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S Y M B I O N T
ENGINEERS • SCIENTISTS • CONSTRUCTORS

SYMBIONTONLINE.COM • 800.748.2423
6237 West Washington Street • Suite 3440 • Milwaukee, WI 53214

Mr. Paul Braun
Planner
City of Manitowoc
900 Quay Street
Manitowoc, Wisconsin, 54220

November 12, 2014

**RE: Proposal for Additional Groundwater Sampling
Former Heresite Protective Coatings
2803 Orchard Lane
Manitowoc, Wisconsin
Symbiont Proposal No. 33646**

Dear Mr. Braun:

Symbiont is providing this proposal to install one temporary groundwater monitoring well at 2803 Orchard Lane, Manitowoc, Wisconsin (Site). Per the request of the Wisconsin Department of Natural Resources (WDNR), the temporary monitoring well is to be installed to further assess groundwater conditions in a potentially impacted area of the site. The installation and sampling of the proposed temporary well is required prior to proceeding with the site closure request. The following sections summarize Site background, proposed scope of work, schedule, cost estimate, and terms and conditions/authorization related to this project.

BACKGROUND

Site History

The Site is currently developed with two metal buildings; however operations have ceased and the property has been vacated. Historically, the western portion of the Site was cultivated for row-crop agricultural use. The north-central portion of the Site is wooded and undeveloped. The most recent industrial use of the Site was an industrial protective coating facility used for applying phenol resin to the interiors of semi-tanker trucks and tank railcars. These operations ceased in 2010. The former industrial protective coating operations appear to have been limited to the eastern portion of the Site.

Contamination was discovered at the Site as part of due diligence activities conducted for a property transaction. The Site Investigation results are summarized in the Amended Phase II Environmental Site Assessment (ESA) (Symbiont, 2013), the Site Investigation Report and Remedial Action Plan (Symbiont, 2014), and the Site Investigation Addendum (Symbiont, 2014a). Based on these investigation findings, a Spill Notification was sent to the Wisconsin Department of Natural Resources (WDNR). Subsequently an Environmental Repair Program (ERP) Case File (BRRTS activity number 02-36-560770) was opened for the Site.

Following the investigation activities, a Case Closure Request was submitted to the Wisconsin Department of Natural Resources (WDNR) in March 2014. At this time Ms. Annette Wissbach was the WDNR Project Manager for the Case File. In e-mail correspondence (March 10, 2014), Ms. Wissbach indicated concerns with a location where polychlorinated biphenyls (PCBs) were identified at a concentration exceeding the soil to groundwater pathway Residual Contaminant Level (RCL) in a soil sample collected from soil boring SB-5. In addition, groundwater sample(s) had not been collected at, or within 100 feet of this area. Ms. Wissbach suggested that a groundwater sample be collected from this location and analyzed for PCBs. Symbiont returned to the Site and installed a temporary groundwater monitoring well (TW-5) in the location of concern and collected a groundwater sample. PCBs were not detected at concentrations greater than the laboratory method detection limits. The case closure package was updated and resubmitted to the WDNR for closure review. By this time Ms. Wissbach had retired and Mr. Keld Lauridsen replaced Ms. Wissbach as the WDNR Project Manager for the Site.

Following review of the updated case closure package, Mr. Lauridsen spoke with Ms. Mary Recktenwalt of Symbiont regarding the case closure package. Mr. Lauridsen indicated that the WDNR would be issuing case closure; however, a few minor changes to the case closure package needed to be completed. In addition, Mr. Lauridsen requested that the stockpile of blasting material be removed from the site prior to issuance of closure. It was later confirmed that the blasting material had been land spread at the site, in the vicinity of SS-1. Therefore, removal of the material would be difficult and generally not cost effective. During the Phase II ESA (Symbiont, 2013), a surface sample (SS-1) had been collected from the land spreading location. Laboratory analysis of the sample confirmed the presence of aluminum at a concentration of 39,400 milligrams per kilogram (mg/kg). The concentration exceed its respective Soil to Groundwater Pathway RCL; however, a groundwater sample was not collected from this location or at a location considered to be down-gradient. Due to the shallow groundwater (0.29 feet to 4.42 feet below ground surface (bgs)), Mr. Lauridsen requested a groundwater sample be collected and analyzed for dissolved aluminum, prior to the case closure package being presented to the WDNR Closure Committee.

