

GIS REGISTRY

Cover Sheet

August 2011
(RR-5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

*WTM COORDINATES:

X: Y:

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

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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

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

BRRTS #:	<input type="text" value="02-71-108446"/> (No Dashes)	PARCEL ID #:	<input type="text" value="80903190000"/>		
ACTIVITY NAME:	<input type="text" value="Gunderson Cleaners Inc"/>	WTM COORDINATES: X:	<input type="text" value="642761"/>	Y:	<input type="text" value="411988"/>

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

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

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

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 4 **Title: Detailed Site Map**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Additional Excavation Area (See Table 3 for Analytical Data)**

BRRTS #: 02-71-108446

ACTIVITY NAME: Gunderson Cleaners Inc

MAPS (continued)

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

Figure #: 13, 14 Title: Geologic Cross Section Location Map, Geologic Cross Section A-A'

Figure #: 15 Title: Geologic Cross Section B-B'

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

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

Figure #: 3 Title: Groundwater Quality Map (6/15/11)

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

Figure #: 2 Title: Groundwater Table Contour Map (11/19/2010)

Figure #: 3 Title: Groundwater Table Contour Map (6/15/2011)

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

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #: 3 Title: Soil Analytical Summary - Remaining Soil Contamination

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

Table #: 2 Title: Groundwater Analytical Table

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

Table #: 1 Title: Groundwater Elevations

IMPROPERLY ABANDONED MONITORING WELLS

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

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

- Not Applicable**

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

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

Figure #: Title:

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

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

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

BRRTS #: 02-71-108446

ACTIVITY NAME: Gunderson Cleaners Inc

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters: 2

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #:

Title:

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

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

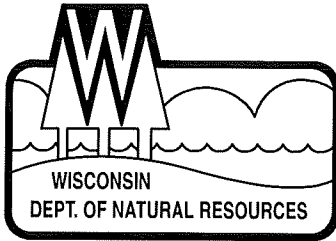
This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required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

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BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="912 S Commercial St/1011 Maple St, Neenah, WI"/>	<input type="text" value="80903260000/80903220000"/>	<input type="text" value="642767"/>	<input type="text" value="411974"/>
<input type="text" value="B"/>	<input type="text" value="107 E Cecil St, Neenah, WI"/>	<input type="text" value="80903180000"/>	<input type="text" value="642769"/>	<input type="text" value="411978"/>
<input type="text" value="C"/>	<input type="text" value="1016 S Commercial St, Neenah, WI"/>	<input type="text" value="80903270000"/>	<input type="text" value="642748"/>	<input type="text" value="411949"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary

Oshkosh Service Center
625 East County Road Y
Suite 700
Oshkosh, Wisconsin 54901-9731
FAX 920-424-4404

October 19, 2011

GARY GUNDERSON
GUNDERSON CLEANERS
41 MAIN STREET
MENASHA, WI 54952

SUBJECT: Final Case Closure with Continuing Obligations
Gunderson Cleaners – 904 S. Commercial Street, Neenah
WDNR BRRTS ID # 02-71-108446

Dear Mr. Gunderson:

The Department of Natural Resources (DNR) considers Gunderson Cleaners BRRTS ID #02-71-108446 closed with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region Closure Committee reviewed the request for closure on July 25, 2011. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The Department received final documentation regarding several conditions of closure (identified in an email dated July 25, 2011) on October 18, 2011.

The Department reviewed the case closure request regarding the chlorinated solvent contamination in soil and groundwater at this site. In summary, the source property was formerly a gas station (BRRTS #03-71-107154 closed on 09-18-2002) and subsequently a dry cleaner operation. Remedial actions included: excavation of contaminated soils, cap maintenance, and natural attenuation monitoring of groundwater. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details of each item are found in the subsequent section titled Closure Conditions.

1. Groundwater contamination is present above ch. NR 140 enforcement standards and a cap is required (refer to #4).
2. Residual soil contamination exists that must be properly managed should it be excavated or removed.
3. Before the land use may be changed from the current commercial zoning, additional environmental work may be necessary.
4. Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and groundwater. Any changes to this barrier must be approved by the Department prior to implementing.
5. Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, an assessment must be made of whether the closure is still protective or whether building control technologies are appropriate.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination and of any continuing obligations. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. All site information is also on file at the DNR Oshkosh Service Center located at 625 E. County Road Y, Oshkosh, WI.

[NOTE: If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.]

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement or concrete is required as shown on the attached map, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on capped or paved areas;
- construction or placement of a foundation or other structure requiring excavation;
- changing the use or occupancy of the property to certain uses, such as single or multiple-family residences, a day care, senior center, hospital, or for a similar sensitive population.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property. If additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, this case may be reopened pursuant to s. NR 726.09, Wis. Adm.

Code. DNR staff will conduct periodic inspections to ensure that the conditions included in this letter and the attached maintenance plans are met.

1. Residual Groundwater Contamination (ch. NR 140, Wis. Adm. Code)

Groundwater contamination, greater than enforcement standards, is present both on this contaminated property and off this contaminated property, as shown on the **attached map**. Affected property owners were notified of the presence of groundwater contamination. DNR approval prior to well construction or reconstruction is required for all sites with residual contamination, shown on the GIS Registry.

2. Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains at depth in the area indicated on the attached map (green outline). If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

3. Land Use

This property may not be used or redeveloped for residential use, unless prior written approval has been obtained from the DNR. An investigation and remedial action to meet applicable soil cleanup standards may be required at that time.

4. Cap Maintenance Plan

The pavement/concrete that exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the property will be used by more sensitive populations. These populations may include, but are not limited to single or multiple family residences, day cares, senior centers, hospitals, etc. Before using the property for sensitive populations, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

5. Vapor Mitigation or Evaluation

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Chlorinated Volatile Organic Compounds (CVOCs) remain in soil and groundwater at the site, as shown on the **attached map**, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Currently the source property is paved with concrete and/or asphalt which acts as a cap for soil and groundwater protection. An adjacent property where there is no soil contamination does have a slab on grade structure, with minimal to no vapor risks. Therefore, before any other building is constructed, the property owner must notify the DNR and assess whether the closure conditions are still protective or whether building control technologies are warranted.

CONCLUSION

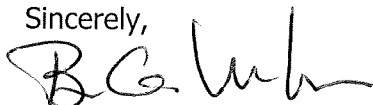
The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements to the attention of Kathy Sylvester at the WDNR Oshkosh Service Center (address included on letterhead).

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kathy Sylvester at (920) 424-0399.

Sincerely,



Bruce G. Urben
Air & Waste Leader
Northeast Region

cc: Case File – OSH
Gerald Van Dyn Hoven, 100 Wolf River Drive, Fremont, WI 54940
Scott Hodgson – Terracon (via email)
Michelle Williams – Reinhart, Boerner, Van Deuren, s.c. (via email)

Attachments:

- Cap maintenance plan
- Soil and groundwater contamination map
- RR 819 Continuing Obligations Guidance

PAVEMENT COVER MAINTENANCE PLAN

October 18, 2011

Property Located at: 904 South Commercial Street (Former Gunderson Cleaners)
912 South Commercial Street (Auto Depot)
Neenah, Winnebago County, Wisconsin 54956-3804
WDNR BRRTS #02-71-108446

Legal Description: See property deed included within closure documentation.

Tax Parcel Numbers: # 809-0319-00-00 (904 S. Commercial)
809-0326-00-00 (912 S Commercial)

Introduction

This document is the Maintenance Plan for the pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the paved surfaces occupying the area over the contaminated groundwater plume and soil on-site.

More site-specific information about this property may be found with:

- The case file in the DNR Northeast Region Oshkosh Service Center
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>; and
- The DNR project manager for the property (Ms. Kathy Sylvester)

Description of Contamination

Soil contaminated by the chlorinated solvent tetrachloroethene (PCE) above the groundwater pathway residual contaminant level is located on the southern part of the property at 904 South Commercial Street (Former Gunderson Cleaners). Groundwater contaminated by chlorinated solvents is present on the property at 904 South Commercial Street and extending south onto the property at 912 South Commercial Street. The estimated extent of the PCE soil and groundwater contamination is shown on the attached Figure 1. Petroleum contaminated soil and groundwater is also present in the central and northern part of the property at 904 South Commercial Street associated with leaking underground storage tank case #03-71-107154, which was closed on September 18, 2002.

Description of the Barrier to be Maintained

The cover consists of the existing asphalt pavement over the property at 904 South Commercial Street and the existing building and asphalt cover on the property at 912 South Commercial Street. The location of the cap area to be maintained under this agreement is presented on the attached Figure 2.

Cover Purpose

The paved surfaces and building over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a

threat to human health. They also act as a partial infiltration barrier. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surface and building overlying the contaminated groundwater plume and soil, as depicted on Figure 2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit A, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the Auto Depot office at 912 South Commercial Street and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the building and/or paved surfaces in the area of the barrier (as shown on Figure 2) are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor. It is advisable to notify the WDNR of your work plans prior to removing any portion of the cap in order to avoid unnecessary actions or delays.

The property owner, in order to maintain the integrity of the building and paved surfaces, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where a paved surface is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

- 1) Removal of the existing barrier
- 2) Replacement with another barrier
- 3) Excavating or grading of the land surface
- 4) Filling on capped or paved areas

- 5) Plowing for agricultural cultivation; or
- 6) Construction or placement of a building or other structure

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR. A copy of this Cap Maintenance Plan has been submitted to each of the entities below.

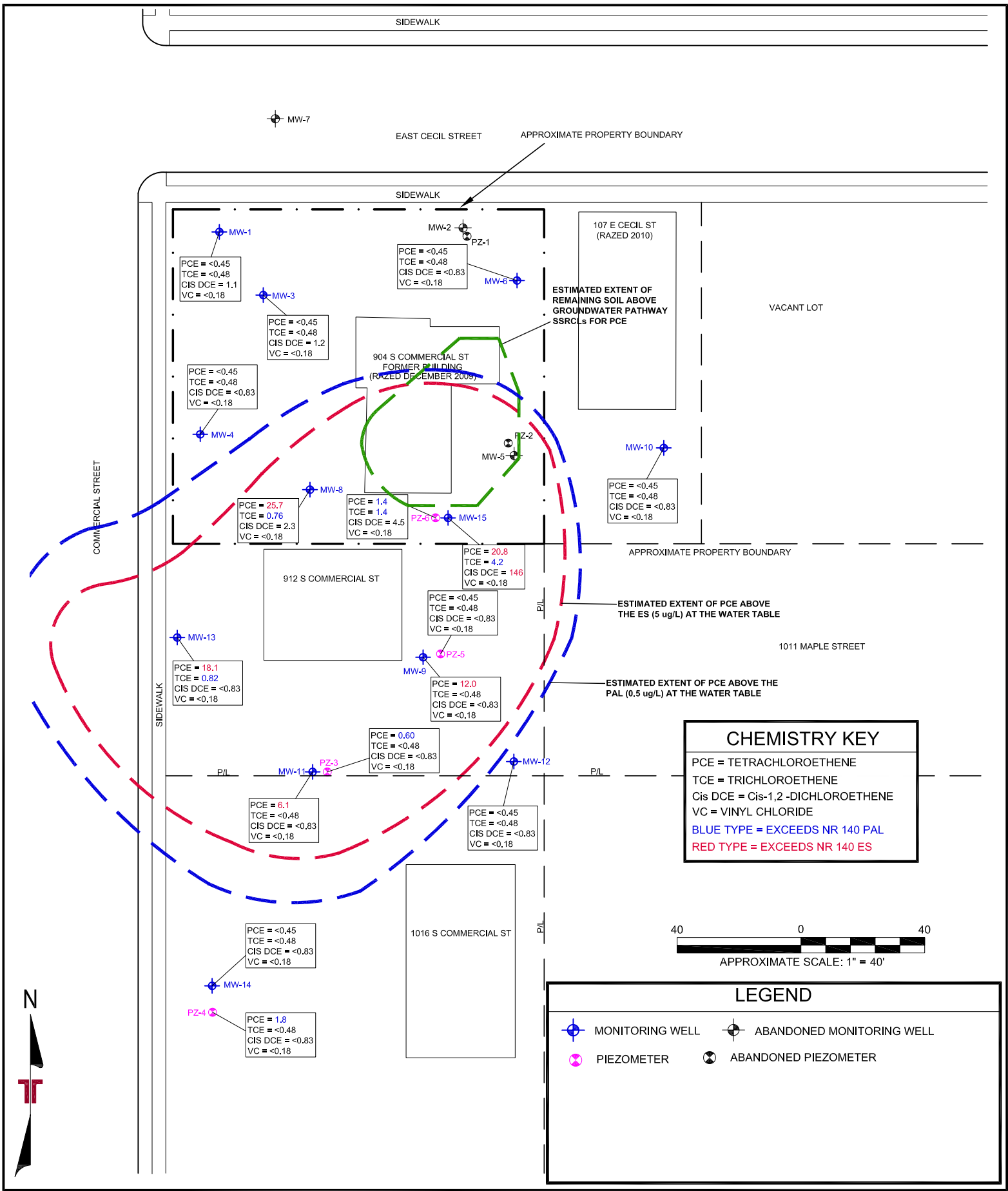
Contact Information (October 2011)

Site Owner and Operator: Mr. Gerald Van Dyn Hoven (Owner)
100 Wolf River Drive
Fremont, Wisconsin 54940
(920) 209-5825

Auto Depot (Operator)
912 South Commercial Street
Neenah, Wisconsin 54956-3804
(920) 722-3200
Contact: Mr. Richard Knight

Consultant: Terracon Consultants Inc.
9856 South 57th Street
Franklin, WI 53132
(414) 423-0255
Contact: Scott Hodgson

WDNR: Wisconsin Department of Natural Resources
625 East County Road Y, Suite 700
Oshkosh, Wisconsin 54901
(920) 424-0399
Contact: Kathy Sylvester



Project Mngr:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH

Project No.	38077004
Scale:	AS SHOWN
File No.	38077004.GW Quality
Date:	9/8/11

Terracon
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

DETAILED SITE MAP

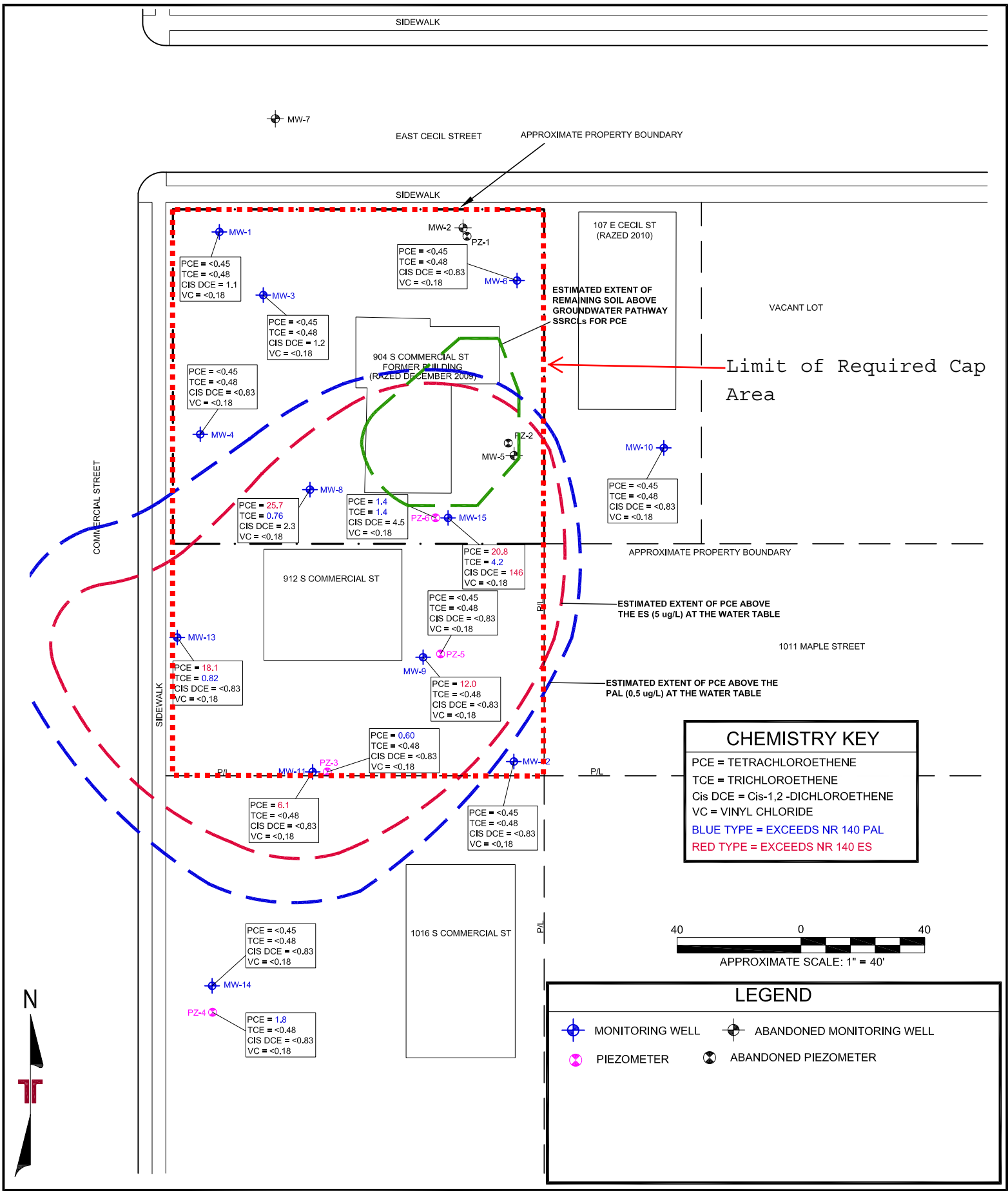
GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET

NEENAH WISCONSIN

FIG. No.

