

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 #:	03-71-120368 (No Dashes)	PARCEL ID #:	0220972, 0220963, 0220964		
ACTIVITY NAME:	Former Panzen Transfer	WTM COORDINATES:	X: 618465	Y: 391391	

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 & Local Topography

- 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 #: 1/3 Title: Site Layout Map / Monitoring Well Location 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: Soil Boring and Sample Location Map

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ACTIVITY NAME: Former Panzen Transfer

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 #: Title:

Figure #: Title:

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 #: Title:

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 #: Title:

Figure #: Title:

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 #: 1,2 Title: **Soil Analytical Results & Soil Boring Sampling Summary; Soil Laboratory Analytical Results**

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 #: Title:

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 #: Title:

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 #: 03-71-120368

ACTIVITY NAME: Former Panzen Transfer

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:

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:

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BRRTS #:

02-71-274234 & 03-71-120368

ACTIVITY NAME:

Former Panzen Transfer

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	2667 Highway 116, Waukau, Wisconsin	0220980, 220981	618444	391406
B	2662 Archery Drive, Waukau, Wisconsin	0220979, 0220978	618397	391395
C	Archery Drive Right of Way	Right of Way		
D				
E				
F				
G				
H				
I				



September 21, 2021

Mr. Frederick Van Handel
PO Box 164
Little Chute WI 54140

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Case Closure with Continuing Obligations
Panzen Transfer Co (Former), 2655 State Highway (STH) 116, Town of Rushford, WI
BRRTS #: 03-71-120368

Dear Mr. Van Handel:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Panzen Transfer Co (Former) case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 700 to 799 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents or leases this property from you. Some COs also apply to other properties or rights-of-way (ROWs) affected by the contamination as identified in the Continuing Obligation Summary section of this letter.

This case closure decision is issued under Wis. Admin. Code chs. NR 700 to 799 and is based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

The Panzen Transfer Co (Former) site was investigated for a discharge of hazardous substances and/or environmental pollution from a petroleum underground storage tank (UST) system located on the northeast corner of the onsite building. Case closure is granted for the petroleum volatile organic compounds (VOCs) and polycyclic aromatic compounds (PAHs) as documented in the case file. The site investigation and/or remedial action addressed soil and groundwater. The remedial action consisted of excavation and removal of the USTs, soil sampling, and groundwater monitoring. Contamination remains in soil and groundwater on the north side of the on-site building with soil contamination in the Archery Drive ROW. Groundwater contamination exists onsite, in the Archery Drive ROW extending across Archery Drive onto private property at 2662 Archery Drive and 2667 STH 116.

The case closure decision and COs required are based on the current use of the source property at 2655 STH 116, for commercial purposes, and the affected properties (listed in the table below) being used for residential and ROW purposes. The source property is currently zoned B-3 General Business, and the affected properties are currently zoned R-2 Suburban Residential and ROW. Based on the land use and zoning, the site, including both the source property and the affected properties, meets the non-industrial land use classification under Wis. Admin. Code § NR 720.05(5) for application of residual contaminant levels in soil.

SUMMARY OF CONTINUING OBLIGATIONS

COs are applied at the following locations:

Address (Rushford, WI)	COs Applied	Date of Maintenance Plan(s)
2655 STH 116 (Source Property)	<ul style="list-style-type: none"> • Residual Groundwater Contamination • Residual Soil Contamination • Vapor Intrusion (VI) - Future Vapor Risk 	NA
2662 Archery Drive	<ul style="list-style-type: none"> • Residual Groundwater Contamination 	NA
2667 STH 116	<ul style="list-style-type: none"> • Residual Groundwater Contamination 	NA
Archery Drive ROW	<ul style="list-style-type: none"> • Residual Groundwater Contamination • Residual Soil Contamination 	NA

CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12(2)). Under Wis. Stat. § 292.12(5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15(1)(b) and NR 727.05(2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05(3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter are met (Wis. Stat. § 292.11(8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

SOIL

Continuing Obligations to Address Soil Contamination

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500-599, and § NR 726.15 (2) (b), or Wis. Stat. ch. 289)

Soil contamination remains as indicated on the enclosed map (Figure 2, Soil Boring and Sample Location Map, November 30, 2011). If soil in the locations shown on the map is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

In addition, all current and future property owners, occupants, and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

GROUNDWATER

Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells

Residual Groundwater Contamination (Wis. Admin. Code ch. NR 140 and § NR 812.09 (4) (w))

Groundwater contamination which equals or exceeds the enforcement standards for VOCs is present as shown on the enclosed map (Figure 3, Monitoring Well Location Map, November 30, 2011). To construct a new well or

reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

VAPOR

Continuing Obligations to Address Vapor Contamination

Vapor intrusion (VI) is the movement of vapors coming from volatile chemicals in the soil or groundwater or within preferential pathways into buildings where people may breathe air contaminated by the vapors.

VI - Future Concern: (Wis. Stat. § 292.12(2), Wis. Admin. Code § NR 726.15(2)(L) or (m), as applicable. VOCs remain in soil and groundwater as shown on the enclosed maps, (Figure 2, Soil Boring and Sample Location Map, November 30, 2011) and (Figure 3, Monitoring Well Location Map, November 30, 2011), at concentrations that may be of concern for vapor intrusion in the future, if a building is constructed, renovated or expanded in an area where no building currently exists or if an existing building is remodeled. The current unoccupied onsite building is an approximately 1200 square foot service garage building.

Vapor control technologies are required for new construction or for modification of occupied buildings on the property unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed. The property owner shall maintain the current building use and layout.

See the Other Closure Requirements section for more details.

OTHER CLOSURE REQUIREMENTS

Pre-Approval Required for Well Construction (Wis. Admin. Code § NR 812.09(4)(w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and/or COs. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, Continuing Obligations/Residual Contamination Well Approval Application, to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

General Wastewater Permits for Construction-related Dewatering Activities (Wis. Admin. Code ch. NR 200)

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction-related dewatering activities, including utility work and building construction.

If the property owner or any other person plans to conduct such activities, that person must contact the Water Quality Program and, if necessary, apply for the required discharge permit. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for discharge of *Contaminated Groundwater from Remedial Action Operations* may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids, oil and grease, a general permit for pit/trench *Dewatering Operations* may be needed. Additional information can be obtained by visiting the DNR website at "dnr.wi.gov," search "wastewater general permits."

DNR NOTIFICATION AND APPROVAL REQUIREMENTS

Certain activities are limited at closed sites to maintain protectiveness to human health and the environment. The property owner is required to notify the DNR at least 45 days before and obtain approval from the DNR prior to

taking the following actions (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2), Wis. Stat. § 292.12(6)).

- Certain activities are limited at closed sites to reduce the risk of exposure to residual contamination via vapor intrusion. For properties with a continuing obligation for addressing the future risk of vapor intrusion when buildings exist at the time of closure approval, changes to the current building use and layout are prohibited without prior DNR approval. The DNR may require additional actions at that time to re-assess for vapor intrusion and mitigate, as appropriate.

The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment. The case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement.

SUBMITTALS AND CONTACT INFORMATION

Site, case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

Send written notifications to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search "RR submittal portal" (<https://dnr.wi.gov/topic/Brownfields/Submittal.html>). Questions on using this portal can be directed to the Project Manager below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts" and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

CLOSING

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything stated in this letter, please contact DNR Project Manager, Kevin McKnight at (920) 808-0170, or at kevin.mcknight@wisconsin.gov.

Sincerely,



Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation & Redevelopment Program

Enclosures:

- Figure 2, Soil Boring and Sample Location Map, November 30, 2011
- Figure 3, Monitoring Well Location Map, November 30, 2011

cc: Chris Sitzman, Sitzmann Law (csitzmann@sitzmannlaw.com)
Jennifer Limbach, Department of Justice, (limbachjs@doj.state.wi.us)

Additional Resources:

The DNR fact sheets listed below can be obtained by visiting the DNR website at "dnr.wi.gov," search the DNR publication number.

- *Guidance for Electronic Submittals for the Remediation and Redevelopment Program* (RR-690)
- *Continuing Obligations for Environmental Protection* (RR-819)
- *Environmental Contamination and Your Real Estate* (RR-973)
- *Post-Closure Modifications: Changes to Property Conditions after a State-Approved Cleanup* (RR-987)
- *Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know* (RR-671)

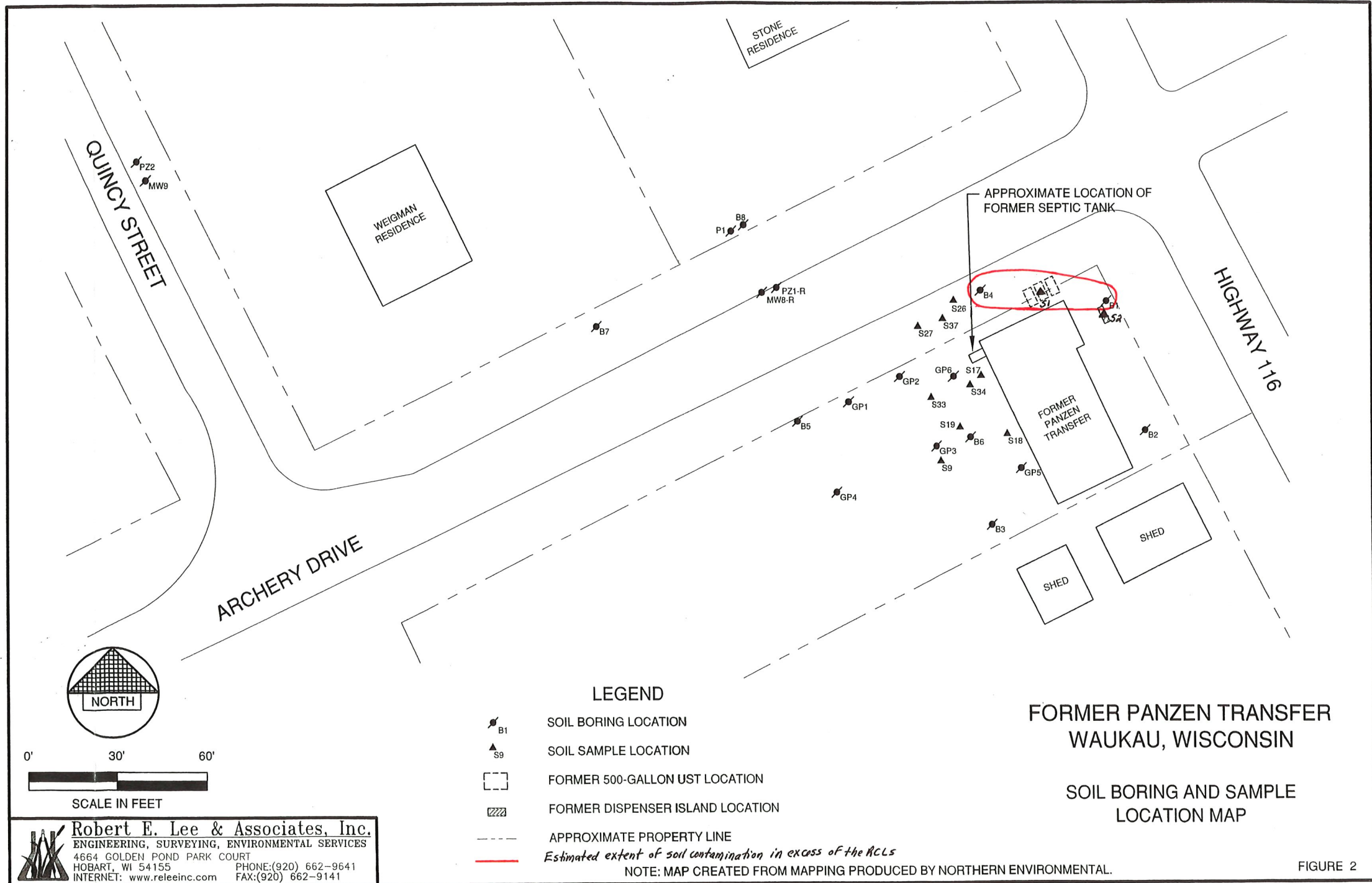
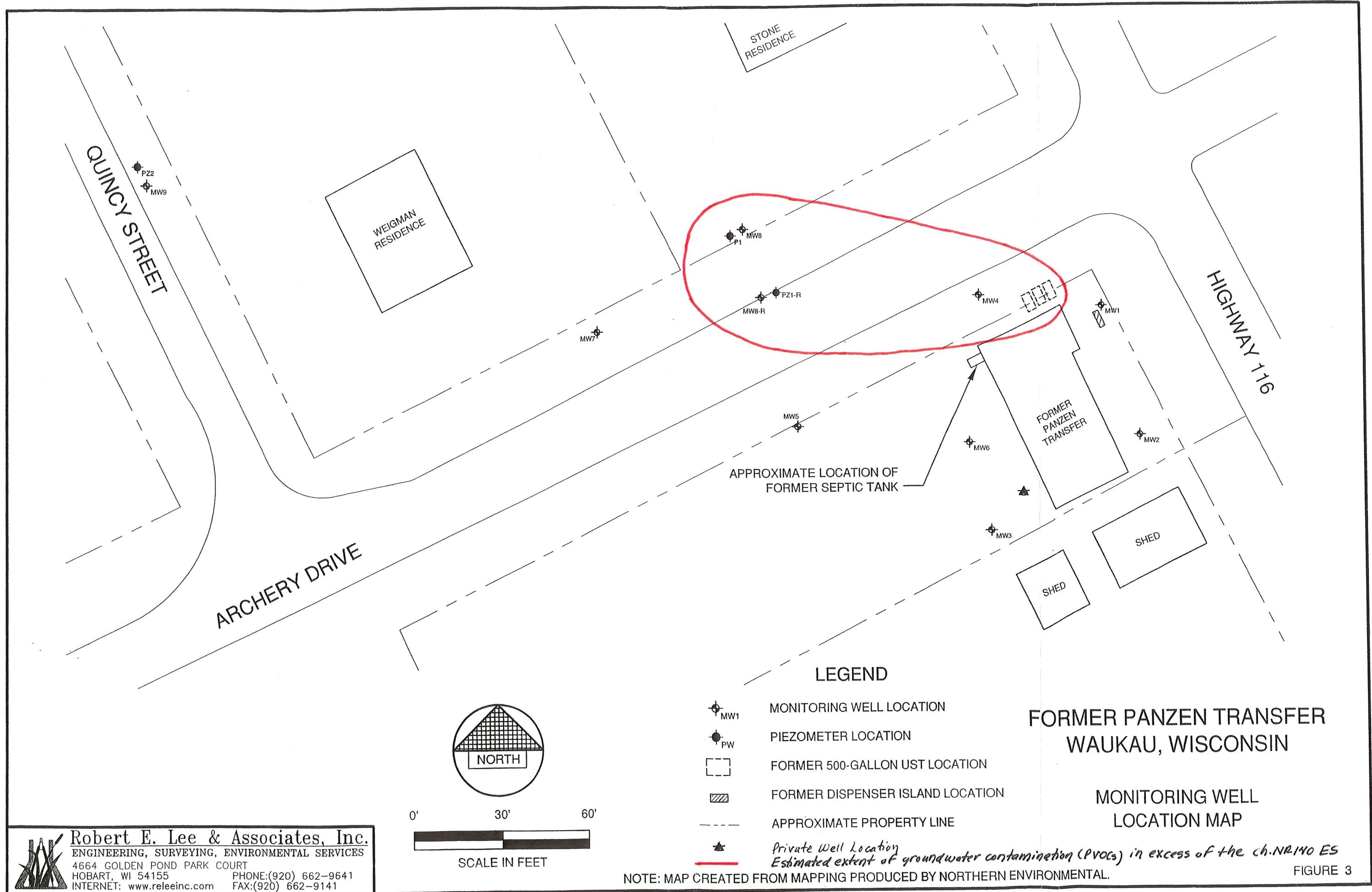









FIGURE 2

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 4664 GOLDEN POND PARK COURT
 HOBART, WI 54155 PHONE: (920) 662-9641
 INTERNET: www.releeinc.com FAX: (920) 662-9141

File: R:\4700\4749\4749002\dwg\FRMR PANZEN TRANSFER.dwg
 Plot Date: Nov 30, 2011 - 4:06pm



LEGEND

-  MONITORING WELL LOCATION
-  PIEZOMETER LOCATION
-  FORMER 500-GALLON UST LOCATION
-  FORMER DISPENSER ISLAND LOCATION
-  APPROXIMATE PROPERTY LINE
-  Private Well Location
-  Estimated extent of groundwater contamination (PVOcs) in excess of the ch.NR140 ES

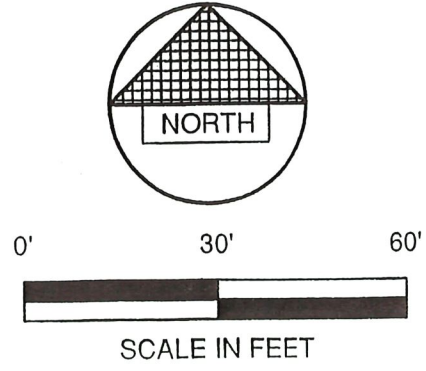
**FORMER PANZEN TRANSFER
WAUKAU, WISCONSIN**

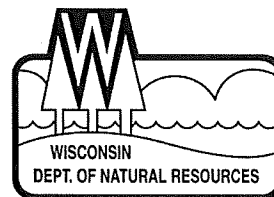
**MONITORING WELL
LOCATION MAP**

NOTE: MAP CREATED FROM MAPPING PRODUCED BY NORTHERN ENVIRONMENTAL.

