

GIS REGISTRY INFORMATION

SITE NAME:	Holmes Oil Corp			FID #	
BRRTS #:	03-36-001962			(if appropriate):	
COMMERCE # (if appropriate):	54220-4621-14				
CLOSURE DATE:	10/17/05				
STREET ADDRESS:	1110 Buffalo St				
CITY:	Manitowoc				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	707083	Y =	405089	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties (See map)					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/> na
Letter informing ROW owner of residual contamination (Contaminated section of Buffalo Street deeded to railroad)					<input type="checkbox"/> na
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/> na
Copy of any maintenance plan referenced in the deed restriction					<input type="checkbox"/> na



October 17, 2005

Ms. Nina Sayyat
Canadian National Railway
Macmillan Administration Building
1 Administration Road
Concord Ontario L4K 1B9, CN

RE: Final Closure

Commerce # 54220-4621-14 WDNR BRRTS # 03-36-001962
Holmes Oil Corp., 1114 Buffalo Street, Manitowoc

Dear Ms. Sayyat:

The Wisconsin Department of Commerce (Commerce) has received the items required as the condition for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

Robert H. Klauk
Hydrogeologist
Site Review Section

cc: Lynelle P. Caine - Northern Environmental Technologies, Inc.
Case File



commerce.wi.gov

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Mary P. Burke, Secretary

September 15, 2005

Ms. Nina Sayyat
Canadian National Railway
Macmillan Administration Building
1 Administration Road
Concord Ontario L4K 1B9, CN

RE: **Conditional Case Closure**

Commerce # 54220-4621-14 **WDNR BRRTS # 03-36-001962**
Holmes Oil Corp, 1114 Buffalo Street, Manitowoc

Dear Ms. Sayyat:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure, prepared by Northern Environmental Technologies, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remain on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Documentation of the abandonment (WDNR Abandonment Form 3300-5B) groundwater monitoring wells MW-1 through MW-13.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk".

Robert H. Klauk
Hydrogeologist
Site Review Section

cc: Lynelle P. Caine - Northern Environmental Technologies, Inc.
Case File

Entered in
R. I.
Rowbook
Filed
Envelope
Box

Manitowoc Terminal
Company
to

Manitowoc and Western
Railroad Company

Certified Copy
Warranty deed

Blocks 2, 148, 149, 150, 151, 152;
Lots 5, 6, 7, 8, 9, 10, 11, 12 Block 168;
Blocks 169, 170, 171, 172, 173, 185;
Lots 9+10 Blk. 39; Lots 1-5 incl. Blk. 65;
Original Plat - Manitowoc.
Blocks 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
A.W. Buels plat - Manitowoc.
Lot 6 Sec 19-19-24E (50' R.O.W.)
" 3 " 19-19-24E (100' x 200' R.O.W.)
" 29 SW 1/4 Sec 19-19-24E (100' R.O.W.)

Recorded July 22 1895
at 11 o'clock a.m. on
Do 59 pages 491 to 495
Julius Hundstedt
Register

For R.R. Parcel #s 14, 15, and 21

Manitowoc, W.I.

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) ^{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, maintained 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, maintenance 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, license, property, estate and rights of any nature whatsoever, whether real or personal, corporeal or incorporeal to which said grantor now is or may ^{here} after 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 grantor relating or appertaining to the title and the business, past, present and future of said grantor 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 grantor; 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 grantor covenants and agrees from time to time and at all times hereafter and as often as ^{thereunto} ~~directed and~~ 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. Hoe,
Secretary

(++) Corporate Seal

In Presence of

Thos. H. Gill

John H. Peterman

State of Wisconsin : SS.

County of Milwaukee :

On this 12th day of July, A. D. 1895,
before me appeared Emery B. Greenleaf to me personally known,
who being by me ~~first~~ duly sworn, did say that he is President
of the Manitowoc 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 Emery 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.

Manitowoc, WI.
ORDINANCE No. 181
Vacating Streets

MA Line

State: Wisconsin

Val Sec. - 8

Map No. SL 12

Parcel Nos. 16-20,
26-30

"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~~ corner of block ~~18~~ 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
Montreal,
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

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,

In the presence of

(sg) Wm. H. Gill
() J. A. Bond

By E. B. Greenleaf
President.

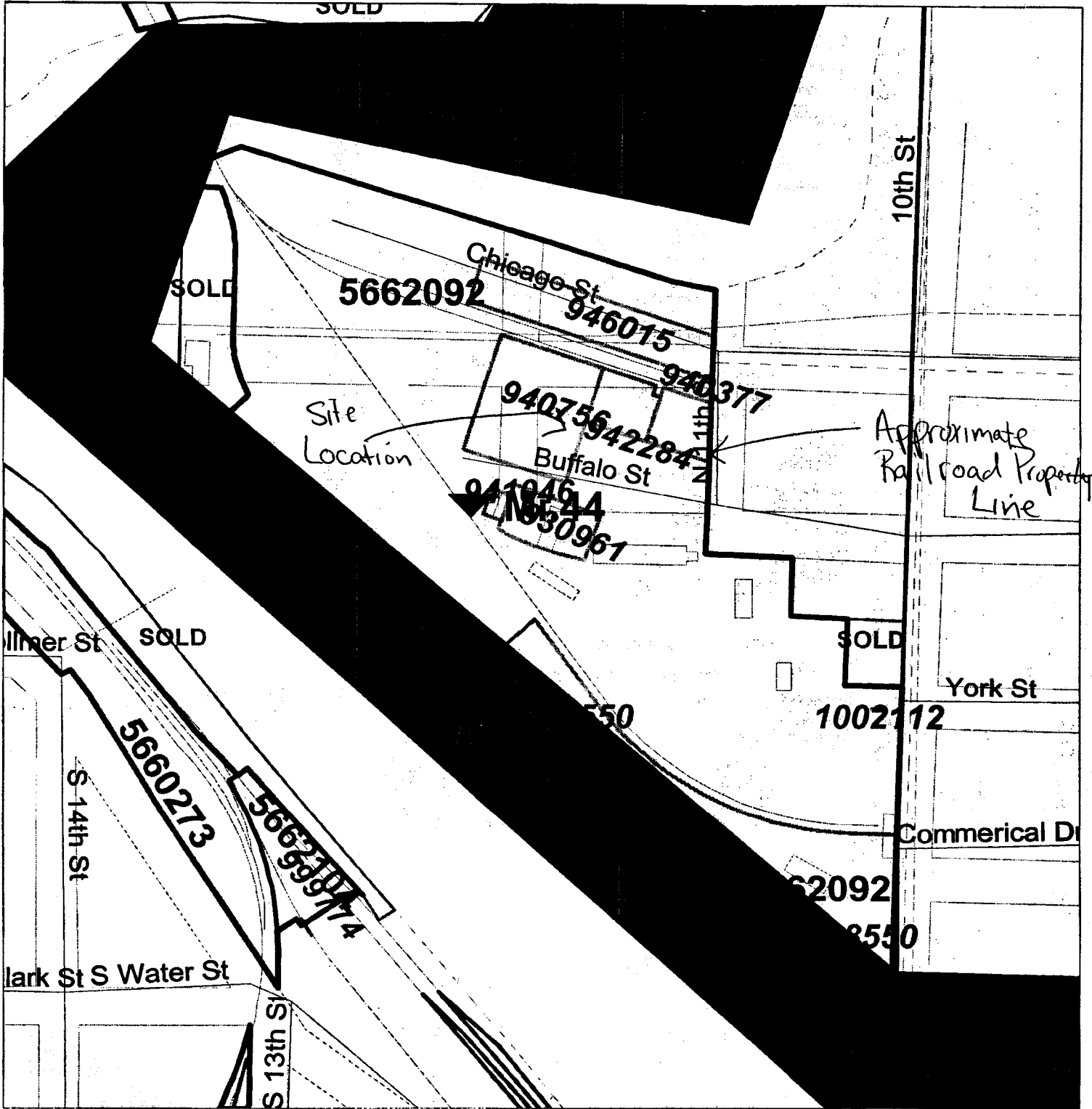
ATTEST. Edgar C. Hoe
Secretary.

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

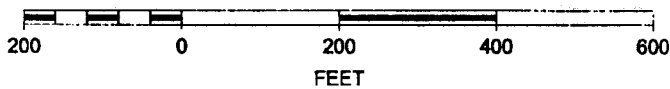
Personally appeared before me, this 29th day of May, A. D. 1895, the above named E. B. Greenleaf, President and Edgar C. Hoe, Secretary of the Manitowoc Terminal Company, to me personally known to be the persons who executed the foregoing instrument, and duly acknowledged the same.