1

(Layout16)



Project Mng:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH

Project No.	38077004
Scale:	AS SHOWN
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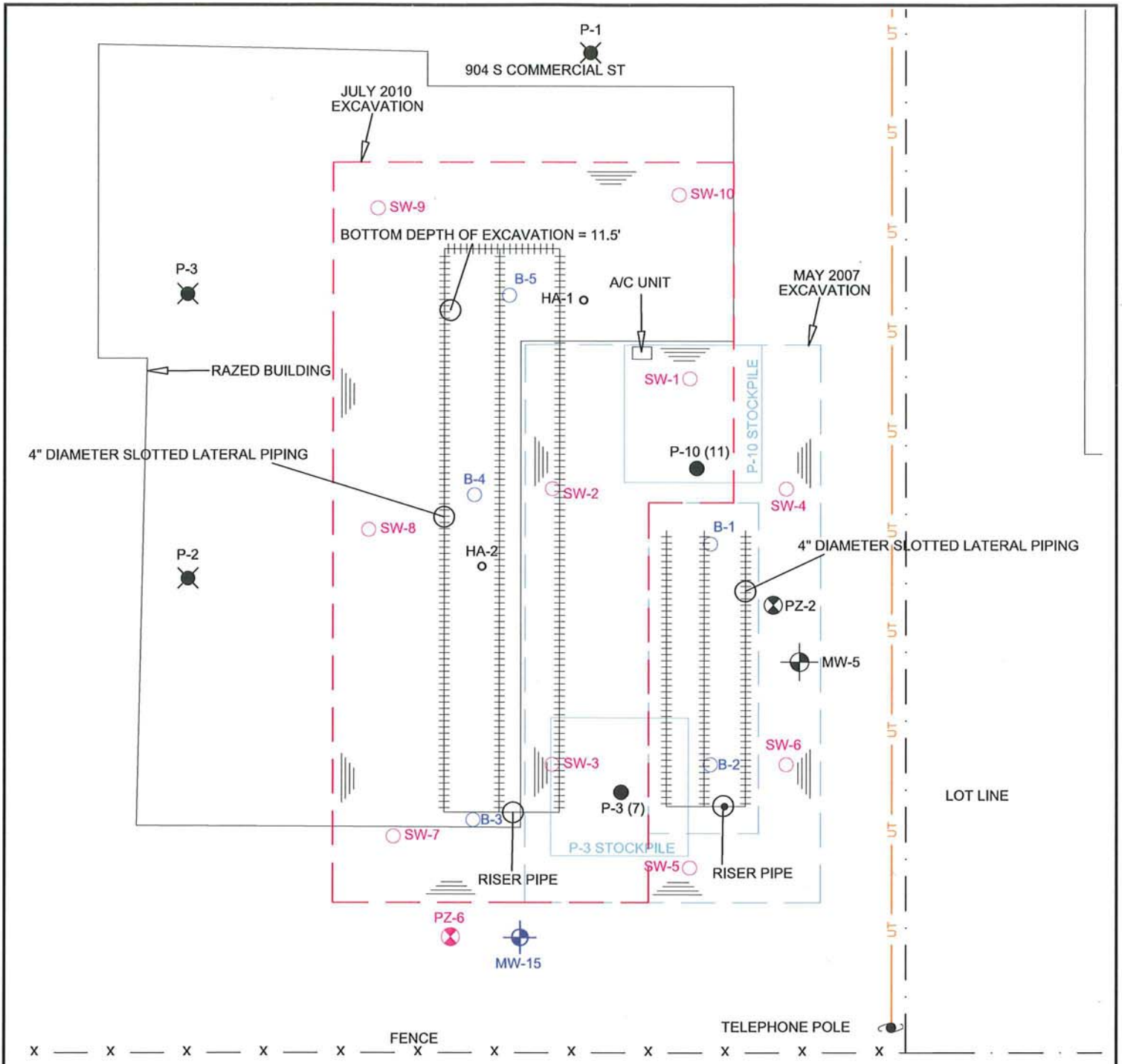
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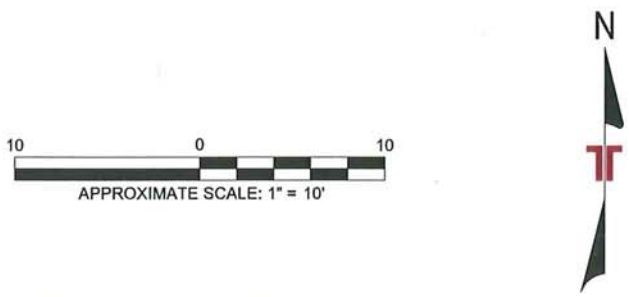
CAP AREA

GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET
NEENAH WISCONSIN

FIG. No.	2
(Layout16)	



LEGEND	
	MONITORING WELL
	ABANDONED MONITORING WELL
	PIEZOMETER
	ABANDONED PIEZOMETER
	BASE SAMPLE
	SIDEWALL SAMPLE
	PUSH PROBE BORING
	WASTE CHARACTERIZATION SAMPLE
	EXCAVATION AREA
	SLOPE
	SOIL FROM AREA TEMPORARILY STOCKPILED
	UNDERGROUND TELEPHONE



Project Mgr:	SAH	Project No.	38077004
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	SAH	File No.	38077004.SM2
Approved By:	SAH	Date:	11/15/10

Terracon
 Consulting Engineers and Scientists
 9896 SOUTH 57th STREET FRANKLIN, WI 53132
 PH. (414) 423-0255 FAX. (414) 423-0566

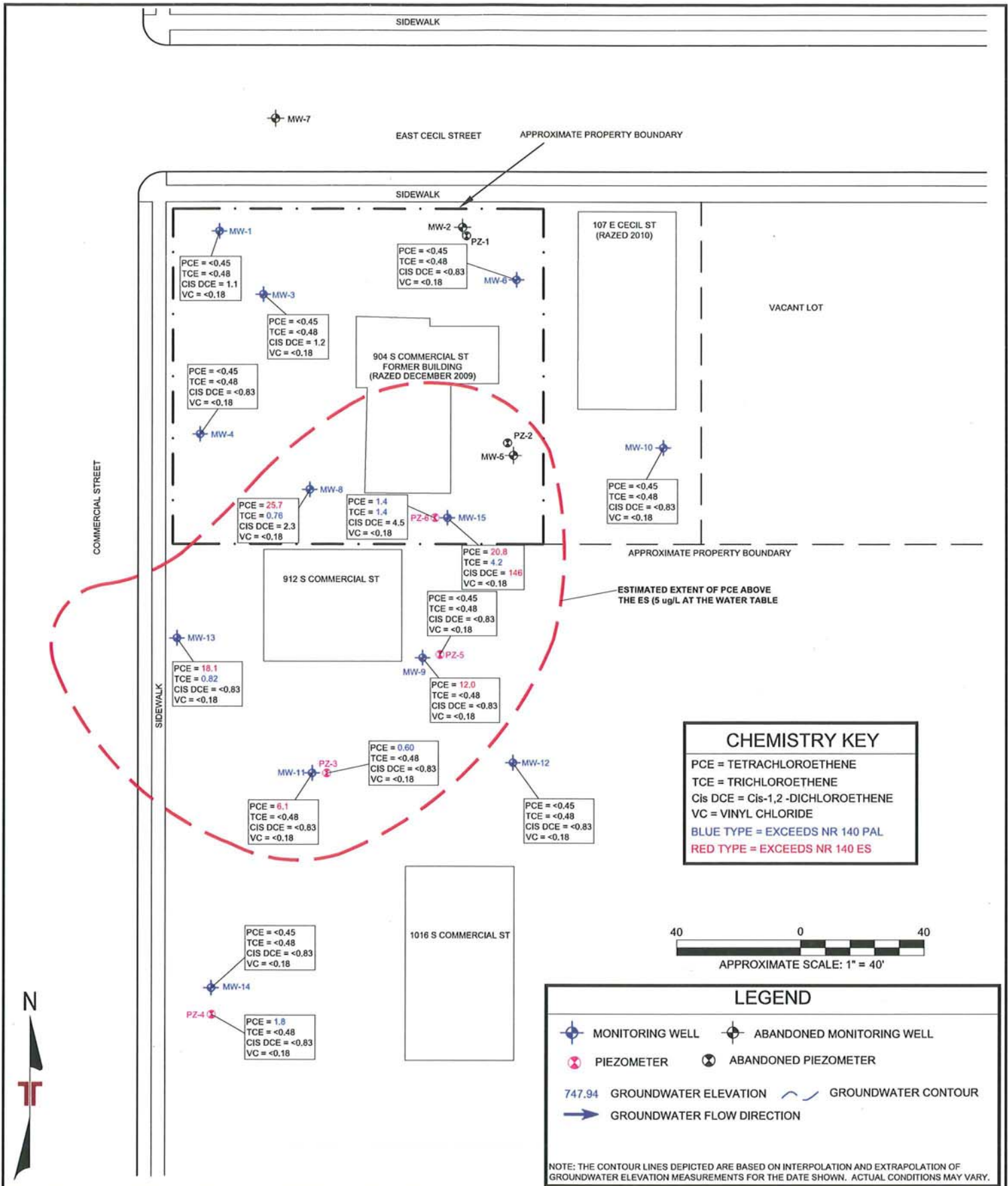
ADDITIONAL EXCAVATION AREA

GUNDERSON CLEANERS
 904 SOUTH COMMERCIAL STREET
 WISCONSIN

NEENAH

FIG. No.

2
 (Layout3b)



Project Mng:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH

Project No.	38077004
Scale:	AS SHOWN
File No.	38077004.GW Quality
Date:	7/14/11

Terracon
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

GROUNDWATER QUALITY MAP (6/15/11)

GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET
NEENAH WISCONSIN

FIG. No.	3
(Layout15)	



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary

Oshkosh Service Center
625 East County Road Y
Suite 700
Oshkosh, Wisconsin 54901-9731
FAX 920-424-4404

October 19, 2011

Gerald Van Dyn Hoven
100 Wolf River Drive
Fremont, WI 54940

SUBJECT: Final Case Closure with Continuing Obligations
Gunderson Cleaners – 904 S. Commercial Street, Neenah
WDNR BRRTS ID # 02-71-108446

Dear Mr. Van Dyn Hoven:

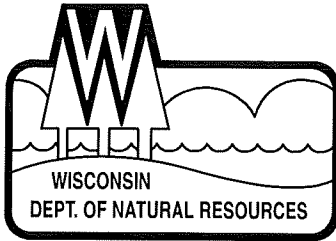
The Department understands that you are the current owner of property located at 904 S. Commercial Street, Neenah, WI. As the current owner of this property, you are responsible for following the conditions of final closure identified in the attached letter.

Please read the letter carefully as it contains valuable information on protecting against potential exposures to human health and the environment. If you have any questions or concerns, feel free to contact me at (920) 424-0399 or via email at kathy.sylvester@wisconsin.gov.

Sincerely,

Kathleen M. Sylvester, P.G.
Remediation & Redevelopment Program

cc: Case File – OSH
Gary Gunderson – via email
Michelle Williams – via email
Scott Hodgson – via email



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary

Oshkosh Service Center
625 East County Road Y
Suite 700
Oshkosh, Wisconsin 54901-9731
FAX 920-424-4404

October 19, 2011

GARY GUNDERSON
GUNDERSON CLEANERS
41 MAIN STREET
MENASHA, WI 54952

SUBJECT: Final Case Closure with Continuing Obligations
Gunderson Cleaners – 904 S. Commercial Street, Neenah
WDNR BRRTS ID # 02-71-108446

Dear Mr. Gunderson:

The Department of Natural Resources (DNR) considers Gunderson Cleaners BRRTS ID #02-71-108446 closed with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region Closure Committee reviewed the request for closure on July 25, 2011. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The Department received final documentation regarding several conditions of closure (identified in an email dated July 25, 2011) on October 18, 2011.

The Department reviewed the case closure request regarding the chlorinated solvent contamination in soil and groundwater at this site. In summary, the source property was formerly a gas station (BRRTS #03-71-107154 closed on 09-18-2002) and subsequently a dry cleaner operation. Remedial actions included: excavation of contaminated soils, cap maintenance, and natural attenuation monitoring of groundwater. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details of each item are found in the subsequent section titled Closure Conditions.

1. Groundwater contamination is present above ch. NR 140 enforcement standards and a cap is required (refer to #4).
2. Residual soil contamination exists that must be properly managed should it be excavated or removed.
3. Before the land use may be changed from the current commercial zoning, additional environmental work may be necessary.
4. Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and groundwater. Any changes to this barrier must be approved by the Department prior to implementing.
5. Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, an assessment must be made of whether the closure is still protective or whether building control technologies are appropriate.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination and of any continuing obligations. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. All site information is also on file at the DNR Oshkosh Service Center located at 625 E. County Road Y, Oshkosh, WI.

[NOTE: If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.]

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement or concrete is required as shown on the attached map, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on capped or paved areas;
- construction or placement of a foundation or other structure requiring excavation;
- changing the use or occupancy of the property to certain uses, such as single or multiple-family residences, a day care, senior center, hospital, or for a similar sensitive population.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property. If additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, this case may be reopened pursuant to s. NR 726.09, Wis. Adm.

Code. DNR staff will conduct periodic inspections to ensure that the conditions included in this letter and the attached maintenance plans are met.

1. Residual Groundwater Contamination (ch. NR 140, Wis. Adm. Code)

Groundwater contamination, greater than enforcement standards, is present both on this contaminated property and off this contaminated property, as shown on the **attached map**. Affected property owners were notified of the presence of groundwater contamination. DNR approval prior to well construction or reconstruction is required for all sites with residual contamination, shown on the GIS Registry.

2. Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains at depth in the area indicated on the attached map (green outline). If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

3. Land Use

This property may not be used or redeveloped for residential use, unless prior written approval has been obtained from the DNR. An investigation and remedial action to meet applicable soil cleanup standards may be required at that time.

4. Cap Maintenance Plan

The pavement/concrete that exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the property will be used by more sensitive populations. These populations may include, but are not limited to single or multiple family residences, day cares, senior centers, hospitals, etc. Before using the property for sensitive populations, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

5. Vapor Mitigation or Evaluation

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Chlorinated Volatile Organic Compounds (CVOCs) remain in soil and groundwater at the site, as shown on the **attached map**, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Currently the source property is paved with concrete and/or asphalt which acts as a cap for soil and groundwater protection. An adjacent property where there is no soil contamination does have a slab on grade structure, with minimal to no vapor risks. Therefore, before any other building is constructed, the property owner must notify the DNR and assess whether the closure conditions are still protective or whether building control technologies are warranted.

CONCLUSION

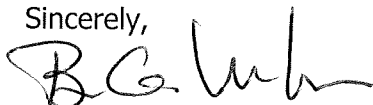
The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements to the attention of Kathy Sylvester at the WDNR Oshkosh Service Center (address included on letterhead).

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kathy Sylvester at (920) 424-0399.

Sincerely,



Bruce G. Urben
Air & Waste Leader
Northeast Region

cc: Case File – OSH
Gerald Van Dyn Hoven, 100 Wolf River Drive, Fremont, WI 54940
Scott Hodgson – Terracon (via email)
Michelle Williams – Reinhart, Boerner, Van Deuren, s.c. (via email)

Attachments:

- Cap maintenance plan
- Soil and groundwater contamination map
- RR 819 Continuing Obligations Guidance

PAVEMENT COVER MAINTENANCE PLAN

October 18, 2011

Property Located at: 904 South Commercial Street (Former Gunderson Cleaners)
912 South Commercial Street (Auto Depot)
Neenah, Winnebago County, Wisconsin 54956-3804
WDNR BRRTS #02-71-108446

Legal Description: See property deed included within closure documentation.

Tax Parcel Numbers: # 809-0319-00-00 (904 S. Commercial)
809-0326-00-00 (912 S Commercial)

Introduction

This document is the Maintenance Plan for the pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the paved surfaces occupying the area over the contaminated groundwater plume and soil on-site.

More site-specific information about this property may be found with:

- The case file in the DNR Northeast Region Oshkosh Service Center
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brts2>; and
- The DNR project manager for the property (Ms. Kathy Sylvester)

Description of Contamination

Soil contaminated by the chlorinated solvent tetrachloroethene (PCE) above the groundwater pathway residual contaminant level is located on the southern part of the property at 904 South Commercial Street (Former Gunderson Cleaners). Groundwater contaminated by chlorinated solvents is present on the property at 904 South Commercial Street and extending south onto the property at 912 South Commercial Street. The estimated extent of the PCE soil and groundwater contamination is shown on the attached Figure 1. Petroleum contaminated soil and groundwater is also present in the central and northern part of the property at 904 South Commercial Street associated with leaking underground storage tank case #03-71-107154, which was closed on September 18, 2002.