SCOPE OF WORK

To facilitate site closure, Symbiont proposes to collect one groundwater sample from a location down-gradient of soil sample location SS-1 and in the vicinity of the land spreading area. The sample will be collected and analyzed for dissolved aluminum. This scope of work will be completed under the tasks described below.

Task 1 – Groundwater Monitoring Well Installation

One temporary groundwater monitoring well (TW-A) will be installed in conformance with construction standards outlined in ch. NR 141 WAC to determine if aluminum and manganese from the blasting material has impacted the groundwater. The well will be installed either via hand auger or direct push drilling methods. Disposal of the soil cuttings

will be overseen by Symbiont. The proposed temporary groundwater monitoring well location is depicted on Figure 1 (Site Map).

Task 2 – Monitoring Well Sampling

Following the installation, the proposed temporary groundwater monitoring well (TW-A) will be developed in accordance with ch. NR 141 WAC and a groundwater sample will be collected. The sample will be submitted to a state-certified laboratory for analysis of dissolved aluminum. Sample methodology will be in compliance with WDNR guidance. The results will be tabulated and compared to WDNR Standards. The purge water collected during sampling activities will be handling and disposal of the waste purge water will be overseen by Symbiont. A letter report summarizing the results of the groundwater monitoring event will be prepared and submitted to the WDNR.

Task 3 – WDNR Site Closure Request

After the groundwater sampling is complete, if the groundwater in the location does not contain levels of metals above applicable WDNR enforcement standards (ES) or preventive action limits (PALs); Symbiont will prepare a site closure request including GIS Registry of soil and/or groundwater. The submittal of a closure request is contingent upon the groundwater well sampling results indicating that the documented impacts are delineated, stable, declining, or not present. If aluminum is detected at a concentration in excess of the WDNR ES additional investigation and/or remedial activities may be necessary as a pathway to case closure.

Task 4 – GROUNDWATER MONITORING WELL ABANDONMENT

Symbiont will coordinate the groundwater monitoring well abandonment upon Site closure.

COMPENSATION

A detailed breakdown of estimated costs is presented in Table 2 (see attached). The total lump sum fee for the scope of services described above by Symbiont is \$7,200. Costs are broken down by task in the following manner:

Task 1 – Monitoring well installation	\$2,300
Task 2 – Monitoring Well Sampling	\$ 700
Task 3 – Update Reporting and Closure request	\$3,000
Task 4 – Groundwater Monitoring Well Abandonment	\$1,200
TOTAL LUMP SUM	\$7,200

SPECIAL CONDITIONS

Scope and Report Limitations

The analysis, comments, and recommendations presented in the written reports will be based on the information collected as discussed in this proposal. Please note that Symbiont does not warrant the work of regulatory agencies or other third parties supplying information used in the preparation of the report.

Symbiont's services will be performed in a manner consistent with generally accepted practices of the professional undertaken in similar studies in the same geographic area during the same period. Symbiont makes no warranties, express or implied, regarding its services, findings, conclusions or recommendations.

Findings, conclusions, and recommendations resulting from these services will be based upon information derived as of the date of on-site activities and other services performed under this scope of work; such information is subject to change over time.

The anticipated Site Closure Request is based on the results of the groundwater analytical results indicating that metals are below applicable WDNR ES or PALs. If groundwater results do not indicate that metals are below ES and PALs, interim measure may be appropriate. Symbiont will coordinate with the City of Manitowoc and the WDNR prior to any deviation from the proposed closure plan. Even if the groundwater monitoring yields the anticipated results, Symbiont cannot guarantee an issuance of site closure from the WDNR.

TERMS AND CONDITIONS

Provided within this proposal is our Terms and Conditions of Agreement from S-1 (EM) 10-2013 which is an integral part of our contract for professional services. A copy of the Terms and Conditions is provided in Attachment A.

Symbiont's clients frequently issue purchase orders (P.O.s) as a matter of convenience for tracking their accounts payable. However, it is expressly understood by your company and Symbiont that none of the terms and conditions associated with your Cities P.O. shall be deemed effective and that in the case of such conflict, the terms and conditions set forth in Symbiont's Terms and Conditions of Agreement S-1 (EM) 10-2013 shall be deemed effective and agreed to between the City and Symbiont and that Symbiont's acceptance of a P.O. shall not be deemed to be an acceptance of the terms or conditions of such P.O.

Mr. Paul Braun
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Please indicate your acceptance of this proposal and these Terms and Conditions by having an authorized representative sign one copy and return it to Symbiont.