(sg) Wm. H. Gill
NOTARY PUBLIC,

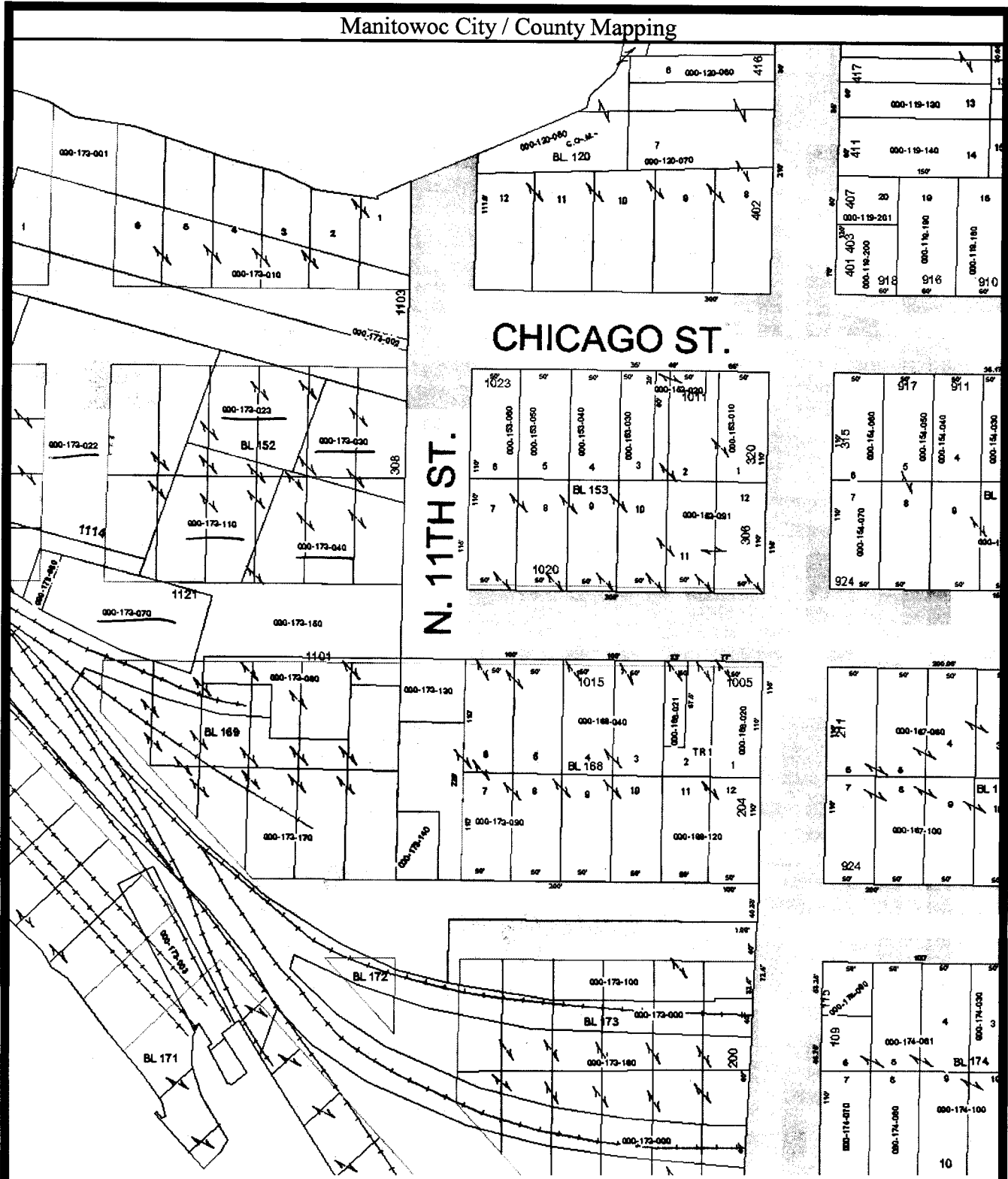
CNRP Inc BaseMap



SCALE 1 : 2,829

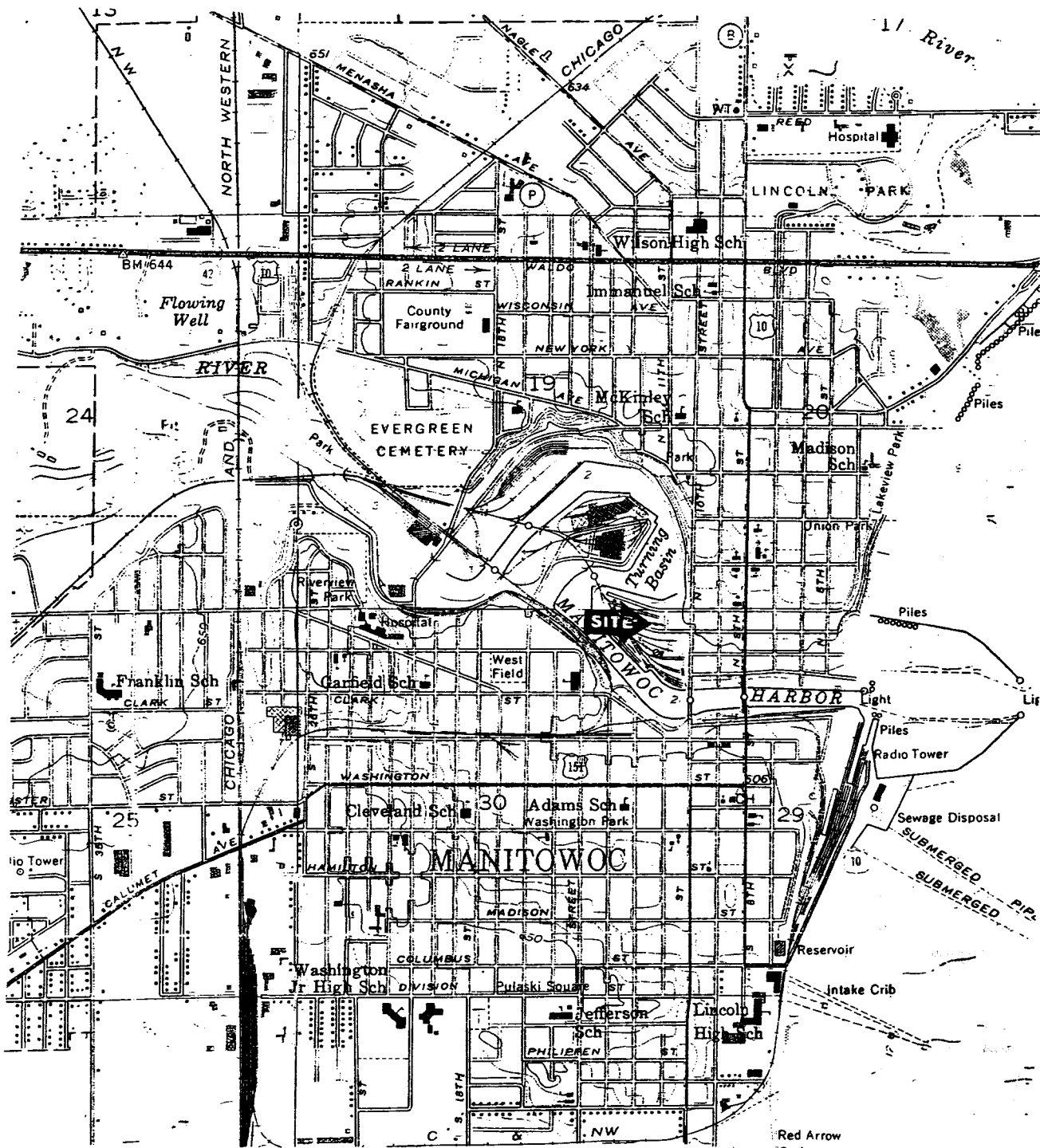


Manitowoc City / County Mapping



	PARCEL BOUNDARIES		CVT BOUNDARIES		RIVER / STREAM		LAKE				
	Lot Line		Water Feature		Road Centerline		CITY SANITARY PIPE		CITY STORM PIPE		ROAD RIGHT-OF-WAY

Parcel ID's



SOURCE: USGS Manitowoc, Wisconsin 7.5 Min. Series Quadrangle
 Topographic Map 1954
 Photorevised 1973

© 1998 Key Engineering Group Ltd.

BY:	S.L.G.	DATE:	05/13/98
BY:	M.P.M.	FILE NO.:	0411010
BY:	M.P.M.	DWG. NO.:	04110101
BY:	G.L.J.	SHEET NO.:	1

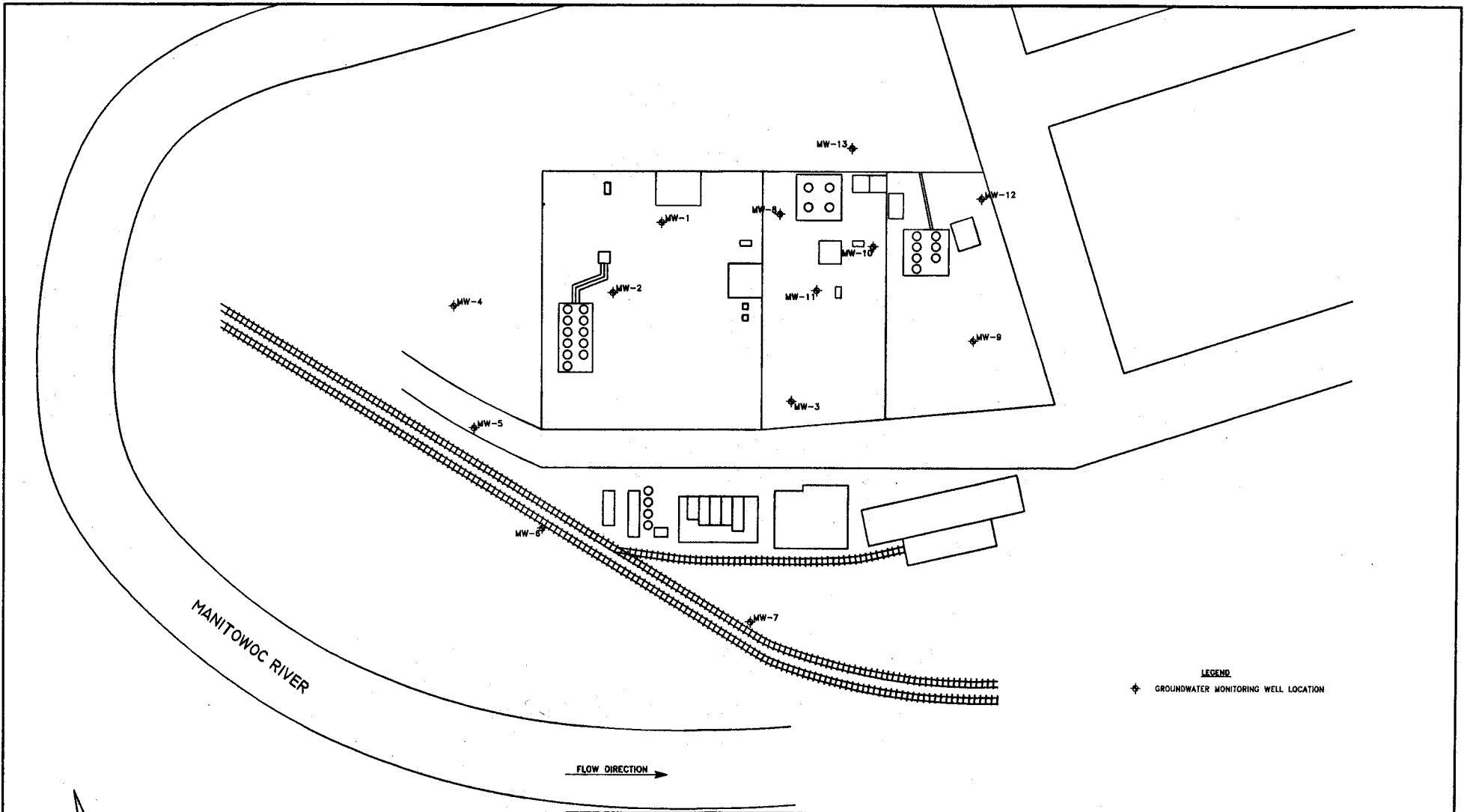


SCALE: 1"=2000'

KEY
 ENGINEERING
 GROUP LTD.