Description of the Barrier to be Maintained

The cover consists of the existing asphalt pavement over the property at 904 South Commercial Street and the existing building and asphalt cover on the property at 912 South Commercial Street. The location of the cap area to be maintained under this agreement is presented on the attached Figure 2.

Cover Purpose

The paved surfaces and building over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a

threat to human health. They also act as a partial infiltration barrier. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surface and building overlying the contaminated groundwater plume and soil, as depicted on Figure 2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit A, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the Auto Depot office at 912 South Commercial Street and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the building and/or paved surfaces in the area of the barrier (as shown on Figure 2) are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor. It is advisable to notify the WDNR of your work plans prior to removing any portion of the cap in order to avoid unnecessary actions or delays.

The property owner, in order to maintain the integrity of the building and paved surfaces, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where a paved surface is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

- 1) Removal of the existing barrier
- 2) Replacement with another barrier
- 3) Excavating or grading of the land surface
- 4) Filling on capped or paved areas

- 5) Plowing for agricultural cultivation; or
- 6) Construction or placement of a building or other structure

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR. A copy of this Cap Maintenance Plan has been submitted to each of the entities below.

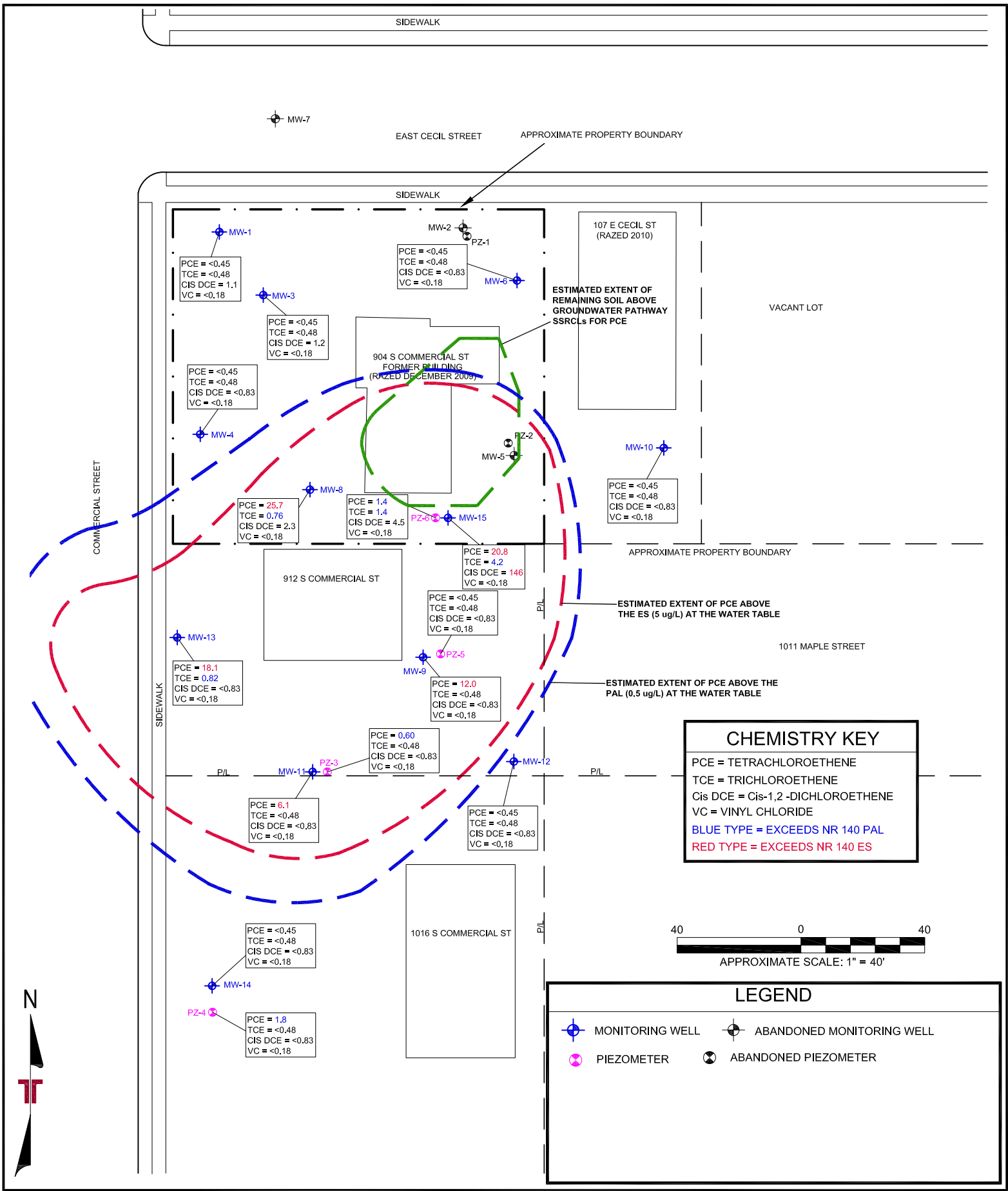
Contact Information (October 2011)

Site Owner and Operator: Mr. Gerald Van Dyn Hoven (Owner)
100 Wolf River Drive
Fremont, Wisconsin 54940
(920) 209-5825

Auto Depot (Operator)
912 South Commercial Street
Neenah, Wisconsin 54956-3804
(920) 722-3200
Contact: Mr. Richard Knight

Consultant: Terracon Consultants Inc.
9856 South 57th Street
Franklin, WI 53132
(414) 423-0255
Contact: Scott Hodgson

WDNR: Wisconsin Department of Natural Resources
625 East County Road Y, Suite 700
Oshkosh, Wisconsin 54901
(920) 424-0399
Contact: Kathy Sylvester



Project Mng:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH

Project No.	38077004
Scale:	AS SHOWN
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Date:	9/8/11

Terracon
Consulting Engineers and Scientists

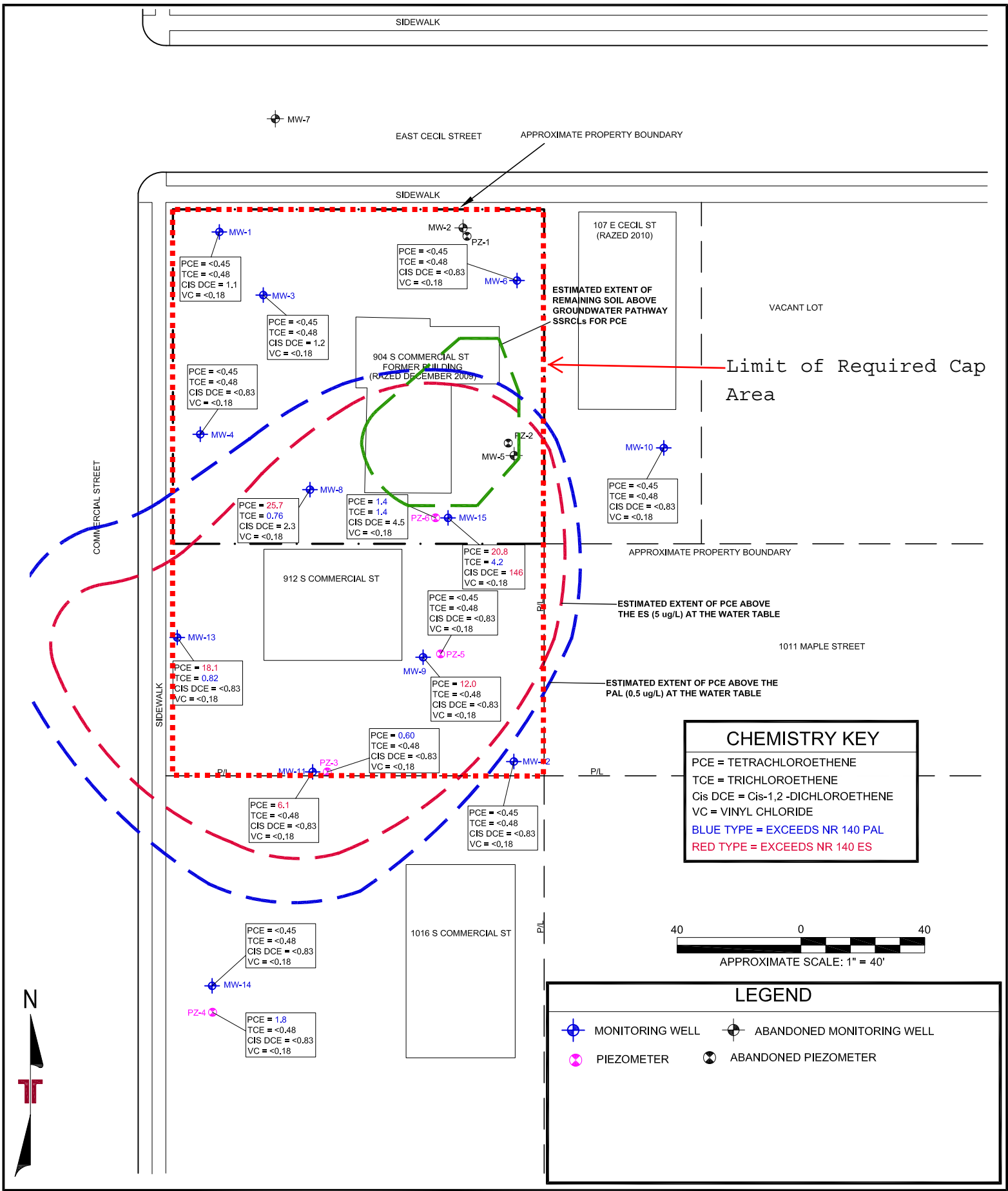
9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

DETAILED SITE MAP

GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET

NEENAH WISCONSIN

FIG. No.	1
(Layout16)	



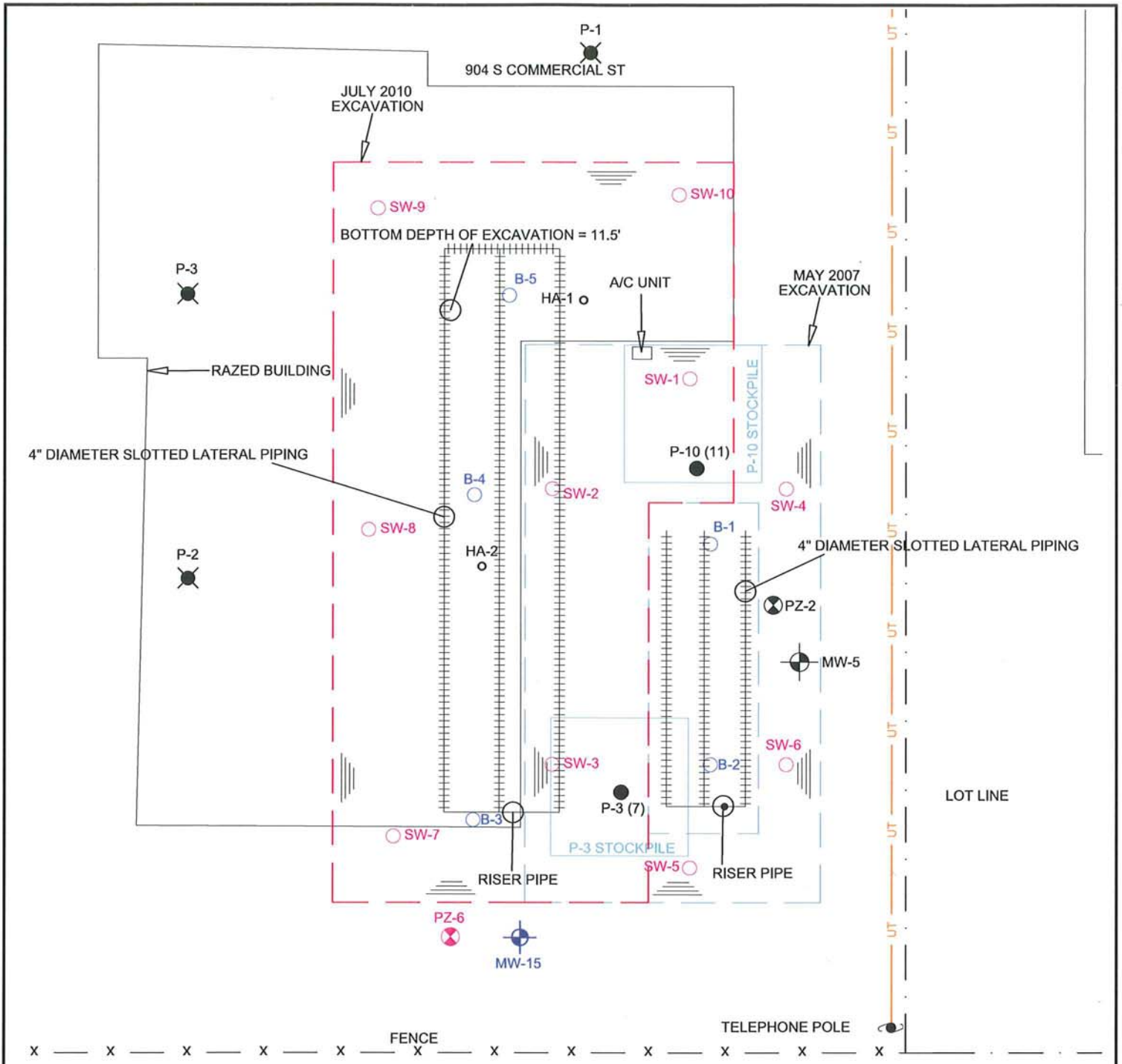
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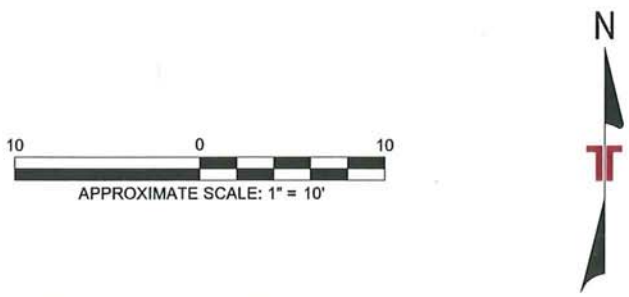
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9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

CAP AREA
GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET
NEENAH WISCONSIN

FIG. No.	2
(Layout16)	



LEGEND	
	MONITORING WELL
	ABANDONED MONITORING WELL
	PIEZOMETER
	ABANDONED PIEZOMETER
	BASE SAMPLE
	SIDEWALL SAMPLE
	PUSH PROBE BORING
	WASTE CHARACTERIZATION SAMPLE
	EXCAVATION AREA
	SLOPE
	SOIL FROM AREA TEMPORARILY STOCKPILED
	UNDERGROUND TELEPHONE



Project Mgr:	SAH	Project No.	38077004
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	SAH	File No.	38077004.SM2
Approved By:	SAH	Date:	11/15/10

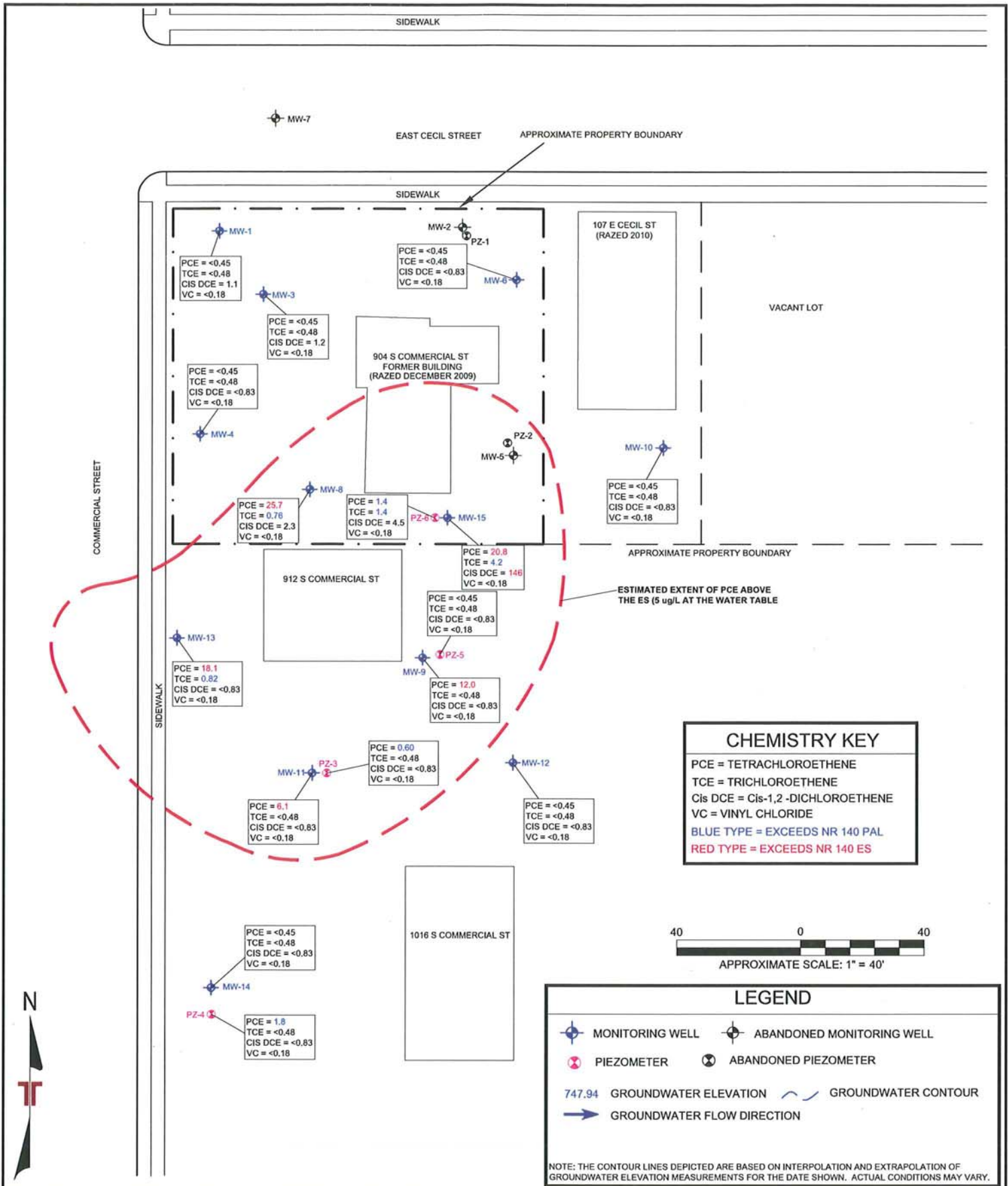
Terracon
 Consulting Engineers and Scientists
 9896 SOUTH 57th STREET FRANKLIN, WI 53132
 PH. (414) 423-0255 FAX. (414) 423-0566

ADDITIONAL EXCAVATION AREA

GUNDERSON CLEANERS
 904 SOUTH COMMERCIAL STREET
 WISCONSIN

FIG. No.