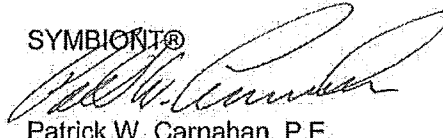
Please call at your earliest convenience if you have any questions or concerns regarding this proposal.

Sincerely,

SYMBIONT®


Jennifer L. Coe
Project Manager

SYMBIONT®


Patrick W. Carnahan, P.E.
Vice President

Enclosures

PROPOSAL 33646 ACCEPTED BY:

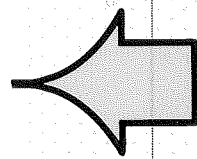
CLIENT: City of Manitowoc

SIGNATURE: _____

TITLE: MAYOR CLERK

DATE: _____

Symbiont considers the project approach, design, pricing, data, and other business considerations contained in this proposal to be proprietary and confidential business information to be used solely for the purpose of evaluating the proposal. This document and the information contained herein shall not be used for any purpose other than as stated above and shall not be used, duplicated, or disclosed to any other party without Symbiont's prior written consent



ATTACHMENT A
TERMS AND CONDITIONS

**SYMBIONT®SCIENCE, ENGINEERING AND CONSTRUCTION, INC.
TERMS AND CONDITIONS OF AGREEMENT**

These Terms and Conditions of Agreement form the Agreement under which services are to be performed by Symbiont Science, Engineering and Construction, Inc. (hereinafter referred to as Symbiont) upon acceptance of the attached Proposal by the Client. The Scope of Work, Project Cost and Project Schedule sections of the attached Proposal are incorporated by reference into these Terms and Conditions of Agreement and are part of the Agreement.

Article 1. Scope of Work

It is understood that the Scope of Work and the Project Schedule defined in the Proposal are based, in part, on the information provided by the Client. If this information is incomplete or inaccurate, or if site conditions are encountered which materially vary from those indicated by the Client, or if the Client directs Symbiont to change the original scope of work established by the Proposal, a written amendment to this Agreement equitably adjusting the costs and/or performance time thereunder, shall be executed by the Client and Symbiont as soon as practicable in accordance with Article 28 below. In the event that the Client and Symbiont cannot agree upon the terms and conditions of such amendment, either party may terminate this Agreement immediately upon written notice to the other in accordance with Article 9, Termination.

Symbiont shall perform only the services specified in the Scope of Work portion of the Proposal or an amendment thereto as referenced above. Services provided by Symbiont shall be subject to the provisions of this Agreement, including these Terms and Conditions of Agreement, any supplemental conditions incorporated herein, and any written amendments as referenced above. Symbiont shall invoice its costs, and Client shall provide payment for all services provided in accordance with Article 2 below.

Article 2. Fees, Billing and Payment

Symbiont's fee estimate is effective for thirty (30) days from the date of the Proposal. Thereafter, Symbiont shall have the right to modify its fee estimate. The Client recognizes that Symbiont's fee estimate does not include potentially applicable sales and use taxes.

The Client recognizes that time is of the essence with respect to payment of Symbiont's invoices, and that timely payment is a material part of the consideration of this Agreement.

Invoices will be submitted by Symbiont no more frequently than monthly, and shall be due and payable within thirty (30) calendar days of the invoice date. If the Client objects to all or any portion of an invoice, the Client shall so notify Symbiont within fourteen (14) calendar days of the invoice date, identify the cause of disagreement, and pay when due that portion of the invoice, if any, not in dispute. In the event that Symbiont and the Client cannot resolve the dispute regarding invoiced amounts within thirty (30) days after receipt by Symbiont of the aforementioned notice, the dispute shall be submitted to dispute resolution pursuant to Article 11, below.

The Client shall pay an additional charge of one-and-one-half (1.5) percent (or the maximum percentage allowed by law, whichever is lower) of the invoiced amount per month for any payment received by Symbiont more than thirty (30) calendar days from the date of the invoice, excepting any portion of the invoiced amount in dispute and resolved in favor of Client. Payment of invoices is in no case subject to unilateral discounting or setoffs by the Client.

Application of the percentage rate indicated above as a consequence of the Client's late payments does not constitute any willingness on Symbiont's part to finance the Client's operation and no such willingness should be inferred.

If the Client fails to pay undisputed invoiced amounts within thirty (30) calendar days of the date of the invoice, Symbiont may at any time, without waiving any other claim against the Client or the right to pursue any other remedy against the Client and without thereby incurring any liability to the Client, suspend this Agreement, as provided for in Article 8, Suspension, or terminate this Agreement, as provided for in Article 9, Termination.