FIGURE 3

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 4664 GOLDEN POND PARK COURT
 HOBART, WI 54155 PHONE:(920) 662-9641
 INTERNET: www.releeinc.com FAX:(920) 662-9141





May 4, 2012

Mr. Frederick Van Handel
PO Box 164
Little Chute WI 54140

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Panzen Transfer (former), 2665 HWY 116, Waukau, Wisconsin
WDNR BRRTS Activity # 03-71-120368 & 02-71-274234

Dear Mr. Van Handel:

On April 30, 2012, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum and chlorinated solvent contamination on the site from the former underground storage tank system and historic releases of chlorinated solvents appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Kevin McKnight on Form 3300-005, found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

Cap Maintenance Plan-03-71-120368

A cap maintenance plan for the soil and vegetative capped area in the vicinity of the former underground storage tank is necessary due to soil contamination exceeding direct contact standards in this area. This maintenance plan should be drafted according to Department guidance.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. 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>.

CONTINUING OBLIGATIONS AND RESPONSIBILITIES

As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations. A cap maintenance plan is necessary for direct contact soil contamination in the vicinity of the former underground storage tank and residual soil and groundwater contamination remains on the property which may need to be addressed if site redevelopment occurs. In the final closure approval, you will also be required to conduct annual inspections. Documentation of the inspection will be required to be kept on site.

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.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-424-7890.

Sincerely,



Kevin D. McKnight
Hydrogeologist
Remediation & Redevelopment Program

Enclosure

cc: file
Nicole LaPlant- REL-via email
Chris Sitzmann-via email

COPY

DOCUMENT NO.

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2—1982

THIS SPACE RESERVED FOR RECORDING DATA

Register's Office
Winnebago County, Wis.
Received for record
this 19th day of

June
A.D. 1988
2:17 o'clock P.M.

Marjorie Schmal
REGISTER OF DEEDS

702658

Gerald J. Sitter and Shirley R. Sitter, husband
and wife

conveys and warrants to Frederick G. Van Handel

the following described real estate in Winnebago County,
State of Wisconsin:

Lots One (1), Two (2) Ten (10) and the Westerly 1/2 of an alley
(now abandoned) lying easterly of and adjacent to said
Lots One (1) and Two (2) and between the extended Northerly
line of said Lot One (1) and the extended Southerly line
of said Lot Two (2) and the Easterly 1/2 of an alley (now
abandoned) lying Westerly of and adjacent to said Lot
Ten (10) and between the extended Northerly and Southerly
lines of said Lot Ten (10) and between the extended Northerly
and Southerly lines of said Block "H" all in Block "H"
in the Plat of the Town of Waukau, in the Village of Waukau,
Town of Rushford, Winnebago County, Wisconsin.

The Easterly Eighty (80) feet of Lot Ten (10) of Block "H"
in the Plat of the Town of Waukau, in the Village of Waukau,
subject to a right of way over and across the Westerly Fourteen
(14) feet thereof.

This Deed is in satisfaction of a Land Contract dated February 25, 19 87
with the correction that The Northerly Ten (10) feet, front and rear, of the Easterly
Eighty (80) feet of Lot Nine (9) of Block "H" in the Plat of the Town of Waukau, in
the Village of Waukau description should not be included on the Land Contract.

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

Exception to warranties: easements and restrictions of record, municipal ordinances
and zoning.

Dated this 19th day of May, 19 88

(SEAL)

Gerald J. Sitter

(SEAL)

Gerald J. Sitter

(SEAL)

Shirley R. Sitter

(SEAL)

Shirley R. Sitter

AUTHENTICATION

Signature(s)

authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.05, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Thomas J. King, Attorney at Law

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Winnebago County, } ss.

Personally came before me this 19th day of
May, 1988, the above named

Gerald J. Sitter and Shirley R. Sitter

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

Debra S. Krause

Debra S. Krause

Notary Public Winnebago County, Wis.

My Commission is permanent. (If not, state expiration
date: March 22, 19 92.)

7
2247

STATEMENT OF PROPERTY LEGAL DESCRIPTION

Mr. Fredrick Van Handel is providing this signed statement as it relates to former Panzen Transfer Company located at 2665 Highway 116, Waukau, Wisconsin (the Site) and BRRTS cases #02-71-274234 and #03-71-120368. This is believed to be the only property that is within, or partially within, the contaminated Site's boundaries and it is believed that the legal description described on the attached property deed for the Site is complete and accurate.

Fritz Van Handel
Signature

10-12-11
Date

Fritz Van Handel
Name

Title

Winnebago County GIS Viewer and Property Profiler



0 0.005 0.01 mi **Reset** 0 29 58 ft
 *** Powered by Mapserver ***

Property Profile & Display Options

Search Options Menu

Locator Map

Property Information Profile

← **Check This Box then click a property to initiate a 'Property Profile'.** Property profiler reports the parcel information and checks interactions with multiple layers not available as part of the regular 'Display Options.' [More About Profiler!](#)

Display Options

Draw	Label	Symbology & Layer Names
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial Photos (2003)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Buildings
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parcel Boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	114' Parcel Dimensions
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	366 Parcel Addresses
<input type="checkbox"/>	<input type="checkbox"/>	Certified Surveys
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodplain
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Navigable Streams
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Official Mapped Rds.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Land Survey
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Railroads
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rights-Of-Way
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shoreland Zoning
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	DR. Street Name Text
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	City & Village Limits

☒ = Not Applicable for this Layer.

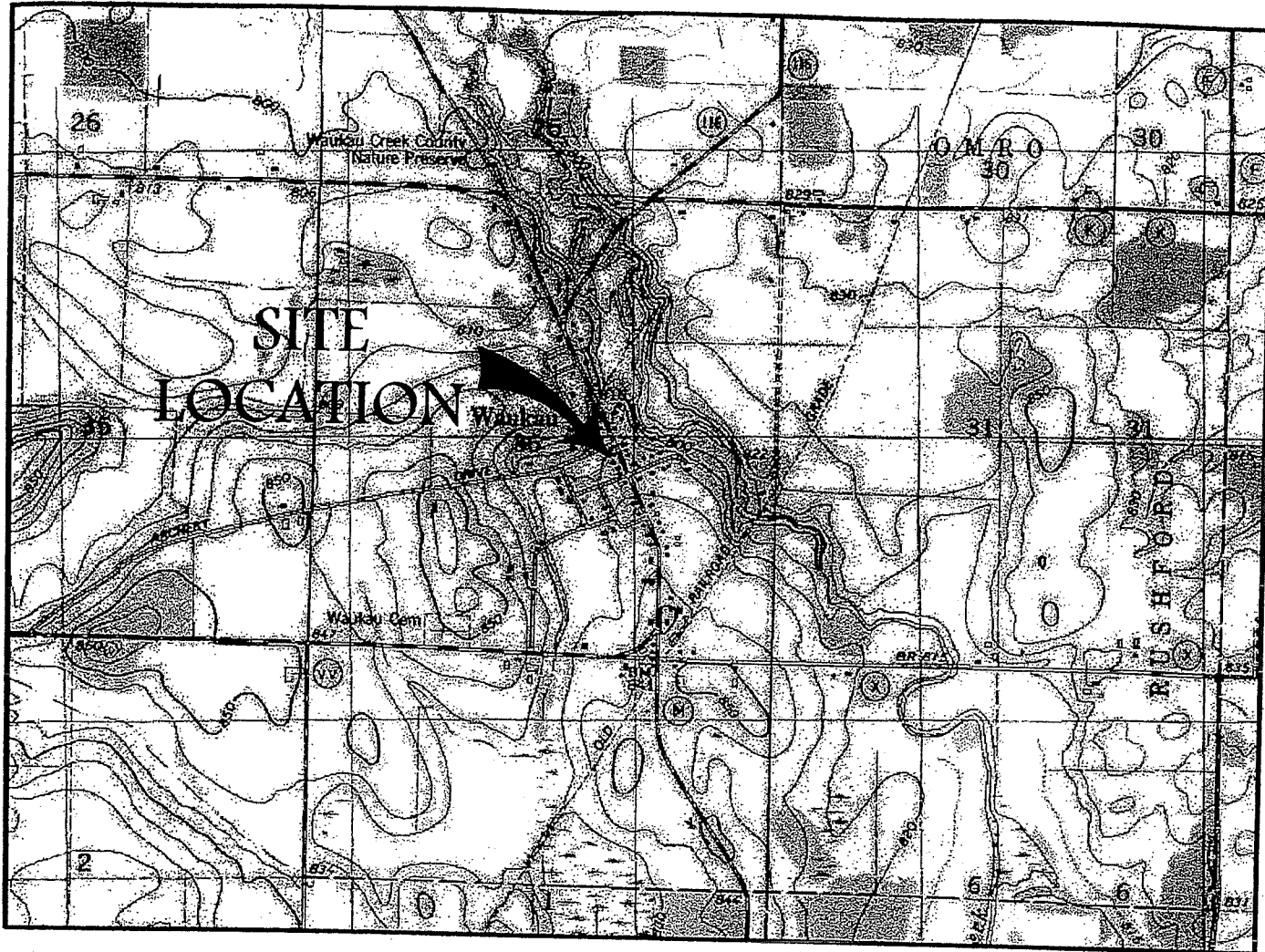
Zoom In



DRAW MAP



Zoom Out



Map obtained from Northern Environmental letter report *Status Update, Former Panzen Transfer* dated September 19, 2006.



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, RUSH LAKE, WISCONSIN, 1980 (NATIONAL GEOGRAPHIC TOPO 2001)

QUADRANGLE LOCATION



Northern Environmental SM

Hydrologists • Engineers • Geologists

954 Circle Drive, Green Bay, Wisconsin

Phone: 800-854-0606 Fax: 920-592-8444

Website: www.northernenvironmental.com

WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

SITE LOCATION AND LOCAL TOPOGRAPHY

FORMER PANZEN TRANSFER
WAUKAU, WISCONSIN

CREATION DATE: 11/03/04

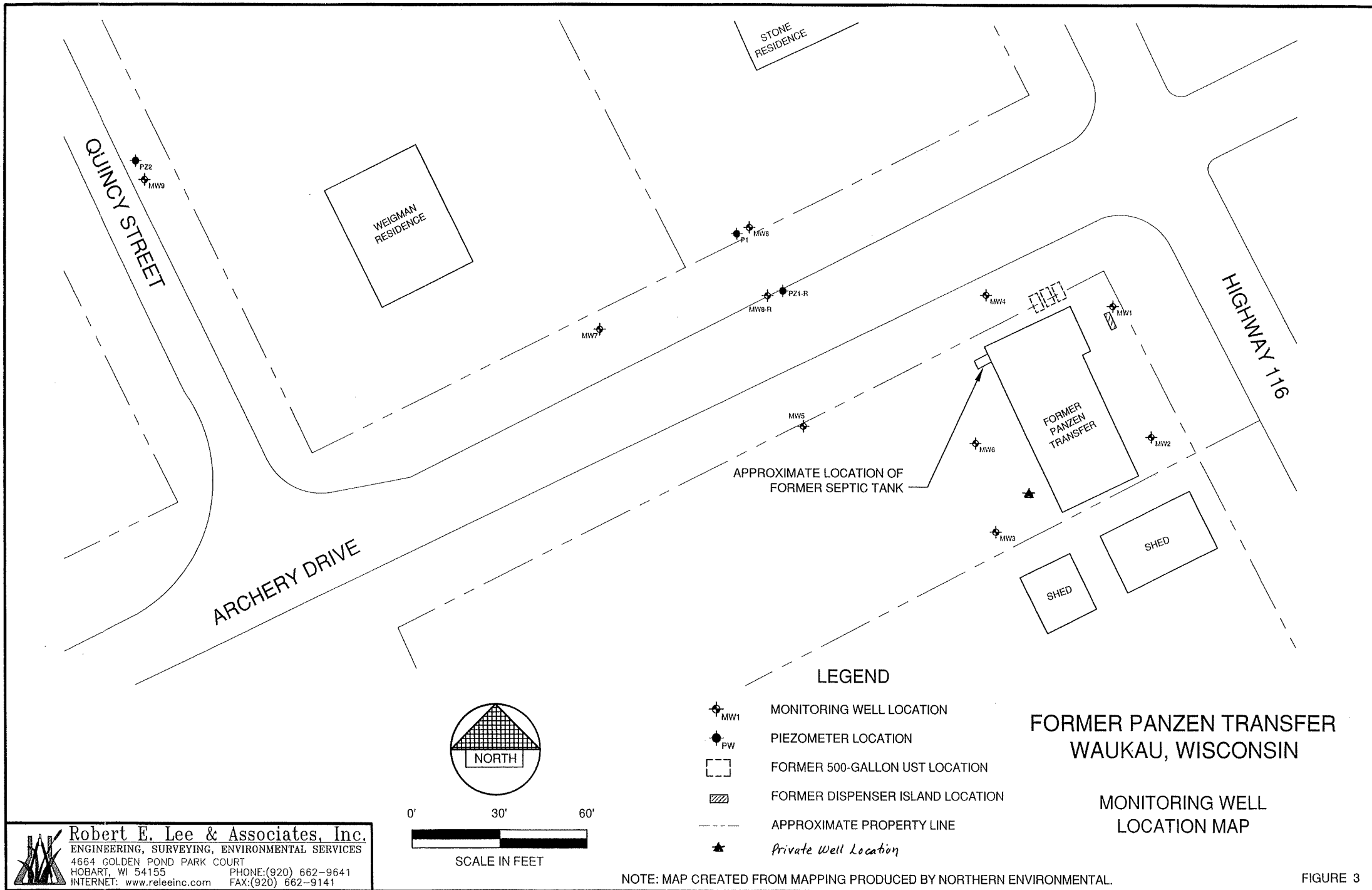
DRAWN BY: KRE

REVISION DATE:

THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL TECHNOLOGIES, INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

PROJECT NUMBER: FRV03-2203-1900

FIGURE 1



Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 4664 GOLDEN POND PARK COURT
 HOBART, WI 54155 PHONE: (920) 662-9641
 INTERNET: www.releeinc.com FAX: (920) 662-9141

NOTE: MAP CREATED FROM MAPPING PRODUCED BY NORTHERN ENVIRONMENTAL.