2
 (Layout3b)



Project Mngr:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH

Project No.	38077004
Scale:	AS SHOWN
File No.	38077004.GW Quality
Date:	7/14/11

Terracon
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

GROUNDWATER QUALITY MAP (6/15/11)

GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET
NEENAH WISCONSIN

FIG. No.	3
(Layout15)	

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

1509630

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

06/17/2009 11:07AM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE 11.00
TRANSFER FEE 810.00
OF PAGES 1

THIS DEED, made between Douglas E. Gunderson, a married person,

("Grantor," whether one or more), and Gerald G. Van Dyn Hoven, a single person

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Winnebago County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

That part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) at Section Thirty-four (34), Township Twenty (20) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, described as follows, viz:

Commencing at the intersection of the East line of South Commercial Street with the South line of Cecil Street; thence East, along the South line of said Cecil Street, 120 feet; thence South, parallel with the East line of said South Commercial Street, 109.5 feet; thence West, parallel with the South line of said Cecil Street, 120 feet, to the East line of said South Commercial Street; thence North, along the East line of said South Commercial Street, 109.5 feet to the place of beginning, EXCEPT land described and conveyed by instrument recorded as Document No. 690935, Winnebago County Registry.

Recording Area

Name and Return Address

Grantee
P.O. Box 524
Tremont, WI 54946

809-0319

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: restrictions, covenants and easements of record, if any.

Dated June 15, 2009

(SEAL)

(SEAL)

* _____

* Douglas E. Gunderson, a/k/a D.E. Gunderson

(SEAL)

(SEAL)

* _____

* _____

Signature(s) Douglas E. Gunderson

ACKNOWLEDGMENT

STATE OF _____)

) ss.

_____ COUNTY)

authenticated on June 15, 2009

Personally came before me on _____,
the above-named _____

* James L. Cummings, Atty.

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

THIS INSTRUMENT DRAFTED BY:
Atty. James L. Cummings
Neenah, Wisconsin

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

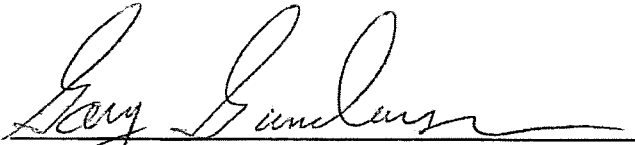
FORM NO. 1-2003

*Type name below signatures.

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Statement of Accurate Legal Descriptions

To the best of my knowledge, the attached property legal descriptions are complete and identify the parcels with soil and groundwater impacted by chlorinated solvents originating from the property located at 904 South Commercial Street, Neenah, Wisconsin, parcel identification no. 80903190000 (City of Neenah) which includes 912 S Commercial Street, parcel identification no. 80903260000 (City of Neenah) and 1016 S Commercial Street, parcel identification no. 80903270000.



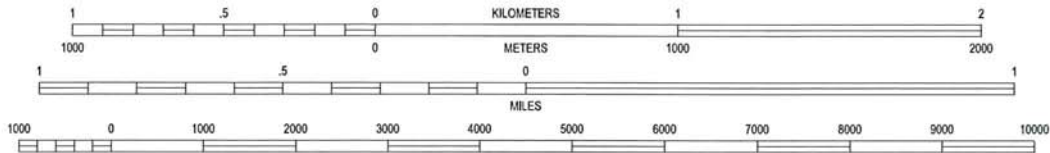
Gary Gunderson
Gunderson Cleaners

7-8-11

Date



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

NEENAH QUADRANGLE
WISCONSIN - WINNEBAGO COUNTY
1992
7.5 MINUTE SERIES (TOPOGRAPHIC)

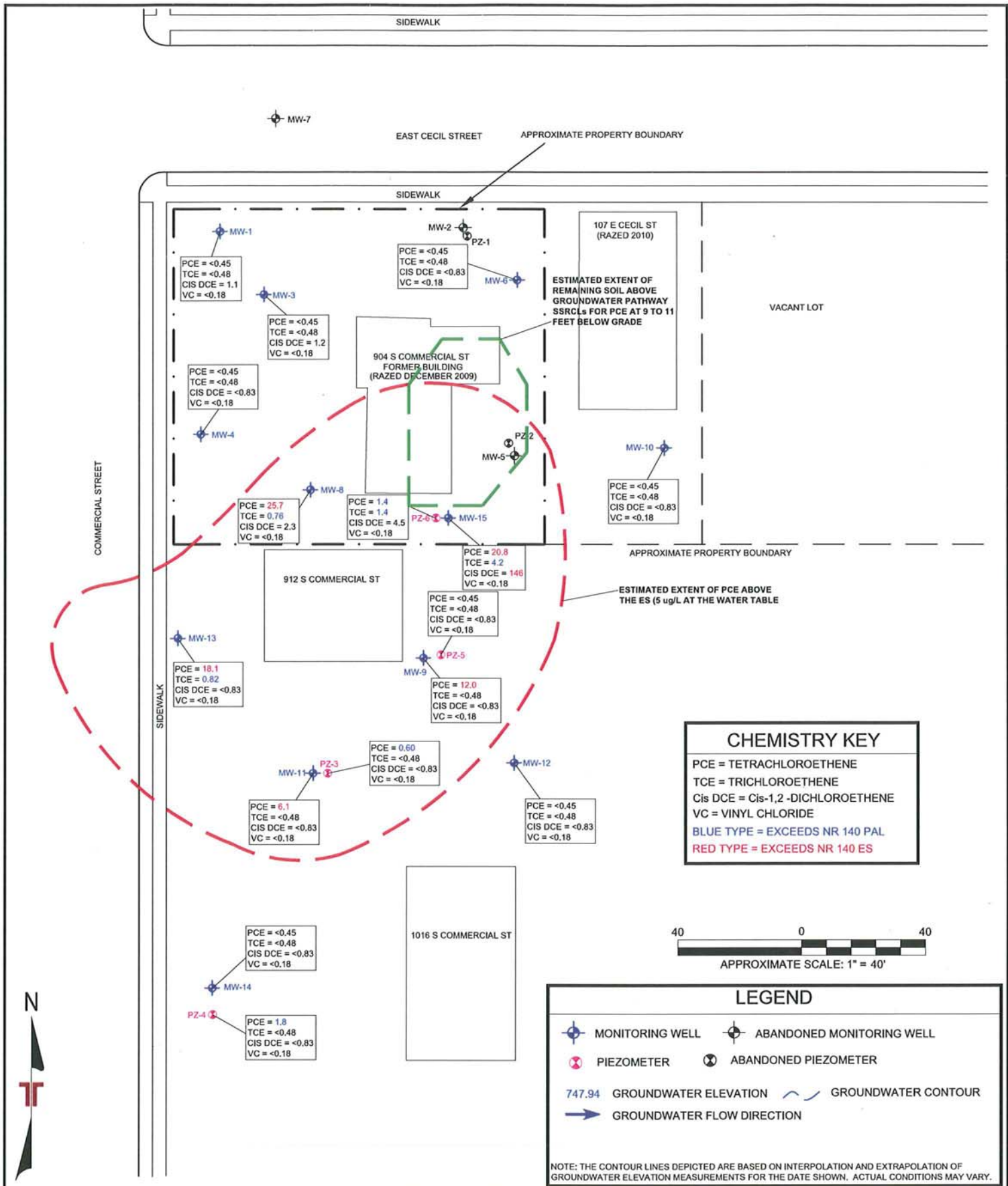


Project Mngr:	JVS	Project No.	38077004
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	JVS	File No.	38077004 SL
Approved By:	JVS	Date:	11/22/10

Terracon
Consulting Engineers and Scientists

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SITE LOCATION MAP		FIGURE 1
GUNDERSON CLEANERS 904 SOUTH COMMERCIAL AVENUE NEENAH WISCONSIN		



CHEMISTRY KEY	
PCE	= TETRACHLOROETHENE
TCE	= TRICHLOROETHENE
Cis DCE	= Cis-1,2-DICHLOROETHENE
VC	= VINYL CHLORIDE
BLUE TYPE	= EXCEEDS NR 140 PAL
RED TYPE	= EXCEEDS NR 140 ES

LEGEND			
	MONITORING WELL		ABANDONED MONITORING WELL
	PIEZOMETER		ABANDONED PIEZOMETER
747.94	GROUNDWATER ELEVATION		GROUNDWATER CONTOUR
	GROUNDWATER FLOW DIRECTION		

NOTE: THE CONTOUR LINES DEPICTED ARE BASED ON INTERPOLATION AND EXTRAPOLATION OF GROUNDWATER ELEVATION MEASUREMENTS FOR THE DATE SHOWN. ACTUAL CONDITIONS MAY VARY.

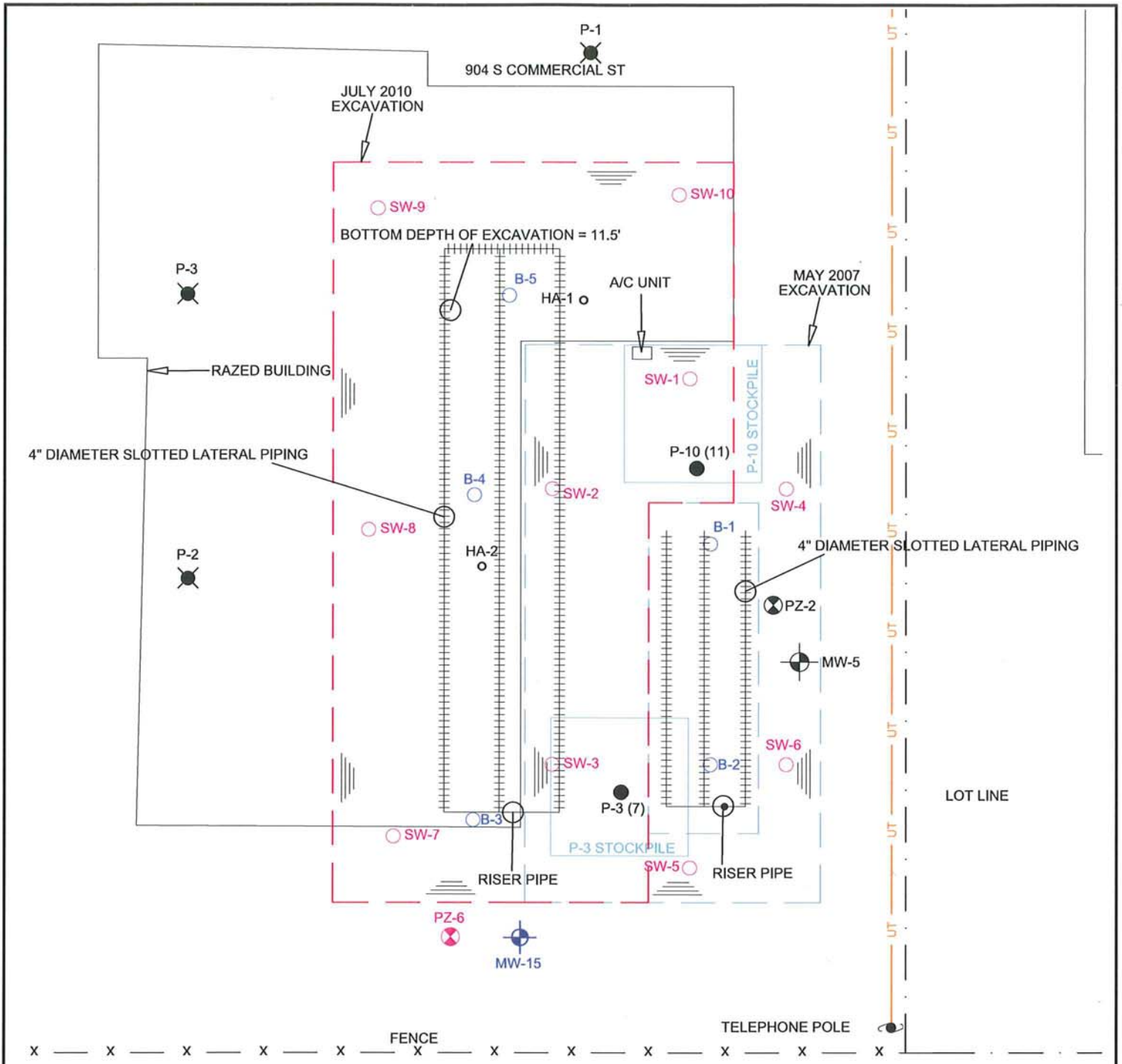
Project Mng:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH

Project No.	38077004
Scale:	AS SHOWN
File No.	38077004.GW Quality
Date:	7/14/11

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DETAILED SITE MAP
GUNDERSON CLEANERS
 904 SOUTH COMMERCIAL STREET
 NEENAH WISCONSIN

FIG. No.	4
(Layout 16)	



LEGEND	
	MONITORING WELL
	PIEZOMETER
	BASE SAMPLE
	PUSH PROBE BORING
	WASTE CHARACTERIZATION SAMPLE
	EXCAVATION AREA
	SOIL FROM AREA TEMPORARILY STOCKPILED
	UNDERGROUND TELEPHONE
	ABANDONED MONITORING WELL
	ABANDONED PIEZOMETER
	SIDEWALL SAMPLE
	SLOPE

Project Mgr:	SAH	Project No.	38077004
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	SAH	File No.	38077004.SM2
Approved By:	SAH	Date:	11/15/10

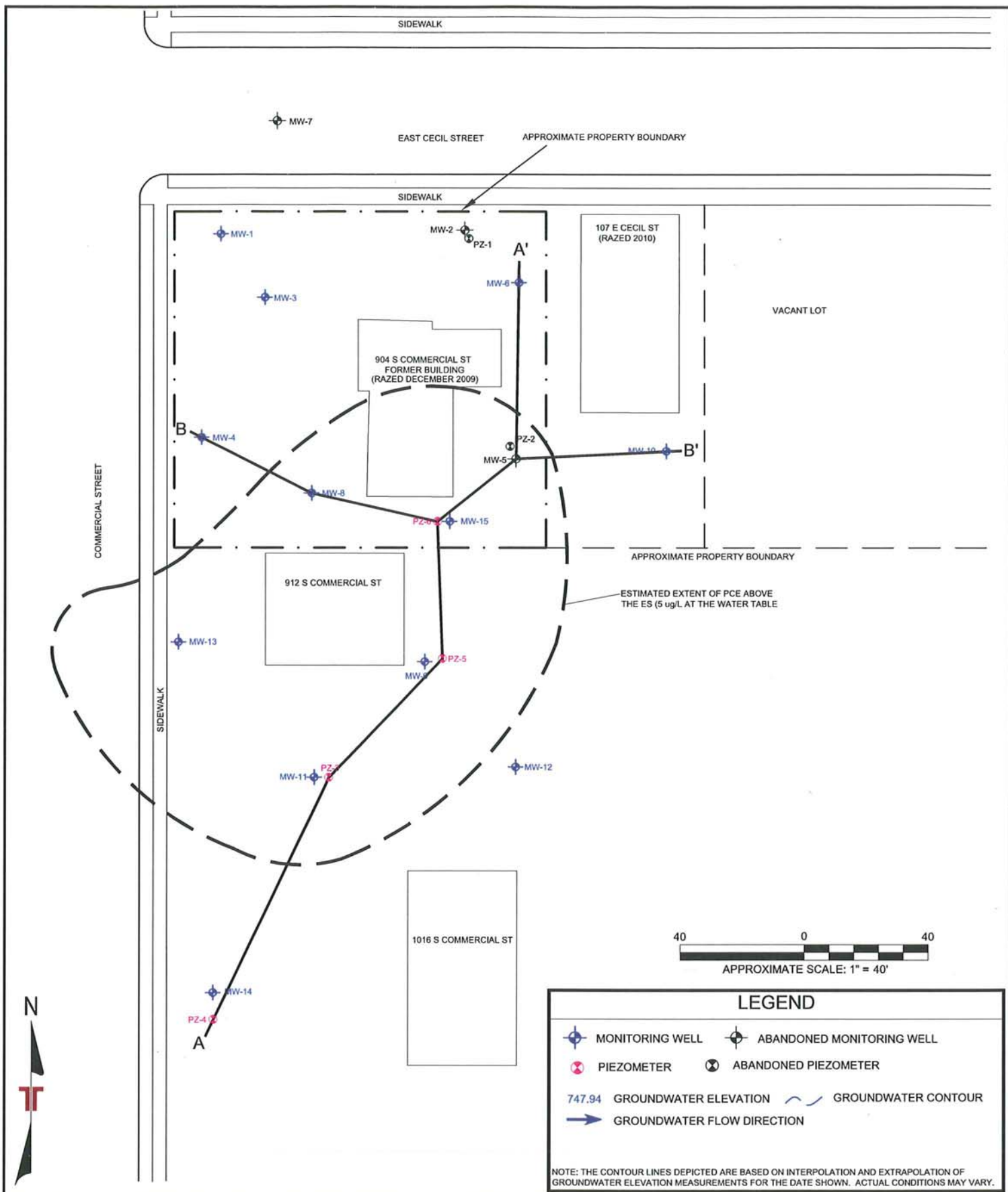
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ADDITIONAL EXCAVATION AREA

GUNDERSON CLEANERS
 904 SOUTH COMMERCIAL STREET
 WISCONSIN

NEENAH

FIG. No.	2
(Layout3b)	



LEGEND

MONITORING WELL	ABANDONED MONITORING WELL
PIEZOMETER	ABANDONED PIEZOMETER
747.94 GROUNDWATER ELEVATION	GROUNDWATER CONTOUR
GROUNDWATER FLOW DIRECTION	

NOTE: THE CONTOUR LINES DEPICTED ARE BASED ON INTERPOLATION AND EXTRAPOLATION OF GROUNDWATER ELEVATION MEASUREMENTS FOR THE DATE SHOWN. ACTUAL CONDITIONS MAY VARY.

