1180	890	690
pH (SU)	none	8.9	7.4	*
Dissolved Oxygen (mg/L)	none	4.46	2.20	2.60
Acenaphthene	none			
Acenaphthylene	none			
Anthracene	3000 / 600			
Benzo (a) anthracene	none			
Benzo (a) pyrene	0.2 / 0.02			
Benzo (g,h,i) perylene	none			
Benzo (k) fluoranthene	none			
Chrysene	0.2 / 0.02			
Dibenzo (a,h) anthracene	none			
Fluoranthene	400 / 80			
Fluorene	400 / 80			
Indeno (1,2,3-cd) pyrene	none			
Methyl-1-Naphthalene	none			
Methyl-2-Naphthalene	none			
Phenanthrene	none			
Pyrene	250 / 50			
Total Polynuclear Aromatic Hydrocarbons	none			

Notes:
Results are reported in parts per billion (ppb) unless otherwise noted.
ppm = parts per million, GRO = Gasoline Range Organics
Results in BOLD exceed NR 140 ES and results underlined exceed NR 140 PALs.
* = meta[illegible]rking

Table 6 (Page 5 of 5)
Groundwater Analytical Results
Brown's of Two Rivers - Two Rivers, Wisconsin
SIR - May 2000

PARAMETER	NR 140 ES / PAL Standards	BA-MW11		
		12/15/1999	1/18/2000	4/18/2000
DRO (ppm)	none	1.4		
Cadmium	5 / 0.5	<.21		
Dissolved Lead (ppm)	15 / 1.5	<1.4		
Benzene	5 / 0.5	**<12**	**<24**	**120**
Ethylbenzene	700 / 140	640	360	380
Toluene	343 / 68.6	**380**	**480**	340
Total Trimethylbenzenes	480 / 96	**499**	390	410
Total Xylenes	620 / 124	**2550**	**1720**	**1510**
Methyl tert-butyl Ether	60 / 12	<21	<24	<24
Naphthalene	40 / 8	**240**	**210**	**210**
Isopropylbenzene	none	<26>		
p-Isopropyltoluene	none	<28		
n-Propylbenzene	none	<35>		
Isopropylether	none	44		
Total PVOCs	none	4102	2974	2784
Total VOCs	none	4475	3154	2994
Nitrogen, ammonia as N	9.7 / 1.9 ppm	0.35	0.095	0.16
Nitrogen N+N (mg/L)	10 / 2 ppm	<0.030	<0.042	<0.042
Nitrogen, Kjeldahl (mg/L)	none	1.6	0.70	0.56
Sulfate (mg/L)	none	7.3	<5.0	<5.0
Alkalinity (mg/L)	none	360	420	440
Iron (mg/L)	none	2.0	5.5	0.5
Conductivity (uS)	none	2000+	2740	2060
pH (SU)	none	9.2	7.5	*
Dissolved Oxygen (mg/L)	none	2.44	0.47	0.88
Acenaphthene	none		7.4	6.1
Acenaphthylene	none		<3.1>	<3.7
Anthracene	3000 / 600		<0.038>	<1.2
Benzo (a) anthracene	none		<0.042	<2.1
Benzo (a) pyrene	0.2 / 0.02		<0.016	**<0.79**
Benzo (g,h,i) perylene	none		<0.031	<1.6
Benzo (k) fluoranthene	none		<0.028	<1.4
Chrysene	0.2 / 0.02		<0.023	**<1.1**
Dibenzo (a,h) anthracene	none		<0.022	<1.1
Fluoranthene	400 / 80		<0.065>	<2.0>
Fluorene	400 / 80		<1.4>	<1.9>
Indeno (1,2,3-cd) pyrene	none		<0.090	<4.5
Methyl-1-Naphthalene	none		59	49
Methyl-2-Naphthalene	none		17	17
Phenanthrene	none		<0.087>	<3.3
Pyrene	250 / 50		<0.077>	<1.2
Total Polynuclear Aromatic Hydrocarbons	none		88.42	97.99

Notes:
Results are reported in parts per billion (ppb) unless otherwise noted.
ppm = parts per million, GRO = Gasoline Range Organics
Results exceed NR 140 ES and results underlined exceed NR 140 PALs.