FIGURE 1
SITE LOCATION MAP

SITE INVESTIGATION REPORT
 FORMER HOLMES OIL
 1114 BUFFALO STREET
 MANITOWOC, WISCONSIN



SCALE IN FEET




 Northern Environmental SM Hydrologists • Engineers • Geologists 954 Circle Drive, Green Bay, Wisconsin Phone: 800-354-0606 Fax: 920-592-8444 Website: www.northernenvironmental.com		<h2>MONITORING WELL LOCATIONS</h2>	
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA		FORMER HOLMES OIL SITES A, B, C AND D MANITOWOC, WISCONSIN	
CREATION DATE: 11/26/03 DRAWN BY: JRB REVISION DATE:	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL TECHNOLOGIES, INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	PROJECT NUMBER: WCL03-2200-1351	FIGURE 8

Table 4 Groundwater Analytical Results, Former Holmes Oil, Manitowoc, Wisconsin

Well ID	Date Sampled	Relevant and Significant VOC Analytical Results (µg/l)																
		DRO	GRO	Lead	Benzene	n-Butylbenzene	tert-Butylbenzene	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzene	Vinyl Chloride	Xylenes
NR 140 Preventive Action Limit (µg/l)		NE	NE	1.5	0.5	NE	NE	0.5	140	NE	NE	12	8	NE	200	96	0.02	1,000
NR 140 Enforcement Standard (µg/l)		NE	NE	15	5	NE	NE	5	700	NE	NE	60	40	NE	1,000	490	0.2	10,000
MW1	08/27/97	320	<50	<1.5	3.4	<0.50	<0.50	<0.50	0.52	<0.50	<0.50	3.7	<8.0	<0.50	<0.50	<2.0	<0.17	0.53
Pre-Excavation	01/14/98	930	<50	<1.7	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	16	<8.0	<0.50	<0.50	<2.0	<0.17	<0.50
Post-Excavation	06/26/03	---	---	---	<0.30	---	---	---	<0.60	---	---	<0.58	<0.58	---	<0.58	<1.18	---	<1.84
	09/17/03	---	---	---	<0.30	---	---	---	<0.60	---	---	0.68 J	---	---	<0.58	<1.18	---	<1.84
	01/07/04	---	---	---	<0.30	---	---	---	<0.60	---	---	<0.58	---	---	<0.58	<1.18	---	<1.84
	04/08/04	---	---	---	<0.14	---	---	---	<0.40	---	---	<0.36	---	---	<0.36	<0.79	---	<1.10
MW2	08/27/97	350	10,000	<1.5	250	44	<25	<25	270	<25	<25	37	<400	32	<25	429	<8.5	1,000
Pre-Excavation	01/14/98	5,700	12,000	3.8	840	120	<50	<0.50	830	<50	<50	<20	<800	86	<0.50	1,050	<17	2,800
Post-Excavation	06/26/03	---	---	---	900	---	---	---	1,000	---	---	17 J	550	---	42	1,820	---	3,082
	09/17/03	---	---	---	910	---	---	---	850	---	---	24 J	580	---	21 J	2,060	---	2,463
	01/07/04	---	---	---	1,100	---	---	---	830	---	---	26	460	---	24	1,900	---	2,457
	04/08/04	---	---	---	500	---	---	---	1,400	---	---	<7.2	770	---	39	2,850	---	4,310
MW3	08/27/97	2,700	540	<1.5	<0.50	<0.50	<0.50	<0.50	0.55	<0.50	<0.50	<0.20	<8.0	0.52	<0.50	<2.0	<0.17	1.7
Pre-Excavation	01/14/98	390	81	1.5	<0.50	4.0	<0.50	<0.50	<0.50	1.6	<0.50	<0.20	<8.0	0.77	<0.50	<2.0	<0.17	0.59
Post-Excavation	06/26/03	---	---	---	<0.30	---	---	---	<0.60	---	---	<0.58	<0.58	---	<0.58	<1.18	---	<1.84
	01/07/04	---	---	---	<0.30	---	---	---	<0.60	---	---	<0.58	---	---	<0.58	<1.18	---	<1.84
MW4	08/27/97	<100	<50	<1.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	1.0	1.1	<8.0	<0.50	0.68	<2.0	<0.17	3.0
Pre-Excavation	01/14/98	130	<50	1.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	1.5	1.7	<8.0	<0.50	<0.50	<2.0	<0.17	0.96
Post-Excavation	06/26/03	---	---	---	<0.30	---	---	---	<0.60	---	---	<0.58	<0.58	---	<0.58	<1.18	---	<1.84
	09/17/03	---	---	---	<0.30	---	---	---	<0.60	---	---	2.6	<0.58	---	<0.58	<1.18	---	<1.84
	01/07/04	---	---	---	<0.30	---	---	---	<0.60	---	---	3.7	<0.58	---	<0.58	<1.18	---	<1.84
	04/08/04	---	---	---	<0.14	---	---	---	<0.40	---	---	<0.36	<0.47	---	<0.36	<0.79	---	<1.10

Table 4 Groundwater Analytical Results, Former Holmes Oil, Manitowoc, Wisconsin

Well ID	Date Sampled	Relevant and Significant VOC Analytical Results (µg/l)																
		DRO	GRO	Lead	Benzene	n-Butylbenzene	tert-Butylbenzene	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzene	Vinyl Chloride	Xylenes
NR 140 Preventive Action Limit (µg/l)		NE	NE	1.5	0.5	NE	NE	0.5	140	NE	NE	12	8	NE	200	96	0.02	1,000
NR 140 Enforcement Standard (µg/l)		NE	NE	15	5	NE	NE	5	700	NE	NE	60	40	NE	1,000	480	0.2	10,000
MW5	08/27/97	250	<50	<1.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<8.0	<0.50	<0.50	<2.0	<0.17	0.92
Pre-Excavation	01/14/98	150	<50	1.6	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<8.0	<0.50	<0.50	<2.0	<0.17	<0.50	
Post-Excavation	06/26/03	---	---	---	<0.30	---	---	---	<0.60	---	<0.58	<0.58	---	<0.58	<1.18	---	<1.84	
	09/17/03	---	---	---	<0.30	---	---	---	<0.60	---	<0.58	<0.58	---	<0.58	<1.18	---	<1.84	
	01/07/04	---	---	---	<0.30	---	---	---	<0.60	---	<0.58	<0.58	---	<0.58	<1.18	---	<1.84	
MW6	08/27/97	110	<50	<1.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<8.0	<0.50	<0.50	<2.0	<0.17	0.95	
Pre-Excavation	01/14/98	<100	<50	1.7	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<8.0	<0.50	<0.50	<2.0	<0.17	<0.50	
Post-Excavation	06/26/03	---	---	---	<0.30	---	---	---	<0.60	---	<0.58	<0.58	---	<0.58	<1.18	---	<1.84	
	01/07/04	---	---	---	<0.30	---	---	---	<0.60	---	<0.58	---	---	<0.58	<1.18	---	<1.84	
MW7	08/27/97	140	<50	<1.5	<0.50	<0.50	<0.50	<0.50	<0.50	1.3	<0.20	<8.0	<0.50	<0.50	<2.0	<0.17	1.4	
Pre-Excavation	01/14/98	<100	<50	<1.5	<0.50	<0.50	<0.50	<0.50	<0.50	8.7	<0.20	<8.0	<0.50	<0.50	<2.0	<0.17	<0.50	
Post-Excavation	06/26/03	---	---	---	<0.30	---	---	---	<0.60	---	<0.58	<0.58	---	<0.58	<1.18	---	<1.84	
MW8	08/27/97	910	400	<1.5	100	<0.50	<0.50	<25	12	4.2	<0.50	<0.20	<8.0	6.2	3.2	8.4	<0.17	34
Pre-Excavation	01/14/98	370	180	<1.5	15	2.6	<0.50	<0.50	2.2	1.6	<0.50	<0.20	<8.0	2.6	<0.50	<2.0	<0.17	4.3
Post-Excavation	06/26/03	---	---	---	190	---	---	---	49	---	---	3.9	9.4	---	7.5	63.7	---	184
	09/17/03	---	---	---	280	---	---	---	28	---	---	6.3	6.7	---	9.3	42.8	---	173.2
	01/07/04	---	---	---	170	---	---	---	14	---	---	1.8 J	9.3	---	4.0	44.7	---	82.2 J
	04/08/04	---	---	---	8.2	---	---	---	1.7	---	---	0.40 J	0.87 J	---	<0.36	12.53 J	---	7.3
MW9	08/27/97	100	<50	<1.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<8.0	<0.50	<0.50	1.1	<0.17	1.9	
Pre-Excavation	01/14/98	<100	<50	<1.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<8.0	<0.50	<0.50	<2.0	<0.17	<0.50	
Post-Excavation	06/26/03	---	---	---	<0.30	---	---	---	<0.60	---	<0.58	<0.58	---	<0.58	<1.18	---	<1.84	
	01/07/04	---	---	---	<0.30	---	---	---	<0.60	---	<0.58	---	---	<0.58	<1.18	---	<1.84	

Table 4 Groundwater Analytical Results, Former Holmes Oil, Manitowoc, Wisconsin

Well ID	Date Sampled	Relevant and Significant VOC Analytical Results (µg/l)																
		DRO	GRO	Lead	Benzene	n-Butylbenzene	tert-Butylbenzene	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzene	Vinyl Chloride	Xylenes
NR 140 Preventive Action Limit (µg/l)		NE	NE	1.5	0.5	NE	NE	0.5	140	NE	NE	12	8	NE	200	96	0.02	1,000
NR 140 Enforcement Standard (µg/l)		NE	NE	15	5	NE	NE	5	700	NE	NE	60	40	NE	1,000	480	0.2	10,000
MW10	08/27/97	470	820	< 1.5	96	12	< 0.50	< 0.50	94	3.8	1.2	< 0.20	23	8.6	9.2	100	23	270
Pre-Excavation	01/14/98	690	2,100	< 1.5	470	34	< 5.0	< 5.0	240	8.8	< 5.0	< 2.0	< 80	16	26	112	< 1.7	170
Post-Excavation	06/26/03	---	---	---	33	---	---	---	4.1	---	---	5.1	< 0.58	---	< 0.58	0.70 J	---	< 1.84
	09/17/03	---	---	---	100	---	---	---	4.7	---	---	4.4	---	---	< 0.58	35.0	---	35.4 J
	01/07/04	---	---	---	17	---	---	---	< 0.60	---	---	1.9 J	---	---	< 0.58	< 1.18	---	< 1.84
	04/08/04	---	---	---	31	---	---	---	4.7	---	---	6.1	---	---	0.69 J	1.4	---	< 1.10
MW11	08/27/97	1,600	620	< 1.5	18	34	< 1.3	< 1.3	1.4	12	< 1.3	< 0.50	< 20	16	3.5	145	< 0.43	130
Pre-Excavation	01/14/98	10,000	1,700	< 1.5	16	39	< 0.50	0.70	23	9.6	< 0.50	29	< 80	34	1.4	75	< 0.17	54
Post-Excavation	06/26/03	---	---	---	< 0.30	---	---	---	< 0.60	---	---	< 0.58	4.6	---	< 0.58	0.67 J	---	< 1.84
	09/17/03	---	---	---	< 0.30	---	---	---	< 0.60	---	---	< 0.58	---	---	< 0.58	< 1.18	---	< 1.84
	01/07/04	---	---	---	< 0.30	---	---	---	< 0.60	---	---	< 0.58	---	---	< 0.58	< 1.18	---	< 1.84
	04/08/04	---	---	---	< 0.14	---	---	---	< 0.40	---	---	< 0.36	---	---	< 0.36	0.79 J	---	< 1.10
MW12	08/27/97	770	680	< 1.5	2.6	11	1.7	< 0.50	6.0	4.6	4.8	< 0.20	< 8.0	1.2	1.7	46.2	< 0.17	7.4
Pre-Excavation	01/14/98	390	710	< 1.5	2.5	8.7	1.2	< 0.50	7.6	5.3	3.4	< 0.20	39	1.8	1.5	29.6	< 0.17	2.3
Post-Excavation	06/26/03	---	---	---	0.54 J	---	---	---	< 0.60	---	---	< 0.58	2.2	---	< 0.58	< 1.18	---	< 1.84
	09/17/03	---	---	---	< 0.30	---	---	---	< 0.60	---	---	< 0.58	---	---	< 0.58	< 1.18	---	< 1.84
	01/07/04	---	---	---	< 0.30	---	---	---	< 0.60	---	---	< 0.58	---	---	< 0.58	< 1.18	---	< 1.84
	04/08/04	---	---	---	4.4	---	---	---	7.3	---	---	0.49 J	---	---	0.74 J	49	---	6.4