Article 3. Confidentiality

Symbiont and Client shall hold confidential all business or technical information obtained from the other or its affiliates under this Agreement for a period of five (5) years after obtaining such information, and during that period shall not disclose such information without the other's consent except to the extent required for (1) performance of services under this Agreement; (2) compliance with professional standards of conduct for preservation of the public safety, health and welfare; (3) compliance with any law, regulation, ordinance, subpoena, court order or governmental request; or (4) protection of the disclosing party against claims or liabilities arising from performance of services under this Agreement. In the event disclosure may be required for any of the foregoing reasons, the disclosing party will, except where immediate notification is required by law or regulation or is, in the judgment of Symbiont's counsel required to limit Symbiont's liability, notify the other party in advance of disclosure. The parties' obligations hereunder shall not apply to information in the public domain or information lawfully acquired on a non-confidential basis from others.



Article 4. Independent Contractor Relationship

The relationship between the Client and Symbiont created under this Agreement is that of principal and independent contractor. Symbiont shall serve as an independent consultant to the Client and shall be responsible for selecting the means and methods that services will be provided under this Agreement. It is specifically understood that, irrespective of any assignability provisions, Symbiont may retain subcontractors to perform services usually and customarily performed by subcontractors. Should Symbiont determine it appropriate or necessary to rely on a subcontractor where it is not customary to do so, Symbiont shall obtain prior written approval or subsequent written confirmation from the Client.

Article 5. Standard of Care

Symbiont will perform the Services in accordance with the standards of care and diligence normally practiced by consulting firms performing services of a similar nature in the same locale.

Article 6. Timeliness of Performance

Symbiont acknowledges that timely performance of its services is an important element of this Agreement. Symbiont will put forth its best effort to complete the work according to the schedule attached in the Proposal.

If Symbiont discerns that the schedule shall not be met for any reason, it shall so notify the Client as soon as practically possible so that a mutually agreed on revised schedule can be established.

Article 7. Force Majeure

Symbiont shall not be considered in default because of any delays in the completion of the work due to causes beyond the control and without the fault or negligence of Symbiont or its subcontractors, including but not restricted to, an act of God or of a public enemy, fire, flood, area-wide strike, freight embargo, unusually severe weather, governmental action, or supplier delay. In the event Symbiont has knowledge of any actual or potential delay, Symbiont shall notify Client in writing of such cases of delay and their probable extent and, upon such notification, Symbiont's performance obligations hereunder shall be suspended.

Article 8. Suspension

Upon fourteen (14) calendar days written notice to Symbiont, the Client may suspend Symbiont's work.

If payment of Symbiont's invoices is not maintained on a thirty (30) calendar-day current basis by the Client, Symbiont may, by fourteen (14) calendar days' written notice to the Client, suspend further work until payment is restored to a current basis.

Suspension for any reason exceeding forty-five (45) calendar days shall, at Symbiont's option, make this Agreement subject to renegotiation or termination, as provided for elsewhere in this Agreement. Any suspension shall extend the time schedule for performance in a manner that is satisfactory to both the Client and Symbiont, and Symbiont shall be compensated for services performed and charges incurred prior to the suspension date, regardless of the reason for the suspension.

Article 9. Termination

The Client or Symbiont may terminate this Agreement for reasons identified elsewhere in the Agreement. Either party may also terminate this Agreement upon written notice to the other party in the event that the other party becomes insolvent, files a petition in bankruptcy, is adjudicated bankrupt, has an assignee, referee, receiver or trustee appointed in any creditor action, has a petition in bankruptcy filed against it which is not vacated within thirty (30) days or suffers any action analogous thereto.

In the event such termination becomes necessary, the party effecting termination shall so notify the other party, and termination will become effective fourteen (14) calendar days after receipt of the termination notice. Irrespective of which party shall effect termination or the cause therefor, the Client shall within thirty (30) calendar days of termination remunerate Symbiont for services rendered and costs reasonably incurred, in accordance with Symbiont's fee schedule. Costs shall include those incurred up to the time of termination.

Article 10. Notice to Parties

All notices required or permitted under this Agreement shall be in writing and shall be made to the parties' usual place of business.