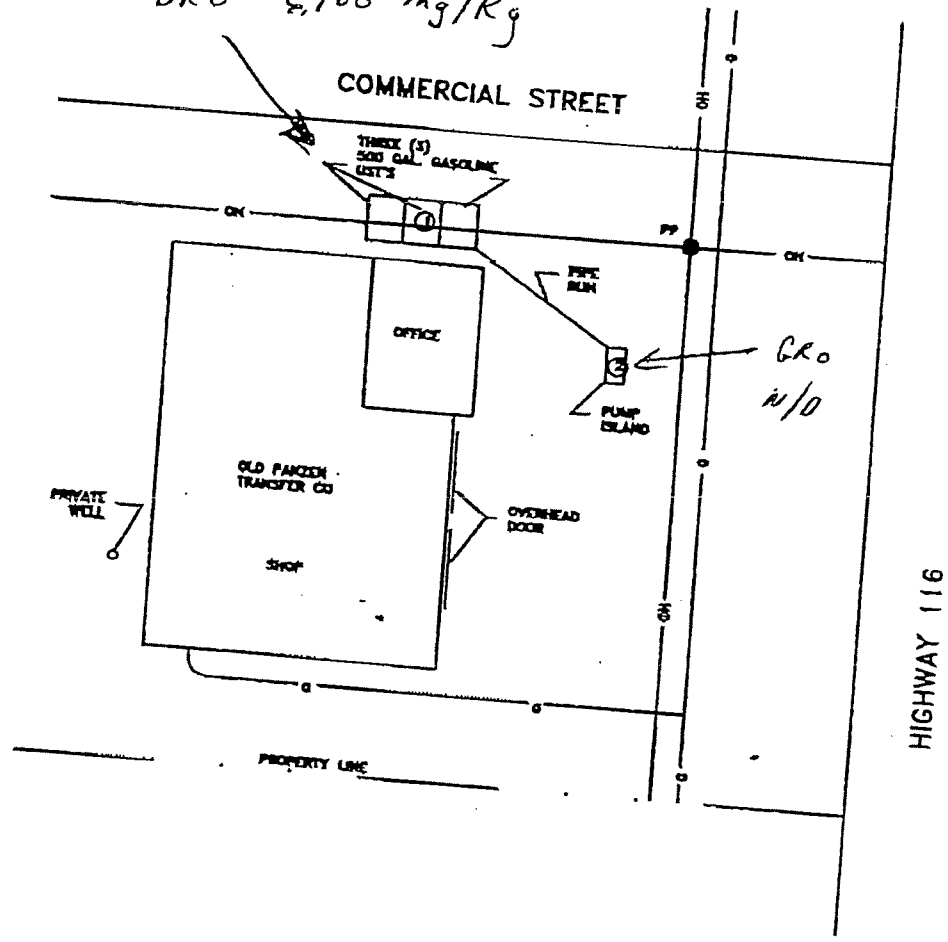
FIGURE 3

N
↑

old Panzen Transfer

00012

#1 Below UST
GRO = 2,300 mg/Kg
DRO = 6,400 mg/Kg



Site layout Map

Figure 1

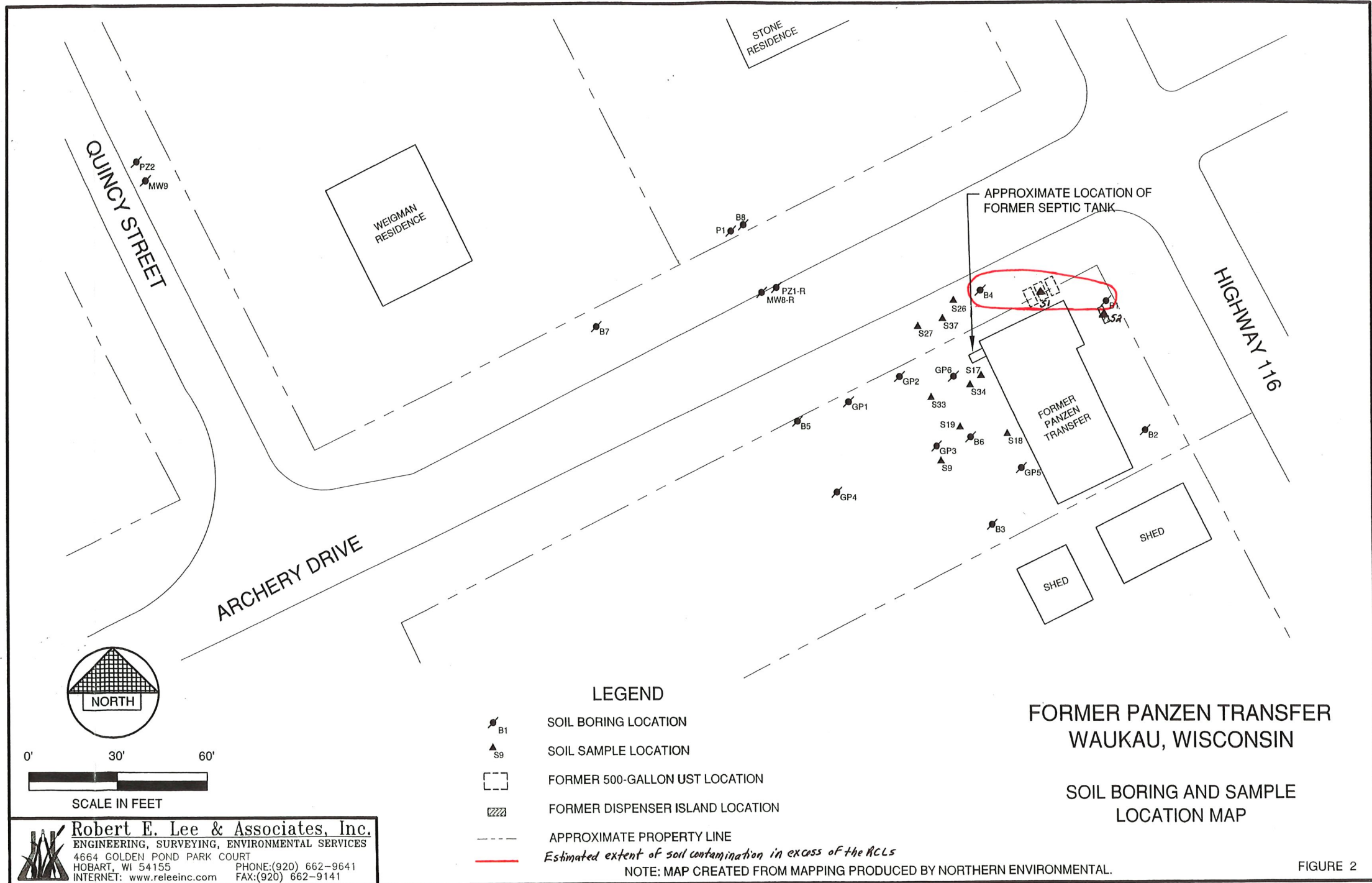
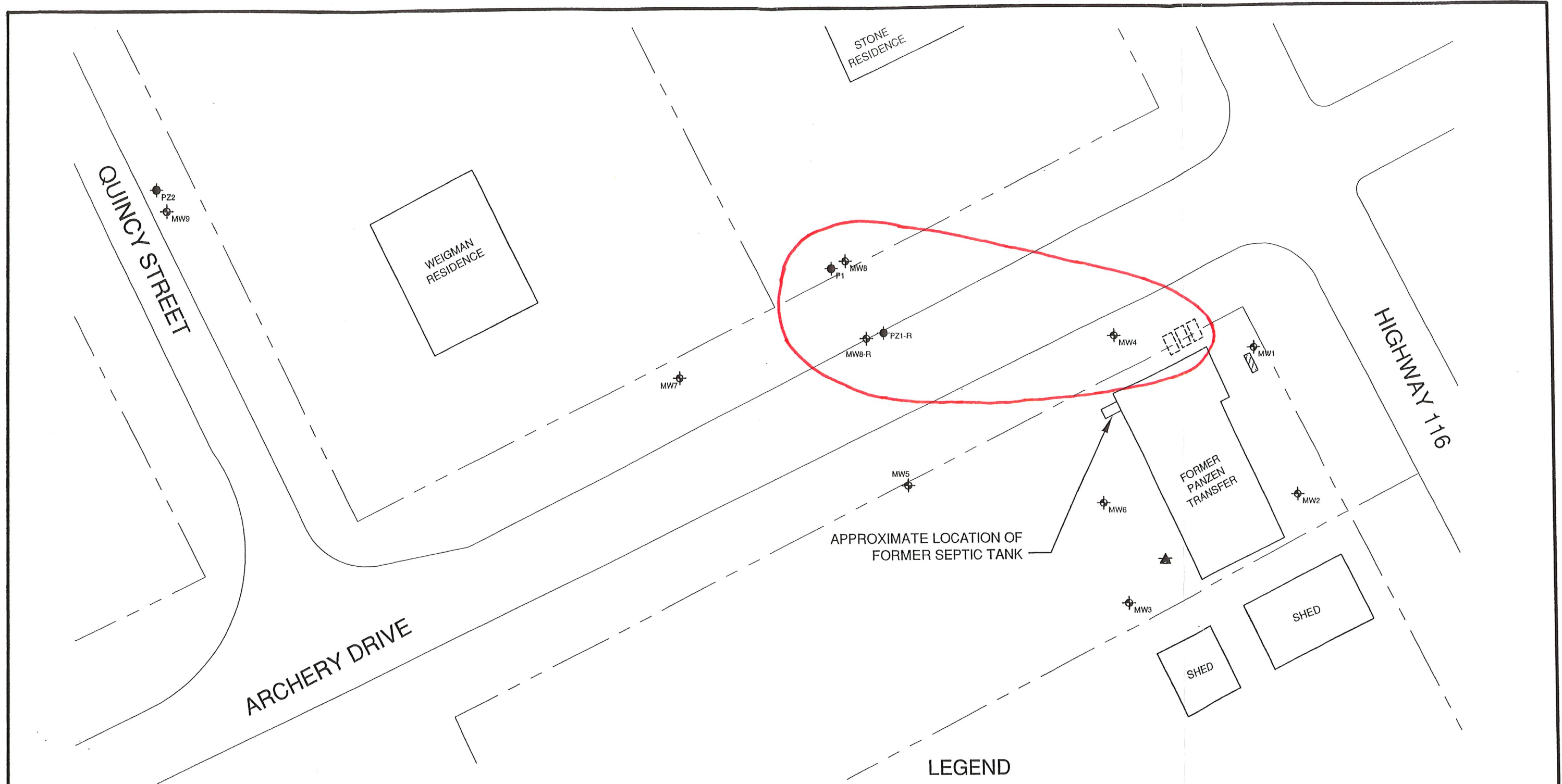


FIGURE 2

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 4664 GOLDEN POND PARK COURT
 HOBART, WI 54155 PHONE: (920) 662-9641
 INTERNET: www.releeinc.com FAX: (920) 662-9141

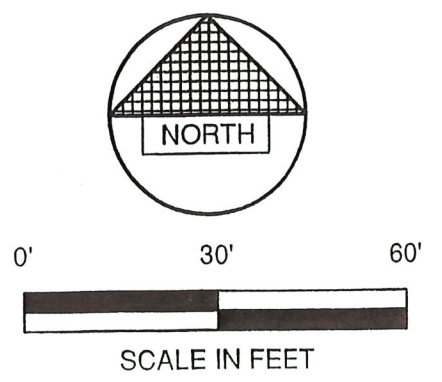
File: R:\4700\4749\4749002.dwg\FRMR PANZEN TRANSFER.dwg
 Plot Date: Nov 30, 2011 - 4:06pm



- LEGEND**
- MONITORING WELL LOCATION
 - PIEZOMETER LOCATION
 - FORMER 500-GALLON UST LOCATION
 - FORMER DISPENSER ISLAND LOCATION
 - APPROXIMATE PROPERTY LINE
 - Private Well Location
 - Estimated extent of groundwater contamination (PVOCS) in excess of the ch.NR140 ES

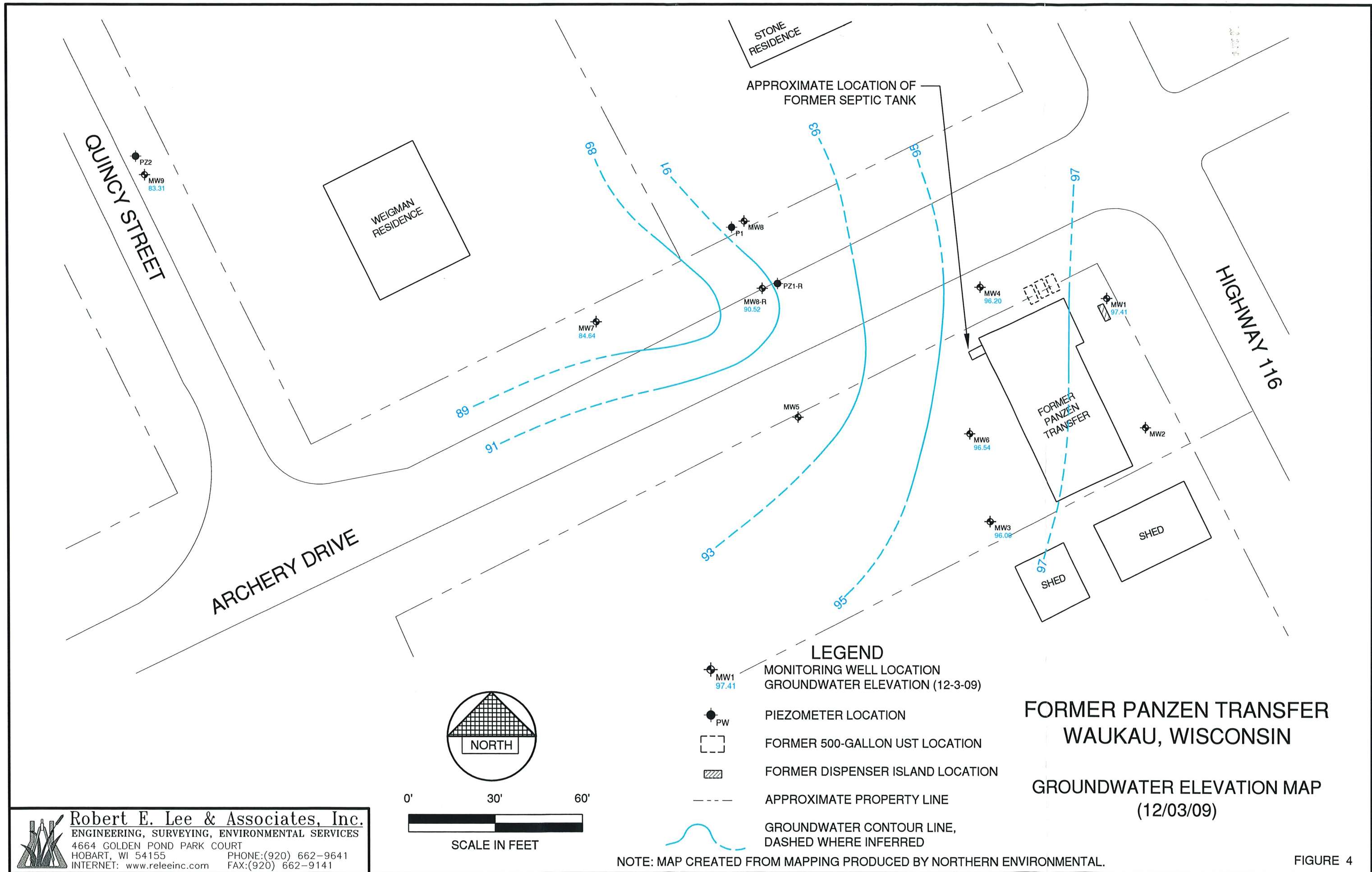
**FORMER PANZEN TRANSFER
WAUKAU, WISCONSIN**

**MONITORING WELL
LOCATION MAP**

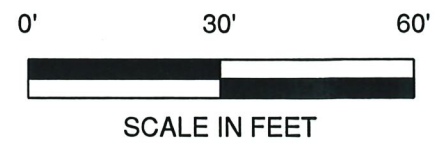


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NOTE: MAP CREATED FROM MAPPING PRODUCED BY NORTHERN ENVIRONMENTAL. FIGURE 3



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**TABLE 1
SOIL ANALYTICAL RESULTS SUMMARY
FORMER PANZEN TRANSFER, WAUKAU, WISCONSIN**

Sample ID Date	B1-1	B1-3	B2-3	B2-4	B3-1	B3-3	B4-3	B4-5	B5-2	B5-5	B6-2	B6-5	B7-2	B7-6	B8-2	B8-4	NR 720.09 RCLs/SSLs	NR 746.06 Table 1 / 2 SSLs
	February 12 and 13, 2001												August 15 and 16, 2000					
DRO (mg/kg)	< 10	< 10	< 10	< 10	< 10	< 10	5,000	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	18	250	---
GRO (mg/kg)	< 10	< 10	< 10	< 10	< 10	< 10	1,800	< 10	< 10	< 10	< 10	< 10	< 10	< 10	22	< 10	250	---
Lead (mg/kg)	53	11 J	< 6	11 J	12 J	6.2 J	7 J	6.4 J	< 6	< 6	12 J	11 J	< 6	< 6	9.5 J	14 J	50	---
Detected VOCs (ug/kg)																		
Benzene	< 25	< 25	< 25	< 25	< 25	< 25	3,400	25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	5.5	8500/1100
Sec-Butylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	21,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	250	---	---
N-Butylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	33,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
1,2-Dichloroethane	< 25	< 25	< 25	< 25	< 25	< 25	< 250	130	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	4.9	600/540
1,1-Dichloroethene	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	240	< 25	440	< 25	< 25	< 25	< 25	< 25	2900*	---
Ethylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	15,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	2900	4600
Isopropylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	5,200	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
P-Isopropyltoluene	< 25	< 25	< 25	< 25	< 25	< 25	7,900	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
Naphthalene	< 25	< 25	< 25	< 25	< 25	< 25	26,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	2,700
N-Propylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	33,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
Toluene	< 25	< 25	< 25	< 25	< 25	< 25	7,200	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	1500	38,000
1,1,1-Trichloroethane	< 25	< 25	< 25	< 25	< 25	< 25	< 250	82	32	2,800	< 25	16,000	< 25	32	< 25	< 25	140*	---
1,2,4-Trimethylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	41,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	77	---	83,000
1,3,5-Trimethylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	15,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
Xylenes	< 75	< 75	< 75	< 75	< 75	< 75	41,000	< 75	< 75	< 75	< 75	< 75	< 75	< 75	< 75	< 75	4100	42,000
Detected PAHs (ug/kg)																	Suggested Groundwater Pathway RCLs	Suggested Direct Contact Pathway RCLs
Acenaphthene	< 21	< 21	< 21	< 21	< 21	< 21	1,500	< 21	< 21	< 21	< 21	< 21	< 21	< 21	< 21	< 21	38,000	900,000
Anthracene	< 36	< 36	< 36	< 36	< 36	< 36	180 J	< 36	< 36	< 36	< 36	< 36	< 36	< 36	< 36	< 36	3,000,000	5,000,000
Fluoranthene	< 38	< 38	< 38	< 38	< 38	< 38	2,800	< 38	< 38	< 38	< 38	< 38	< 38	< 38	< 38	< 38	500,000	600,000
1-Methyl naphthalene	< 31	< 31	< 31	< 31	< 31	< 31	17,000	< 31	< 31	< 31	< 31	< 31	< 31	< 31	< 31	< 31	23,000	1,100,000
2-Methyl naphthalene	< 21	< 21	< 21	< 21	< 21	< 21	27,000	21 J	< 21	< 21	< 21	< 21	< 21	< 21	< 21	< 21	20,000	600,000
Naphthalene	< 30	< 30	< 30	< 30	< 30	< 30	7,100	< 30	< 30	< 30	< 30	< 30	< 30	< 30	< 30	< 30	400	20,000
Phenanthrene	< 35	< 35	< 35	< 35	< 35	< 35	5,200	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	110 J	1800	18,000
Pyrene	< 45	< 45	< 45	< 45	< 45	< 45	900	< 45	< 45	< 45	< 45	< 45	< 45	< 45	< 45	< 45	8,700,000	500,000

Key:
mg/kg = Milligrams per kilogram
µg/kg = Micrograms per kilogram
J = Analyte detected between laboratory limit of detection and limit of quantitation.
--- = Not Established
SSLs = Soil Screening Levels
RCLs = Residual Contaminant Levels
* = Calculated Soil Screening Level (SSL) via migration to groundwater using the EPA *Soil Screening Guidance* Web page for WI default values
32 = RCL or SSL exceeded

Note: Table obtained from information submitted to the WDNR by OMNI Associates via letter of transmittal on June 4, 2001

TABLE I
SOIL BORING SAMPLING SUMMARY - LABORATORY RESULTS
(collected 9/27/01)

Boring ID	Sample ID	Approximate Sample Depth Below Surface (ft)	LEAD	BENZ	TOLU	E. BENZ	XYLE	MTBE	TMB TOTAL	1,1-DCE	1,1,1-TCA
<i>WAC Residual Contaminant Level / SSL</i>			50	5.5	1500	2900	4100	-	42,000	2900*	140*
GP-1	GP1-6'	6	NA	<25	<25	<25	<25	<25	<25	<25	<25
GP-1	GP1-10	10	NA	<25	<25	<25	<25	<25	<25	140	1,200
GP-2	GP2-4.5	4.5	NA	<25	<25	<25	<25	<25	<25	<25	<25
GP-2	GP2-17'	17	7.6	<25	<25	<25	<25	<25	<25	31*	450
GP-3	GP3-1'	1	24	<25	<25	<25	<25	<25	<25	<25	<25
GP-3	GP3-10'	10	NA	<25	<25	<25	<25	<25	<25	<25	810
GP-4	GP4-4.5-5'	4.5-5	NA	<25	<25	<25	<25	<25	<25	<25	<25
GP-4	GP4-10	10	NA	<25	<25	<25	<25	<25	<25	<25	91
GP-5	GP5-1'	1	49	<25	<25	<25	<25	<25	<25	<25	<25
GP-5	GP5-6'	6	NA	<25	<25	<25	<25	<25	<25	<25	<25
GP-6	GP6-3'-6'	3-6	2.9	<25	<25	<25	<25	<25	<25	<25	<25
GP-6	GP6-7'-9'	7-9	5.0	<25	<25	<25	<25	<25	<25	<25	240

NOTES

GRO = WDNR modified gasoline range organics - in parts per million (ppm)
DRO = WDNR modified diesel range organics - in parts per million (ppm)
ND = Not detected above the method detection limit
NA = Not Analyzed
VOC compounds are in parts per billion (ppb)

= RCL or SSL exceeded

Table obtained from NRP Environmental Consultants Incorporated letter report *Report of Field Work - The Former Panzen Transfer Co* dated December 4, 2002.