Project Mgr:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH
Project No.:	38077004
Scale:	AS SHOWN
File No.:	38077004.GCS
Date:	7/14/11

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GEOLOGIC CROSS SECTION LOCATION MAP

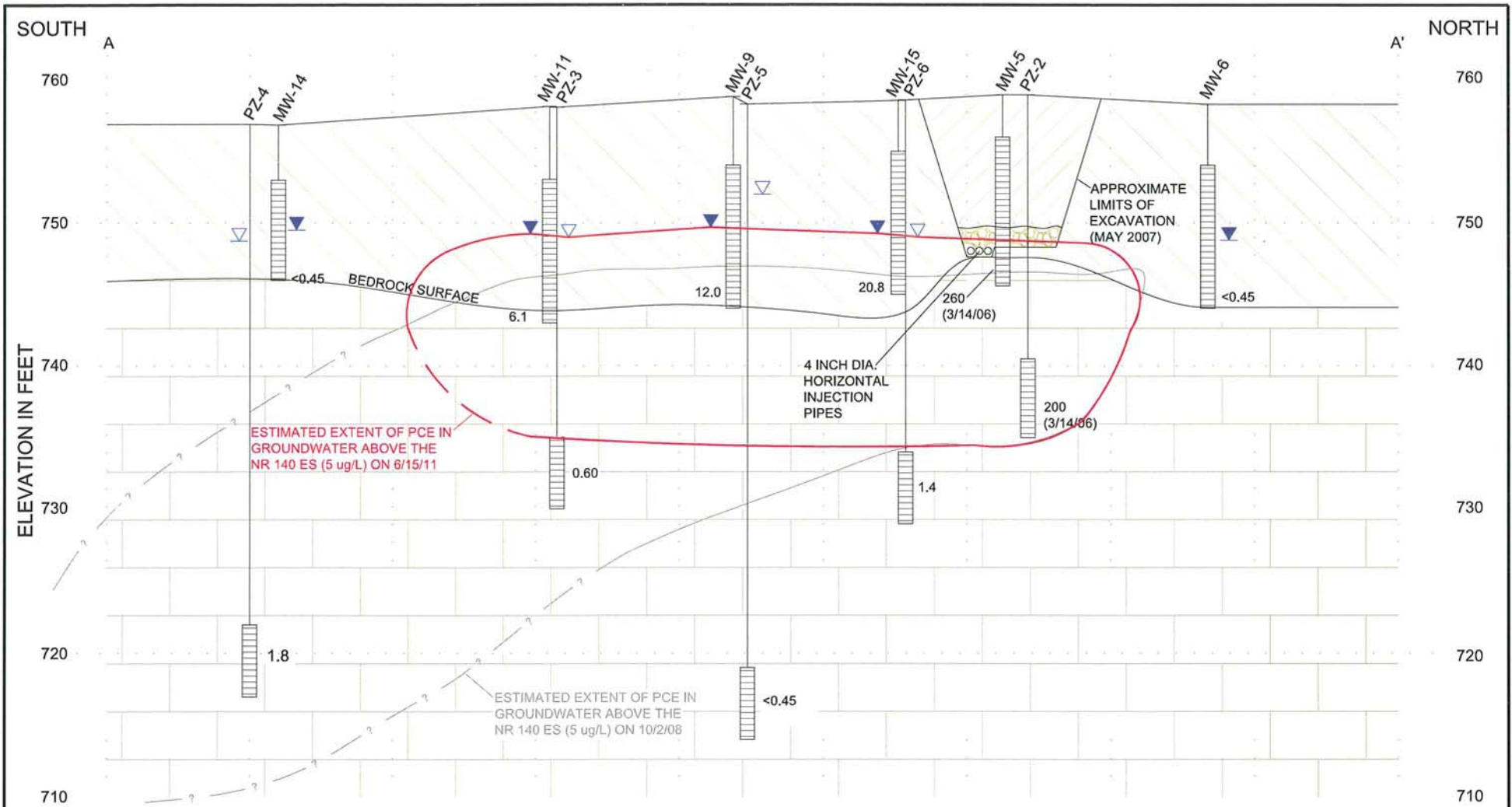
GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET

WISCONSIN

FIG. No.

13

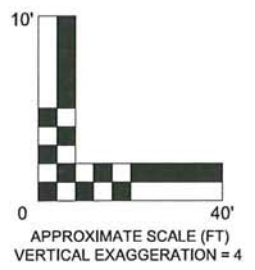
(Layout 15)



LEGEND	
	CLAY AND SILTY CLAY
	CLAY FILL
	GRAVEL FILL
	DOLOMITE
	POTENTIOMETRIC SURFACE ELEVATION (6/15/11)
	WATER TABLE ELEVATION (6/15/11)
12.0	PCE CONCENTRATION (ug/L) 6/15/11, UNLESS OTHERWISE NOTED
	SCREENED PORTION

NOTE: SIGMA REPORTED THE DEPTH OF PZ-5 AS APPROXIMATELY 44 FEET BELOW GRADE (VERIFIED BY TERRACON); HOWEVER, THE WELL CONSTRUCTION FORM (MORAIN ENVIRONMENTAL) REPORTED A TOTAL DEPTH OF 48 FEET BELOW GRADE.

DIAGRAM IS FOR GENERAL LOCATION ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



Project Mngr:	SAH	Project No.	38077004
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	SAH	File No.	38077004 CS (6.15.11)
Approved By:	SAH	Date:	7/14/11

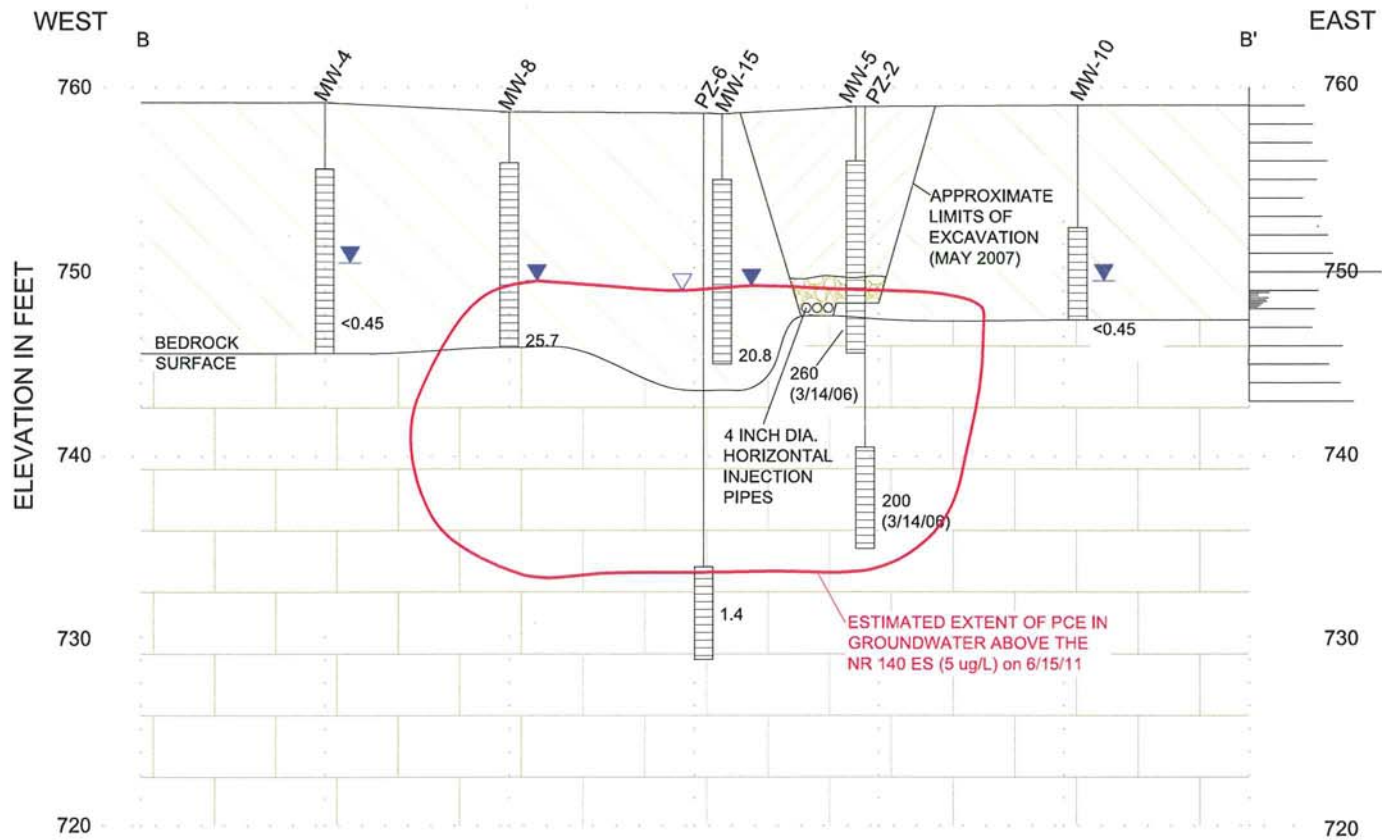
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GEOLOGIC CROSS-SECTION A-A'

GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET
WISCONSIN

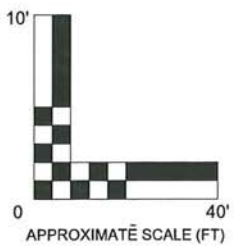
FIG. No.
14



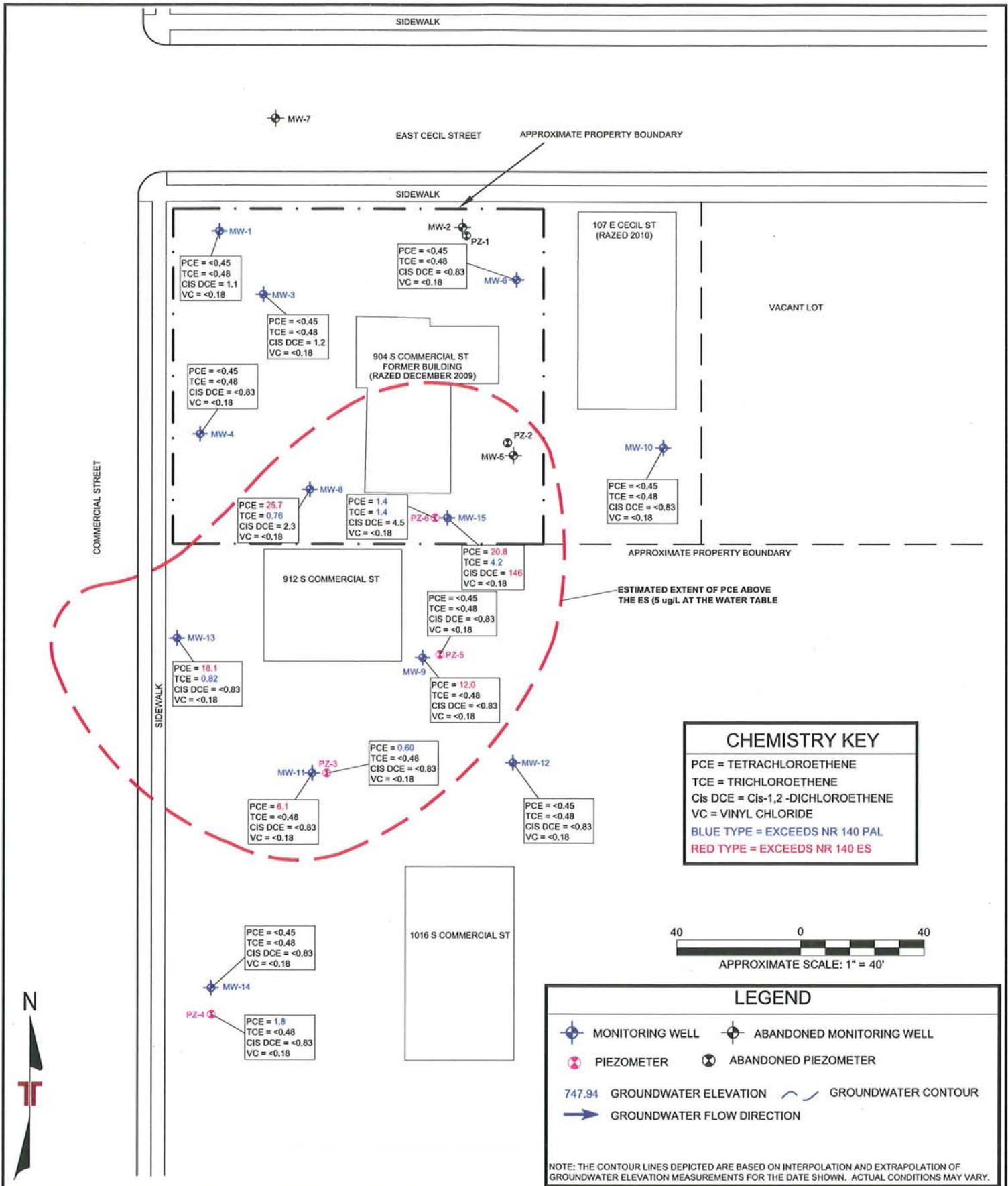
LEGEND			
	CLAY AND SILTY CLAY		POTENTIOMETRIC SURFACE ELEVATION (6/15/11)
	CLAY FILL		WATER TABLE ELEVATION (6/15/11)
	GRAVEL FILL	20.8	PCE CONCENTRATION (ug/L) 6/15/11, UNLESS OTHERWISE NOTED
	DOLOMITE		SCREENED PORTION

NOTE: SIGMA REPORTED THE DEPTH OF PZ-5 AS APPROXIMATELY 44 FEET BELOW GRADE (VERIFIED BY TERRACON); HOWEVER, THE WELL CONSTRUCTION FORM (MORAIN ENVIRONMENTAL) REPORTED A TOTAL DEPTH OF 48 FEET BELOW GRADE.