Article 11. Dispute Resolution

Client and Symbiont shall provide written notice of a dispute within a reasonable time after the event giving rise to the dispute. Client and Symbiont agree to negotiate any dispute between them in good faith for a period of 30 days following such notice. Client and Symbiont may agree to submit any dispute to mediation, but such mediation shall not be required as a prerequisite to initiating a lawsuit to enforce this Agreement. Either party shall have the right to litigate the claim, dispute or other matter in question in any state or federal court located in Milwaukee County, Wisconsin. In connection therewith, each party agrees to submit to the jurisdiction of such court.

In the event that legal action is brought by either party against the other in the Courts (including action to enforce or interpret any aspect of this agreement), the prevailing party shall be reimbursed by the other for the prevailing party's legal costs, in addition to whatever other judgments or settlement sums, if any, may be due. Such legal costs shall include, but not be limited to, reasonable attorney's fees, court costs, expert witness fees, and other documents expenses, in addition to any other relief to which it may be entitled. Client and Symbiont agree to seek recourse only against each other as incorporated (or similar business entities) and not each other's officers, employees, directors or shareholders.

Neither party will be responsible to the other for special or consequential damages including but not limited to, loss of profits, loss of investment or business interruption.

Article 12. Choice of Law

This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin, without reference to conflicts of law principles. Each party hereto consents to the exclusive jurisdiction of the state and federal courts located in Milwaukee County, Wisconsin for any actions, suits or proceedings arising out of or relating to this Agreement.

Article 13. Limitation of Liability

Client and Symbiont have evaluated the risks and rewards associated with this project, including Symbiont's fee relative to the risks assumed, and agree to allocate certain of the risks so, to the fullest extent permitted by law, Symbiont's liability, and that of its officers, directors, employees, agents, and subcontractors, arising out of breach of contract, breach of warranty, negligence or any other cause of action, shall be limited to \$100,000 or Symbiont's fee, whichever is greater. In consideration of payment of an additional fee, Symbiont will consider, at Client's request, an increase in the limit of Symbiont's liability. Any additional charge for the higher liability limit is due to the greater risk assumed by Symbiont and is not a charge for additional liability insurance.

Article 14. Insurance

Symbiont shall maintain the following insurance coverage during the time it is performing services hereunder.

- A. Worker's Compensation:
of a form and in an amount as required by state law
- B. Employer's Liability:
\$1,000,000 each accident
\$1,000,000 disease, each employee
\$1,000,000 disease, policy limit
- C. Commercial General Liability (bodily injury and property damage — combined single limit):
\$1,000,000 annual aggregate
- D. Combined Errors and Omissions and Contractors Pollution Liability:
\$1,000,000 each incident
\$2,000,000 annual aggregate

Article 15. Indemnification

Symbiont agrees to indemnify and hold harmless Client, its directors, officers, stockholders, employees, agents, successors and assigns, from and against any and all claims, demands, causes of action, liability and costs which arise out of or result from any negligent act, omissions, or willful misconduct of Symbiont or Symbiont's employees, agents or subcontractors in the performance of services under this Agreement; provided, however, Symbiont will not be obligated to indemnify Client with respect to costs or damages to the extent such costs or damages are caused by or incurred as a result of negligence or intentional misconduct of Client or Client's agents or employees.



Client agrees to indemnify and hold harmless Symbiont, its directors, officers, stockholders, employees, agents, successors and assigns, from and against any and all claims, demands, causes of action, liability and costs which arise out of or result from any negligent act, omissions, or willful misconduct of Client or Client's employees or agents; provided, however, Client will not be obligated to indemnify Symbiont with respect to costs or damages to the extent such costs or damages are caused by or incurred as a result of negligence or intentional misconduct of Symbiont or Symbiont's agents, employees, or subcontractors.

Article 16. Review of Drawings of Contractors

In the course of performing services under this Agreement, Symbiont may be asked to review drawings and specifications from contractors engaged to perform work in connection with the project for which the Proposal is submitted. Any such review shall be limited to a review of the general conformance with the design concept of the project and the general compliance with information given in the contractor's documents and as may otherwise be noted by Symbiont on such drawings and specifications. Such review shall in no way limit the liability of the contractor or be deemed an indication that Symbiont has accepted or approved the drawings and specifications in any manner.

Article 17. Ownership and Use of Documents and Concepts

Client acknowledges that Symbiont reports, drawings, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other similar documents ("Records") are instruments of professional services, not products.

Symbiont will retain these Records for a period of three (3) years following completion of this project. During this time, Symbiont will reasonably make available these records to the Client. Symbiont may charge a reasonable fee in addition to its professional fees for storing, retrieving, or copying such records.