Table 4 Groundwater Analytical Results, Former Holmes Oil, Manitowoc, Wisconsin

Well ID	Date Sampled	Relevant and Significant VOC Analytical Results (µg/l)																
		DRO	GRO	Lead	Benzene	n-Butylbenzene	tert-Butylbenzene	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzene	Vinyl Chloride	Xylenes
NR 140 Preventive Action Limit (µg/l)		NE	NE	1.5	0.5	NE	NE	0.5	140	NE	NE	12	8	NE	200	96	0.02	1,000
NR 140 Enforcement Standard (µg/l)		NE	NE	15	5	NE	NE	5	700	NE	NE	60	40	NE	1,000	480	0.2	10,000
MW13	06/26/03	--	--	--	<0.30	--	--	--	<0.60	--	--	2.6	<0.58	--	<0.58	<1.18	--	<1.84
	09/17/03	--	--	--	<0.30	--	--	--	<0.60	--	--	<0.58	--	--	<0.58	<1.18	--	<1.84
	01/07/04	--	--	--	<0.30	--	--	--	<0.60	--	--	5.0	--	--	0.90 J	<1.18	--	<1.84
	04/08/04	--	--	--	<0.14	--	--	--	<0.40	--	--	<0.36	--	--	<0.36	<0.79	--	<1.10

- Key:**
- MTBE = Methyl-Tertiary-Butyl-Ether
 - µg/l = micrograms per liter
 - msl = Mean Sea Level
 - J = Analyte detected between Limit of Detection and Limit of Quantitation
 - fbg = Feet Below Grade
 - NE = Not Established by Wis. Adm. Code
 - DRO = Diesel Range Organics
 - GRO = Gasoline Range Organics
 - VOC = Volatile Organic Compounds
 - = Not Analyzed
 - 32 = Exceeds NR 140 Preventive Action Limit
 - 32 = Exceeds NR 140 Enforcement Standard

SUMMARY OF SOIL ANALYTICAL RESULTS--PRE-REMEDIAL

SITE INVESTIGATION REPORT

FORMER HOLMES OIL - SITE A
1114 Buffalo Street
Munlowoc, Wisconsin

	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19
DATE	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97
DEPTH (feet)	4-6	4-6	2-4	4-6	4-6	2-4	6-8	6-8	0-4	4-6	4-6	2-4	2-4	4-6	4-6	0-2	2-4	4-6	0-2
PID (i.u.)	29	660	83	15	973	3	7	341	3	53	1	1	99	109	1,054	689	5	3	23
GRO (mg/kg)	12	1,470	160	364	4,400	4.3	<5.8	406	<2.2	155	<2.9	<2.7	510	91	3,320	3,190	<2.3	<2.2	109
DRO (mg/kg)	5.3	256	181	829	3.8	3.9	12	40	7.1	1,200	8	7.7	525	9.4	1,840	1,550	4.3	6	3.4
LEAD (mg/kg)	19	21	118	98	30	145	37	24	18	15	77	412	119	11	74	34	12	11	32
Benzene (ug/kg)	134	7,430	163	357	6,480	59	<45	2,360	<18	76	<23	<22	35,700	<75	7,840	<785	<19	<18	<15
Toluene (ug/kg)	<9.9	3,690	177	143	822	<10	<25	<559	51	71	76	<12	44,700	405	<550	12,300	<10	<9.9	<8.6
Ethylbenzene (ug/kg)	<4.0	40,500	294	11,400	43,700	50	<10	46,700	<4.0	332	<5.2	<5.0	4,520	155	59,500	2,570	<4.2	<4.0	541
Xylenes (ug/kg)	33	141,000	1,039	8,502	150,300	42	<53	288,890	94	691	57	<26.3	47,100	49,437	241,900	249,200	<21.8	<20.6	1,200
TMBs (ug/kg)	180	83,500	1,127	4,320	92,300	<14.9	<36	2,380	40	6,970	<18.3	<18	31,250	529	256,700	350,000	<15.1	<14.4	311
MTBE (ug/kg)	<12	<250	<30	<14	<254	<12	<30	<676	<12	<12	<16	<15	<1,470	<51	<666	<527	<13	<12	<10
Naphthalene (ug/kg)	<13	19,600	136	1,210	18,700	109	<33	3,850	59	7,410	68	40	1,093,000	171	52,700	20,600	<14	<13	239
Isopropylbenzene (ug/kg)	<7.5	3,820	132	751	4,370	63	<19	1,780	<7.4	1,100	<9.7	<9.3	17,400	193	8,010	<328	<7.8	<7.5	<6.4

Notes:

DRO - diesel range organics
GRO - gasoline range organics
i.u. - instrument units
mg/kg - milligrams per kilogram
MTBE - methyl tert butyl ether
PID - photionization detector
TMBs - trimethylbenzenes
ug/kg - micrograms per kilogram

TABLE 1 (CONTINUED)
 SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
 SITE INVESTIGATION REPORT
 FORMER HOLMES OIL - SITE A
 1114 Buffalo Street
 Manitowoc, Wisconsin

	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	A31	A32	A33	A34
DATE	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	6/16/97	7/16/97	7/16/97	7/16/97	7/16/97	7/16/97	8/21/97
DEPTH (feet)	2-4	6-8	4-6	8-10	6-8	4-6	4-6	6-8	2-4	4	3	2	2	3.5	2
PID (i.u.)	3	712	7	25	261	1	47	9	3	<1	<1	<1	<1	<1	<1
GRO (mg/kg)	<2.2	1,330	<2.3	150	47	<2.0	1,320	49	2.5	<2.3	<2.2	<2.5	<2.3	<2.3	<1.5
DRO (mg/kg)	3.7	444	5	135	142	6.1	157	13	6.8	1.9	6.5	76	137	19	12
LEAD (mg/kg)	8.1	90	77	84	85	89	77	9.9	79	15	28	115	524	80	14
Benzene (ug/kg)	<18	<162	114	<17	<16	<16	3,180	118	<19	<19	<18	<20	<19	<18	<18
Toluene (ug/kg)	<9.8	<90	55	<9.8	<9.1	<9.1	<106	261	<10	<10	64	<11	79	<10	<10
Ethylbenzene (ug/kg)	<4.0	<37	<4.3	<3.9	<3.7	<3.7	28,300	<15	<4.2	<4.2	<4.1	<4.6	<4.3	<4.2	<4.2
Xylenes (ug/kg)	<20.3	618	<21.9	<21.2	<18.8	<18.8	78,289	40,581	<21.8	<21.8	93	480	86	<21.7	<21.7
TMBs (ug/kg)	<14.2	10,320	<15.3	<14	2,520	<13.3	87,200	158	<15.1	<15.4	45	<16.4	42	<14.9	<14.9
MTBE (ug/kg)	<12	<109	<13	<12	<11	<11	<128	<44	<12	<12	<12	<14	<13	<12	<12
Naphthalene (ug/kg)	<13	<117	<14	<13	<12	<12	10,600	515	<13	<14	81	72	79	47	<13
Isopropylbenzene (ug/kg)	<7.3	1,120	<7.9	<7.2	<6.8	<6.8	4,270	<27	<7.8	<7.8	<7.5	<8.5	<8.0	<7.7	<7.7

Notes:

DRO - diesel range organics
 GRO - gasoline range organics
 i.u. - instrument units
 mg/kg - milligrams per kilogram
 MTBE - methyl tert butyl ether
 PID - photionization detector
 TMBs - trimethylbenzenes
 ug/kg - micrograms per kilogram

TABLE 1
 SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
 SITE INVESTIGATION REPORT
 FORMER HOLMES OIL - SITE B
 1110 Buffalo Street
 Manitowoc, Wisconsin

	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B-11	B12	B13
DATE	6/16/97	6/16/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97
DEPTH (feet)	0-2	4-6	0-2	2-4	2-4	4-6	6-8	0-2	0-2	2-4	4-6	4	4
PID (i.u.)	3	756	6	147	3	1,515	897	86	420	8	7	3	3
GRO (mg/kg)	<2.2	3,410	<2.2	239	<2.1	2,870	795	328	999	14	2.9	<2.3	<2.2
DRO (mg/kg)	4.8	5,330	75	1,670	27	4,680	935	9,240	949	24	52	25	53
LEAD (mg/kg)	15	6	8	<2.7	4.6	10	<2.8	78	77	9.8	5	<3.4	5.1
Benzene (ug/kg)	<18	<858	<18	<66	<17	2,460	918	453	3,250	492	<18	<18	<18
Toluene (ug/kg)	44	2,830	51	165	35	1,480	482	1,410	1,940	102	<9.9	<10	<9.9
Ethylbenzene (ug/kg)	<4.0	23,800	<4.1	545	<3.8	15,600	6,460	1,900	11,100	93	35	<4.1	<4.0
Xylenes (ug/kg)	72	196,900	33	6,790	39	75,840	44,000	12,830	40,210	302	<20.4	<21.6	<20.4
TMBs (ug/kg)	37	196,900	31	8,960	61	73,300	46,300	41,200	63,200	200	<14.4	<14.8	<14.4
MTBE (ug/kg)	<12	<576	<12	<44	31	<245	<117	<120	<120	<12	<12	<12	<12
Naphthalene (ug/kg)	<13	34,600	77	2,600	102	14,600	8,940	13,600	13,900	77	<13	<13	<13
Isopropylbenzene (ug/kg)	<7.3	3,940	<7.5	<27	<7.0	1,950	996	434	2,160	<7.4	<7.4	<7.6	<7.4

Notes:

- DRO - diesel range organics
- GRO - gasoline range organics
- i.u. - instrument units
- mg/kg - milligrams per kilogram
- MTBE - methyl tert butyl ether
- PID - photionization detector
- TMBs - trimethylbenzenes
- ug/kg - micrograms per kilogram

TABLE 1
 SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
 SITE INVESTIGATION REPORT
 FORMER HOLMES OIL - SITE C
 308 North 11th Street
 Manitowoc, Wisconsin

	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C-11	C12	C13	C14	C15	C16
DATE	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	6/17/97	8/21/97
DEPTH (feet)	4-6	0-2	4-6	2-4	4-6	0-2	4-6	2-4	4-6	2-4	4-6	4-6	4-6	2-4	3	2
PID (i.u.)	1,478	42	799	3	18	1	3	3	399	130	3	3	3	3	167	<1
GRO (mg/kg)	2,240	238	3,000	<2.3	95	<2.0	<2.1	<2.2	1,680	69	<2.1	<2.1	3	<2.1	345	<1.5
DRO (mg/kg)	1,350	189	3,950	27	51	233	73	12	7,690	207	43	24	400	52	509	12
LEAD (mg/kg)	11	48	<2.7	7.7	3.5	191	13	9.7	6.3	13	8.4	7.2	9	8.2	6.4	12
Benzene (ug/kg)	<347	<37	6,420	<18	<17	<16	66	<18	646	3,010	<17	110	<18	<17	<18	<19
Toluene (ug/kg)	2,050	63	1,830	<10	<9.3	82	216	<9.9	690	8,600	68	545	34	71	<9.8	<10
Ethylbenzene (ug/kg)	30,400	1,720	30,800	<4.1	495	<3.7	52	<4.0	2,840	1,840	<13.8	110	<4.1	<3.9	<4.0	<4.3
Xylenes (ug/kg)	102,500	4,160	66,070	21.7	417	156	411	42	19,240	9,120	51	938	82	91	38	<21.9
TMBs (ug/kg)	88,300	10,440	84,600	<14.8	2,814	72	163	<14.4	48,200	3,363	13.8	277	<14.6	<14.3	<14.3	<14.3
MTBE (ug/kg)	<233	<25	<547	<12	<11	<11	<12	<12	<115	<45	<11	<12	<12	<12	<12	<13
Naphthalene (ug/kg)	14,000	1,020	7,070	<13	534	170	318	42	16,800	1,750	75	570	47	74	157	<14
Isopropylbenzene (ug/kg)	3,260	409	3,430	<7.7	219	<6.9	<7.2	<7.5	1,090	<28	<7.1	<7.2	<7.5	<7.3	<7.4	<7.9