DIAGRAM IS FOR GENERAL LOCATION ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



Project Mngr: SAH	Project No. 38077004	Terracon Consulting Engineers and Scientists	GEOLOGIC CROSS-SECTION B-B'		FIG. No. 15
Drawn By: AGC	Scale: AS SHOWN		GUNDERSON CLEANERS 904 SOUTH COMMERCIAL STREET		
Checked By: SAH	File No. 38077004 CS (6.15.11)	9856 SOUTH 57th STREET FRANKLIN, WI 53132 PH. (414) 423-0255	FRANKLIN, WI 53132 FAX. (414) 423-0566	WISCONSIN	
Approved By: SAH	Date: 7/5/11	NEENAH			



Project Mngr:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH

Project No.	38077004
Scale:	AS SHOWN
File No.	38077004.GW Quality
Date:	7/14/11

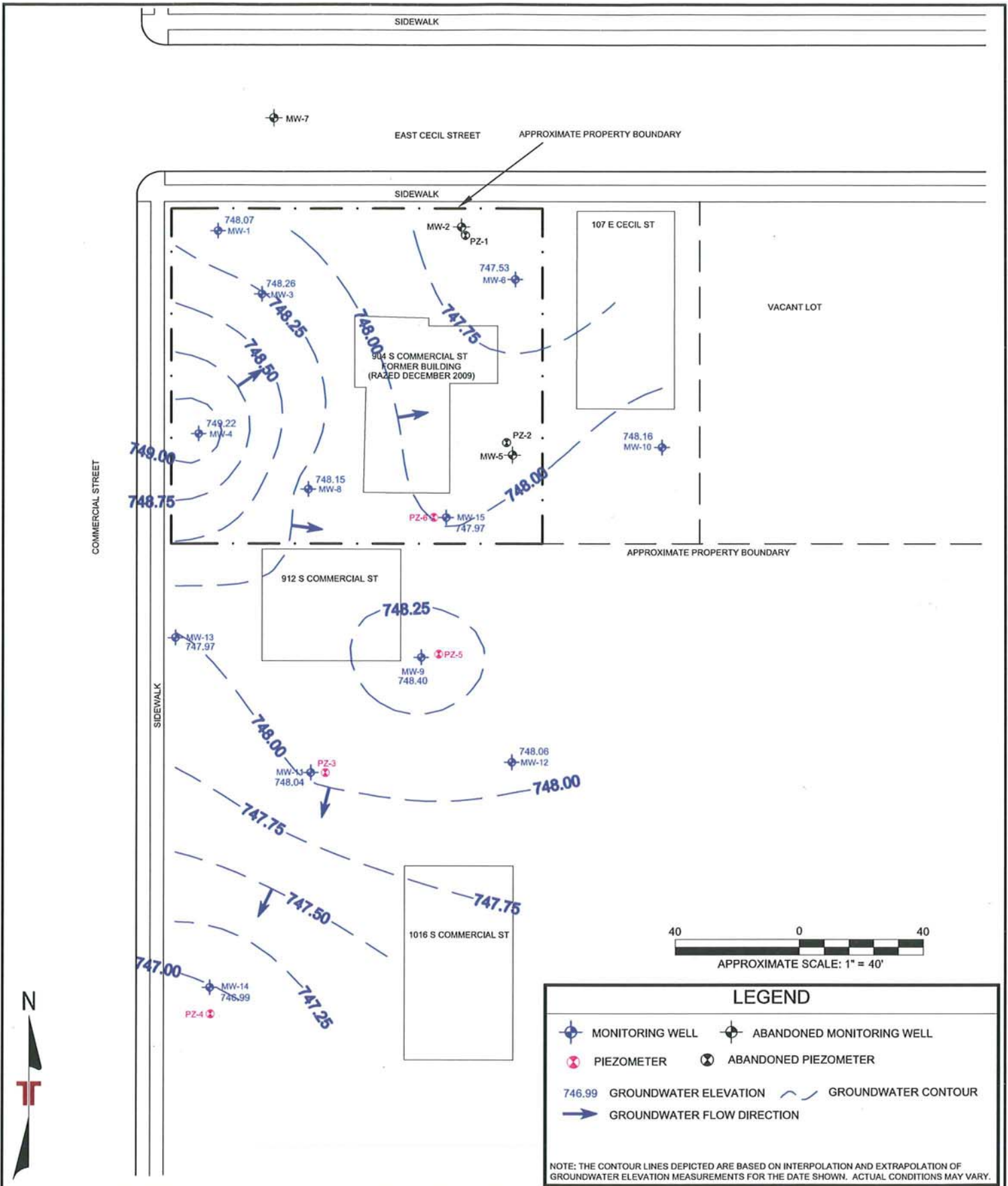
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GROUNDWATER QUALITY MAP (6/15/11)

GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET
NEENAH WISCONSIN

FIG. No.	3
(Layout15)	



LEGEND

- MONITORING WELL
- ABANDONED MONITORING WELL
- PIEZOMETER
- ABANDONED PIEZOMETER
- 746.99 GROUNDWATER ELEVATION
- GROUNDWATER CONTOUR
- GROUNDWATER FLOW DIRECTION

NOTE: THE CONTOUR LINES DEPICTED ARE BASED ON INTERPOLATION AND EXTRAPOLATION OF GROUNDWATER ELEVATION MEASUREMENTS FOR THE DATE SHOWN. ACTUAL CONDITIONS MAY VARY.

Project Mgr:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH

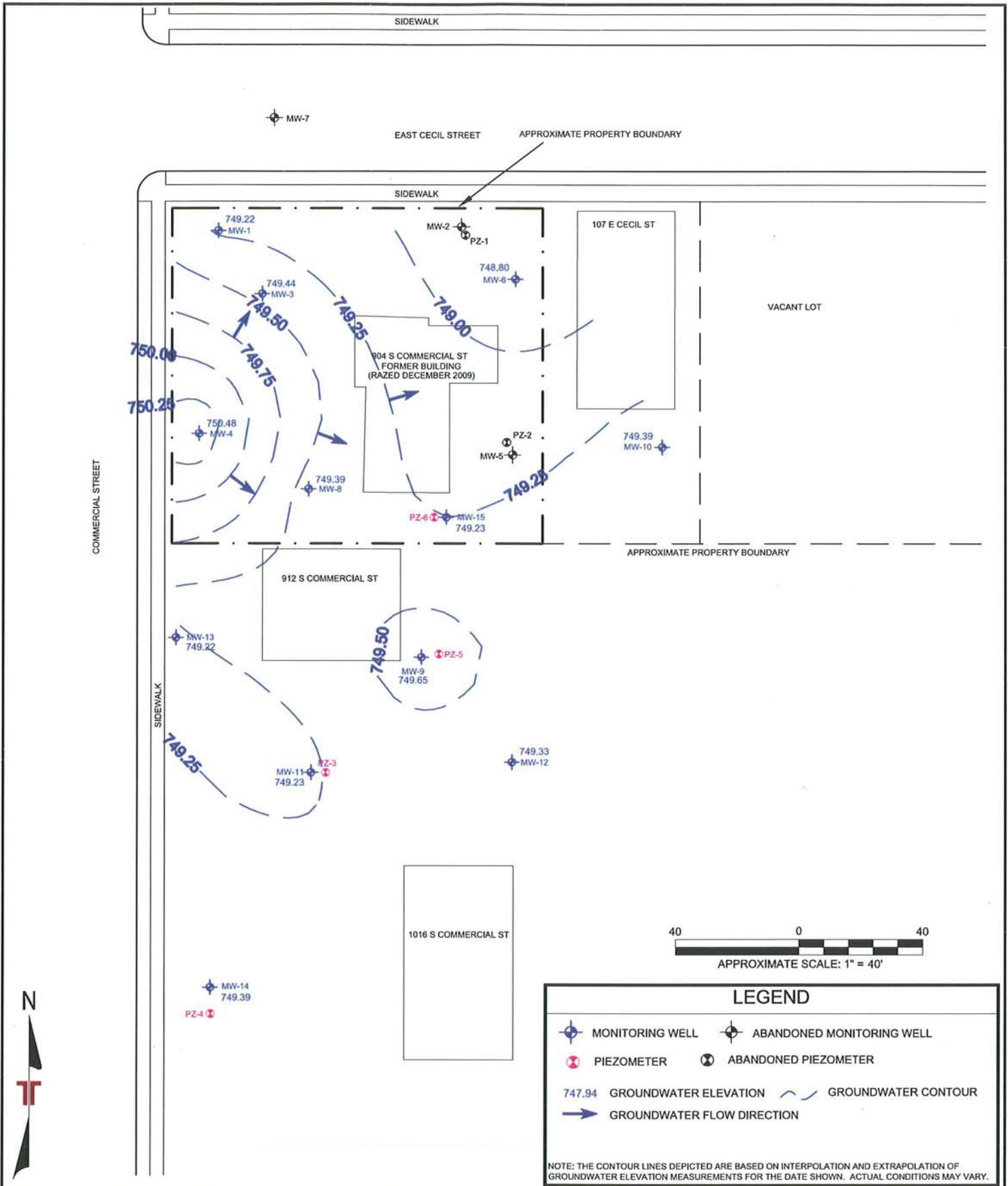
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GROUNDWATER TABLE CONTOUR MAP (11/19/10)

GUNDERSON CLEANERS
904 SOUTH COMMERCIAL STREET
NEENAH WISCONSIN

FIG. No.	2
	(Layout12)



Project Mgr:	SAH
Drawn By:	AGC
Checked By:	SAH
Approved By:	SAH

Project No.	38077004
Scale:	AS SHOWN
File No.	38077004.SM2
Date:	7/11/11

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GROUNDWATER TABLE CONTOUR MAP (6/15/11)

GUNDERSON CLEANERS
 904 SOUTH COMMERCIAL STREET
 NEENAH WISCONSIN

FIG. No.	3
(Layout14)	

TABLE 3
Soil Analytical Summary - Remaining Soil Contamination

Gunderson Cleaners
Neenah, Wisconsin
Terracon Project No. 38077004

		Volatile Organic Compounds (VOCs)—mg/kg													
		sec-Butylbenzene	n-Butylbenzene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	Tetrachloroethene (PCE)	Trichloroethene (TCE)	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	m&p-Xylene	o-Xylene
RCL Groundwater ¹		NE	NE	<u>0.027</u>	0.098	2.9	NE	NE	NE	<u>0.0041</u>	<u>0.0037</u>	NE	NE		4.1
RCL Direct Contact Non-Industrial ²		NE	NE	156	313	NE	NE	NE	NE	1.23	0.16	NE	NE	NE	NE
NR 746 Table 1 Value ³		NE	NE	NE	NE	4.6	NE	2.7	NE	NE	NE	83	11		42
Sample Location (Depth in Feet)	Sample Date														
May 2007 Soil Excavation															
Sidewall Samples															
SW-4 (9.5)	5/30/2007	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<u>1.07</u>	<0.025	<0.025	<0.025	<0.050	<0.025
Base Samples															
B-1 (11.75)	5/31/2007	0.052	0.277	<u>0.35</u>	<0.025	0.098	0.063	0.48	0.259	10.8	0.32	2.39	0.85	0.259	0.28
B-2 (11.75)	5/31/2007	<0.025	<0.025	<u>0.077</u>	<0.025	<0.025	<0.025	0.097	<0.025	3.3	0.035	0.033	<0.025	<0.050	<0.025
July 2010 Push-Probe Assessment															
Push Probe Samples															
P-3 (11)	7/12/2010	1.40	<0.505	<0.312	<0.312	32.6	3.18	5.78	14.9	<0.312	<0.312	71	22.5	118	16.4
July 2010 Soil Excavation															
Excavation Samples															
B-3	7/13/2010	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	4.77	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250
B-4	7/13/2010	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<u>0.824</u>	<0.0250	0.111	<0.0250	<0.0250	<0.0250
B-5	7/13/2010	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<u>0.085</u>	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250
SW-7 (9)	7/13/2010	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<u>0.405</u>	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250
SW-8 (9)	7/13/2010	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<u>0.0839</u>	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250
SW-10 (9)	7/13/2010	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<u>0.0631</u>	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250

NOTES:

VOCs - Volatile Organic Compounds

¹ Generic Residual Contaminant Level (RCL) for Protection of Groundwater per NR 720.09 Wisconsin Administrative Code Generic RCLs or Soil Screening Residual Contaminant Levels (SSRCL) per USEPA Soil Screening Guidance

² SSRCL for Non-industrial Direct Contact per USEPA Soil Screening Guidance for Chemicals website utilizing default parameters per WDNR publication RR-682

³ NR746 Table 1 value Indicator of Residual Petroleum Product in Soil Pores

Bold indicates compound was detected above direct contact SSRCL within 4 feet of the ground surface

Italicized underline type indicates compound was detected above the groundwater pathway RCL or SSRCL

Bold and boxed indicates compound was detected above its NR746 Table 1 value

"mg/kg" indicates milligrams per kilogram

"<" Indicates compound was not detected above the listed limit of detection

TABLE 1
Groundwater Elevations

Gunderson Cleaners
Neenah, Wisconsin
Terracon Project No. 38077004

Measured Location	Date	Depth to Groundwater*	Reference Elevation	Groundwater Elevation	Screened Interval	
MW-1	12/8/2005	9.54	758.10	748.56	743.6	- 753.6
MW-1	3/14/2006	7.23	758.10	750.87	743.6	- 753.6
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-1	6/27/2007	9.42	758.10	748.68	743.6	- 753.6
MW-1	9/18/2007	9.75	758.10	748.35	743.6	- 753.6
MW-1	12/10/2007	11.41	758.10	746.69	743.6	- 753.6
MW-1	3/28/2008	Unmeasurable due to ice blockage			743.6	- 753.6
MW-1	6/24/2008	8.22	758.10	749.88	744.6	- 754.6
MW-1	10/2/2008	11.46	758.10	746.64	744.6	- 754.6
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-1	7/26/2010	6.27	758.10	751.83	744.6	- 754.6
MW-1	11/19/2010	10.03	758.10	748.07	744.6	- 754.6
MW-1	2/22/2011	9.02	758.10	749.08	744.6	- 754.6
MW-1	6/15/2011	8.88	758.10	749.22	744.6	- 754.6
MW-3	12/8/2005	10.07	758.68	748.61	744.0	- 754.0
MW-3	3/14/2006	7.78	758.68	750.90	744.0	- 754.0
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-3	6/27/2007	9.98	758.68	748.70	744.0	- 754.0
MW-3	9/18/2007	10.30	758.68	748.38	744.0	- 754.0
MW-3	12/10/2007	12.00	758.68	746.68	744.0	- 754.0
MW-3	3/28/2008	8.01	758.68	750.67	744.0	- 754.0
MW-3	6/24/2008	8.83	758.68	749.85	744.0	- 754.0
Resurvey**	6/30/2008		758.69			
MW-3	10/2/2008	11.83	758.69	746.86	744.5	- 754.5
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-3	7/26/2010	6.70	758.69	751.99	744.5	- 754.5
MW-3	11/19/2010	10.43	758.69	748.26	744.5	- 754.5
MW-3	2/22/2011	9.45	758.69	749.24	744.5	- 754.5
MW-3	6/15/2011	9.25	758.69	749.44	744.5	- 754.5
MW-4	12/8/2005	9.54	758.15	748.61	744.1	- 754.1
MW-4	3/14/2006	7.49	758.15	750.66	744.1	- 754.1
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-4	6/27/2007	9.54	758.15	748.61	744.1	- 754.1
MW-4	9/18/2007	9.87	758.15	748.28	744.1	- 754.1
MW-4	12/10/2007	11.51	758.15	746.64	744.1	- 754.1
MW-4	3/28/2008	7.52	758.15	750.63	744.1	- 754.1
MW-4	6/24/2008	8.37	758.15	749.78	744.1	- 754.1
Resurvey**	6/30/2008		759.17			
MW-4	10/2/2008	11.35	759.17	747.82	745.6	- 755.6

TABLE 1
Groundwater Elevations

Gunderson Cleaners
Neenah, Wisconsin
Terracon Project No. 38077004

Measured Location	Date	Depth to Groundwater*	Reference Elevation	Groundwater Elevation	Screened Interval	
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-4	7/26/2010	6.16	759.17	753.01	745.6	- 755.6
MW-4	11/19/2010	9.95	759.17	749.22	745.6	- 755.6
MW-4	2/22/2011	8.98	759.17	750.19	745.6	- 755.6
MW-4	6/15/2011	8.69	759.17	750.48	745.6	- 755.6
MW-6	12/8/2005	10.33	759.09	748.76	744.7	- 754.7
MW-6	3/14/2006	8.09	759.09	751.00	744.7	- 754.7
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-6	6/27/2007	10.21	759.09	748.88	744.7	- 754.7
MW-6	9/18/2007	10.50	759.09	748.59	744.7	- 754.7
MW-6	12/10/2007	12.32	759.09	746.77	744.7	- 754.7
MW-6	3/28/2008	Unmeasurable due to ice blockage			744.7	- 754.7
MW-6	6/24/2008	9.03	759.09	750.06	745.7	- 755.7
Resurvey**	6/30/2008		758.29			
MW-6	10/2/2008	12.14	758.29	746.15	744.4	- 754.4
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-6	7/26/2010	6.90	758.29	751.39	744.4	- 754.4
MW-6	11/19/2010	10.76	758.29	747.53	744.4	- 754.4
MW-6	2/22/2011	9.73	758.29	748.56	744.4	- 754.4
MW-6	6/15/2011	9.49	758.29	748.80	744.4	- 754.4
MW-8	12/8/2005	10.25	758.74	748.49	745.4	- 755.4
MW-8	3/14/2006	7.76	758.74	750.98	745.4	- 755.4
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-8	6/27/2007	10.04	758.74	748.70	745.4	- 755.4
MW-8	9/18/2007	10.37	758.74	748.37	745.4	- 755.4
MW-8	12/10/2007	12.06	758.74	746.68	745.4	- 755.4
MW-8	3/28/2008	8.04	758.74	750.70	745.4	- 755.4
MW-8	6/24/2008	8.91	758.74	749.83	745.4	- 755.4
Resurvey**	6/30/2008		758.64			
MW-8	10/2/2008	11.85	758.64	746.79	745.9	- 755.9
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-8	7/26/2010	6.52	758.64	752.12	745.9	- 755.9
MW-8	11/19/2010	10.49	758.64	748.15	745.9	- 755.9
MW-8	2/22/2011	9.50	758.64	749.14	745.9	- 755.9
MW-8	6/15/2011	9.25	758.64	749.39	745.9	- 755.9
MW-9	12/8/2005	10.00	758.50	748.50	743.6	- 753.6
MW-9	3/14/2006	7.51	758.50	750.99	743.6	- 753.6
Conducted May 30 to June 1, 2007						
MW-9	6/27/2007	9.91	758.50	748.59	743.6	- 753.6
MW-9	9/18/2007	10.22	758.50	748.28	743.6	- 753.6
MW-9	12/10/2007	11.81	758.50	746.69	743.6	- 753.6
MW-9	3/28/2008	7.82	758.50	750.68	743.6	- 753.6
MW-9	6/24/2008	8.82	758.50	749.68	743.6	- 753.6
Resurvey**	6/30/2008		758.80			
MW-9	10/2/2008	11.75	758.80	747.05	744.4	- 754.4