CADD files and any other electronic data submitted by Symbiont shall be reviewed by Client for comparison to the paper contract documents including plans, drawings and specifications. Client shall notify Symbiont within ten (10) business days of any defects it discovers in the files or any inconsistencies between the electronic files and the paper contract documents.

Symbiont shall not be responsible for any deviations, alterations, modifications or additions in the electronic data in comparison to the paper contract documents or any reuse of the electronic data by Client or any other party for this project, or any other project without the prior express written consent of Symbiont. Client shall defend, indemnify and hold completely harmless Symbiont against any claims, damages, or losses arising out of any deviations, alterations, modifications, or additions in the electronic data in comparison to the paper contract documents or any reuse of the electronic data without prior express written consent of Symbiont.

All documents, including the electronic files that are transferred by Symbiont to Client are Instruments of Service of Symbiont created for this project only, and are not intended to be deemed a sale of the files and data, and NO REPRESENTATION OR WARRANTY IS MADE, EITHER EXPRESS OR IMPLIED, CONCERNING THE MERCHANTABILITY OF THE FILES AND DATA OR THEIR FITNESS FOR A PARTICULAR PURPOSE.

Copies of documents that may be relied upon by Client are limited to only the printed copies (also known as hard copies) that contain original signatures and seals of the professional employee(s) of Symbiont. Files in electronic media format of text, data, graphic, or of other types that are furnished by Symbiont to Client are only for the convenience of Client and shall not be construed as containing original signatures and seals of the professional employee(s) of Symbiont. Any conclusion or information obtained or derived from such electronic files will be at the Client's sole risk.

Symbiont is not responsible for damages arising out of the use by the Client or the Client's agents of any Symbiont data or report for any purpose other than its original purpose as defined in the Proposal.

While Client agrees that any patentable or copyrightable concepts developed by Symbiont as a result of this Agreement shall remain the sole and exclusive property of Symbiont, Client shall retain a right, without the right to grant sublicenses under any patents or copyrights of Symbiont, to use any information or recommendations generated by Symbiont during the performance of this Agreement. Client shall have the right to assign such right to any party who buys from Client the assets of Client relating to the information or recommendations generated by Symbiont under this Agreement. Nothing in this Article 17 shall restrict Symbiont from using any methods, techniques, or concepts developed by it under this Agreement for its benefit or the benefit of any third party.

Article 18. Buried Utilities

In those situations where Symbiont performs subsurface exploration, the Client, to the extent of its knowledge, will furnish to Symbiont information identifying the type and location of utilities and other man-made objects beneath the surface of the project site. Symbiont will take reasonable precautions to avoid damaging these utilities or objects. Prior to penetrating the site's surface, Symbiont will furnish Client a plan indicating the locations intended for penetration. Symbiont will not be responsible for damages arising out of contact with unidentified subsurface utilities or objects.



Article 19. Extent of Study

Client recognizes that actual environmental conditions may vary from conditions encountered at locations where Symbiont makes visual observations, obtains samples, or performs other explorations as part of its services under this Agreement. Symbiont's failure to discover potential environmental contamination or other environmental conditions through appropriate techniques does not guarantee the absence of environmental contamination or other environmental conditions at a site.

Article 20. Hazardous Substances

In the event that services performed under this Agreement involve hazardous substances, as defined in 40 CFR Part 302, including hazardous waste, whether or not such involvement was known or contemplated at the time this Agreement was made or when services performed by Symbiont commenced under this Agreement, the following additional terms and conditions shall apply to this Agreement.

Any and all samples collected or received by Symbiont or its subcontractors on behalf of the Client which contain hazardous substances including hazardous waste will be, after completion of testing and at Client's expense, either returned to the Client, or using a manifest signed by the Client as a generator, be transported to a location selected by the Client for final disposal. The Client shall pay all costs associated with the storage, transport, and disposal of all such samples. The Client agrees and recognizes that Symbiont is acting as a bailee and at no time assumes title to any such samples or substances.

Symbiont warrants that when making hazardous waste determinations on behalf of Client, Symbiont will use the standard of care and diligence normally practiced by consulting firms performing similar services in the same locale. Symbiont, if requested by Client, will gather bids from various hazardous waste transporters and/or treatment, storage or disposal facilities (TSDFs) that are appropriately licensed or permitted by state, federal and/or local authorities to accept the waste generated by the Client. Client acknowledges that although Symbiont may gather bids from various hazardous waste transporters or TSDFs, that Client has ultimately selected such transporter or TSDF. Client understands that Symbiont has not conducted regulatory compliance audits on such transporters or TSDFs nor does Symbiont make any other warranties or representations other than expressly written in this paragraph related to such transporters or TSDFs. Client acknowledges that Symbiont at no time assumes title to waste generated from Client's facility or site.