Notes:

DRO - diesel range organics
 GRO - gasoline range organics
 i.u. - instrument units
 mg/kg - milligrams per kilogram
 MTBE - methyl tert butyl ether
 PID - photonization detector
 TMBs - trimethylbenzenes
 ug/kg - micrograms per kilogram

TABLE 1
 SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
 SITE INVESTIGATION REPORT
 FORMER HOLMES OIL - SITE D
 1115 Buffalo Street
 Manitowoc, Wisconsin

	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D-11	D12	D13	D14	D15	D16	D17
DATE	6/17/97	6/17/97	6/17/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97	6/18/97
DEPTH (feet)	2-4	0-2	6-8	4-6	2-4	2-4	0-2	2-4	6-8	6-8	4-6	0-2	0-2	2-4	0-2	2-4	2-4
PID (i.u.)	494	103	25	41	64	192	135	5	164	47	1	1	3	1	1	1	21
GRO (mg/kg)	3,310	1,290	42	254	3,150	1,390	2,140	225	776	159	<2.1	<2.0	<2.0	<2.1	<2.0	2.1	221
DRO (mg/kg)	3,890	897	331	153	6,240	6,200	12,400	508	330	80	16	12	8.4	26	10	10	1,300
LEAD (mg/kg)	67	67	<10.2	33	96	47	15	4.2	5.6	113	10	28	18	3.3	6.6	29	9.9
Benzene (ug/kg)	<1,910	<323	<58	124	<364	<173	<323	<30	<341	<25	<17	<16	<17	<17	<16	32	<35
Toluene (ug/kg)	<1,060	<179	<32	174	<202	<96	<179	<17	<189	<14	<9.6	33	54	47	<9.0	170	<20
Ethylbenzene (ug/kg)	<432	<73	<13	104	<82	306	2,200	<6.8	676	<5.6	<3.9	<3.7	<3.7	<3.8	<3.7	60	<8.0
Xylenes (ug/kg)	5,760	2,272	<67	483	<424	950	4,930	59	4,110	1,050	<20.2	55	154	30	41	351	<41
TMBs (ug/kg)	35,630	7,850	1,678	427	4,500	15,540	20,620	66	9,220	5,710	<13.9	49	90	<13.8	32	164	<28
MTBE (ug/kg)	<1,280	<217	<39	<22	<244	<116	<217	<20	<229	<17	<12	<11	<11	<11	<11	<11	<24
Naphthalene (ug/kg)	3,950	5,460	<42	239	1,930	2,780	10,400	330	2,820	424	<13	48	113	35	<12	240	166
Isopropylbenzene (ug/kg)	<798	<135	<24	94	869	1,360	<135	<13	810	370	<7.2	<6.8	<6.9	<7.1	<6.8	54	<15

Notes:

DRO - diesel range organics

GRO - gasoline range organics

i.u. - instrument units

mg/kg - milligrams per kilogram

MTBE - methyl tert butyl ether

PID - photionization detector

TMBs - trimethylbenzenes

ug/kg - micrograms per kilogram

Table 2 Remedial Action Soil Analytical Results, Former Holmes Oil, Manitowoc, Wisconsin

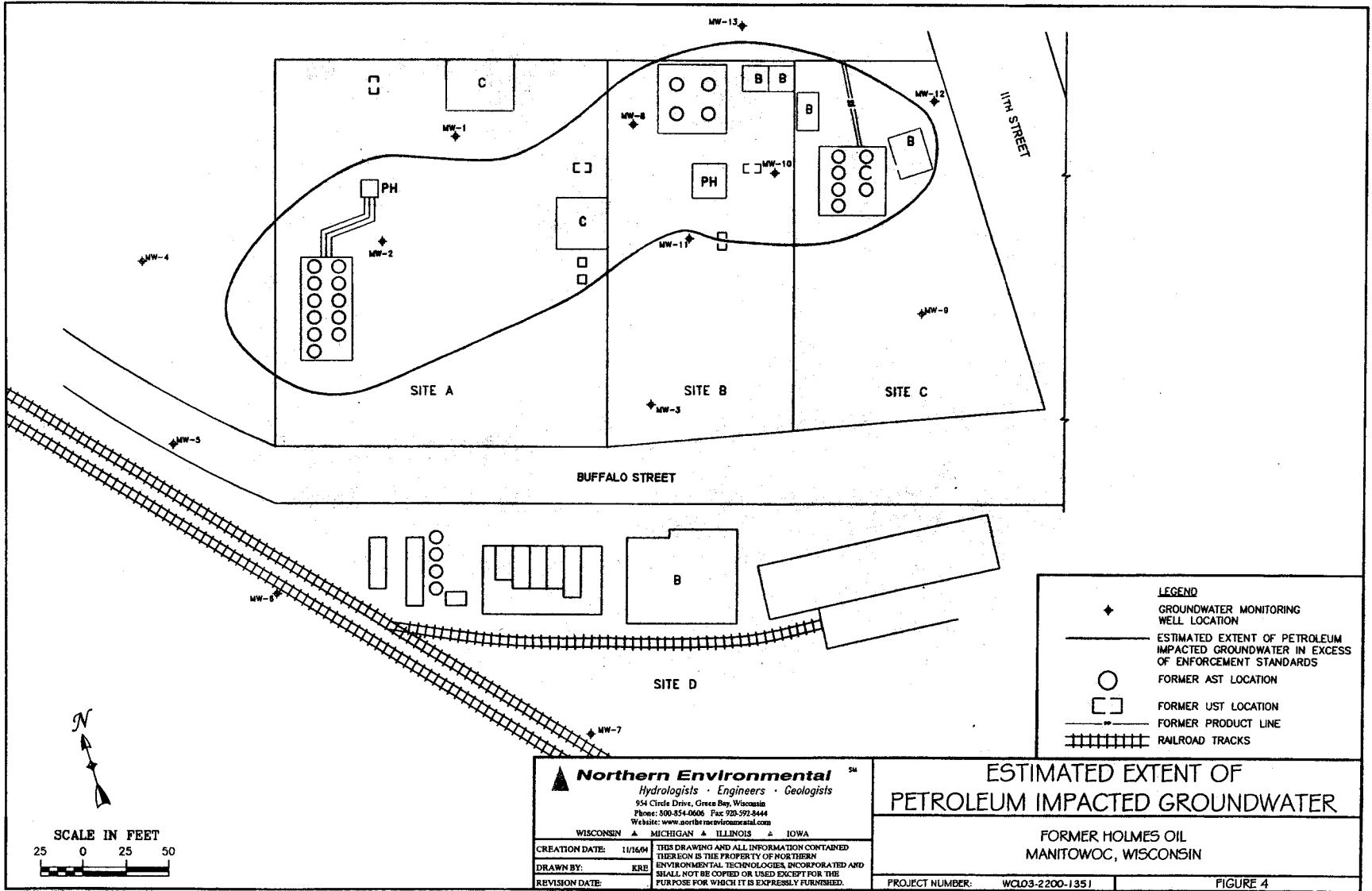
Sample Location	Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Relevant and Significant Analytical Results (µg/kg)							
					Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
	NR 720.09 Residual Contaminant Level				5.5	2,900	NE	NE	1,500	NE	NE	4,100
	NR746.06 Table 1 Value				8,500	4,600	NE	2,700	38,000	83,000	11,000	42,000
	NR746.06 Table 2 Value				1,100	NE	NE	NE	NE	NE	NE	NE
Site A	S8	2	35	04/07/03	180	110	<25	---	600	560	200	1,600
Site A	S13	3	2.5	04/07/03	<25	<25	<25	---	<25	<25	180	<75
Site A	S15	3.5	9	04/07/03	<25	<25	<25	---	<25	<25	<25	<75
Site A	S42	2	106	04/07/03	<25	140	<25	---	38 J	920	380	509
Site A	S45	4	28	04/07/03	<25	<25	<25	---	<25	84	33 J	<75
Site A	S47	4	63	04/07/03	80	670	130	---	<25	2,000	1,100	2,010
Site A	S72	4	17	04/08/03	210	550	<25	---	1,300	2,900	980	4,800
Site A	S74	4	105	04/08/03	1,700	5,100	<120	---	6,000	21,000	7,300	31,900
Site A	S78	4	25	04/08/03	240	290	<25	---	1,100	950	310	3,170
Site A	S80	4	164	04/08/03	<200	5,200	<200	---	330	24,000	9,900	20,300
Site A	S84	2	36	06/26/03	41 J	110	<25	220	410	270	110	1,030
Site B	S26	4	78	04/07/03	<25	55 J	<25	---	<25	560	210	200
Site B	S32	4	72	04/07/03	<25	<25	<25	---	<25	78	71	<75

Table 2 Remedial Action Soil Analytical Results, Former Holmes Oil, Manitowoc, Wisconsin

Sample Location	Sample Number	Sample Depth (feet)	PID Response (iui)	Date Sampled	Relevant and Significant Analytical Results (µg/kg)							
					Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
NR 720.09 Residual Contaminant Level					5.5	2,900	NE	NE	1,500	NE	NE	4,100
NR746.06 Table 1 Value					8,500	4,600	NE	2,700	38,000	83,000	11,000	42,000
NR746.06 Table 2 Value					1,100	NE	NE	NE	NE	NE	NE	NE
Site B	S34	4	104	04/07/03	<25	<25	<25	---	<25	<25	<25	<75
Site B	S50	4	171	04/08/03	390	780	88	---	93	5,400	1,900	6,420
Site B	S52	4	93	04/08/03	53 J	32 J	<25	---	270	170	100	470
Site B	S54	4	121	04/08/03	<25	<25	<25	---	<25	160	95	61 J
Site C	S38	4	323	04/07/03	<500	<500	<500	---	<500	<500	6,400	<1500
Site C	S40	4	353	04/07/03	<310	830 J	<310	---	<310	13,000	6,800	2,670

Key:

- MTBE = Methyl-tertiary-butyl-ether
- µg/kg = Micrograms per kilogram
-
- = Not Analyzed
- J = Analyte detected between the limit of detection and limit of quantitation
- NE = Not established by Wis. Adm. Code
- RCL = NR 720.09 Residual Contaminant Level
- 120 = NR 720.09 RCL Exceeded