TABLE 1
Groundwater Elevations

Gunderson Cleaners
Neenah, Wisconsin
Terracon Project No. 38077004

Measured Location	Date	Depth to Groundwater*	Reference Elevation	Groundwater Elevation	Screened Interval	
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-9	7/26/2010	6.51	758.80	752.29	744.4	- 754.4
MW-9	11/19/2010	10.40	758.80	748.40	744.4	- 754.4
MW-9	2/22/2011	9.42	758.80	749.38	744.4	- 754.4
MW-9	6/15/2011	9.15	758.80	749.65	744.4	- 754.4
MW-10	3/14/2006	7.49	759.01	751.52	747.4	- 752.4
Conducted May 30 to June 1, 2007						
MW-10	6/27/2007	10.09	759.01	748.92	747.4	- 752.4
MW-10	9/18/2007	10.40	759.01	748.61	747.4	- 752.4
MW-10	12/10/2007	DRY	759.01	DRY	747.4	- 752.4
MW-10	3/28/2008	8.00	759.01	751.01	747.4	- 752.4
MW-10	6/24/2008	9.04	759.01	749.97	747.4	- 752.4
MW-10	10/2/2008	11.41	759.01	747.60	747.4	- 752.4
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-10	7/26/2010	6.81	759.01	752.20	747.4	- 752.4
MW-10	11/19/2010	10.85	759.01	748.16	747.4	- 752.4
MW-10	2/22/2011	9.84	759.01	749.17	747.4	- 752.4
MW-10	6/15/2011	9.62	759.01	749.39	747.4	- 752.4
MW-11	12/8/2005	9.67	758.13	748.46	743.4	- 753.4
MW-11	3/14/2006	7.09	758.13	751.04	743.4	- 753.4
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-11	6/27/2007	9.54	758.13	748.59	743.4	- 753.4
MW-11	9/18/2007	9.87	758.13	748.26	743.4	- 753.4
MW-11	12/10/2007	11.50	758.13	746.63	743.4	- 753.4
MW-11	3/28/2008	7.39	758.13	750.74	743.4	- 753.4
MW-11	6/24/2008	8.39	758.13	749.74	743.4	- 753.4
MW-11	10/2/2008	11.53	758.13	746.60	743.4	- 753.4
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-11	7/26/2010	6.17	758.13	751.96	743.4	- 753.4
MW-11	11/19/2010	10.09	758.13	748.04	743.4	- 753.4
MW-11	2/22/2011	9.10	758.13	749.03	743.4	- 753.4
MW-11	6/15/2011	8.90	758.13	749.23	743.4	- 753.4
MW-12	12/8/2005	10.00	758.64	748.64	747.2	- 754.7
MW-12	3/14/2006	7.44	758.64	751.20	747.2	- 754.7
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-12	6/27/2007	9.95	758.64	748.69	747.2	- 754.7
MW-12	9/18/2007	10.25	758.64	748.39	747.2	- 754.7
MW-12	12/10/2007	DRY	758.64		747.2	- 754.7
MW-12	3/28/2008	7.74	758.64	750.90	747.2	- 754.7
MW-12	6/24/2008	8.84	758.64	749.80	747.2	- 754.7
MW-12	10/2/2008	11.11	758.64	747.53	747.2	- 754.7
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-12	7/26/2010	6.66	758.64	751.98	747.2	- 754.7
MW-12	11/19/2010	10.58	758.64	748.06	747.2	- 754.7
MW-12	2/22/2011	9.60	758.64	749.04	747.2	- 754.7
MW-12	6/15/2011	9.31	758.64	749.33	747.2	- 754.7

TABLE 1
Groundwater Elevations

Gunderson Cleaners
Neenah, Wisconsin
Terracon Project No. 38077004

Measured Location	Date	Depth to Groundwater*	Reference Elevation	Groundwater Elevation	Screened Interval	
MW-13	12/8/2005	9.15	757.62	748.47	745.4	755.4
MW-13	3/14/2006	6.71	757.62	750.91	745.4	755.4
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-13	6/27/2007	9.02	757.62	748.60	745.4	755.4
MW-13	9/18/2007	9.35	757.62	748.27	745.4	755.4
MW-13	12/10/2007	11.00	757.62	746.62	745.4	755.4
MW-13	3/28/2008	7.91	757.62	749.71	745.4	755.4
MW-13	6/24/2008	7.86	757.62	749.76	745.4	755.4
MW-13	10/2/2008	11.20	757.62	746.42	745.4	755.4
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-13	7/26/2010	6.77	757.62	750.85	745.4	755.4
MW-13	11/19/2010	9.65	757.62	747.97	745.4	755.4
MW-13	2/22/2011	8.57	757.62	749.05	745.4	755.4
MW-13	6/15/2011	8.40	757.62	749.22	745.4	755.4
MW-14	12/8/2005	8.46	756.84	748.38	746.0	753.0
MW-14	3/14/2006	6.03	756.84	750.81	746.0	753.0
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-14	6/27/2007	8.33	756.84	748.51	746.0	753.0
MW-14	9/18/2007	8.59	756.84	748.25	746.0	753.0
MW-14	12/10/2007	10.51	756.84	746.33	746.0	753.0
MW-14	3/28/2008	6.17	756.84	750.67	746.0	753.0
MW-14	6/24/2008	7.18	756.84	749.66	746.0	753.0
MW-14	10/2/2008	10.22	756.84	746.62	746.0	753.0
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-14	7/27/2010	5.30	756.84	751.54	746.0	753.0
MW-14	11/19/2010	9.85	756.84	746.99	746.0	753.0
MW-14	2/22/2011	8.90	756.84	747.94	746.0	753.0
MW-14	6/15/2011	7.45	756.84	749.39	746.0	753.0
Soil Remedial Actions Conducted May 30 to June 1, 2007						
MW-15	6/27/2007	9.94	758.55	748.61	745.0	755.0
MW-15	9/18/2007	10.26	758.55	748.29	745.0	755.0
MW-15	12/10/2007	11.98	758.55	746.57	745.0	755.0
MW-15	3/28/2008	7.82	758.55	750.73	745.0	755.0
MW-15	6/24/2008	8.81	758.55	749.74	745.0	755.0
MW-15	10/2/2008	12.30	758.55	746.25	745.0	755.0
Additional Soil Remedial Action Conducted July 10-13, 2010						
MW-15	7/26/2010	6.55	758.55	752.00	745.0	755.0
MW-15	11/19/2010	10.58	758.55	747.97	745.0	755.0
MW-15	2/22/2011	9.55	758.55	749.00	745.0	755.0
MW-15	6/15/2011	9.32	758.55	749.23	745.0	755.0

TABLE 1
Groundwater Elevations

Gunderson Cleaners
Neenah, Wisconsin
Terracon Project No. 38077004

Measured Location	Date	Depth to Groundwater*	Reference Elevation	Groundwater Elevation	Screened Interval	
PZ-3	12/8/2005	9.86	758.07	748.21	730.5	- 735.5
PZ-3	3/14/2006	7.35	758.07	750.72	730.5	- 735.5
Soil Remedial Actions Conducted May 30 to June 1, 2007						
PZ-3	6/27/2007	9.75	758.07	748.32	730.5	- 735.5
PZ-3	9/18/2007	9.99	758.07	748.08	730.5	- 735.5
PZ-3	12/10/2007	11.45	758.07	746.62	730.5	- 735.5
PZ-3	3/28/2008	7.57	758.07	750.50	730.5	- 735.5
PZ-3	6/24/2008	8.61	758.07	749.46	730.5	- 735.5
PZ-3	10/2/2008	11.64	758.07	746.43	730.5	- 735.5
Additional Soil Remedial Action Conducted July 10-13, 2010						
PZ-3	7/27/2010	6.78	758.07	751.29	730.5	- 735.5
PZ-3	11/19/2010	10.20	758.07	747.87	730.5	- 735.5
PZ-3	2/22/2011	9.12	758.07	748.95	730.5	- 735.5
PZ-3	6/15/2011	9.04	758.07	749.03	730.5	- 735.5
PZ-4	12/8/2005	9.10	756.89	747.79	717.0	- 722.0
PZ-4	3/14/2006	6.59	756.89	750.30	717.0	- 722.0
Soil Remedial Actions Conducted May 30 to June 1, 2007						
PZ-4	6/27/2007	9.08	756.89	747.81	717.0	- 722.0
PZ-4	9/18/2007	9.33	756.89	747.56	717.0	- 722.0
PZ-4	12/10/2007	10.72	756.89	746.17	717.0	- 722.0
PZ-4	3/28/2008	6.84	756.89	750.05	717.0	- 722.0
PZ-4	6/24/2008	7.94	756.89	748.95	717.0	- 722.0
PZ-4	10/2/2008	10.91	756.89	745.98	717.0	- 722.0
Additional Soil Remedial Action Conducted July 10-13, 2010						
PZ-4	7/27/2010	6.13	756.89	750.76	717.0	- 722.0
PZ-4	11/19/2010	9.36	756.89	747.53	717.0	- 722.0
PZ-4	2/22/2011	8.30	756.89	748.59	717.0	- 722.0
PZ-4	6/15/2011	8.04	756.89	748.85	717.0	- 722.0
PZ-5	3/14/2006	9.37	758.29	748.92	714.2	- 719.2
Soil Remedial Actions Conducted May 30 to June 1, 2007						
PZ-5	6/27/2007	12.32	758.29	745.97	714.2	- 719.2
PZ-5	9/18/2007	12.74	758.29	745.55	714.2	- 719.2
PZ-5	12/10/2007	13.65	758.29	744.64	714.2	- 719.2
PZ-5	3/28/2008	9.52	758.29	748.77	714.2	- 719.2
PZ-5	6/24/2008	10.90	758.29	747.39	714.2	- 719.2
PZ-5	10/2/2008	13.95	758.29	744.34	714.2	- 719.2
Additional Soil Remedial Action Conducted July 10-13, 2010						
PZ-5	7/27/2010	9.12	758.29	749.17	714.2	- 719.2
PZ-5	11/19/2010	12.10	758.29	746.19	714.2	- 719.2
PZ-5	2/22/2011	11.12	758.29	747.17	714.2	- 719.2
PZ-5	6/15/2011	6.30	758.29	751.99	714.2	- 719.2

TABLE 1
Groundwater Elevations

Gunderson Cleaners
Neenah, Wisconsin
Terracon Project No. 38077004

Measured Location	Date	Depth to Groundwater*	Reference Elevation	Groundwater Elevation	Screened Interval		
Soil Remedial Actions Conducted May 30 to June 1, 2007							
PZ-6	6/27/2007	10.31	758.58	748.27	729.0	-	734.0
PZ-6	9/18/2007	10.57	758.58	748.01	729.0	-	734.0
PZ-6	12/10/2007	12.05	758.58	746.53	729.0	-	734.0
PZ-6	3/28/2008	8.05	758.58	750.53	729.0	-	734.0
PZ-6	6/24/2008	9.11	758.58	749.47	729.0	-	734.0
PZ-6	10/2/2008	12.20	758.58	746.38	729.0	-	734.0
Additional Soil Remedial Action Conducted July 10-13, 2010							
PZ-6	7/27/2010	7.05	758.58	751.53	729.0	-	734.0
PZ-6	11/19/2010	10.75	758.58	747.83	729.0	-	734.0
PZ-6	2/22/2011	9.66	758.58	748.92	729.0	-	734.0
PZ-6	6/15/2011	9.55	758.58	749.03	729.0	-	734.0

*Depth to groundwater is measured from the top of the riser pipe.

** PVC casing was cut down and resurveyed due to heaving

Measurements are in feet.

Reference elevations per Table 2 of Supplemental Site Investigation Report dated June 2006

SOURCE
PROPERTY

July 28, 2011

Gerald G. Van Dyn Hoven
100 Wolf River Drive
Fremont, Wisconsin 54940

RE: GIS Registry Contamination Notification—Source Property
Former Gunderson Cleaners
Neenah, Wisconsin
WDNR BRRTS No. 02-71-108446
Terracon Project No. 38077004

Dear Mr. Van Dyn Hoven:

This letter replaces the letter dated July 8, 2011, which is considered null and void. Gunderson Cleaners was the responsible party for residual chlorinated solvent contamination on your property at 904 South Commercial Street in Neenah, Wisconsin, associated with the former Gunderson Cleaners dry cleaning operations. Soil and groundwater contaminated with chlorinated solvents, primarily tetrachloroethene (aka perchloroethylene or PCE) and its breakdown products trichloroethene (TCE) and cis-1,2-dichloroethene (cis-DCE) was identified at the property. The majority of the impacted soil has been excavated and removed from the site; however, residual PCE contamination above the soil to groundwater pathway residual contaminant level (RCL) of 0.0041 milligrams per kilogram (mg/kg) remains present on the property at 904 South Commercial Street. Chlorinated solvent contamination also remains in groundwater beneath 904 South Commercial Street.

As shown on the enclosed *Groundwater Quality Map (6/15/11)*, the contamination in groundwater appears to be above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I have requested that the Wisconsin Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

SOURCE
PROPERTY

By State law future liability for the source of the chlorinated solvent contamination in soil and groundwater lies with the property owner. For further information please contact the Wisconsin Department of Natural Resources (WDNR) project manager Kathy Sylvester at (920) 424-0399 or in writing at the address below.

WDNR will not approve my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to WDNR that is relevant to this closure request, you should mail that information to:

Attn: Kathy Sylvester
Department of Natural Resources
625 East County Road Y, Suite 700
Oshkosh, Wisconsin 54901-9731

If this case is closed, all properties within the site boundaries where soil contamination above applicable RCLs and/or groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards and/or residual soil contamination was found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's internet web site.

Once the final closure has been granted, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in WDNR's Drinking Water and Groundwater Program. The well-construction application, form 3300-254, is on the internet at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you have any questions or need additional information, you may contact us at 414.423.0255.

As mentioned above you have 30 days to respond before WDNR can close the site. However, if you have no further questions regarding this closure you can waive the 30-day

SOURCE
PROPERTY

requirement such that closure can proceed expeditiously by signing and dating this document below and returning a copy to Gunderson Cleaners, Kathy Sylvester at WDNR, and Terracon Consultants.

Sincerely,

Gary Gunderson
Gunderson Cleaners

SAH:/sah/N:\Projects\2007\38077004\Closure\VDH.904 Comm.Owner not RP.GISnotification.rev.doc

Attachments: Legal Description/Deeds
Groundwater Quality Map (6/15/2011)

Copy to: Scott A. Hodgson, Terracon

I, Gerald G. Van Dyn Hoven, have no further questions and hereby waive the required 30-day comment period.

Signature

Date

SOURCE
PROPERTY

Hodgson, Scott A.

From: Escobar, Annetta
Sent: Friday, July 29, 2011 10:44 AM
To: Hodgson, Scott A.
Subject: FW: FedEx Shipment 797355689968 Delivered

The letters to Gerald Van Dyn Hoven have been delivered.

From: TrackingUpdates@fedex.com [<mailto:TrackingUpdates@fedex.com>]
Sent: Friday, July 29, 2011 10:45 AM
To: Escobar, Annetta
Subject: FedEx Shipment 797355689968 Delivered

This tracking update has been requested by:

Company Name: Terracon Consultants Inc
Name: Anne Escobar
E-mail: amescobar@terracon.com

Our records indicate that the following shipment has been delivered:

Reference: 38077004
Ship (P/U) date: Jul 28, 2011
Delivery date: Jul 29, 2011 10:28 AM
Sign for by: C.SCHULTZ
Delivery location: APPLETON, WI
Delivered to: Residence
Service type: FedEx Priority Overnight
Packaging type: FedEx Envelope
Number of pieces: 1
Weight: 0.50 lb.
Special handling/Services: Adult Signature Required
Deliver Weekday
Residential Delivery

Tracking number: [797355689968](https://www.fedex.com/track/797355689968)

Shipper Information	Recipient Information
Anne Escobar	Gerald G Van Dyn Hoven
Terracon Consultants Inc	100 WOLF RIVER DR
9856 S. 57th Street	FREMONT
Franklin	WI
WI	US
US	54940
53132	

Please do not respond to this message. This email was sent from an unattended mailbox. This report was generated at approximately 10:36 AM CDT on 07/29/2011.