* = Calculated Soil Screening level (SSL) via migration to groundwater using the EPA web site for WI default values

Table obtained from Northern Environmental letter report *Site Status Update, Former Panzen Transfer* dated March 3, 2006.

Table 2 Soil Laboratory Analytical Results, Former Panzen Transfer, Waukau, Wisconsin

Sample Number	Sample Depth	Sample Location	Date Sampled	PID Reading	Relevant and Significant Analytical Results (µg/kg)							
					sec-Butylbenzene	n-Butylbenzene	p-Isopropylbenzene	Naphthalene	1,1,1-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethene	1,3,5-Trimethylbenzene
WAC Residual Contaminant Level / <i>SSL</i>					NE	NE	NE	NE	<i>140*</i>	NE	<i>2900*</i>	NE
S9	9	South Sidewall	12/21/2005	1.7	< 25	< 25	< 25	< 25	135	< 25	< 25	< 25
S17	11	East Sidewall	12/21/2005	223	41	135	54	43	120	< 25	< 25	120
S18	12	East Sidewall	12/21/2005	1	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25
S19	13	Bottom	12/21/2005	10	< 25	< 25	< 25	< 25	6500	25	730	< 25
S26	10	North Sidewall	12/21/2005	2	< 25	< 25	< 25	< 25	148	< 25	< 25	< 25
S27	11	North Sidewall	12/21/2005	3	< 25	< 25	< 25	< 25	135	< 25	< 25	< 25
S33	11	West Sidewall	12/21/2005	10	< 25	< 25	< 25	< 25	720	< 25	< 25	< 25
S34	13	Bottom	12/21/2005	0	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25
S37	15	Bottom	12/21/2005	2	< 25	< 25	< 25	< 25	145	< 25	< 25	< 25

Key:

GRO = Gasoline Range Organics

MTBE = Methyl-tert-butyl ether

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

--- = Not Analyzed

WAC = Wisconsin Administrative Code

NE = Not Established by WAC

220 = Residual Contaminant Level Exceeded / *SSL exceeded*

** = Calculated Soil screening level (SSL) via migration to groundwater using the EPA website for WI defaults*

**Table 3
Groundwater Analytical Results Summary
Former Panzen Transfer, Waukau, Wisconsin**

Parameter	Groundwater Standards		MW-1					MW-2		MW-3						MW-4					
	NR 140 PAL	NR 140 ES	3/9/2001	5/9/2001	5/26/2006	8/25/2006	2/16/2007	3/9/2001	5/9/2001	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/26/2006	2/16/2007	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/26/2006	2/16/2007
Dissolved Lead (µg/L)	1.5	15	< 1	---	---	---	---	< 1	---	< 1	---	---	---	---	< 1	---	---	---	---	---	---
Relevant VOCs (µg/L)																					
Benzene	0.5	5	< 0.39	< 0.21	< 0.17	< 0.17	< 0.47	< 0.39	< 0.21	< 0.39	< 0.21	< 0.48	< 0.17	< 0.17	< 0.47	690	1.7	230	27.3	181	152
Ethylbenzene	140	700	< 0.4	< 0.22	< 0.2	< 0.2	< 0.38	< 0.4	< 0.22	< 0.4	< 0.22	< 0.43	< 0.2	< 0.2	< 0.38	< 20	1.6	40	26.5	73	84
Naphthalene	10	100	< 0.53	< 0.69	< 2.2	< 2.2	< 1.8	< 0.53	< 0.69	< 0.53	< 0.69	< 0.59	< 2.2	< 2.2	< 1.8	< 27	1.9	25	52	124	89
Toluene	160	800	< 0.37	< 0.41	< 0.59	< 0.59	< 0.46	< 0.37	< 0.41	< 0.37	< 0.41	< 0.47	< 0.59	< 0.59	< 0.46	< 19	1.5	8.4	3.2	58	46
Trimethylbenzenes	96	480	< 1.03	< 0.6	0.28 J	< 1.36	< 1.57	< 1.03	< 0.6	< 1.03	< 0.6	< 1.03	< 1.36	< 1.36	< 1.57	33 J	3.5	67	70.2	115.1	124.9
Xylenes	400	2000	1.5 J	< 0.69	< 1.28	< 1.28	< 0.99	< 1.43	< 0.69	< 1.43	< 0.69	< 1.4	< 1.28	< 1.28	< 0.99	62 J	7.6	108	114	297	250
Relevant PAHs (µg/L)																					
Acenaphthylene	NE	NE	< 1	---	---	---	---	< 1	---	< 1	---	---	---	---	---	2 J	---	---	---	---	---
Fluoranthene	80	400	< 0.36	---	---	---	---	< 0.36	---	< 0.36	---	---	---	---	---	< 0.36	---	---	---	---	---
1-Methyl naphthalene	NE	NE	< 0.21	---	---	---	---	< 0.21	---	< 0.21	---	---	---	---	---	0.45 J	---	---	---	---	---
2-Methyl naphthalene	NE	NE	< 0.2	---	---	---	---	< 0.2	---	< 0.2	---	---	---	---	---	< 0.2	---	---	---	---	---
Naphthalene	10	100	< 0.22	---	---	---	---	< 0.22	---	< 0.22	---	---	---	---	---	< 0.22	---	---	---	---	---
Phenanthrene	NE	NE	< 0.037	---	---	---	---	< 0.037	---	< 0.037	---	---	---	---	---	< 0.037	---	---	---	---	---

Key:
 mg/L = Milligrams per liter
 µg/L = Micrograms per liter
 J = Analyte detected between laboratory limit of detection and limit of quantitation
 --- = Not Analyzed
 NE = Not Established
 ND = Not Detected
 ES = Enforcement Standard
 PAL = Preventive Action Limit

100	= Exceeds the Chapter NR 140 ES
10	= Exceeds the Chapter NR 140 PAL

Note: Table created from combining summarized results by NRP Environmental Consultants, OMNI Associates, Northern Environmental, and REL.

**Table 3
Groundwater Analytical Results Summary
Former Panzen Transfer, Waukau, Wisconsin**

Parameter	Groundwater Standards		MW-5						MW-6						MW-7											
	NR 140 PAL	NR 140 ES	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/26/2006	2/16/2007	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/25/2006	2/16/2007	12/3/2009	3/16/2011	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/26/2006	12/3/2009	3/16/2011	2/16/2007		
Dissolved Lead (µg/L)	1.5	15	< 1	---	---	---	---	---	< 1	---	---	---	---	---	---	< 1	---	---	---	---	---	---	---	---		
Relevant VOCs (µg/L)																										
Benzene	0.5	5	< 20	< 42	< 4.8	2.1 J	< 1.7	< 4.7	< 78	< 42	< 9.6	< 8.5	< 1.7	< 2.35	< 0.41	< 0.5	< 0.39	0.3 J	< 0.48	< 0.17	< 0.17	< 0.41	< 0.5	< 0.47		
Ethylbenzene	140	700	< 20	< 44	< 4.3	< 2	< 2	< 3.8	< 80	< 44	< 8.6	< 10	< 2	< 1.9	< 0.87	< 0.78	< 0.4	< 0.22	< 0.43	< 0.2	< 0.2	< 0.87	< 0.78	< 0.38		
Naphthalene	10	100	< 27	< 140	< 5.9	< 22	< 22	< 18	< 110	< 140	< 12	< 110	< 22	< 9	< 1.7	< 2.1	< 0.53	< 0.69	< 0.59	< 2.2	< 2.2	< 1.7	< 2.1	< 1.8		
Toluene	160	800	< 19	< 82	< 4.7	< 5.9	< 5.9	< 4.6	< 74	< 82	< 9.4	< 29.5	< 5.9	< 2.3	< 0.51	< 0.53	< 0.37	< 0.41	< 0.47	< 0.59	< 0.59	< 0.51	< 0.53	< 0.46		
Trimethylbenzenes	96	480	< 52	< 120	< 10.3	< 13.6	< 13.6	< 31	< 210	< 120	< 20	< 86	< 13.6	< 7.85	< 2.6	< 1.54	< 1.03	< 0.70	< 1.03	< 1.36	< 1.36	< 2.6	< 1.54	< 1.57		
Xylenes	400	2000	< 72	< 138	< 14	< 12.8	< 12.8	< 9.9	< 290	< 108	< 28	< 145	< 12.8	< 4.95	< 2.13	< 1.9	< 1.43	< 0.69	< 1.4	< 1.28	< 1.28	< 2.13	< 1.9	< 0.99		
Relevant PAHs (µg/L)																										
Acenaphthylene	NE	NE	< 1	---	---	---	---	---	< 1	---	---	---	---	---	---	---	< 1	---	---	---	---	< 0.014	---	---		
Fluoranthene	80	400	< 0.36	---	---	---	---	---	< 0.36	---	---	---	---	---	---	---	< 0.36	---	---	---	---	< 0.012	---	---		
1-Methyl naphthalene	NE	NE	< 0.21	---	---	---	---	---	< 0.21	---	---	---	---	---	---	---	< 0.21	---	---	---	---	< 0.009	---	---		
2-Methyl naphthalene	NE	NE	< 0.2	---	---	---	---	---	< 0.2	---	---	---	---	---	---	---	< 0.2	---	---	---	---	0.018 J	---	---		
Naphthalene	10	100	< 0.22	---	---	---	---	---	< 0.22	---	---	---	---	---	---	---	< 0.22	---	---	---	---	0.12	---	---		
Phenanthrene	NE	NE	< 0.037	---	---	---	---	---	< 0.037	---	---	---	---	---	---	---	< 0.037	---	---	---	---	< 0.01	---	---		

**Table 3
Groundwater Analytical Results Summary
Former Panzen Transfer, Waukau, Wisconsin**

Parameter	Groundwater Standards		MW-8			MW-8R					MW-9			PZ-1				PZ-1R				PZ-2				
	NR 140 PAL	NR 140 ES	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/26/2006	2/16/2007	12/3/2009	3/16/2011	5/26/2006	8/26/2006	2/16/2007	3/9/2001	5/9/2001	8/22/2001	2/16/2007	5/26/2006	8/26/2006	12/3/2009	3/16/2011	5/26/2006	8/26/2006	2/16/2007		
Dissolved Lead (µg/L)	1.5	15	< 1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
Relevant VOCs (µg/L)																										
Benzene	0.5	5	< 20	6 J	17	89	61	102	70	60 J	< 0.17	< 0.17	< 0.47	53 J	45	59	31.3	22.4	21	38 J	29.5	0.46 J	< 0.17	< 0.47		
Ethylbenzene	140	700	< 20	< 2.2	< 0.86	< 10	< 10	< 19	< 43.5	< 78	< 0.2	< 0.2	< 0.38	< 40	< 2.2	< 8.6	< 3.8	< 0.2	< 2	< 43.5	< 7.8	0.26 J	< 0.2	< 0.38		
Naphthalene	10	100	< 27	< 6.9	4.9	< 110	146 J	< 90	< 85	< 210	< 2.2	< 2.2	< 1.8	< 53	< 6.9	45	< 18	< 2.2	< 22	< 85	< 21	< 2.2	< 2.2	< 1.8		
Toluene	160	800	< 19	< 4.1	< 0.94	< 29.5	< 29.5	< 23	< 25.5	< 53	< 0.59	< 0.59	< 0.46	< 37	< 4.1	< 9.4	< 4.6	< 0.59	< 5.9	< 25.5	< 5.3	1.03 J	< 0.59	< 0.46		
Trimethylbenzenes	96	480	< 52	< 6	1.1	66	69	66 J	< 130	< 154	< 1.36	< 1.36	< 1.57	< 103	< 6	< 20	< 15.7	< 2.9	< 13.6	< 130	< 15.4	0.33 J	< 1.36	< 1.57		
Xylenes	400	2000	< 72	< 6.9	< 2.8	45	64	81 J	< 106.5	< 190	< 1.28	< 1.28	< 0.99	< 133	< 6.9	< 28	< 9.9	0.69	< 12.8	< 106.5	< 19	< 1.28	< 1.28	< 0.99		
Relevant PAHs (µg/L)																										
Acenaphthylene	NE	NE	< 1	---	---	---	---	---	< 0.014	---	---	---	---	---	---	---	---	---	---	< 0.014	---	---	---	---	---	
Fluoranthene	80	400	< 0.36	---	---	---	---	---	< 0.012	---	---	---	---	---	---	---	---	---	---	< 0.012	---	---	---	---	---	
1-Methyl naphthalene	NE	NE	2.8	---	---	---	---	---	0.068	---	---	---	---	---	---	---	---	---	---	< 0.009	---	---	---	---	---	
2-Methyl naphthalene	NE	NE	3.2	---	---	---	---	---	0.06	---	---	---	---	---	---	---	---	---	---	< 0.013	---	---	---	---	---	
Naphthalene	10	100	---	---	---	---	---	---	0.06	---	---	---	---	---	---	---	---	---	---	< 0.015	---	---	---	---	---	
Phenanthrene	NE	NE	0.089 J	---	---	---	---	---	0.019 J	---	---	---	---	---	---	---	---	---	---	< 0.01	---	---	---	---	---	



Robert E. Lee & Associates, Inc.

Engineering, Surveying, Environmental Services

February 8, 2012

AFFECTED
A
PROPERTY

Green Bay Office
4664 Golden Pond Park Ct.
Hobart, WI 54155
920-662-9641
FAX 920-662-9141
E Mail rel@releeinc.com

Mr. Rexford Stone
P. O. Box 53
Waukau, WI 54980

RE: Notification of Residual Groundwater Contamination & Pending Case Closure for Petroleum Release, Former Panzen Transfer, 2655 Highway 116, Waukau, Wisconsin (WDNR BRRTS # 03-71-120368)

Dear Mr. Stone:

On behalf of Mr. Frederick Van Handel, Robert E. Lee & Associates, Inc., (REL) is providing you an update on the status of the petroleum contamination that exists at the former Panzen Transfer facility, 2655 Highway 116, Waukau, Wisconsin (the Site). In addition to the chlorinated volatile organic compound (CVOC) contamination that was detected at the Site during 1999, petroleum contamination was also discovered at the Site during the removal of a former gasoline underground storage tank (UST) system.

Based on groundwater monitoring results, it appears the shallow groundwater plume extends into the southern portion of your property. Specifically, exceedances of Chapter NR140, Wis. Adm. Code Enforcement Standards (ES) were detected in Monitoring Wells MW8 and PZ1. These wells were abandoned to allow construction of a garage on your property. Replacement wells MW8-R and PZ1-R were installed south of the former wells in the right-of-way of Archery Drive. ES exceedances have also been detected in the replacement wells. The groundwater monitoring indicates stable-to-decreasing contaminant concentration trends in these wells. At this time, it is anticipated that the contaminant concentrations in the groundwater will decrease below groundwater standards in a reasonable period-of-time. Enclosed is a map depicting the extent of groundwater plume and tables summarizing the analytical results for the groundwater samples collected from MW8, PZ1, MW8-R, and PZ1-R.

Based on the observed stable-to-decreasing contaminant concentrations at the Site, we are requesting that the petroleum case be reviewed by the Wisconsin Department of Natural Resources (WDNR) for case closure. We believe that allowing natural attenuation to complete the cleanup at the Site will meet the requirements for case closure that are found in Chapter NR 726 and NR 746, Wis. Adm. Code, and we have requested that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation. Enclosed is a fact sheet regarding the use of natural attenuation to clean up contaminated groundwater.