Client acknowledges that Symbiont has no responsibility as an operator, arranger, generator, treater, storer, transporter, or disposer of hazardous substances found or identified in conjunction with work performed hereunder.

Article 21. Third Party Rights

Except as specifically stated in this Agreement, this Agreement does not create any rights or benefits to parties other than Client and Symbiont. The services provided by Symbiont hereunder are for the Client only.

Article 22. Assignment

Neither party to this Agreement shall assign its duties and obligations hereunder without the prior consent of the other party except as provided in Article 4.

Article 23. Lien Notice

As required by the Wisconsin Construction Lien Law, Symbiont hereby notifies Client that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for construction on Client's land may have lien rights on Client's land and buildings if not paid. Those entitled to lien rights, in addition to Symbiont, are those who contract directly with Client or those who give Client notice within sixty (60) days after they first perform, furnish, or procure labor, services, materials, plans or specifications for construction. Accordingly, Client probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specification for construction, and should give a copy of each notice received to the mortgage lender, if any. Symbiont agrees to cooperate with Client and Client's lender, if any, to see that all potential lien claimants are duly paid.

If the project site is in a state other than Wisconsin, Symbiont and its subcontractors may also have lien rights on Client's land and building if not paid.

Article 24. Waiver

No waiver by Symbiont of any term or condition set forth herein or the breach by the Client of any such term or condition, whether by conduct or otherwise, in any one or more instances, shall be deemed or construed as a further or continuing waiver of any such term, condition or breach or a waiver of any other term, condition or breach.



Article 25. Headings

The subject headings in this Agreement are for convenience only and are not determinative of the substance of the subject clause.

Article 26. Entire Agreement

The parties agree that this Agreement, together with proposals and attachments, represents the entire and integrated agreement between the Client and Symbiont and supersedes all prior communications, negotiations, representations, quotations, offers or agreements, either written or oral between the parties hereto, with respect to the subject matter hereof, and no agreement or understanding varying or extending this Agreement shall be binding upon either Party, other than by a written agreement signed by both the Client and Symbiont. If additional documents represent the agreement of the parties, such documents must be itemized in Symbiont's proposal. The parties agree that the provisions of these terms and conditions of this Agreement shall control over and govern as to any subsequent form or document signed by the Parties, such as Owner's Purchase Orders, Work Orders, etc. and that such documents may be issued by Owner to Symbiont as a matter of convenience to the Parties without altering any of the terms or provisions hereof.

Article 27. Severability

If any provision or part of a provision of this Agreement is declared to be invalid by any tribunal of competent jurisdiction, such part shall be deemed automatically adjusted, if possible, to conform to the requirements for validity, but if such adjustment is not possible, it shall be deemed deleted from this Agreement as though it had never been included herein. In either case, the balance of any such provision and of this Agreement shall remain in full force and effect.