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="912 S Commercial St/1011 Maple St, Neenah, WI"/>	<input type="text" value="80903260000/80903220000"/>	<input type="text" value="642767"/>	<input type="text" value="411974"/>
<input type="text" value="B"/>	<input type="text" value="107 E Cecil St, Neenah, WI"/>	<input type="text" value="80903180000"/>	<input type="text" value="642769"/>	<input type="text" value="411978"/>
<input type="text" value="C"/>	<input type="text" value="1016 S Commercial St, Neenah, WI"/>	<input type="text" value="80903270000"/>	<input type="text" value="642748"/>	<input type="text" value="411949"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

OFF-SOURCE
A
PROPERTY

July 28, 2011

Gerald G. Van Dyn Hoven
100 Wolf River Drive
Fremont, Wisconsin 54940

OFF-SOURCE
B
PROPERTY

RE: GIS Registry Contamination Notification—Nonsource Parcels
Former Gunderson Cleaners
Neenah, Wisconsin
WDNR BRRTS No. 02-71-108446
Terracon Project No. 38077004

Dear Mr. Van Dyn Hoven:

This letter replaces the letter dated July 8, 2011, which is considered null and void. Gunderson Cleaners is the responsible party for residual chlorinated solvent contamination on your properties at 912 South Commercial Street, 107 East Cecil Street, and 1011 Maple Street in Neenah, Wisconsin, associated with the former Gunderson Cleaners dry cleaning operations. Groundwater contaminated with chlorinated solvents, primarily tetrachloroethene (aka perchloroethylene or PCE) and its breakdown products trichloroethene (TCE) and cis-1,2-dichloroethene (cis-DCE) was identified at the property. Chlorinated solvent groundwater contamination remains in groundwater beneath your property at 912 South Commercial Street, below the southwest corner of your property at 107 East Cecil Street, and below the northwestern corner of your property at 1011 Maple Street.

As shown on the enclosed *Groundwater Quality Map (6/15/11)*, the contamination in groundwater appears to be above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I have requested that the Wisconsin Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the chlorinated solvent contamination in groundwater on your properties has been identified as from 904 South Commercial Street the source property, neither you nor any subsequent owner of your properties will be held responsible for investigation or cleanup of this chlorinated solvent contamination, as long as you or they do not own the source property and that you comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For

further information on the requirements of section 292.13, Wisconsin Statutes, please refer to the Wisconsin Department of Natural Resources (WDNR) Guidance for Dealing with Properties Affected by Off-Site Contamination, publication #RR-589, Fact Sheet 10 (<http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR589.pdf>), or call 608-267-3859 to obtain a copy.

WDNR will not approve my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to WDNR that is relevant to this closure request, you should mail that information to:

Attn: Kathy Sylvester
Department of Natural Resources
625 East County Road Y, Suite 100
Oshkosh, Wisconsin 54901-9731

If this case is closed, all properties within the site boundaries where soil contamination above applicable RCLs and/or groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's internet web site.

Once the final closure has been granted, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in WDNR's Drinking Water and Groundwater Program. The well-construction application, form 3300-254, is on the internet at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you have any questions or need additional information, you may contact us at 414.423.0255.

As mentioned above you have 30 days to respond before WDNR can close the site. However, if you have no further questions regarding this closure you can waive the 30-day

OFF-SOURCE
A
PROPERTY

OFF-SOURCE
B
PROPERTY

requirement such that closure can proceed expeditiously by signing and dating this document below and returning a copy to Gunderson Cleaners, Kathy Sylvester at WDNR, and Terracon Consultants.

Sincerely,

Gary Gunderson
Gunderson Cleaners

SAH:/sah/N:\Projects\2007\38077004\Closure\VDH.nonsourceparcels.GISnotification rev072611.1.doc

Attachments: Legal Description/Deeds
Groundwater Quality Map (6/15/2011)

Copy to: Scott A. Hodgson, Terracon

I, Gerald G. Van Dyn Hoven, have no further questions and hereby waive the required 30-day comment period.

Signature

Date

OFF-SOURCE
A
PROPERTY

OFF-SOURCE
B
PROPERTY

Hodgson, Scott A.

From: Escobar, Annetta
Sent: Friday, July 29, 2011 10:44 AM
To: Hodgson, Scott A.
Subject: FW: FedEx Shipment 797355689968 Delivered

The letters to Gerald Van Dyn Hoven have been delivered.

From: TrackingUpdates@fedex.com [<mailto:TrackingUpdates@fedex.com>]
Sent: Friday, July 29, 2011 10:45 AM
To: Escobar, Annetta
Subject: FedEx Shipment 797355689968 Delivered

This tracking update has been requested by:

Company Name: Terracon Consultants Inc
Name: Anne Escobar
E-mail: amescobar@terracon.com

Our records indicate that the following shipment has been delivered:

Reference: 38077004
Ship (P/U) date: Jul 28, 2011
Delivery date: Jul 29, 2011 10:28 AM
Sign for by: C.SCHULTZ
Delivery location: APPLETON, WI
Delivered to: Residence
Service type: FedEx Priority Overnight
Packaging type: FedEx Envelope
Number of pieces: 1
Weight: 0.50 lb.
Special handling/Services: Adult Signature Required
Deliver Weekday
Residential Delivery

Tracking number: [797355689968](https://www.fedex.com/track/797355689968)

Shipper Information	Recipient Information
Anne Escobar	Gerald G Van Dyn Hoven
Terracon Consultants Inc	100 WOLF RIVER DR
9856 S. 57th Street	FREMONT
Franklin	WI
WI	US
US	54940
53132	

Please do not respond to this message. This email was sent from an unattended mailbox. This report was generated at approximately 10:36 AM CDT on 07/29/2011.

OFF-SOURCE
A
PROPERTY

QUIT CLAIM DEED

THIS DEED, made between **MARCELENE C. VAN DYN HOVEN**, an unmarried person, **GRANTOR**, and **GERALD G. VAN DYN HOVEN**, an unmarried person, **GRANTEE**,

WITNESSETH, that the said Grantor, for a valuable consideration of One Dollar and other valuable consideration, conveys to Grantee all of Grantor's interest in the following described real estate in Winnebago County, State of Wisconsin:

See attached Legal Descriptions

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

Dated April 28, 2008.

1 4 7 1 0 0 4

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

05/12/2008 09:36AM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE 13.00
TRANSFER FEE #8M
OF PAGES 2

Return to:

Gerald G. Van Dyn Hoven
2929 Lawe Street
Kaukauna, WI 54130

Tax Parcel No.: 09-0326-00-00
09-0322-00-00
09-0317-00-00

Marcelene C. Van Dyn Hoven (Seal)
Marcelene C. Van Dyn Hoven, an unmarried person

ACKNOWLEDGMENT

State of Wisconsin)
) ss.
County of Outagamie)

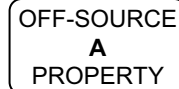
Personally came before me on April 28, 2008, the above named Marcelene C. Van Dyn Hoven, to me known to be the person who executed the foregoing instrument and acknowledge the same.

David J. Van Lieshout

David J. Van Lieshout
Notary Public, Wisconsin
My commission is permanent

This instrument was drafted by
Atty. Jonathan A. Olson
State Bar #1007272
1500 W. Marhill Road
Green Bay, WI 54313
(920) 419-3220



**LEGAL DESCRIPTIONS**

Winnebago County Quit Claim Deed from
Marcelene C. Van Dyn Hoven to Gerald G. Van Dyn Hoven

1. 912 S. Commercial Avenue, Neenah, Wisconsin
Tax Parcel Number 09-0326-00-00

1011 Maple Street, Neenah, Wisconsin
Tax Parcel Number 09-0322-00-00

Parcel 1

Lot One (1) of Certified Survey Map No. 821 recorded in the office of the Register of Deeds for Winnebago County, Wisconsin on October 29, 1930 at 11:46 A.M. in Volume 1 of Survey Maps on page 821 as Document No. 556483.

Parcel 2

The South 75 feet, front and rear, of the North 214.5 feet, front and rear, of the East 120 feet of the West 153 feet of the Northwest 1/4 of Section 34, Township 20 North, Range 17 East, in the Ninth Ward, formerly First Ward, City of Neenah, Winnebago County, Wisconsin.

Parcel 3

The South 1.4 feet of the North 139.50 feet of the East 120 Feet of the West 153 feet of the Northwest 1/4 of Section 34, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

2. 111 E. Cecil Street, Neenah, Wisconsin
Tax Parcel Number 09-0317-00-00

A parcel of land in the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 20 North, Range 17 East, in the Ninth Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at a point in the North Section line, 202.0 feet East of the Northwest corner of said Section 34; thence South and parallel to the West line of the Section 139.5 feet to an iron stake; thence East and parallel to the North line of the Section 98.0 feet to an iron stake; thence North and parallel to the West line of the property as herein described 139.5 feet to the North Section line; thence West on said North Section line 98.0 feet to the place of beginning, formerly in the First Ward, now in the Ninth Ward, of the City of Neenah, Winnebago County, Wisconsin, excepting therefrom the East 5 feet thereof conveyed to the City of Neenah for street purposes.

OFF-SOURCE
B
PROPERTY

WARRANTY DEED

THIS DEED, made between TeRonde Rentals, LLC, a Wisconsin limited liability company, GRANTOR, and Gerald G. Van Dyn Hoven, GRANTEE,

WITNESSETH, that the said Grantor, for a valuable consideration of One Dollar and other valuable consideration conveys to Grantee the following described real estate in Winnebago County, State of Wisconsin:

The East 49 feet of the West 202 feet of the North 139.5 feet of the Northwest 1/4 of the Northwest 1/4 of Section Thirty-four (34), Township Twenty (20) North, Range Seventeen (17) East, in the Ninth Ward, City of Neenah, Winnebago County, Wisconsin.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

And said Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, covenants, conditions and restrictions of record and will warrant and defend the same.

Dated this 30 day of April, 2009.

1506210

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

05/21/2009 09:06AM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE 11.00
TRANSFER FEE 262.50
OF PAGES 1

Return to:

Atty. Jonathan A. Olson
108 Packerland Dr., Suite D
Green Bay, WI 54303

Tax Parcel No.: 809-0318

Craig TeRonde, Member

(Seal)

(Seal)

ACKNOWLEDGMENT

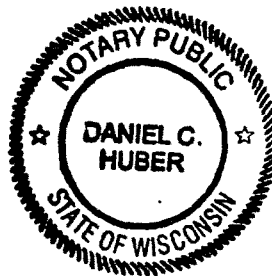
State of Wisconsin)
) ss.
County of Winnebago)

Personally came before me on this 30 day of April, 2009, the above named Craig TeRonde to me known to be the person who executed the foregoing instrument and acknowledge the same.

Daniel C. Huber
Notary Public, Wisconsin

My commission expires on this day of , 20
is permanent

This instrument was drafted by
Jonathan Olson
Attorney at Law



OFF-SOURCE
C
PROPERTY

July 8, 2011

NTE Conserventia LLC
c/o Mr. Jonathon F. Konen
1014 Morris Avenue
Green Bay, Wisconsin 54304-4451

RE: GIS Registry Contamination Notification
Former Gunderson Cleaners
Neenah, Wisconsin
WDNR BRRTS No. 02-71-108446
Terracon Project No. 38077004

Dear Mr. Konen:

Gunderson Cleaners is the responsible party for residual chlorinated solvent contamination on your property at 1016 South Commercial Street in Neenah, Wisconsin, associated with the former Gunderson Cleaners dry cleaning operations. Groundwater contaminated with chlorinated solvents, primarily tetrachloroethene (aka perchloroethylene or PCE) and its breakdown products trichloroethene (TCE) and cis-1,2-dichloroethene (cis-DCE) was identified at the property. Chlorinated solvent groundwater contamination remains in groundwater beneath the northern part of your property at 1016 South Commercial Street.

As shown on the enclosed *Groundwater Quality Map (6/15/11)*, the contamination in groundwater appears to be above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I have requested that the Wisconsin Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the chlorinated solvent contamination in groundwater on your property has been identified as from Gunderson Cleaners, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this chlorinated solvent contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, please refer to the Wisconsin Department of Natural Resources (WDNR) Guidance for Dealing with Properties Affected by Off-Site

Contamination, publication #RR-589, Fact Sheet 10
(<http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR589.pdf>), or call 608-267-3859 to obtain a copy.

WDNR will not approve my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to WDNR that is relevant to this closure request, you should mail that information to:

Attn: Kathy Sylvester
Department of Natural Resources
625 East County Road Y, Suite 100
Oshkosh, Wisconsin 54901-9731

If this case is closed, all properties within the site boundaries where soil contamination above applicable RCLs and/or groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's internet web site.

Once the final closure has been granted, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in WDNR's Drinking Water and Groundwater Program. The well-construction application, form 3300-254, is on the internet at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you have any questions or need additional information, you may contact us at 414.423.0255.

OFF-SOURCE
C
PROPERTY

Sincerely,

Gary Gunderson

SAH:/sah/N:\Projects\2007\38077004\Closure\1016CCommercial.GISnotification.doc

Legal Description/Deeds
Groundwater Quality Map (7/8/15)

Copy to: Scott A. Hodgson, Terracon



FedEx Express
Customer Support Trace
3875 Airways Boulevard
Module H, 4th Floor
Memphis, TN 38116

U.S. Mail: PO Box 727
Memphis, TN 38194-4643
Telephone: 901-369-3600

July 12, 2011

OFF-SOURCE
C
PROPERTY

Dear Customer:

The following is the proof-of-delivery for tracking number **875860854569**.

Delivery Information:

Status:	Delivered	Delivered to:	Residence
Signed for by:	Signature not required	Delivery date:	Jul 11, 2011 09:56
Service type:	Priority Envelope		

NO SIGNATURE REQUIRED

Proof-of-delivery details appear below; however, no signature is available for this FedEx Express shipment because a signature was not required.

Shipping Information:

Tracking number:	875860854569	Ship date:	Jul 8, 2011
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Recipient:
US

Shipper:
FRA US

Thank you for choosing FedEx Express.

FedEx Worldwide Customer Service
1.800.GoFedEx 1.800.463.3339

STATE BAR OF WISCONSIN FORM 3 - 2000
QUIT CLAIM DEED

Document Number

1374918
REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

OFF-SOURCE
C
PROPERTY

10/17/2005 12:52PM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE 11.00
TRANSFER FEE #155
OF PAGES 1

This Deed, made between Jonathon F. Konen

Grantor, and NTE Conserventia LLC, a Wisconsin limited liability company

Grantee.
Grantor quit claims to Grantee the following described real estate in
Winnebago County, State of Wisconsin (if more
space is needed, please attach addendum):

Lot One (1) of CERTIFIED SURVEY MAP NO. 4811 filed in Volume 1 of
Certified Survey Maps on Page 4811, as Document No. 1137911; being part of the
Northwest 1/4 of the Northwest 1/4 of Section 34, Township 20 North, Range 17
East, City of Neenah, Winnebago County, Wisconsin.

Recording Area
Name and Return Address

1014 Morris
Green Bay Wis 54303

809-0327
Parcel Identification Number (PIN)

This is not homestead property.
(ix) (is not)

Together with all appurtenant rights, title and interests.

Dated this 17 day of October, 2005.

*

*

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Steven P. Krause, KRAUSE & METZ
15 Park Place, Suite 500, Appleton, WI 54915-8250

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

* Jonathon F. Konec
Jonathon F. Konec
*

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Brown County)

Personally came before me this 17th day of
October, 2005 the above named
Jonathon F. Konec

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* Laurie Ann Konec
Notary Public, State of WISCONSIN
My Commission is permanent. (If not, state expiration date:

January 27, 2008.)

* Names of persons signing in any capacity must be typed or printed below their signature.

RIGHT-OF-WAY

July 13, 2011

City of Neenah
Attn: Larry Wettering, P.E.
Department of Public Works
211 Walnut Street
P.O. Box 426
Neenah, Wisconsin 54957

RE: GIS Registry Contamination Notification
Former Gunderson Cleaners
Neenah, Wisconsin
WDNR BRRTS No. 02-71-108446
Terracon Project No. 38077004

Dear Mr. Wettering:

The following information is provided to inform the City of Neenah of potential groundwater contamination in a city-owned right-of-way.

County: Winnebago
Street Name: South Commercial Street
Site Name: Gunderson Cleaners (former)
Site Address: 904 South Commercial Street
BRRTS Number: 0271108446
PECFA Number: NA
FID Number: NA

Owner's Name: Gerald G. Van Dyn Hoven
100 Wolf River Drive
Fremont, Wisconsin 54940

Responsible Party: Gunderson Cleaners
Gary Gunderson
41 Main Street
Neenah, Wisconsin 54952

Consulting Firm: Terracon Consultants, Inc.
Consultant Contact: Scott A. Hodgson, P.E.
9865 South 57th Street
Franklin, Wisconsin 53132
414.423.0255 (phone)
414.423.0566 (fax)

RIGHT-OF-WAY

Soil contamination? NO
Depth to contaminated soil: NA
Vertical extent of contaminated soil: NO
Groundwater contamination? YES
Depth to water table: 9-11 feet below ground surface

Groundwater contaminated with chlorinated solvents, primarily tetrachloroethene (aka perchloroethylene or PCE) and its breakdown products trichloroethene (TCE) and cis-1,2-dichloroethene (cis-DCE) was identified at the property. Chlorinated solvent groundwater contamination remains in groundwater beneath the South Commercial Street right-of-way. Please see the attached Groundwater Quality Map (6/15/2011).

If you have any questions or need additional information, you may contact us at 414.423.0255.

Sincerely,

Gary Gunderson

RNR/SAH/mr/N:\Projects\2007\38077004\Closure\S Commercial St Right-of-Way GIS notification.doc

Groundwater Quality Map (6/15/2011)

Copy to: Scott A. Hodgson, Terracon