February 8, 2012
Mr. Rexford Stone
P. O. Box 53
Waukau, WI 54980
Page 2

AFFECTED
A
PROPERTY

The WDNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the WDNR to provide any technical information that you may have that indicates closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you may mail it to Mr. Kevin McKnight, 625 E. County Road Y, Suite 700, Oshkosh, WI 54901.

If this case is closed, all properties with the site boundaries where groundwater contamination exceeds Chapter NR 140, Wis. Adm. Code 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 location of properties in Wisconsin where groundwater contamination is above the Chapter NR 140, Wis. Adm. Code enforcement standards at the time the case was closed. This GIS Registry is available to the general public on the WDNR's internet web site. Please review the enclosed deed for your property to verify the correct legal description, and notify our office, as soon as possible, if the description is incorrect.

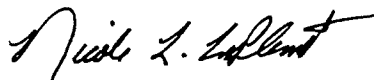
Once the WDNR grants final closure, it will be documented in a letter, and you may obtain a copy of this letter by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/aw/rr. A copy of the closure letter is included as part of the site file on the GIS 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 the WDNR's Drinking Water and Groundwater Program. The well construction application Form 3300-254 is on the internet at <http://www.dnr.wi.gov/org/water/dwg/300245.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

Please feel free to contact the WDNR Project Manager, Mr. Kevin McKnight at (920) 424-7890, if you have any question or concerns regarding the residual groundwater contamination.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



Nicole L. LaPlant
Senior Project Geologist

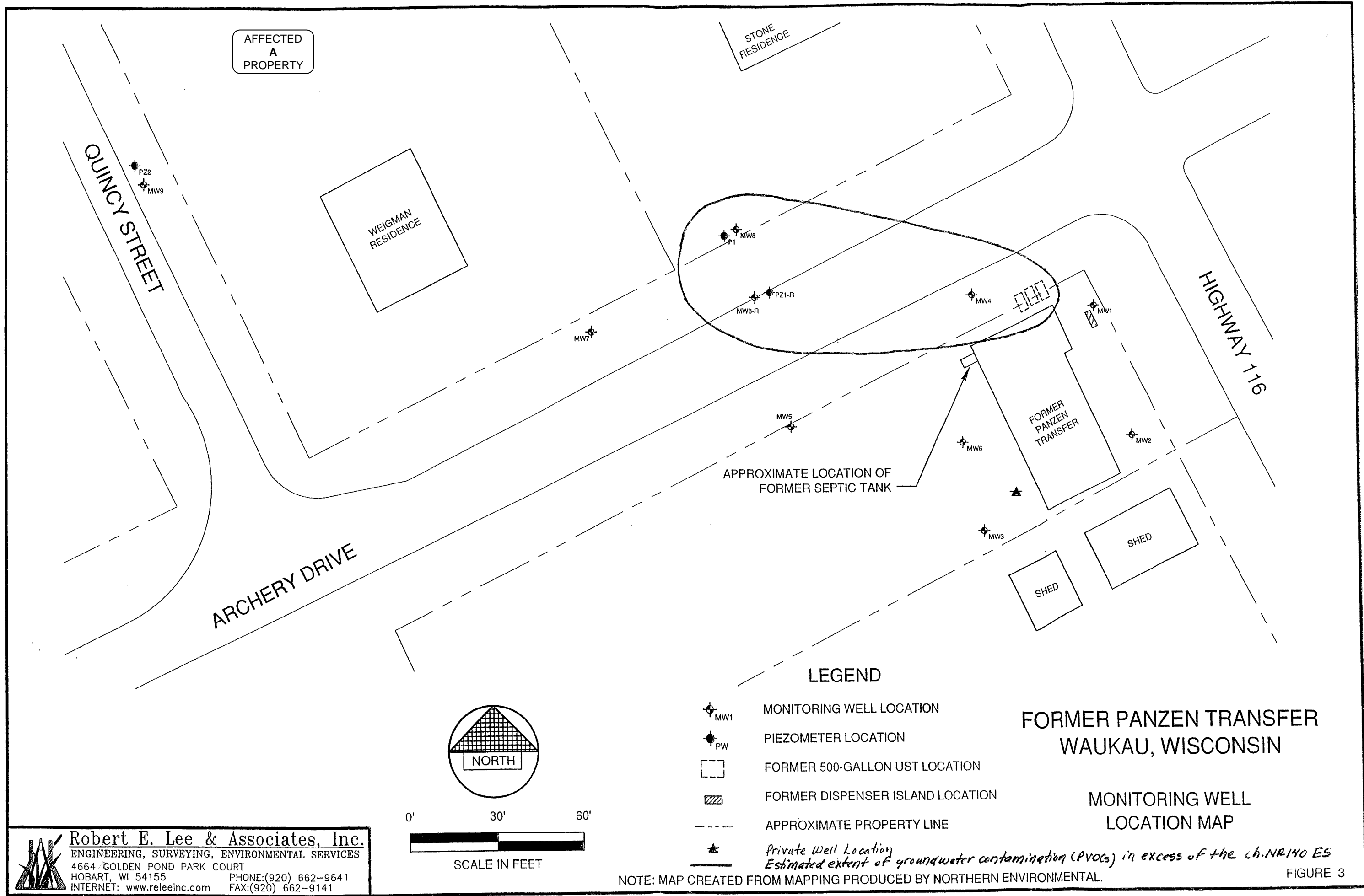
NLL/CAO

ENC.

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PROPERTY

Table 3
Groundwater Analytical Results Summary
Former Panzen Transfer, Waukau, Wisconsin

Parameter	Groundwater Standards		MW-8			MW-8R					MW-9			PZ-1				PZ-1R				PZ-2				
	NR 140 PAL	NR 140 ES	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/26/2006	2/16/2007	12/3/2009	3/16/2011	5/26/2006	8/26/2006	2/16/2007	3/9/2001	5/9/2001	8/22/2001	2/16/2007	5/26/2006	8/26/2006	12/3/2009	3/16/2011	5/26/2006	8/26/2006	2/16/2007		
Dissolved Lead (µg/L)	1.5	15	< 1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
<i>Relevant VOCs (µg/L)</i>																										
Benzene	0.5	5	< 20	6 J	17	89	61	102	70	60 J	< 0.17	< 0.17	< 0.47	53 J	45	59	31.3	22.4	21	38 J	29.5	0.46 J	< 0.17	< 0.47		
Ethylbenzene	140	700	< 20	< 2.2	< 0.86	< 10	< 10	< 19	< 43.5	< 78	< 0.2	< 0.2	< 0.38	< 40	< 2.2	< 8.6	< 3.8	< 0.2	< 2	< 43.5	< 7.8	0.26 J	< 0.2	< 0.38		
Naphthalene	10	100	< 27	< 6.9	4.9	< 110	146 J	< 90	< 85	< 210	< 2.2	< 2.2	< 1.8	< 53	< 6.9	45	< 18	< 2.2	< 22	< 85	< 21	< 2.2	< 2.2	< 1.8		
Toluene	160	800	< 19	< 4.1	< 0.94	< 29.5	< 29.5	< 23	< 25.5	< 53	< 0.59	< 0.59	< 0.46	< 37	< 4.1	< 9.4	< 4.6	< 0.59	< 5.9	< 25.5	< 5.3	1.03 J	< 0.59	< 0.46		
Trimethylbenzenes	96	480	< 52	< 6	1.1	66	69	66 J	< 130	< 154	< 1.36	< 1.36	< 1.57	< 103	< 6	< 20	< 15.7	< 2.9	< 13.6	< 130	< 15.4	0.33 J	< 1.36	< 1.57		
Xylenes	400	2000	< 72	< 6.9	< 2.8	45	64	81 J	< 106.5	< 190	< 1.28	< 1.28	< 0.99	< 133	< 6.9	< 28	< 9.9	0.69	< 12.8	< 106.5	< 19	< 1.28	< 1.28	< 0.99		
<i>Relevant PAHs (µg/L)</i>																										
Acenaphthylene	NE	NE	< 1	---	---	---	---	---	< 0.014	---	---	---	---	---	---	---	---	---	---	< 0.014	---	---	---	---	---	
Fluoranthene	80	400	< 0.36	---	---	---	---	---	< 0.012	---	---	---	---	---	---	---	---	---	---	< 0.012	---	---	---	---	---	
1-Methyl naphthalene	NE	NE	2.8	---	---	---	---	---	0.068	---	---	---	---	---	---	---	---	---	---	< 0.009	---	---	---	---	---	
2-Methyl naphthalene	NE	NE	3.2	---	---	---	---	---	0.06	---	---	---	---	---	---	---	---	---	---	< 0.013	---	---	---	---	---	
Naphthalene	10	100	---	---	---	---	---	---	0.06	---	---	---	---	---	---	---	---	---	---	< 0.015	---	---	---	---	---	
Phenanthrene	NE	NE	0.089 J	---	---	---	---	---	0.019 J	---	---	---	---	---	---	---	---	---	---	< 0.01	---	---	---	---	---	



AFFECTED
A
PROPERTY

STONE
RESIDENCE

WEIGMAN
RESIDENCE

QUINCY STREET

HIGHWAY 116

ARCHERY DRIVE

FORMER
PANZEN
TRANSFER

SHED

SHED

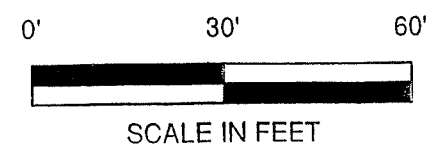
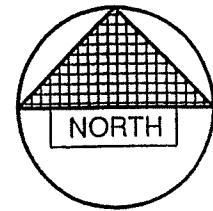
APPROXIMATE LOCATION OF
FORMER SEPTIC TANK

LEGEND

- MW1 MONITORING WELL LOCATION
- PW PIEZOMETER LOCATION
- FORMER 500-GALLON UST LOCATION
- FORMER DISPENSER ISLAND LOCATION
- APPROXIMATE PROPERTY LINE
- Private Well Location
- Estimated extent of groundwater contamination (PVOcs) in excess of the ch.NR140 ES

FORMER PANZEN TRANSFER
WAUKAU, WISCONSIN

MONITORING WELL
LOCATION MAP



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4664 GOLDEN POND PARK COURT
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: www.releinc.com FAX:(920) 662-9141

NOTE: MAP CREATED FROM MAPPING PRODUCED BY NORTHERN ENVIRONMENTAL.

FIGURE 3

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PROPERTY

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

1086404

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

02-16-2000 02:18 PM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 10.00
TRANSFER FEE 210.00
OF PAGES 1

This Deed, made between Roger L. Thums and Susan M. Thums, formerly known as Susan M. Stone, husband and wife

Grantor,
and Rexford G. Stone and Ruth E. Stone, husband and wife, as survivorship marital property

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Winnebago County, State of Wisconsin:

Lots Five (5) and Six (6) of Block "I" in the Plat of the Town of Waukau, in the Village of Waukau

Return to: R. C. Wertsch
Tax Parcel No: 22-0980

HOME Title & Abstract

Grantors give to the Grantees the right to maintain and service a certain dry well located on Lots 3 and 4 of Block "I" in the Plat of the Town of Waukau, in the Village of Waukau. That in servicing or maintaining said dry well grantees their heirs and assigns agree to repair or replace any damage to the land. That if such dry well needs to be replaced, Grantees their heirs and assigns will relocate the dry well on their own property.

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

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

And grantors warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances; easements, restrictions, covenants and conditions or record; taxes and assessments not yet due

and will warrant and defend the same.

Dated this 10th day of February, 2000

(SEAL) Roger L. Thums (SEAL)

• Roger L. Thums

(SEAL) Susan M. Thums (SEAL)

• Susan M. Thums

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN

authenticated this 10th day of February, 2000

Winnebago County, } ss.

Personally came before me this 10th day of February, 2000 XIX the above named Roger L. Thums and Susan M. Thums

• Robert C. Wertsch

TITLE: MEMBER STATE BAR OF WISCONSIN

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

marked to be the person S who executed the foregoing instrument and acknowledges the same.

Notary Public
JULIE A. ...
STATE OF WISCONSIN
Notary Public
Winnebago County, Wis.
My Commission permanent (if not, state expiration date: July 14, 2002, 19.....)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Robert C. Wertsch

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

*Name of persons signing in any capacity should be typed or printed below their signatures.



Robert E. Lee & Associates, Inc.
Engineering, Surveying, Environmental Services

Green Bay Office
4664 Golden Pond Park Ct.
Hobart, WI 54155
920-662-9641
FAX 920-662-9141
E Mail rel@releeinc.com

February 8, 2012

AFFECTED
B
PROPERTY

Mr. Jaime Anderson
2662 Archery Drive
Waukau, WI 54980

RE: Notification of Residual Groundwater Contamination & Pending Case Closure for CVOC and Petroleum Release, Former Panzen Transfer, 2655 Highway 116, Waukau, Wisconsin (WDNR BRRTS #02-71-274234 and #03-71-120368)

Dear Mr. Anderson:

On behalf of Mr. Frederick Van Handel, Robert E. Lee & Associates, Inc., (REL) is providing you an update of the status for the chlorinated volatile organic compound (CVOC) and petroleum contamination that exists at the former Panzen Transfer facility, 2655 Highway 116, Waukau, Wisconsin (the Site). The Site is located southeast of your property, at the corner of Archery Drive and Highway 116. CVOC contamination, primarily 1,1,1-Trichloroethane (1,1,1-TCA) and its breakdown products, was detected at the Site during 1999. The source of the contamination is believed to be the disposal of degreasing solvent via the on-site septic system, prior to Mr. Van Handel purchasing the property. In addition, petroleum contamination was also discovered at the Site during the removal of a former gasoline underground storage tank (UST) system.

As a result of this contamination, the Wisconsin Department of Natural Resources (WDNR) required Mr. Van Handel to complete a site investigation to characterize and define the extent of the contaminants. Soil borings and monitoring wells were installed on-site and to the northwest of the Site in the Archery Drive and Quincy Street rights-of-ways, to evaluate soil and groundwater quality. In addition, water samples were also collected from the private well on your property (the former Wiegman property) between 2000 and 2006. Laboratory analytical results of samples collected during 2000 indicated that the private well had been impacted by contamination originating from the Site. As a result, the private well was abandoned and a new potable well was drilled during early 2001. A total of five rounds of water samples have been collected from your new private well. Laboratory analysis did not detect contaminants in the new well; however, based on the results from the original private well, residual groundwater contamination remains at your property. Groundwater analytical results for the former private well and the current well are summarized in the enclosed tables. A map showing the Site in relation to your property is also attached.

At this time, the WDNR is reviewing the Site for case closure. Closure means the WDNR will not be requiring any further investigation or cleanup action be taken, other than the reliance on

February 8, 2012
Mr. Jaime Anderson
Page 2

AFFECTED
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PROPERTY

natural attenuation at the Site. Enclosed is a fact sheet regarding the use of natural attenuation to clean up contaminated groundwater.

The WDNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the WDNR to provide any technical information that you may have that indicates closure should not be granted for this Site. If you would like to submit any information to the WDNR that is relevant to this closure request, you may mail it to Mr. Kevin McKnight, 625 East County Road Y, Suite 700, Oshkosh, WI 54901.

If this case is closed, all properties with the site boundaries where groundwater contamination exceeds Chapter NR 140, Wis. Adm. Code., 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 location of properties in Wisconsin where groundwater contamination is above the Chapter NR 140, Wis. Adm. Code, enforcement standards at the time the case was closed. This GIS Registry is available to the general public on the WDNR's internet web site.

Please review the enclosed deed for your property, to verify the correct legal description, and notify our office, as soon as possible, if the description is incorrect.

Once the WDNR grants final closure, it will be documented in a letter, and you may obtain a copy of this letter by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/aw/rr. 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 another 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 the WDNR's Drinking Water and Groundwater Program. The well construction application, Form 3300-254, is on the internet at <http://www.dnr.wi.gov/org/water/dwg/300245.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

Please feel free to contact the WDNR Project Manager, Mr. Kevin McKnight, at (920) 424-7890, if you have any questions or concerns regarding the residual groundwater contamination.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



Nicole L. LaPlant
Senior Project Geologist

NLL/CAO

ENC.

AFFECTED
B
PROPERTY

1526076

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

12/03/2009 09:03AM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE 13.00
TRANSFER FEE 66.00

OF PAGES 2

Document Number: **WISCONSIN SPECIAL WARRANTY DEED**

HSBC Mortgage Services, Inc, (hereinafter called "Grantor").
Hereby conveys and specially warrants to
Jamie Anderson
His/her (their) heirs and assigns (hereinafter "Grantee(s)"), for
valuable consideration, the following tract of land in Winnebago
County, State of Wisconsin:

**Lots Three (3) and Four (4) of Block "I" in the PLAT OF THE
TOWN OF WAUKAU, In the Town of Rushford, Winnebago
County, Wisconsin.**

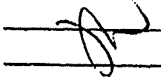
RETURN TO:
Jamie Anderson
2662 Archery Drive
Waukau, WI 54980
Tax Parcel No. 022-0978

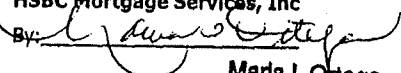
TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances unto the
said Grantee(s), and to his/her (their) heirs and assigns forever.

SUBJECT TO ALL covenants, restrictions, easements, conditions and rights appearing of record: and SUBJECT to any
state of facts an accurate survey would show.