\\saw\w22001351\Drawings\1121 3.DWG, FIGURE 4, 9/18/2003 3:11:51 PM

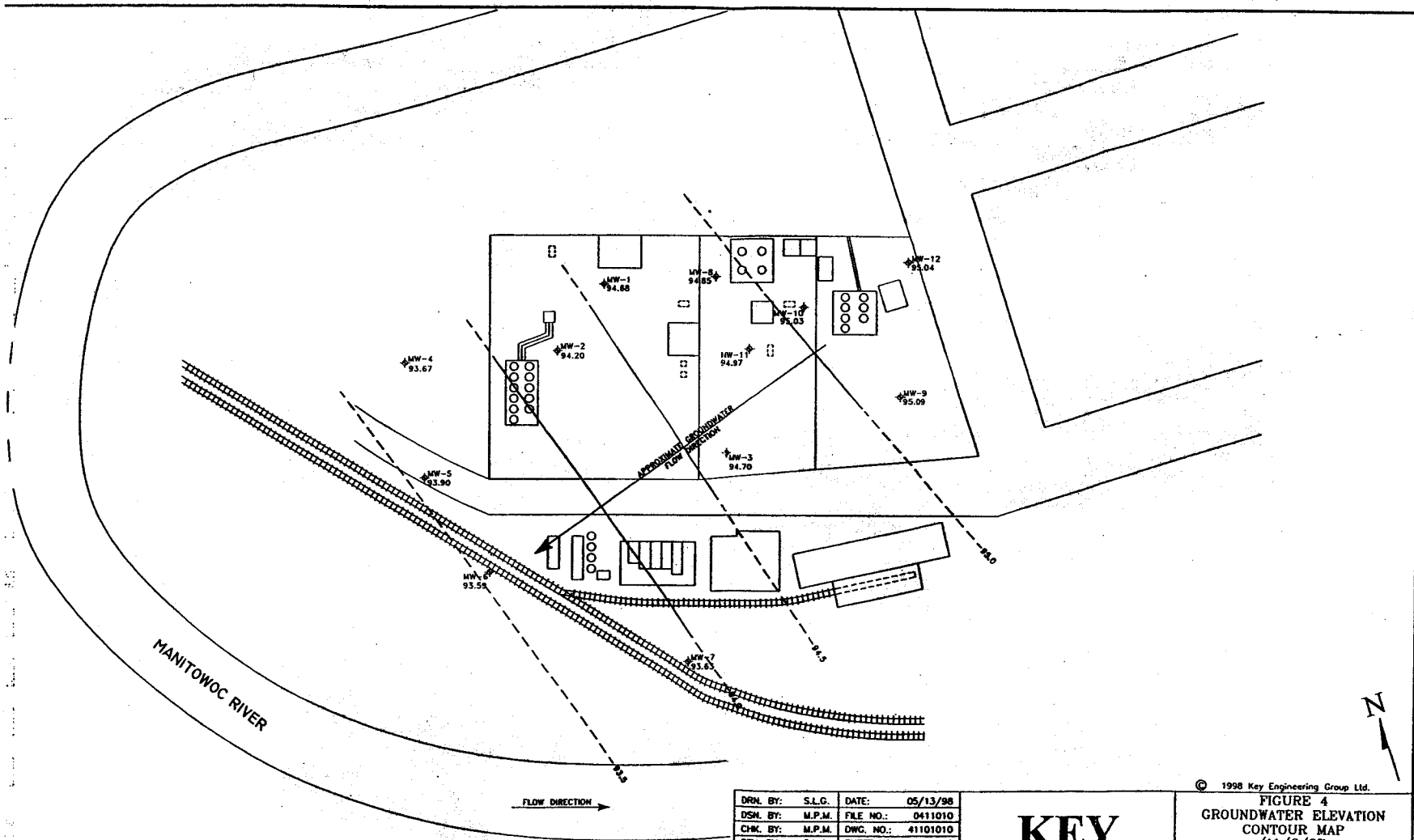
Well I.D.	Ground Surface Elevation (feet)	Riser Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)
				Below Riser	Below Grade	
MW 1	---	101.53	11/06/97	6.85	---	94.68
			01/14/98	8.41	---	93.12
			06/26/03	10.21	---	91.32
			09/17/03	10.58	---	90.95
			01/07/04	10.38	---	91.15
			04/08/04	9.63	---	91.90
MW 2	---	101.30	11/06/97	7.10	---	94.20
			01/14/98	7.68	---	93.62
			06/26/03	8.48	---	92.82
			09/17/03	9.89	---	91.41
			01/07/04	9.06	---	92.24
			04/08/04	7.36	---	93.94
MW 3	---	102.14	11/06/97	7.44	---	94.70
			01/14/98	8.32	---	93.82
			06/26/03	9.15	---	92.99
			09/17/03	10.36	---	91.78
			01/07/04	9.53	---	92.61
			04/08/04	7.89	---	94.25
MW 4	---	99.07	11/06/97	5.40	---	93.67
			01/14/98	6.36	---	92.71
			06/26/03	8.04	---	91.03
			09/17/03	10.43	---	88.64
			01/07/04	9.14	---	89.93
			04/08/04	6.50	---	92.57
MW 5	---	100.1	11/06/97	6.20	---	93.90
			01/14/98	6.49	---	93.61
			06/26/03	7.32	---	92.78
			09/17/03	9.26	---	90.84
			01/07/04	8.22	---	91.88
			04/08/04	6.25	---	93.85
MW 6	---	100.37	11/06/97	6.78	---	93.59
			01/14/98	8.01	---	92.36
			06/26/03	7.81	---	92.56
			09/17/03	10.68	---	89.69
			01/07/04	8.46	---	91.91
			04/08/04	6.69	---	93.68
MW 7	---	101.47	11/06/97	7.84	---	93.63
			01/14/98	7.66	---	93.81
			06/26/03	8.28	---	93.19
			09/17/03	10.75	---	90.72
			01/07/04	8.18	---	93.29
			04/08/04	6.99	---	94.48
MW 8	---	101.47	11/06/97	7.63	---	93.84
			01/14/98	9.41	---	92.06
			06/26/03	11.14	---	90.33
			09/17/03	11.47	---	90.00
			01/07/04	11.14	---	90.33
			04/08/04	10.66	---	90.81

Table 1 Water Level Data, Former Holmes Oil, Manitowoc, Wisconsin

MW 9	---	103.11	11/06/97	8.02	---	95.09
			01/14/98	9.84	---	93.27
			06/26/03	11.61	---	91.50
			09/17/03	11.97	---	91.14
			01/07/04	11.62	---	91.49
			04/08/04	11.34	---	91.77
MW 10	---	102.29	11/06/97	7.26	---	95.03
			01/14/98	9.14	---	93.15
			06/26/03	10.94	---	91.35
			09/17/03	11.37	---	90.92
			01/07/04	10.96	---	91.33
			04/08/04	10.70	---	91.59
MW 11	---	102.89	11/06/97	7.92	---	94.97
			01/14/98	9.66	---	93.23
			06/26/03	11.30	---	91.59
			09/17/03	11.73	---	91.16
			01/07/04	11.37	---	91.52
			04/08/04	10.95	---	91.94
MW 12	---	103.25	11/06/97	8.21	---	95.04
			01/14/98	10.21	---	93.04
			06/26/03	12.04	---	91.21
			09/17/03	12.35	---	90.90
			01/07/04	11.85	---	91.40
			04/08/04	11.73	---	91.52
MW 13	95.84	98.26	06/26/03	7.19	---	91.07
			09/17/03	7.02	---	91.24
			01/07/04	7.01	---	91.25
			04/08/04	5.49	---	92.77

Note:

NA= Not available



LEGEND
 ◆ GROUNDWATER MONITORING WELL LOCATION
 94.20 GROUNDWATER ELEVATION (11/6/97)

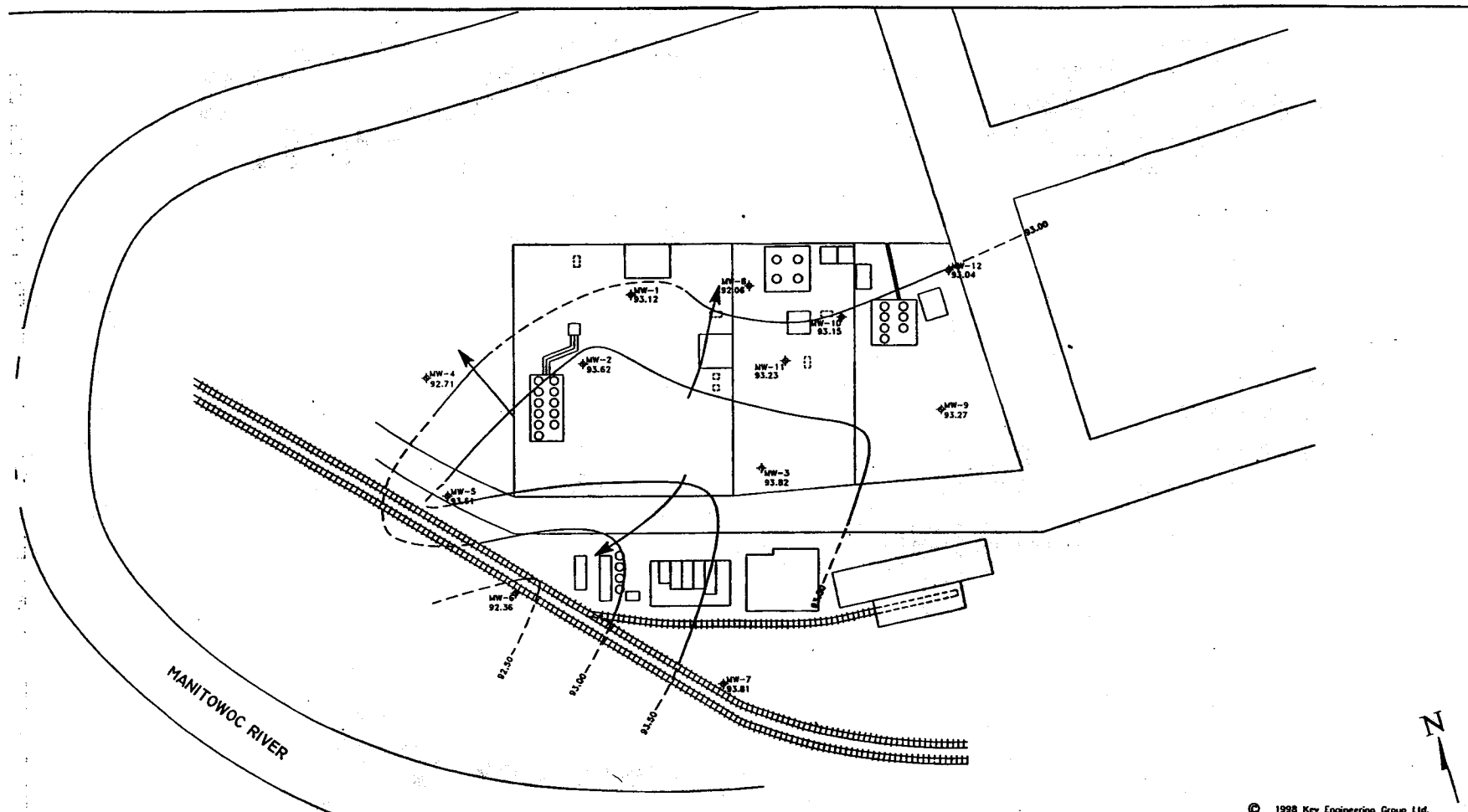
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DSM. BY:	M.P.M.	FILE NO.:	0411010
CHK. BY:	M.P.M.	DWG. NO.:	41101010
REV. BY:	C.L.J.	SHEET NO.:	4