Article 28. Contract Amendments

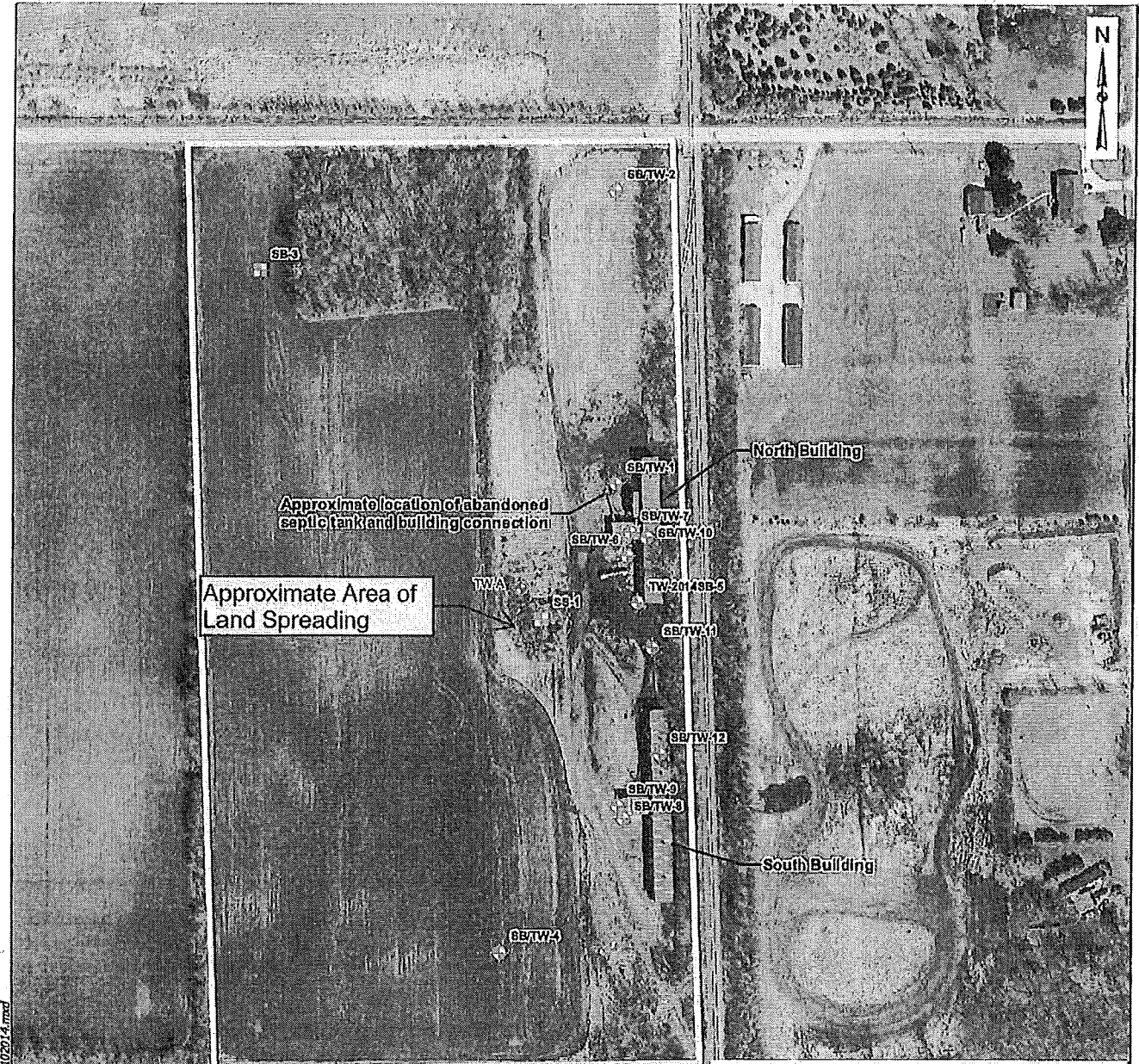
Any amendments to the Proposal or these Terms and Conditions of Agreement shall be executed by means of a written contract amendment, signed by the Client and Symbiont. Changes to the Agreement will not become effective until the contract amendment has been signed by both parties. The contract amendment will document the specific changes to the Agreement along with any resulting adjustment in cost and/or schedule.

Article 29. Execution of Agreement

These Terms and Conditions of Agreement are cross referenced in Symbiont's Proposal and are accepted when the Proposal is executed by the Client or when the Client authorizes Symbiont to proceed with the Scope of Work. Client's representative represents that he/she is duly authorized to enter into and sign this Agreement. The parties agree that Symbiont's Proposal may be executed by Client and delivered to Symbiont via facsimile or other electronic means, and such facsimile or other electronic copy will constitute an original.

**FIGURE
SITE MAP**

FIGURE
SITE MAP




Legend

- Soil Borings/Temporary Wells (SB/TW) (Symbiont 2012)
- Soil Borings (SB) (Symbiont 2012)
- Surface Soil Sample Location (SS) (Symbiont 2012)
- Proposed New Temporary Well
- Approximate Parcel Boundary

0 100 200 Feet

Path: G:\Projects\City of Manitowoc\Site\Heresite\Protective\Fig2_SiteBasemap_102014.mxd

 6737 West Washington Street
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West Allis, Wisconsin 53214
414.291.8840
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DSGN:	KE	CHK:	
DR:	KE	APVD:	

CITY OF MANITOWOC:
U.S. EPA BROWNFIELD
GRANT IMPLEMENTATION
HERESITE PROTECTIVE
COATINGS, INC
2803 ORCHARD LANE

Figure 1
Site Basemap

SCALE	1 inch = 200 feet
DWG	1
DATE	OCTOBER 2014
PROP NO.	33646