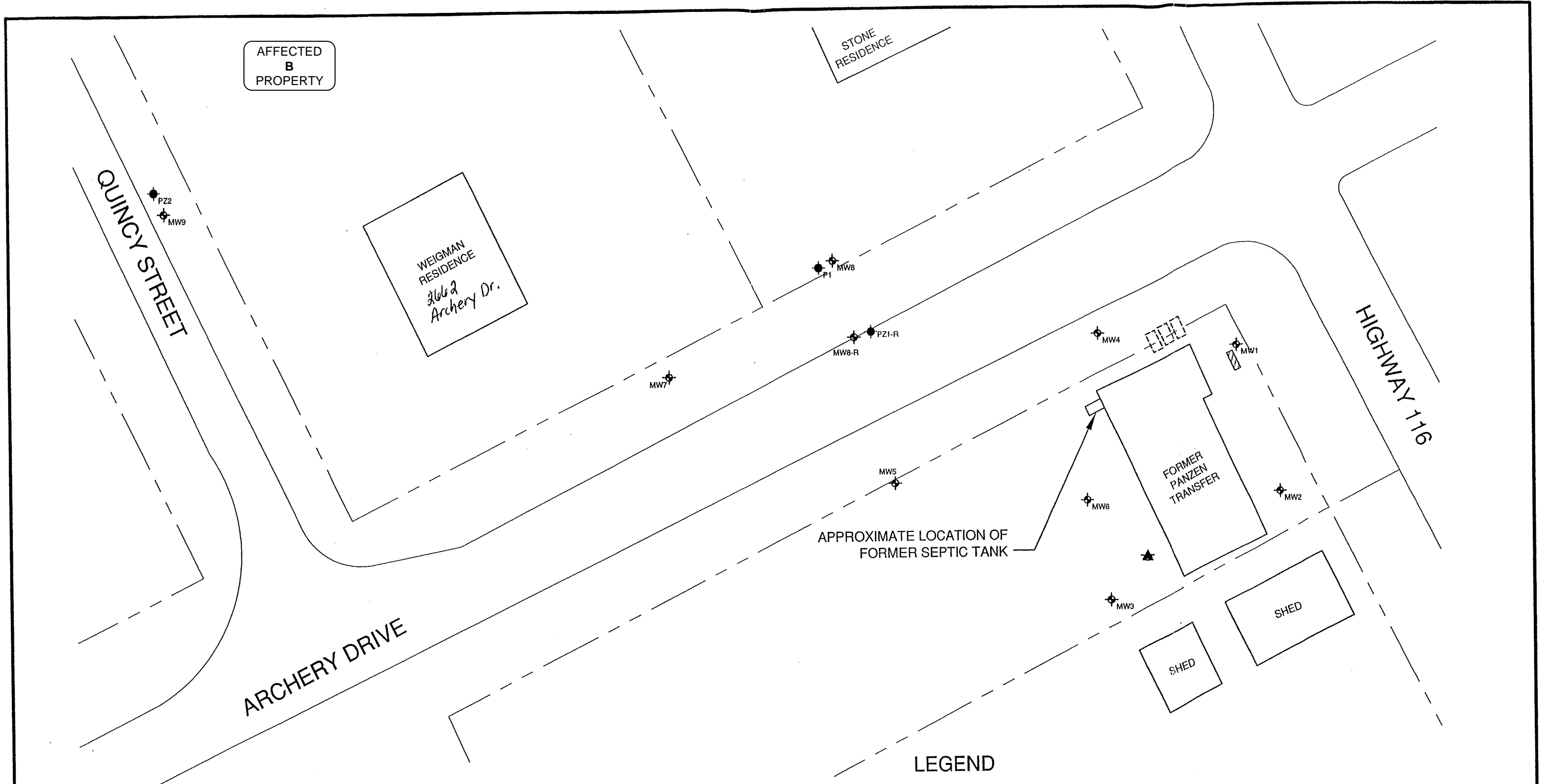
AND THE SAID GRANTOR specially warrants that he/she will defend the title and possession of the Grantee(s), his/her
(their) heirs and assigns against all lawful claims by persons claiming by, through, or under the said Grantor, and none
other.

IN TESTIMONY WHEREOF, the undersigned has set his/her hand and seal on behalf of HSBC Mortgage Services, Inc
signed, sealed and delivered in the presence of:


Jeanne Hanifin (Seal)
Asst. Secretary

HSBC Mortgage Services, Inc
By: 
Maria J. Ortega
(Print or Type Name) Asst. Vice Pres.

Drafted by: First American Title 823 Jay Street, P.O. Box 6, Manitowoc, WI 54221-0006
Kay LeKam

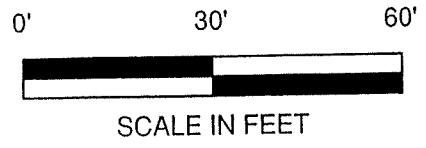
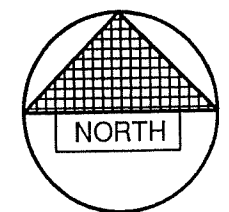


LEGEND

- MW1 MONITORING WELL LOCATION
- PW PIEZOMETER LOCATION
- FORMER 500-GALLON UST LOCATION
- FORMER DISPENSER ISLAND LOCATION
- APPROXIMATE PROPERTY LINE
- Private Well Location

**FORMER PANZEN TRANSFER
WAUKAU, WISCONSIN**

**MONITORING WELL
LOCATION MAP**



Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 4664 GOLDEN POND PARK COURT
 HOBART, WI 54155
 INTERNET: www.releinc.com

PHONE: (920) 662-9641
 FAX: (920) 662-9141

NOTE: MAP CREATED FROM MAPPING PRODUCED BY NORTHERN ENVIRONMENTAL.

FIGURE 3

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CVOC data

Groundwater Analytical Results Summary. Former Panzen Transfer, Waukau, Wisconsin

Wiegman Private Well (*2162 Archery Dr.*)

Parameter	NR140	NR 140	Date									
	PAL	ES	09/20/00*	11/02/00*	01/10/01*	03/09/01*	05/09/01*	08/22/01*	08/25/06	02/16/07	12/03/09	03/16/11
CVOCs (µg/L)			Original Well		Replacement Well							
1,2-Dichloroethane	0.5	5	1.8	1.8	< 0.15	< 0.35	< 0.23	< 0.31	< 0.72	NS	NS	NS
1,1-Dichloroethane	85	850	240	190	< 0.15	< 0.35	< 0.23	< 0.38	< 0.22	NS	NS	NS
1,1-Dichloroethene	0.7	7	46	37	< 0.15	< 0.66	< 0.27	< 0.34	< 0.3	NS	NS	NS
Tetrachloroethane	0.5	5	< 0.15	< 0.15	< 0.15	< 0.34	< 0.22	< 0.27	< 0.37	NS	NS	NS
1,1,1-Trichloroethane	40	200	NA	NA	< 0.54	< 0.26	< 0.3	NA	< 0.42	NS	NS	NS
Trichloroethene	0.5	5	NA	NA	NA	NA	NA	< 0.26	< 0.39	NS	NS	NS
Vinyl Chloride	0.02	0.2	1.5	1.3	< 0.2	< 0.2	< 0.2	< 0.27	< 0.11	NS	NS	NS
Dissolved Gasses (µg/L)												
Ethane	NE	NE	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Ethene	NE	NE	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Natural Attenuation Parameters												
O.R.P. (mV)	NE	NE	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
D.O. (mg/l)	NE	NE	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

NE = Not Established 100 = NR140 Enforcement Standard (ES) Exceeded
 NS = Not Sampled
 NA = Data Not Available 10 = NR 140 Preventive Action Limit (PAL) Exceeded
 Note: Access for sampling was denied on 2/16/07 and power to the home was turned off on 12/3/09 and the well could not be sampled.

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Sent To Mr. Jamie Anderson
Street, Apt. No.,
or PO Box No. 2662 Archery Drive
City, State, ZIP+4 Waukau, WI 54980

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.55	

Sent To Mr. Rexford Stone
Street, Apt. No.,
or PO Box No. P.O. Box 53
City, State, ZIP+4 Waukau, WI 54980

PS Form 3800, August 2006 See Reverse for Instructions



Robert E. Lee & Associates, Inc.

Engineering, Surveying, Environmental Services

February 8, 2012

Green Bay Office
4664 Golden Pond Park Ct.
Hobart, WI 54155
920-662-9641
FAX 920-662-9141
E Mail rel@releeinc.com

Mr. Thomas J. Eagan
TOWN OF RUSHFORD
P. O. Box 114
Eureka, WI 54934

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RIGHT-OF-WAY

RE: Residual Contamination beneath Archery Drive, Adjacent to 2655 Highway 116,
Waukau, Wisconsin; WDNR BRRTS #03-71-120368

Dear Mr. Eagan:

On behalf of Mr. Frederick Van Handel, Robert E. Lee & Associates, Inc., (REL) is providing notification that petroleum contamination exists beneath the Archery Drive right-of-way adjacent to 2655 Highway 116, Waukau, Wisconsin (the Site). In addition to the chlorinated volatile organic compound (CVOC) contamination that was detected at the Site during 1999, Petroleum contamination was also discovered at the Site during the removal of a former gasoline underground storage tank (UST) system.

Investigative activities have included the installation of several soil borings, groundwater quality monitoring wells and piezometers, and sampling of the on-site and two downgradient off-site drinking water wells. Based on the results of groundwater samples collected from MW4, MW8, MW8R, PZ1, and PZ1R, it appears that petroleum-impacted groundwater extends beneath Archery Drive. The groundwater table in the right-of-way is anticipated to be present between approximately 3 to 7.5 feet below grade. The extent of petroleum-impacted groundwater is depicted on the enclosed map. The groundwater analytical results for monitoring wells are summarized on the enclosed table. Precautions may need to be taken when excavating soil or dewatering this area in the future.

We are in the process of submitting a case closure request to the Wisconsin Department of Natural Resources (WDNR) for the Site. As part of the case closure request, the WDNR requires that an updated written notification of the presence of residual contamination be given to the town, county, or municipality where the right-of-way is located, and to the municipal department or state agency that maintains the right-of-way. Please accept this letter as written notification that petroleum contamination extends beneath Archery Drive.

February 8, 2012
Mr. Thomas J. Eagan
TOWN OF RUSHFORD
Page 2

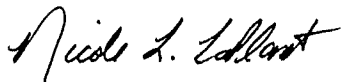
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Please feel free to contact this office if you have any questions or concerns regarding the residual contamination. In addition, you may contact the WDNR Project Manager, Mr. Kevin McKnight, at (920) 424-7890.

Sincerely,

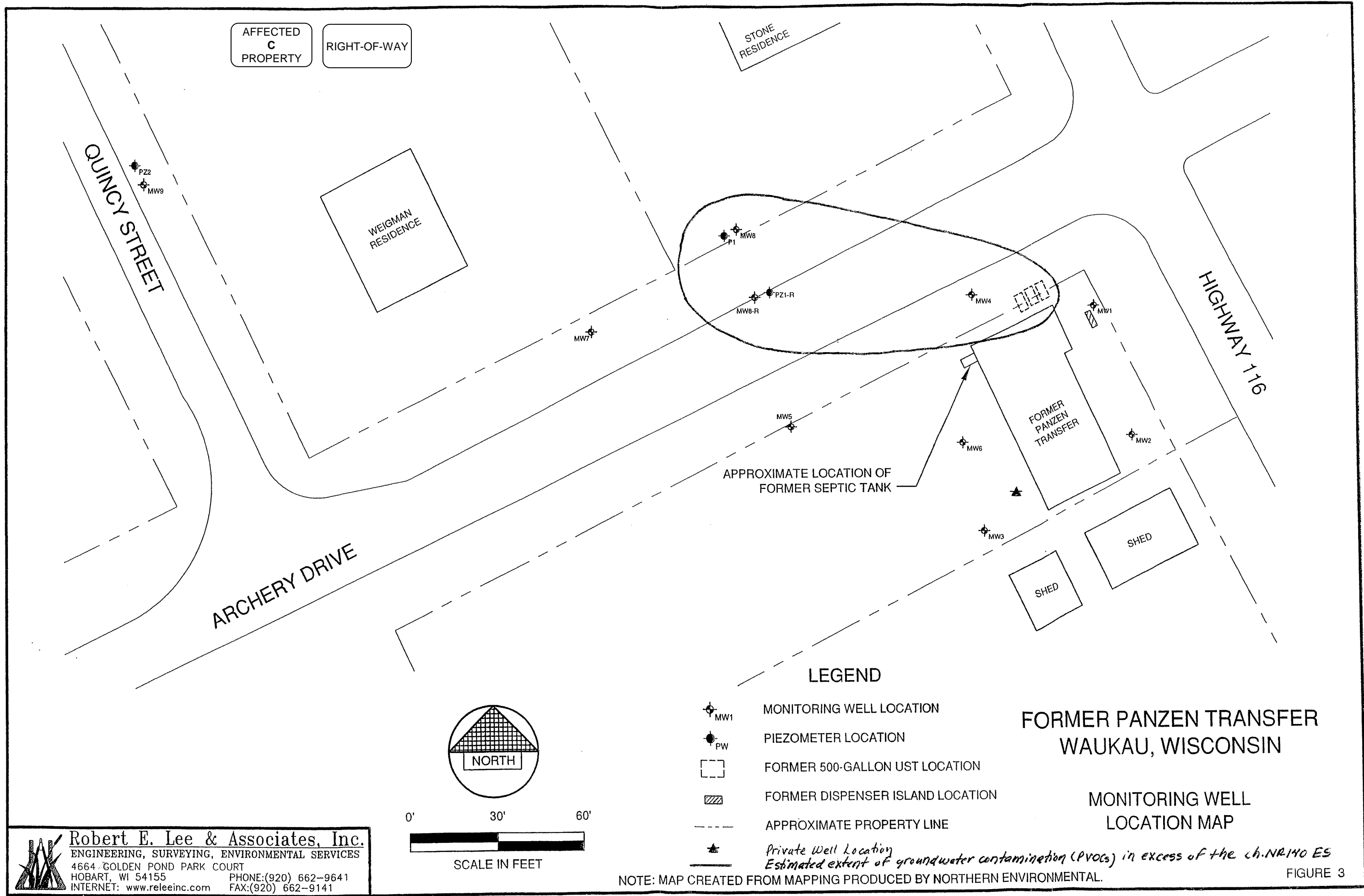
ROBERT E. LEE & ASSOCIATES, INC.



Nicole L. LaPlant
Senior Project Geologist

NLL/CAO

ENC.



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RIGHT-OF-WAY

STONE
RESIDENCE

WEIGMAN
RESIDENCE

QUINCY STREET

HIGHWAY 116

ARCHERY DRIVE

FORMER
PANZEN
TRANSFER

SHED

SHED

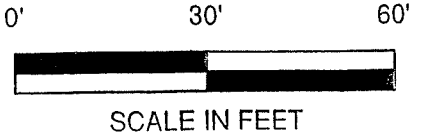
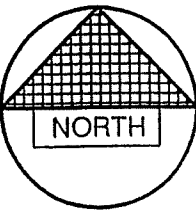
APPROXIMATE LOCATION OF
FORMER SEPTIC TANK

LEGEND

- MW1 MONITORING WELL LOCATION
- PW PIEZOMETER LOCATION
- FORMER 500-GALLON UST LOCATION
- FORMER DISPENSER ISLAND LOCATION
- APPROXIMATE PROPERTY LINE
- Private Well Location
- Estimated extent of groundwater contamination (PVOCs) in excess of the ch.NR140 ES

FORMER PANZEN TRANSFER
WAUKAU, WISCONSIN

MONITORING WELL
LOCATION MAP



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NOTE: MAP CREATED FROM MAPPING PRODUCED BY NORTHERN ENVIRONMENTAL.