0 40 80
 APPROXIMATE SCALE: 1"=80'

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FIGURE 4
GROUNDWATER ELEVATION
CONTOUR MAP
 (11/6/97)
 SITE INVESTIGATION REPORT
 FORMER HOLMES OIL
 SITES A, B, C and D
 MANITOWOC, WISCONSIN





LEGEND
 ◆ GROUNDWATER MONITORING WELL LOCATION
 2.36 GROUNDWATER ELEVATION (1/14/98)
 ——— GROUNDWATER FLOW DIRECTION

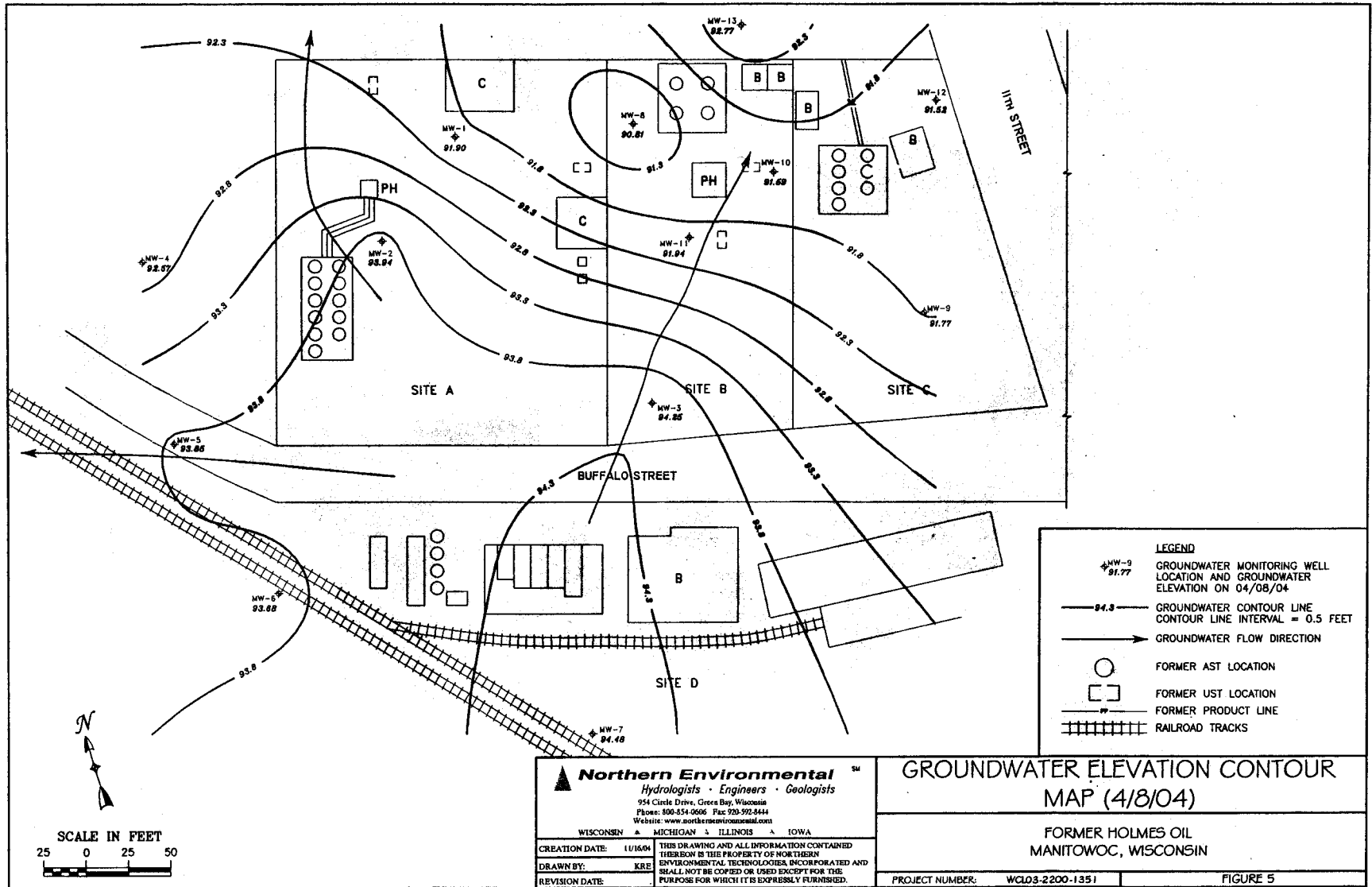
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DSN. BY:	M.P.M.	FILE NO.:	0411010
CHK. BY:	M.P.M.	DWG. NO.:	41101011
REV. BY:	G.L.J.	SHEET NO.:	5

0 40 80
 HORIZONTAL SCALE 1"=40'

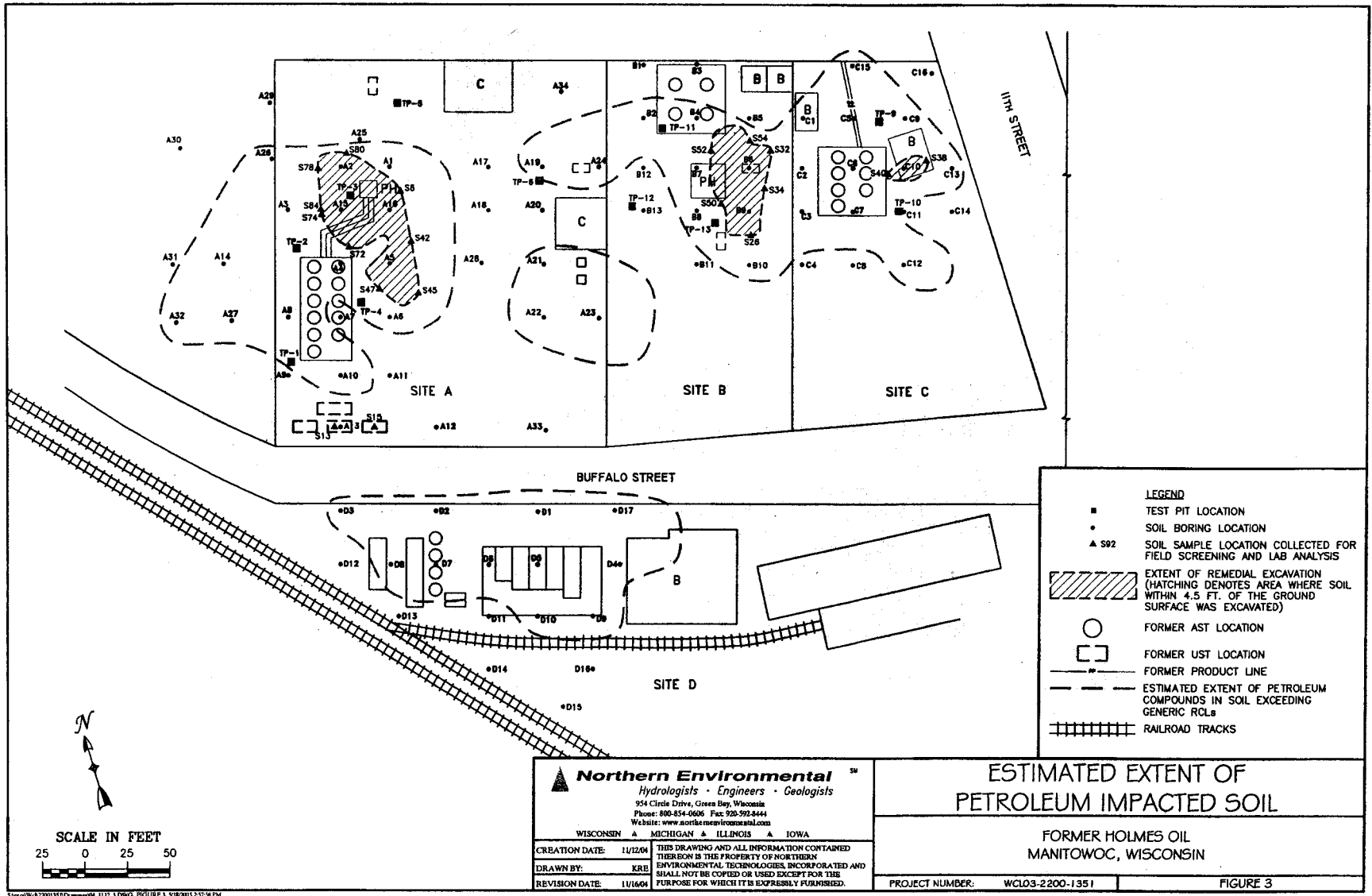
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FIGURE 5
GROUNDWATER ELEVATION
CONTOUR MAP
 (1/14/98)
 SITE INVESTIGATION REPORT
 FORMER HOLMES OIL
 SITES A, B, C and D



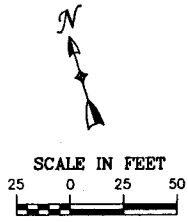


3:50 PM 02/20/05 11:11 3:50 PM, FIGURE 5, 4/13/2005 9:27 AM



LEGEND

- TEST PIT LOCATION
- SOIL BORING LOCATION
- ▲ S92 SOIL SAMPLE LOCATION COLLECTED FOR FIELD SCREENING AND LAB ANALYSIS
- EXTENT OF REMEDIAL EXCAVATION (HATCHING DENOTES AREA WHERE SOIL WITHIN 4.5 FT. OF THE GROUND SURFACE WAS EXCAVATED)
- FORMER AST LOCATION
- FORMER UST LOCATION
- FORMER PRODUCT LINE
- - - ESTIMATED EXTENT OF PETROLEUM COMPOUNDS IN SOIL EXCEEDING GENERIC RCLs
- ||||| RAILROAD TRACKS



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 Website: www.northernenvironmental.com

WISCONSIN MICHIGAN ILLINOIS IOWA

CREATION DATE: 11/22/04
 DRAWN BY: KRE
 REVISION DATE: 11/16/04

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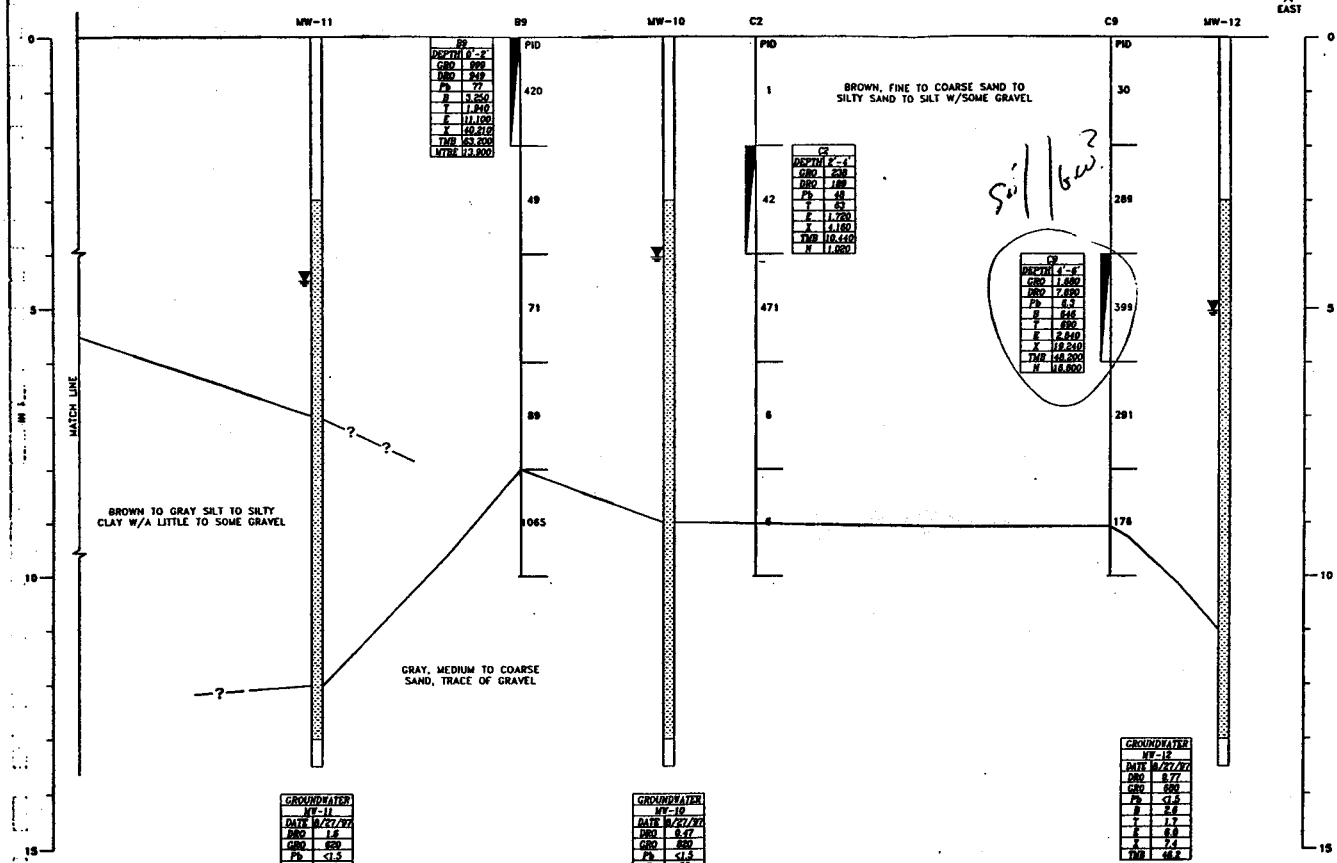
ESTIMATED EXTENT OF PETROLEUM IMPACTED SOIL

FORMER HOLMES OIL
 MANITOWOC, WISCONSIN

PROJECT NUMBER: WCL03-2200-1351 FIGURE 3

\\s01\work\2200\1351\2200-1351.dwg, FIGURE 3, 5/18/2007 2:37:58 PM

SCHMATIC CROSS-SECTION A-A'

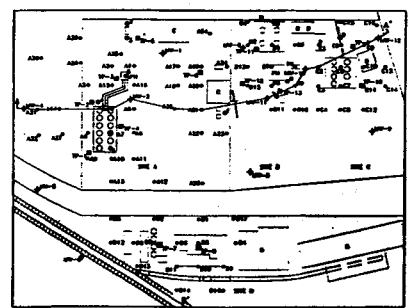


SOIL NOTES

P.I.R.: PHOTOMETRIC DETECTOR 10.
 L.L.: DISTURBED UNITS
 C.R.C.: GASOLINE RANGE ORGANICS, mg/kg
 D.R.O.: DIESEL RANGE ORGANICS, mg/kg
 P.H.: TOTAL LEAD, mg/kg
 B.: BENZENE, mg/kg
 T.: TOLUENE, mg/kg
 E.: ETHYLBENZENE, mg/kg
 X.: TOTAL XYLENES, mg/kg
 T.H.R.: TOTAL TRIMETHYLBENZENES, mg/kg
 M.E.T.H.: METHYL-TERT-BUTYL ETHER, mg/kg
 N.: NAPHTHALENE, mg/kg
 M.G.P.: MICROCANS PER KILOGRAM
 M.G./L.: MICROCANS PER LITER
 < : LESS THAN
 ND: NO DETECTION

GROUNDWATER NOTES

C.R.C.: GASOLINE RANGE ORGANICS, mg/l
 D.R.O.: DIESEL RANGE ORGANICS, mg/l
 P.H.: DISSOLVED LEAD, mg/l
 B.: BENZENE, mg/l
 T.: TOLUENE, mg/l
 E.: ETHYLBENZENE, mg/l
 X.: TOTAL XYLENES, mg/l
 T.H.R.: TOTAL TRIMETHYLBENZENES, mg/l
 N.: NAPHTHALENE, mg/l
 M.G.P.: MICROCANS PER LITER
 M.G./L.: MICROCANS PER LITER
 < : LESS THAN



CROSS-SECTION LOCATION MAP

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LEGEND

GROUNDWATER LEVEL
 (MEASURED ON 8/27/97)

GROUNDWATER MONITORING
 WELL SCREEN INTERVAL

SOIL SAMPLE INTERVAL

GROUNDWATER MW-11

DATE	8/27/97
GRD	1.8
PH	7.5
T	1.4
E	1.90
X	1.45

GROUNDWATER MW-10

DATE	8/27/97
GRD	6.47
PH	7.5
T	1.4
E	1.90
X	1.45

GROUNDWATER MW-12

DATE	8/27/97
GRD	6.77
PH	7.5
T	1.4
E	1.90
X	1.45

DRN. BY:	S.L.G.	DATE:	05/13/98
DSN. BY:	M.P.M.	FILE NO.:	0411010
CHK. BY:	M.P.M.	DWG. NO.:	411010B
REV. BY:	G.L.J.	SHEET NO.:	3b

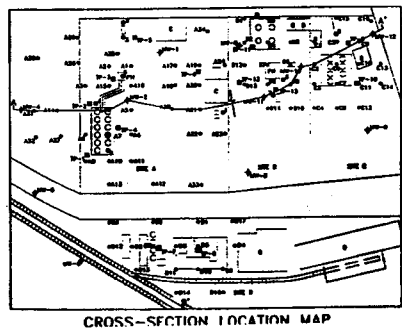
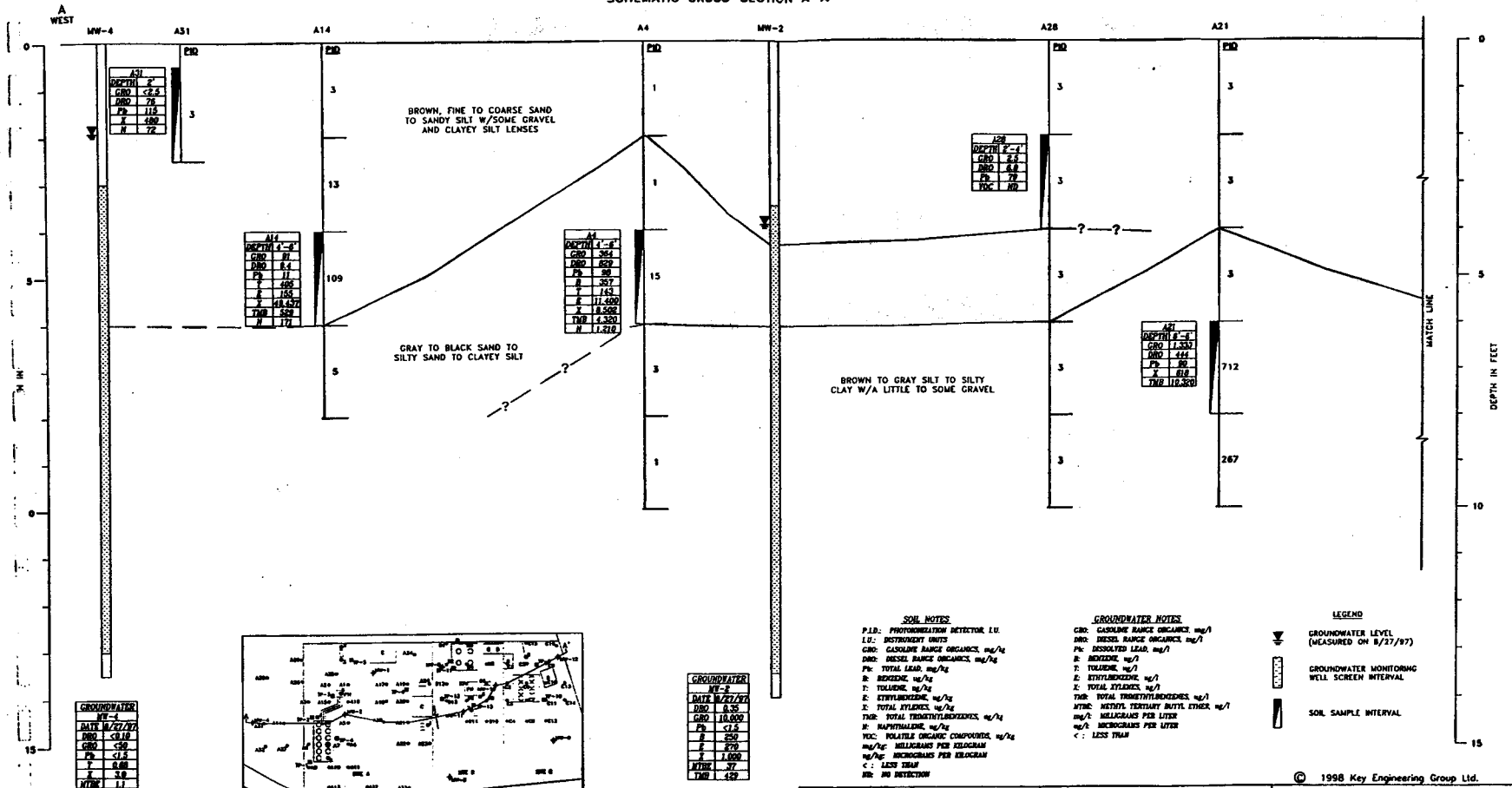
0 10 20 (HORIZONTAL)
 0 1 2 (VERTICAL)
 HORIZONTAL SCALE 1"=20'

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FIGURE 3b
 SCHMATIC CROSS-SECTION A-A'
 (CONTINUED)

SITE INVESTIGATION REPORT
 FORMER HOLMES OIL
 SITES A, B, C and D

SCHMATIC CROSS-SECTION A-A'



DRN. BY: S.L.G. DATE: 05/13/98
 DSN. BY: M.P.M. FILE NO.: 0411010
 CHK. BY: M.P.M. DWG. NO.: 4110107
 REV. BY: G.L.J. SHEET NO.: 30

0 10 20 (HORIZONTAL)
 0 1 2 (VERTICAL)
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



FIGURE 3a
 SCHMATIC CROSS-SECTION A-A'

SITE INVESTIGATION REPORT
 FORMER HOLMES OIL
 SITES A, B, C and D

STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s. NR 726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge, the legal descriptions that are attached to this statement are complete and accurate for the Canadian National Railways property located at 1114 Buffalo Street, Manitowoc, Wisconsin (a.k.a. the former Holmes Oil Corporation site).

Mark E. Gibson

Signature

August 11, 2005

Date

Mark E. Gibson

Printed Name
Project Mgr. Real Estate &
Business Development

Title