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Table 3
Groundwater Analytical Results Summary
Former Panzen Transfer, Waukau, Wisconsin

RIGHT-OF-WAY

Parameter	Groundwater Standards		MW-1					MW-2		MW-3						MW-4					
	NR 140 PAL	NR 140 ES	3/9/2001	5/9/2001	5/26/2006	8/25/2006	2/16/2007	3/9/2001	5/9/2001	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/26/2006	2/16/2007	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/26/2006	2/16/2007
Dissolved Lead (µg/L)	1.5	15	<1	---	---	---	---	<1	---	<1	---	---	---	---	<1	---	---	---	---	---	---
Relevant VOCs (µg/L)																					
Benzene	0.5	5	<0.39	<0.21	<0.17	<0.17	<0.47	<0.39	<0.21	<0.39	<0.21	<0.48	<0.17	<0.17	<0.47	690	1.7	230	27.3	181	152
Ethylbenzene	140	700	<0.4	<0.22	<0.2	<0.2	<0.38	<0.4	<0.22	<0.4	<0.22	<0.43	<0.2	<0.2	<0.38	<20	1.6	40	26.5	73	84
Naphthalene	10	100	<0.53	<0.69	<2.2	<2.2	<1.8	<0.53	<0.69	<0.53	<0.69	<0.59	<2.2	<2.2	<1.8	<27	1.9	25	52	124	89
Toluene	160	800	<0.37	<0.41	<0.59	<0.59	<0.46	<0.37	<0.41	<0.37	<0.41	<0.47	<0.59	<0.59	<0.46	<19	1.5	8.4	8.2	58	46
Trimethylbenzenes	96	480	<1.03	<0.6	0.28 J	<1.36	<1.57	<1.03	<0.6	<1.03	<0.6	<1.03	<1.36	<1.36	<1.57	33 J	3.5	67	70.2	115.1	124.9
Xylenes	400	2000	1.5 J	<0.69	<1.28	<1.28	<0.99	<1.43	<0.69	<1.43	<0.69	<1.4	<1.28	<1.28	<0.99	62 J	7.6	108	114	297	250
Relevant PAHs (µg/L)																					
Acenaphthylene	NE	NE	<1	---	---	---	---	<1	---	<1	---	---	---	---	---	2 J	---	---	---	---	---
Fluoranthene	80	400	<0.36	---	---	---	---	<0.36	---	<0.36	---	---	---	---	---	<0.36	---	---	---	---	---
1-Methyl naphthalene	NE	NE	<0.21	---	---	---	---	<0.21	---	<0.21	---	---	---	---	---	0.45 J	---	---	---	---	---
2-Methyl naphthalene	NE	NE	<0.2	---	---	---	---	<0.2	---	<0.2	---	---	---	---	---	<0.2	---	---	---	---	---
Naphthalene	10	100	<0.22	---	---	---	---	<0.22	---	<0.22	---	---	---	---	---	<0.22	---	---	---	---	---
Phenanthrene	NE	NE	<0.037	---	---	---	---	<0.037	---	<0.037	---	---	---	---	---	<0.037	---	---	---	---	---

Key:
 mg/L = Milligrams per liter
 µg/L = Micrograms per liter
 J = Analyte detected between laboratory limit of detection and limit of quantitation
 --- = Not Analyzed
 NE = Not Established
 ND = Not Detected
 ES = Enforcement Standard
 PAL = Preventive Action Limit
 100 = Exceeds the Chapter NR 140 ES
 10 = Exceeds the Chapter NR 140 PAL

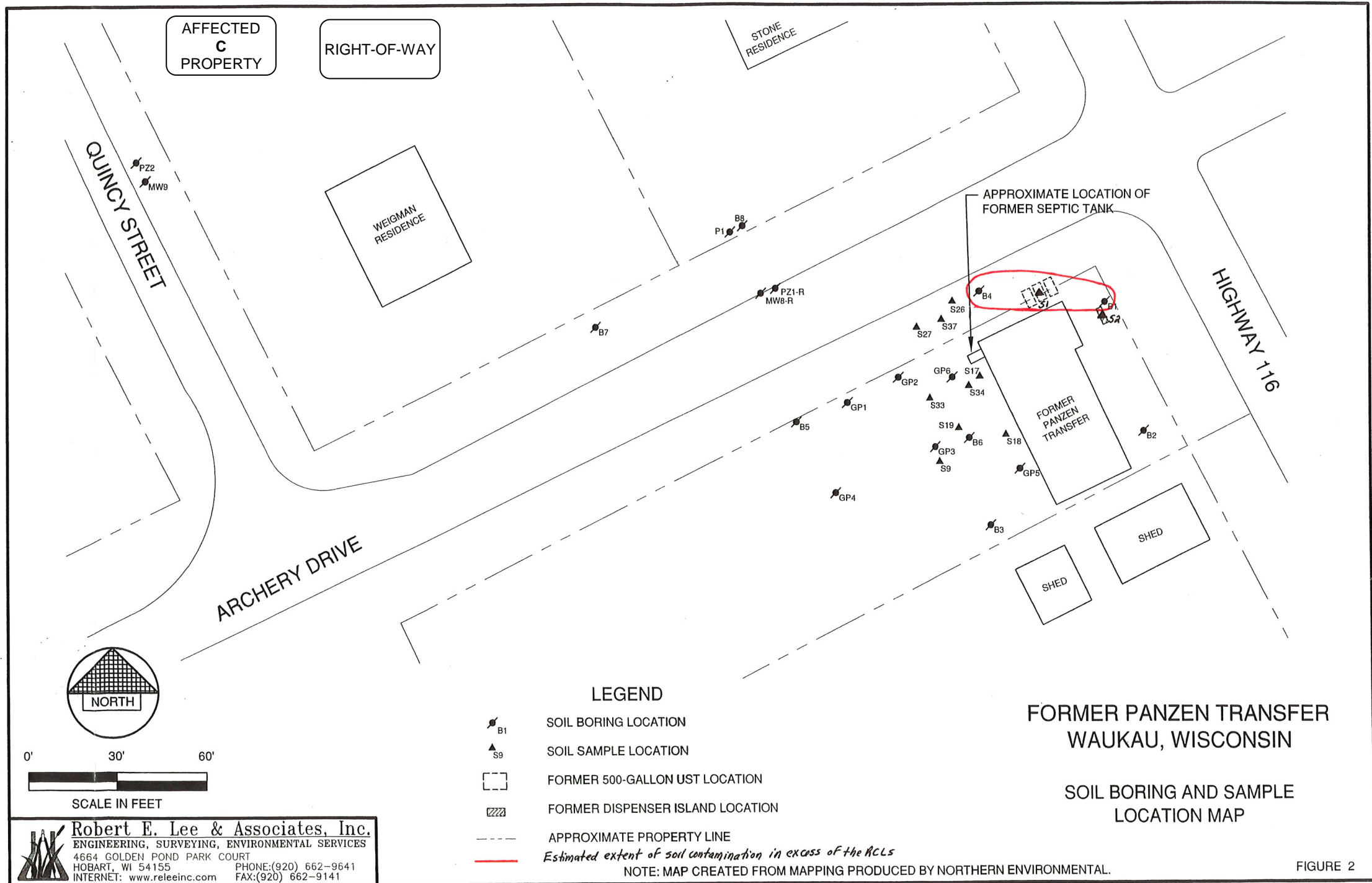
Note: Table created from combining summarized results by NRP Environmental Consultants, OMNNI Associates, Northern Environmental, and REL.

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Table 3
Groundwater Analytical Results Summary
Former Panzen Transfer, Waukau, Wisconsin

RIGHT-OF-WAY

Parameter	Groundwater Standards		MW-8			MW-8R					MW-9			PZ-1				PZ-1R				PZ-2				
	NR 140 PAL	NR 140 ES	3/9/2001	5/9/2001	8/22/2001	5/26/2006	8/26/2006	2/16/2007	12/3/2009	3/16/2011	5/26/2006	8/26/2006	2/16/2007	3/9/2001	5/9/2001	8/22/2001	2/16/2007	5/26/2006	8/26/2006	12/3/2009	3/16/2011	5/26/2006	8/26/2006	2/16/2007		
Dissolved Lead (µg/L)	1.5	15	< 1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
<i>Relevant VOCs (µg/L)</i>																										
Benzene	0.5	5	< 20	6 J	17	89	61	102	70	60 J	< 0.17	< 0.17	< 0.47	53 J	45	59	31.3	22.4	21	38 J	29.5	0.46 J	< 0.17	< 0.47		
Ethylbenzene	140	700	< 20	< 2.2	< 0.86	< 10	< 10	< 19	< 43.5	< 78	< 0.2	< 0.2	< 0.38	< 40	< 2.2	< 8.6	< 3.8	< 0.2	< 2	< 43.5	< 7.8	0.26 J	< 0.2	< 0.38		
Naphthalene	10	100	< 27	< 6.9	4.9	< 110	146 J	< 90	< 85	< 210	< 2.2	< 2.2	< 1.8	< 53	< 6.9	45	< 18	< 2.2	< 22	< 85	< 21	< 2.2	< 2.2	< 1.8		
Toluene	160	800	< 19	< 4.1	< 0.94	< 29.5	< 29.5	< 23	< 25.5	< 53	< 0.59	< 0.59	< 0.46	< 37	< 4.1	< 9.4	< 4.6	< 0.59	< 5.9	< 25.5	< 5.3	1.03 J	< 0.59	< 0.46		
Trimethylbenzenes	96	480	< 52	< 6	1.1	66	69	66 J	< 130	< 154	< 1.36	< 1.36	< 1.57	< 103	< 6	< 20	< 15.7	< 2.9	< 13.6	< 130	< 15.4	0.33 J	< 1.36	< 1.57		
Xylenes	400	2000	< 72	< 6.9	< 2.8	45	64	81 J	< 106.5	< 190	< 1.28	< 1.28	< 0.99	< 133	< 6.9	< 28	< 9.9	0.69	< 12.8	< 106.5	< 19	< 1.28	< 1.28	< 0.99		
<i>Relevant PAHs (µg/L)</i>																										
Acenaphthylene	NE	NE	< 1	---	---	---	---	---	< 0.014	---	---	---	---	---	---	---	---	---	---	< 0.014	---	---	---	---	---	
Fluoranthene	80	400	< 0.36	---	---	---	---	---	< 0.012	---	---	---	---	---	---	---	---	---	---	< 0.012	---	---	---	---	---	
1-Methyl naphthalene	NE	NE	2.8	---	---	---	---	---	0.068	---	---	---	---	---	---	---	---	---	---	< 0.009	---	---	---	---	---	
2-Methyl naphthalene	NE	NE	3.2	---	---	---	---	---	0.06	---	---	---	---	---	---	---	---	---	---	< 0.013	---	---	---	---	---	
Naphthalene	10	100	---	---	---	---	---	---	0.06	---	---	---	---	---	---	---	---	---	---	< 0.015	---	---	---	---	---	
Phenanthrene	NE	NE	0.089 J	---	---	---	---	---	0.019 J	---	---	---	---	---	---	---	---	---	---	< 0.01	---	---	---	---	---	



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TABLE 1
SOIL ANALYTICAL RESULTS SUMMARY
FORMER PANZEN TRANSFER, WAUKAU, WISCONSIN

RIGHT-OF-WAY

Sample ID Date	B1-1	B1-3	B2-3	B2-4	B3-1	B3-3	B4-3	B4-5	B5-2	B5-5	B6-2	B6-5	B7-2	B7-6	B8-2	B8-4	NR 720.09 RCLs/SSLs	NR 746.06 Table 1 / 2 SSLs
	February 12 and 13, 2001												August 15 and 16, 2000					
DRO (mg/kg)	< 10	< 10	< 10	< 10	< 10	< 10	5,000	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	18	250	---
GRO (mg/kg)	< 10	< 10	< 10	< 10	< 10	< 10	1,800	< 10	< 10	< 10	< 10	< 10	< 10	< 10	22	< 10	250	---
Lead (mg/kg)	53	11 J	< 6	11 J	12 J	6.2 J	7 J	6.4 J	< 6	< 6	12 J	11 J	< 6	< 6	9.5 J	14 J	50	---
Detected VOCs (ug/kg)																		
Benzene	< 25	< 25	< 25	< 25	< 25	< 25	3,400	25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	5.5	8500/1100
Sec-Butylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	21,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	250	---	---
N-Butylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	33,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
1,2-Dichloroethane	< 25	< 25	< 25	< 25	< 25	< 25	< 250	130	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	4.9	600/540
1,1-Dichloroethene	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	240	< 25	440	< 25	< 25	< 25	< 25	< 25	2900*	---
Ethylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	15,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	2900	4600
Isopropylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	5,200	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
P-Isopropyltoluene	< 25	< 25	< 25	< 25	< 25	< 25	7,900	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
Naphthalene	< 25	< 25	< 25	< 25	< 25	< 25	26,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	2,700
N-Propylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	33,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
Toluene	< 25	< 25	< 25	< 25	< 25	< 25	7,200	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	1500	38,000
1,1,1-Trichloroethane	< 25	< 25	< 25	< 25	< 25	< 25	< 250	82	32	2,800	< 25	16,000	< 25	32	< 25	< 25	140*	---
1,2,4-Trimethylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	41,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	77	---	83,000
1,3,5-Trimethylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	15,000	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	---	---
Xylenes	< 75	< 75	< 75	< 75	< 75	< 75	41,000	< 75	< 75	< 75	< 75	< 75	< 75	< 75	< 75	< 75	4100	42,000
Detected PAHs (ug/kg)																	Suggested Groundwater Pathway RCLs	Suggested Direct Contact Pathway RCLs
Acenaphthene	< 21	< 21	< 21	< 21	< 21	< 21	1,500	< 21	< 21	< 21	< 21	< 21	< 21	< 21	< 21	< 21	38,000	900,000
Anthracene	< 36	< 36	< 36	< 36	< 36	< 36	180 J	< 36	< 36	< 36	< 36	< 36	< 36	< 36	< 36	< 36	3,000,000	5,000,000
Fluoranthene	< 38	< 38	< 38	< 38	< 38	< 38	2,800	< 38	< 38	< 38	< 38	< 38	< 38	< 38	< 38	< 38	500,000	600,000
1-Methyl naphthalene	< 31	< 31	< 31	< 31	< 31	< 31	17,000	< 31	< 31	< 31	< 31	< 31	< 31	< 31	< 31	< 31	23,000	1,100,000
2-Methyl naphthalene	< 21	< 21	< 21	< 21	< 21	< 21	27,000	21 J	< 21	< 21	< 21	< 21	< 21	< 21	< 21	< 21	20,000	600,000
Naphthalene	< 30	< 30	< 30	< 30	< 30	< 30	7,100	< 30	< 30	< 30	< 30	< 30	< 30	< 30	< 30	< 30	400	20,000
Phenanthrene	< 35	< 35	< 35	< 35	< 35	< 35	5,200	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	110 J	1800	18,000
Pyrene	< 45	< 45	< 45	< 45	< 45	< 45	900	< 45	< 45	< 45	< 45	< 45	< 45	< 45	< 45	< 45	8,700,000	500,000

Key:
 mg/kg = Milligrams per kilogram
 ug/kg = Micrograms per kilogram
 J = Analyte detected between laboratory limit of detection and limit of quantitation.
 --- = Not Established
 SSLs = Soil Screening Levels
 RCLs = Residual Contaminant Levels
 * = Calculated Soil Screening Level (SSL) via migration to groundwater using the EPA *Soil Screening Guidance* Web page for WI default values
 32 = RCL or SSL exceeded

Note: Table obtained from information submitted to the WDNR by OMNI Associates via letter of transmittal on June 4, 2001

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TABLE I
SOIL BORING SAMPLING SUMMARY - LABORATORY RESULTS
(collected 9/27/01)

Boring ID	Sample ID	Approximate Sample Depth Below Surface (ft)	LEAD	BENZ	TOLU	E. BENZ	XYLE	MTBE	TMB TOTAL	1,1-DCE	1,1,1-TCA
<i>WAC Residual Contaminant Level / SSL</i>			50	5.5	1500	2900	4100	-	42,000	2900*	140*
GP-1	GP1-6'	6	NA	<25	<25	<25	<25	<25	<25	<25	<25
GP-1	GP1-10	10	NA	<25	<25	<25	<25	<25	<25	140	1,200
GP-2	GP2-4.5	4.5	NA	<25	<25	<25	<25	<25	<25	<25	<25
GP-2	GP2-17'	17	7.6	<25	<25	<25	<25	<25	<25	31*	450
GP-3	GP3-1'	1	24	<25	<25	<25	<25	<25	<25	<25	<25
GP-3	GP3-10'	10	NA	<25	<25	<25	<25	<25	<25	<25	810
GP-4	GP4-4.5-5'	4.5-5	NA	<25	<25	<25	<25	<25	<25	<25	<25
GP-4	GP4-10	10	NA	<25	<25	<25	<25	<25	<25	<25	91
GP-5	GP5-1'	1	49	<25	<25	<25	<25	<25	<25	<25	<25
GP-5	GP5-6'	6	NA	<25	<25	<25	<25	<25	<25	<25	<25
GP-6	GP6-3'-6'	3-6	2.9	<25	<25	<25	<25	<25	<25	<25	<25
GP-6	GP6-7'-9'	7-9	5.0	<25	<25	<25	<25	<25	<25	<25	240

NOTES

GRO = WDNR modified gasoline range organics - in parts per million (ppm)
DRO = WDNR modified diesel range organics - in parts per million (ppm)
ND = Not detected above the method detection limit
NA = Not Analyzed
VOC compounds are in parts per billion (ppb)

= RCL or SSL exceeded

* = Calculated Soil Screening level (SSL) via migration to groundwater using the EPA web site for WI default values

Table obtained from NRP Environmental Consultants Incorporated letter report *Report of Field Work - The Former Panzen Transfer Co* dated December 4, 2002.



September 21, 2021

AFFECTED
A
PROPERTY

Susan Stone & Lisa Neuburg
PO Box 55
Waukau WI 54980

Subject: Notice of Completion of Environmental Work at Panzen Transfer Co (Former) & Panzen Transfer Co (Former) TCA, 2655 State Highway (STH) 116, Waukau, Town of Rushford, WI
DNR BRRTS Activity #: 03-71-120368 & 02-71-274234

Dear Ms. Stone and Ms. Neuburg:

The Department of Natural Resources (DNR) recently approved the completion of the environmental work done at the Panzen Transfer Co. (Former) facility located at 2655 STH 116 in Waukau, Wisconsin. This letter describes how that approval affects your property; you are not required to take any action.

State law directs parties responsible for contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On December 1, 2011, and February 8, 2012, Robert E. Lee & Associates, Inc. provided information to Rexford Stone, former owner of 2667 STH 116, about the contamination at Panzen Transfer Co (Former) and Panzen Transfer Co (Former) TCA sites. Contaminants are present in groundwater beneath your property. Over time, this contamination will clean up on its own. You are not responsible for cleaning up the contamination that has migrated beneath your property (Wis. Stat. § 292.13).

Sample results have confirmed that the drinking water from your private well has not been affected by the contamination.

If you construct or reconstruct a well on your property in the future, prior approval is required by Wis. Admin. § NR 812 to help ensure a safe well (use DNR form 3300-254 found online at dnr.wi.gov and search "3300-254"). Local ordinances may also apply.

Groundwater on your property is very shallow. If excavation is conducted and dewatering is necessary, a discharge permit may be required. More information is available at dnr.wi.gov and search "wastewater permits". Excavated materials may need to be handled in accordance with applicable solid waste rules.

September 21, 2021
Susan Stone & Lisa Neuburg
Notice of Completion of Environmental Work
Panzen Transfer Co (Former) and Panzen Transfer Co (Former) TCA
BRRTS Activity #: 03-71-120368 & 02-71-274234

AFFECTED
A
PROPERTY

Page 2 of 2

Additional information about these cases is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov and search "BOTW". Enter 03-71-120368 or 02-71-274234 in the **activity number** field in the initial screen, then click on **search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work.

If you cannot access the BOTW website, or have additional concerns or questions regarding this case, you may contact Kevin McKnight, the DNR Project Manager, at (920) 808-0170 or Kevin.McKnight@wisconsin.gov.

Please don't hesitate to contact me at (920) 362-3981, or to call the DNR project manager if you have questions.

Sincerely,



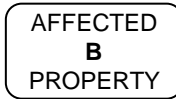
Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation & Redevelopment Program

cc. Frederick Van Handel PO Box 164, Little Chute WI 54140
Chris Sitzman, Sitzmann Law, (csitzmann@sitzmannlaw.com)



September 21, 2021

Eric & Jodi Wrage
PO Box 76
Waukau WI 54980



Subject: Notice of Completion of Environmental Work at Panzen Transfer Co (Former) & Panzen Transfer Co (Former) TCA, 2655 State Highway (STH) 116, Waukau, Town of Rushford, WI
DNR BRRTS Activity #: 03-71-120368 & 02-71-274234

Dear Mr. & Ms. Wrage:

The Department of Natural Resources (DNR) recently approved the completion of the environmental work done at the Panzen Transfer Co. (Former) facility located at 2655 STH 116 in Waukau. This letter describes how that approval affects your property; you are not required to take any action.

State law directs parties responsible for contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On February 8, 2012, Robert E. Lee & Associates, Inc. provided information to Jaime Anderson, former owner of 2662 Archery Drive, about the contamination at Panzen Transfer Co (Former) & Panzen Transfer Co (Former) TCA sites. Contaminants are present in groundwater beneath your property. Over time, this contamination will clean up on its own. You are not responsible for cleaning up the contamination that has migrated beneath your property (Wis. Stat. § 292.13).

Sample results have confirmed that the drinking water from your private well has not been affected by the contamination.

If you construct or reconstruct a well on your property in the future, prior approval is required by Wis. Admin. § NR 812 to help ensure a safe well (use DNR form 3300-254 found online at dnr.wi.gov and search "3300-254"). Local ordinances may also apply.

Groundwater on your property is very shallow. If excavation is conducted and dewatering is necessary, a discharge permit may be required. More information is available at dnr.wi.gov and search "wastewater permits". Excavated materials may need to be handled in accordance with applicable solid waste rules.

September 21, 2021
Mr. & Ms. Wrage
Notice of Completion of Environmental Work
Panzen Transfer Co (Former) and Panzen Transfer Co (Former) TCA
BRRTS Activity #: 02-71-274234 & 03-71-120368

AFFECTED
B
PROPERTY

Page 2 of 2

Additional information about these cases is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov and search "BOTW". Enter 03-71-120368 or 02-71-274234 in the **activity number** field in the initial screen, then click on **search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work.

If you cannot access the BOTW website, or have additional concerns or questions regarding this case, you may contact Kevin McKnight, the DNR Project Manager, at (920) 808-0170 or Kevin.McKnight@wisconsin.gov.

Please don't hesitate to contact me at (920) 362-3981, or to call the DNR project manager if you have questions.

Sincerely,



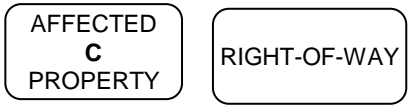
Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation & Redevelopment Program

cc. Frederick Van Handel PO Box 164, Little Chute WI 54140
Chris Sitzman, Sitzmann Law, (csitzmann@sitzmannlaw.com)



September 21, 2021

Town of Rushford
 Mr. Thomas Egan
 PO Box 114
 Eureka WI 54934



SUBJECT: Notice of Closure Approval with Continuing Obligations for Rights-of-Way Holders at Archery Drive, Town of Rushford, WI
 Case Closure for Panzen Transfer (Former) TCA, 2655 State Highway (STH) 116, Town of Rushford, WI
 BRRTS #: 02-71-274234

Dear Mr. Egan:

The Wisconsin Department of Natural Resources (DNR) recently approved the completion of the response actions conducted at the site identified above (the Site). This letter describes how that approval applies to the right-of-way (ROW) at Archery Drive, adjacent to 2655 STH 116, in the Town of Rushford, Wisconsin. As the ROW holder, you are responsible for complying with continuing obligations for any work you conduct in the ROW.

State law—Wisconsin Statute (Wis. Stat.) ch. 292— directs parties responsible for the discharge of a hazardous substance or environmental pollution to take necessary actions to restore the environment to the extent practicable and minimize harmful effects from the discharge to the air, lands or waters of this state. The law allows some contamination to remain in the environment if it does not pose a threat to public health, safety, welfare or the environment.

On December 1, 2011, you received information from Robert E. Lee & Associates about the Chlorinated Volatile Organic Compound (CVOC) contamination from the Site remaining in the soil and groundwater under the Archery Drive ROW, and about the continuing obligations necessary to limit exposure to remaining contamination.

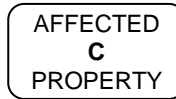
APPLICABLE CONTINUING OBLIGATIONS

The continuing obligations that apply to this ROW are described below and are consistent with Wis. Stat. § 292.12 and Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799.

Address (Rushford, WI)	COs Applied
Archery Drive ROW	<ul style="list-style-type: none"> • Residual Groundwater Contamination • Residual Soil Contamination

CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12 (2)). Under Wis. Stat. § 292.12 (5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15 (1) (b) and NR 727.05 (2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05 (3).



DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter are met (Wis. Stat. § 292.11 (8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500-599, and § NR 726.15 (2) (b), or Wis. Stat. ch. 289)

Soil contamination remains as indicated on the enclosed map (Figure 2, Soil Boring and Sample Location Map, November 29, 2011). If soil in the locations shown on the map is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

Residual Groundwater Contamination (Wis. Admin. Code ch. NR 140 and § NR 812.09 (4) (w))

Groundwater contamination which equals or exceeds the enforcement standards for CVOCs is present as shown on the enclosed map (Figure 3, Monitoring Well Location Map, November 28, 2011). To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

ADDITIONAL INFORMATION

Site, case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

Send written notifications and inspection logs to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search "RR submittal portal." Questions on using this portal can be directed to the Project Manager below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts" and select the EPA tab.

If you have questions or concerns regarding this letter, please contact the DNR Project Manager, Kevin McKnight, at (920) 808-0170 or Kevin.McKnight@wisconsin.gov.

Sincerely,

Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation & Redevelopment Program

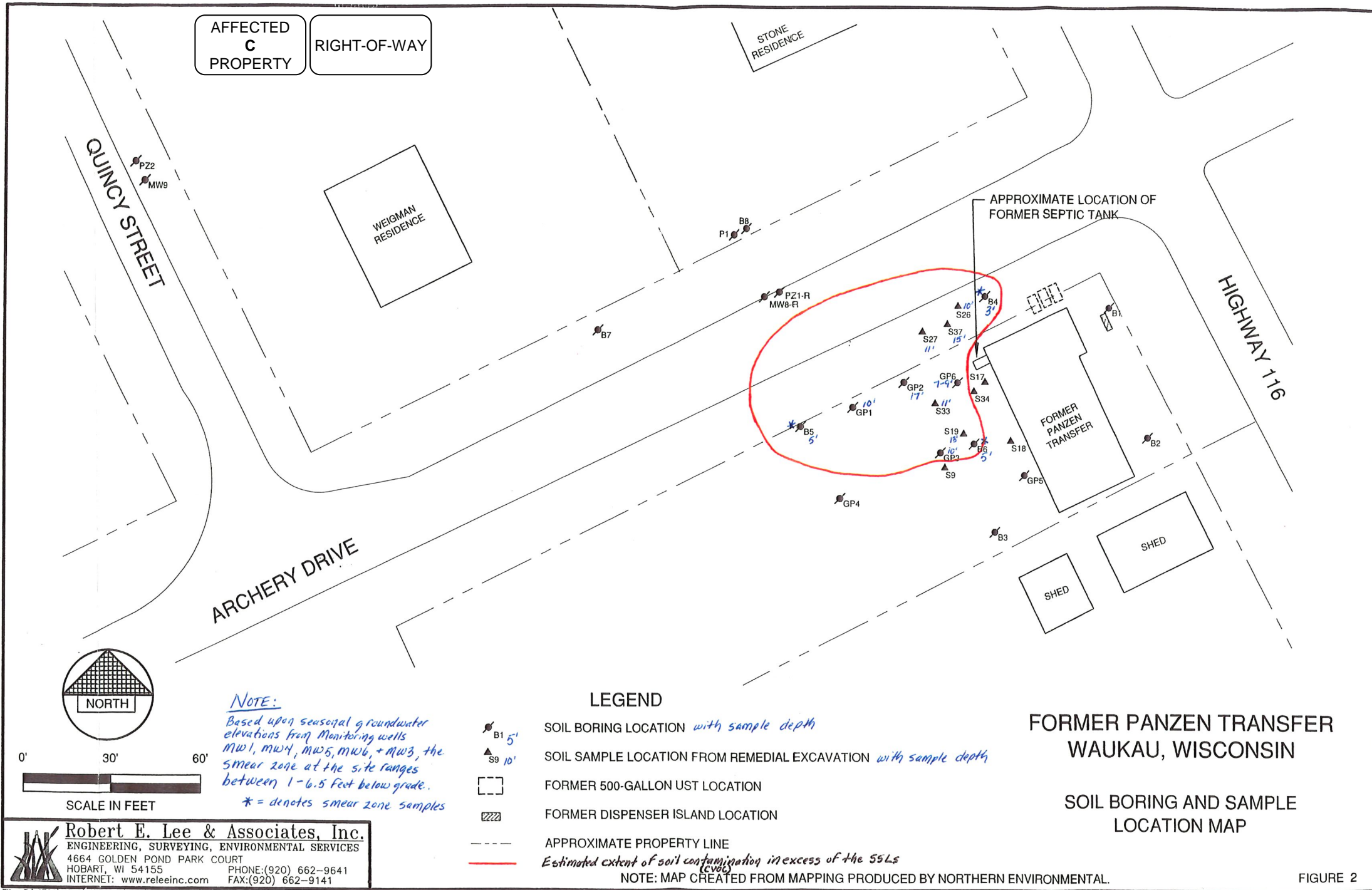
Enclosures:

- Case Closure Letter dated September 21, 2021

Attachments:

- Figure 2, Soil Boring and Sample Location Map, November 29, 2011
- Figure 3, Monitoring Well Location Map, November 28, 2011

cc: Frederick Van Handel, PO Box 164, Little Chute, WI 54140
Chris Sitzman, Sitzmann Law (csitzmann@sitzmannlaw.com)



AFFECTED
C
PROPERTY RIGHT-OF-WAY

QUINCY STREET

WEIGMAN
RESIDENCE

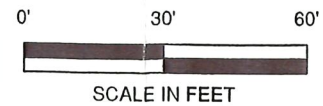
STONE
RESIDENCE

APPROXIMATE LOCATION OF
FORMER SEPTIC TANK

HIGHWAY 116

FORMER
PANZEN
TRANSFER

ARCHERY DRIVE



NOTE:
Based upon seasonal groundwater elevations from monitoring wells MW1, MW4, MW5, MW6, + MW3, the smear zone at the site ranges between 1-6.5 feet below grade.
* = denotes smear zone samples

LEGEND

- B1 5'
- S9 10'
- FORMER 500-GALLON UST LOCATION
- FORMER DISPENSER ISLAND LOCATION
- APPROXIMATE PROPERTY LINE
- Estimated extent of soil contamination in excess of the SSLs

FORMER PANZEN TRANSFER
WAUKAU, WISCONSIN

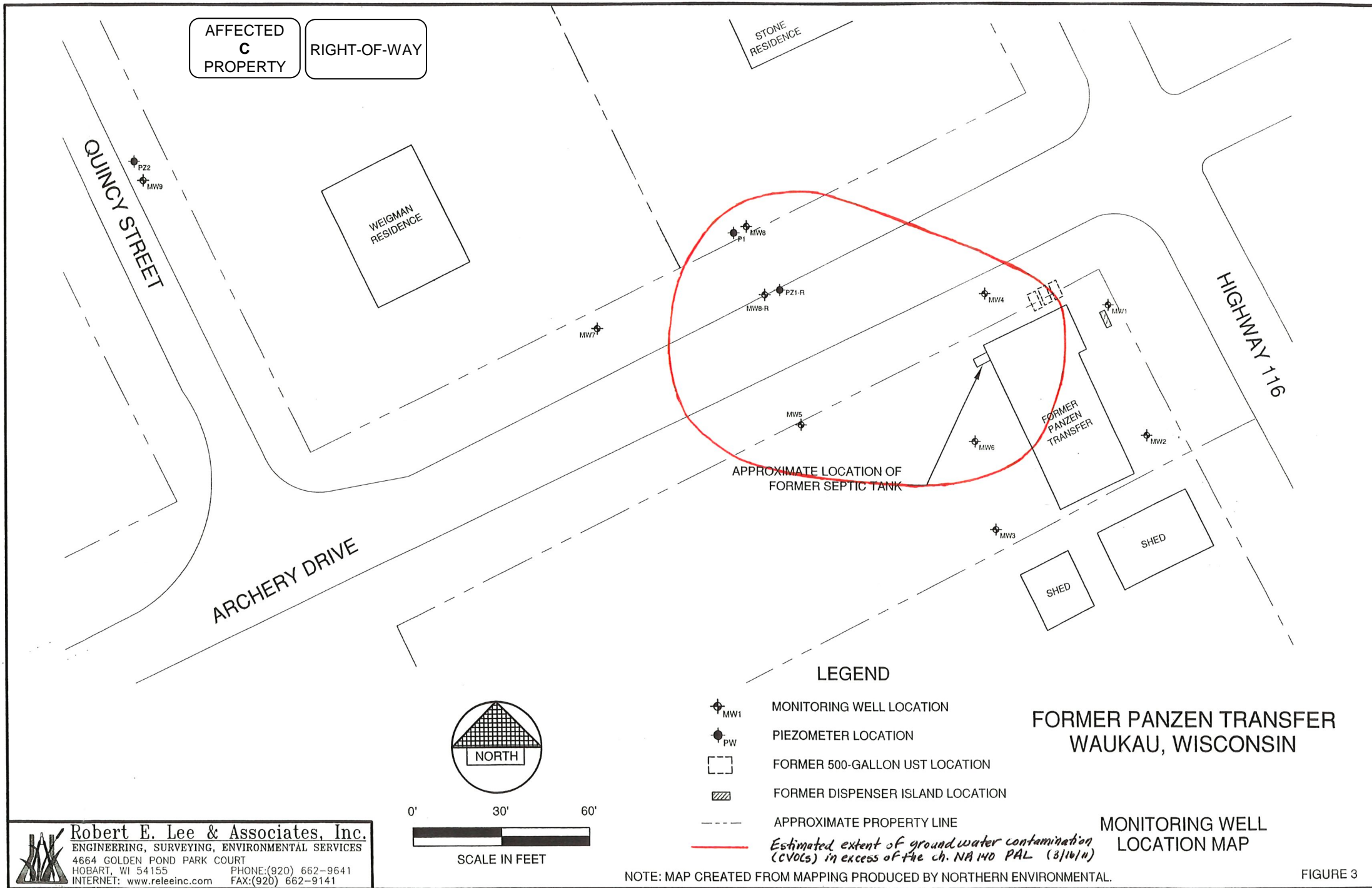
SOIL BORING AND SAMPLE
LOCATION MAP

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4664 GOLDEN POND PARK COURT
HOBART, WI 54155 PHONE: (920) 662-9641
INTERNET: www.releeinc.com FAX: (920) 662-9141

NOTE: MAP CREATED FROM MAPPING PRODUCED BY NORTHERN ENVIRONMENTAL.

FIGURE 2

File: R:\4700\4749\4749002\dwg\FRMR PANZEN TRANSFER.dwg
Plot Date: Nov 29, 2011 - 1:51pm



AFFECTED
C
PROPERTY

RIGHT-OF-WAY

STONE
RESIDENCE

QUINCY STREET

WEIGMAN
RESIDENCE

HIGHWAY 116

ARCHERY DRIVE

FORMER
PANZEN
TRANSFER

SHED

SHED

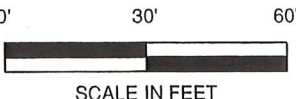
APPROXIMATE LOCATION OF
FORMER SEPTIC TANK

LEGEND

- MW1 MONITORING WELL LOCATION
- PW PIEZOMETER LOCATION
- FORMER 500-GALLON UST LOCATION
- FORMER DISPENSER ISLAND LOCATION
- APPROXIMATE PROPERTY LINE
- Estimated extent of groundwater contamination (CVOs) in excess of the ch. NA 140 PAL (3/16/11)*

FORMER PANZEN TRANSFER
WAUKAU, WISCONSIN

MONITORING WELL
LOCATION MAP



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4664 GOLDEN POND PARK COURT
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: www.releeinc.com FAX:(920) 662-9141

NOTE: MAP CREATED FROM MAPPING PRODUCED BY NORTHERN ENVIRONMENTAL.

FIGURE 3

File: R:\4700\4749\4749002.dwg\FRM PANZEN TRANSFER.dwg
Plot Date: Nov 28, 2011 - 2:49pm